

AFFORDABLE HOUSING RENTAL GUIDE

of the Tri-Valley Area

06/2023



TABLE OF CONTENTS



1

INTRODUCTION

3

HOW TO DETERMINE INCOME CATEGORY

4 - 5

INCOME LIMITS/HOUSING CHART DEFINITIONS

6 - 24

AFFORDABLE RENTAL COMPLEXES BY CITY

25 - 26

SECTION 8 AND ALAMEDA COUNTY AFFORDABLE HOUSING PORTAL

27 - 31

RENTAL ASSISTANCE PROGRAMS & SUPPORT SERVICES

32 - 33

EVICTON PROTECTIONS, FAIR HOUSING, & LANDLORD/TENANT DISPUTES

34 - 35

HOUSING & SERVICES FOR PERSONS WITH DISABILITIES

36 - 40

HOMELESS/SHELTER INFORMATION & REFERRAL

40

AFFORDABLE HOUSING DEVELOPERS

41

TRI-VALLEY CITY AND COUNTY OFFICES

42 - 43

FAQs

TRI-VALLEY AREA MAP



INTRODUCTION

This Affordable Housing Rental Guide is produced as a public service by the jurisdictions in the Tri-Valley area, including the cities of Dublin, Livermore, Pleasanton, San Ramon, and the Town of Danville. This guide provides:



- A listing, by area, of affordable below-market rental units (also known as BMRs).
- A listing of housing-related services in the Tri-Valley area.
- Information regarding emergency housing, fair housing and other resources available to Tri-Valley residents.

Keep in mind...

Below-market apartments are in high demand.

It may require persistence and time to find a complex that is affordable to your needs. You may need to make several calls and research other affordable housing opportunities such as the websites that are provided throughout this guide. There may be waitlists for housing and/or housing-related services.

Not all affordable housing services are provided in all locations.

Some emergency housing resources are located outside of the Tri-Valley area but are available to Tri-Valley residents as well. These listings are provided for information only and are not an endorsement by Tri-Valley member jurisdictions. Information provided may be subject to change. Please check with the complex for more information.

WHEN SEARCHING FOR AFFORDABLE COMPLEXES:

1

DETERMINE YOUR INCOME CATEGORY*

Use the Income Eligibility Chart on page 4 to determine your income category.

2

LOCATION

Decide where you would like to live and search in those areas first.

3

REVIEW THE RENTAL HOUSING CHART

Use this chart to determine the complexes that fit your income category and offer services suitable to your needs (i.e. senior housing, accessibility, etc.).

*Please note, each complex may have a varying income chart.



HOW TO DETERMINE YOUR INCOME CATEGORY (AREA MEDIAN INCOME)



DETERMINE YOUR HOUSEHOLD SIZE

Include all members regardless of age who will be living with you.



CALCULATE HOUSEHOLD INCOME

Add up the monthly gross* income for all household members 18 years and older, then multiply by 12. This gives you your annual household income.

(*Gross income is the amount you receive prior to any deductions. Income includes earnings from but not limited to: employment, government benefits, interest income, retirement income, child support, etc.)



DETERMINE INCOME CATEGORY

Without going over amounts, use the income eligibility chart on the next page to determine which income category/AMI % your household fits into.

Please note:

Final calculation of income will be determined by each complex. The above recommendations are guidelines only.

INCOME ELIGIBILITY CHART

Alameda & Contra Costa Counties

2023 AMI INCOME LIMITS

Figures are adjusted annually and are based on the Area Median Income issued by the California Department of Housing and Community Development (HCD) and by the U.S. Department of Housing and Urban Development (HUD).

Household Size	30% AMI	50% AMI	60% AMI	80% AMI	100% AMI	120% AMI*
1	\$ 31,050	\$ 51,800	\$ 62,160	\$ 78,550	\$ 103,550	\$ 124,250
2	\$ 35,500	\$ 59,200	\$ 71,040	\$ 89,750	\$ 118,300	\$ 142,000
3	\$ 39,950	\$ 66,600	\$ 79,920	\$ 100,950	\$ 133,100	\$ 159,750
4	\$ 44,350	\$ 73,950	\$ 88,740	\$ 112,150	\$ 147,900	\$ 177,500
5	\$ 47,900	\$ 79,900	\$ 95,880	\$ 121,150	\$ 159,750	\$ 191,700
6	\$ 51,450	\$ 85,800	\$ 102,960	\$ 130,100	\$ 171,550	\$ 205,900
7	\$ 55,000	\$ 91,700	\$ 110,040	\$ 139,100	\$ 183,400	\$ 220,100
8	\$ 58,550	\$ 97,650	\$ 117,180	\$ 148,050	\$ 195,250	\$ 234,300

Notes: HUD's published income levels include 30%, 50%, and 80% AMI.

HCD's published income limits include 60%, 100% and 120% AMI. Also note, each apartment complex may have a varying income chart.

*Estimated 120% AMI

RENTAL HOUSING CHART DEFINITIONS

Below is a list of definitions to help you better understand the Rental Housing Chart on pages 6-24.

Income Limits

Income limits are established by law for admission into low- to moderate-income housing projects or to qualify for rent supplemental assistance. Percentages are based on the most recent Area Median Income (AMI) for Alameda and Contra Costa counties. Current income limits are listed on page 4.

BMR Units

A Below-Market-Rate (BMR) unit is an apartment that is priced to be affordable to households that are in the low- to moderate income category.

62+ Years

Housing that is restricted to seniors at least 62 years of age unless otherwise noted. Assisted living and nursing care are not included in these facilities unless otherwise noted.

Accessible Units

These are units that are fully accessible by wheelchair and incorporate specific features for persons with mobility impairments.



DANVILLE
CALIFORNIA

Planning Division

510 LaGonda Way, Danville

Phone: (925) 314-3300

To visit the Town of Danville's housing website scan the QR code or click on the link below:






www.danville.ca.gov

DANVILLE

Complex Name & Address	Income Limits	BMR Units	62+ Years	Accessible Units
Danville Hotel 2 Units (Studio) 411 Hartz Ave. (925) 328-1240	110% AMI	2		
Meadow Wood at Alamo Creek 120 Units (1, 2 BR) 3000 Damani Ct. (925) 309-4670 www.meadowwoodatalamocreek.com	50,80, 120% AMI	118	55+ YRS ✓	✓
Quail Ridge Apts. 13 Units (1, 2, 3 BR) 209 El Worthy Ranch Circle (408) 219-1686	50% AMI	7		✓
Rose Garden Apts. 55 Units (1, 2 BR) 802 Camino Ramon (925) 855-1720 www.castlemanagement.com	110% AMI	8		✓
Sequoia Grove 38 Units (2 BR) 900-986 Podva Rd. (925) 314-3003 www.castlemanagement.com	110% AMI	6		✓
Sycamore Place 74 Units (1, 2 BR) 35 Laurel Dr. (925) 820-7160 www.bridgehousing.com	30-50% AMI	74	✓	✓

DANVILLE

Complex Name & Address	Income Limits	BMR Units	62+ Years	Accessible Units
Willow Commons 22 Units (Studio, 1, 2 BR) 1011 Hartz Way (510) 614-6200	50,80, 110% AMI	9 (+13 mod income)		
Villas at Monterosso 96 Units (2 BR) 1000 Casablanca Terrace (925) 208-8990	50,80, 120% AMI	34		



Housing Division

100 Civic Plaza, Dublin

Phone: (925) 833-6610






Email: housinginfo@dublin.ca.gov

To visit the City of Dublin's housing website, scan the QR code or click on the link below:









www.dublin.ca.gov/Housing

CITY OF
DUBLIN

Complex Name & Address	Income Limits	BMR Units	62+ Years	Accessible Units
Aster* 313 Units (Studio, 1, 2, BR) 6775 Golden Gate Dr. (925) 693-7969 www.asterdublin.com	80,100, 120% AMI	313		
Avalon Dublin Station 505 Units (Studio, 1, 2, 3 BR) 5200 Iron Horse Pkwy. (925) 828-7181 www.avaloncommunities.com	120% AMI	50		
Avoca Dublin Station 177 Units (2 BR) 6233 Dougherty Rd. (925) 803-0411 www.elevatetosequoia.com/apartments/ca/dublin/avoca-dublin	120% AMI	2		
Camellia Place 112 Units (1, 2, 3 BR) 5450 DeMarcus Blvd. (925) 829-4900 www.camelliaplaceapts.com	50-60% AMI	111		
Carlow Court at Emerald Vista Senior Apts. 50 Units (1 BR) 6880 Mariposa Circle (925) 361-0733 www.edenhousing.org	50% AMI	49		
Dublin Station by Windsor 305 Units (1, 2, 3 BR) 5300 Iron Horse Pkwy. (925) 560-0709 www.dublinstationbywindsor.com	120% AMI	30		

*Middle-Income unit conversions

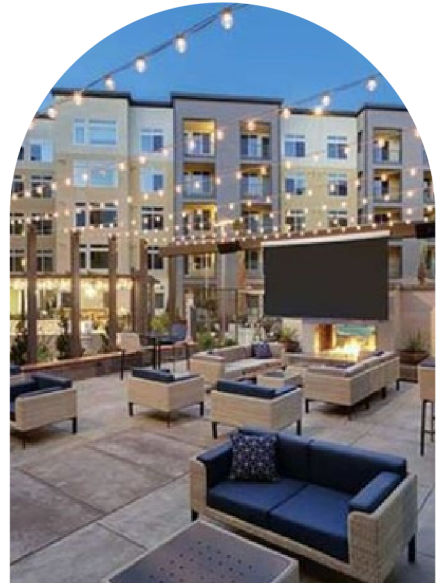
CITY OF
DUBLIN

Complex Name & Address	Income Limits	BMR Units	62+ Years	Accessible Units
Oak Grove at Dublin Ranch 304 Units (1, 2 BR) 4161 Keegan St. (925) 829-2916 www.thegrovesatdublinranch.com	50,60, 120% AMI	243		
Park Sierra at Iron Horse Trail 283 Units (1, 2, 3 BR) 6450 Dougherty Rd. (925) 560-0050 www.sheaapartments.com	50% AMI	57		
Pine Grove 55+ 322 Units (1, 2 BR) 3115 Finnian Way (925) 560-0965 www.thegrovesatdublinranch.com	50,60, 120% AMI	292	55+ YRS 	
Tralee Village 130 Units (1, 2, 3 BR) 6599 Dublin Blvd., Suite O (925) 829-4400 www.traleevillageapts.com	50,80, 120% AMI	16		
5421 at Dublin Station 220 Units (1, 2, 3 BR) 5421 Campbell Lane (925) 369-7742 www.Live5421.com	120% AMI	22		
Fountains at Emerald Park* 324 Units (1, 2, 3 BR) 5095 Haven Place (925) 478-5863 fountainsatemeraldpark.com	80, 100 120% AMI	324		

*Middle-Income unit conversions

CITY OF
DUBLIN

Complex Name & Address	Income Limits	BMR Units	62+ Years	Accessible Units
Valor Crossing 66 Units (1, 2, 3 BR) 7500 Saint Patrick Way (925) 240-3940 www.edenhousing.com	50-60% AMI	65		✓
Waterford Place* 390 Units (1, 2 BR) 4800 Tassajara Road (925) 803-1811 www.liveatwaterfordplace.com	80,100, 120% AMI	390		
Wexford Way at Emerald Vista 130 Units (1, 2, 3, 4 BR) 6900 Mariposa Circle (925) 999-8439 www.edenhousing.com	50-60% AMI	129		✓
Wicklow Square Senior Apts. 54 Units (1 BR) 7606 Amador Valley Blvd. (925) 556-9424 www.edenhousing.com	50% AMI	53	✓	✓





Housing & Human Services Division

1052 S. Livermore Ave. Livermore

Phone: (925) 960-4580

Email: housing@livermoreca.gov

Would you like to be notified of new
Affordable Housing Opportunities in Livermore?

Sign up to the Affordable Housing Interest List:

<https://lp.constantcontactpages.com/su/otm8kNr>

To visit the City of Livermore's affordable
housing website, scan the QR code or click
on the link below:



www.cityoflivermore.net

LIVERMORE

Complex Name & Address	Income Limits	BMR Units	62+ Years	Accessible Units
Ageno Apartments 171 Units (1, 2, 3 BR) 1001-1097 Westwind St. (925) 275-5567 www.affordableaptsvascostation.com	40-50% AMI	35		
Arbor Vista 80 Units (1 BR) 1300 S. Livermore Ave. (925) 454-9605 www.sahahomes.org	50% AMI	80	✓	✓
The Arbors Livermore 162 units (1, 2, 3 BR) 3550 Pacific Ave. (925) 237-9739 www.arborslivermore.com	80- 120% AMI	162		✓
Arroyo Del Valle Commons 12 Units (1 BR) 1140 Mocho St. (925) 443-6662 www.edenhousing.org	50% AMI	11		✓ For developmentally disabled adults
Bluebell Apts. 18 Units (2 BR) 1023, 1031, 1057, 1063 Bluebell Dr. (925) 858-3162 www.livermoreha.org	50% AMI	9		✓
Carmen Avenue Apts. 30 Units (Studio, 1, 2, 3 BR) 2891 Carmen Ave. (925) 606-8031 www.sahahomes.org	30% AMI	29		

LIVERMORE

Complex Name & Address	Income Limits	BMR Units	62+ Years	Accessible Units
Chestnut Apartments 6 Units (2 BR) 2260, 2262, 2264, 2276, 2278, 2280 Chestnut St. (925) 447-3600 x202 www.livermoreha.org	50-60% AMI	6		
Chestnut Square Family Apts 43 Units (1,2,3 BR) 1665 Chestnut Street (925) 532-1601 www.midpen-housing.org	30-60% AMI	42		✓
Chestnut Square Senior Apts 72 Units (Studio, 1 BR) 1651 Chestnut Street (925) 532-1601 www.midpen-housing.org	30-60% AMI	71	✓	✓
Gardella Plaza Apartments 3 Units (1, 2 BR) 3068 Gardella Plaza (925) 443-4881	80% AMI	1		



CITY OF
LIVERMORE

Complex Name & Address	Income Limits	BMR Units	62+ Years	Accessible Units
Heritage Estates 250 Units (Studio, 1, 2 BR) 900 E. Stanley Blvd. (925) 373-3636 www.heritageestatesretirement.com	50-60% AMI	102	Assisted living (continuum of care)	✓
Heritage Estates Apartments 130 Units (1, 2 BR) 800 E. Stanley Blvd. (925) 371-2300 www.heritageestatesretirement.com	50-60% AMI	55	✓	✓
Hillcrest Gardens 54 Units (Studio, 1, 2 BR) 550 Hillcrest Ave. (925) 449-1111 www.hillcrestgardenslivermore.com	50% AMI	54	✓	
Las Posadas 9 Units (3 BR) 353 North I St. (925) 447-3600 www.livermoreha.org	50-60% AMI	9		
Leahy Square 125 Units (1-5 BR) 3203 Leahy Way (925) 447-3600 www.livermoreha.org	50-80% AMI	125		
Livermore Downtown Apartments 130 Units (1-3 BR) www.livermoreCA.gov	20-60% AMI	130		
Maralisa Meadows 50 Units (1, 2, 3 BR) 6175 Water Lily Commons (925) 455-6522 www.maralisameadows.com	80% AMI	31		✓

LIVERMORE

Complex Name & Address	Income Limits	BMR Units	62+ Years	Accessible Units
Oak Street Apts. 8 Units (1, 2 BR) 2174 Oak St.	50% AMI	2		
Outrigger Apts. 42 Units (Studio, 1, 2 BR) 1020 Dolores Ave. (925) 454-1092	30-80% AMI	28		
Owl's Landing 72 Units (1, 2, 3 BR) 860 Herman Ave. (925) 443-6662 www.edenhousing.org	60% AMI	72		
Positano Villa 2 Units (2, 3 BR) 2083 Chestnut St. (925) 734-0280 www.edenhousing.org	50-60% AMI	2		
Stoney Creek Apts. 70 Units (2, 3 BR) 5896 East Ave. (925) 447-6962 www.edenhousing.org	50-60% AMI	70		
Vandenburgh Villa 40 Units (1 BR) 3300 Gardella Plaza (925) 454-0580 www.edenhousing.org	50% AMI	40	✓	
Vineyard Village 73 Units (1 BR) 3700 Pacific Ave. (925) 443-9270 www.sahahomes.org	50% AMI	73	✓	



Housing Division

200 Old Bernal Ave., Pleasanton

Phone: (925) 931-5011

Email: housing@cityofpleasantonca.gov

Would you like to be notified of new housing opportunities in Pleasanton?

Sign up to be on the Housing Interest List:

http://www.cityofpleasantonca.gov/resident/housing/housing_interest_list.asp



To visit the City of Pleasanton's housing website, scan the QR code below or visit:



www.cityofpleasantonca.gov/resident/housing

PLEASANTON

Complex Name & Address	Income Limits	BMR Units	62+ Years	Accessible Units
Anton Hacienda 168 Units (1, 2, 3 BR) 5727 W. Las Positas Blvd. (925) 251-1800 www.antonhacienda.com	50% AMI	35		✓
Civic Square 298 Units (1, 2 BR) 4800 Bernal Ave. (925) 484-1011 www.liveatcivicsquare.com	80-120% AMI	36		
Division St. Senior Apts. 20 Units (1 BR) 443 Division St. (925) 484-3833	50-80% AMI	20	✓	✓
Galloway Hacienda 251 Units (Studio, 1, 2, 3BR) 5789 Gibraltar Drive (925) 401-7454 www.essexapartmenthomes.com	50% AMI	38		✓
Galloway Owens 255 Units (Studio, 1, 2, 3 BR) 4863 Willow Road (925) 307-7104 www.essexapartmenthomes.com	50% AMI	38		✓
The Gardens at Ironwood 172 Units (1, 2 BR) 3431 Cornerstone Ct. (925) 485-3728 www.gardensatironwood.com	50-60% AMI	138	✓	✓

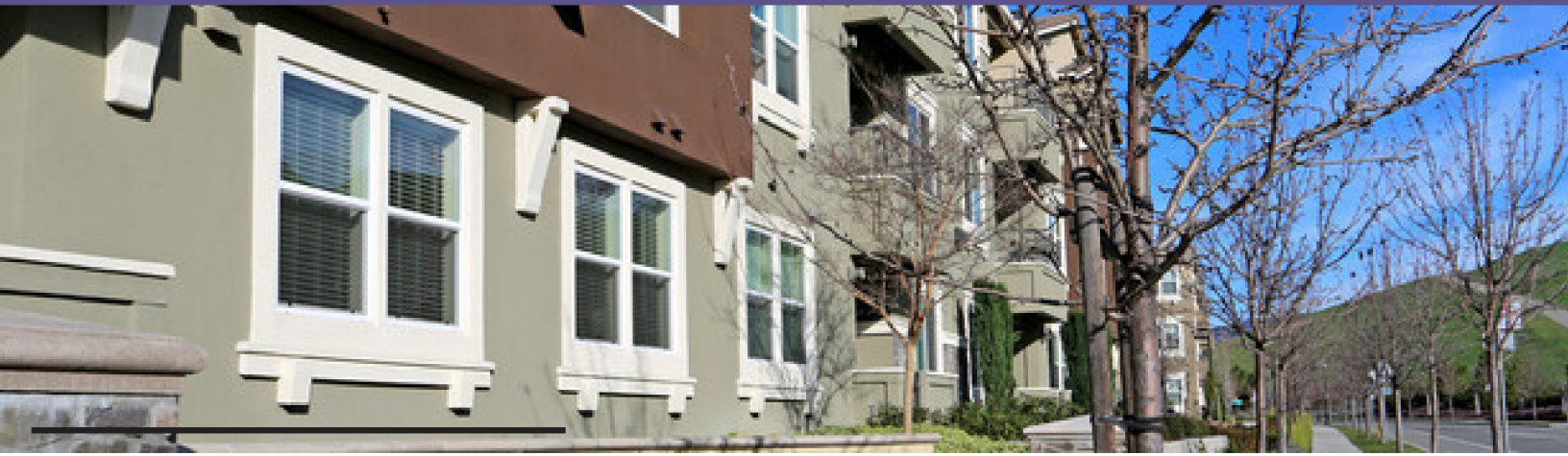
PLEASANTON

Complex Name & Address	Income Limits	BMR Units	62+ Years	Accessible Units
The Kensington Apts. 100 Units (1, 2, 3 BR) 1552 East Gate Way (925) 846-8882 www.thekensingtonca.com	50 & 80% AMI	31		✓
Kottinger Gardens - Phase I 131 Units (1, 2 BR) 240 Kottinger Dr. (925) 574-1701 www.midpen-housing.org	30-60% AMI	131	✓	✓
Kottinger Gardens - Phase II 54 Units (1, 2 BR) 251 Kottinger Dr. (925) 574-1701 www.midpen-housing.org	30-60% AMI	54	✓	✓
The Mason Flats 210 Units (1, 2, 3 BR) 1605 Lexington Lane (925) 426-2766 www.themasonapartments.com	50-60% AMI	32		✓
Park Hacienda 540 Units (1, 2, 3 BR) 5650 Owens Dr. (925) 398-7368 www.parkhacienda.com	80% AMI	135		✓
Parkview Assisted Living 105 Units (1, 2 BR) 100 Valley Ave. (925) 461-3042 www.eskaton.org/parkview.html	25-50% AMI	31	Assisted Living ✓	✓

CITY OF
PLEASANTON

Complex Name & Address	Income Limits	BMR Units	62+ Years	Accessible Units
The Promenade 146 Units (1, 2, 3 BR) 5300 Case Ave. (925) 461-1948	50-60% AMI	68		✓
Ridge View Commons 200 Units (1, 2 BR) 5200 Case Ave. (925) 484-5131 www.edenhousing.org	25-60% AMI	200	✓	✓
Stanley Junction Senior Apts. 86 Units (1 BR) 4031 Stanley Blvd. (925) 462-6180	50, 60, 80% AMI	86	✓	✓
Sunflower Hill at Irby Ranch (for disabled adults) 31 Units (studio, 1, 2 BR) 3701 Nevada St (925) 483-7445 www.sahahomes.org	25-50% AMI	31		✓





Planning Division/Housing

7000 Bollinger Canyon Rd,

Phone (925) 973-2560

Email: planning@sanramon.ca.gov

To visit the City of San Ramon's
housing website scan the QR
code below or visit:



www.sanramon.ca.gov

SAN RAMON

Complex Name & Address	Income Limits	BMR Units	62+ Years	Accessible Units
Canyon Oaks at Windemere 250 Units (1, 2, 3 BR) 1 Amberstone Ln. (866) 626-2703 www.essexapartmenthomes.com	120% AMI	250		✓
Cornerstone at Gale Ranch 266 Units (1, 2, 3 BR) 2200 Brookcliff Circle (925) 648-1005 www.cornerstonegaleranch.com	50,80, 120% AMI	266		✓
Deer Creek (North) Apts. 261 Units (1, 2, BR) 17115 & 17225 Bollinger Canyon Road (925) 968-9175 www.deercreekatsanramon.com	50-120% AMI	261	55+ YRS ✓	✓
Falcon Bridge at Gale Ranch 256 Units (1, 2, 3 BR) 500 Copperset Rd. (925) 968-1175 www.falconbridgeapts.com	120% AMI	256		✓
Highlands Point at Windemere 293 Units (1, 2, 3 BR) 2311 Ivy Hill Way (888) 779-3262 www.highlandspointapts.com	50,80, 120% AMI	293		✓
Mill Creek at Windemere 400 Units (1, 2, 3 BR) 2100 Waterstone Place (866) 557-0608 www.essexapartmenthomes.com	120% AMI	400		

SAN RAMON

Complex Name & Address	Income Limits	BMR Units	62+ Years	Accessible Units
Muirlands at Windemere 350 Units (1, 2, 3 BR) 1108 Crestfield Dr. (833) 237-9482 www.muirlands-aps.com	50-80% AMI	350		✓
Seville at Gale Ranch 165 Units (1, 2, 3 BR) 2000 Bellas Artes Circle (925) 736-9100 www.thesevilleapts.com	50-80% AMI	165		✓
Valencia Apts. at Gale Ranch 186 Units (1, 2, 3 BR) 1200 Golden Bay Ave. (925) 968-9073 www.valenciaaptsatgaleranch.com	50- 120% AMI	186		✓
Valley Vista 104 Units (1, 2 BR) 20709 San Ramon Valley. Blvd. (925) 551-3300 www.valleyvistasanramon.com	50-80% AMI	104	✓	✓
Villa San Ramon 120 Units (Studio, 1 BR) 9199 Fircrest Ln. (925) 803-9100 www.ivyparkatsanramon.com	50-80% AMI	32	55+ YRS ✓	✓

PROGRAMS & RESOURCES



SECTION 8

The Section 8 program provides monthly rental assistance to low-income households. The Section 8 program is highly competitive, and the waiting list to obtain a voucher can be very lengthy and isn't opened up very often. Approved tenants pay a fixed percentage (approximately 30 percent) of their income directly to their landlord for housing costs. The local Public Housing Authority pays the remainder.

Section 8 has two types of vouchers:

- 1) Housing Choice Voucher** – issued to tenant and may be used in any unit where landlord will accept.
- 2) Project Based Voucher** – is for use only in a specific property/unit. It “stays” with the property and cannot be used in another other property.

If you are interested in applying for Section 8 assistance, please contact the appropriate housing authority listed below:

Alameda County
Housing Authority of the
County of Alameda
22941 Atherton St.
Hayward, CA 94541
(510) 538-8876
www.haca.net

Contra Costa County
Housing Authority of
Contra Costa County
3133 Estudillo St.
Martinez, CA 94553
(925) 957-8000
www.contracostahousing.org

Livermore
Livermore Housing Authority
3203 Leahy Way
Livermore, CA 94550
(925) 447-3600
www.livermoreha.org

Alameda County Affordable Housing Portal



Search and apply for affordable housing on Alameda County's new Housing Portal.

www.housing.acgov.org

Listing information is available in multiple languages.

Para Español visite:

<https://housing.acgov.org/es/listings>

中文:

<https://housing.acgov.org/zh>

越南人:

<https://housing.acgov.org/vi>

EMAIL: achousingportal@acgov.org



ALAMEDA COUNTY
HOUSING PORTAL

Apply for affordable housing
in [Alameda County](#)

SEE RENTALS

See more rental and ownership housing opportunities

[VIEW ADDITIONAL HOUSING OPPORTUNITIES AND RESOURCES](#)



Rental Assistance Programs



Alameda County Social Services Agency

 (510) 272-3700

 <https://www.alamedacountysocialservices.org/our-services/Shelter-and-Housing/Other-Support/season-of-sharing>

 (510) 259-2200

 <https://www.alamedacountysocialservices.org/our-services/Shelter-and-Housing/Other-Support/HELP>

HoEmLodgP@acgov.org

Abode Services

 (510) 657-7409

 www.abodeservice.org

Description of Program

Seasons of Sharing

Eligibility: Alameda County residents with dependent children or who are disabled, aged 55 or older, former foster youth, veterans, survivors of intimate partner violence and/or violent crimes, and pregnant people.

Details: One-time assistance to people experiencing a housing crisis that can be resolved through one-time assistance.

Housing & Emergency Lodging Program (HELP)

Eligibility: Single adult individuals living in Alameda County who do not meet SOS eligibility criteria, are homeless or at-risk of homelessness and have sustainable income.

Details: HELP will provide one-time crisis-based financial assistance for critical housing needs.

Tri-Valley Rapid Re-housing

Households are placed in housing and given rental assistance for up to 12 months, during which they access services to help increase their income and address barriers to housing stability. As household income grows, rental assistance gradually tapers off until the household is able to assume the full amount of rent upon exiting the program.

Rental Assistance Programs



**FOR PLEASANTON &
LIVERMORE RESIDENTS:**

ECHO Housing

 (925) 449-7340

 www.echofairhousing.org
contact@echofairhousing.org

Rental Assistance Program (RAP)

Assists in helping tenants experiencing a temporary financial hardship. Helps to create a repayment schedule for expenses such as outstanding rent or move-in costs. ECHO offers participating landlords a guarantee of repayment. Available to families with children, elderly, permanently disabled, emancipated foster youth, veterans, victims of domestic violence, or a pregnant woman in the 2nd trimester or later.

Project Share

Helps formulate housemate agreements between home seekers and home providers. Some participants provide services in exchange for full or partial rent. Special arrangements can be made to meet the needs and preferences of all parties.

Support Services

These local agencies can provide supportive services for residents seeking housing in the Tri-Valley area.



2-1-1 Alameda County

 Dial 211

 www.211alamedacounty.org

Resource Finder

2-1-1 is a free, non-emergency, confidential, 3-digit phone number and service that provides easy access to housing information as well as to critical health and human services.

CityServe of the Tri-Valley

 (925) 222-2273

 www.cityservecares.org

Housing Readiness

Assists residents with support such as getting on housing waitlists, gathering documentation, and help with home furnishing and supplies.

CityServe Senior Support Program

Program supporting seniors over the age of 60 in Pleasanton, Dublin, Livermore, and Sunol that provides information and referral to local resources.

Support Services

CONTRA COSTA COUNTY



Contra Costa Crisis Center (2-1-1)

 Dial 211

 www.crisis-center.org

Contra Costa Crisis Center

The Contra Costa Crisis Center manages an extraordinary database of useful resources and information for County residents. You can access social service and health information 24 hours a day, seven days a week, by calling the three digit, toll-free number "211" from any phone. Nearly 700 agencies and organizations contribute to provide more than 1,600 services and programs to County residents in need via the 211 database.

Shelter, Inc

 (925) 335-0698

 www.shelterinc.org
shelter@shelterinc.org

Shelter Inc. Services

- Eviction prevention programs help families and singles who are experiencing a crisis and are at risk of becoming homeless.
- Interim housing is provided at shelters for those who have already lost their housing and are willing to work towards self-sufficiency.
- Long-term housing programs connect families and individuals to permanent housing through tailored packages of assistance that may include time limited financial assistance and targeted supportive services.
- Supportive services include case management and employment assistance.

Alameda County Eviction Resources



If you have questions regarding eviction protection resources or if you are facing eviction, contact:

CENTRO LEGAL

BY TEXT:
(510) 738-3906

BY EMAIL:
tenantsrights@centrolegal.org

BY PHONE:
(510) 437-1554

www.centrolegal.org

Who else can help?

Asian Pacific Islander Legal Outreach
(510) 251-2846
www.apilegaloutreach.org

Bay Area Legal Aid
(888) 382-3405
www.baylegal.org

East Bay Community Law Center
(510) 548-4040, ext. 629
www.ebclc.org

Eviction Defense Center
(510) 452-4541
www.evictiondefensecenteroakland.org

Housing and Economic Rights Advocates
www.heraca.org

Legal Assistance for Seniors
(510) 832-3040
www.lashicap.org

Fair Housing Assistance & Landlord/Tenant Counseling




Housing discrimination on the basis of race, color, religion, national origin, sex, marital status, physical or mental handicap, familial status, sexual orientation, and any arbitrary reason in the sale or rental of any housing is illegal.

Tenant/Landlord Counseling programs are designed to help landlord and tenants understand their rights and responsibilities regarding rental housing. Mediation is provided where appropriate.

Fair housing and tenant/landlord issues are handled by the same agency. If you believe that you have experienced housing discrimination, or for more information about landlord/tenant counseling programs, please contact the appropriate agency.

ALAMEDA COUNTY

ECHO Housing

 (510) 581-9380
or
(925) 449-7340

 www.echofairhousing.org

CONTRA COSTA COUNTY

Bay Area Legal Aid

 (800) 551-5554

 www.baylegal.org

ALL AREAS

Catholic Charities of
the East Bay Housing
Counseling

 (510) 768-3100

 www.cceb.org

Persons with Disabilities



The agencies below can help coordinate housing and services for persons with disabilities such as physical, mental health, and developmental disabilities. The agencies can also provide housing information and referral services to community resources.

Bay Area Community Services (BACS)

 (925) 484-8457

 www.bayareacs.org

Housing & Homelessness Solutions

Provides 24/7 residential programs across the Bay Area which address mental health and housing crises. Provides short-term place for people in crisis; stay ranges from two weeks to six months.

Housing Consortium of the East Bay (HCEB)

 (510) 832-1382

 www.hceb.org

HCEB is a non-profit housing developer that owns and operates affordable shared housing for persons with developmental disabilities and mental health-related disabilities. HCEB currently owns and operates shared housing units throughout Alameda County, including Livermore.

Tri-Valley REACH

 www.trivalleyreach.org

Tri-Valley REACH provides housing in Pleasanton and Livermore for extremely low-income adults with developmental disabilities who are able to live independently with supportive services.

Persons with Disabilities

(cont'd)




East Bay Innovations

 (510) 618-1580

 www.eastbayinnovations.org

East Bay Innovations is a non-profit agency that is dedicated to empowering individuals with disabilities to live in their own homes, work in jobs of their choosing and be a part of their community. Services provided are: employment services, independent living services and supported living services.

Community Resources for Independent Living (CRIL)

 (925) 371-1531
TTY (925) 371-1532

 www.crilhayward.org

Helps find accessible, affordable housing. CRIL's Housing Coordinator teaches clients how to look for appropriate housing, identify resources that can support independent living, negotiate with your landlord, understand tenant rights and responsibilities, learn how to improve your credit report and how to identify possible resources for a security deposit. CRIL keeps a current list of local rentals. CRIL does not own housing or run its own residential facility.

Fremont Oak Gardens

2681 Driscoll Rd,
Fremont, CA 94539

 (510) 490-4013

(For Deaf Seniors)

This 51-unit complex provides rental housing for low-income deaf senior citizens and is a regional housing resource. Leasing inquiries should be directed to the on-site management office.



Homeless or At-Risk



Coordinated Entry System is to ensure that all people experiencing a housing crisis have easy access to available resources. If you're **HOMELESS** or **AT-RISK** of being homeless in Alameda County or Contra Costa County, Coordinated Entry can help.

HOMELESS:

IF YOU'RE:

- Sleeping outdoors
- Staying in your car
- Living somewhere not meant for people to live
- Leaving an institution (where you were for less than 90 days and you were homeless before)
- Fleeing domestic violence, sexual assault or human trafficking

CALL 211 or drop in at your local access center - see next page for locations.

AT-RISK of being homeless:

IF YOU'RE:

- Couch-surfing
- Staying with friends
- Having roommate disputes
- Just received an eviction/foreclosure notice

CALL 211 or drop in at your local access center - see next page for locations.

If you're a VETERAN

CALL 855-862-1804 for Veteran's services, shelter, and housing information.

If you're fleeing DOMESTIC VIOLENCE, SEXUAL ASSAULT OR HUMAN TRAFFICKING

CALL 211 or the hotline **800-799-7233** for safe, confidential assistance from Coordinated Entry.

If you're a YOUNG ADULT (18-24 YRS)

CALL 211 - There may be shelter and housing options just for you.

HOW DO I ACCESS COORDINATED ENTRY?



If you are facing a housing crisis, CALL 211 or visit any of the following Coordinated Entry access centers during the times listed below:

ACCESS CENTERS

ALAMEDA COUNTY

Tri-Valley Housing Resource Centers

Serving Families, Adults & Young Adults

Operated by Abode Services

Message Line: 510-371-0447

LIVERMORE

Multi-Service Center

3311 Pacific Ave.

Wed & Thur 8am-12pm

LIVERMORE

Cornerstone Fellowship

348 N Canyons Pkwy.

Fri. 9am-11am

CONTRA COSTA COUNTY

CONCORD

Anka Behavioral Health

(next to Concord Adult Shelter)

2047-A Arnold Industrial Way

Mon-Fri, 8AM-5PM

CONCORD

Monument Crisis Center

1990 Market St.

Walk in hours:

Mon-Thu, 9AM-12PM

Tue, 5PM-7PM

WALNUT CREEK

Trinity Center

1924 Trinity Ave.

Mon-Fri, 8AM-5PM

SAN PABLO

Anka Behavioral Health

1515 Market St.

Mon-Fri, 8AM-5PM

ALAMEDA COUNTY Shelter Information & Referral



DIAL 2-1-1 from any phone for information on housing, shelter referral and social services availability

Alameda County:
(888) 886-9660
www.211alamedacounty.org.

Bay Area HELPLINK:
(800) 273-6222 or visit
www.211bayarea.org

AGENCY	LOCATION	PHONE	TARGET POPULATION
24 Hour Emergency Shelter	Oakland	(510) 534-6030	Women (with or without children)
Berkeley Emery Food & Housing	Berkeley*	(866) 960-2132	Singles & Families
Building Futures	San Leandro	(866) 292-9688	Women (with or without children)
City Team Ministries	Oakland*	(510) 452-3758	Single men
E. Oakland Comm. Project	Oakland	(510) 532-3211	Singles and Families
Emergency Shelter Program	Hayward	(510) 581-3223	Women (with or without children)
Human Outreach Agency	Hayward	(510) 582-1172	Single men w/ A.C. voucher
Operation Dignity	Oakland	(510) 287-8465	Veterans

Shelters marked * also take clients outside of Alameda County



Shelter Information & Referral

(Cont'd)

AGENCY	LOCATION	PHONE	TARGET POPULATION
Ruby's Place	Castro Valley	(888) 339-7233	Domestic Violence or Human Trafficking victims
Safe Place	Oakland*	(510) 536-7233	Domestic Violence Victims
Salvation Army	Oakland	(510) 437-9437	Singles & Families
SAVE Inc.	Fremont*	(510) 794-6055	Domestic Violence Victims
Second Chance	Newark	(510) 792-4357	Singles & Families
Shepherd's Gate	Livermore*	(925) 487-4147	Women (with or without children)
So. County Homeless Project	Hayward	(510) 690-8192	Mentally Disabled Singles
Sojourner House	Livermore	(925) 449-2510	Families with Children/Teens
Sunrise Village	Fremont	211	Singles & Families
Tri-Valley Haven	Livermore	(800) 884-8119	Domestic Violence Victims

Shelters marked with an asterisk (*) also take clients outside of Alameda County

CONTRA COSTA COUNTY Shelter Information & Referral



DIAL 2-1-1 from any phone for information on housing, shelter referral, and social services availability

Contra Costa Crisis Center
(800) 830-5380
www.crisis-center.org

Homeless Hotline Waitlist
(800) 808-6444
Mon-Fri 8:00am-12:00pm;
1:00pm-4:00pm

AGENCY	LOCATION	PHONE	TARGET POPULATION
Bay Area Rescue Mission	Richmond	(510) 215-4860	Women (with or without children)
Brookside Shelter	Richmond	(510) 374-7950	Singles & Families
Calli House	Richmond	(510) 236-9612	Youth 18-24
Concord Shelter	Concord	(925) 646-5082	Single adults
Love a Child Shelter	Bay Point	(925) 643-5170	Women (with or without children)
SAFE Place	Martinez	(925) 370-1990	Youth up to 17
Shelter, Inc.	Martinez	(510) 335-0695	Singles & Families
Shepherd's Gate	Brentwood	(925) 487-4147	Women (with or without children)

Affordable Housing Developers



Below is a list of non-profit organizations that develop, own, and manage affordable housing in the East Bay. For a list of properties and for information regarding open application periods, please visit the websites below:



BRIDGE HOUSING
Phone: (415) 989-1111
www.bridgehousing.com



HUMAN GOOD
Tel: (818) 247-0420
www.humangood.org



CHRISTIAN CHURCH HOMES
Phone: (510) 632-6712
www.cchnc.org



MIDPEN HOUSING
Phone: (650) 356-2900
www.midpen-housing.org



COMMUNITY HOUSING DEVELOPMENT CORP.
Phone: (510) 412-9290
www.communityhdc.org



SAHA
Phone: (510) 647-0700
www.sahahomes.org



EAH HOUSING
Phone: (415) 258-1800
www.eahhousing.org



EAST BAY ASIAN LOCAL DEVELOPMENT CORP.
Phone: (510) 287-5353
www.ebaldc.org



EDEN HOUSING
Phone: (510) 582-1460
www.edenhousing.org



AffordableHousing.com

is the largest online network for affordable rental homes and housing authority waiting list.

Tri-Valley City & County Housing Offices



Below are individual housing offices for Tri-Valley city and county jurisdictions.

TOWN OF DANVILLE

510 LaGonda Way, Danville
(925) 314-3300
www.danville.ca.gov

CITY OF LIVERMORE

1052 S. Livermore Ave., Livermore
(925) 960-4580
www.livermoreCA.gov

CITY OF DUBLIN

100 Civic Plaza, Dublin
(925) 833-6610
www.dublin.ca.gov

CITY OF SAN RAMON

7000 Bollinger Canyon Rd.,
San Ramon
(925) 973-2560
www.sanramon.ca.gov

CITY OF PLEASANTON

200 Old Bernal Ave., Pleasanton
(925) 931-5011
www.cityofpleasantonca.gov

COUNTY OF ALAMEDA

[224 W. Winton Ave.](http://www.acgov.org/cda/hcd), Hayward
(510) 670-5404
www.acgov.org/cda/hcd

COUNTY OF CONTRA COSTA

30 Muir Rd., Martinez
(925) 674-7208
www.co.contra-costa.ca.us

Frequently Asked Questions

FAQs



How do I know if I qualify for an affordable unit?

You may qualify if you have a gross income that falls within the applicable income guidelines of the housing you are applying for. Some apartments for example, serve households who are 50% of the Area Median Income (AMI) or below. In order to determine your AMI income category, follow the instructions on page 3-4 of this guide. Once you know your income category, you can use the rental housing chart on pages 6-24 to search for complexes that offer housing in your income category. Also, keep in mind, the acceptance criteria is at the sole discretion of the property owner and other determining factors such as credit and background are also considered.

What types of housing are available at each complex?

The rental housing chart on pages 6-24 checks off the types of housing available at each complex. The check marks will show if the property for example: is 62+yrs only, if it accepts Section 8, or if it has accessible units. The chart also tells you how many BMR units each site has.

What is the amount of rent?

The amount of rent for each complex will vary based on the location, household income and the bedroom size of each unit. To find out the current rent amount for each complex, call or visit the apartment's website. Some jurisdictions may also post the maximum rent limits on their websites.

Why are the waitlists so long?

Because of the high demand of affordable housing, and comparatively low supply, it is not rare to be on a waiting list for several years. Often the waitlists are closed and rarely open up for people to apply. Try to get on as many waitlists as you can, and monitor when a waitlist might open up. Some properties and jurisdictions offer an interest list that will notify you when waitlists open up. Visit each city's website or the property's website in order to find out more about their interest lists.

Frequently Asked Questions

FAQs



What is the difference between Section 8 rentals and BMR units?

Section 8 is funded by the U.S. Dept. of Housing and Urban Development (HUD) and administered by cities and counties through local housing authorities. The resident only pays 30% of their income toward their rent. There is a lengthy process to apply for Section 8 (see pg. 25).

Below Market Rate or BMR units are available through developers who build affordable housing properties. There are maximum income limit requirements for these units. The rent is capped at a maximum amount that is affordable to those who are low to moderate income based on the area's median income (AMI). Tenants are required to income qualify each year.

