

# Looking for Affordable Rental Housing in Emeryville?

Updated: July 2019

## 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 2019 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)	\$93,850	\$107,250	\$120,650	\$134,050
Median Income (100% of AMI)	\$78,200	\$89,350	\$100,550	\$111,700
Low Income (80% of AMI)	\$69,000	\$78,850	\$88,700	\$98,550
Very Low Income (50% of AMI)	\$43,400	\$49,600	\$55,800	\$61,950
Extremely Low Income (30% of AMI)	\$26,050	\$29,750	\$33,450	\$37,150

*2019 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](mailto:housingnotification@emeryville.org).

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

Updated: April 2019

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

<p><b>3900 Adeline</b> 3900 Adeline, Emeryville, CA 94608 Owner/Property Manager: Madison Park Leasing Office: (510) 653-3900 <a href="http://www.3900Adeline.com">www.3900Adeline.com</a></p>	<p><b>101 units</b> 5 very low income units 7 moderate income units 89 market rate units</p>
<p><b>Ambassador Housing</b> 3610 Peralta Street, Emeryville 94608 Owner: Resources for Community Development Manager: John Stewart Co. Leasing Information: (510) 420-1140 <a href="http://www.jsco.net">www.jsco.net</a> <a href="mailto:ambassador@jsco.net">ambassador@jsco.net</a></p>	<p><b>69 units</b> 3 extremely low income units 60 very low income units 5 of the very low income units reserved for individuals living with HIV/AIDS</p>
<p><b>Artistry (Archstone) Emeryville</b> 6401 Shellmound St. (near Public Market Place), Emeryville 94608 Owner/Property Manager: Equity Residential Management Leasing Office: (510) 654-3500 or (844) 898-3939 <a href="http://www.equityapartments.com">www.equityapartments.com</a></p>	<p><b>260 units</b> 52 very low income households 208 market rate units</p>
<p><b>Avalon Public Market</b> 6001 Shellmound Ave., Emeryville 94608 Owner: AvalonBay Communities Leasing Office: (510) 808-6412 <a href="http://www.AvalonPublicMarketBMR.info">www.AvalonPublicMarketBMR.info</a> <a href="mailto:AvalonPublicMarket@AvalonBay.com">AvalonPublicMarket@AvalonBay.com</a></p>	<p><b>32 units</b> 25 units in the south building 7 units in the north building Low and moderate-income units available.</p>
<p><b>Avalon Senior Apartments</b> 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 <a href="http://www.EBALDC.org">www.EBALDC.org</a></p>	<p><b>Seniors Only</b> <b>67 units</b> 66 very low income units, all reserved for seniors</p>
<p><b>Avenue 64</b> 6399 Christie Avenue, Emeryville 94608 Owner/Property Manager: Essex Leasing Information: (415) 993-9711 or (510) 654-9601 <a href="http://Avenue64Emeryville.com">Avenue64Emeryville.com</a></p>	<p><b>224 units</b> 15 moderate income unit 8 low income units 201 market rate units</p>
<p><b>Bakery Lofts</b> 4600 Adeline Street, Emeryville/Oakland 94608 Owner/Property Manager: Madison Park Leasing Information: (510) 653-2385 <a href="http://www.bakerylofts.com">www.bakerylofts.com</a></p>	<p><b>57 units</b> 8 moderate income units 49 market rate units</p>

<p><b>Bay Bridge Apartments</b>  1034 36th Street, Emeryville 94608  Owner: Resources for Community Development  Property Manager: John Stewart Co.  Leasing Information: (510) 769 1496 or (510) 485-8286  <a href="http://www.jsco.net">www.jsco.net</a>  <a href="mailto:baybridge@jsco.net">baybridge@jsco.net</a></p>	<p><b>6 units</b>  6 very low income units all reserved for individuals living with HIV/AIDS</p>
<p><b>Bay Street Apartments / AVE Emeryville at Bay Street (formerly Windsor/Metropolitan)</b>  5684 Bay Street, Emeryville 94608  Leasing Information: (510) 241-2209  <a href="http://www.aveliving.com">www.aveliving.com</a></p>	<p><b>284 units</b>  57 very low income units  227 market rate units</p>
<p><b>Bridgectourt Apartments</b>  1325 40th Street, Emeryville 94608  Owner: East Baybridge Partnership  Property Manager: Decron Properties Corp.  Leasing Information: (833) 322-0570  <a href="http://www.bridgectourtpts.com">www.bridgectourtpts.com</a></p>	<p><b>220 units</b>  9 very low income units  84 low income units  128 market rate units</p>
<p><b>The Courtyards</b>  1465 65th Street (cross-street: Hollis), Emeryville 94608  Owner/Manager: Alliance Residential  Leasing Information: (510) 653-7800  <a href="http://www.courtyardsat65th.com">www.courtyardsat65th.com</a></p>	<p><b>331 units</b>  60 moderate income units  1 extremely low income unit  270 market rate units</p> <p>3 of the BMR units designated for households with a developmentally disabled family member (2 moderate, 1 extremely low income)</p>
<p><b>Emeryvilla</b>  4320 San Pablo Avenue, Emeryville 94608  Owner/Manager: BRIDGE Housing  Resident Manager: (510) 601-8235  <a href="https://bridgehousing.com/properties/alameda-emeryville-emeryvilla/">https://bridgehousing.com/properties/alameda-emeryville-emeryvilla/</a></p>	<p><b>Seniors Only</b>  <b>50 units</b>  100% very low income units, all reserved for seniors.  Rents are 30% of household income.</p>
<p><b>Emme (formerly 64th &amp; Christie)</b>  6350 Christie Ave., Emeryville 94608  Owner/Property Manager: Essex  Leasing Information: (415) 993-9616  <a href="http://www.essexapartmenthomes.com">http://www.essexapartmenthomes.com</a></p>	<p><b>190 units</b>  29 very low income units  161 market rate units</p>
<p><b>Estrella Vista</b>  3706 San Pablo Avenue, Emeryville 94608  <a href="https://www.eahhousing.org/apartments/estrella-vista/">https://www.eahhousing.org/apartments/estrella-vista/</a></p>	<p><b>87 units</b>  26 for households with a maximum income of 30% AMI  9 for households with a maximum income of 40% AMI  35 for households with a maximum income of 50% AMI  16 for households with a maximum income of 60% AMI</p> <p>Includes 11 units reserved for individuals living with HIV/AIDS and 6 units reserved for those with developmental disabilities.</p>

<p><b>Icon at Park</b>  1401 Park Avenue, Emeryville 94608 Owner: Prometheus Residential Group Property Manager: Prometheus Leasing  Information: (510) 595-9034 or (866) 437-1258  <a href="http://www.iconemery.com">www.iconemery.com</a></p>	<p><b>54 units</b>  3 very low income units  51 market rate units</p>
<p><b>Magnolia Terrace</b>  4001 Adeline Street, Emeryville 94608 (cross street is 40<sup>th</sup> street)  Owner/Manager: Housing Consortium of the East Bay  (510) 832-1382  <a href="http://hceb.org/our-homes/">http://hceb.org/our-homes/</a></p>	<p><b>5 units</b>  5 very low income units, all reserved for households with individual(s) with developmental disabilities and/or disabilities.</p>
<p><b>Ocean Avenue Apartments</b>  1265 Ocean Avenue, Emeryville 94608  Owner/Manager: Alameda County Housing Authority  Leasing Information: (510) 727-8566  <a href="mailto:HACAinfo@HACA.net">HACAinfo@HACA.net</a></p>	<p><b>6 units</b>  6 low income units, all reserved for households with a disabled member.</p>
<p><b>Parc on Powell</b>  1333 Powell Street, Emeryville 94608  Owner / Manager: Equity Residential Property  Leasing Information: (844) 606-6280  <a href="http://www.equityapartments.com">www.equityapartments.com</a></p>	<p><b>190 units</b>  8 very low income units  13 moderate income units</p>
<p><b>Triangle Court</b>  1063-1069 45th Street, Emeryville 94608  Owner: Resources for Community Development  Manager: John Stewart Co.  Leasing Information: 510-420-1140  <a href="http://www.jsco.net">www.jsco.net</a></p>	<p><b>20 units</b>  15 very low income units  5 low income units</p>

# Suggested Community Housing Resources

City of Emeryville, Alameda County

Updated: July 2018

## 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](http://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](http://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.

## 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](http://www.edenir.org)

## Homeless Services

### Berkeley Food and Housing Project

1901 Fairview Street, Berkeley, CA 94704

[www.bfhp.org](http://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) 832-1382

### 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*

Current housing information can also be found here:

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