

Looking for Affordable Rental Housing in Emeryville?

Updated: November 2017

Step 1:

Maximum Allowable Household Incomes

To be eligible for a below-market-rate (BMR) rental unit, your current income must be under the income limits below, based on your current 2017 gross household income projected for a year (or an average of the prior year and your year-to-date gross income, if your income varies, or an average of your prior two years' net income, if you are self-employed).

Persons:	1	2	3	4
Moderate Income (120% of AMI)	\$81,850	\$93,500	\$105,200	\$116,900
Median Income (100% of AMI)	\$68,200	\$77,900	\$87,650	\$97,400
Low Income (80% of AMI)	\$56,300	\$64,350	\$72,400	\$80,400
Very Low Income (50% of AMI)	\$36,550	\$41,750	\$46,950	\$52,150
Extremely Low Income (30% of AMI)	\$21,950	\$25,050	\$28,200	\$31,300

2017 State Income Limits

AMI – Area Median Income

Household income includes current income of all household members over 18 years of age. Household members include the head of household, spouse (even if she/he will not be living in the unit), children (for whom the parent/guardian has at least 50% physical custody), other adults listed as dependents on federal tax forms, other adults who are also purchasing the property. You may own other residential real estate as long as you occupy the below-market-rate unit as your principal residence.

Step 2:

Call rental residential locations with designated Below-Market-Rate (BMR) units. Add your name to the wait list, if applicable. Follow up occasionally to check on vacancies.

Step 3:

For more information, review “Suggested Community Housing Resources”, included in this packet.

Step 4:

Add your name to the BMR notification list for new BMR rental units. visit <http://www.emeryville.org/newhousinglist> and leave your name, address, and email. This is NOT a waiting list. The Notification list is provided to developers of BMR units for outreach purposes. When a new development with BMR units opens, you will receive a mailing that provides information about the development and the application process for the BMRs in that project. You must apply to each development separately.

Please note the following:

- The notification list is not a waiting list or priority list.
- Please pay attention to the application deadlines on the mailing.
- You must participate in the application process for each new project in order to be considered for a BMR in that project. BMR opportunities are limited, and there are typically more applications for each project than there are BMR units available. Usually a lottery is held for each BMR project to determine the order in which applications will be processed.
- You do not need to call the City for updates on BMR projects or to see if you are still on the notification list. BMR projects take several years from start to finish, so it may be a long time between BMR notifications. You will not be removed from the notification list unless you request removal or the post officer returns mail sent to you. It is your responsibility to notify the City of any changes in your address for the notification list.

For current information about the completion dates for BMR projects, please visit the City's website at <http://www.emeryville.org/econdev> for updates.

If you have further questions not answered in this packet of information or on the website, please call 510-596-3789 or email housingnotification@emeryville.org.

Emeryville Rental Housing Developments with Below Market Rate (BMR) Units Restricted for Very Low, Low, and/or Moderate Income Households

List Updated: November 2017

The City of Emeryville does not receive applications for BMR rental units; contact the property managers listed below for availability and to apply.

<p>3900 Adeline 3900 Adeline, Emeryville, CA 94608 Owner/Property Manager: Madison Park Leasing Office: 653-3900 www.3900Adeline.com</p>	<p>101 units 5 very low income units 7 moderate income units 89 market rate units</p>
<p>Ambassador Housing 3610 Peralta Street, Emeryville 94608 Owner: Resources for Community Development Manager: John Stewart Co. Leasing Information: (510) 420-1140 www.jsco.net</p>	<p>69 units 3 extremely low income units 60 very low income units 5 of the very low income units reserved for individuals living with HIV/AIDS 1 Resident Manager Unit</p>
<p>Artistry (Archstone) Emeryville 6401 Shellmound St. (near Public Market Place), Emeryville 94608 Owner/Property Manager: Equity Residential Management Leasing Office: (510) 654-3500 www.equityapartments.com</p>	<p>260 units 52 very low income households 208 market rate units</p>
<p>Avalon Senior Apartments 3850 - 72 San Pablo Avenue, Emeryville 94608 Owner: Avalon Senior Housing (East Bay Asian Local Dev. Corp.) Property Manager: East Bay Asian Local Development Corporation (510) 923-0211, (510) 287-5353 www.EBALDC.org</p>	<p>Seniors Only 67 units 66 very low income units, all reserved for seniors 1 Resident Manager unit</p>
<p>Avenue 64 6399 Christie Avenue, Emeryville 94608 Owner/Property Manager: Essex Leasing Information: (866)487-7201 www.breavenue64.com/essexapartmenthomes.com</p>	<p>224 units 15 moderate income unit 8 low income units 201 market rate units</p>
<p>Bakery Lofts 4600 Adeline Street, Emeryville/Oakland 94608 Owner/Property Manager: Madison Park Leasing Information: (510) 653-2385 www.bakerylofts.com</p>	<p>57 units 8 moderate income units 49 market rate units</p>
<p>Baybridge Apartments 1034 36th Street, Emeryville 94608 Owner: Resources for Community Development Property Manager: John Stewart Co. Leasing Information: (510) 769 1496 or (510) 485-8286 www.jsco.net</p>	<p>6 units 6 very low income units all reserved for individuals living with HIV/AIDS</p>
<p>Bay Street Apartments / AVE Emeryville at Bay Street (formerly Windsor/Metropolitan) 5684 Bay Street, Emeryville 94608 Leasing Information: (510) 652-6400 or (877) 283-0244 www.aveliving.com</p>	<p>284 units 57 very low income units 227 market rate units</p>

<p>Bridgecourt Apartments 1325 40th Street, Emeryville 94608 Owner: East Baybridge Partnership Property Manager: Bridgecourt Apartments Resident Manager: (844) 902-0324 www.bridgecourapt.com</p>	<p>220 units 9 very low income units 84 low income units 128 market rate units</p>
<p>The Courtyards 1465 65th Street (cross-street: Hollis), Emeryville 94608 Owner/Manager: Alliance Residential Leasing Information: (510) 653-7800 www.courtyardsat65th.com</p>	<p>331 units 60 moderate income units 1 extremely low income unit 3 of the BMR units designated for households with a developmentally disabled family member (2 moderate, 1 extremely low income) 270 market rate units</p>
<p>Emery Villa 4320 San Pablo Avenue, Emeryville 94608 Owner/Manager: Bridge Property Management Resident Manager: (510) 601-8235 www.jsco.net</p>	<p>Seniors Only 50 units 100% very low income units, all reserved for seniors. Rents are 30% of household income.</p>
<p>Emme (formerly 64th & Christie) 6350 Christie Ave., Emeryville 94608 Owner/Property Manager: Essex Leasing Information: (866) 487-7201 http://www.essexapartmenthomes.com</p>	<p>190 units 29 very low income units 161 market rate units</p>
<p>Icon at Park 1401 Park Avenue, Emeryville 94608 Owner: Prometheus Residential Group Property Manager: Prometheus Leasing Information: (510) 595-9034 www.iconemery.com</p>	<p>54 units 3 very low income units 51 market rate units</p>
<p>Magnolia Terrace 4001 Adeline Street, Emeryville 94608 (cross street is 40th street) Owner/Manager: Housing Consortium of the East Bay (510) 832-1743 or (510) 727-5832</p>	<p>5 units 5 very low income units, all reserved for households with individual(s) with developmental disabilities and/or disabilities.</p>
<p>Ocean Avenue Apartments 1265 Ocean Avenue, Emeryville 94608 Owner/Manager: Alameda County Housing Authority Leasing Information: (510) 727-8566</p>	<p>6 units 6 low income units, all reserved for households with a disabled member.</p>
<p>Parc on Powell 1333 Powell Street, Emeryville 94608 Owner / Manager: Equity Residential Property Leasing Information: (844) 606-6280 www.equityapartments.com</p>	<p>190 units 8 very low income units 13 moderate income units</p>
<p>Triangle Court 1063-1069 45th Street, Emeryville 94608 Owner: Resources for Community Development Manager: John Stewart Co. Leasing Information: 510-420-1140 www.jsco.net</p>	<p>20 units 15 very low income units 5 low income units</p>

Suggested Community Housing Resources

City of Emeryville, Alameda County

Section 8 Housing Assistance

Vouchers or Certificates or Section 8 Moderate Rehab Program units

Alameda County Housing Authority (510)
538-8876

Currently not accepting applications for any housing assistance programs.

www.haca.net

Emery Glen - Conventional Public Housing

6200 Doyle Street
Alameda County Housing Authority (510)
538-8876

36 townhouse public housing units.

Tenant/Landlord and Fair Housing

ECHO Housing

770 "A" Street, Hayward, CA 94541
<http://www.echofairhousing.org>
(510) 581-9380

East Bay Community Law Center

2921 Adeline Street, Berkeley, CA 94703
www.ebclc.org
(510) 548-4040

Food Donation Programs

For information call Emeryville Community Action Program (ECAP) at (510) 652-8422

Reduce waste while you support the network of food donation programs in Alameda County.

Current housing information can also be found here:

<http://www.emeryville.org/econdev>

Emergency Housing, Health and Social Services Hotline – Dial 211

Eden I & R (Information and Referral): Dial 211

Available 24 Hours per day seven days a week. AIDS Housing Referral Number: 1-877-424-3746 www.edenir.org

Homeless Services

Berkeley Food and Housing Project

1901 Fairview Street, Berkeley, CA 94704
www.bfhp.org
(510) 649-4965

Housing Support for People with Disabilities

Housing Consortium of the East Bay

1736 Franklin Street, 6th Floor, Oakland, CA 94612
<http://www.hceb.org>
(510) 832-1315

Center for Independent Living

3075 Adeline Street, Berkeley, CA 94703
<http://www.cilberkeley.org>
(510) 841-4776 TTY:
(510) 848-3101

Housing Support for People Living with HIV/AIDS

Baybridge Apartments

1034 36th Street, Emeryville, CA 94608 Owner: Resources for Community Development Property Manager: The John Stewart Company (415) 345-4400
6 units reserved for very low income; individuals living with HIV/AIDS