

LAS POSITAS COLLEGE

# HOUSING RESOURCES



LAS POSITAS COLLEGE

CalWORKs

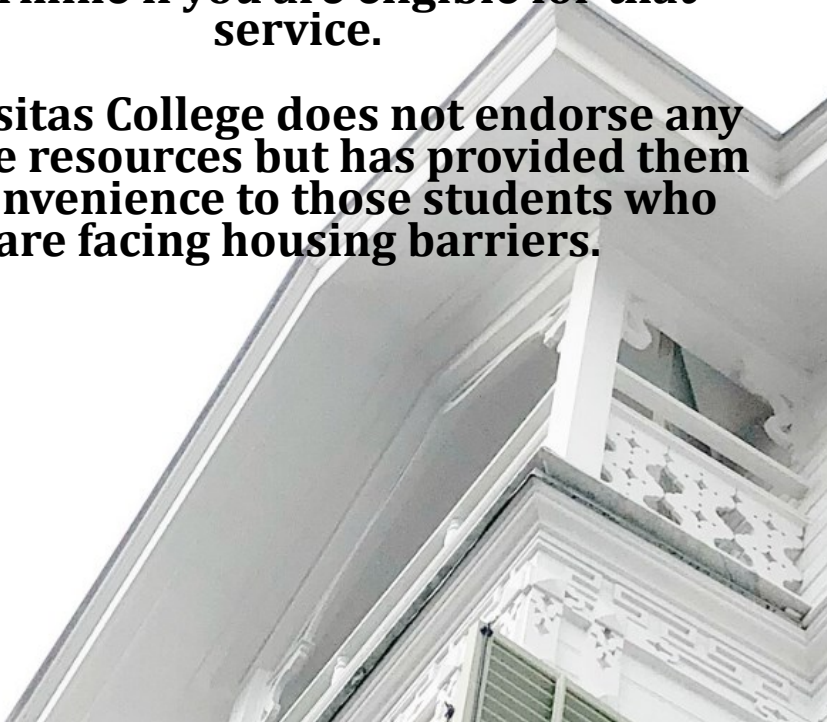
**This guide was developed by the Las Positas College CalWORKs Program.**

**The guide came as a result of an increase in requests from students who were homeless or at-risk of becoming homeless.**

**The purpose is to provide students with a common place to navigate options that would decrease barriers when faced with housing instability.**

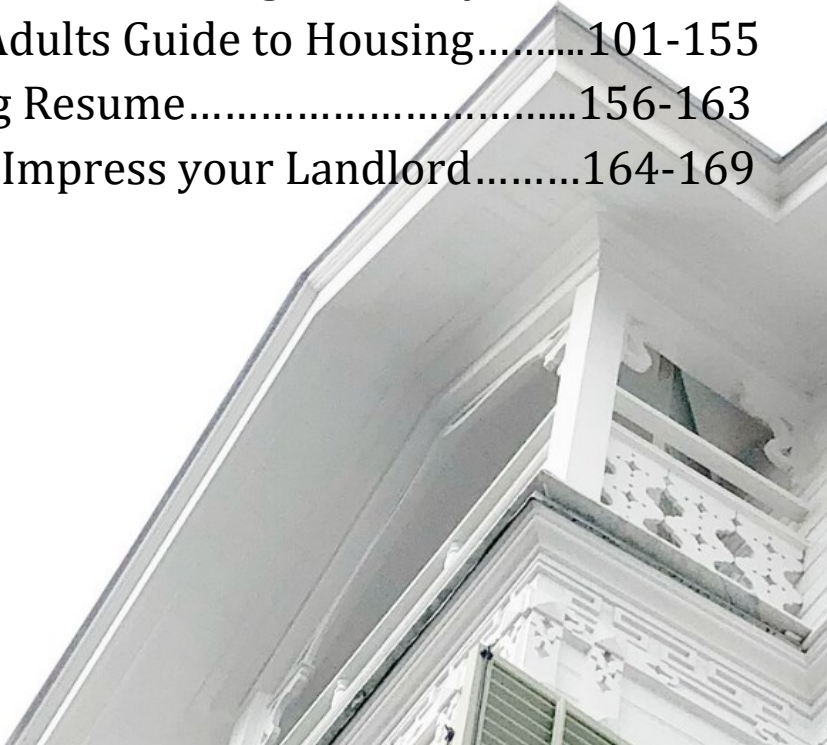
**Eligibility guidelines can vary. Please contact the resource directly to determine if you are eligible for that service.**

**Las Positas College does not endorse any of these resources but has provided them for convenience to those students who are facing housing barriers.**



## TABLE OF CONTENTS

Where to start.....	4-5
Tips for Success.....	6
Income Guidelines.....	7
Types of Housing.....	8-10
Alameda Housing Directory.....	11-37
Contra Costa Housing Directory.....	38-57
San Joaquin Housing Directory.....	58-68
Foster Youth Housing Directory.....	69-100
Young Adults Guide to Housing.....	101-155
Housing Resume.....	156-163
How to Impress your Landlord.....	164-169



## Start with 211

[www.211.org](http://www.211.org)

## Build your own resource collection

<http://alameda.networkofcare.org/mh/>

<https://www.1degree.org>

<http://alameda.networkofcare.org/veterans/>

(veterans)

## Alameda County

<http://www.haca.net/>

<https://livermoreha.org/index.html>

<http://achousingchoices.org/>

<http://edenir.org/>



**Contra Costa County**

[http://www.contracostahousing.org/  
www.211cc.org](http://www.contracostahousing.org/www.211cc.org)

[http://foster-ed.org/wp-content/  
uploads/2019/04/NCYL-Contra-Costa-  
RG-2019-Final-Draft-Web-2.pdf](http://foster-ed.org/wp-content/uploads/2019/04/NCYL-Contra-Costa-RG-2019-Final-Draft-Web-2.pdf)

**San Joaquin**

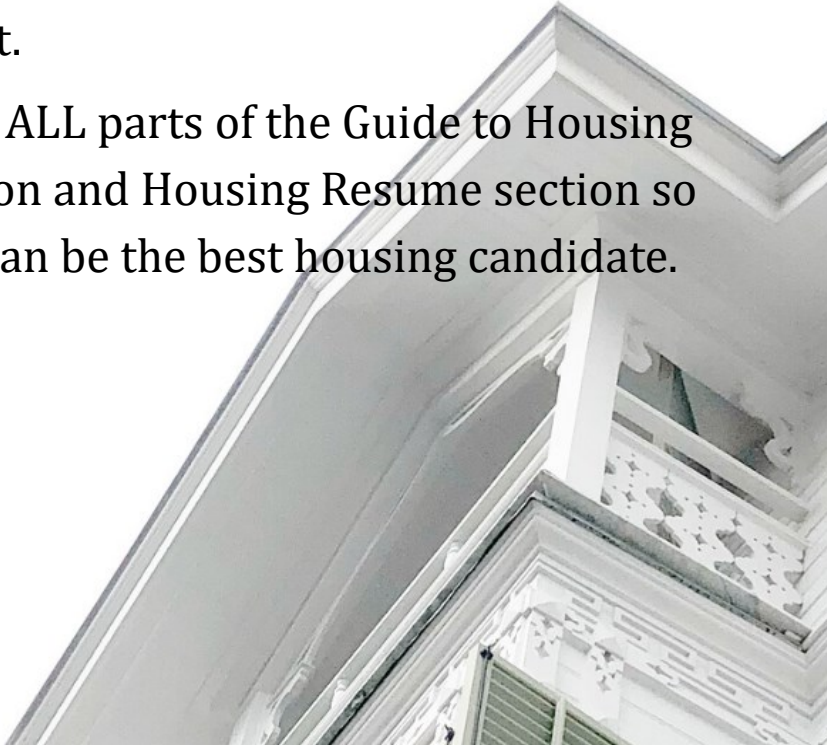
<https://communityconnectionssjc.org/>  
<https://211sj.org/housing/>

**OTHER resources**

<https://www.gosection8.com/>  
[https://www.homelessyouth.org/us/  
california](https://www.homelessyouth.org/us/california)



1. Sign up for ALL interest lists or waitlists for housing.
2. Sign up regardless of your current housing situation.
3. Make sure to answer all unknown calls during your housing search so you do not miss an important call
4. Always follow up any housing resource. This extra work could create a faster result.
5. Read ALL parts of the Guide to Housing Section and Housing Resume section so you can be the best housing candidate.





Category	Family Size						
	1	2	3	4	5	6	7
<b>Extremely Low (60% Federal Poverty Level)</b>							
Alameda	\$26,050	\$29,750	\$33,450	\$37,150	\$40,150	\$43,100	\$46,100
Contra Costa	\$26,050	\$29,750	\$33,450	\$37,150	\$40,150	\$43,100	\$46,100
San Joaquin	\$14,700	\$16,910	\$21,330	\$25,750	\$30,170	\$34,590	\$39,010
<b>Very Low (50% of Median Income Level)*</b>							
Alameda	\$43,400	\$49,000	\$55,800	\$61,950	\$66,950	\$71,900	\$76,850
Contra Costa	\$43,400	\$49,000	\$55,800	\$61,950	\$66,950	\$71,900	\$76,850
San Joaquin	\$24,500	\$28,000	\$31,500	\$35,000	\$37,800	\$40,600	\$43,400
<b>Low (80% of Median Income Level)*</b>							
Alameda	\$69,000	\$78,850	\$88,700	\$98,550	\$106,450	\$114,350	\$122,250
Contra Costa	\$69,000	\$78,850	\$88,700	\$98,550	\$106,450	\$114,350	\$122,250
San Joaquin	\$39,200	\$44,480	\$50,400	\$56,000	\$60,500	\$65,000	\$69,450
*Median Income Level for Alameda & Contra Costa = \$111,700 San Joaquin = \$71,400							



**Day Shelters** supplement homeless and low-income people when the shelter they are staying in only offers shelter on an overnight basis. Case management is often provided and sometimes there are laundry and shower facilities. Meals and basic hygiene may also be offered. Almost all day shelters provide their services free of charge. Any emergency or homeless shelter that allows clients to stay during the day is also classified under this category.

**Drug And Alcohol Rehab** programs are intended to treat alcohol and/or drug dependency. The cost of participating in one of these programs and the method of treatment range significantly. The database operated on this website only includes residential rehab programs (not outpatient programs). We also provide Access to Recovery (ATR) Grant programs for substance abuse treatment.

**Emergency Homeless Shelters** both provide short term relief for the homeless & low-income. Usually there is a maximum stay of 3 months or less. Many of these shelters ask their clients to leave during the day. Meals and other supportive services are often offered. 3 times out of 5 these shelters offer their services free of charge.





**Independent Living Programs (ILP)**

Programs designed to support various populations of residents but primarily for veterans, foster youth, and/or persons with disabilities. These programs have some eligibility guidelines but those participating require little to no assistance. Programs offer additional services that participants can access on an as-needed basis. These can include legal aid, peer support, on-site supportive staff, etc.

**Permanent Long Term Housing** is a long-term solution for housing. Residents are often allowed to stay as long as they remain in the low-income bracket but is sometimes limited 3 - 5 years. Residents pay no more than 30% of their income toward rent. Emergency shelters, homeless shelters and transitional housing programs that allow their clients to stay without a maximum stay is also classified under this category.

**Rooming House or Boarding House** A rooming house is a building in which renters occupy single rooms and share kitchens, bathrooms, and common areas. The location may be a converted single family home, a converted hotel, or a purpose built structure. Rooming houses are low cost housing and may have as few as three rooms for rent, or more than a hundred. The same goes for boarding houses.



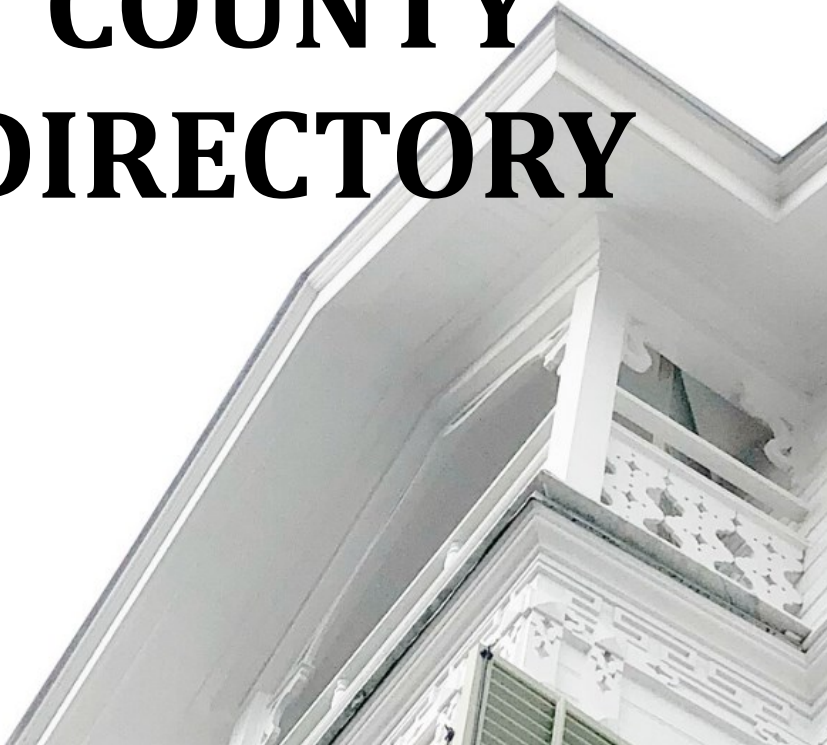
**Shared Housing** Programs helps bring low income persons together and helps prevent homelessness by providing affordable housing options. This service is good for families, disabled persons, and others wanted more companionship. ShelterListings.org finds these shared housing locations and lists them throughout our website.

**Supportive Housing** Programs that provide an alternative living arrangement for individuals who, because of age, disability, substance abuse, mental illness, chronic homelessness or other circumstances, are unable to live independently without care, supervision and/or support to help them in the activities of daily living; or who need access to case management, housing support, vocational, employment and other services to transition to independent living.

**Transitional housing** is affordable low cost supportive housing designed to provide housing and appropriate support services to persons who are homeless or who are close to homelessness. The transition is to help them be more self-sufficient to move toward independent living on their own. Services provided at transitional housing facilities varies from substance abuse treatment, to psychological assistance, job training, domestic violence assistance, etc. The assistance provided varies, but it is generally affordable and low cost housing. Read the descriptions of each of the transitional living locations for more detailed information.



# ALAMEDA COUNTY DIRECTORY



**Abode Services**

Phone: (510) 657-7409

Address: 40849 Fremont Boulevard  
Fremont, CA 94538

<http://www.abodeservices.org/>

Email: [info@abodeservices.org](mailto:info@abodeservices.org)

Abode Services offers housing programs linked to support services for low-income and homeless families and individuals. Each Abode program integrates these two components to help people establish permanent stability and return to independent lives. Housing options include emergency shelter, rental subsidies, transitional housing and permanent support.

**Alameda County Social Services**

Phone: (510) 670-6000

Address: 24100 Amador Street  
Hayward, CA 94544

<http://www.alamedasocialservices.org/>

Provides a variety of housing and shelter services to individuals and families in need.

**Fremont Outstation**

39155 Liberty St Ste C330

Fremont, CA 94536

510-795-2428

**Livermore Outstation**

2481 Constitution Drive, Suite B

Livermore CA 94551

925-455-0747



**Arukah House**

Phone: (925) 241-5092

Website: <https://www.arukahweb.org/>

Arukah is a non-profit faith-based program helping men who are dealing with the realities of homelessness due to the loss of a job, recently released from prison, drug and alcohol problems or lack of family support. Our program focuses on men who are ready to move forward.

**Bay Area Community Services (BACS)**

Phone: (510) 613-0330

<https://www.bayareacs.org/housing-solutions/>

Email: [bacs@bayareacs.org](mailto:bacs@bayareacs.org)

Phone: (510) 238-5091

Email: [housinghub@bayareacs.org](mailto:housinghub@bayareacs.org)

559 16th Street, Oakland, CA 94611

2908 Telegraph Ave, Berkeley, CA 94705

BACS is a Housing First Agency that provides services such as housing navigation, short-term housing, respite, legal workshops, housing education and counseling, and long-term housing solutions.

**BACS Valley Wellness Center**

Phone: (925) 484-8457

3900 Valley Avenue, Pleasanton, CA 94566

BACS regional Wellness Centers offer wellness oriented service model that combines individualized wellness action planning, core and elective classes that are functional and rehab-oriented, psychiatric support when needed, professional employment services for individuals.



**Berkeley Food And Housing Project**

Phone: (510) 649-4965

Address: 3225 Adeline Street

Berkeley, CA 94703

Shelter Reservation Hotline(866) 960-2132

Website(s): <http://www.bfhp.org/>

Email(s): [info@bfhp.org](mailto:info@bfhp.org)

Berkeley Food and Housing Project provides emergency food and shelter, transitional housing, permanent housing, and housing placement with support services to homeless individuals and families.

**Building Opportunities For Self-Sufficiency (BOSS)**

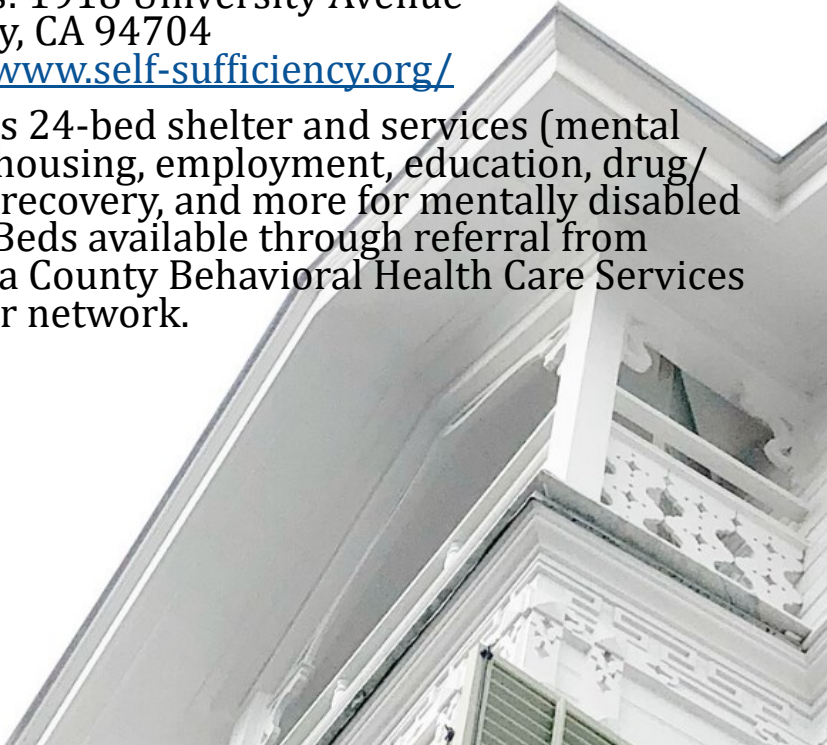
Phone: (510) 649-1930

Address: 1918 University Avenue

Berkeley, CA 94704

<http://www.self-sufficiency.org/>

Provides 24-bed shelter and services (mental health, housing, employment, education, drug/alcohol recovery, and more for mentally disabled adults. Beds available through referral from Alameda County Behavioral Health Care Services provider network.



**Bonita House**

Phone: (510) 923-1099

Address: 6333 Telegraph Avenue  
Berkeley, CA 94609

Website(s): <http://www.bonitahouse.org/>

Email(s): [info@bonitahouse.org](mailto:info@bonitahouse.org)

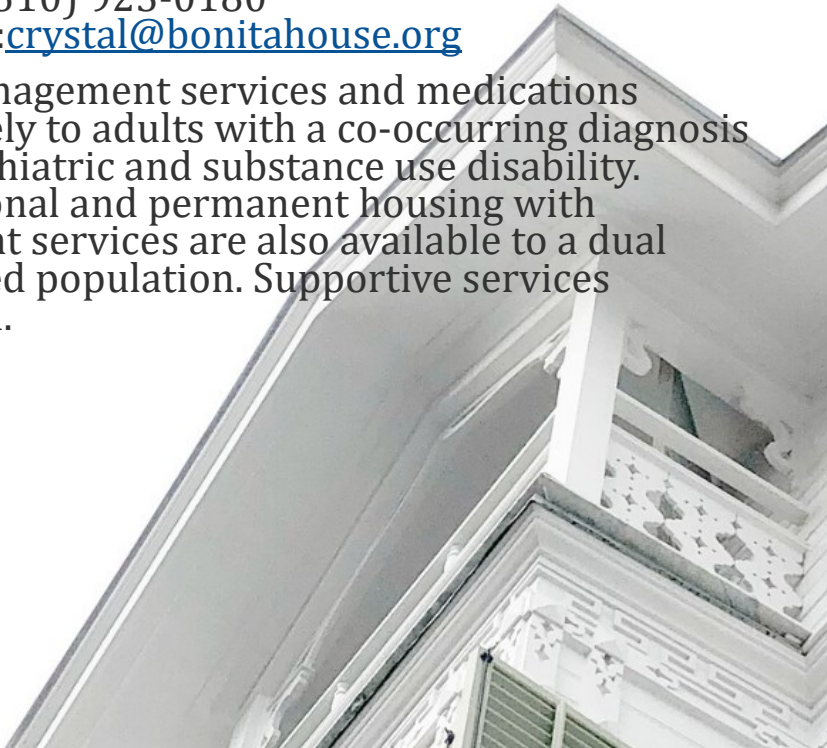
Bonita House (BHI) offers the following: intensive residential treatment, supported independent living, homeless outreach, psychiatric medications and case management services for adults dually diagnosed with severe and persistent psychiatric disabilities and co-occurring substance use disorders.

**Bonita House: Supported Independent Living Program**

Phone: (510) 923-0180

Email(s): [crystal@bonitahouse.org](mailto:crystal@bonitahouse.org)

Case management services and medications exclusively to adults with a co-occurring diagnosis of a psychiatric and substance use disability. Transitional and permanent housing with treatment services are also available to a dual diagnosed population. Supportive services provided.



**California Veterans Assistance Foundation**

Phone: (661) 399-2490

Address: 727 Decatur Street  
Bakersfield, CA 93308

Website: <http://www.cavaf.org/index.php>

Email: [vafcm1@veteransassistance.org](mailto:vafcm1@veteransassistance.org)

Operates programs designed to assist homeless or at risk of becoming homeless veterans maintain or improve their status in society by providing a safe and secure environment through which they can access a wide array of human services.

**Casa De La Vida**

Phone: (510) 839-3769

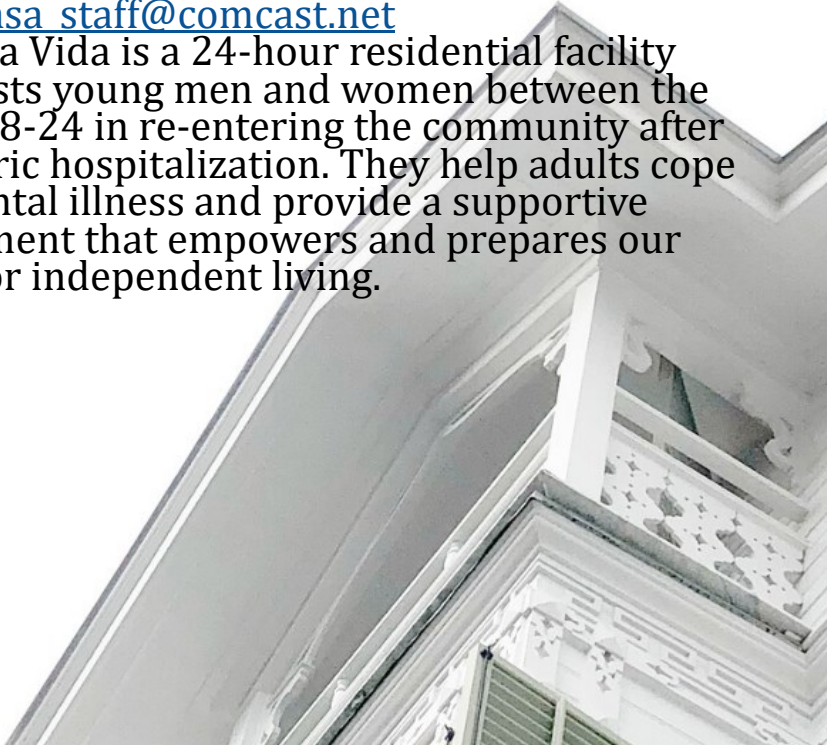
Address: 421 Fairmount Avenue  
Oakland, CA 94611

Admissions: [\(510\) 922-1131](tel:5109221131)

Main Office: [\(510\) 839-3769](tel:5108393769)

Email: [casa\\_staff@comcast.net](mailto:casa_staff@comcast.net)

Casa de la Vida is a 24-hour residential facility that assists young men and women between the ages of 18-24 in re-entering the community after psychiatric hospitalization. They help adults cope with mental illness and provide a supportive environment that empowers and prepares our clients for independent living.





## **Catholic Charities of the East Bay**

433 Jefferson Street

Oakland, CA 94607

Phone: (510) 768-3100

Fax: (510) 451-6998

Website: <https://www.cceb.org>

If you are at-risk of losing your current housing or need help to move to more stable housing, then Catholic Charities might be able to help you.

We may provide help with:

1. Back Rent if you have received an eviction or three-day notice;
2. Deposit: if you have identified a new place to live and have a Letter of Intent to Rent or if you are a Section 8 recipient you must provide a passing Proof of Inspection report;
3. Utility Assistance: limited to those receiving rental or deposit assistance. Application for Spectrum at the front desk

Who may Qualify:

Individuals and families living in Alameda County with more resources for those in Oakland; Seniors age 55 and older; Disabled individuals; Low to moderate income individuals and families with dependent children; Emancipated foster youth; Veterans; Victims of domestic violence or violent crimes; or Pregnant women in their second trimester. You must also be experiencing a housing crisis.

Services we may also provide:

- One-time financial assistance
- Budget review & Counseling
- Case Management
- Referrals for additional resources



**Center For Independent Living**

Phone: (510) 841-4776

Address: 3075 Adeline Street  
Berkeley, CA 94703

Website: <http://www.thecil.org/>

Supports disabled people in their efforts to lead independent lives; Provides free services and referrals that guide people through systems such as the housing and employment markets as well as the Social Security bureaucracy; Advocates for policy changes to improve accessibility in public places and transportation.

**CityServ of the Tri-Valley**

Website: <https://cityservetrivalley.org/category/resources/resources-housing/>

CityServ exists to serve people in the Tri-Valley by caring for people in crisis, coordinating resources and volunteers between faith-based community, non-profits, schools, business, and government agencies.

**Covenant House**

Phone: (510) 379-1010

Address: 200 Harrison Street, Oakland, CA 94607

Website: <http://www.covenanthouse.org/homeless-youth-shelter/california>

Email: [help@neline.org](mailto:help@neline.org)

Covenant House California (CHC) provides sanctuary and support for youth ages 18-24 facing homelessness and human trafficking. CHC's emergency shelter immediately provides for youths' basic human needs and urgent medical care. Young people receive a nutritious meal, take a shower with new personal care products, receive new clothes, and sleep in a warm, safe bed.



**East Oakland Community Project**

Phone: (510) 532-3211

Address: 7515 International Boulevard  
Oakland, CA 94621

Website(s): <http://www.eocp.net/>

Email(s): [info@eocp.net](mailto:info@eocp.net)

OCP empowers homeless individuals and families in Alameda County to regain a life of self-reliance. We provide dignified emergency and transitional housing and compassionate, comprehensive support services that prepare homeless people to successfully transition to well-being.

**ECHO Rental Assistance Program**

ECHO's Rental Assistance Program assists residents living in Livermore and Pleasanton with move-in costs or delinquent rent due to a temporary financial setback.

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: You must be an Alameda resident for at least 6 months and you must have located affordable housing and been approved for it; or

Seeking assistance with delinquent rent: You must have a letter or some other notice from the landlord stating that you are behind on your rent.

Call 855-ASK-ECHO or 925-449-7340 for more information.



**Eden Council For Hope And Opportunity  
(ECHO Housing)**

Phone: (888) 887-ECHO

Address: 1305 Franklin Street  
Oakland, CA 94612

Phone Number(s):

Union City [\(888\) 887-ECHO](tel:(888)887-ECHO)

Pleasanton [\(925\) 449-7340](tel:(925)449-7340)

Main [\(510\) 496-0496](tel:(510)496-0496)

Oakland [\(510\) 836-4826](tel:(510)836-4826)

Website(s): <http://www.echofairhousing.org>

Email(s): [info@echofairhousing.org](mailto:info@echofairhousing.org)

Provides a wide variety of housing equity and opportunity programs.

**Eden Housing**

Hayward, CA 94544

Phone: (510) 582-1460

2140 Dwight Way

Berkeley, CA 94704

(888) 886-9660

Lists apartment rentals for low and moderate income families, seniors, people with disabilities and people with Section 8 certificates throughout the SF Bay Area and San Joaquin County.

**Services:** Low Cost Home Rental Listings

<http://www.edenhousing.org/property-search>

**Family Emergency Shelter Coalition (FESCO)**

Phone: (510) 581-3223

Address: 21455 Birch Street

Hayward, CA 94541

Website: [www.fescofamilyshelter.org](http://www.fescofamilyshelter.org)

Provides emergency shelter for families in crisis.



**Fred Finch Youth Center**

Phone: (510) 482-2244

Address: 3800 Coolidge Avenue  
Oakland, CA 94602

Hours: Mon-Fri 8:30am-5pm

Website(s): <http://www.fredfinch.org/>

Email(s): [receptionist@fredfinch.org](mailto:receptionist@fredfinch.org)

The Center collaborates with other agencies to provide outreach, case management services and shelter to runaway and homeless youth.

Affordable housing and case management for youth ages 18-25 with mental disabilities is provided at Coolidge Court. They provide Day Treatment, Medication Support and Residential Treatment.

**Fremont City Office Of Housing And  
Redevelopment**

Phone: (510) 494-4500

Address: 39550 Liberty Street  
Fremont, CA 94538

Website(s): <https://fremont.gov/2329/Housing>

Provides a variety of housing and shelter services to individuals and families in need.

**Housing Authority of the County of Alameda**

22941 Atherton Street  
Hayward, CA 94541-6633

Phone: (510) 538-8876

Website: <http://www.haca.net/>

Fax: (510) 537-8236

TDD: (510) 727-8551



### **Livermore Homeless Refuge**

This organization is focused on the Tri-Valley homeless. Shelter is provided in inclement weather in winter/spring months (Nov-April). Services such as showers, clothing are provided year round.

The Livermore Homeless Refuge is a partnership between four Livermore churches:

Asbury United Methodist Church : *0309 East Ave*

Vineyard Christian Fellowship: *026 N. Livermore*

1st Presbyterian Church *Weekends only*

*2020 Fifth St. (Entrance on 4th St.)*

Holy Cross Lutheran Church

1020 Mocho Street

### **Livermore Police Department**

LPD offers a one night per year voucher for a hotel stay, for Livermore residents with no prior arrests.

1110 S Livermore Ave

Livermore, CA

(925) 371-4987

Hours: After 5 pm

Phone: (925) 458-5663



### Love-a-Child Missions

2279 Willow Pass Road  
Bay Point, CA 94565

Phone: (925) 458-5663

Website: <http://www.loveachildmissions.org/>

Provides shelter and substance abuse recovery services for homeless women, homeless pregnant women and homeless woman with boys 0-12 and/or girls 0-18, homeless pregnant women and homeless women including legal and court assistance, parenting/pregnancy education/support, HIV/AIDS testing and education, job training and support, Bible studies, and AA/NA meetings on site.

**Services:** Homeless Shelter, Maternity Homes

### Home Stretch

Phone: 510-891-8938

Email: [HomeStretch@acgov.org](mailto:HomeStretch@acgov.org)

Home Stretch matches households to Alameda County's Permanent Supportive Housing opportunities for people who experience ALL of the following:

Literal Homelessness

Any individual or family who:

- *Is fleeing, or is attempting to flee, domestic violence;*
- *Has no other residence; and*
- *Lacks the resources or support networks to obtain other permanent housing*

Disability

Are over 18 or Emancipated Youth.



**Operation Dignity**

Phone: (510) 287-8465

Address: 3850 San Pablo Avenue  
Emeryville, CA 94608

Main (transitional housing): (510) 287-8465

SSVF (permanent housing): (510) 978-1691

Website(s): <http://operationdignity.org/>

Email(s): [info@operationdignity.org](mailto:info@operationdignity.org)

Operation Dignity is a veteran run, service-enriched provider serving the homeless and displaced populations of Alameda County. Their goal is to provide safe housing, nutritious meals, and a full array of services to help homeless veterans and non-veterans so they can begin their rehabilitation process.

**Project Share**

141 North Livermore Avenue

Livermore, CA 94550

Phone: 925-449-7340

Website: <https://www.echofairhousing.org/project-share.html>

email: [contact@echofairhousing.org](mailto:contact@echofairhousing.org)

**Project SHARE** was started in 1981 by the Gray Panthers. They saw shared housing as a possible solution to two problems facing our communities: increasing rents and the institutionalization of older adults. After creating **Project SHARE**, the Gray Panthers looked to ECHO Housing to administer and carry out the program.

All residents of, or persons who want to live in Livermore or Pleasanton are eligible to participate in the program, either as home providers or home seekers.





**Shepherd's Gate**

Phone: (925) 443-4283

Address: 1660 Portola Avenue

Livermore, CA 94551

Website(s): <http://shepherdsgate.org/>

Email(s): [shepgate@shepherdsgate.org](mailto:shepgate@shepherdsgate.org)

Shepherd's Gate provides shelter and resources for women and children displaced by abuse, financial hardships, and addictions.

**Season of Sharing**

Phone: (510) 272-3700

Website: [https://www.alamedasocialservices.org/public/services/community/season\\_of\\_sharing.cfm](https://www.alamedasocialservices.org/public/services/community/season_of_sharing.cfm)

Season of Sharing (SOS) is a private fund providing one-time crisis-based assistance for housing and critical family needs to Alameda County residents. Grants are based not only on criteria being met, but also merit and the greatest need. Assistance is not guaranteed.

Eligible applicants are families with children under 18 living in the home, elderly individuals over the age of 60, and individual with permanent, medically verified disabilities.

**Sunrise Village Shelter**

Phone: (510) 252-0910

Address: 588 Brown Road

Fremont, CA 94539

Website(s): <http://www.fremont.gov/BusinessDirectoryII.aspx?IngBusinessCategoryID=44>

Provides a variety of housing and shelter services to individuals and families in need.



**Tri-Valley Haven**

3663 Pacific Avenue  
Livermore, CA 94550  
(925) 449-5842  
(800) 884-8119

Website: [www.trivalleyhaven.org](http://www.trivalleyhaven.org)

Provides shelter and counseling for battered women and their children.

**Services:** Domestic Violence Hotlines, Domestic Violence Shelters, Homeless Shelter, Sexual Assault Counseling, Sexual Assault Hotlines, Spouse/Intimate Partner Abuse Counseling, Temporary Restraining Orders

**Ursula Sherman Village**

Phone: (866) 960-2132  
Address: 711 Harrison Street  
Berkeley, CA 94704

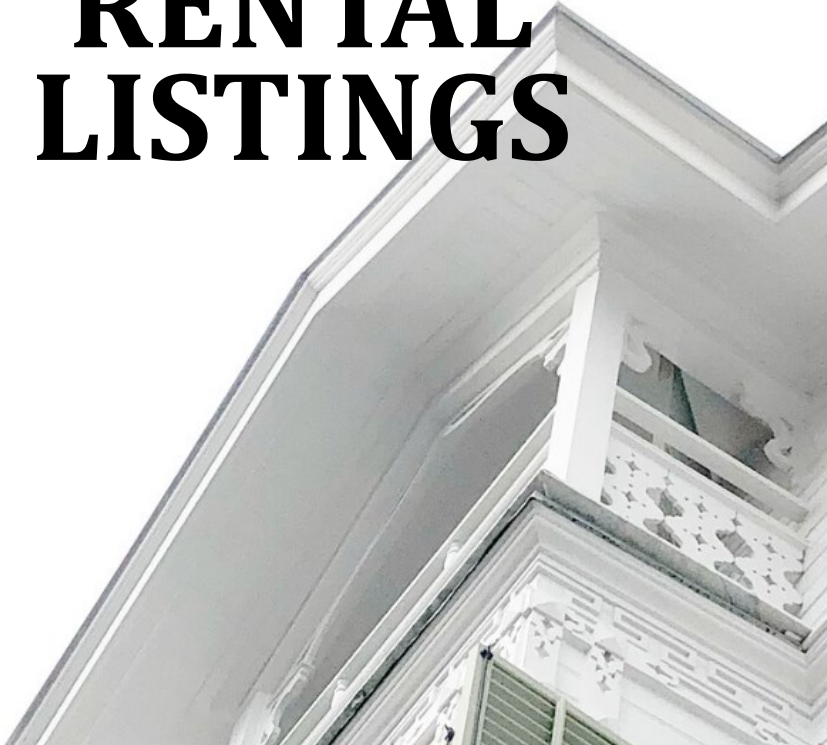
<https://self-sufficiency.org/programs/ursula-sherman-village/>

Email(s): [jlewis@self-sufficiency.org](mailto:jlewis@self-sufficiency.org)

An 80-bed shelter that provides mental health, housing, employment, education, drug/alcohol recovery services for homeless individuals and families.



# AFFORDABLE RENTAL LISTINGS



CITY OF

DUBLIN

Complex Name & Address	Income Limits	BMR Units	62+ Years	Accessible Units	Accepts Section 8
<b>Avalon Dublin Station</b> 255 Units (Studio, 1, 2, 3 BR) 5200 Iron Horse Pkwy. (925) 828-7181 www.avaloncommunities.com	120% AMI	50			
<b>Avana Dublin Station</b> 177 Units (2 BR) 6233 Dougherty Rd. (925) 803-0411 www.avanadublinstation.com	120% AMI	2		✓	
<b>Camellia Place</b> 112 Units (1, 2, 3 BR) 5450 DeMarcus Blvd. (925) 829-4900 www.camelliaplaceapts.com	50-60% AMI	111		✓	✓
<b>Carlow Court Senior Apts. at Emerald Vista</b> 50 Units (1 BR) 6880 Mariposa Circle (925) 361-0733 www.edenhousing.org	50% AMI	49	✓	✓	Project Based Section 8
<b>Dublin Station by Windsor</b> 305 Units (1, 2, 3 BR) 5300 Iron Horse Pkwy. (925) 560-0709 www.dublinstationbywindsor.com	120% AMI	30			
<b>Oak Grove Family Apts. at Dublin Ranch</b> 304 Units (1, 2 BR) 4161 Keegan St. (925) 829-2916 www.thegrovesatdublinranch.com	50,60, 120% AMI	243		✓	✓

CITY OF  
**DUBLIN**

Complex Name & Address	Income Limits	BMR Units	62+ Years	Accessible Units	Accepts Section 8
<b>Park Sierra at Iron Horse Trail</b> 283 Units (1, 2, 3 BR) 6450 Dougherty Rd. (925) 560-0050 www.sheaapapartments.com	50% AMI	57		✓	✓
<b>Pine Grove 55+ Apartments</b> 322 Units (1, 2 BR) 3115 Finnian Way (925) 560-0965 www.thegrovesatdublinranch.com	50,60, 120% AMI	292	55+ YRS ✓	✓	✓
<b>Tralee Village Apartments</b> 130 Units (1, 2, 3 BR) 6599 Dublin Blvd., Suite O (925) 829-4400 www.traleevillageapts.com	50,80, 120% AMI	16			



CITY OF

DUBLIN

Complex Name & Address	Income Limits	BMR Units	62+ Years	Accessible Units	Accepts Section 8
<b>Valor Crossing</b> 66 Units (1, 2, 3 BR) 7500 Saint Patrick Way (925) 240-3940 <a href="http://www.edenhousing.com">www.edenhousing.com</a>	50-60% AMI	65		✓	✓
<b>Wexford Way at Emerald Vista</b> 130 Units (1, 2, 3, 4 BR) 6900 Mariposa Circle (925) 999-8439 <a href="http://www.edenhousing.com">www.edenhousing.com</a>	50-60% AMI	129		✓	✓
<b>Wicklow Square Senior Apts.</b> 54 Units (1 BR) 7606 Amador Valley Blvd. (925) 556-9424 <a href="http://www.edenhousing.com">www.edenhousing.com</a>	50% AMI	53	✓	✓	✓



CITY OF

LIVERMORE

Complex Name & Address	Income Limits	BMR Units	62+ Years	Accessible Units	Accepts Section 8
<b>Agno Apartments</b> 171 Units (1, 2, 3 BR) 1001-1097 Westwind St. (925) 275-5567 www.affordableaptsvascostation.com	40-50% AMI	35			✓
<b>Arbor Vista</b> 80 Units (1 BR) 1300 S. Livermore Ave. (925) 454-9605 www.arborvistalivermore.com	50% AMI	80	✓	✓	✓
<b>Arroyo Del Valle Commons</b> 12 Units (1 BR) 1140 Mocho St. (925) 443-6662 www.edenhousing.org	50% AMI	11		For developmentally disabled adults	✓
<b>Bluebell Apts.</b> 18 Units (2 BR) 1023, 1031, 1057, 1063 Bluebell Dr. (925) 858-3162 www.livermoreha.org	50% AMI	9		✓	✓
<b>Carmen Avenue Apts.</b> 30 Units (Studio, 1, 2, 3 BR) 2891 Carmen Ave. (925) 606-8031 www.sahahomes.org	30% AMI	29		✓	✓
<b>Chestnut Apartments</b> 6 Units (2 BR) 2260, 2262, 2264, 2276, 2278, 2280 Chestnut St. (925) 447-3600 x202 www.livermoreha.org	50-60% AMI	6			✓

CITY OF

## LIVERMORE

Complex Name & Address	Income Limits	BMR Units	62+ Years	Accessible Units	Accepts Section 8
<b>Chestnut Square Senior Apts</b> 72 Units (Studio, 1 BR) 1651 Chestnut Street (925) 532-1601 www.midpen-housing.org	30-60% AMI	71	✓	✓	✓
<b>Gardella Plaza Apartments</b> 3 Units (1, 2 BR) 3068 Gardella Plaza (925) 443-4881	80% AMI	1			✓
<b>Heritage Estates</b> 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)	✓	✓
<b>Heritage Estates Apartments</b> 130 Units (1, 2 BR) 800 E. Stanley Blvd. (925) 371-2300 www.heritageestatesretirement.com	50-60% AMI	55	✓	✓	✓
<b>Heritage Park</b> 167 Units (Studio, 1, 2 BR) 1089 Bluebell Dr. (925) 449-4344 www.heritageparklivermore.com	80% AMI	33	✓	✓	✓
<b>Hillcrest Gardens</b> 54 Units (Studio, 1, 2 BR) 550 Hillcrest Ave. (925) 449-1111 www.hillcrestgardenslivermore.com	50% AMI	54	✓		Project based Section 8



CITY OF

## LIVERMORE

Complex Name & Address	Income Limits	BMR Units	62+ Years	Accessible Units	Accepts Section 8
<b>Las Posadas</b> 9 Units (3 BR) 353 North I St. (925) 447-3600 www.livermoreha.org	50-60% AMI	9			✓
<b>Leahy Square</b> 125 Units (1-5 BR) 3203 Leahy Way (925) 447-3600 www.livermoreha.org	50-80% AMI	125			✓
<b>Maralisa Meadows</b> 50 Units (1, 2, 3 BR) 6175 Water Lily Commons (925) 455-6522 www.maralisameadows.com	80% AMI	31		✓	
<b>Oak Street Apts.</b> 8 Units (1, 2 BR) 2174 Oak St.	50% AMI	2			
<b>Outrigger Apts.</b> 42 Units (Studio, 1, 2 BR) 1020 Dolores Ave. (925) 454-1092	30-80% AMI	28			✓
<b>Owl's Landing</b> 72 Units (1, 2, 3 BR) 860 Herman Ave. (925) 443-6662 www.edenhousing.org	60% AMI	72			✓

CITY OF

LIVERMORE

Complex Name & Address	Income Limits	BMR Units	62+ Years	Accessible Units	Accepts Section 8
<b>Stoney Creek Apts.</b> 70 Units (2, 3 BR) 5896 East Ave. (925) 447-6962 <a href="http://www.edenhousing.org">www.edenhousing.org</a>	50-60% AMI	70			✓
<b>Vandenburgh Villa</b> 40 Units (1 BR) 3300 Gardella Plaza (925) 454-0580 <a href="http://www.edenhousing.org">www.edenhousing.org</a>	50% AMI	40	✓		Project based Section 8
<b>Vineyard Village</b> 73 Units (1 BR) 3700 Pacific Ave. (925) 443-9270 <a href="http://www.vineyardvillagelivermore.com">www.vineyardvillagelivermore.com</a>	50% AMI	73	✓		Project based Section 8



CITY OF

PLEASANTON

Complex Name & Address	Income Limits	BMR Units	62+ Years	Accessible Units	Accepts Section 8
<b>Anton Hacienda</b> 168 Units (1, 2, 3 BR) 5727 W. Las Positas Blvd. (925) 251-1800 www.antonhacienda.com	50% AMI	35		✓	✓
<b>Civic Square</b> 298 Units (1, 2 BR) 4800 Bernal Ave. (925) 484-1011 www.braddockandlogan-apts.com	80-120% AMI	36			✓
<b>Division St. Senior Apts.</b> 20 Units (1 BR) 443 Division St. (925) 484-3833	50-80% AMI	20	✓	✓	✓
<b>Galloway Hacienda</b> 251 Units (Studio, 1, 2, 3BR) 5789 Gibraltar Drive (650) 295-0424 www.essexapartmenthomes.com	50% AMI	38		✓	✓
<b>Galloway Owens</b> 255 Units (Studio, 1, 2, 3 BR) 4863 Willow Road (866) 430-9524 www.essexapartmenthomes.com	50% AMI	38		✓	✓
<b>The Gardens at Ironwood</b> 172 Units (1, 2 BR) 3431 Cornerstone Ct. (925) 485-3728 www.gardensatironwood.com	50-60% AMI	138	✓	✓	Project based Section 8

CITY OF

## PLEASANTON

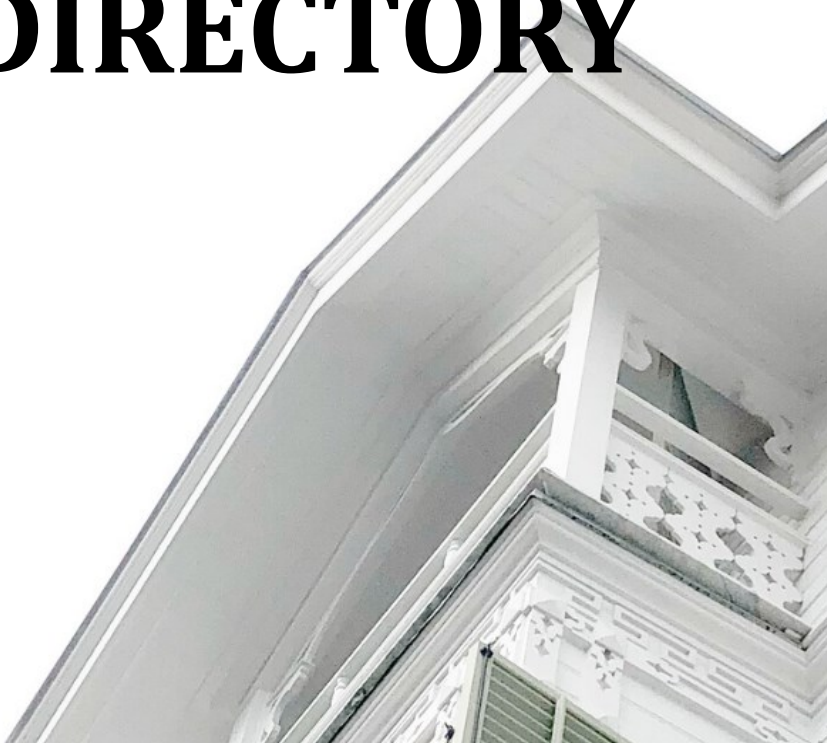
Complex Name & Address	Income Limits	BMR Units	62+ Years	Accessible Units	Accepts Section 8
<b>The Kensington Apts.</b> 100 Units (1, 2 BR) 1552 East Gate Way (925) 846-8882 www.the-kensington.net	50-80% AMI	31		✓	✓
<b>Kottinger Gardens - Phase I</b> 131 Units (1, 2 BR) 240 Kottinger Dr. (925) 574-1701 www.midpen-housing.org	30-60% AMI	131	✓	✓	✓
<b>Kottinger Gardens - Phase II</b> 54 Units (1, 2 BR) 251 Kottinger Dr. (925) 574-1701 www.midpen-housing.org	30-60% AMI	54	✓	✓	✓
<b>The Mason Flats</b> 210 Units (1, 2, 3 BR) 1605 Lexington Lane (925) 426-2766 www.themasonapartments.com	50-60% AMI	32		✓	✓
<b>Park Hacienda</b> 540 Units (1, 2, 3 BR) 5650 Owens Dr. (925) 398-7368 www.equityapartments.com	80% AMI	135		✓	✓
<b>Parkview Assisted Living</b> 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	Accepts Section 8
<b>The Promenade</b> 146 Units (1, 2, 3 BR) 5300 Case Ave. (925) 461-1948 <a href="http://epmi-co.com/properties/the-promenade/">http://epmi-co.com/properties/the-promenade/</a>	50-60% AMI	68		✓	✓
<b>Ridge View Commons</b> 200 Units (1, 2 BR) 5200 Case Ave. (925) 484-5131 <a href="http://www.edenhousing.org">www.edenhousing.org</a>	25-60% AMI	200	✓	✓	✓
<b>Stanley Junction Senior Apts.</b> 86 Units (1 BR) 4031 Stanley Blvd. (925) 462-6180	50, 60, 80% AMI	86	✓	✓	✓



# CONTRA COSTA DIRECTORY



**Affordable Housing - Department of Conservation & Development**

Website: <http://www.cccounty.us/affordablehousing>

Martinez, CA 94553

Phone: (925) 674-7208

Provides online affordable housing list for low-income families with dependent children, seniors, disabled, HIV/AIDS, transitional, and combinations of each.

**Services:** Low Cost Home Rental Listings

**Brookside Shelter - CCHS**

847 C Brookside Drive

Richmond, CA 94801

Phone: 2-1-1

Website: [cchealth.org/h3/emergency-shelter.php](http://cchealth.org/h3/emergency-shelter.php)

Provides emergency adult shelter which offers a 120 day program for single adults.

**California Apartment Association Contra Costa**

3478 Buskirk Avenue, Suite 1020

Pacific Business Center/Hookston Square

Pleasant Hill, CA 94523

Website: <http://www.caanet.org/about/caa-local/contra-costa/>

Phone: (925) 746-7131

Provides general information and referrals for landlords on a variety of issues.

**Services:** Landlord Rights Info/Counseling



## California State Department of Consumer Affairs

Website: <http://www.dca.ca.gov>

Promotes and protects the interests of California consumers.

**Services:** Consumer Complaints, Consumer Education, Government Consumer Protection Agencies, Landlord Rights Information/ Counseling, Tenant Rights Information/ Counseling

1625 North Market Blvd., Suite N112  
Consumer Information Division  
Sacramento, CA 95834  
(800) 952-5210

## Calli House: Homeless Shelter for Youth - CCHS

Website: <http://cchealth.org/homeless/calli-house.php>

Provides an emergency shelter for homeless individuals age 18-24.

**Services:** Homeless Drop In , Homeless Shelter  
845-B Brookside Drive  
Richmond, CA 94801  
(510) 236-9612

## Center for Women and Children - Bay Area Rescue Mission

224 MacDonald Avenue  
Richmond, CA 94801  
Phone: (510) 215-4860

Website: <http://www.bayarearescue.org>

Provides up to 30 consecutive days shelter for women or women with children (under 18).

**Services:** Homeless Shelter





**Concord Family Service Center - Catholic Charities of the East Bay**

2120 Diamond Boulevard, Suite 220

Concord, CA 94520

Phone: (925) 825-3099

Website: <http://www.cceb.org>

Provides a wide range of services including immigration legal assistance, back and current rental, and security deposit assistance.

**Services:** Criminal Victim/Informant Visas, Immigrant Visa Application Filing Assistance, Rental Deposit Assistance, Rent Assistance

**Concord Shelter - CCHS**

2047 Arnold Industrial Way #C

Concord, CA 94520

Phone: 211

Website: [cchealth.org/h3/emergency-shelter.php](http://cchealth.org/h3/emergency-shelter.php)

Provides emergency adult shelter which offers a 120 day program for single adults.

**Services:** Homeless Shelter



## Contra Costa County Employment & Human Services

Website: <http://ehsd.org/>

Provides applications and application interviews for CalFresh, CalWORKs, Medi-Cal, and other social services provided by the county.

**Services:** Food Stamps/SNAP Applications, Medicaid Applications, Moving Expense Assistance, Rent Payment Assistance, TANF Applications, Welfare to Work Programs

### Antioch

4545 Delta Fair Boulevard  
Antioch, CA 94509  
Phone: (877) 505-4630

### Brentwood

151 Sand Creek Road, Suite A  
Brentwood, 94513  
Phone: (877) 505-4630

### Hercules

151 Linus Pauling Drive  
Hercules, CA 94547  
Phone: (510) 262-7700

### Pleasant Hill

400 Ellinwood Way,  
Pleasant Hill, CA 94523  
Phone: (877) 505-4630

### Richmond

1305 Macdonald Avenue  
Richmond, CA 94801  
Phone: (877) 505-4630



**Contra Costa Interfaith Housing**

399 Taylor Blvd, Ste 115,  
Pleasant Hill, CA 94523  
Phone: (925) 944-2244

Website: <http://ccinterfaithhousing.org>

Provides permanent affordable housing and vital support services to homeless and very low-income families and individuals in Contra Costa County.

**Services:** Homeless Permanent Supportive Housing, Low Income/Subsidized Private Rental Housing

**Coordinated Outreach Referral and Engagement (CORE) - CCHS**

\*\*\*CONFIDENTIAL\*\*\*

Concord, CA 94520  
Phone: 211

Provides outreach to homeless encampments by giving clothing items, minor medical care and general hygiene products.

**Services:** Street Outreach Programs



**Crisis Nursery Intervention Program - Bay Area Crisis Nursery**

1506 Mendocino Drive

Concord, CA 94521

Phone: (925) 685-8052

Website: [www.bayareacrisisnursery.org](http://www.bayareacrisisnursery.org)

Assists families when there is an immediate need for a family to admit children due to a crisis or stressful situation.

**Services:** Children's Out of Home Respite Care, Crisis Nurseries/Child Care, Family Services Related Volunteer Opportunities

**Don Brown Shelter - BACS**

1401 West 4th Street

Antioch, CA 94509

Phone: (925) 434-5215

Website: <http://www.bayareacs.org/>

Provides a homeless shelter for single men or women who have been diagnosed with a severe mental illness.

**Services:** Homeless Shelter

**Family Emergency Shelter - GRIP**

165 22nd Street

Richmond, CA 94801

Phone: (510) 233-2141 x323

Website: <http://www.gripcares.org/>

Offers emergency shelter for families with children.

**Services:** Clerical Volunteer Opportunities, Homeless Shelter



**Home Match Contra Costa - Covia**

2185 N. California Boulevard, Suite 215

Walnut Creek, CA 94596

Phone: (925) 956-7385

Website: <https://covia.org/services/home-match/>

Provides home matching program for homeowners 55+ who have a spare room for rent and who are interested in sharing their homes with adults in Contra Costa County with incomes below 90% of the county median who need stable affordable housing.

**Services:** Roommate/Housemate Matching Assistance

**Housing Authority of CCC - Housing Choice Voucher/Section 8 Program**

2870 Howe Road

Martinez, CA 94553

Phone: (888) 746-8731

Website: <http://www.contracostahousing.org/hcv.htm>

Administers the Housing Choice Voucher/Section 8 program.

**Services:** Housing Authorities, Section 8 Housing Choice Vouchers, Section 8/Rental Assistance Program Rental Listings



**Housing Authority of Contra Costa County**Website: <http://www.contracostahousing.org>

Manages public housing in the area, reporting office for public housing residents and assists property owners.

**Services:** Housing Authorities, Public Housing

**Pittsburg**

875 El Pueblo Avenue

Pittsburg, CA 94565

Phone: (925) 957-8006

**Rodeo**

2 California Street

Rodeo, CA 94572

Phone: (925) 957-8008

**San Pablo**

2324 College Ave

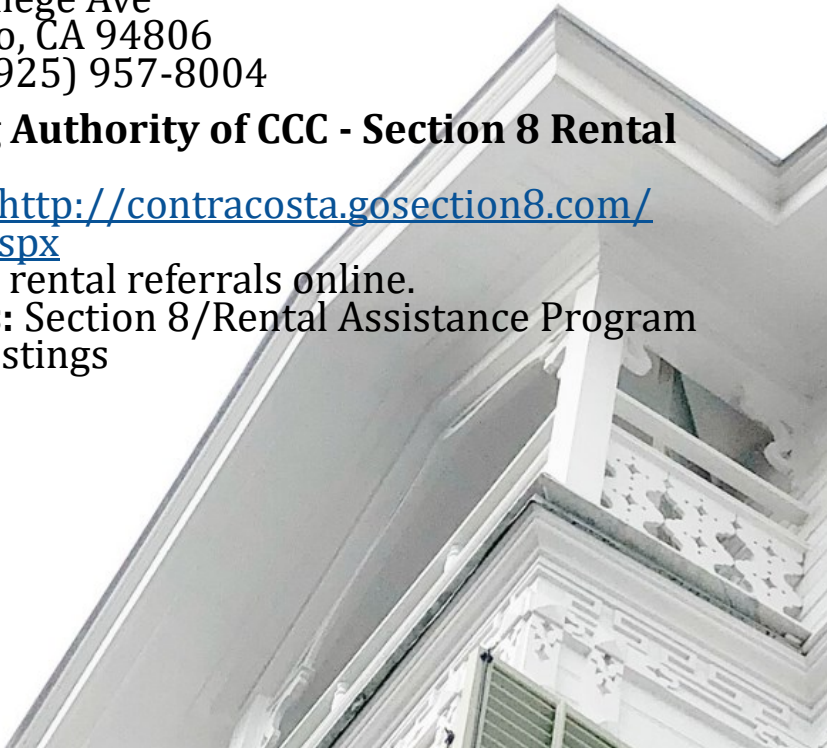
San Pablo, CA 94806

Phone: (925) 957-8004

**Housing Authority of CCC - Section 8 Rental Listings**Website: <http://contracosta.gosection8.com/default.aspx>

Provides rental referrals online.

**Services:** Section 8/Rental Assistance Program  
Rental Listings



**Housing Authority of Contra Costa County -  
Administrative Office**

3133 Estudillo Street

Martinez, CA 94553

Phone: (925) 957-8000

Website: <http://www.contracostahousing.org>Administration for Contra Costa County Housing  
Authority.**Services:** Administrative Entities, Housing  
Authorities**Housing Authority of the City of Pittsburg**

916 Cumberland Street

Pittsburg, CA 94565

Phone: (925) 252-4830

Website: <https://www.waitlistcheck.com/CA1295>Offers Housing Choice Voucher Program (Section)  
which provides assistance to help people afford  
housing that is privately owned.**Services:** Housing Authorities, Section 8 Housing  
Choice Vouchers, Section 8/Rental Assistance  
Program Rental Listings**Housing Authority of the City of Richmond**

330-24th Street

Richmond, CA 94804

Phone: (510) 621-1300

Website: [http://www.ci.richmond.ca.us/  
index.asp?nid=86](http://www.ci.richmond.ca.us/index.asp?nid=86)Administers public housing for low-income  
families and individuals, and section 8 housing  
choice voucher program, also receives other  
funding for drug elimination, capital  
improvements and site/development  
revitalization.**Services:** Housing Authorities, Public Housing,  
Section 8 Housing Choice Vouchers, Section 8/  
Rental Assistance Program Rental Listings

**Men's Center - Bay Area Rescue Mission**

200 MacDonald Avenue

Richmond, CA 94801

Phone: (510) 215-4868

Website: <http://www.bayarearescue.org>

Provides up to 45 consecutive days shelter for single men.

**Services:** Homeless Shelter

**Mountain View Family Emergency Shelter - SHELTER, Inc.**

1391 Shell Avenue

Martinez, CA 94553

Phone: (925) 335-0698

Website: <http://shelterinc.org/>

Provides shelter for 10 families and provides three meals a day.

**Services:** Homeless Shelter

**Permanent Supportive Housing - SHELTER, Inc.**

1333 Willow Pass Road, Suite 206

Concord, CA 94520

Phone: (925) 335-0698

Website: <http://www.shelterinc.org/>

Offers three permanent supportive housing programs; Turning point Housing Program (THP), Permanent Step Program (PSP) and Project Thrive.

**Services:** Homeless Permanent Supportive Housing





**Prevention and Rapid Rehousing - SHELTER,****Inc.** 1333 Willow Pass Road, Suite 206

Concord, CA 94520

Phone: (925) 335-0698

Website: <http://www.shelterinc.org/>

Offers short term financial assistance and case management for families and individuals facing a housing crisis through no fault of their own.

**Services:** Rental Deposit Assistance, Rent Assistance

**Rapid Resolution - The Hume Center**

\*\*\*CONFIDENTIAL\*\*\*

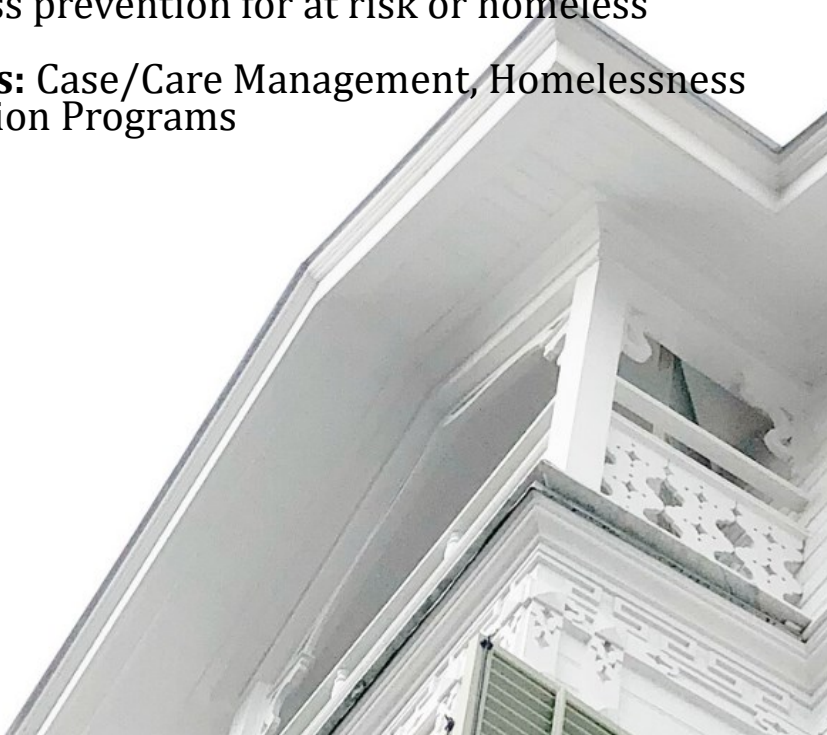
Richmond, CA 94806

(510) 447-1752

Website: <http://www.humecenter.org>

Offers pilot program which provides case management, advocacy, resource referrals, and homeless prevention for at risk or homeless clients.

**Services:** Case/Care Management, Homelessness Prevention Programs



**REACH Plus Rapid Rehousing - SHELTER, Inc.**

1333 Willow Pass Road, Ste 206

Concord, CA 94520

Phone: (925) 335-0698

Website: <http://www.shelterinc.org/>

Provides case management, housing search assistance, employment search assistance and partial, time-limited financial assistance for security deposit and rent costs using a housing first, progressive engagement model.

**Services:** Rapid Re-Housing Programs

**Rental Listings - CHDC**

Website: <http://cpmcorp.org/>

Richmond, CA 94801

Provides a listing of affordable rental properties and homes for sale.

**Services:** Low Cost Home Rental Listings

**Safe Refuge for Children and Families**

1251 Monument Boulevard, Ste 220

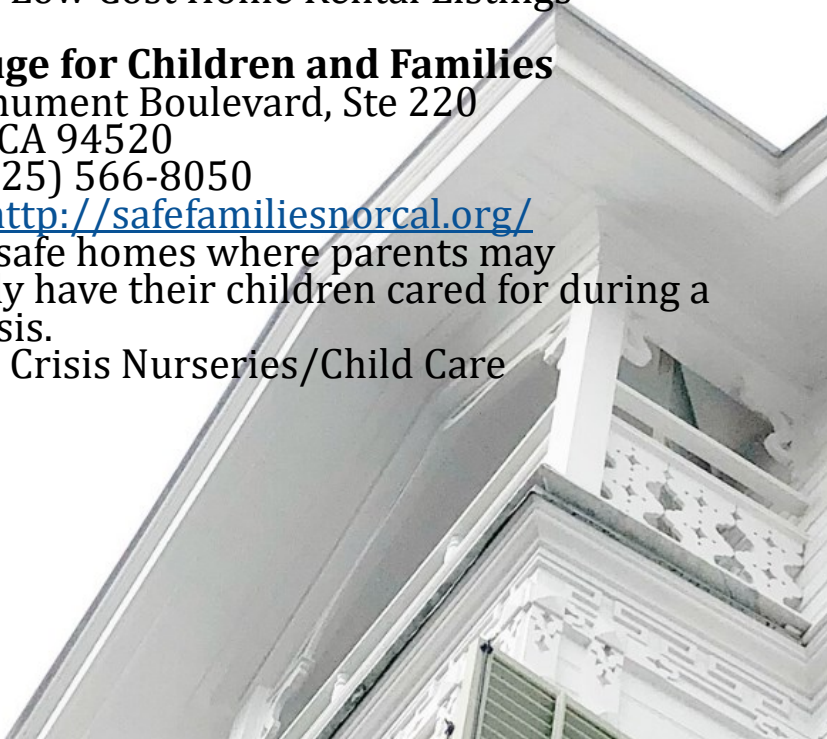
Concord, CA 94520

Phone: (925) 566-8050

Website: <http://safefamiliesnorcal.org/>

Provides safe homes where parents may voluntarily have their children cared for during a family crisis.

**Services:** Crisis Nurseries/Child Care



**Safe Time Host**

\*\*\*CONFIDENTIAL\*\*\*

Kensington, CA 94707

Phone: (510) 524-5525

Website: <https://safetimehost.org/>

Recruits hosts with extra space in their homes who will provide temporary rent-free shelter to qualified at risk of becoming homeless individuals.

**Services:** Roommate/Housemate Matching Assistance

**Season of Sharing Contra Costa County - CCC****EHSD**

\*\*\*CONFIDENTIAL\*\*\*

Pleasant Hill, CA 94523

Phone: (925) 521-5065

Provides rent, deposit, or mortgage payment assistance including furniture assistance if you are currently homeless or at risk of becoming homeless.

**Services:** Furniture, Mortgage Payment Assistance, Rental Deposit Assistance, Rent Payment Assistance, Service Cost Payment Assistance

**Trinity Center (CARE CENTER)**

1300 Boulevard Way

Walnut Creek, CA 94596

Phone: (925) 949-8712

Website: <http://trinitycenterwc.org/>

Provides a respite and services for low-income adults and/or homeless in the Walnut Creek area.

**Services:** Case/Care Management, Clothing Donation Programs, Homeless Drop In Centers, Homeless Safe Parking Programs, Neighborhood Multipurpose Centers, Public Showers/, Baths Substance Use Disorder Referrals



**Winter Nights Transitional Housing/Shelter****\*\*\*CONFIDENTIAL\*\*\***

Walnut Creek, CA 94597

Phone: (925) 435-2074

Website: <http://www.cccwinternights.org>

Provides shelter for Contra Costa homeless families (men and women) WITH dependent children.

**Services:** Homeless Shelter**LGBTQ Homeless Transition Youth Program -  
Rainbow Community Center**

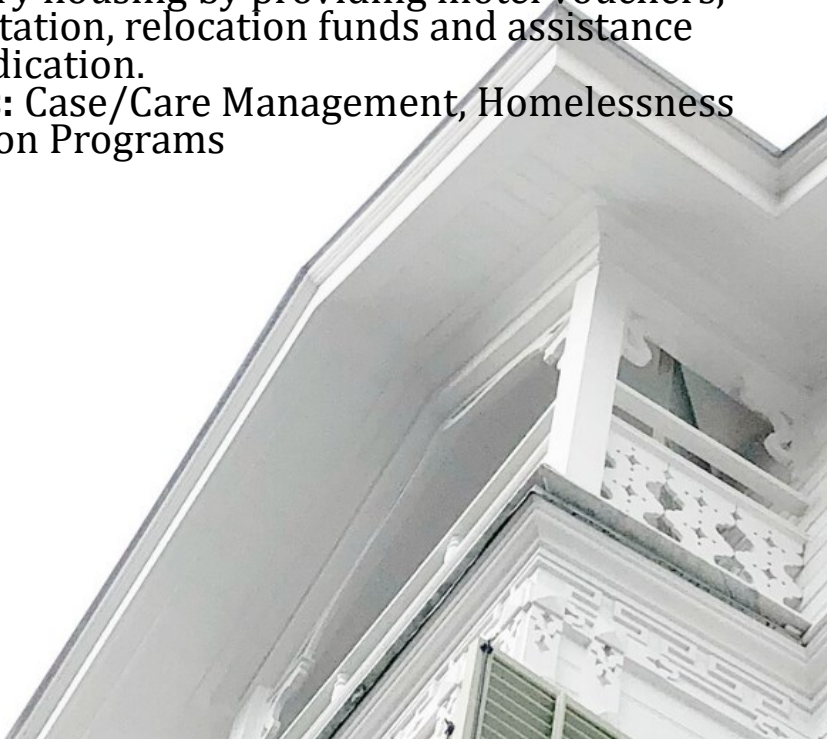
2118 Willow Pass Road, Suite 500

Concord, CA 94519

Phone; (925) 692-0090

Website: <http://www.rainbowcc.org>

Offers LGBTQ homeless youth age (18-24) temporary housing by providing motel vouchers, transportation, relocation funds and assistance with medication.

**Services:** Case/Care Management, Homelessness Prevention Programs

## **Catholic Charities of the East Bay**

433 Jefferson Street

Oakland, CA 94607

Phone: (510) 768-3100

Fax: (510) 451-6998

Website: <https://www.cceb.org>

If you are at-risk of losing your current housing or need help to move to more stable housing, then Catholic Charities might be able to help you.

We may provide help with:

1. Back Rent if you have received an eviction or three-day notice;
2. Deposit: if you have identified a new place to live and have a Letter of Intent to Rent or if you are a Section 8 recipient you must provide a passing Proof of Inspection report;
3. Utility Assistance: limited to those receiving rental or deposit assistance. Application for Spectrum at the front desk

Who may Qualify:

Individuals and families living in Alameda County with more resources for those in Oakland; Seniors age 55 and older; Disabled individuals; Low to moderate income individuals and families with dependent children; Emancipated foster youth; Veterans; Victims of domestic violence or violent crimes; or Pregnant women in their second trimester. You must also be experiencing a housing crisis.

Services we may also provide:

- One-time financial assistance
- Budget review & Counseling
- Case Management
- Referrals for additional resources



TOWN OF

## DANVILLE

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

TOWN OF

DANVILLE

Complex Name & Address	Income Limits	BMR Units	62+ Years	Accessible Units	Accepts Section 8
<b>Willow Commons</b> 22 Units (Studio, 1, 2 BR) 1011 Hartz Way (510) 614-6200	50,80, 110% AMI	9 (+13 mod income)	✓	✓	✓
<b>Villas at Monterosso</b> 96 Units (2 BR) 1000 Casablanca Terrace (925) 208-8990 <a href="http://www.braddockandlogan-aps.com">www.braddockandlogan-aps.com</a>	50,80, 120% AMI	34		✓	

CITY OF

## SAN RAMON

Complex Name & Address	Income Limits	BMR Units	62+ Years	Accessible Units	Accepts Section 8
<b>Canyon Oaks at Windemere</b> 250 Units (1, 2, 3 BR) 1 Amberstone Ln. (866) 626-2703 www.essexapartmenthomes.com	120% AMI	250		✓	✓
<b>Cornerstone at Gale Ranch</b> 266 Units (1, 2, 3 BR) 2200 Brookcliff Circle (925) 648-1005 www.cornerstonegaleranch.com	50,80, 120% AMI	266		✓	✓
<b>Deer Creek (North) Apts.</b> 261 Units (1, 2, BR) 17115 & 17225 Bollinger Canyon Road (925) 968-9175 www.deercreekatsanramon.com	50-120% AMI	261	55+ YRS ✓	✓	✓
<b>Falcon Bridge at Gale Ranch</b> 256 Units (1, 2, 3 BR) 500 Copperset Rd. (925) 968-1175 www.falconbridgeapts.com	120% AMI	256		✓	✓
<b>Highlands Point at Windemere</b> 293 Units (1, 2, 3 BR) 2311 Ivy Hill Way (888) 779-3262 www.highlandspointapts.com	50,80, 120% AMI	293		✓	✓
<b>Mill Creek at Windemere</b> 400 Units (1, 2, 3 BR) 2100 Waterstone Place (866) 557-0608 www.essexapartmenthomes.com	120% AMI	400			✓

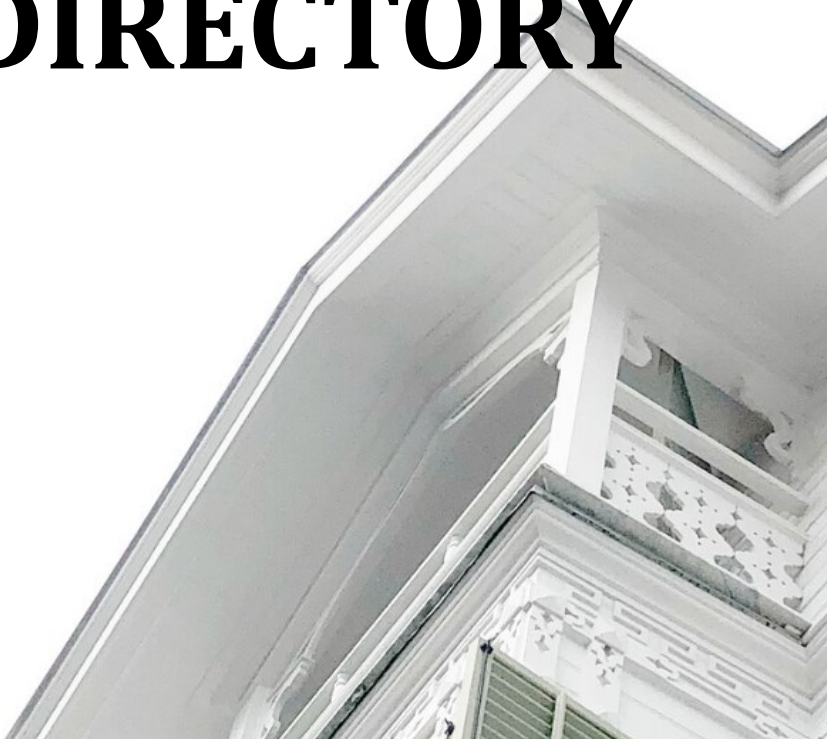


CITY OF

## SAN RAMON

Complex Name & Address	Income Limits	BMR Units	62+ Years	Accessible Units	Accepts Section 8
<b>Muirlands at Windemere</b> 350 Units (1, 2, 3 BR) 1108 Crestfield Dr. (877) 817-9552 www.muirlands-apts.com	50-80% AMI	350		✓	✓
<b>Seville at Gale Ranch</b> 165 Units (1, 2, 3 BR) 2000 Bellas Artes Circle (925) 736-9100 www.thesevilleapts.com	50-80% AMI	165		✓	✓
<b>Valencia Apts. at Gale Ranch</b> 186 Units (1, 2, 3 BR) 1200 Golden Bay Ave. (925) 968-9073 www.valenciaaptsatgaleranch.com	50- 120% AMI	186		✓	✓
<b>Valley Vista</b> 104 Units (1, 2 BR) 20709 San Ramon Valley Blvd. (925) 551-3300 www.valleyvistasanramon.com	50-80% AMI	104	✓	✓	
<b>Villa San Ramon</b> 120 Units (Studio, 1 BR) 9199 Fircrest Ln. (925) 803-9100 www.vintagesenior.com	50-80% AMI	32	55+ YRS ✓	✓	

# SAN JOAQUIN DIRECTORY



**Cal Weber 40**

512 East Weber Avenue, Stockton, CA 95202

Website: <https://www.liveatcalweber40.com/>

Phone: (209) 933-0587

Eligibility: Residents must earn between 30 to 60 percent of the Area Median Income

Cal Weber 40 is an affordable family housing property located at the intersection of North California Street and East Weber Avenue in Stockton, California. Cal Weber 40 apartments consist of 40 units; 28 apartments with two bedrooms and one bathroom, 12 apartments with three bedrooms and two bathrooms. The modern apartment complex boasts solar-powered units, a computer lab and a private playground.

**California Conservation Corps (Delta Center)**

7000 South Newcastle Road, Stockton, CA 95215

Website: <http://www.ccc.ca.gov>

(209) 948-7157 (Stockton Recruiter)

(209) 235-1700 (Delta Center)

(800) 952-5627 (Statewide Hotline)

California Conservation Corps (CCC) offers employment in the parks and forests of California in exchange for minimum wage. They offer a wide range of skills from firefighting training to culinary. Applicants will have an opportunity to earn a high school diploma if they don't already have one. Graduates of this program are eligible for academic scholarships. A teen pregnancy and gang prevention program is available.



## CA Department of Veterans Affairs (CalVet Home Loan)

1227 O Street

Sacramento, CA 95814

Phone: (866) 653-2510

Website: <http://www.calvet.ca.gov/HomeLoans/Default.aspx>

California Department of Veterans Affairs and its CalVet Home Loan program is committed to helping veterans and active duty personnel attain the American Dream of home ownership. Competitive market interest rates with low or no down payment is offered. The eligibility guidelines have been expanded so that nearly any veteran interested in purchasing a home in California is eligible. Please visit their website for detailed information. You may use the menu on the right hand side of this page to get detailed information about the CalVet Home Loan program.

## California MENTOR

2291 West March Lane, Suite E102

Stockton, CA 95207

Phone: (209) 957-4310 ext. 215

Website: <http://www.camentorfha.com>

California Mentor provides homes for developmentally delayed adults 18 years and older. One to two clients per home. Case management services are provided. Bi-weekly home visits with the program coordinators are made. This organization is part of the Mentor Network.



**Central Valley Low-Income Housing Corp.**

2431 West March Lane, Suite 350

Stockton, CA 95207

Phone: (209) 472-7200 ext. 100

Email: [contact@cvlihc.org](mailto:contact@cvlihc.org)

Continuum of Care (CoC) Rapid Re-Housing is a federally funded temporary rental assistance program (normally not exceeding twelve months) for qualified homeless families that are living in a shelter, living on the streets, or receiving one-time homeless assistance from the Human Services Agency. Families can receive rent and deposit assistance, according to documented need of the household; continuing eligibility is reviewed at least every three months. The head of household must also participate in a plan toward self-sufficiency (education, training or employment). Households that believe they meet eligibility requirements should contact Central Valley Low-Income Housing for full details.

Permanent Supportive Housing is primarily directed to serving the needs of households consisting of an adult homeless person with a permanent disabling condition but also serves homeless households where the head of household is disabled. The program provides rent support and strongly encourages that qualifying participants receive ongoing support services from either the referring agency or a social service agency. Additionally, a self-sufficiency plan is developed with specific goals to assist members of the household toward self-sufficiency. Households must be able to provide for basic living needs in addition to rent.



<https://www.communityconnectionssjc.org/>

### **Gospel Center Rescue Mission**

445 S. San Joaquin Street  
Stockton, CA 95203  
Phone: (209)466-2138

Website: <http://www.gcrms.org/>

New Hope family Shelter is a recovery program to manage life from addiction to recovery. The Homeless Recuperative program offers homeless individuals a safe place to rest while completing their medical recovery.

### **Habitat for Humanity of San Joaquin County**

4933 North West Lane  
Stockton, CA 95210

Website: <http://www.sjchabitat.org>

Email: [t.vanalen@sjchabitat.org](mailto:t.vanalen@sjchabitat.org)

Administration: (209) 465-5054

ReStore: (209) 463-1043 ext. +1

Eligibility: Must meet income guidelines and inquire about application process at the ReStore location on 4933 North West Lane. Habitat for Humanity of San Joaquin County, Inc. is a non-profit Christian housing ministry dedicated to helping low-income families improve the conditions in which they live. A fund created from gifts and the ReStore's net profit serves as capital for building homes. Construction is a cooperative effort involving both volunteer workers and recipients of the home.



**Haven of Peace**

7070 S. Harlan Rd.  
French Camp, CA 95231  
Phone: (209) 982-0396

Website: <https://havenofpeaceinc.com/>

Women come to us from various circumstances. Some are suffering the trauma of domestic violence. Others may come directly from jail or off the streets, while some have lost jobs and have no outside support. Many women come to us from generations of poverty or have suffered other life-changing circumstances. Women and children come to the Haven of Peace for help and guidance. The women are eighteen (18) years-of-age or older, while the children are of all ages for girls and up to eight (8) years-of-age for boys (due to dormitory setting).

**Housing Authority of the County of San Joaquin**

2575 Grand Canal Blvd., Suite 100  
Stockton, CA 95207

Website: <https://www.hacsj.org/>

Email: [pragsdale@hacsj.org](mailto:pragsdale@hacsj.org)

Eligibility: Low-income residents of San Joaquin County.

Housing Authority of the County of San Joaquin provides for affordable, attractive, safe living environments with the goal of assisting low-to-moderate income residents in becoming self-sufficient, including the elderly and disabled. They offer the Public Housing and Housing Choice Voucher Programs. Please call for more information.



<https://www.communityconnectionssjc.org/>

### **Hope Family Shelters**

520 S. Union Road

Manteca, CA 95337

Phone: (209) 824-0658

Website: <https://www.hopefamilyshelters.org/>

Emergency Shelter for women and children who have been displaced. Emergency shelter for families who have been displaced. Transitional housing options.

### **Independent Living Resource (ILR): Antioch**

3727 Sunset Lane, #103

Antioch, CA 94509

Phone: (925) 754-0539

Website: <http://www.ilrsc.org>

Provides information, referrals, assistance, understanding and hope to persons of all ages with disabilities as well as elderly individuals.

**Services:** Advocacy, Assistive Technology Equipment Loan, Assistive Technology Information, Centers for Independent Living, General Benefits Assistance, Housing Search Assistance, Independent Living Skills Instruction, Job Finding Assistance, Job Interview Training, Job Readiness, Job Search Techniques, Life Skills Education, Peer Counseling





**Independent Living Resource (ILR): Concord**

Website: <http://www.ilrsc.org>

1850 Gateway Boulevard, Suite 170

Concord, CA 94519

Phone: (925) 363-7293

Provides information, referrals, assistance, understanding and hope to persons of all ages with disabilities as well as elderly individuals for the purpose of helping them to live as independently as possible.

**Services:** Advocacy, Assistive Technology Equipment Loan, Assistive Technology Information, Centers for Independent Living, General Benefits Assistance, Housing Search Assistance, Independent Living Skills Instruction, Job Finding Assistance, Job Interview Training, Job Readiness, Job Search Techniques, Life Skills Education, Etc.

**McHenry House**

757 A Street

Tracy, CA 95376

Phone: (209) 835-2328

Website: <https://www.mchenryhousetracy.org/>

Email: [info@mchenryhousetracy.org](mailto:info@mchenryhousetracy.org)

Tracy, (209)835-2328

Offers 48-72 hour emergency housing and referrals, Transitional housing, counseling services, financial counseling, domestic violence workshops, etc.



**Lodi House**

801 S. Washington Street

Lodi, CA 95240

Phone: (209) 334-6346

Website: <https://www.lodihouse.org/>

Email: [info@lodihouse.org](mailto:info@lodihouse.org)

Phone: (209)334-6346

Lodi House provides compassionate support counseling and shelter to assist women and children who are in transition and unable to maintain a permanent residence.

Lodi House offers a structured full service housing program that focuses on building healthy relationships, goal setting, providing accountability and connecting clients with community resources that will assist them in maintaining long-term stability.

**Ready to Work**

119 East Weber Avenue

Stockton, CA 95202

Phone: (209) 392-9096

Website: <https://www.readytoworksjc.org/>

Eligibility: Homeless in San Joaquin County.

Ready to Work seeks to reduce the number of homeless people in San Joaquin County by helping men with a history of homelessness or involvement in the criminal justice system rebuild their lives and the lives of their families. Clients are active participants in their own success, and learn hard skills that lead directly to jobs. Earned income is the key for graduates to maintain housing and avoid future homelessness.



**San Joaquin Fair Housing Association**

421 South El Dorado Street, Suite 2B  
Stockton, CA 95203

Website: <http://www.sjfairhousing.com>

Email: [RobertM@sjfairhousing.com](mailto:RobertM@sjfairhousing.com)

Eligibility: Serves low income tenants and landlords with mediation in regard to housing issues as well as education and investigation in fair housing issues, to eliminate discrimination in San Joaquin County.

San Joaquin Fair Housing Association ensures equal opportunity in housing, rental, sale or financing without regard to race, creed, religion, sex, national origin, ancestry, marital status, physical handicap or any arbitrary basis.



<https://www.communityconnectionssjc.org/>

### **Service First of Northern California (SFNC)**

1222 Monaco Court, Suite 28

Stockton, CA 95207

Phone: (209) 644-6328

Phone: (209) 888-5088

Website: <http://www.servicefirstnc.org/>

Email: [bbafford@servicefirstnc.org](mailto:bbafford@servicefirstnc.org)

Eligibility: Referral from agency or physician.

Service First of Northern California (SFNC) is a 501(c)(3) Non-profit Public Benefit Corporation that serves as an umbrella organization that operates ten (10) community based programs.

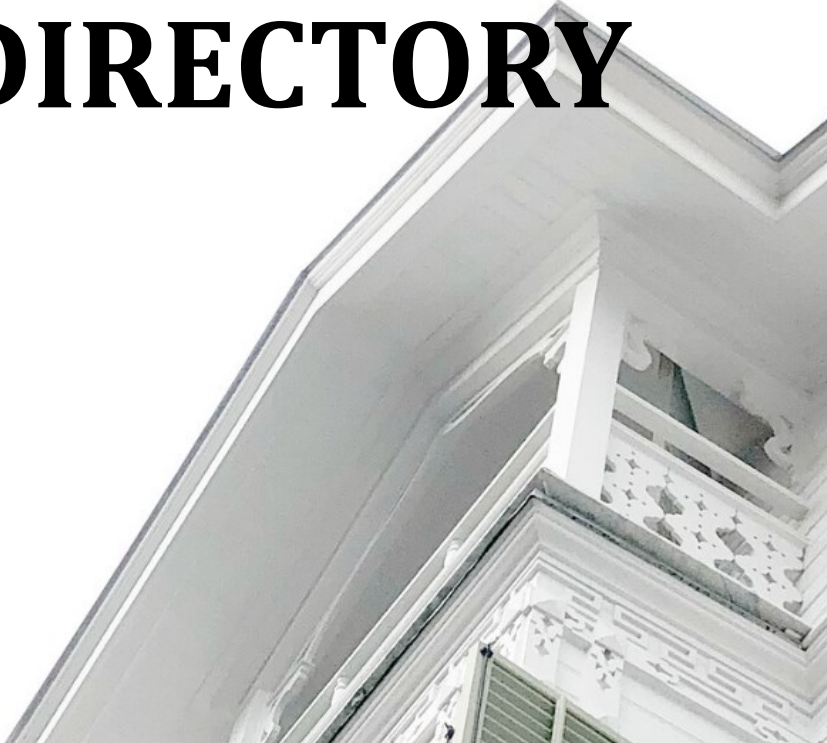
The "service" focuses on the neediest individuals in the community. They provide supportive services to individuals that are developmentally disabled, mentally ill, physically disabled, homeless Veterans, Social Security beneficiaries, and those struggling with addiction.

St. Mary's Dining Room, Stockton, (209)467-0703  
Stockton Shelter for the Homeless, Stockton, (209) 465-3612

Women's Center Family & Youth Services,  
Stockton, (209)467-2302



# FOSTER YOUTH DIRECTORY



**Beyond Emancipation Disclaimer and Credit**

This booklet is not a comprehensive guide to all of the service providers in and around Alameda County. It presents organizations that Beyond Emancipation (B:E) has worked with or researched. Please note that the booklet is updated periodically and you can contact B:E to request the most recent version. You can also find this in PDF format online at: [www.beyondemancipation.org](http://www.beyondemancipation.org)

If you feel as though an organization has been le out or that information is inaccurate or outdated, please contact us with your suggestions ([info@beyondemancipation.org](mailto:info@beyondemancipation.org)).

Thanks to our staff for researching, compiling, and updating this resource guide. Thanks also to Casey Family Programs for their encouragement to develop the booklet for broader circulation and for financial support for printing its earliest editions. Most of all, thanks to the transition age youth for their courage and determination.

Critical Needs 24 Hour Crisis Lines.....	71-72
Emergency Shelter .....	73-78
Drop-in Centers.....	79-80
Housing Transitional THP+ Housing .....	81-85
Deposit and Rent Assistance .....	86-87



**CRITICAL NEEDS: 24 HOUR CRISIS LINES**

Alameda County Child and Family Services Child Abuse Reporting – Oakland/Alameda County  
(510) 259-1800

Building Futures Crisis Line  
<http://bffc.org/>  
(866) 292-9688

California Youth Crisis Line  
<https://calyouth.org/>  
(800) 843-5200

Community United Against Violence (CUAV)  
<http://www.cuav.org/>  
(415) 333-HELP (4357)

The Housing Help-Link  
(800) 273-6222 (211 San Francisco)  
(510) 727-9560 (211 Alameda County)

National Domestic Violence Hotline  
<https://www.thehotline.org/>

Crisis Counseling & Referrals  
(800) 799-7233

National Runaway Safeline  
<https://www.1800runaway.org/>  
(800) RUNAWAY (786-2929)



**CRITICAL NEEDS: 24 HOUR CRISIS LINES**

National Teen Dang Abuse Hotline

<https://www.loveisrespect.org/>

(866) 331-9474

Text: “loveis” to 22522

Parental Stress Hotline, Family Paths

<https://familypaths.org/>

1-800-829-3777

Rape Crisis Hotline-Bay Area Women Against Rape

<http://www.bawar.org/>

(510) 845-7273 (English and Spanish)

Suicide Prevention

<https://www.crisissupport.org/>

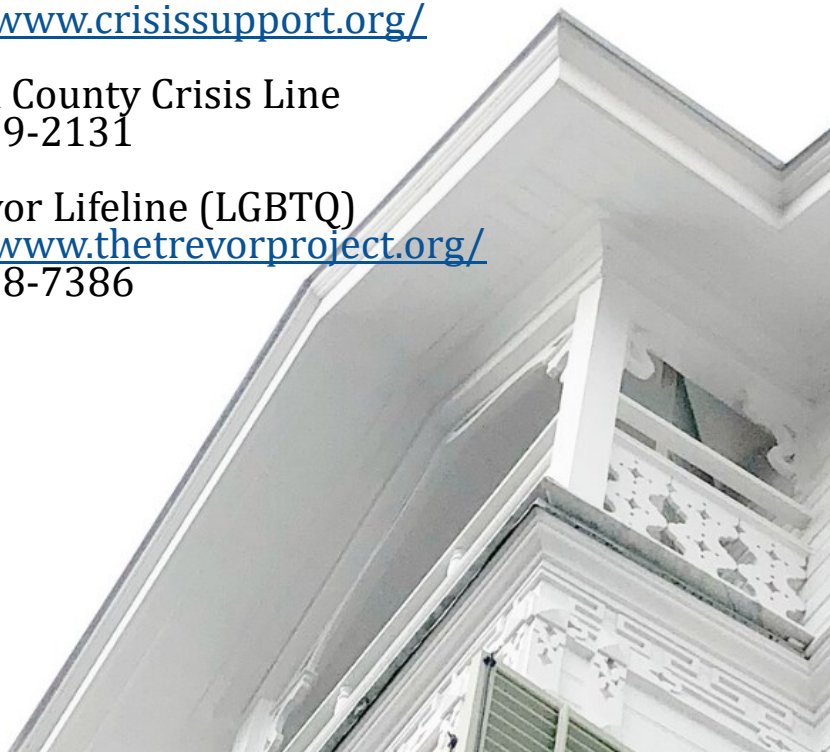
Alameda County Crisis Line

(800) 309-2131

The Trevor Lifeline (LGBTQ)

<https://www.thetrevorproject.org/>

(866) 488-7386





**EMERGENCY HOUSING**

Covenant House (18-24)

<https://www.covenanthouse.org/>

Shelter program for young adults

200 Harrison St., Oakland

(510) 379-1010

Dreamcatcher (13-18)

<http://alamedafs.org/youth.html>

'Shelter and drop-in center (free snacks and dinner is served Mon- Sat@ 5pm; laundry, games, tv, computers)

422 Jefferson St. Oakland

1 (800) 379-1114

YEAH Shelter (18 to 25)

<https://covenanthousecalifornia.org/yeah-shelter/>

Lutheran Church of the Cross

1744 University Ave., Berkeley

(510) 704-9867

Doors open at 8:00 pm: First 25 admitted, advised to be there by 7:15 pm to 7:30 pm

Seasonal: Nov- May Hours of operation: 8:00 pm – 8:00 am. Curfew is 10:00 pm. Services: Meals, showers, laundry. This is a night-only shelter.

Clinical Day Program-year around intensive case management and counseling



**EMERGENCY HOUSING**

East Oakland Community Project

<http://www.eocp.net/>

Crossroads Facility (for men, women, veterans, & families) 125-bed emergency housing program

7515 International Blvd., Oakland

(510) 532-3211

Our House (for youth 18 to 24) Transitional housing program with 10 spaces. Needs some type of income as clients pay rent.

3824 West St. Oakland, CA (510) 735-9570

Matilda Cleveland (for single parents and children)

6-month transitional housing program providing intensive case management

8314 MacArthur Blvd., Oakland

1 (844) 419-4663

Families in Transition Program 6-month transitional housing program. Must be two parent household. Scattered sites around Oakland

1 (844) 419-4663

ABODE Services

<https://abodeservices.org/>

Sunrise Village 588 Brown Rd., Fremont

Families call: (510) 252-0910 to put your name on the waiting list. Call again Friday at 1pm to re-register for the waiting list.

Single women and men call: (510) 252-0910 around 11 am to check availability. Shelter is first come first serve.



**EMERGENCY HOUSING**

Bay Area Rescue Mission

<https://www.bayarearescue.org/>

Men's Center Arrive at 6pm to receive shelter. First come, first serve.

Must be 18+

200 Macdonald Ave., Richmond  
(510) 215-4868

Berkeley Food and Housing Project

<https://bfhp.org/>

Call Berkeley Shelter Bed Hotline

(866) 960-2132

Monday to Friday: The hotline opens at 12:00pm until all beds are filled, then opens again at 7:00pm to fill any remaining beds.

Saturday & Sunday: The hotline is open at 10:00am until all beds are full and no later than noon. All reservations for Berkeley shelter beds must be made by phone. No walk-ins accepted.

Multi-Service Center:

1901 Fairview St., Berkeley; (510) 649-4965

North County Women's Shelter:

2140 Dwight Way, Berkeley

(510) 649-4965 x308

Men's Shelter:

1931 Center St., Berkeley

(510) 649-4980

Russell St. Residence:

1741 Russell St., Berkeley

(510) 843-3420



**EMERGENCY HOUSING**

Building Futures

<http://bfwc.org/>

Shelter those who experience homelessness or domestic violence in Alameda and San Leandro  
(866) 292-9688

City Team Men's Shelter (men only, \$5/night)

<https://www.cityteam.org/>

Sign in at 3:30 pm.

722 Washington St., Oakland

(510) 452-3758

Calli House– Contra Costa County Emergency shelter, meals, showers, laundry, healthcare, & case management. Based in West Contra Costa County. Open to all transition age youth.

(510) 236-9612

<https://cchealth.org/h3/calli-house.php>

FESCO (Family Emergency Shelter Coalition)

Hayward

Les Marquis: emergency shelter for families of all configurations

(510) 581-3223

Banyan House: 6-month transitional housing program for families. Must be referred by case manager or social worker, 510-538-0321

<http://fescofamilyshelter.org/>



## EMERGENCY HOUSING

Larkin Street Youth Services

<https://larkinstreetyouth.org/>

Provides a comprehensive continuum of care to homeless & runaway youth ages 13 to 24. Housing, case management, substance abuse, HIV prevention & counseling, education & employment services.

134 Golden Gate Ave, San Francisco

Hotline: (800) 669-6196

Ruby's Place

<http://www.rubysplace.org/wp/>

Shelter for families and individuals

(888) 339-7233 (24 hour emergency hotline)

(510) 581-5626

Second Chance Shelter

<http://secondchanceinc.com/>

Emergency shelter for those in addiction recovery in Newark and Hayward. (510) 792-4357

Oakland Elizabeth House

<https://www.oakehouse.org/>

A transitional housing program for women with children. Offers 12 to 18 months of housing and support services in North Oakland

(510) 658-1380



**EMERGENCY HOUSING**

Bay Area Rescue Mission

<https://www.bayarearescue.org/>

Men's Center

Arrive at 6pm to receive shelter. First come, first serve. Must be 18+

200 Macdonald Ave., Richmond  
(510) 215-4868

Family Shelter Women with children, single women, and families (will accept women under 18 with children) 224 Macdonald Ave., Richmond  
Call (510) 215-4860 to check for space availability

Uplift Family Services' Transitional Housing Program (THP)

<https://upliftfs.org/service/thp/>

Serves a limited number of adolescent clients (ages 16-21) who are in the process of emancipating from a foster care program (925) 602-1750 (Contra Costa)

Salvation Army Oakland Family Emergency Center  
2794 Garden St., Oakland  
(510) 437-9437

Call for intake appointment. Emergency housing program for families with children.

Building Opportunities for Self-Sufficiency (BOSS)

<http://self-sufficiency.org/>

Shelter program and transitional housing  
(510) 649-1930



## DROP IN CENTERS

City of Berkeley Shower Program Willard Pool  
2701 Telegraph Ave., Berkeley  
(510) 451-8923

Mon-Fri 7:30pm-8:30pm, Sat-Sun 9am-10am. Time in showers is limited to 5 minutes. Towels and soap provided.

A Friendly Manor/Place  
2298 San Pablo, Oakland  
(510) 451-8923

Mon-Fri 8:30am-3pm. For women. Showers, laundry and referrals.

Homeless Action Center  
3126 Shattuck Ave., Berkeley  
(510) 540-0878

Mon, Wed, Thur 9am-12noon 1pm-5pm, Tue 1pm-5pm. Free drop-in legal assistance: Supplemental Security Income (SSI), Social Security Disability Insurance (SSDI), Medi-Cal, CalWorks, General Assistance (GA), Food Stamps/ SNAP, Cash Assistance Programs for Immigrants (CAPI) and more. Advice and referrals for non-benefits related issues.

Berkeley Drop-In  
3234 Adeline St., Berkeley  
(510) 653-3808

Mon-Thurs 9am-4pm, Fri 9am-2pm. Drop-in center for past, current, or at-risk mental health clients and their families.



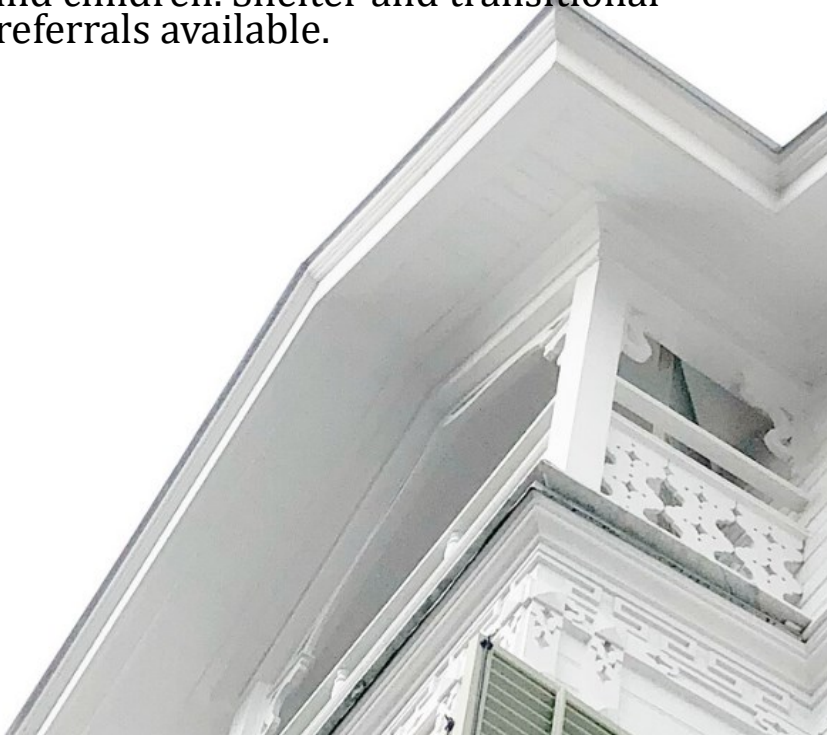
## DROP IN CENTERS

St. Vincent De Paul: Visitation Center for Women  
2260 San Pablo Ave., Oakland  
(510) 444-3790

Tue-Sat 9:30am-3pm. Showers, laundry and referrals. Resources for children including infant care.

Berkeley Food and Housing Project (BFHP) 1901 Fairview, Berkeley 1 (866) 960-2132 Housing resources, support services, mail and phone service

Women's Daytime Drop-in Center 2218 Acton (& Bancroft), Berkeley (510) 548-2884 Mon-Fri 8am-4pm (closed 1st Fri of each month). For homeless women and children. Shelter and transitional housing referrals available.





## HOUSING

Subscribe to B:E Housed, a monthly listing of shelters, transitional housing programs, voucher programs, and other housing resources found on [beyondemancipation.org](http://beyondemancipation.org)

Transitional THP-Plus and THP-Plus Foster Care Housing THP+ housing eligibility is reserved for youth who were still in a foster home or group home on their 18th birthday. THP+FC housing eligibility is reserved for non-minor dependents who have opted into AB12.

Beyond Emancipation

<https://beyondemancipation.org/>

Host Housing: (510) 667-7733

Community Housing: (510) 667-7736

First Place for Youth

<https://www.firstplaceforyouth.org/>

426 17th St., Suite 100, Oakland

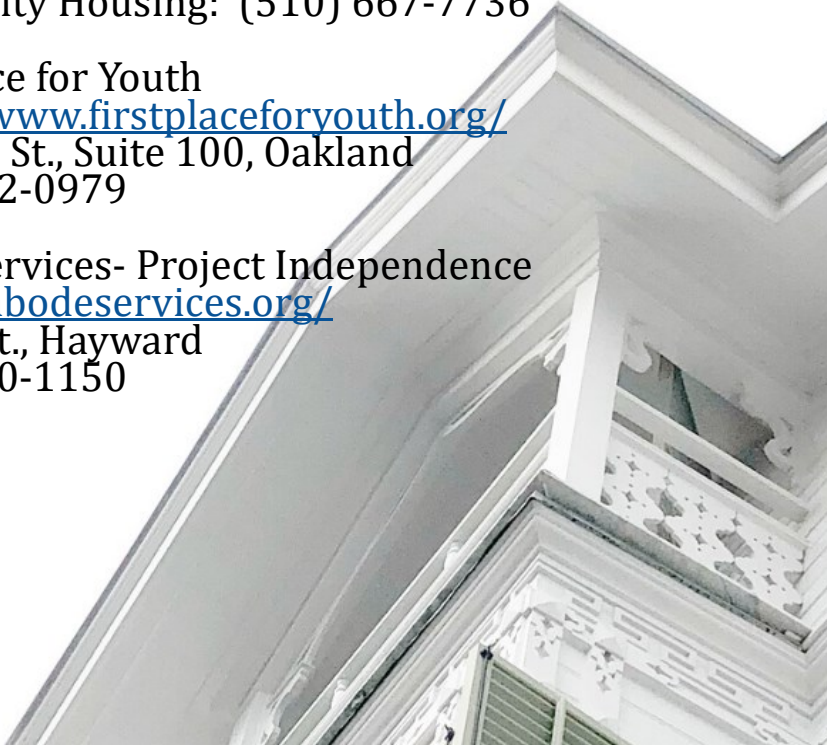
(510) 272-0979

Abode Services- Project Independence

<https://abodeservices.org/>

1065 A St., Hayward

(510) 270-1150



**HOUSING**

Abode Services- Project Independence

<https://abodeservices.org/>

1065 A St., Hayward

(510) 270-1150

Rising Oaks (Fred Finch)

<http://www.fredfinch.org/>

3800 Coolidge Avenue, Oakland

(510) 482-2244

A Better Way

<https://www.abetterwayinc.net/>

3200 Adeline St., Berkeley

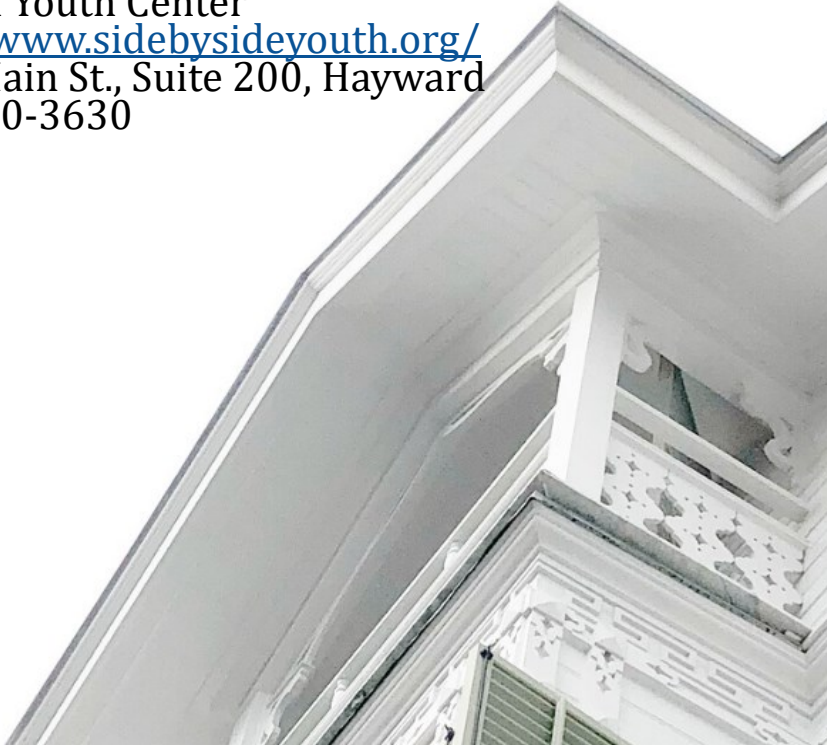
(510) 601-0203 x 305

Bay Area Youth Center

<https://www.sidebysideyouth.org/>

22245 Main St., Suite 200, Hayward

(510) 830-3630



## LONG-TERM HOUSING

### Housing Choices

<http://achousingchoices.org/>

Low-income housing listings and info for Alameda County.

### Abode Services

<https://abodeservices.org/>

Rapid Re-Housing Program Provides move-in assistance, short-term rental subsidies, and connection to support services to quickly transition homeless households to a permanent housing solution.

(510) 284-2135

### Stay Well Housing

Must be 18 to 24 years old, have a current mental health diagnosis, and be capable of living independently.

(510) 657-7409

### Fred Finch Residential Programs

<http://www.fredfinch.org/>

STAY Program, Coolidge Court & Turning Point  
Must have a mental health diagnosis.

(510) 482-2244 x 243

### Alameda Point Collaborative

<https://apcollaborative.org/>

Alameda housing program providing job training, health services, employment.

677 W. Ranger Ave., Alameda

(510) 898-7800



## LONG TERM HOUSING

Bonita House, Inc.

<https://bonitahouse.org/>

Provides housing & supportive services to adults 18 or older who are coping with both addiction and mental health challenges.

6333 Telegraph Ave., Suite 102, Oakland  
(510) 923-0180

Bridge Housing

<https://bridgehousing.com/>

Affordable housing in Alameda County and throughout California.

(415) 989-1111

Mid-Pen Housing

<https://www.midpen-housing.org/>

Affordable housing in Alameda County

(650) 356-2900

Satellite Affordable Housing Associates

<https://www.sahahomes.org/>

Affordable housing listings

(510) 647-0700

Resources for Community Development

<https://rcdhousing.org/find-housing/>

Affordable housing (510) 841-4410



## AFFORDABLE HOUSING

Affordable Housing Section 8 - Affordable Housing Public Housing Authorities manage affordable housing developments and are responsible for administering Section 8 programs. You may apply at any office.

Housing Authority of the County of Alameda  
(510) 538-8876

<http://www.haca.net/>

Oakland Housing Authority  
(510) 874- 1500

[www.oakha.org](http://www.oakha.org)

Berkeley Housing Authority  
(510) 981-5470

<https://www.cityofberkeley.info/BHA/>

City of Alameda Housing Authority  
(510) 747-4300

<http://alamedahsg.org/>

Livermore Housing Authority  
(925) 447-0288

<http://www.livermorehousingauthority.com/>

Contra Costa County Housing Authority  
(925) 957-7000

<http://www.contracostahousing.org/>



**DEPOSIT & RENTAL ASSISTANCE**

Season of Sharing

<https://seasonofsharing.org/>

To be considered, must be either disabled, age 55 or older, an emancipated foster youth (ages 18-24), or a family with children under 18  
510-272-3700

Catholic Charities of the East Bay

<https://www.cceb.org/>

Provides some assistance with move-in deposit and first and last month's rent. Must be Oakland resident

433 Jefferson St., Oakland  
(510) 768-3100

ECHO Housing

<https://www.echofairhousing.org/>

Rental Assistance Program also refers clients to

Season of Sharing

Livermore: (925) 449-7340

Oakland: (510) 496-0496

Shelter, Inc. (Contra Costa County)

<https://shelterinc.org/>

Also refers clients to Seasons of Sharing Can assist with security deposit and rent Call Monday, Wednesday & Friday: (925) 338-1038



## DEPOSIT & RENTAL ASSISTANCE

Beyond Emancipation Move-in Deposit  
(510) 667-7694

Assists eligible youth in applying to the county for a move-in deposit spend of up to \$1000. Available once up until the age of 21 only to former Alameda County foster youth who were in placement during their 16th or 17th year.



Transitional Housing Placement Plus (THP-Plus) Provider Roster  
 For former foster and out-of-home probation youth (ages 18-24, or 18-25 in counties with the THP-Plus extension for youth in school)

County	Organization Name	Program Contact: Name	Program Contact: Phone	Program Contact: Email	THP-Plus Housing Models	Bed Capacity	Website
Alameda	Abode Services	Brima Jah	(510) 962-9054	bjah@abodeservices.org	Scattered Site	44	http://www.abodeservices.org
Alameda	Beyond Emancipation	Isabel Lazo	(510) 667-7736	ilazo@beyondemancipation.org	Single Site; Host Family	40	https://beyondemancipation.org/
Alameda	First Place for Youth	Jessica Ruiz	(510) 473-8198	jrui@firstplaceforyouth.org	Scattered Site	44	http://www.firstplaceforyouth.org/
Alameda	Fred Finch Youth Center	Anupama Nagarej or Kellie Knox	(510) 485-5361 or 485-5277	anupamanagarej@fredfinch.org; kelli.knox@fredfinch.org	Single Site	5	https://www.fredfinch.org/
Alameda	Side by Side	Bernice Saavedra	(510) 876-1851	bsaavedra@sidebysideyouth.org	Scattered Site	10	https://www.sidebysideyouth.org/
Butte	Northern California Youth and Family Programs	Karina Valdez	(530) 893-1614	kvaldez@youthandfamily.info	Scattered Site	5	http://www.ncyfp.org/
Butte	Youth for Change	Brooke Wells	(530) 877-6764	bsvalberg@youth4change.org	Scattered Site	5	http://www.youth4change.org/
Contra Costa	Contra Costa County Health Services Department Homeless Continuum of Care	Jenny Robbins	(510) 334-1964	jenny.robbins@cohealth.org	Scattered Site	6	www.cohealth.org
Contra Costa	First Place for Youth	Annie Scouten Khadeja Mirza	(925) 771-3108 925-771-3108	ascouten@firstplaceforyouth.org kmirza@firstplaceforyouth.org	Scattered Site	18	http://www.firstplaceforyouth.org/
Contra Costa	Lutheran Social Services	Donna Bell	(925) 798-5168	dbell@ssnccal.org	Single Site	9	http://www.ssnccal.org/
Del Norte	EA Family Services	Anna Garrison	(530) 228-7106	agarrison@ea.org	Scattered Site	3	www.ea.org
El Dorado	Whole Person Learning	Christina Nicholson	(530) 823-2499	wplcp@pacball.net	Scattered Site	9	
Fresno	Aspiranet	Jim Thao	(559) 222-4969 x2643	jthao@aspiranet.org	Scattered Site; Host Family	18	www.aspiranet.org
Glenn	Remi Vista, Inc.	Cynthia Dunn	(530) 893-4784	cdunn@remivistainc.org	Scattered Site	5	https://remivistainc.net/
Humboldt	Redwood Community Action Agency	Patt Sweeney	(707) 443-8322 x205	psweeney@rcaa.org	Scattered Site	5	www.rcaa.org
Imperial	Imperial Valley Regional Occupational Program	Luis Torres	(760) 337-3096	ltorres@ivrcp.org	Scattered Site	3	www.ivrcp.org



### Transitional Housing Placement Plus (THP-Plus) Provider Roster

For former foster and out-of-home probation youth (ages 18-24, or 18-25 in counties with the THP-Plus extension for youth in school)

Inyo	Inyo County Department of Human Services	Valerie Boehrendt	(760) 872-1727	vboehrendt@myocounty.us	Scattered Site, Host Family	5
Kern	Covenant Community Services	Randy Martin	(661) 829-6999	randy@coventants.net	Scattered Site	50 www.coventants.net
Kings	Aspiranet	Lauren Gilfoy	(659) 741-7358 Ext 4503	Lgilfoy@aspiranet.org	Scattered Site	6 www.aspiranet.org
Lassen	EA Family Services	Anna Garrison	(530) 228-7106	agarrison@ea.org	Scattered Site	2 www.ea.org
Lassen	Mountain Circle Family Services	Dr. Shauna Rossing	(530) 284-7007	drossington@mountaincircle.org	Scattered Site	5 http://www.mountaincircle.org/
Los Angeles	David & Margaret Youth & Family Services	Marissa Schadelfield	(909) 596-5921	schodelfdm@devilandmargaret.org	Scattered Site	6 www.dmhome.org
Los Angeles	Ellie Lee Youth & Family Services	Annise Williams	(818) 291-3068	annise_w@ettielee.org	Scattered Site	10 www.ettielee.org
Los Angeles	First Place for Youth	Leandra Martinez	(213) 279-2146 x1023	lmartinez@firstplaceforyouth.org	Scattered Site	14 http://www.firstplaceforyouth.org/
Los Angeles	Florence Crittenton, Inc. Halhway-Sycamores	Yessica Gamba-	(310) 631-0793	ygamba@crittentonsocial.org	Scattered Site	27 www.crittentonsocial.org
Los Angeles	Child & Family Services	Carolyn Rascon	(626) 395-7100 x7911	crascon@hscfs.org	Scattered Site	6 www.halhway-sycamores.org
Los Angeles	St. Anne's	Mayra Velasco	(213) 381-2931 x402	mvelasco@stannes.org	Single Site	6 www.stannes.org
Los Angeles	United Friends of the Children	Nicole Alexander	(213) 680-1822	nicole@unitedfriends.org	Scattered Site	12 www.unitedfriends.org
Madera	Aspiranet	Jim Thao	(559) 222-4969 x2643	jthao@aspiranet.org	Scattered Site, Host Family	6 www.aspiranet.org
Marin	Alternative Family Services	Patty Cala	(415) 299-0723	pcala@afs4kids.org	Scattered Site	7 www.afs4kids.org
Mariposa	County Department of Human Services	Wendy Allen	(209) 742-0897	wallen@mariposahsc.org	Scattered Site	5 www.marposacounty.org
Mendocino	Redwood Community Services, Inc.	Coni Shepherd	(707) 489-1660	shepardc@redwoodcommunityservices.org	Scattered Site	10 www.rcs4kids.org
Merced	Aspiranet	Luis Madrid	209-725-2125 ext: 7508	lmadrid@aspiranet.org	Scattered Site	10 www.aspiranet.org

Last updated 10/30/19 - Please e-mail updates to Suzil@jbay.org

Transitional Housing Placement Plus (THP-Plus) Provider Roster  
 For former foster and out-of-home probation youth (ages 18-24, or 18-25 in counties with the THP-Plus extension for youth in school)

Monterey	Peacock Acres	Joel Esparza	(831) 754-3635	joel@peacockacres.org	Scattered Site, Host Family	11	www.peacockacres.org
Napa	Progress Foundation (PLACES)	Tamara Traeder	(707) 255-3716	placessh@progressfoundation.org	Scattered Site	10	www.progressfoundation.org
Nevada	Nevada County Superintendent of Schools	Morgan walty	(530) 478-6400	mwalty@nevco.org	Single Site, Scattered Site	8	www.nevco.org
Orange	New Alternatives	Danielle Saponita	(714) 726-9670	danielle.saponita@newalternatives.org	Single Site, Scattered Site	38	
Orange	Olive Crest	Charmaine Lintley	(714) 543-5437	charmaine.lintley@olivecrest.org	Scattered Site	33	www.olivecrest.org
Placer	Whole Person Learning	Christina Nicholson	(530) 558-5355	wplcep@pacbell.net	Scattered Site	18	
Plumas	EA Family Services	Anna Garrison	(530) 228-7106	agarrison@ea.org	Scattered Site	2	www.ea.org
Plumas	Mountain Circle Family Services	Strauna Rossington	(530) 284-7007	drrossing@mountaincircle.org	Scattered Site	2	http://www.mountaincircle.org/
Riverside	Aspiranet	Michale Gracia	(951) 729-4040	mgracia@aspiranet.org	Scattered Site	33	www.aspiranet.org
Sacramento	Volunteers of America	Janice Montgomery	(916) 369-8394	jmontgomery@voa-nmnm.org	Single Site, Scattered Site	58	www.voa-nmnm.org
San Bernardino	Aspiranet	Tonya McCampbell	(909) 890-9022	tmccampbell@aspiranet.org	Scattered Site, Host Family	30	www.aspiranet.org
San Diego	Casa de Amparo	Elyse Miles	(760) 295-4600	emiles@casadeamparo.org	Scattered Site	21	www.casadeamparo.org
San Diego	New Alternatives	Corey Ramsey	(619) 615-0701 x528	corey.ramsey@newalternatives.org	Scattered Site	72	
San Diego	Prosperity Way	Brittany Stroud	(618) 458-8713	bstroud@prosperityway.org	Scattered Site	6	www.prosperityway.org
San Diego	San Diego Youth Services	Silvia Contreras	(619) 258-6877 x3246	scontreras@sdoyouthservices.org	Scattered Site	40	www.sdoyouthservices.org

Transitional Housing Placement Plus (THP-Plus) Provider Roster  
 For former foster and out-of-home probational youth (ages 18-24, or 18-25 in counties with the THP-Plus extension for youth in school)

San Diego	South Bay Community Services	Alberto Martinez	(619) 591-0100	jmartinez@csbcs.org	Single Site; Scattered Site	15	www.southbaycommunityservices.org
San Diego	Walden Family Services	Edith Pedroza	(619) 584-5777	epedroza@waldenfamily.org	Single Site; Scattered Site	5	www.waldenfamily.org
San Diego	YMCA of San Diego	Amanda Mizer	(740) 485-1645	amizer@ymca.org	Single Site; Scattered Site	18	https://www.ymca.org/community-support/ymca-youth-and-family-18-services/transitional-housing
San Francisco	Edgewood	Cynthia Green	(415) 682-3242	CynthiaG@edgewood.org	Host Family	12	www.edgewood.org
San Francisco	First Place for Youth	Jessica Ruiz	(510) 473-8198	jruiz@firstplaceforyouth.org	Scattered Site	25	http://www.firstplaceforyouth.org/
San Francisco	Larkin Street Youth Services	Graham Thomas	(415) 673-0911	gthomas@larkinstreetyouth.org	Scattered Site	18	www.larkinstreetyouth.org
San Francisco	The Salvation Army	Sandra Ally	(415) 345-3431	sandra.ally@usw.salvationarmy.org	Single Site	15	http://www.krocsf.org/fallion.html
San Joaquin	Aspiranet	Caryn Romero	(209) 478-9862	crmero@aspiranet.org	Scattered Site	20	www.aspiranet.org
San Luis Obispo	Family Care Network	Darci Rice	(805) 602-8550	drice@foni.org	Single Site	15	www.familycarenetwork.org
San Mateo	Star Vista	Alyssa Canfield	(650) 730-8493	alyssa.canfield@star-vista.org	Single Site; Scattered Site; Host Site; Family	36	www.star-vista.org
Santa Barbara	Family Care Network	Darci Rice	(805) 602-8550	drice@foni.org	Single Site	5	www.familycarenetwork.org
Santa Clara	Bill Wilson Center	Ashley Rarick	(408) 278-2508	ararick@bwccmail.org	Scattered Site; Host Family; SJSU Dorms	91	www.billwilsoncenter.org
Santa Clara	First Place for Youth	Rachel Carlos	(408) 394-3313	rcarlos@firstplaceforyouth.org	Scattered Site	45	http://www.firstplaceforyouth.org/
Santa Cruz	Encompass Community Services	Jose Sanchez	(831) 226-3547	jose.sanchez@encompasscs.org	Scattered Site	13	www.encompasscs.org
Solano	First Place for Youth	Chelsea Stoner	(707) 430-4366	estoner@firstplaceforyouth.org	Scattered Site	20	http://www.firstplaceforyouth.org/

### Transitional Housing Placement Plus (THP-Plus) Provider Roster

For former foster and out-of-home probation youth (ages 18-24, or 18-25 in counties with the THP-Plus extension for youth in school)

Sonoma	TLC Child & Family Services	Shelby Means MSM	(707) 528-3020 ext 203	smeans@tlc4kids.org	Scattered Site	15	<a href="http://www.tlc4kids.org">www.tlc4kids.org</a>
Stanislaus	Aspiranet	Alma Garcia Mendaza	209-338-5444 ext: 8309	agarciamendoza@aspiranet.org	Scattered Site, Host Family	11	<a href="http://www.aspiranet.org">www.aspiranet.org</a>
Sutter	Children's Hope Foster Family Agency	Nancy Ramos	(530) 846-4955	nramos@childrenshopeffa.org	Single Site, Scattered Site	10	<a href="http://www.childrenshopeffa.org">www.childrenshopeffa.org</a>
Tehama	Children First Foster Family Agency	Janice Saelee	(530) 528-2938	jsaelee2005@yahoo.com	Scattered Site	8	<a href="http://www.childrenfirstffa.com/">http://www.childrenfirstffa.com/</a>
Trinity	Children First Foster Family Agency	Janice Saelee	(530) 528-2938	jsaelee2005@yahoo.com	Scattered Site	1	<a href="http://www.childrenfirstffa.com/">http://www.childrenfirstffa.com/</a>
Trinity	The Human Response Network	Sheri White	(530) 623-2024	swwhite@htrntrinity.org	Scattered Site	4	<a href="http://www.humanresponsenetwork.org">www.humanresponsenetwork.org</a>
Tulare	Aspiranet	Lauren Gilfoy	(559) 741-7358 Ext 4503	lgilfoy@aspiranet.org	Scattered Site	9	<a href="http://www.aspiranet.org">www.aspiranet.org</a>
Tuolumne	Tuolumne County Department of Human Services	Erin Gandolfo-Brune	(209) 533-5773	egandolfo@co.tuolumne.ca.us	Host Family	5	<a href="http://www.tuolumnecounty.ca.gov">www.tuolumnecounty.ca.gov</a>
Ventura	Ventura County Child & Family Services	Jesus Cisneros	(805) 385-8591	Jesus.Cisneros@ventura.org	Single Site, Scattered Site, Host Family	14	<a href="http://www.ventura.org/human-services-agency">www.ventura.org/human-services-agency</a>
Yolo	Yolo County Child Welfare Services	Damon Washington	(530) 666-8441	Damon.Washington@yolocounty.org	Scattered Site	6	<a href="http://www.yolocounty.org/health-human-services/children-youth/child-welfare-services-cws">http://www.yolocounty.org/health-human-services/children-youth/child-welfare-services-cws</a>
Yuba	Children's Hope Foster Family Agency	Nancy Ramos	(530) 846-4955	nramos@childrenshopeffa.org	Scattered Site	5	<a href="https://childrenshopeffa.org/">https://childrenshopeffa.org/</a>
Yuba	EA Family Services	Anna Garrison	(530) 228-7106	agarrison@ea.org	Scattered Site	4	<a href="http://www.ea.org">www.ea.org</a>

## Transitional Housing Placement Program for Non-Minor Dependents (THPP-NMD) Provider Roster

For non-minor dependents (ages 18-21)

County	Organization Name	Program Contact: Name	Program Contact: Phone	Program Contact: Email	THPP-NMD Housing Models	Website
Alameda	A Better Way	Pete Maspallalla	(510) 601-0203 EXT 3307	pmaspallalla@abetterwayinc.net	Remote Site; Host Family	www.abetterwayinc.net
Alameda	Abode Services	Brima Jah	(510) 962-9054	bjah@abodeservices.org	Remote Site	http://www.abodeservices.org/
Alameda	Beyond Emancipation	Isabel Lazo	(510) 667-7694	ilazo@beyondemancipation.org	Remote Site; Host Family	https://beyondemancipation.org/
Alameda	First Place for Youth	Jessica Ruiz	(510) 473-8198	JRuiz@firstplaceforyouth.org	Remote Site; Host Family	http://www.firstplaceforyouth.org
Alameda	Fred Finch Youth Center	Anupama Nagaraj or Kellie Knox	(510) 485-5361 or 485-5277	anupama.nagaraj@fredfinch.org or kellekn@fredfinch.org	Single Site; Remote Site	https://www.fredfinch.org/
Alameda	Holy's Place	Ron Dhillon	(510) 634-3778	ron@holysplaceinc.org	Remote Site	http://www.holysplaceinc.org/
Alameda	Side by Side (formerly Bay Area Youth Center)	Bernice Saavedra	(510) 876-1851	bsaavedra@sidesideyouth.org	Remote Site	https://www.sidesideyouth.org/
Alameda	S.T.E.P.S.	Larry Hickman	(510) 467-4250	larry.hickman@questprograms.org	Remote Site	
Alameda	Uplift Family Services	Rylie Jones	(925) 325-3367	rjones@emf.org	Remote Site; Single Site	https://upliftfs.org/
Amador	EA Family Services	Anna Garrison	(530) 228-7106	agarrison@ea.org	Remote Site	www.ea.org
Butte	Children First Foster Family Agency	Janice Saebe	(530) 526-7718	jsaebe@childrenfirstfa.com	Remote Site	http://www.childrenfirstfa.com/
Butte	EA Family Services	Anna Garrison	(530) 228-7106	agarrison@ea.org	Remote Site	www.ea.org
Butte	Krista Foster Homes	Rebekah Fujimura	(530) 246-1259	kristaffa@kristafosterhomes.org	Remote Site	http://kristafosterhomes.org/
Butte	Mountain Circle Family Services	Dr. Shauna Rossington	(530) 284-7007	DrRossington@mountaincircle.org	Single Site; Remote Site; Host Family	http://www.mountaincircle.org/
Butte	Northern California Youth and Family Programs	Karina Valdez	(530) 893-2316 x224	kvaldez@youthandfamily.info	Remote Site; Host Family	http://www.ncyfb.org/
Butte	Renni Vista, Inc.	Debbie Hunt	(530) 893-4784	dhunt@rennivistainc.org	Remote Site; Host Family	https://rennivistainc.net/
Butte	Youth for Change	Brooke Wells	(530) 877-6764	bsvalberg@youth4change.org	Single Site; Remote Site; Host Family	http://www.youth4change.org/
Calaveras	EA Family Services	Anna Garrison	(530) 228-7106	agarrison@ea.org	Remote Site	www.ea.org

### Transitional Housing Placement Program for Non-Minor Dependents (THPP-NMD) Provider Roster

For non-minor dependents (ages 18-21)

Colusa	Children's Hope Foster Family Agency	Nancy Ramos	(530) 846-4955 (510) 601-0203 EXT 3307	nramos@childrenshopeffa.org pmaspatela@abetterwayinc.net	Remote Site; Host Family	www.childrenshopeffa.org
Contra Costa	A Better Way	Pete Maspallella			Remote Site; Host Family	www.abetterwayinc.net
Contra Costa	Amador Institute	Patsy Phillips	(925) 778-3800	drphillips@amadorinstitute.com	Remote Site	http://www.amadorinstitute.com/
Contra Costa	EA Family Services	Anna Garrison	(630) 228-7106	agarrison@ea.org	Single Site; Remote Site; Host Family	www.ea.org
Contra Costa	First Place for Youth	Lauren Grayman	(925) 771-3108	lgrayman@firstplaceforyouth.org	Remote Site; Host Family	http://www.firstplaceforyouth.org
Contra Costa	Holly's Place	Ron Dhillon	(510) 733-8800	ron@hollyspacenc.org	Remote Site	http://www.hollyspacenc.org/
Contra Costa	Lutheran Social Services	Donna Bell	(916) 271-1187	dbell@lssnrcal.org	Remote Site	http://www.lssnrcal.org/
Contra Costa	S.T.E.P.S.	Larry Hickman	(510) 467-4250	larry.hickman@questprograms.org	Remote Site	
Contra Costa	Uplift Family Services	Rylye Jones	(925) 325-3367	rjones@amqf.org	Remote Site; Single Site	https://upliftfcs.org/
Del Norte	EA Family Services	Anna Garrison	(630) 228-7106	agarrison@ea.org	Single Site; Remote Site; Host Family	www.ea.org
El Dorado	EA Family Services	Anna Garrison	(630) 228-7106	agarrison@ea.org	Single Site; Remote Site; Host Family	www.ea.org
Fresno	Aspiranet	Jim Thao	(559) 222-4969 x2643	jthao@aspiranet.org	Remote Site; Host Family	www.aspiranet.org
Fresno	EA Family Services	Anna Garrison	(630) 228-7106	agarrison@ea.org	Single Site; Remote Site; Host Family	www.ea.org
Fresno	Promesa Behavioral Health	Renee Accardo	(559) 439-5437 x149	raccardo@promesabehavioral.org	Single Site; Host Family	www.promesabehavioral.org
Glenn	Children First Foster Family Agency	Jarice Saalee	(630) 526-7718	isaalee@childrenfirstfifa.com	Remote Site	http://www.childrenfirstfifa.com/
Glenn	Remi Vista, Inc.	Debbie Hunt	(630) 893-4784	dhunt@remivistainc.org	Remote Site; Host Family	https://remivistainc.net/
Humboldt	EA Family Services	Anna Garrison	(630) 228-7106	agarrison@ea.org	Remote Site	www.ea.org
Humboldt	Redwood Community Action Agency	Patt Sweeney	(707) 448-8322 x205	psweeney@rcaa.org	Scattered Site	www.rcaa.org
Imperial	S.T.E.P.S.	Larry Hickman	(510) 467-4250	larry.hickman@questprograms.org	Remote Site	



## Transitional Housing Placement Program for Non-Minor Dependents (THPP-NMD) Provider Roster

For non-minor dependents (ages 18-21)

Kern	Aspiranet	Victoria McClain	(661) 323-1233	vmccain@aspiranet.org	Remote Site; Host Family	www.aspiranet.org
Kern	Valor Residential & Educational Services	Norma Valdivia	(661) 381-0183	normavator5@gmail.com	Single Site; Remote Site; Host Family	http://vres-transformers.com/
Kings Lake	Aspiranet EA Family Services	Lauren Gilfoy Anna Garrison	(559) 741-7358 x4503 (530) 228-7106	lgilfoy@aspiranet.org agarrison@ea.org	Remote Site; Host Family Remote Site	www.aspiranet.org www.ea.org
Lassen	EA Family Services	Anna Garrison	(530) 228-7106	agarrison@ea.org	Single Site; Remote Site; Host Family	www.ea.org
Lassen	Mountain Circle Family Services	Dr. Shauna Rossington	(530) 896-1110	drossington@mountaincircle.org	Single Site; Remote Site; Host Family	http://www.mountaincircle.org/
Los Angeles	Aspiranet	Tracy Rolfe	(310) 535-1500 x5741	trrolfe@aspiranet.org	Remote Site; Host Family	www.aspiranet.org
Los Angeles	C.H.A.I.N. Reaction, Inc.	Dr. Jessica Saint-Paul	(310) 428-1290	thppnmd@chainreactioninc.org	Remote Site	www.chainreactioninc.org
Los Angeles	David & Margaret Youth & Family Services	Marissa Schodelfield	(909) 596-5921	schodelfieldm@davidandmargaret.org	Single Site; Remote Site	www.dmhome.org
Los Angeles	Divinity Prophet & Associates	Kim Glover	(323) 301-8875	k.glover@divinityprophet.org	Remote Site	www.divinityprophet.org
Los Angeles	First Place for Youth	Leandra Martinez	(213) 279-2146 x1023	lmartinez@firstplaceforyouth.org	Remote Site; Host Family	http://www.firstplaceforyouth.org
Los Angeles	First Steps for Youth	James Ferguson	(323) 936-3854	dornica-istf@att.net	Single Site; Remote Site; Host Family	
Los Angeles	Olive Crest	Diome Boyd	(562) 977-6955	diome-boyd@olivecrest.org	Remote Site	www.olivecrest.org
Los Angeles	Penny Lane Centers	Edwin Olmedo	(618) 892-3423	edmedo@pennylane.org	Remote Site	www.pennylane.org
Los Angeles	Renaissance Unlimited	Chris Onyegbadiu	(323) 936-1786	chrisone@prodigy.net	Remote Site	
Los Angeles	St. Anne's	Mayra Velasco	(213) 381-2831 x401	MVelasco@stannes.org	Remote Site	www.stannes.org
Los Angeles	Walden Family Services	Mary Frame	(951) 788-5905	maryframe@waldenfamily.org	Single Site; Remote Site; Host Family	www.waldenfamily.org
Madera	Aspiranet	Jim Thao	(559) 222-4969 x2643	jthao@aspiranet.org	Remote Site; Host Family	www.aspiranet.org

### Transitional Housing Placement Program for Non-Minor Dependents (THPP-NMD) Provider Roster

For non-minor dependents (ages 18-21)

Marin	Uplift Family Services	Rylie Jones	(925) 325-3367	rjones@emfgf.org	Remote Site, Single Site	<a href="https://upliftfs.org/">https://upliftfs.org/</a>
Mendocino	Redwood Community Services, Inc.	Conn Shepherd	(707) 468-5536	shepardc@rsc4kids.org	Single Site, Remote Site, Host Family	<a href="http://www.rsc4kids.org">www.rsc4kids.org</a>
Merced	Aspiranet	Luis Madrid	209-725-2125 ext. 7508	lmadrid@aspiranet.org	Remote Site, Host Family	<a href="http://www.aspiranet.org">www.aspiranet.org</a>
Merced	Children's Hope Foster Family Agency	Nancy Ramos	(530) 846-4955	nramos@childrenshopeffa.org	Remote Site, Host Family	<a href="http://www.childrenshopeffa.org">www.childrenshopeffa.org</a>
Merced	Creative Alternatives	Bruce Cresswell	(209) 723-6030	bcresswell@creative-alternatives.org	Single Site, Remote Site, Host Family	<a href="http://www.creative-alternatives.org">www.creative-alternatives.org</a>
Merced	EA Family Services	Anna Garrison	(530) 228-7106	agarrison@ea.org	Single Site, Remote Site, Host Family	<a href="http://www.ea.org">www.ea.org</a>
Merced	Sierra Quest Human Services	Carrie Maddox	(209) 966-7095	cmaddox@sierraquest.org	Single Site, Remote Site, Host Family	
Monterey	Peacock Acres	Tara Gibson	(831) 713-9210	tara@peacockacres.org	Single Site, Remote Site, Host Family	<a href="http://www.peacockacres.org">www.peacockacres.org</a>
Napa	Aldea Children's Services	Cerrene Cervantes	(707) 557-4560 Ex 107	ccervantes@aldeainc.org	Remote Site, Host Family	<a href="http://www.aldeainc.org">www.aldeainc.org</a>
Nevada	EA Family Services	Anna Garrison	(530) 228-7106	agarrison@ea.org	Single Site, Remote Site, Host Family	<a href="http://www.ea.org">www.ea.org</a>
Orange	New Alternatives	Danielle Saporita	(714) 245-0045	danielle.saporita@newalternatives.org	Single Site, Remote Site	<a href="http://www.olivecrest.org">www.olivecrest.org</a>
Orange	Olive Crest	Charmaine Linley	(714) 543-5437	charmaine.linley@olivecrest.org	Remote Site, Host Family	<a href="http://www.childrenshopeffa.org">www.childrenshopeffa.org</a>
Placer	Children's Hope Foster Family Agency	Nancy Ramos	(530) 846-4955	nramos@childrenshopeffa.org	Remote Site, Host Family	<a href="http://www.childrenshopeffa.org">www.childrenshopeffa.org</a>
Placer	EA Family Services	Anna Garrison	(530) 228-7106	agarrison@ea.org	Single Site, Remote Site, Host Family	<a href="http://www.ea.org">www.ea.org</a>
Placer	Unity Care	Aimee Williams	(916) 382-0914	awilliams@unitycare.org	Remote Site	<a href="http://www.unitycare.org">www.unitycare.org</a>
Plumas	EA Family Services	Anna Garrison	(530) 228-7106	agarrison@ea.org	Single Site, Remote Site, Host Family	<a href="http://www.ea.org">www.ea.org</a>



**Transitional Housing Placement Program for Non-Minor Dependents (THPP-NMD) Provider Roster**  
For non-minor dependents (ages 18-21)

City	Agency	Staff Name	Phone	Email	Site Type	Website
Plumas	Remi Vista, Inc.	Debbie Hunt	(530) 893-4784	dhunt@remivistainc.org	Remote Site; Host Family	https://remivistainc.net/
Riverside	Aspiranet	Michele Gracia	(951) 729-4040	mgracia@aspiranet.org	Remote Site; Host Family	www.aspiranet.org
Riverside	Olive Crest	Nikki DeLong	(951) 686-8500	Nikki_DeLong@olivecrest.org	Remote Site	www.olivecrest.org
Riverside	Sanctuary Palm Springs	Tammy Nelson	(760) 766-3500	tnelson@sanctuarypalmsprings.org	Single Site	www.sanctuarypalmsprings.org
Riverside	S.T.E.P.S.	Larry Hickman or Jehna Barnes	(510) 467-4250; (951) 777-0333	larry.hickman@questprograms.org; jehna.barnes@questprograms.org	Remote Site	
Riverside	Walden Family Services	Mary Frame	(951) 788-5905	maryframe@waldenfamily.org	Single Site; Remote Site; Host Family	www.waldenfamily.org
Sacramento	Aspiranet	Alexis Peters	(916) 366-1656	apeters@aspiranet.org	Remote Site; Host Family	www.aspiranet.org
Sacramento	Children's Hope Foster Family Agency	Nancy Ramos	(530) 846-4955	nramos@childrenshopeffa.org	Remote Site; Host Family	www.childrenshopeffa.org
Sacramento	EA Family Services	Anna Garrison	(530) 228-7106	agarrison@ea.org	Single Site; Remote Site; Host Family	www.ea.org
Sacramento	Lutheran Social Services	Jason Silar	(916) 390-3188	jsilar@lssnrcal.org	Remote Site	http://www.lssnrcal.org/
Sacramento	One Day, Inc.	Shannon Hagen	(916) 601-3561	shannonhagen10@aol.com	Remote Site	www.onedayinc.org
San Bernardino	Aspiranet	Tonya McCampbell	(909) 890-9022	tmccampbell@aspiranet.org	Remote Site; Host Family	www.aspiranet.org
San Bernardino	Boys Republic	Lamar Riley	(714) 904-7187	lriley@boysrepublic.org	Single Site	www.boysrepublic.org
San Bernardino	Walden Family Services	Mary Frame	(951) 788-5905	maryframe@waldenfamily.org	Single Site; Remote Site; Host Family	www.waldenfamily.org
San Diego	Casa de Amparo	Elyse James	(760) 566-8946	emiles@casadeamparo.org	Remote Site	www.casadeamparo.org
San Diego	New Alternatives	Carol Lockwood	(619) 906-6141	carol.lockwood@newalternatives.org	Single Site; Remote Site	
San Diego	S.T.E.P.S.	Larry Hickman	(510) 467-4250	larry.hickman@questprograms.org	Remote Site	
San Diego	San Diego Youth Services	Vanessa Arteaga	(619) 643-8201	vartega@sdyyouthservices.org	Remote Site	www.sdyyouthservices.org
San Diego	South Bay Community Services	Alberto Martinez	(619) 591-0100	martinez@sbscs.org	Remote Site	www.southbaycommunityservices.org
San Diego	Walden Family Services	Mary Frame	(951) 788-5905	maryframe@waldenfamily.org	Remote Site	www.waldenfamily.org

### Transitional Housing Placement Program for Non-Minor Dependents (THPP-NMD) Provider Roster

For non-minor dependents (ages 18-21)

San Diego	YMCA of San Diego	Amenda Mizer	(740) 485-1645 (510) 601-0203 EXT 3307	amizer@ymca.org pmaspallala@abetterwayinc.net	Single Site; Remote Site; Host Family	<a href="https://www.ymca.org/community-support/ymca-youth-and-family-services/transitional-housing">https://www.ymca.org/community-support/ymca-youth-and-family-services/transitional-housing</a>
San Francisco	A Better Way	Pete Maspallala			Remote Site; Host Family	<a href="http://www.abetterwayinc.net">www.abetterwayinc.net</a>
San Francisco	First Place for Youth	Jessica Ruiz	(510) 473-8198	J.Ruiz@firstplaceforyouth.org	Remote Site; Host Family	<a href="http://www.firstplaceforyouth.org/">http://www.firstplaceforyouth.org/</a>
San Francisco	Unity Care	Aimee Sáázar-Núñez	(415) 610-6336	anunez@unitycare.org	Remote Site	<a href="http://www.unitycare.org">www.unitycare.org</a>
San Francisco	Larkin Street Youth Services	Martha Mar	(415) 673-0911	Mmar@larkinstreetyouth.org	Remote Site; Host Family	<a href="http://www.larkinstreetyouth.org">www.larkinstreetyouth.org</a>
San Joaquin	Aspiranet	Cayin Romero	(209) 478-8662	cromero@aspiranet.org	Remote Site; Host Family	<a href="http://www.aspiranet.org">www.aspiranet.org</a>
San Joaquin	Central Valley Community Resources	Arlene Figueroa	(209) 886-3055	arlene@cvcr-ca.org	Remote Site	<a href="http://www.cvcr-ca.org">www.cvcr-ca.org</a>
San Joaquin	EA Family Services	Anna Garrison	(530) 228-7106	agarrison@ea.org	Remote Site	<a href="http://www.ea.org">www.ea.org</a>
San Joaquin	Hilly's Place	Ron Dhillon	(510) 733-6800	ron@dollysplaceinc.org	Remote Site	<a href="http://www.dollysplaceinc.org/">http://www.dollysplaceinc.org/</a>
San Joaquin	Lutheran Social Services	Donna Bell	(916) 271-1167	dbell@lssnorca.org	Remote Site	<a href="http://www.lssnorca.org/">http://www.lssnorca.org/</a>
San Joaquin	One Day, Inc.	Shannon Hagen	(916) 601-3561	shannonhagen10@aol.com	Single Site; Remote Site	<a href="http://www.onedayinc.org">www.onedayinc.org</a>
San Joaquin	Parents by Choice	Andrea Rodriguez	(209) 390-6698	andrea@parentsbychoice.net	Remote Site; Host Family	<a href="http://www.parentsbychoice.net/transitionalhousing">www.parentsbychoice.net/transitionalhousing</a>
San Luis Obispo	Family Care Network	Darci Rice	(805) 781-3535	drice@fcni.org	Single Site; Remote Site	<a href="http://www.familycarenetwork.org">www.familycarenetwork.org</a>
San Mateo	A Better Way	Pete Maspallala	(510) 601-0203 ext 3307	pmaspallala@abetterwayinc.net	Remote Site; Host Family	<a href="http://www.abetterwayinc.net">www.abetterwayinc.net</a>
San Mateo	Unity Care	Aimee Sáázar-Núñez	(415) 610-6336	anunez@unitycare.org	Remote Site	<a href="http://www.unitycare.org">www.unitycare.org</a>
Santa Barbara	Family Care Network	Darci Rice	(805) 781-3535	drice@fcni.org	Single Site; Remote Site	<a href="http://www.familycarenetwork.org">www.familycarenetwork.org</a>
Santa Clara	Bill Wilson Center	Risa Pattega	bill	RPattega@bwmmail.org	Single Site; Remote Site; Host Family	<a href="http://www.billwilsoncenter.org">www.billwilsoncenter.org</a>
Santa Clara	First Place for Youth	Rachel Carlos or Apolonia Cortéz	(408) 394-3313 or (669) 253-2069	rcarlos@firstplaceforyouth.org or ACortez@firstplaceforyouth.org	Remote Site; Host Family	<a href="http://www.firstplaceforyouth.org/">http://www.firstplaceforyouth.org/</a>
Santa Clara	Prosperity Way	Brittany Stroud	(818) 458-8713	bstrouc@prosperityway.org	Single Site	<a href="http://www.prosperityway.org">www.prosperityway.org</a>
Santa Clara	St. Andrews Residential Program	Jessica Marquez	(408) 640-1853	jessicam@starpgraminc.org	Single Site	<a href="http://www.starpgraminc.org">www.starpgraminc.org</a>

## Transitional Housing Placement Program for Non-Minor Dependents (THPP-NMD) Provider Roster

For non-minor dependents (ages 18-21)

Santa Clara	Unity Care	Aimee Salazar-Nunez	(415) 610-6336	anunez@unitycare.org	Single Site; Remote Site	www.unitycare.org
Santa Cruz	Encompass Community Services	Jose Sanchez	(831) 586-1930	jose.sanchez@encompasscs.org	Remote Site	www.encompasscs.org
Santa Cruz	Haven of Hope	Davina Pdanco	(831) 345-2238	hoh@havenofhopehomes.org	Single Site; Remote Site	www.havenofhopehomes.org
Shasta	Children First Foster Family Agency	Janice Saelee	(530) 526-7718	jsaelee@childrenfirstfifa.com	Remote Site	http://www.childrenfirstfifa.com/
Shasta	EA Family Services	Anna Garrison	(530) 228-7106	agarrison@ea.org	Single Site; Remote Site; Host Family	www.ea.org
Shasta	Krista Foster Homes	Rebekah Fujimura	(530) 246-1259	kristaf@kristafosterhomes.org	Remote Site	http://kristafosterhomes.org/
Shasta	Northern California Youth and Family Programs	Jessie Cork	(530) 356-7168	jcork@youthandfamily.info	Remote Site; Host Family	http://www.noyfp.org/
Shastiyou	Children First Foster Family Agency	Janice Saelee	(530) 526-7718	jsaelee@childrenfirstfifa.com	Remote Site	http://www.childrenfirstfifa.com/
Solano	A Better Way	Pete Maspatala	(510) 601-0203, Ext. 3307	PMaspatala@abetterwayinc.net	Remote Site; Host Family	www.abetterwayinc.net
Solano	Aldea Children's Services	Cerrene Cervantes	(707) 557-4560 Ex. 107	ccervantes@aldeainc.org	Remote Site; Host Family	www.aldeainc.org
Solano	EA Family Services	Anna Garrison	(530) 228-7106	agarrison@ea.org	Single Site; Remote Site; Host Family	www.ea.org
Solano	First Place for Youth	Lauren Grayman	(925) 771-3108	grayman@firstplaceforyouth.org	Remote Site; Host Family	http://www.firstplaceforyouth.org
Solano	Holy's Place	Ron Dhillon	(510) 733-8800	ron@holysplaceinc.org	Remote Site	http://www.holysplaceinc.org/
Solano	Nails Foundation	Fossettina Dollison	(415) 505-6427	finaidollison@gmail.com	Remote Site	www.nailsfoundation.org
Solano	Uplift Family Services	Rylie Jones	(925) 325-3387	rjones@emqff.org	Remote Site; Single Site	https://upliftifs.org/
Sonoma	TLC Child & Family Services	Shelby Means	(707) 528-3020 x.208	smeans@tlc-4kids.org	Remote Site; Host Family	www.tlc4kids.org
Stanislaus	Aspiranet	Alma Garcia Mendoza	(209) 338-5444	agarciamendoza@aspiranet.org	Remote Site; Host Family	www.aspiranet.org
Stanislaus	Central Valley Community Resources	Arlene Figueroa	(209) 896-3055	arlene@cvcv-ca.org		www.cvcv-ca.org

## Transitional Housing Placement Program for Non-Minor Dependents (THPP-NMDD) Provider Roster

For non-minor dependents (ages 18-21)

Stanislaus	Creative Alternatives	Bruce Cresswell	(209) 668-9361	bocresswell@creative-alternatives.org	Single Site; Remote Site; Host Family	www.creative-alternatives.org
Stanislaus	Holy's Place	Ron Dillion	(510) 733-6800	ron@holysplaceinc.org	Remote Site	http://www.holysplaceinc.org/
Sutter	Children First Foster Family Agency	Janice Saelee	(530) 526-7718	jsaelee@childrenfirstfa.com	Remote Site	http://www.childrenfirstfa.com/
Sutter	EA Family Services	Anna Garrison	(530) 228-7106	agarrison@ea.org	Single Site; Remote Site; Host Family	www.ea.org
Sutter	Remi Vista, Inc.	Debbie Hunt	(530) 893-4784	dhunt@remivistainc.org	Remote Site; Host Family	https://remivistainc.net/
Tehama	Children First Foster Family Agency	Janice Saelee	(530) 526-7718	jsaelee@childrenfirstfa.com	Remote Site	http://www.childrenfirstfa.com/
Tehama	Remi Vista, Inc.	Debbie Hunt	(530) 893-4784	dhunt@remivistainc.org	Remote Site; Host Family	https://remivistainc.net/
Tulare	Aspiranet	Lauren Gilfoy	(559) 741-7358 x4503	lgilfoy@aspiranet.org	Remote Site; Host Family	www.aspiranet.org
Tulare	Courage to Change	Larry Goates	(559) 594-4855	ctcag@wirelesstcp.net	Remote Site; Host Family	
Ventura	Aspiranet	Leticia Woodruff	(805) 289-0120	lwoodruff@aspiranet.org	Remote Site; Host Family	www.aspiranet.org
Ventura	Casa Pacifica Centers for Children & Families	Raquel Montes	(805) 223-0829	rmontes@casapacificaa.org	Single Site; Remote Site	www.casapacificaa.org
Ventura	Divinity Prophet & Associates	Shari London Wdvek, M./	805-267-1845	milkishsefb@aol.com	Remote Site	www.divinityprophet.org
Ventura	Pro Youth Centers	Miki Moore	(818) 469-6029		Single Site	
Yolo	Children's Hope Foster Family Agency	Nancy Ramos	(530) 846-4955	nramos@childrenshopeffia.org	Remote Site; Host Family	www.childrenshopeffia.org
Yolo	EA Family Services	Anna Garrison	(530) 228-7106	agarrison@ea.org	Single Site; Remote Site; Host Family	www.ea.org
Yuba	Children First Foster Family Agency	Janice Saelee	(530) 526-7718	jsaelee@childrenfirstfa.com	Remote Site	http://www.childrenfirstfa.com/
Yuba	Children's Hope Foster Family Agency	Nancy Ramos	(530) 846-4955	nramos@childrenshopeffia.org	Remote Site; Host Family	www.childrenshopeffia.org
Yuba	EA Family Services	Anna Garrison	(530) 228-7106	agarrison@ea.org	Remote Site	www.ea.org
Yuba	Remi Vista, Inc.	Debbie Hunt	(530) 893-4784	dhunt@remivistainc.org	Remote Site; Host Family	https://remivistainc.net/

Last updated 10/30/19 - e-mail updates to Suzi@jbay.org

# **GUIDE TO HOUSING**

**Developed by the John  
Burton Foundation**



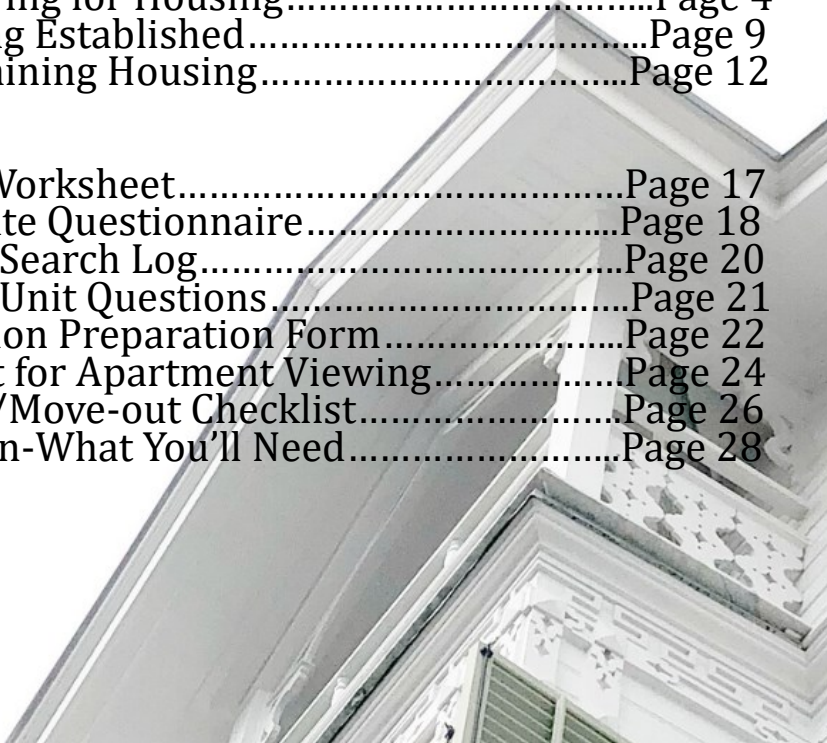
Congratulations on embarking on your housing search! Although the process can seem overwhelming at first, this guidebook is designed to help break down the process for you and support you in your search. The guide is divided into five sections to assist you with the process of locating, applying for, securing, establishing and maintaining housing. There are a number of forms located at the end of this guide that can be used to make the process easier. If you plan to use the forms, you may want to make a few copies of each so that you always have copies of the original blank forms for future use.

Table of Contents

I. Budgeting for Housing.....	Page 2
II. Housing Search.....	Page 3
III. Applying for Housing.....	Page 4
IV. Getting Established.....	Page 9
V. Maintaining Housing.....	Page 12

Forms:

Budget Worksheet.....	Page 17
Roommate Questionnaire.....	Page 18
Housing Search Log.....	Page 20
Housing Unit Questions.....	Page 21
Application Preparation Form.....	Page 22
Checklist for Apartment Viewing.....	Page 24
Move-in/Move-out Checklist.....	Page 26
Moving In-What You'll Need.....	Page 28



## BUDGETING FOR HOUSING

**Assessing Resources and Setting a Budget** The first step is to determine how much you can afford to pay for rent. This is important information to know before beginning a housing search as there is no point to applying for housing that you can't afford to pay for. Included in the forms section is a Budget Worksheet that can help you figure out your income and expenses and how much rent you can afford to pay.

**Step 1: Calculate income** Determine what your monthly income amount is. This would include the \$776 Supervised Independent Living Placement (SILP) payment (if applicable), any income from a job, and any other financial assistance received such as college financial aid payments that are available to be used for living expenses. If you have any income from working, you should use the actual take home pay (net income), not the amount that is received before taxes are taken out (gross income).

**Tip:** If you receive financial aid as one lump sum payment at the beginning of the term, remember that you will need to budget the funds you need for living expenses across the whole term.

**Step 2: Calculating non-housing expenses** Not including paying rent and other housing costs every month, determine what your other monthly expenses are. This should include food, transportation, laundry, cigarettes, clothing, entertainment, toiletries and other expenses. If you have children, remember to include costs such as diapers, child care, clothes and medicines.



## BUDGETING FOR HOUSING

### Step 3: Calculate housing costs

The housing budget is the amount that will be available to pay rent as well as utilities. When starting a housing search, it is important to know how much the typical monthly utilities costs are in your area so that this can be factored in when determining if a unit is affordable. If you're unsure how to estimate utility costs or other expenses, visit <http://www.californiarealitycheck.com/> and select option #1, Reality Check. This tool allows you to explore housing and associated costs for your geographic region.

### Step 4: One-time expenses

There are a number of costs that must be paid when first moving into a unit. When looking for housing, it is a good idea to start saving money so that it will be available when housing is found. Below are some of the onetime costs that need to be planned for and estimates of these costs.

Application fees (usually around \$30 per unit)  
Security Deposit (usually one or two month's rent)  
Utilities and phone connection (between \$15 and \$100)

Moving costs (varies depending on needs)

- Furniture and household items (\$100 - \$500 or more, depending on how much is purchased)





## HOUSING SEARCH

There are several websites that landlords use to list vacant properties. One of the most commonly used is called Craigslist, which can be found at [www.craigslist.org](http://www.craigslist.org).

Searches can generally be limited by Neighborhoods, rent amounts and number of bedrooms so that you only see listings that are of interest to you.

If you are going to college, check with your college's housing office as well to see if they offer housing listings.

Friends, family and acquaintances can also be a good source for leads on housing.

Housing that is shared with roommates can also be found on Craigslist. Under the housing heading is a section called "rooms / shared". Sometimes the ads will include a description of the people who live there and/or what they are looking for.

This may include specifying a gender (which is allowable in shared housing), rules or information about alcohol use and smoking on the premises, and desirable roommate qualities such as being considerate, responsible, easy going, clean etc.



## HOUSING SEARCH

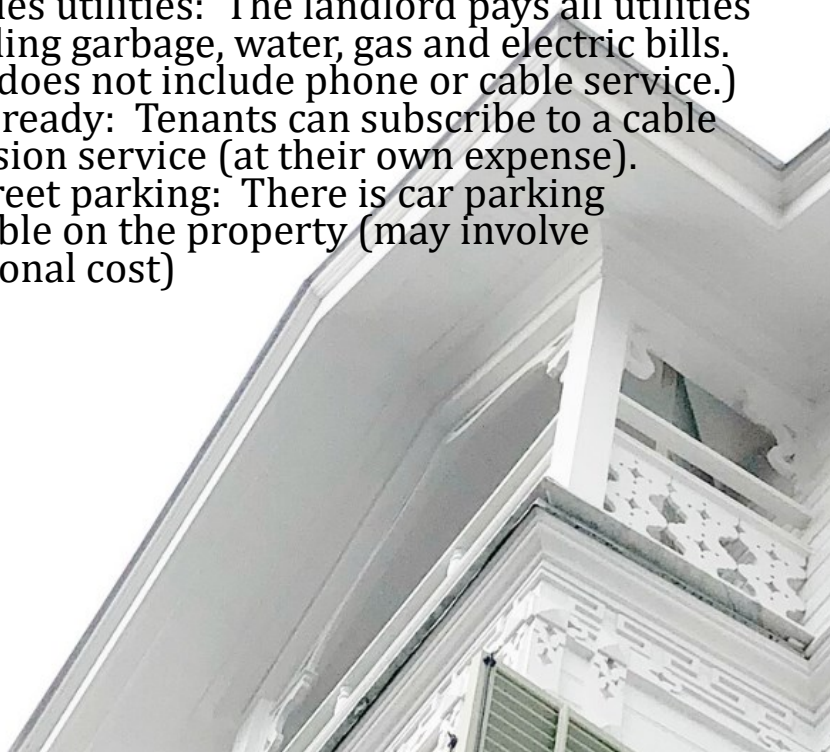
One should read the ads carefully and only respond to those that seem like a good fit. For example, if you are a full time student it may not be a good idea to move into a house with people who advertise that they have frequent late night parties.

Living with others can be a good way to find housing that is less expensive and often has less formal screening criteria. You should be extra vigilant when meeting with potential roommates to make sure they seem like people that you would like to live with.



## HOUSING SEARCH—COMMON TERMS

- Sq. ft.: square footage of the unit
- Bd: Bedroom • Ba: Bathroom
- Full bath: A bathroom that includes a toilet, sink and bathtub or shower
- Half bath: A bathroom that includes only a sink and toilet (no tub or shower)
- 1.5 bath: Unit has one full bathroom and one half bathroom
- Washer/dryer: There is a clothes washer and dryer in the building
- Month to month: A rental agreement that is not a fixed term lease (see section 5 for more information on leases).
- Include water and garbage: The landlord pays the cost for garbage removal and the water bill.
- Includes utilities: The landlord pays all utilities including garbage, water, gas and electric bills. (This does not include phone or cable service.)
- Cable ready: Tenants can subscribe to a cable television service (at their own expense).
- Off street parking: There is car parking available on the property (may involve additional cost)



## APPLYING FOR HOUSING: WHAT TO LOOK FOR BEFORE YOU CALL

Call Regardless of the type of housing, it is often helpful to go by the building before calling the landlord or prospective roommates to make sure that it is someplace that you would want to live. This can also help you to prepare questions for when you call or interview. When you go to look at a building here are some of things that should be considered:

### The location

- Does the neighborhood seem like someplace that you would want to live?
- Does it feel safe there? It is often helpful to go by the place on the weekend and at night in addition to during the day to see if the neighborhood is different at different times.
- Is there shopping nearby? Where is the closest Laundromat?
- Is it close to other things that are important such as parks or places to relax?
- Is the apartment close to transportation?
- Is it easy to get to the places you go most often such as your workplace or volunteer site, ILSP office, school, family and friends?
- Is the neighborhood quiet?
- Is there noise from nearby traffic?



## APPLYING FOR HOUSING: WHAT TO LOOK FOR BEFORE YOU CALL

The building

- Does the building seem secure?
- Does it seem like it is well maintained?
- Are there obvious maintenance issues such as peeling exterior paint, a broken intercom system, broken windows, etc.?
- Does the building appear clean and is it well-lit?

## APPLYING FOR HOUSING: CHOOSING ROOMMATES

When interviewing with potential roommate(s) or identifying friends or acquaintances to room with, it is important to ask questions and assess compatibility.

The Roommate Questionnaire can be used to prompt conversations with potential roommates who already have an established household, to help determine whether it's a good fit. It can also be used as a tool when you are considering looking for housing with friends to make sure that you will be compatible as roommates.

Just because someone is a good friend, does not mean that they would be good for you to live with. Make sure that you are on the same page about issues such as noise, cleanliness, overnight guests, smoking, etc.



## APPLYING FOR HOUSING: TRACKING THE HOUSING SEARCH

It is important to keep a log of all of the contacts you make and the results of each. This will help you to avoid accidentally calling about the same place twice, or forgetting an appointment.

A Housing Search Log that can be used to track contacts with landlords or possible roommates is included in this guidebook.

When you call or e-mail, you should get some basic information to determine that a unit fits within your budget before deciding whether to see it.

Some questions that should be asked if they were not in the advertisement, or confirmed if they were, are:

- What is the monthly rent amount?
- Does the rent include any utilities? If not, what is the average cost for utilities?
- How much of a security deposit is required?
- Will there be a fixed term lease or a month-to-month agreement?
- Is there an application fee?

Also, if you have a pet make sure to find out if the landlord and/or roommates are willing to accept the pet and whether a pet deposit is required. There may be other questions that are important to ask as well about issues such as whether there is laundry available, noise level in the unit, building security, etc.



## **APPLYING FOR HOUSING: TRACKING THE HOUSING SEARCH**

A Housing Unit Questions form is included in this guidebook that can be used to make a list of important questions. Use this form to record all of the questions that you want to make sure to remember to ask landlords and potential roommates when you call.

## **APPLYING FOR HOUSING: COMPLETING A RENTAL APPLICATION**

Often, when applying for a housing unit, applicants will be asked to fill out a written application. The application generally requests basic identifying information, income and employment information and housing history. If you are applying for a unit with friends, all those who will be living in the unit should be prepared to provide information on an application. It is a good idea to prepare all of the information that an application typically requests in advance. That way when showing up to look at an apartment, you will be able to fill out the application right there on the spot. This could give you an advantage over someone else that is not similarly prepared and will also save making extra trips back and forth to turn in the application.

An Application Preparation Form is included in this guide book to help you to prepare the information that you will need to complete applications.



## APPLYING FOR HOUSING: COMPLETING A RENTAL APPLICATION

Tip: The actual application forms will vary, but if you compile all of the information on the Application Preparation form you will be prepared to respond to most of the questions that are likely to be found on an application.

Be sure to answer all questions honestly. If a landlord discovers that you lied on the application this will generally disqualify you for the unit. If a question does not apply indicate “n/a” (not applicable) rather than leaving it blank. This way the landlord will know that you didn’t accidentally skip the question or refuse to answer. Other items that should be brought when going to look at a unit are:

- Driver’s license or state issued ID card and Social security card
- Proof of income
- Copy of credit report and letters of reference
- List of questions that you have and apartment checklist

### Fees

Some landlords may charge a fee to process an application. State law allows landlords to charge only their actual out-of-pocket costs up to a maximum of \$37.57 to process a rental application. These fees are typically not refundable whether you get the apartment or not. Applicants can offer to provide their own copy of their credit report to avoid the fee, but landlords have no obligation to accept this.



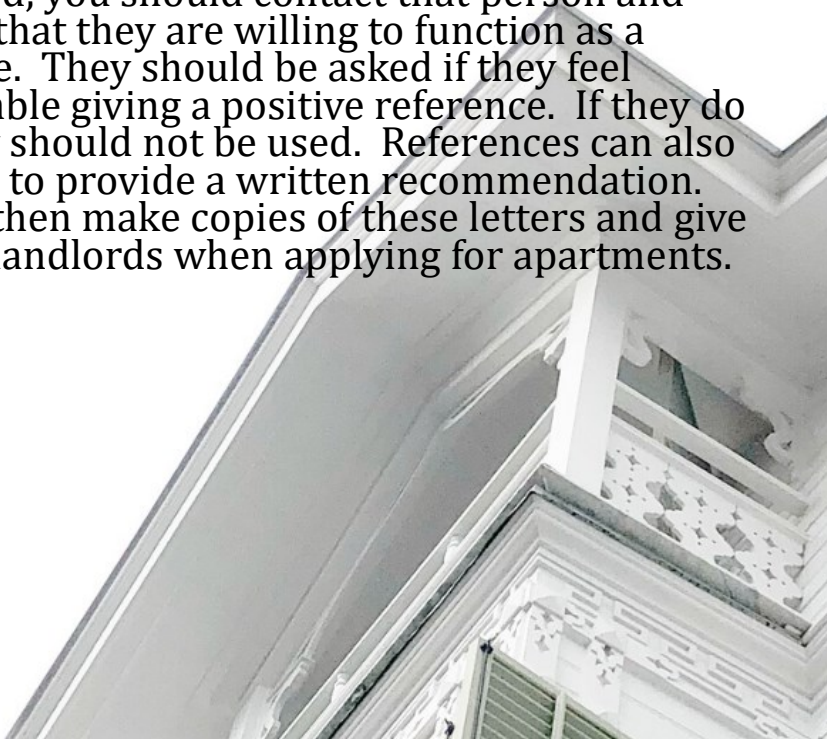


## APPLYING FOR HOUSING: COMPLETING A RENTAL APPLICATION

### References

Many landlords will ask for the names and phone numbers of people they can call to get information about you. If you have previous landlords who will give a positive reference, these are the best references to have. If you do not have any housing references, current or former employers, social workers, teachers and others who can speak to whether you are likely to be a good tenant can be provided. Personal references such as friends are sometimes requested as well, but shouldn't be provided unless requested.

Before giving out someone's name and number to a landlord, you should contact that person and confirm that they are willing to function as a reference. They should be asked if they feel comfortable giving a positive reference. If they do not, they should not be used. References can also be asked to provide a written recommendation. You can then make copies of these letters and give them to landlords when applying for apartments.



## APPLYING FOR HOUSING: MEETING THE LANDLORD AND/OR ROOMATES

### Presentation

If you need to meet with the landlord, he or she will be assessing whether you are likely to be a good tenant not just from what is written on the application, but from your behavior and appearance as well. It is important to make a good impression and you should keep a few things in mind when meeting a landlord.

- Arrive at interviews on time. Lateness will probably count against a prospective tenant; not showing up at all is pretty much the same as giving up the apartment.
- Dress for success. While you don't need to go overboard, you should dress in a way that conveys that you are a responsible and thoughtful person. Avoid overly casual attire or torn or dirty clothing and be aware of personal hygiene.
- Turn off cell phones. Do not take or make calls or send text messages while viewing the apartment or talking with the landlord.
- Wait your turn. Let the landlord lead the interview without interruption. If invited to ask questions before the interview is over, you can go ahead—but if not, wait until the end, then let the landlord answer each question fully before moving on.



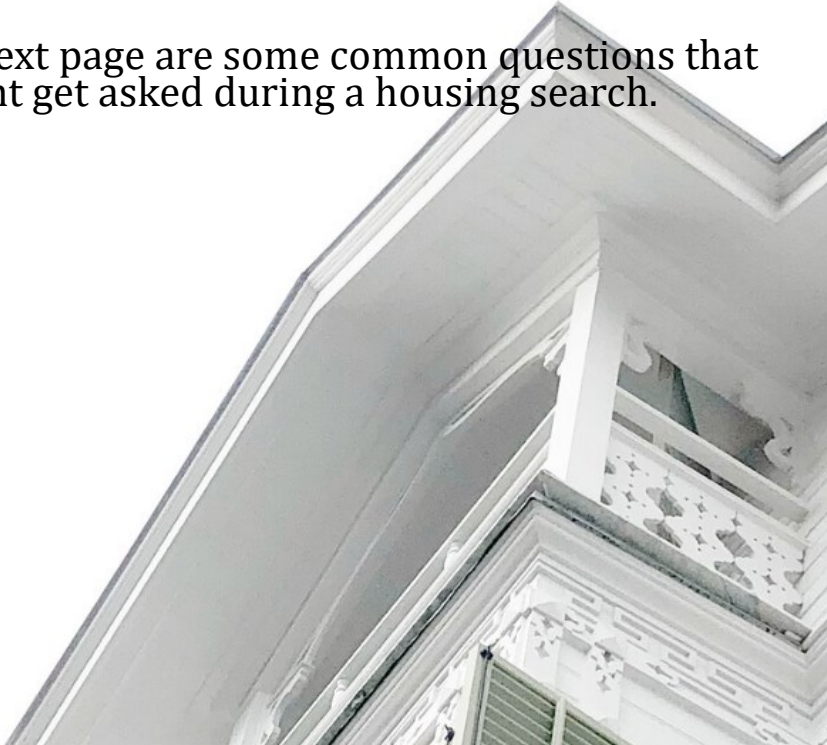
## APPLYING FOR HOUSING: MEETING THE LANDLORD AND/OR ROOMATES

- Arrange childcare. If you have children, you should arrange to leave them with friends, family, babysitting or a daycare; you should not take them to interviews unless the landlord asks to meet them.

### Sample Interview Questions

It is helpful to give some thought to the questions that you may be asked by a landlord or prospective roommates ahead of time. Some landlords or current tenants may ask some preliminary questions over the phone, so callers should be prepared with answers to common questions even before calling to inquire about a unit.

On the next page are some common questions that you might get asked during a housing search.



## APPLYING FOR HOUSING: MEETING THE LANDLORD AND/OR ROOMATES

### Sample Interview Questions

1. How many people will be living in the unit, even if temporarily? (Make sure that you do not intend to exceed occupancy standards. Landlords are required to allow 2 persons per bedroom.)
2. What's your current living situation? Where are you renting now?
3. Why are you looking to move?
4. When are you looking to move?
5. Have you ever been evicted?
6. Do you think your current or previous landlord would give you a good reference?
7. Have you been convicted of a felony?
8. Have you been arrested and charged with a crime, but not yet convicted?
9. Do you have any pets? If so, what kind?
10. Do you or does anyone who will live with you smoke? (Landlords are allowed by law to prohibit smoking on the premises, even in a tenant's own unit.)
11. How is your credit?
12. How long do you plan to stay here?
13. How much do you make per week/month/year? How about the other applicants? Is this "gross income" or "take home" income?
14. What type of work do you do and where do you work or where are you going to school?
15. Do you have funds available for first month's rent plus the deposit?
16. Are you comfortable committing to a one year lease?



## APPLYING FOR HOUSING: MEETING THE LANDLORD AND/OR ROOMATES

Tip: It can be helpful to practice interviewing in advance by doing a “mock” interview with a friend, family member or case manager.

### How to answer the hard questions - bad credit, evictions and criminal history

Landlords may ask about events from the past that they believe will provide information about how a person will be as a future tenant. This can include questions about prior evictions, credit history and/or criminal background. It is important to be prepared for these questions before speaking to the landlord. You should know their responses even before making the initial phone call as some landlords will do preliminary screening on the telephone.

Here are some tips to keep in mind when preparing answers:

- Be prepared – Know what is on your credit and background reports and have explanations prepared before going to meet with a landlord so that they are not caught by surprise. Determine whether any juvenile convictions will show up on a criminal background check. It can be helpful to practice responses out loud before meeting with a landlord. This will help you to be confident when the time comes to explain any negative history.



## APPLYING FOR HOUSING: MEETING THE LANDLORD AND/OR ROOMATES

Here are some tips to keep in mind when preparing answers:

- **Be honest:** Even if you have a good explanation for prior incidents, if you lie about them and are found out, in almost all cases this will result in an automatic rejection.
- **Be concise –** It is important to be truthful and explain what happened, however it is not necessary to go into great detail about the circumstances of unpaid bills, evictions or criminal convictions.
- **Be positive –** Determine what has changed since the negative incident(s) occurred. What is different now that gives you confidence that a similar incident wouldn't happen again? What could be said that has been gained as a result of the consequences of previous actions? How have your goals and priorities changed? You should emphasize the ways in which you have demonstrated financial responsibility and positive behavior recently.
- **Be proactive -** Compile written letters of recommendation or have the names and phone numbers of references that can be presented to the landlord as evidence that the applicant will be a good tenant. Letters can come from former landlords, employers or places that you volunteer, or case managers. (References from personal friends are not generally as helpful).

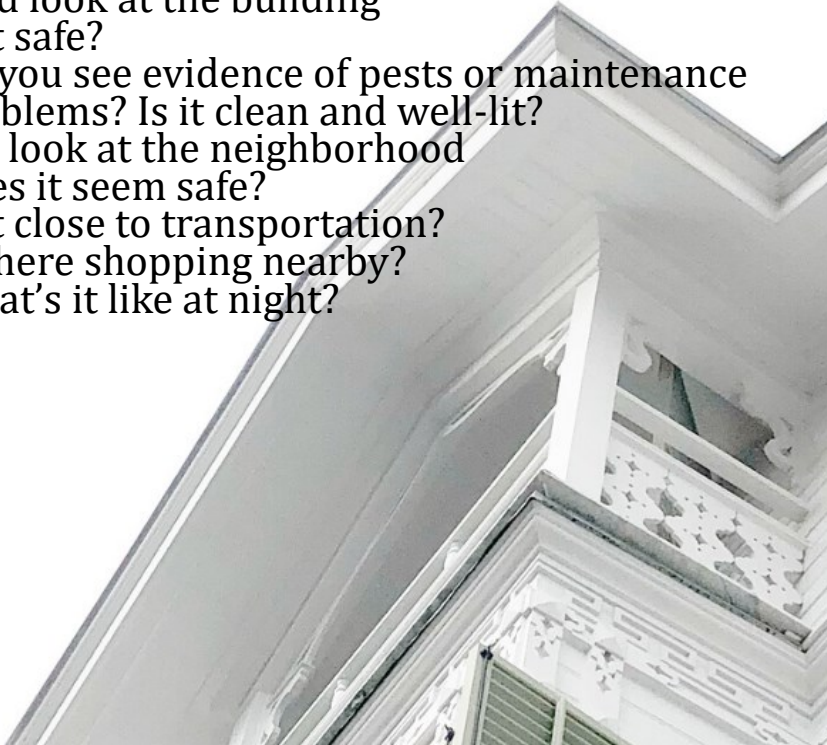


## APPLYING FOR HOUSING: WHAT TO LOOK FOR WHEN AT THE SITE

It is important when looking for housing to inspect each unit visited to determine if the unit is a good fit. You may not necessarily find a unit that meets 100% of your wishes and so you should be willing to compromise.

It is generally not a good idea, however, to move into a unit where you are going to feel very uncomfortable or unsafe. Here are some general things to consider when first visiting an apartment or room:

- First look at the apartment or room itself
  - Does it have enough space?
  - Is it clean and well maintained?
- Second look at the building
  - Is it safe?
  - Do you see evidence of pests or maintenance problems? Is it clean and well-lit?
- Third, look at the neighborhood
  - Does it seem safe?
  - Is it close to transportation?
  - Is there shopping nearby?
  - What's it like at night?



## APPLYING FOR HOUSING: WHAT TO LOOK FOR WHEN AT THE SITE

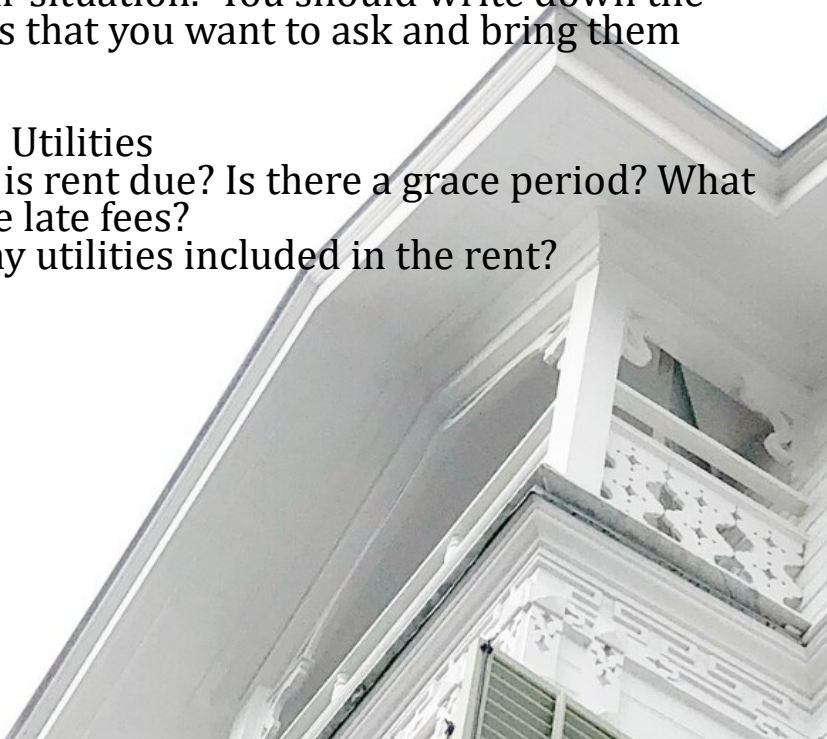
Once inside the unit, there are additional things that may be considered while looking around. You should bring the Checklist for Apartment Viewing and make notes as you tour the apartment as it is often hard to remember the answers to these questions later.

### What Should Be Asked?

Visiting a unit is an opportunity for you to ask questions and make sure the unit is a good fit. Some questions to consider asking are below. You don't need to ask all of these questions, only those that seem relevant. There may be other questions as well that you want to ask, depending on the particular situation. You should write down the questions that you want to ask and bring them along.

### Rent and Utilities

- When is rent due? Is there a grace period? What are the late fees?
- Are any utilities included in the rent?





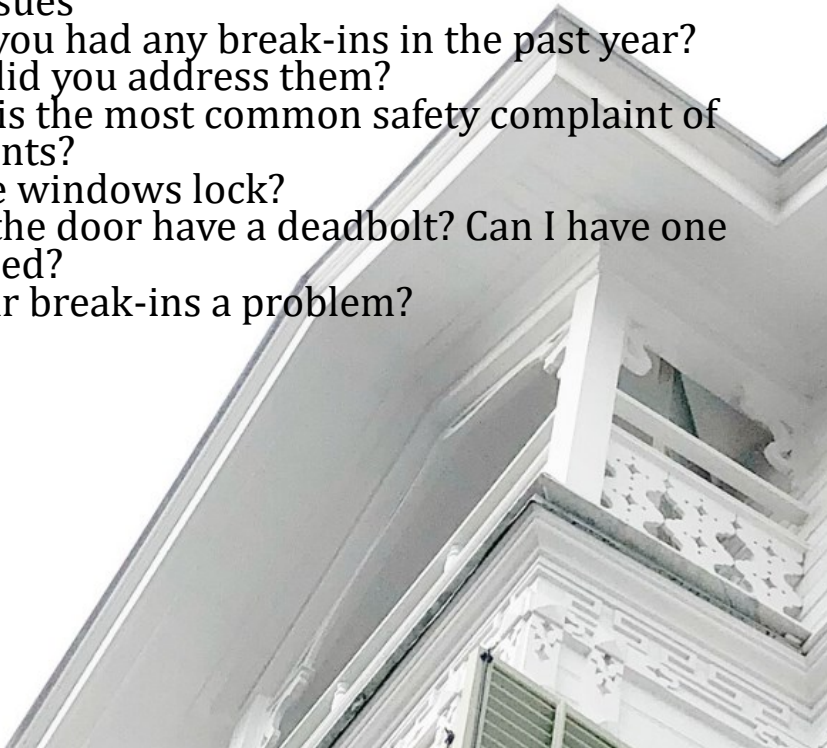
## APPLYING FOR HOUSING: WHAT TO LOOK FOR WHEN AT THE SITE

### Maintenance and Management Issues

- How are maintenance requests made and how long does it usually take for repairs to be completed?
- How does management staff handle complaints about maintenance?
- What are your most common maintenance requests?
- How do you handle pest control? What are your most common pests?
- How can I report problems with another resident? How do you handle such issues?
- What is the parking situation like?

### Safety Issues

- Have you had any break-ins in the past year? How did you address them?
- What is the most common safety complaint of residents?
- Do the windows lock?
- Does the door have a deadbolt? Can I have one installed?
- Are car break-ins a problem?



## GETTING ESTABLISHED

Once you have found a place to live, there are a number of issues that you will need to think about including paying a security deposit to the landlord, getting furniture and other essentials, and making sure everything is in good condition prior to moving in.

### GETTING ESTABLISHED: SECURITY DEPOSIT/ MOVE IN COSTS

Most landlords will require that tenants pay a security deposit before moving in. This is money that is paid in addition to the first month's rent. It is held by the landlord in case a tenant moves out without giving notice, owes back rent when leaving or causes damage to the unit that the landlord must repair after the tenant moves out. Under California law, a lease or rental agreement cannot say that a security deposit is "nonrefundable." This means that when the tenancy ends, the landlord must return any payment that is a security deposit, unless the landlord properly uses the deposit for unpaid rent, damage repairs or to clean the unit.



## GETTING ESTABLISHED: SECURITY DEPOSIT/ MOVE IN COSTS

Almost all landlords charge tenants a security deposit. The security deposit may be called "last month's rent," "security deposit," "pet deposit," "key fee," or "cleaning fee." The security deposit may be a combination, for example, of the last month's rent plus a specific amount for security. The law limits the total amount that the landlord can require as a security deposit. The total amount allowed as security depends on whether the rental unit is unfurnished or furnished and whether the tenant has a waterbed.

- **Unfurnished rental unit:** The total amount that the landlord requires as security cannot be more than the amount of two months' rent. If the tenant has a waterbed, the total amount allowed as security can be up to two and-a-half times the monthly rent.
- **Furnished rental unit:** The total amount that the landlord requires as security cannot be more than the amount of three months' rent. If the tenant has a waterbed, the total amount allowed as security can be up to three-and-a-half times the monthly rent.
- **Plus first month's rent:** The landlord can require a tenant to pay the first month's rent in addition to the security deposit.



## **GETTING ESTABLISHED: SECURITY DEPOSIT/ MOVE IN COSTS**

If you don't have enough money to pay the first month's rent and the deposit up front, you could ask the landlord if they would be willing to set up a payment plan for the deposit. A payment plan is when the tenant pays a portion of the deposit over several months. For example, if the deposit is \$600 the tenant might pay \$200 each month for three months. The landlord does not have to agree to this.

## **GETTING ESTABLISHED: KEEPING A MOVE IN RECORD**

Before moving in it is a good idea to go through the unit and document if anything needs repairing or is not in good shape. This documentation should be completed by the tenant and landlord together. This way when you move out of the unit the landlord will not be able to keep the deposit money to repair items that were damaged or missing before you got there. This is also the time to confirm that the landlord made any improvements that they promised to make previously such as painting or replacing carpeting.



## **GETTING ESTABLISHED: KEEPING A MOVE IN RECORD**

Tenants can use the Move In/Move Out Checklist to go through the unit and document the condition of each room. Once this has been done both you and landlord should sign the form to avoid disagreements later on about the move-in condition of the unit.

It's also a good idea to take pictures of the apartment, especially of any existing conditions that are unusual that are being accepted as part of the rental (such as walls that are painted unusual colors.)

If you cannot get the landlord to sign the document or feel uncomfortable asking, you can make a record using the list and send a copy to the landlord.

## **GETTING ESTABLISHED: SIGNING A LEASE**

Upon securing a unit, you will usually be asked by the landlord to sign a lease or rental agreement. A lease is a legal agreement between a landlord and a tenant which gives the tenant the right to live in a rental property for a period of time. Never sign a lease without reading it. Ask for a copy of the lease so you can read it over carefully and understand its terms. Failure to read the lease or understand it is not a valid excuse for not following the terms of the lease.



## GETTING ESTABLISHED: SIGNING A LEASE

Also, any agreement made with the landlord should be included in the lease in writing - for example if you are paying the deposit in installments or the landlord agrees to paint the unit before you move in. If these types of agreements are made only verbally you will have no way to enforce them if the landlord doesn't hold up their end of the bargain. If the agreement is important, make sure to get it in writing.

### How do a lease and a rental agreement differ?

A lease for a rental property has a finite term, such as six months or a year, for which a tenant will agree to rent the property. If the tenant leaves the unit before the lease ends, which is known as breaking the lease, the tenant may be liable for rent for the duration of the lease. For example if a tenant has a one year lease and moves out after 8 months, the tenant may be required to pay the rent for the remaining 4 months even though they are not living there.

Rental agreements are generally month-to-month, meaning that there is no set length of time that either the landlord or tenant is obligated to continue the agreement. The landlord is free at the end of each 30-day period to make changes to the rental agreement, subject to any rent control laws. Generally the landlord is required to give 30 days notice before any change can be made. A tenant can move out at the end of any 30-day period and agreements usually specify that the tenant also must provide 30-days notice prior to moving out.



## GETTING ESTABLISHED: SIGNING A LEASE

Make sure you understand the following before you more in:

- **Term:** The agreement will say when it starts and when it ends. If it is a fixed-term lease there will be a specific end date to the lease. If the agreement is month-to-month there will only be a start date.
- **Rent:** The rent amount will be stated as well as the due date and what forms of payment are accepted (for example check, money order, cash, etc.). If there are any penalties for paying late this will be stated as well. It may also state the tenant's liability for rent if you move out before the lease expires.
- **Utilities:** The lease or rental agreement will generally state who (the landlord or tenant) is responsible for paying utilities such as water, gas and electric and trash removal.
- **Deposit:** The amount that you are paying as a security deposit will be stated. It may also describe what is required in order to have the deposit returned to you upon departure (for example it may say that any unpaid rent or charges for damages will be deducted from the deposit.)
- **Other conditions:** The lease may describe other conditions such as whether the tenant is allowed to sublet the unit, whether pets are allowed, and rules about use of on-site facilities such as laundry machines



## GETTING ESTABLISHED: SIGNING A LEASE

**Visitors:** Tenants are responsible for the behavior of their visitors. If someone who is visiting you violates the terms of the lease such as disturbing other tenants or engaging in illegal activity you may be evicted for it.

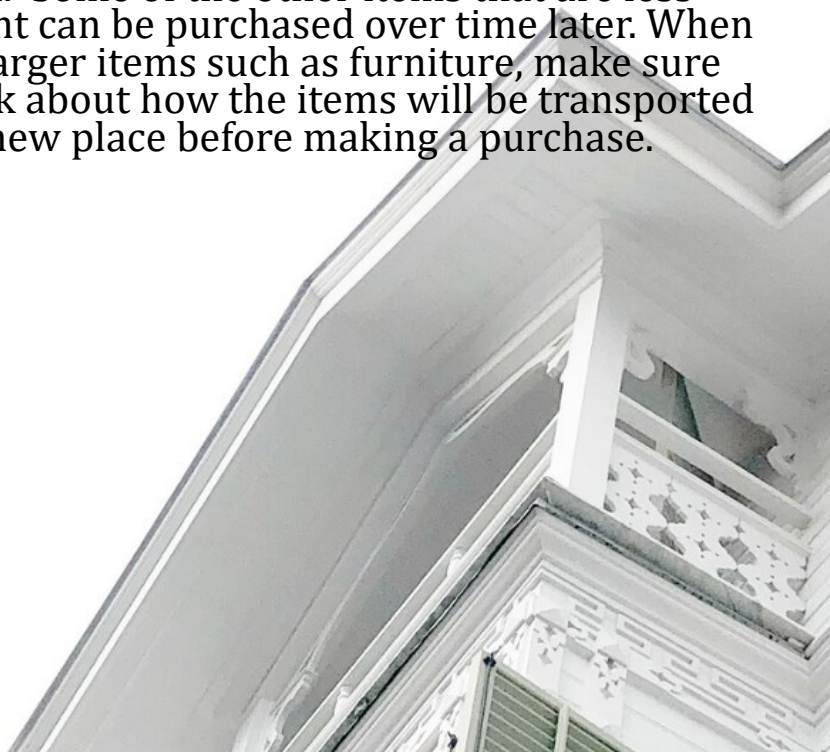
**Roommates:** Tenants who are sharing an apartment with one or more persons, need to be aware that they will all be held responsible for the full rent amount. So if a roommate stops paying their share of the rent, you are legally responsible for the roommate's share as well as your own. If your roommate doesn't pay rent, it is likely that you will be evicted as well and the eviction will be on your record as well as the roommate who defaulted.





## GETTING ESTABLISHED: MOVING IN-WHAT IS NEEDED

Once you have the key to your new home there are several household items that they will probably need to get as well as some furniture. If you are moving in to an apartment that is already occupied by your roommates, they may have provided some of these already. The forms section of this guidebook includes a form called **Moving In-What You'll Need** which contains some of the items that you may find useful in your new home. You should review the list and decide which items are priorities so that they can be purchased first. Items on the list that are priorities can be circled and the check boxes can be used to keep track of what has already been acquired. Some of the other items that are less important can be purchased over time later. When buying larger items such as furniture, make sure you think about how the items will be transported to your new place before making a purchase.



## **GETTING ESTABLISHED: SETTING UP UTILITIES & GETTING FINANCIAL ASSISTANCE**

If utilities are not already set up, check with your new landlord to determine which utilities you will need to set up.

Most commonly, these utilities will be gas and electric service, water service, telephone and internet and cable TV.

If the landlord pays the bill for some of the utilities, they may already be in place. The utilities that the you are responsible for will need to be set up by you with the utility companies.

You can ask your landlord who the local utility companies are in the area or look them up online. For gas and electric you may only have one option, whereas for cable, you may have several to choose from.

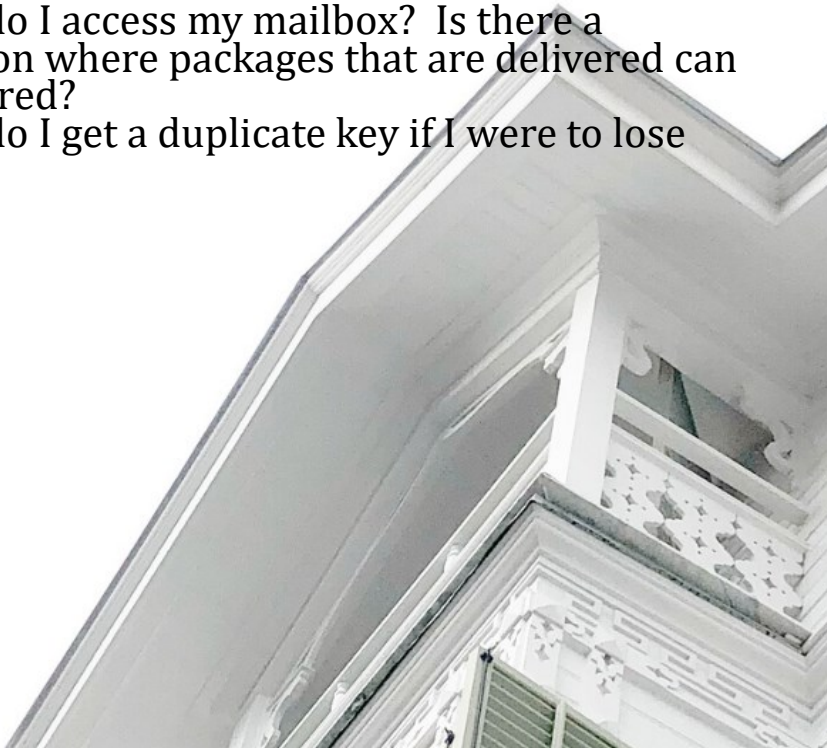
Many utilities companies have programs for residents with low income. Check with your utilities companies for these programs and see if you qualify for a discounted rate based on your income.



## GETTING ESTABLISHED: OTHER USEFUL INFORMATION

The following are some additional questions that a tenant may want to ask the landlord upon move in if they were not previously answered. These may include:

1. Where should I dispose of trash and recycling? What day is the trash collected?
2. Who do I contact for repairs or to make a complaint?
3. What address do I send my rent to and what forms of payment do you accept (such as cash, check, money order, etc.)? Can I drop off my rent in person?
4. If there is a laundry room, are there specific hours that it is available or rules that I should be aware of?
5. How do I access my mailbox? Is there a location where packages that are delivered can be stored?
6. How do I get a duplicate key if I were to lose mine?



## MAINTAINING HOUSING

Once you have moved into your new home, it is important to understand how to keep that housing. There are several things that you should keep in mind in order to avoid putting your housing at risk.

### MAINTAINING HOUSING: GOOD PRACTICES

#### Pay rent on time

Paying rent on the day that it is due is very important to maintaining housing. If the landlord charges a late fee, it can cost a lot of money if the rent is routinely paid late. Paying rent on time will also keep you in good standing with your landlord. Tenants should keep in mind that a landlord is legally entitled to serve a “3-Day Notice to Pay or Quit,” which is the first step towards an eviction as soon as a tenant is late with the rent. You should also be aware that if you are frequently paying rent late, that can be grounds for an eviction even if you always pay eventually. Also keep in mind, that if you have roommates and your roommates don't pay their rent, you can be evicted.



## MAINTAINING HOUSING: GOOD PRACTICES

### Pay bills on time

It is important to pay utility bills such as gas, electric and water on time each month. These services will charge a late fee if payments are not made on time which can add up quickly and cost a considerable amount of money. Unpaid bills may also show up on your credit report and affect your ability to get housing in the future. If the utility is turned off, you may have to pay a fee to get it turned on again.

### Obey the terms of the lease

The lease likely describes some basic expectations that the landlord has of all tenants such as not disturbing other tenants, not damaging the property and not engaging in illegal activities on the property. If you violate any of these rules, you can be evicted from your apartment. Following these guidelines will also help to maintain good relationships with the neighbors.



## MAINTAINING HOUSING: GOOD PRACTICES

Some tips to remember are:

- Keep noise to a minimum especially during hours when people are sleeping. If you are living in an apartment building and share walls with other units or have a unit directly above or below others, you should be especially aware of the impact you may be having. It can be helpful for you to give neighbors your contact information so that the neighbors can communicate if they are being disturbed by noise.
- Do not make any alterations to a unit without the landlord's permission.
- Monitor the behavior of your guests and do not have too many visitors. Don't allow visitors to roam around the building.
- Do not engage in illegal activity on the premises or allow guests to do so.
- Do not allow others who are not on the lease to move in with you.
- Take out the trash and recycling regularly and keep your unit clean. Avoid leaving out items such as food that may attract insects or rodents.
- If you have a pet, ensure the pet is properly cared for and cleaned up after.
- Leave the hallways and corridors clear of items and make sure your unit is not attracting pests such as cockroaches or mice.



## **MAINTAINING HOUSING: MAINTAIN A GOOD RELATIONSHIP WITH THE LANDLORD**

Maintaining communication with the landlord is key to maintaining housing. Here are some examples of situations that should prompt you to get in touch with the landlord:

### Maintenance issues in the apartment

If something breaks or stops working, or there are other problems with the unit such as mold, plumbing problems or pests, contact your landlord right away. While tenants are responsible to change a light bulb or unclog a toilet when necessary, never try to make complex repairs without discussing it with the landlord first. If a landlord is unresponsive, document requests by writing a letter to the landlord. Make sure to keep copies of all letters sent and received. If the landlord continues to be unresponsive contact a tenant assistance agency.

**Tip:** Never stop paying rent because a landlord is not making necessary repairs unless advised to do so by an attorney or advocate who specializes in tenant/landlord law.

### If you need to change the lock

The landlord is entitled to have a key to the unit in case they need to enter the unit due to an emergency or to make repairs. If you need to change the lock for security reasons or add an additional lock, alert the landlord before making the change and be sure to provide the landlord with a key to the new lock.



## **MAINTAINING HOUSING: MAINTAIN A GOOD RELATIONSHIP WITH THE LANDLORD**

### Maintenance issues in common areas

If there are repair issues in common space such as burned out light bulbs in hallways or a broken intercom system, these are the responsibility of the landlord and you should alert them of the problem right away.

### Problems with Neighbors

If you have a problem with a neighbor such as excessive noise, visible trash or other issues, and feel comfortable doing so, try to resolve the issue directly with the neighbor. If it cannot be resolved or the neighbor is particularly problematic, alert the landlord to the problem. Always avoid getting in a fight with a neighbor or responding to a problem by doing something to get back at the neighbor. This will likely make the situation worse, and could result in a loss of housing.

### Rent Problems

If for some reason you are late with the rent, inform the landlord and let them know when you expect to be able to pay. If the landlord knows what is going on, they are more likely to give some leeway, whereas if you make the landlord chase you down, the landlord is less likely to be willing to work with you. If you are unable to pay your rent you should consider moving out of the unit in order to avoid an eviction. If you end up getting evicted, this will go on your record for the next seven years and will make it harder to get housing in the future.





## MAINTAINING HOUSING: MAINTAIN A GOOD RELATIONSHIP WITH THE LANDLORD

Tip: If you ever receive any type of legal paperwork from your landlord, do not ignore it. Take it to a tenant assistance agency right away to determine how to respond. Waiting even a few days can mean the difference between keeping and losing housing.

### If you want to make changes to a unit

If you want to make changes to your unit such as painting walls a different color, always consult the landlord before making them. If you don't, you may lose your deposit when it comes time to move out or could be evicted for violating the lease.

### When things change

If there are any significant changes that affect a household such as someone moving in or out, you should alert your landlord.

## MAINTAINING HOUSING: PROBLEMS WITH THE LANDLORD

If you feel like the landlord is not treating you fairly, breaking the law or is not responding to requests there are a number of agencies that can assist tenants with this. You can often find information about local tenants' rights agencies by dialing "211". Tenants should never withhold rent from their landlord without consulting with one of these agencies first. Living with a landlord who is not making necessary repairs can be very frustrating, but not paying rent is more likely to get a person evicted than to get the repairs made.



## MAINTAINING HOUSING: EVICTION

Whether or not a landlord has a right to evict you varies depending on what city you live in. In some cities, a landlord can only evict a tenant for certain specific reasons. In other cities the landlord does not need a reason to ask a tenant to leave who is under a month to month rental agreement or whose lease has expired.

### Evictions for Cause

If you live in a city that requires “good cause” to evict, the landlord can generally only evict you if you don’t pay your rent or if you violate the terms of the lease (such as creating a nuisance, not keeping the unit clean, disturbing other tenants, engaging in illegal activity, etc.). In either of these cases the landlord can give a “3-day Notice.” At the end of the three days if the tenant has not addressed the problem (either paid the rent or stopped the problematic behavior), the landlord can serve an eviction notice, known as an “Unlawful Detainer.” If you have damaged the property, substantially interfered with other tenants or used the apartment for unlawful purposes (such as selling drugs) the landlord does not have to offer a chance to stop the behavior. If you get served with an Unlawful Detainer, this will go on your record for the next seven years and will make it harder for you to get housing in the future, so it is very important to try to avoid this happening.



## MAINTAINING HOUSING: EVICTION

If you receive an eviction notice you can attempt to fight the eviction or you may want to consider moving out. As mentioned above, having an eviction on your record could have serious consequences for the future. The landlord may be willing to work out an agreement with you where the landlord will agree to give you 30 or 60 days to move out if you agree to leave by the agreed upon deadline. This will give you some time to find a new place and avoid having to go through an eviction process.

### Evictions Without Cause

If the landlord is not required to give a reason, they still have to give written notice. If everyone living in the unit has been there for more than one year, the landlord must give 60-days notice. If the tenants have been there for less than a year or in some cases if the landlord has sold the property to someone who plans to move in, they only need to give 30-days notice. If you believe the landlord is trying to evict you illegally you should contact a local tenant's rights organization.

**Tip:** If you receive any type of legal notice saying that you need to move out take it to a tenant referral agency right away. Waiting even a few days can mean the difference between keeping and losing housing.



## MAINTAINING HOUSING: MOVING OUT WELL

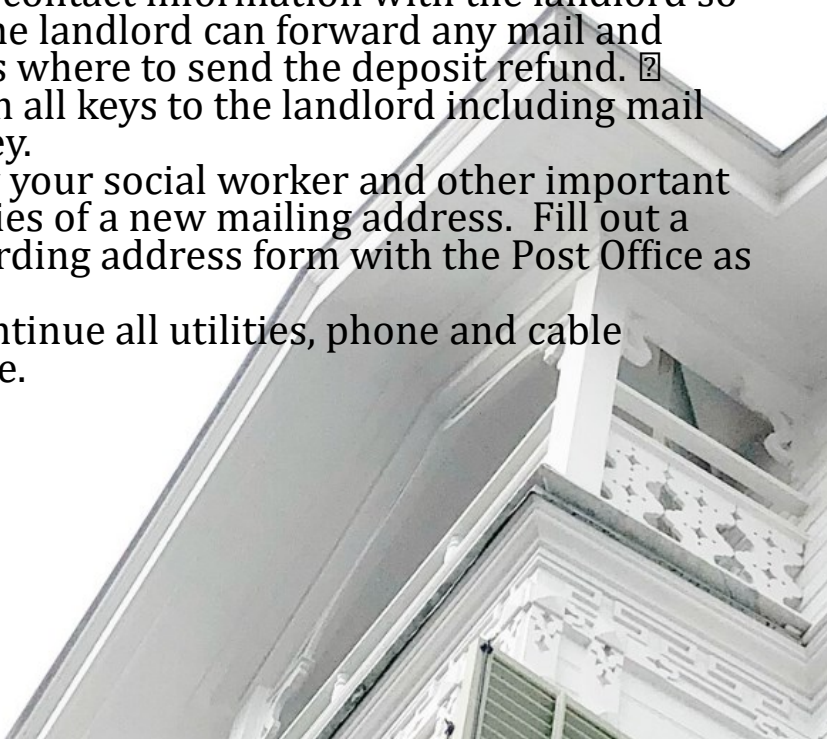
If you decide to move out of the unit, there are a number of steps that should be taken to leave the unit responsibly. This will help ensure both that you can get back the security deposit that was paid upon move in and that the landlord will give a good reference when you're looking for housing in the future. The following should be kept in mind when it is time to leave:

- Check the lease/rental agreement to make sure you are not vacating the property before the lease expires. A lease is a legally binding contract. If you must move out before the lease expires, should discuss the circumstances with the landlord in advance and see under what circumstances the landlord may be willing to allow the tenant to break the lease.
- Make sure to give 30 days notice in writing or whatever other notice is required in the lease. If you do not, the landlord is entitled to keep the deposit to pay for a month's rent even if you have moved out.
- When leaving, take everything with you. If there are items that they no longer want, they should be disposed of. Never leave trash or old furniture for the landlord to get rid of.



## MAINTAINING HOUSING: MOVING OUT WELL

- Thoroughly clean the apartment including cleaning the floors, carpets, walls, closets, fixtures and appliances. Give particular attention to the bathrooms, stove, oven, and refrigerator. The landlord is allowed to keep the deposit to pay the cost of cleaning the unit if it is not cleaned well enough.
- If there is damage to the unit that you caused, make sure that it is repaired before moving out. This can include patching holes where pictures were hung.
- Coordinate with the landlord to do a final inspection. You can use the move in/move out checklist that was completed when they first moved in.
- Leave contact information with the landlord so that the landlord can forward any mail and knows where to send the deposit refund. ☑ Return all keys to the landlord including mail box key.
- Notify your social worker and other important agencies of a new mailing address. Fill out a forwarding address form with the Post Office as well.
- Discontinue all utilities, phone and cable service.



## MAINTAINING HOUSING: GETTING BACK THE SECURITY DEPOSIT

California law has very specific requirements about how security deposits must be handled when a tenant moves out.

It allows the landlord to use a security deposit for four purposes:

- For unpaid rent;
- For cleaning the rental unit when the tenant moves out, but only to make the unit as clean as it was when the tenant first moved in;
- For repair of damages, other than normal wear and tear, caused by the tenant guests; and
- If the lease or rental agreement allows it, for the cost of restoring or replacing furniture, furnishings, or other items of personal property (including keys), other than because of normal wear and tear.

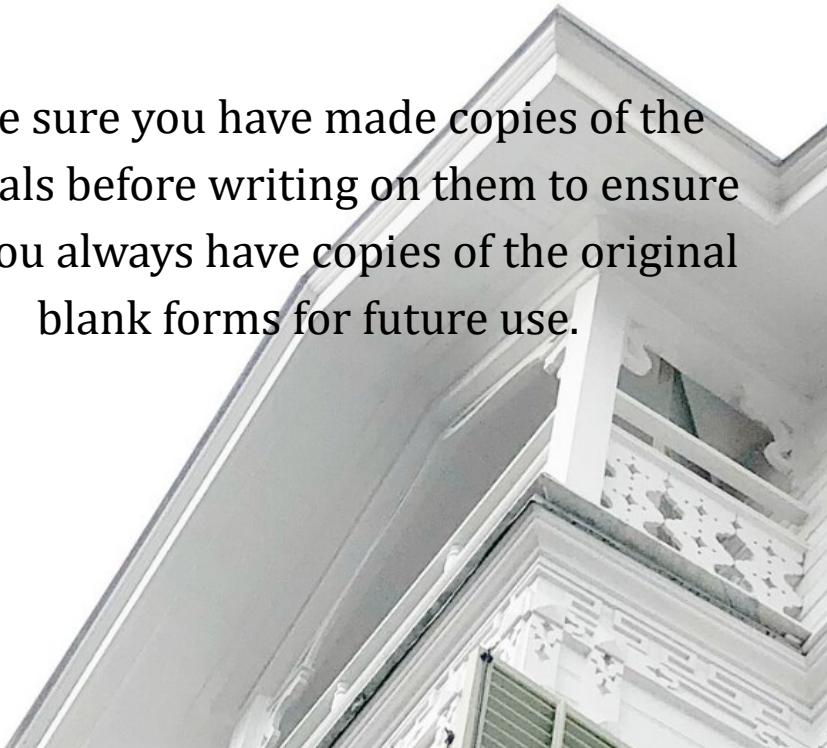
The landlord has 21 calendar days after a tenant moves out to refund the deposit. If the landlord withholds money from the deposit they are required to send an itemized statement of what the money was used for and copies of receipts for any work done. If you believe that the landlord has improperly withheld money from a deposit after move out you should contact one a legal assistance agency.



## FORMS

On the pages following are all forms referenced in this guidebook.

Make sure you have made copies of the originals before writing on them to ensure that you always have copies of the original blank forms for future use.



## BUDGET WORKSHEET

## Step 1: Income

Source of Income	Take home pay
1.	
2.	
3.	
4.	
<b>Total monthly net income</b>	\$ _____

## Step 2: Non-housing Expenses

Source of Expense	Monthly cost
Groceries	
Personal hygiene items	
Medical/dental	
Laundry	
Clothing	
Child care	
Transportation	
Cell phone	
Entertainment/hobbies	
Money for emergencies	
Other: _____	
Other: _____	
<b>Total monthly non-housing expenses</b>	\$ _____

## Step 3: Calculate housing costs

Source of Expense	Monthly cost
Rent	
Utilities (gas, elec, water)	
Telephone/Internet	
Cable TV	
<b>Total Housing Costs</b>	\$ _____

## Step 4: Calculate one-time costs

<input type="checkbox"/> Application fees	(usually around \$30 per unit)	\$ _____
<input type="checkbox"/> Security Deposit	(usually one or two month's rent)	\$ _____
<input type="checkbox"/> Utilities connection	(between \$15 and \$100)	\$ _____
<input type="checkbox"/> Phone line connection	(\$10 for low income tenants)	\$ _____
<input type="checkbox"/> Moving costs		\$ _____
<input type="checkbox"/> Furniture and household items	(\$100 - \$500)	\$ _____
<b>Total</b>		\$ _____



**ROOMMATE QUESTIONNAIRE**

Unit Address: \_\_\_\_\_ Roommate name(s) \_\_\_\_\_

<b>Sharing Space</b>
What areas of the house will be private and what areas will be shared?
What are their housekeeping standards?
How are household chores shared?
How will general storage space be shared?
How will storage in the kitchen (pantry, refrigerator, freezer) be allocated?
Are there pets in the house? <input type="checkbox"/> Yes <input type="checkbox"/> No Type _____
If you have a car, what are the parking arrangements?
What are their needs regarding socializing and privacy?
<b>Personal Habits</b>
How often do they have guests over?
Do guests often spend the night?
How do they feel about you having guests over?
Temperature preferences for summer and winter
What hours do they keep?
What are the expectations regarding smoking and/or drinking?
What are the expectations around noise level?
What are their television watching habits?
How will you deal with conflict together?

<b>Money</b>	
Do all roommates have stable income to pay rent?	
Who will you be paying rent to? Will you be on the lease?	
How are utility costs split?	
Will you be sharing food costs?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Will you share a phone line/phone costs?	<input type="checkbox"/> Yes <input type="checkbox"/> No
How much notice do you need to give to move out?	
What happens if one of the roommates moves out?	
<b>Other information:</b>	

Once the interview is completed, take some time to consider their overall impression of the potential roommate(s). Some questions to consider are:

Do their hours, habits, preferences, and housekeeping standards match your own?	
Do they seem responsible and will they pay their share of the rent/bills on time?	
Do they seem willing to accommodate your needs or will they insist that they get their way?	
Will they respect your space, possessions and privacy?	
Are you willing to abide by any rules already in place in the house?	

### HOUSING SEARCH LOG

Apartment Address:	Date/Time contacted:
Contact Name & Phone	<input type="checkbox"/> Appointment scheduled Date: _____ Time: _____ <input type="checkbox"/> No appointment scheduled
Lease information <input type="checkbox"/> Month to month <input type="checkbox"/> 1 year lease required <input type="checkbox"/> Other _____	Rent: \$ _____ Deposit: \$ _____ Utilities paid by tenant <input type="checkbox"/> Gas & Electricity <input type="checkbox"/> Water <input type="checkbox"/> Garbage
Notes:	

Apartment Address:	Date/Time contacted:
Contact Name & Phone	<input type="checkbox"/> Appointment scheduled Date: _____ Time: _____ <input type="checkbox"/> No appointment scheduled
Lease information <input type="checkbox"/> Month to month <input type="checkbox"/> 1 year lease required <input type="checkbox"/> Other _____	Rent: \$ _____ Deposit: \$ _____ Utilities paid by tenant <input type="checkbox"/> Gas & Electricity <input type="checkbox"/> Water <input type="checkbox"/> Garbage
Notes:	

Apartment Address:	Date/Time contacted:
Contact Name & Phone	<input type="checkbox"/> Appointment scheduled Date: _____ Time: _____ <input type="checkbox"/> No appointment scheduled
Lease information <input type="checkbox"/> Month to month <input type="checkbox"/> 1 year lease required <input type="checkbox"/> Other _____	Rent: \$ _____ Deposit: \$ _____ Utilities paid by tenant <input type="checkbox"/> Gas & Electricity <input type="checkbox"/> Water <input type="checkbox"/> Garbage
Notes:	

## HOUSING UNIT QUESTIONS

You should get some basic information to determine that a unit fits within your budget before deciding whether to see it. Use this form to record all of the questions that you want to make sure to remember to ask landlords or prospective roommates when you call. You can then record the responses on the **Housing Search Log**.

### Rent and Other Charges

1. What is the monthly rent amount?
2. Does the rent include any utilities? If not, what is the average cost for utilities?
3. How much of a security deposit required?
4. Will there be a fixed term lease or a month-to-month agreement?
5. Does the landlord charge an application fee?
6. \_\_\_\_\_
7. \_\_\_\_\_
8. \_\_\_\_\_

### Unit and building (Pets, laundry facilities, etc.)

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

### Location

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

APPLICATION PREPARATION FORM<sup>1</sup>**Identifying information** (this information should be obtained for all household members)

Name: \_\_\_\_\_ Date of Birth \_\_\_\_\_  
 SSN \_\_\_\_\_ Driver's License or ID Card # \_\_\_\_\_  
 Home/cell Phone: \_\_\_\_\_ Work phone: \_\_\_\_\_  
 Emergency contact: \_\_\_\_\_ relationship: \_\_\_\_\_  
 Address \_\_\_\_\_ Phone: \_\_\_\_\_

**Housing history** (Use the back of the form or a separate page to record additional housing history. Many landlords will request history for the past five years.)

Current or most recent address: \_\_\_\_\_  
 Dates of occupancy: \_\_\_/\_\_\_ to \_\_\_/\_\_\_ Rent amt. \$ \_\_\_\_\_ Sec. Dep. \$ \_\_\_\_\_  
 Landlord name: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Reason for leaving \_\_\_\_\_

Prior address: \_\_\_\_\_  
 Dates of occupancy: \_\_\_/\_\_\_ to \_\_\_/\_\_\_ Rent amt. \$ \_\_\_\_\_ Sec. Dep. \$ \_\_\_\_\_  
 Landlord name: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Why did you leave? \_\_\_\_\_

**Employment/Income** (Use additional pages to record other previous employment)

Current or most recent employer: \_\_\_\_\_  
 Address: \_\_\_\_\_ Phone \_\_\_\_\_  
 Dates of employment: \_\_\_\_\_ Monthly pay \_\_\_\_\_ Position: \_\_\_\_\_  
 Supervisor's name: \_\_\_\_\_ Supervisor phone: \_\_\_\_\_

Other income: Source: \_\_\_\_\_ Amount \_\_\_\_\_  
 Source: \_\_\_\_\_ Amount \_\_\_\_\_

**References**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_ relationship: \_\_\_\_\_  
 Name: \_\_\_\_\_ Phone: \_\_\_\_\_ relationship: \_\_\_\_\_  
 Name: \_\_\_\_\_ Phone: \_\_\_\_\_ relationship: \_\_\_\_\_

<sup>1</sup> Application Preparation Form has been adapted from Portman, Janet, *Every Landlord's Guide to Finding Great Tenants*, Nolo Press, 2006

**Credit References** (use the back of the form or a separate page to record additional bank accounts or credit accounts.)

Bank: \_\_\_\_\_ City: \_\_\_\_\_ Acct #: \_\_\_\_\_  
 Type of account: \_\_\_\_\_ Balance: \_\_\_\_\_ How long had acct: \_\_\_\_\_

Credit/loan account: \_\_\_\_\_ Acct # \_\_\_\_\_ Exp date: \_\_\_\_\_  
 Type of acct: \_\_\_\_\_ Credit limit: \_\_\_\_\_ How long: \_\_\_\_\_  
 Amt. owed: \_\_\_\_\_ Monthly payment: \_\_\_\_\_

### Miscellaneous

When can you occupy unit? \_\_\_\_\_

How long do you plan to stay? \_\_\_\_\_

Does anyone in your household smoke? \_\_\_\_\_

Do you have pets? \_\_\_\_\_ If yes, what type: \_\_\_\_\_

Do you have a waterbed? \_\_\_\_\_

Car make, model and license number \_\_\_\_\_

*Use additional pages to provide more detailed explanations to the questions below as needed*

Have you broken a lease? \_\_\_\_\_ If yes, explain: \_\_\_\_\_

Have you been evicted? \_\_\_\_\_ If yes, explain: \_\_\_\_\_

Have you filed for bankruptcy? \_\_\_\_\_ If yes, explain: \_\_\_\_\_

Have you been convicted of a felony? \_\_\_\_\_ If yes, explain: \_\_\_\_\_

Are you required to register as a sex offender? \_\_\_\_\_ If yes, explain: \_\_\_\_\_

Have you been sued? \_\_\_\_\_ If yes, explain: \_\_\_\_\_

Have you ever sued anyone? \_\_\_\_\_ If yes, explain: \_\_\_\_\_

Have you ever had a foreclosure? \_\_\_\_\_ If yes, explain: \_\_\_\_\_

Is your paycheck currently being garnished? \_\_\_\_\_ If yes, how much? \_\_\_\_\_

Do you have any unpaid loans? \_\_\_\_\_ How much? \_\_\_\_\_ Monthly pmt \_\_\_\_\_

Do you have any tax liens? \_\_\_\_\_ If yes, how much do you owe? \_\_\_\_\_

## CHECKLIST FOR APARTMENT VIEWING

Apartment Address: \_\_\_\_\_

Date Visited: \_\_\_\_\_

Landlord name and phone number: \_\_\_\_\_

*Suitability of the living space*

- ✓ Will you be able to fit furniture through the doors, up the stairs around corners or in the elevator? \_\_\_\_\_
- ✓ Are door locks provided? \_\_\_\_\_
- ✓ Are there closets for clothing and storage? \_\_\_\_\_
- ✓ Is there adequate storage space in kitchens and bathrooms? \_\_\_\_\_
- ✓ Do drawers and doors open and close easily? \_\_\_\_\_
- ✓ Can all accessible windows lock? \_\_\_\_\_
- ✓ Are window screens in good condition? \_\_\_\_\_
- ✓ Are there signs of leaks? \_\_\_\_\_
- ✓ Is there sufficient ventilation? \_\_\_\_\_
- ✓ Do electrical outlets and light switches work? \_\_\_\_\_
- ✓ Is there plaster falling from the ceiling or paint cracking on the walls? \_\_\_\_\_
- ✓ Is there a working smoke detector? \_\_\_\_\_
- ✓ Will electrical service handle the load of your appliances? \_\_\_\_\_
- ✓ Can you control the temperature level of the apartment? \_\_\_\_\_
- ✓ Is there adequate heat and hot water? \_\_\_\_\_
- ✓ Does the plumbing work? (water is not rusty, sinks drain quickly, toilets flush properly, no leaks or drips) \_\_\_\_\_
- ✓ Is the water pressure sufficient? \_\_\_\_\_
- ✓ Is there mildew, mold or water damage? \_\_\_\_\_
- ✓ Is there evidence of roaches or rodents? \_\_\_\_\_
- ✓ Will you be able to subscribe to a cable television service? \_\_\_\_\_
- ✓ Do the appliances (refrigeration, stove, oven, dishwasher, garbage disposal) function properly? \_\_\_\_\_

*Suitability of the building*

- ✓ Who manages the building and is there a resident manager?  
\_\_\_\_\_
- ✓ Is there a front door access system such as a phone or buzzer with an intercom, and if so, does it work? \_\_\_\_\_
- ✓ Are there security cameras in entrances, hallways and the elevator? \_\_\_\_\_
- ✓ Is there an elevator and does it work? \_\_\_\_\_
- ✓ If there is no elevator or the elevator goes out of service, are you physically able to walk up the stairs? \_\_\_\_\_
- ✓ Is there a hall sprinkler system? \_\_\_\_\_
- ✓ Are fire escapes easily accessible, not blocked and clearly marked? \_\_\_\_\_
- ✓ Are hallways and stairwells well lit and clean? \_\_\_\_\_

- ✓ Does the mailbox door close securely? \_\_\_\_\_
- ✓ Are laundry facilities provided and are they in a safe, accessible area? How much does it cost to do laundry? \_\_\_\_\_
- ✓ Is there an easily accessible way to dispose of trash? \_\_\_\_\_
- ✓ Are pets allowed? \_\_\_\_\_

*Suitability of the surrounding neighborhood*

- ✓ Is there a safe park or place for relaxing nearby? \_\_\_\_\_
- ✓ Where is the nearest bus stop or BART station? \_\_\_\_\_
- ✓ How far is it from places you go regularly (case manager office, drop in centers, work or volunteer sites, food pantries etc.) \_\_\_\_\_
- ✓ How far are you from family members or friends? \_\_\_\_\_
- ✓ Where is the closest place to shop for groceries? \_\_\_\_\_
- ✓ Where is the closest place to shop for toiletries, clothing, and other necessities? \_\_\_\_\_
- ✓ How far away is the Laundromat? \_\_\_\_\_
- ✓ Is there evidence of high crime, drugs or vandalism in the neighborhood? \_\_\_\_\_
- ✓ Are you comfortable in general with the prospect of living in the neighborhood? \_\_\_\_\_

Notes: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_





## MOVING IN - WHAT YOU'LL NEED

Bathroom and cleaning supplies

- Shower curtain, liner and rings
- Towels and washcloths
- Soap
- Broom
- Mop
- Bucket
- Dustpan
- Wastebasket
- Garbage bags
- Sponges
- All purpose cleaner
- Laundry detergent
- Bleach

Kitchen

- Plates, bowls and cups
- Knives, spoons and forks
- Pots and pans
- Strainer
- Dish towels
- Dish washing soap
- Scissors
- Microwave
- Toaster
- Coffee pot or tea kettle
- Dish drying rack

Bedroom

- Sheets, blankets, pillow cases
- Window shades or curtains
- Clothes hangers

Emergency supplies

- Flashlight and batteries
- Candles and matches
- 2 gallons of water
- Canned food for emergency
- Work gloves
- Fire extinguisher
- First aid kit
- Battery powered radio

Furniture

- Bed frame and mattress
- Sofa
- Lamps
- Television
- Dresser
- Nightstand
- Kitchen or dining room table/chairs
- Desk and chair

Other

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

### MOVE-IN/MOVE-OUT CHECKLIST

Tenant \_\_\_\_\_ Address: \_\_\_\_\_

Move-In Inspection Date: \_\_\_\_\_ Move-Out Inspection Date: \_\_\_\_\_

*Use the codes listed at the end of the chart to describe the condition of each item. If the item does not exist in your unit write "NA" for not applicable. Use the space provided to write down any comments about each item such as damaged items or items missing.*

ITEM	MOVE-IN		MOVE-OUT	
Keys				
Apartment Door				
Mail Box				
Living Room/Dining Room				
Walls/Ceiling				
Flooring/Carpet				
Doors				
Windows				
Drapes/Blinds/Shades				
Light Fixtures				
Front door & locks				
Other				
Kitchen				
Overall Cleanliness				
Stove/Oven				
Refrigerator				
Counter Tops/Cabinets				
Sink & plumbing				
Dishwasher				
Garbage Disposal				
Light fixtures				
Floor				
Windows, screens and doors				
Walls/Ceiling				
Other				
Halls				
Walls/Ceiling				
Flooring/Carpets				
Doors				
Bedrooms	Bdrm 1	Bdrm 2	Bdrm 1	Bdrm 2
Walls/Ceiling				
Flooring/Carpets				
Closet/Closet Door				
Door				
Windows, screens and doors				
Drapes				

Blinds/Shades		
Light fixtures		
Other		
Bathroom		
Overall Cleanliness		
Tub/Shower		
Shower curtain		
Sink		
Toilet		
Light fixtures		
Medicine Cabinet/Mirror		
Flooring		
Door		
Windows		
Other		
Miscellaneous		
Smoke Detectors		
Fire Extinguishers		
Storage Room		
Garage		
Heating/Air Conditioning		
Patio or deck/Patio door		
Other		
Furniture		
Tables		
Chairs		
Bed		
Dresser		
Nightstand		
Lamps		
Sofa		
Other		

**CODES**

- S Satisfactory
- NA Not Applicable
- NC Needs Cleaning
- NR Needs Repair

Tenant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Landlord Signature: \_\_\_\_\_ Date: \_\_\_\_\_



<https://www.rentecdirect.com/blog/rental-resume-how-to-make-a-landlord-want-you/>

Make a lasting first impression with a Rental Resume to make sure your landlord remembers you during the rental application process.

Applying for a rental home can be as competitive as landing your dream job. The best properties will attract the most qualified tenants, and as a renter, the application process should be approached like applying for a new job. Just as a polished resume detailing your qualifications can make you stand out in a pool of job applicants, a rental resume detailing your qualifications as an outstanding tenant can make you stand out in the rental market.

A rental resume is a starting point to begin the rental process. Landlords and property managers should always conduct thorough tenant screening on all potential tenants, which include credit and background checks. But receiving a rental resume can help you elevate top applicants in the process. Not only does a rental resume present need to know information about an applicant, but it shows professionalism and responsibility for the extra step to go above and beyond.

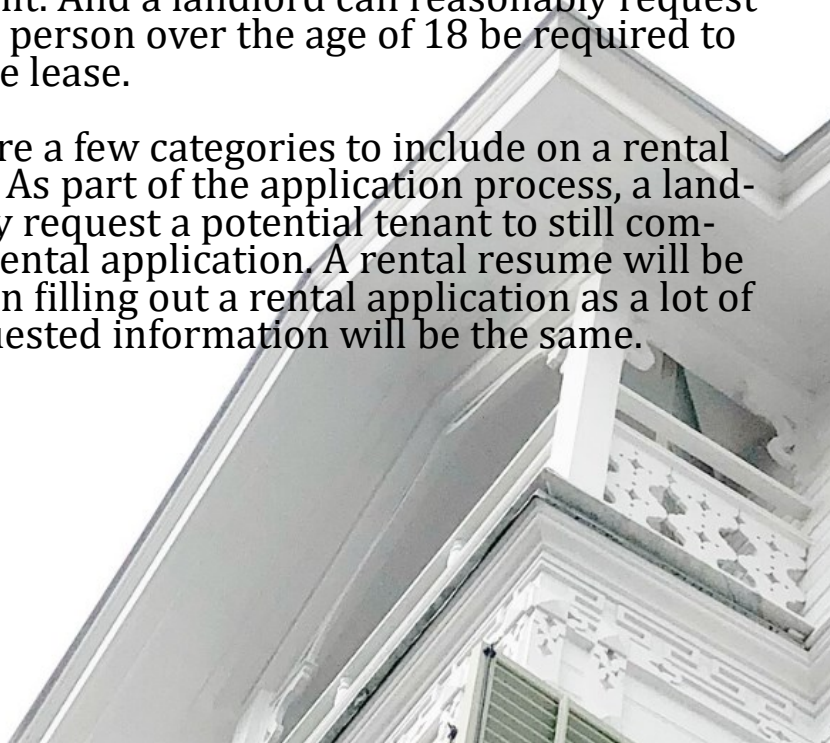
It is in the best interest of the property manager or landlord to be pick the most qualified tenant for the property. They are responsible for ensuring the property is taken care of and maintain by their tenant. Qualified tenants are more likely to pay rent on time, report maintenance issues before they cause any damage, follow rules outlined in a lease and keep the unit well maintained.



Since it is illegal under the Fair Housing Act for landlords to discriminate against certain criteria applicants do not need to include private information about race/color, national origin, religion, disability, sex and familial status on their rental resumes. Landlords can choose tenants they feel have responsible financial habits based on credit history and employment. And preparing a rental resume that shows current and past employment, rental history, and references gives your landlord reason to believe you are qualified to live in their rental property.

A rental applicant does not need to include familial information, like names and ages of children under the age of 18. However, it is appropriate for a landlord to know how many people will be living in the unit. And a landlord can reasonably request that any person over the age of 18 be required to be on the lease.

Below are a few categories to include on a rental resume. As part of the application process, a landlord may request a potential tenant to still complete a rental application. A rental resume will be helpful in filling out a rental application as a lot of the requested information will be the same.



## RENTAL RESUME GUIDE – SAMPLE TEMPLATE BELOW

### **Name and contact information**

Always include a way for how a property manager or landlord may easily contact you.

### **OBJECTIVE**

Just like a employment resume, an objective at the top of rental resume is a 2-3 sentence statement about your goals when looking for a new rental. An objective should include what you're looking for in a rental, what your long-term goals are and why you are a qualified tenant.

### Example:

"I am looking to relocate from an apartment to a modest single-family home that is in walking distance to restaurants, shops and stores. As a working professional, I am looking for a low maintenance, newer home, in a quiet and friendly neighborhood. I am a responsible tenant, looking for long-term housing."



## TENANT BACKGROUND

The background section lets a tenant provide more information about themselves. This can include current employment, education and if you have pets or roommates. You can also consider including hobbies or interests to personalize you as an applicant. The background section lets a landlord get to know a little bit more about their potential tenant.

### Example:

“I was born and raised in Ohala, CA and have lived and worked in Fern Valley, CA for the last 5 years. I am a Dialysis Technician at Mercy Dialysis Clinic, where I have worked for 3 years. I worked at Mercy General Hospital at Technician’s Assistant before joining Mercy Dialysis Clinic. When I am not working, I enjoy hiking and playing on my company’s softball team. I do not have any pets. I do not have any roommates. I have never been evicted, arrested or convicted for any reason. I am happy to provide a letter of reference from my current or previous landlords regarding their experience with me as a tenant.”



## EMPLOYMENT

Landlords need to know you have adequate income and job stability to afford rental payments. Showing your employment history demonstrates responsibility and willingness to make commitments. Make sure to include income details and employer contact information, as most landlords will want to verify employment.

### Example:

Dialysis Technician, Mercy Dialysis Clinic, Fern Valley, CA  
Supervisor: Jason Santos — Contact: (555)777-1111  
Annual Income: \$45,000.00

## RENTAL HISTORY

Rental history is one of the most important criteria landlords use when evaluating applicants. Displaying great tenant behavior on a rental resume is important. Include bulleted information or a few sentences about previous rental properties you have lived. It should include the address, your landlord's or property manager's name and contact information, the length of time at the property and the rent amount. It is also a good idea to state why you moved.

### Example:

Apple Hill Apartments, 2310 Fuji Rd. Fern Valley, CA  
June 2012 – Present  
Contact: Jackie Onana, Property Manager(555) 777-9000  
Rent: \$700  
Reason for leaving: Looking to move into a house from an apartment





## REFERENCES

Just as employers look to references for recommendations for work behavior, landlords can use references to determine if they think an applicant will be a good tenant. You can include a letter of recommendation with your rental resume, but you can also provide reference contact information in the body of your resume.

Your references should include:

The name

The relation

The phone number

Email address

## ADDITIONAL DOCUMENTS AVAILABLE UPON REQUEST

Letters of recommendation, income verification and proof of financial reserves are supporting documentation your landlord may require as part of the rental application. Stating that you have those documents available on your resume shows you are prepared, know what to expect and have nothing to hide.

Providing a rental resume when applying for a rental home is a great way to stand out in pool of applicants in a competitive rental market but it is not a guarantee you will be approved. A landlord will still complete a rental application process that should involve more detailed tenant screening procedures, like running a credit and background check.



**BONUS TIP — OTHER JOB SEEKING BEHAVIORS RENTAL APPLICANTS CAN EMULATE:**

Arrive early to your appointments with apartment managers and landlords. This shows that you are responsible, value the landlord's time and are able to keep commitments. Good time management can be an indicator that you value your home and can take care of your rental property.

Dress to impress. While a full suit might not be necessary, business casual is appropriate dress for apartment interviews.

Ask questions, be engaging. Asking questions about the unit and neighborhood shows that you care about where you are living and are truly interested in the property. If you are passive with your interest, your potential landlord might feel like you don't even want the unit or do not care enough to take care of the unit.

**SEE SAMPLE RENTAL RESUME TEMPLATE**

## Jessica Jackson

Current address: 1234 Gala St. Fern Valley, CA c: 555-444-2351, e: jjackson@domain.com

### Objective

I am looking for a 2 bedroom, 1 bathroom long-term rental home. I would like to relocate from an apartment to a modest-single family home that is in walking distance to restaurants, shops and stores. As a working professional, I am looking for a low-maintenance, newer home, in a quiet and friendly neighborhood.

Rent desired: \$ **1,200.00** or less and required deposits.

### Background

I was born and raised in Ohala, CA and have lived and worked in Fern Valley, CA for the last 5 years. I am a Dialysis Technician at Mercy Dialysis Clinic, where I have worked for 3 years. I worked at Mercy General Hospital at Technician's Assistant before joining Mercy Dialysis Clinic. When I am not working, I enjoy hiking and playing on my company's softball team.

I do not have any pets. I do not have any roommates. I have never been arrested or evicted for any reason. I am happy to provide a letter of reference from my current and/or previous landlords regarding their experience with me a tenant.

### Employment

Dialysis Technician, Mercy Dialysis Clinic, Fern Valley, CA ..... 2012-Present

Supervisor: Jason Santos -- Contact: (555)777-1111

Annual Income: \$45, 000. 00

### Rental History

Apple Hill Apartments, 2310 Fuji Rd. Fern Valley, CA ..... June 2012 - Present

- Contact: Jackie Onana, Property Manager (555) 777-9000
- Rent: \$700
- Reason for leaving: Looking to move into a house from an apartment

Pepper Valley Homes, 2031 Bell Ln. Fern Valley, CA ..... June 2011 to June 2012

- Contact: Julia Vicent, Landlord (555) 999-0007
- Rent: \$1600
- Reason for leaving: Roommate relocated for work and I moved into a 1 bedroom.

### References

Bethany Gordon, Current Co-worker at Mercy Dialysis Clinic

- Phone: (444)333-0202, bgordon@domain.com

Jeff Foger, Previous Manager at Mercy General Hospital

- Phone: (555)606-9090, jfoger@domain.com

### Additional Documents Available Upon Request

- Letter of recommendation from current property manager
- Income Verification -- Paystubs
- Proof of Financial Reserves

In a competitive rental market, getting approved your next apartment can depend on more than just your **credit score and income**.

A rental hopeful should always put their best foot forward when trying to impress a future landlord. In fact, apartment hunting can be as competitive as landing your dream job.

Some tenants have found success in providing a **renter resume** to stand out, while others understand that a professional and honest conversation can get them beyond phase one of the tenant screening process.

Preliminary tenant screening will determine if the property manager will move your rental application into the final rounds of the tenant screening process.

Preliminary tenant screening includes asking questions to determine if you will be a good tenant, before a property manager has to pull a credit report or call your employers to verify income.

**Nathan Miller**, President of Rentec Direct, explains how competitive the rental market has become and why it's important to stand out during in the preliminary phase, "We reviewed some statistics from 5236 rental applications received during the first two months of 2017. Of those applications, 56% of the units we rented after receiving just one application. The remaining units received between 2 and 63 applicants per unit. **The average overall was 3.54 applicants per unit to find and place a tenant.**"



If you want to be the first application processed and approved, you need to make a good impression with your landlord during phase one of the tenant screening process.

### **PRELIMINARY TENANT SCREENING**

Preliminary tenant screening typically takes place when you call a landlord or property manager to ask about available rentals or when you meet them for a property showing. Housing providers will be looking and listening for legitimate cues to tell them if you are going to be a good tenant. During this round of preliminary tenant screening, your landlord will be asking questions to see how you will fair as a tenant. They are looking for honest answers. If you lie about credit or pets, they will find out and you will just end up wasting everyone's time.



## HERE IS SOME ADVICE TO APPEAR IN THE BEST LIGHT POSSIBLE TO YOUR FUTURE LANDLORD WITHOUT LYING!

### THE WHY ARE YOU MOVING QUESTION?

Think carefully about how you answer this question. While you should never lie to a future landlord, a renter who complains about their current living situation or about management is not going to be someone your future landlord wants to deal with.

If an applicant has a bad attitude about their current property, even if for legitimate reasons, the landlord could perceive the applicant as high maintenance. A complaining renter requires a lot of energy from landlord.

An applicant is better off saying something like, "I am looking for more space" or "I want to live closer to my office" (bonus points if you mention a promotion – this shows you are committed to your company and don't plan to move anytime soon!). These answers are much better than "The management never responds to my maintenance requests!".

If you want to get a new puppy keep your lips sealed! Even if pets are allowed at the property, your future landlord will not be as excited as you about the idea of a puppy on the property. Puppies can cause substantial more damage than an older pet.



You can ask about a pet policy to make sure that pets are allowed in the future but don't tell your landlord you plan to get a puppy the second you move in. Check the rental agreement about conditions for the pet policy and introduce the idea of new pet after you have gotten the chance to get know one another.

### **DON'T TALK ABOUT YOUR RELATIONSHIP**

If you are planning to be the only person on the lease, do not talk about your boyfriend, girlfriend or partner.

A significant other who is not on the lease is a red flag to the landlord that the partner will be staying at the property, a lot. Most lease agreements have a clause or conditions regarding a long-term guest policy.

Even if your partner has their own place, a landlord will automatically assume a partner is living on the property if he sees them their too often. Reinforce that you are the only person living on the property and keep your relationship to yourself during your first couple of meetings.

### **AVOID EVEN CASUAL MENTIONS LIKE, "MY BOYFRIEND WORKS IN THE BUILDING ACROSS THE STREET".**

Remember, a landlord is not legally allowed to ask you any questions about your familial status (as protected by the Federal Fair Housing Act). That means it's none of his business if you are married, single, or dating.



**GO TO THE SHOWING ALONE IF POSSIBLE**

A lot of people may want to bring a friend with them to look at an apartment but be careful – this could be a red flag to a landlord that the “friend” may actually be a secret roommate.

A landlord wants to collect an application from all adults living on the property, so he will want to know if the “friend” needs to submit an application too.

If you feel unsafe traveling to showings by yourself, make it clear to the landlord or property manager that the friend is not going to be living there and is purely there for moral support. Don't be taken aback if the landlord asks you point blank if the friend is planning to live in the rental as well.





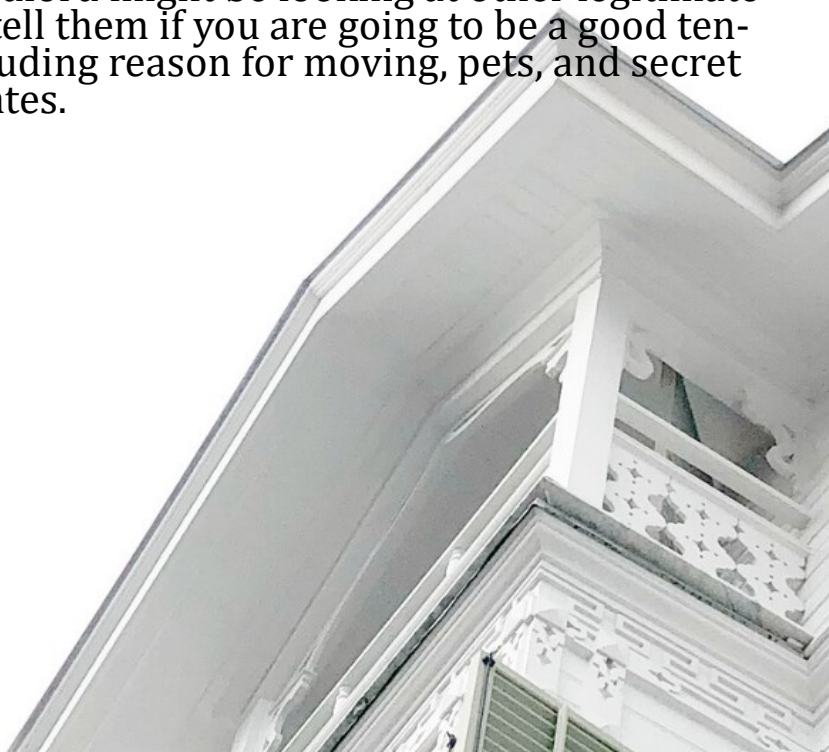
## **DON'T HESITATE OR COMPLAIN ABOUT PROVIDING YOUR SOCIAL SECURITY NUMBER**

With all the hype around identity theft these days, some paranoid individuals are extremely resistant about providing their social security number. Experienced renters, however, understand that credit checks are part of the rental process and credit is only verified with a social security number.

A qualified tenant should be pleased with a manager's thorough screening criteria as it demonstrates the owner's value in finding the best renters and maintaining a great property.

## **CONCLUSION**

While credit and income are base lines for getting you through the final round of tenant screening, your landlord might be looking at other legitimate cues to tell them if you are going to be a good tenant, including reason for moving, pets, and secret roommates.



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