Alameda / Contra Costa

Tri-Valley Affordable Rental Housing Opportunities Guide

SAN RAMON

DANVILLE

DUBLIN

LIVERMORE

PLEASANTON

CONTENTS

Tri-Valley Rental Housing Opportunities Guide Introduction ····· 2

Definitions ····· 3

Fair Housing Assistance and Landlord/Tenant Counseling ····· 4

Rental Assistance Programs ····· 5

Rent and Deposit Assistance ····· 6

Residential Rehabilitation Programs ····· 7

Affordable Rental Housing Complexes by City ····· 9

Income Eligibility Chart for Alameda and Contra Costa Counties ····· 23

ECHO Housing's Pre-purchase & Counseling Center ····· 24

Housing and Services for Persons with Special Needs ····· 25

Shelter Information & Referral ····· 27

Tri-Valley Housing Opportunities Guide
INTRODUCTION

This directory of publicly assisted affordable rental housing resources 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. The guide provides:

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

When searching for an affordable apartment, first decide where you would like to live. Review the apartment listings and, using the definitions of the different types of apartments, call the apartments that seem to meet your criteria and eligibility. You may need to make several calls and research other affordable housing opportunities on the Internet by visiting affordable housing developers' websites. Keep in mind that below-market apartments are in high demand, and it may require persistence and time to find an apartment that is affordable to your needs.

Note that 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. In all cases, these listings are provided for information only and are not an endorsement by Tri-Valley member jurisdictions.

Information provided may be subject to change. In addition, there may be waiting lists for housing and/or housing-related supportive services. You are encouraged to call each service or housing complex directly to obtain more information and to determine eligibility and unit availability.

DEFINITIONS

INCOME LIMITS Income limits are established by law for admission into low and moderate income housing projects or to qualify for rent supplement assistance. Percentages are based on the most recent Area Median Income (AMI) for Alameda and Contra Costa Counties. Current income limits are found on page 23 of this guide.

BELOW MARKET UNITS A Below-Market-Rate (BMR) unit is an apartment that is priced to be affordable to households that are moderate income or below. Moderate income is defined as an annual income of 120% or less of the AMI for Alameda County and Contra Costa County and varies depending on the number of people in the household. AMI is adjusted every year. Usually, the BMR rent is lower than the rent of other units in the same development that are being sold or rented on the open market. Sometimes BMR units are priced for and restricted to households that are low income (80% or less of AMI) or very low income (50% or less of AMI).

SENIOR HOUSING This is housing that is restricted to seniors aged 62 and above. These communities are generally designed for seniors who are able to live on their own but desire the security and conveniences of community living. Some communities offer an enriched lifestyle with organized social and recreational programs as a part of everyday activities (Congregate Living or Retirement Communities), while others provide housing with only a minimal amount of amenities or services (Senior Apartments). 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. Accessibility improvements may include features such as:

- Lower counters and cabinets
- Wheelchair passage widths and turning spaces
- Ramps
- Safety hand rails
- Grab bars
- Levers in place of door knobs
- Upgraded showers, tubs, lavatories, and kitchen sinks
- Long handled faucets
- Other features as described by the ADA Standards for Accessible Design (28 CFR Part 36)

PUBLIC HOUSING Housing that is financed and operated by a public agency (usually the local housing authority) with the aim of creating affordable housing. Rents are generally based on a percentage (usually 30%) of each household's monthly income.

ACCEPTS SECTION 8 Section 8 is a federal rental assistance program (see Page 5). The acceptance of Section 8 vouchers is at the option of the individual owner or landlord. Interested persons should call to confirm the acceptance of Section 8 at each complex.

FAIR HOUSING ASSISTANCE
AND
TENANT / LANDLORD 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, please contact the appropriate fair housing service agency listed below. For more information about tenant/landlord counseling programs, please contact the appropriate agency.

RESOURCES FOR FAIR HOUSING ASSISTANCE & TENANT / LANDLORD COUNSELING			
Service Area	**Agency**	**Telephone**	**Web Site**
Alameda County	ECHO Housing	Hayward: (510) 581-9380 E. Alameda Co.: (925) 449-7340	*www.echofairhousing.org*
Contra Costa County	Bay Area Legal Aid	(510) 903-2612	*www.baylegal.org*
All	Catholic Charities of the East Bay Housing Counseling	(925) 825-3099	*www.cceb.org*
All	Pacific Community Services	(925) 439-1056	*www.pcsi.org*

RENTAL ASSISTANCE PROGRAMS

Section 8 Certificates and Vouchers

The federal Section 8 program provides monthly rental assistance to low-income households. 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. The voucher is issued to the tenant, who can use the assistance at any property subject to acceptance by the landlord. The Section 8 program is highly competitive and the waiting list to obtain a voucher can be very lengthy. If you are interested in applying for Section 8 assistance, please contact the appropriate public housing authority listed below.

RESOURCES FOR SECTION 8 CERTIFICATES AND VOUCHERS			
Service Area	**Agency**	**Telephone**	**Web Site**
Alameda Co. Dublin Pleasanton	Housing Authority of the County of Alameda 22941 Atherton St. Hayward, CA 94541	(510) 538-8876	*www.haca.net*
Contra Costa Co. Danville San Ramon	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.livermorehousingauthority.com*
RESOURCES FOR SHARED HOUSING & REFERRAL			
Alameda Co.	Housing and Social Services Referral	2-1-1	*www.edenir.org*

Tri-Valley Rapid Re-Housing Program

Through the Tri-Valley Rapid Re-Housing Program, households are placed in housing, sign a lease in their own name, and receive rental assistance for up to 12 months. During this time, the household also accesses services to help them increase income and address their barriers to housing stability. As the household's income grows, rental assistance gradually tapers off until the family or individual is able to assume the full amount of the rent upon exiting the program. The program is available to Livermore and Pleasanton residents and is administered by Abode Services. You can contact Abode Services at (510) 657-7409 or via email at info@abodeservices.org

RENT AND DEPOSIT ASSISTANCE

ALAMEDA COUNTY RESIDENTS: Eden Council for Hope and Opportunity (ECHO), a nonprofit agency located in and serving Alameda County, administers a Rental Assistance Program (RAP). ECHO works with tenants who have experienced a temporary financial setback, and their landlords, to create a feasible repayment schedule for expenses such as outstanding rent or move-in costs. ECHO offers participating landlords a guarantee of repayment. The RAP program is available in Livermore and Pleasanton. If you are a family with children, elderly, permanently disabled, emancipated foster youth, a veteran, a victim of domestic violence, or a pregnant woman in her second trimester or later and are seeking assistance with security deposit or delinquent rent, please call ECHO at (925) 449-7340.

CONTRA COSTA COUNTY RESIDENTS: Shelter, Inc. a non-profit agency located in and serving Contra Costa County, prevents families and individuals from becoming homeless by providing one-time financial assistance with a portion of either the move-in or stay-in costs for rental housing in Contra Costa County. Shelter, Inc. also provides, on a limited basis, case management and rental support for Contra Costa households at risk of homelessness. Information can be obtained by calling (925) 338-1038. Website: www.shelterinc.org.

RESIDENTIAL REHABILITATION PROGRAMS

ALAMEDA COUNTY RESIDENTS Housing rehabilitation services are available to Tri-Valley residents through the cities of Livermore and Pleasanton and the County of Alameda (for Dublin and unincorporated areas). Housing rehabilitation programs provide financial and technical assistance to low-income homeowners for rehabilitation of owner-occupied homes, to tenants for accessibility improvements, and to owners of residential rental property where at least 51 percent of the units are occupied by low-income tenants. The following are examples of some of the services that are available through these programs:

- Minor home repair to address immediate hazards (small grants)
- Owner-occupied rehabilitation loans (low-interest deferred or payment loans)
- Exterior paint and clean-up grants
- Accessibility grants for tenants and owner-occupied residences (small grants)
- Rehabilitation of rental property units (low-interest loans)

For more information on housing rehabilitation programs in the Tri-Valley area contact:

Livermore	(925) 960-4590	www.cityoflivermore.net/citygov/cedd/hhs/housing/rehab
Pleasanton	(925) 931-5013	www.cityofpleasantonca.gov/resident/housing/rehab
Alameda County (Dublin)	(510) 567-8280	www.achhd.org/programs/housing-rehab/

CONTRA COSTA COUNTY RESIDENTS The Neighborhood Preservation Program in the Contra Costa County Building Inspection Department provides loans to low and moderate-income persons to improve their homes by correcting health and safety problems and improving livability. Housing rehabilitation loans are available throughout the entire county of Contra Costa except for the incorporated limits of the cities of Pittsburg and Richmond. For more information about this program, please call (925) 674-7207 or visit *www.co.contra-costa.ca.us/4334/Neighborhood-Preservation-Program*

The Rental Rehabilitation Program of the Housing Authority of Contra Costa County provides financial and technical assistance to owners of residential rental property throughout Contra Costa County for the rehabilitation of units which are restricted as affordable to low-income tenants. Low-interest loans are made to address health and safety issues and to improve unit accessibility. For more information about this program, please call (925) 957-8000 or visit *www.contracostahousing.org*.

CITY OF SAN RAMON RESIDENTS - The Housing Rehabilitation Grant Program offers income eligible households up to $5,000 of grant assistance to perform health and safety home repairs. For further information, call the City of San Ramon Housing Rehabilitation Grant Program at (925) 973-2580. *www.sanramon.ca.gov/housing/rehab.html*

Affordable Rental Complexes by City

Danville

Complex Name & Address	Income Limits [see Definitions on p. 3]	Below Market Units	Senior Housing (62+ yrs)	Includes Access-ible Units	Accepts Sec 8
Danville Hotel **2 Units (Studio)** 411 Hartz Ave. (925) 328-1240 www.castlemanagement.com	*[n/a; contact office]*	2		X	
Meadow Wood at Alamo Creek **120 Units (1, 2 BR)** *[Contra Costa County]* 3000 Damani Ct. (925) 309-4670 www.meadowwoodatalamocreek.com	50, 80, 120% of median	118	*[55+ yrs.]* X	X	
Quail Ridge (Elworthy West) Apts. **13 Units (1, 2, 3 BR)** 1193 San Ramon Valley Blvd. (408) 219-1686	50% of median	7		X	X
Rose Garden Village Apts. **55 Units (1, 2 BR)** 802 Camino Ramon (925) 855-1720	*[n/a; contact office]*	55		X	

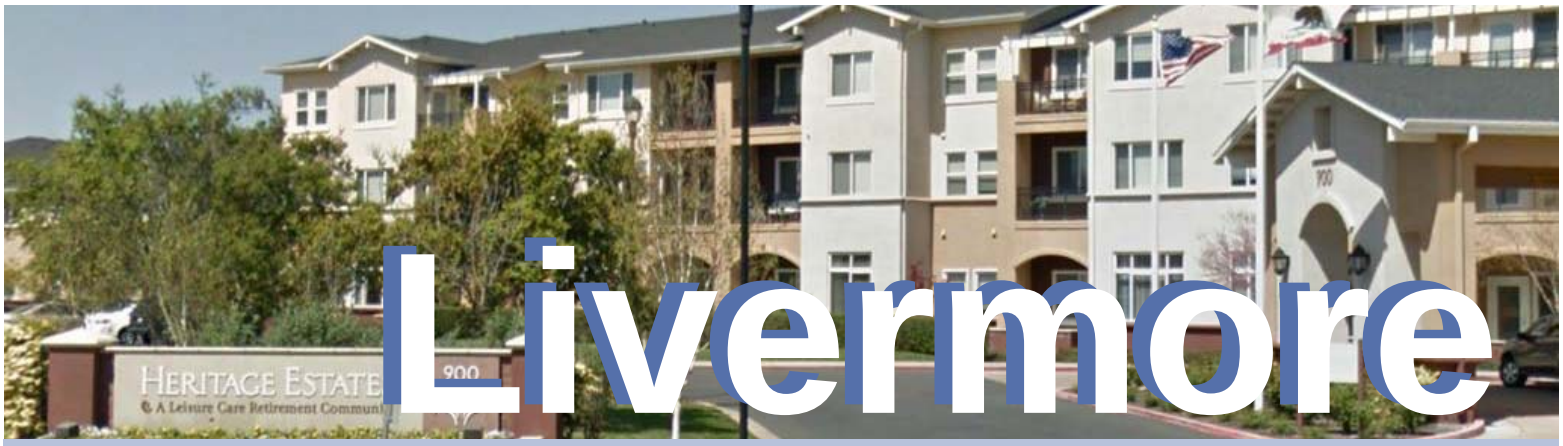
Complex Name & Address	Income Limits [see Definitions on p. 3]	Below Market Units	Senior Housing (62+ yrs)	Includes Access-ible Units	Accepts Sec 8
Sequoia Grove **38 Units (2 BR)** 900-986 Podva Rd. (925) 314-3003	*[n/a; contact office]*	38		X	
Sycamore Place **74 Units (1 BR)** 35 Laurel Dr. (925) 820-7160 *www.bridgehousing.com/properties*	50-80% of median	74	X	X	
Willow Commons **22 Units (Studio, 1, 2 BR)** 1011 Hartz Way (510) 614-6200	50, 80, 120% of median	9 (+13 mod inc)	X	X	X
Villas at Monterosso **96 Units (2 BR)** 1000 Casablanca Terrace (925) 208-8990 *www.braddockandlogan-apts.com*	50, 80, 120% of median	34		X	

Dublin

Complex Name & Address	Income Limits [see Definitions on p. 3]	Below Market Units	Senior Housing (62+ yrs)	Includes Access-ible Units	Accepts Sec 8
Avalon Dublin Station **253 Units (Studio, 1, 2, 3 BR)** 5200 Iron Horse Pkwy. (925) 828-7181 *www.avaloncommunities.com*	120% of median	50			
Avana Dublin Station **177 Units (2 BR)** 6233 Dougherty Rd. (925) 803-0411 *www.avanadublinstation.com*	120% of median	2		X	
Camellia Place **112 Units (1, 2, 3 BR)** 5450 DeMarcus Blvd. (925) 829-4900 *www.camelliaplaceapts.com*	80% of median	111		X	X
Carlow Court Senior Apts. at Emerald Vista - 50 Units (1 BR) 6880 Mariposa Circle (925) 361-0733 *www.edenhousing.org*	50% of median	49	X	X	*Project based Section 8*
Dublin Family Apts. – Coming Soon 2017! **66 Units (1, 2, 3 BR)** 6707 Golden Gate Drive (510) 582-1460 *www.edenhousing.com*	50-60% of median	65		X	X
Eclipse at Dublin Station **305 Units (1, 2, 3 BR)** 5300 Iron Horse Pkwy. (855) 616-6442 *www.eclipseatdublinstation.com*	120% of median	30			X

Complex Name & Address	Income Limits [see Definitions on p. 3]	Below Market Units	Senior Housing (62+ yrs)	Includes Access-ible Units	Accepts Sec 8
Oak Grove Family Apts. at Dublin Ranch **305 Units (1, 2 BR)** 4161 Keegan St. (925) 829-2916 *www.thegrovesatdublinranch.com*	60% of median	243		X	X
Park Sierra at Iron Horse Trail **283 Units (1, 2, 3 BR)** 6450 Dougherty Rd. (925) 560-0050 *www.sheaapartments.com*	60% of median	57		X	X
Pine Grove 55+ Apartments **322 Units (1, 2 BR)** 3115 Finnian Way (925) 560-0965 *www.thegrovesatdublinranch.com*	60% of median	292	X	X	X
Tralee Village Apartments **130 Units (1, 2, 3 BR)** 6599 Dublin Blvd., Suite O (925) 829-4400 *www.traleevillageapts.com*	50-120% of median	16			
Wexford Way at Emerald Vista **130 Units (1, 2, 3, 4 BR)** 6900 Mariposa Circle (925) 999-8439 *www.edenhousing.com*	50-80% of median	129		X	X
Wicklow Square Senior Apts. **54 Units (1 BR)** 7606 Amador Valley Blvd. (925) 556-9424 *www.edenhousing.com*	60% of median	53	X	X	X

DUBLIN
CALIFORNIA
THE NEW AMERICAN BACKYARD



Livermore

Complex Name & Address	Income Limits [see Definitions on p. 3]	Below Market Units	Senior Housing (62+ yrs)	Includes Access-ible Units	Accepts Sec 8
Arbor Vista **80 Units (1 BR)** 1300 S. Livermore Ave. (925) 454-9605 *www.abhow.com*	50% of median	80	X	X	X
Arroyo Del Valle Commons **12 Units (1 BR)** 1140 Mocho St. (925) 443-6662 *www.edenhousing.org*	50% of median	11		*For devel-opmentally disabled adults*	
Bluebell Apts. **18 Units (2 BR)** 1023-1045 Bluebell Dr. (925) 858-3162 *www.livermorehousingauthority.com*	50% of median	9			X
Carmen Avenue Apts. **30 Units (Studio, 1, 2, 3 BR)** 2891 Carmen Ave. (925) 649-8500 *www.ahainc.org*	30% of median	29		X	X
Chestnut Apts. **6 Units (2 BR)** 2264 Chestnut St. (925) 447-3600 x202 *www.livermorehousingauthority.com*	50-60% of median	6			X
Heritage Estates **250 Units (Studio, 1, 2 BR)** 900 E. Stanley Blvd. (925) 373-3636 *www.heritageestatesretirement.com*	50-60% of median	102	*Assisted living (continuum of care)*	X	X

Complex Name & Address	Income Limits [see Definitions on p. 3]	Below Market Units	Senior Housing (62+ yrs)	Includes Access-ible Units	Accepts Sec 8
Heritage Estates Apartments **130 Units (1, 2 BR)** 800 E. Stanley Blvd. (925) 371-2300 *www.heritageestatesretirement.com*	50-60% of median	55	X	X	X
Heritage Park **167 Units (Studio, 1, 2 BR)** 1089 Bluebell Dr. (925) 449-4344 *www.heritageparklivermore.com*	80% of median	33	X	X	X
Hillcrest Gardens **54 Units (Studio, 1, 2 BR)** 550 Hillcrest Ave. (925) 449-1111 *www.abhow.com*	50% of median	54	X		*Project based Section 8*
Las Posadas **9 Units (3 BR)** 353 North I St. (925) 447-3600 *www.livermorehousingauthority.com*	50-60% of median	9			X
Leahy Square **125 Units (1-5 BR)** 3203 Leahy Way (925) 447-3600 *www.livermorehousingauthority.com*	50-80% median; Public Housing	125			X
Maralisa Meadows **50 Units (1, 2, 3 BR)** 6715 Water Lily Commons (925) 455-6522 *www.maralisameadows.com*	80% of median	31		X	
Oak Street Apts. **8 Units (1, 2 BR)** 2174 Oak St.	50% of median	2			
Outrigger Apts. **42 Units (Studio, 1, 2 BR)** 1020 Dolores Ave. (925) 454-1092	35-80% of median	28			X

Complex Name & Address	Income Limits [see Definitions on p. 3]	Below Market Units	Senior Housing (62+ yrs)	Includes Access-ible Units	Accepts Sec 8
Owl's Landing **72 Units (1, 2, 3 BR)** 860 Herman Ave. (925) 443-6662 *www.edenhousing.org*	60% of median	72			X
Portola Meadows Apts. **176 Units (1, 2BR)** 1160 Portola Meadows Rd. (925) 449-6167 *www.portolameadows.com*	50% of median	13			X
Stoney Creek Apts. **70 Units (2, 3 BR)** 5896 East Ave. (925) 447-6962 *www.edenhousing.org*	50-60% of median	70			X
Vandenburgh Villa **40 Units (1 BR)** 3300 Gardella Plaza (925) 454-0580 *www.edenhousing.org*	50% of median	40	X		*Project based Section 8*
Vineyard Village **73 Units (1 BR)** 3700 Pacific Ave. (925) 443-9270 *www.abhow.com*	50% of median	73	X		*Project based Section 8*

Pleasanton

Complex Name & Address [see Definitions on p. 3]	Income Limits	Below Market Units	Senior Housing (62+ yrs)	Includes Access-ible Units	Accepts Sec 8
Anton Hacienda **168 Units (1, 2, 3 BR)** 5725 W. Las Positas Bl. (925) 251-1800 *www.antonhacienda.com*	50% of median	35		X	X
Civic Square **298 Units (1, 2 BR)** 4800 Bernal Ave. (925) 484-1011 *www.rent-civicsquare.com*	80-120% of median	36			X
Division St. Senior Apts. **20 Units (1 BR)** 443 Division St. (925) 484-3833	50-80% of median	20	X	X	X
Galloway Pleasanton **254 Units (Studio, 1, 2 3 BR)** 4863 Willow Road (866) 430-9524	50% AMI	38		X	X

Complex Name & Address	Income Limits [see Definitions on p. 3]	Below Market Units	Senior Housing (62+ yrs)	Includes Access-ible Units	Accepts Sec 8
The Gardens at Ironwood **172 Units (1, 2 BR)** 3431 Cornerstone Ct. (888) 210-8896 *www.gardensatironwood.com*	50-60% of median	138	X	X	X
Gatewood Apartments **200 Units (1, 2 BR)** 3992 Stoneridge Dr. (925) 426-0700	80% of median	50			X
The Kensington Apts. **100 Units (1, 2 BR)** 1551 East Gate Way (925) 846-8882 *www.the-kensington.net*	50-80% of median	31			
Kottinger Place **(Closed for Reconstruction)** 240 Kottinger Dr. *For future leasing info please contact :* MidPen Housing (855) 278-7669 Press #5 at prompt for info *www.cityofpleasantonca.gov/resident/housing/seniors/kottinger.asp*	55% of median; Public Housing		X	X	
Park Hacienda **540 Units (1, 2, 3 BR)** 5650 Owens Dr. (925) 398-7368 *www.equityapartments.com*	80% of median	135		X	
Parkview Assisted Living **105 Units (Studio, 1, 2 BR)** 100 Valley Ave. (925) 461-3042 *www.eskaton.org/parkview.html*	25-50% of median	31	X	X	

Complex Name & Address	Income Limits *[see Definitions on p. 3]*	Below Market Units	Senior Housing (62+ yrs)	Includes Access-ible Units	Accepts Sec 8
Pleasanton Gardens **40 Units (Studio, 1 BR)** 251 Kottinger Dr. (925) 846-3050	50-80% of median	40	X	X	
The Promenade **146 Units (1, 2, 3 BR)** 5300 Case Ave. (925) 461-1948 *epmi-co.com/properties/the-promenade/*	50-60% of median	68		X	X
Ridge View Commons **200 Units (1, 2 BR)** 5200 Case Ave. (925) 484-5131	25-60% of median	200	X	X	X
Stanley Junction Senior Apts. **86 Units (1 BR)** 4031 Stanley Blvd. (925) 462-6180	50, 60, 80% of median	86	X	X	X

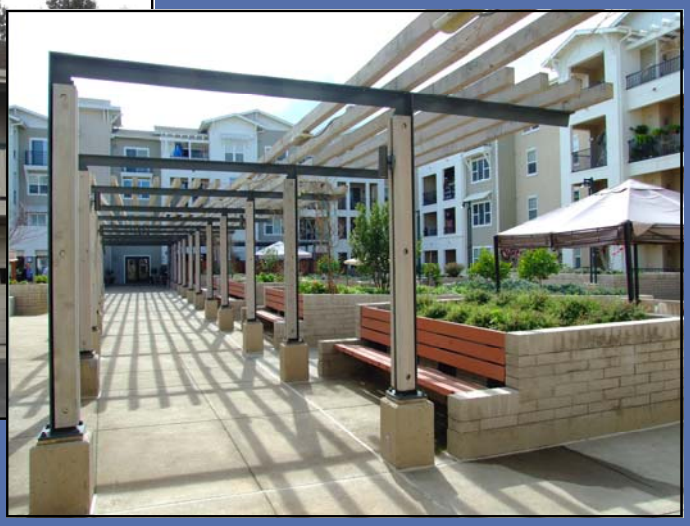
THE CITY OF PLEASANTON

San Ramon

Complex Name & Address	Income Limits [see Definitions on p. 3]	Below Market Units	Senior Housing (62+ yrs)	Includes Access-ible Units	Accepts Sec 8
Canyon Oaks at Windemere **250 Units (1, 2, 3 BR)** 1 Amberstone Ln. (866) 626-2703 *www.essexapartmenthomes.com*	120% of median	250		X	
Cornerstone at Gale Ranch **266 Units (1, 2, 3 BR)** 2200 Brookcliff Circle (925) 648-1005 *www.cornerstonegaleranch.com*	50, 80, 120% of median	266		X	X
Falcon Bridge at Gale Ranch **256 Units (1, 2, 3 BR)** 500 Copperset Rd. (925) 968-1175 *www.falconbridgeapts.com*	120% of median	256		X	X
Highlands Point at Windemere **293 Units (1, 2, 3 BR)** 2311 Ivy Hill Way (888) 779-3262 *www.highlandspointapts.com*	50, 80, 120% of median	293		X	X

Complex Name & Address	Income Limits [see Definitions on p. 3]	Below Market Units	Senior Housing (62+ yrs)	Includes Access-ible Units	Accepts Sec 8
Mill Creek at Windemere **400 Units (1, 2, 3 BR)** 2100 Waterstone Place (866) 557-0608 *www.essexapartmenthomes.com*	120% of median	400		X	
Muirlands at Windemere **350 Units (1, 2, 3 BR)** 1108 Crestfield Dr. (877) 817-9552 *www.muirlands-apts.com*	50-60% of median	350		X	X
Seville at Gale Ranch **165 Units (1, 2, 3 BR)** 2000 Bellas Artes Circle (925) 736-9100 *www.thesevilleapts.com*	50 - 80% of median	165		X	X
Valencia Apartments at Gale Ranch **186 Units (1, 2, 3 BR)** 1200 Golden Bay Ave. (925) 968-9073 *www.valenciaaptsatgaleranch.com*	50-120% of median	186		X	X
Valley Vista **104 Units (1, 2 BR)** 20709 San Ramon Valley. Blvd. (925) 551-3300 *www.valleyvistasanramon.com*	50 - 80% of median	104	X	X	X
Villa San Ramon **120 Units (Studio, 1, 2 BR)** 9199 Fircrest Ln. (925) 803-9100 *www.vintagesenior.com*	50 - 60% of median	24	X	X	X

2100



INCOME ELIGIBILITY CHART
FOR ALAMEDA AND CONTRA COSTA COUNTIES

Use this chart to determine, generally, if you are income-eligible for the apartment complexes listed. *[Figures are adjusted annually and are based on the Area Median Income issued by the U.S. Department of Housing and Urban Development (HUD).]*

MAXIMUM ANNUAL INCOME
(ADJUSTED BY HOUSEHOLD SIZE)
2016

Household Size	30% AMI	50% AMI	60% AMI	80% AMI	Area Median Income (AMI)	120% AMI
1	$20,500	$34,150	$40,980	$52,650	$65,500	$78,600
2	$23,400	$39,000	$46,800	$60,150	$74,900	$89,850
3	$26,350	$43,900	$52,680	$67,650	$84,250	$101,050
4	$29,250	$48,750	$58,500	$75,150	$93,600	$112,300
5	$31,600	$52,650	$63,180	$81,200	$101,100	$121,300
6	$33,950	$56,550	$67,860	$87,200	$108,600	$130,250

ECHO Housing's Pre-Purchase Counseling and Housing Opportunity Center (HOC) provides housing counseling and education for persons purchasing homes within the cities of Livermore and Pleasanton. The HOC provides financial education, assesses homebuyer preparedness, and provides information and linkage to affordable homeownership opportunities and down payment assistance programs for first-time homebuyers.

The HOC works with prospective homebuyers to identify barriers to homeownership, create an action plan with the potential homebuyers; assess their preparedness for the purchase, and prepare them for the responsibility of being homeowners, (including steps to cleaning up adverse credit and budgeting).

The HOC also offers assistance with early delinquency/foreclosure recovery, education and referrals, and post-purchase workshops.

Livermore and Pleasanton residents who are interested in receiving more information about the HOC programs and services, or want to register to attend a HOC Program Orientation, can call (925) 1-855-ASK-ECHO or visit the HOC's website at: http://www.echofairhousing.org/ .

ECHO Housing's Pre-Purchase Counseling and Housing Opportunity Center
141-A N. Livermore Avenue
Livermore, CA 94550
Phone: (855) ASK-ECHO

EQUAL HOUSING OPPORTUNITY

HOUSING AND SERVICES FOR PERSONS WITH SPECIAL NEEDS

The cities and counties of the Tri-Valley work collaboratively with a large number of agencies and housing providers to coordinate housing and services for persons with special needs and disabilities. Specific information on housing opportunities and services can be obtained by contacting the agencies and complexes described in this section.

Bay Area Community Services (BACS)
Through its Valley Wellness Center, BACS provides supportive services to persons with mental health-related disabilities. BACS owns and operates housing units throughout Alameda County including shared housing in Livermore and a six-unit apartment complex in downtown Pleasanton. Rental opportunities are administered directly by BACS. Contact: (925) 484-8457; *www.bayareacs.org*

Carmen Avenue Apartments, Livermore
This 30-unit complex provides 100% ADA accessible rental housing for low-income persons with disabilities and special needs and for formerly homeless individuals and families. The complex is owned by Satellite Affordable Housing Associates. Leasing inquiries should be directed to the on-site management office. Contact: (925) 606-8031; *www.sahahomes.org*

Fremont Oak Gardens, Fremont
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. Contact: (510) 490-4013; *www.satellitehousing.org/pages/housing.html*

Housing Consortium of the East Bay (HCEB)
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. Contact: (510) 832-1315; *www.hceb.org*

Lorenzo Creek, Castro Valley
This 28-unit complex provides rental housing for formerly homeless and chronically disabled persons and is a regional housing resource. Leasing inquiries should be directed to the on-site management office. Contact: (510) 881-7622; *www.abodeservices.org*

Promenade Apartments, Pleasanton
This 146-unit complex includes 68 below-market rent units. Four (4) units on the ground floor are prioritized for persons with physical disabilities and include universal design features to promote accessibility and independent living. Leasing is administered directly by on-site management staff. Contact: (925) 461-1948; *epmi-co.com/properties/the-promenade*

REACH

Formerly known as HOUSE, Inc., REACH provides housing in Pleasanton and Livermore for extremely low income adults with developmental disabilities who are able to live independently with supportive services. Housing inquiries should be directed to REACH.
Contact: *www.trivalleyreach.org*

Assisted Living Facilities

Housing opportunities for persons with disabilities are also available through several assisted living facilities that have been developed in the Tri-Valley in recent years. For more information, contact the appropriate housing offices in each city (see below).

Residential Care Facilities

Residential care facilities licensed by the State generally accommodate up to six (6) residents in a neighborhood setting and are licensed for a particular type of care or shelter (e.g., elderly, disabled, youth, etc.). Information on licensed facilities in the Tri-Valley area can be obtained from the State of California Community Care Licensing Division. Contact: (510) 286-4201; *www.ccld.ca.gov*

The following agencies provide services to persons with disabilities and special needs:

Community Resources for Indep. Living (CRIL)	(925) 371-1531; www.crilhayward.org
Eden Council for Hope and Opportunity (ECHO)	(925) 449-7340; www.echofairhousing.org
2-1-1 Community Services Hotline	Dial “2-1-1”; www.211.org
East Bay Innovations	(510) 618-1580; www.eastbayinnovations.com
Regional Center of the East Bay (RCEB)	(510) 383-1200; www.rceb.org
Easter Seals Bay Area	(925) 828-8857; bayarea.easterseals.com
Keystone Adult Learning Center	(925) 484-5330; www.kalc.org

The following table lists the individual housing offices for Tri-Valley city and county jurisdictions:

Town of Danville, 510 LaGonda Way	(925) 314-3300; www.danville.ca.gov
City of Dublin, 100 Civic Plaza	(925) 833-6610; www.dublin.ca.gov
City of Livermore, 1052 So. Livermore Ave.	(925) 960-4580; www.cityoflivermore.net
City of Pleasanton, 200 Old Bernal Ave.	(925) 931-5007; www.cityofpleasantonca.gov
City of San Ramon, 2401 Crow Canyon Rd.	(925) 973-2560; www.sanramon.ca.gov
County of Alameda, 224 W. Winton Ave., Hayward	(510) 670-5404; www.acgov.org/cda/hcd
County of Contra Costa, 30 Muir Rd., Martinez	(925) 674-7208; www.ccreach.org

SHELTER INFORMATION & REFERRAL

For information on housing and social services availability, and housing and shelter referral, **DIAL 2-1-1 from any telephone** or:

Alameda County: Dial 888-886-9660 or visit *www.211alamedacounty.org*.
Contra Costa County: Dial 800-830-5380 or visit *www.crisis-center.org*.
Bay Area HELPLINK: Dial 800-273-6222 or visit *www.211bayarea.org* (San Francisco, San Mateo, Santa Cruz, Solano, Marin and Napa Counties).

ALAMEDA COUNTY:
*(Shelters marked * also take clients outside of Alameda County)*

Name	Location	Phone	Target Population
Berkeley Emer Food & Hsng	Berkeley*	(866) 960-2132	Singles and families
Harrison House	Berkeley	(510) 843-3780	Singles and families
AASRA (Fed. of Indo. Am.)	Fremont	(510) 502-1245	S. Asian battered women/chld.
SAVE, Inc.	Fremont*	(510) 794-6055	Domestic violence victims
Abode / Sunrise Village	Fremont	(510) 252-0910	Singles and families
Emergency Shelter Program	Hayward	(888) 339-SAFE	Women and children
FESCO	Hayward	(510) 581-3223	Families with children
Human Outreach Agency	Hayward	(510) 582-1172	Single men w/ A.C. voucher
So. County Homeless Project	Hayward	(510) 732-5956	Mentally disabled singles
Shepherd's Gate	Livermore*	(925) 487-4147	Women and children
Sojourner House	Livermore	(925) 449-2510	Families w/ children/teens
Tri-Valley Haven	Livermore	(800) 884-8119	Domestic violence victims
Second Chance	Newark	(510) 792-HELP	Single adults and families
24 Hour Emergency Shelter	Oakland	(510) 534-6030	Women w/ or w/o children
A Safe Place	Oakland*	(510) 536-7233	Domestic violence victims
City Team Ministries	Oakland*	(510) 452-3758	Single men
E. Oakland Comm. Project	Oakland	(510) 532-3211	Singles and families
Building Futures	San Leandro	(866) 292-9688	Women and children

CONTRA COSTA COUNTY: *If you need shelter, call (800) 808-6444 to get on the Homeless Hotline Waitlist (Mon-Fri 8:00am-12:00pm; 1:00-4:00pm).*

Love a Child Shelter	Bay Point	(925) 458-5663	Families and children
Shepherd's Gate	Brentwood	(925) 308-7507	Families and singles
Concord Shelter	Concord	(800) 799-6599	Single adults
Mountain View House	Martinez	(925) 228-6920	Families
SAFE Place	Martinez	(800) 718-4357	Youth, 9-17
Shelter, Inc.	Martinez	(925) 335-0698	
Bay Area Rescue Mission	Richmond	(510) 215-4860	Families & singles
Brookside Shelter	Richmond	(800) 799-6599	Single adults
Calli House	Richmond	(800) 610-9400	Youth, 14-21
Winter Shelter Program	Richmond	(510) 233-2141	Families with children

December 2016