



**Project
Sentinel**

**Fremont Fair Housing and
Landlord/Tenant Services
administered by Project Sentinel
Family Resource Center
39155 Liberty Street, Suite D440
Call 510 574-2270
Email: Fremont@housing.org**



LANDLORD-TENANT SERVICES: WE PROVIDE 2 TYPES OF INFORMATION & REFERRALS:

- 1) **PROBLEMS:** REPAIRS; SECURITY DEPOSITS; LANDLORD ENTRY; TENANCY TERMINATIONS/EVICTIONS; NOISE COMPLAINTS, ETC.
- 2) **AFFORDABLE HOUSING** COUNSELING & RESOURCES

Landlord-Tenant Services



- Provide general information on your rights and responsibilities, but not specific legal advice or representation
- Goal is to help you understand and address your concerns (a problem with your landlord or finding affordable housing)
- Counseling by phone, email, or in person
- Services are free, confidential & neutral

Landlord-Tenant Services



Top 10 Questions Asked by Tenants

- 10.** My neighbor makes a lot of noise- what can I do?
- 9.** Can the landlord charge me 2 months rent if I decide to break the lease?
- 8.** Bed bugs were found in my apartment- do I have to pay for the pest control treatments?
- 7.** Can I stop paying rent if the repairs I requested are not done?
- 6.** I could not pay rent this month- where can I get emergency rent assistance?

Landlord-Tenant Services



Top 10 Questions Asked by Tenants

5. I was served an "unlawful detainer" (eviction)- can anyone help me?
4. I received a 60-day termination notice with no reason stated- is that legal?
3. My security deposit was not refunded- what can I do?
2. Is a 20% rent increase legal, and why isn't there rent control in Fremont?
1. How can I apply for affordable housing?

Landlord-Tenant Services



Affordable Housing Counseling

- Provide information on eligibility and availability
- Do NOT handle applications or waiting lists
- Eligibility requires income below maximum limit [50% or 60% Area Median Income (AMI)], and above minimum requirement (2.5 times rent)
- For most people, the biggest challenge is not eligibility, but rather **availability**

Landlord-Tenant Services



Types of Affordable Housing

- **Section 8 and project-based vouchers:**
Administered by Housing Authority- wait list will likely be closed for next 10+ years (unless eligible for supportive housing program or HUD-VASH)
- **Below Market Rate (BMR) Apartments:** For income-eligible persons, the rents are much lower than market price, but they have long wait lists that are usually closed

Landlord-Tenant Services



Types of Affordable Housing

- **New BMR Apartments:** 2 complexes currently under construction will begin opening next year and have 600 BMR units by 2021. **To be placed on “Interest List,” enter email at:**
Fremont.gov/AffordableHousingInterest
- **Shared Housing:** Two ways to find rooms to rent-
 - 1) Online listings, such as Craigslist.org
 - 2) Covia Home Match- 510-574-2173 for appt.

Any Questions?



- Call Fremont Landlord-Tenant Services at 510-574-2270 or email: Fremont@housing.org

ADDITIONAL RESOURCES

Rent Watch, a column for tenants and landlords written by Project Sentinel, appears in many local papers including the *San Jose Mercury News*.

More fair housing and landlord/tenant information can be obtained from these books and Internet sites:

📖 *California Tenants' Rights*, Moskowitz & Warner, www.nolopress.com

📖 *The California Landlord's Law Book*, Brown & Warner, www.nolopress.com:

📖 *Managing Rental Housing*, California Apartment Association

📖 *California Tenants: A Guide to Residential Tenants' and Landlords' Rights and Responsibilities*, Calif. Dept. of Consumer Affairs: Online at: www.dca.ca.gov/publications/landlordbook/catenant.pdf

City of Fremont (official website)
www.fremont.gov/415/Housing

Housing programs and resources:

*Assisted Housing Directory

*Rent Increase Ordinance



Fremont Fair Housing & Landlord/Tenant Services

Family Resource Center

39155 Liberty Street, Suite D440

Fremont, CA 94538

A United Way Agency



HOUSING QUESTIONS?

DEPOSITS

REPAIRS

LEASES

NON-PAYMENT

EVICCTIONS

LANDLORD ENTRY

LOW-COST HOUSING

CALL

FREMONT

FAIR HOUSING &

LANDLORD/

TENANT SERVICES

(510) 574-2270



*Free information and referral services
for Fremont landlords and tenants.*



LANDLORD/TENANT COUNSELING

Fremont Fair Housing and Landlord/Tenant Services provides landlords and tenants with information and counseling on rental housing rights and responsibilities concerning:

- Security Deposits
- Repairs and Habitability
- Termination of Tenancies
- Lease Obligations
- Evictions
- Non-Payment
- Quiet Enjoyment
- Privacy
- Landlord's Right of Entry
- Rent Increases ... and more!



ALL SERVICES ARE CONFIDENTIAL AND FREE!

LOOKING FOR HOUSING?

- **We provide subsidized and affordable housing information and referral**

FAIR HOUSING SERVICES

If you think you have been subject to unlawful discrimination, call Fremont Fair Housing Services at (510) 574-2270.



ABOUT THE PROGRAM

The City of Fremont contracts with Project Sentinel (www.housing.org) to provide fair housing investigation, counseling, and referral services, and landlord/tenant counseling, information, and referral services.



We are located at:

- Fremont Family Resource Center
39155 Liberty Street, Suite D440
Fremont, CA 94538
- Phone (510) 574-2270
- Fax (510) 574-2275
- E-Mail: Fremont@housing.org

Hours:

- 9:00 am to 5:00 pm
Monday through Friday

Project Sentinel makes every reasonable effort to provide equal opportunity for disabled persons.

GUIDELINES FOR TENANTS AND LANDLORDS

Tenants Should:

- Read the rental agreement or lease carefully, and comply with its terms;
- Pay rent on time;
- Maintain the property in good condition, and notify the landlord promptly if repairs are needed;
- Safeguard against damage to the property caused by themselves or their guests.

Landlords Should:

- Comply with the terms of the rental agreement or lease;
- Make repairs promptly;
- Give proper written notice for changes in rent or rental terms, or when entering onto the property;
- Return security deposits, with documentation for any deductions, within 21 days after the tenant vacates.

Everyone Should:

- Record all agreements in writing, and keep copies in a safe place;
- Jointly complete a checklist of the condition of the property at the beginning and end of the tenancy.

HOW TO FIND AFFORDABLE HOUSING

1. Section 8 and Project-Based Housing

There are two types of housing programs operated by the Housing Authority of the County of Alameda (HACA): 1) Section 8 Voucher Program; and 2) Project-Based Voucher Program. To learn more about these programs, check the HACA website (<http://www.haca.net/>) or call (510) 538-8876 (to listen to a recorded message). Note: because HACA accepted applications for these programs in 2015, applications may not be accepted again for at least 10 years. However, you may wish to check the HACA website for housing opportunities listed from other areas.

2. Below Market Rate (BMR) Apartments

BMR units are rented at below-market prices to low-income persons. Eligibility is determined according to maximum income limits as well as minimum income requirements. In other words, to be eligible your income must be below a certain level, but also high enough so you can afford the rent. (For example, if an apartment has a maximum income limit of 50% of median income (about \$52,300/year for a 3-person household) and the unit rents for \$1044 per month, the minimum income required may be \$2610/month (2.5 times the rent)). Some BMR apartments are available only to seniors or the disabled, and the others are available to anyone.

Each apartment complex has its own wait list and applications. You may call them to have your name placed on any open wait lists. However, the wait lists are often closed and not accepting names. If your name is placed on a list, the expected wait time may be more than 2 years.

For a list of BMR housing in southern Alameda County, here is a link to the *Assisted Housing Directory*:

<http://www.fremont.gov/DocumentCenter/View/2173>

To be notified about newly-constructed BMR housing, here is a link to join the interest list: <https://fremont.gov/2343/Affordable-Housing-Interest-List-Sign-Up>

Note: The rent levels are not the same at all the BMR complexes. In the *Assisted Housing Directory*, the complexes with the lowest rents (\$400-500) have a listed "income eligibility" that includes a low number ("20% or 30% of median income").

Note: Sundale Arms (a BMR complex) does not use a wait list. Instead, when a vacancy occurs, the unit is rented on a first-come first-served basis. You may wish to call Sundale Arms regularly to learn of any vacancies.

- **To find BMR properties in Alameda County with open wait lists:** <http://www.achousingchoices.org/>
- **Eden Housing BMR list:** <http://www.edenhousing.org/now-leasing> Located throughout the Bay Area, these are properties owned or managed by Eden Housing that may have an open wait list.

3. HUD- Veterans Affairs Supported Housing

This is a special Section 8 voucher program for veterans who are currently homeless (or at risk of becoming homeless) and have an identified clinical need for case management. Referrals to the program are made by a Veterans Affairs clinician. For more information, call the Veterans Affairs Palo Alto Health Care System (650-493-5000, press 1, then press 2 for Menlo Park, then ext. 25590).

4. Shared Housing

If you do not qualify for BMR or other housing programs, then consider renting a bedroom in a house or apartment. This is the most affordable option for a single person or couple. “Shared housing” listings can be found on the Internet, for example, Craigslist: (<http://sfbay.craigslist.org/search/roo/eby?query=&srchType=A&nh=54>)

Home Sharing Program

Covia Home Match provides free home sharing services for renters and home providers in Fremont, Newark, and Union City. Call 510-574-2173
<https://fremont.gov/2375/Home-Sharing-Program>

5. Other Housing Resources

Eden I&R- Call 2-1-1: Provides free information about affordable housing and social services throughout Alameda County, including referrals to emergency shelters and rental assistance programs. Call 2-1-1

Rental Assistance Programs: These provide one-time loan guarantees or grants for rent payments or security deposits. Call:

Echo Housing (510) 581-9380 (not Fremont)
Season of Sharing (800) 273-6222

Note: These programs provide one-time only, emergency rental assistance. They do NOT provide on-going rental assistance.

6. **SparkPoint** (financial coaching, job search, debt counseling)- for information on program and services:

<https://www.fremont.gov/241/SparkPoint>

To register, call 510-574-2020

FREMONT'S AFFORDABLE HOUSING PROGRAM

Helping the community with their housing needs

EXISTING AFFORDABLE HOUSING

To see if you qualify for affordable housing:

Fremont.gov/AreaMedianIncome

For a listing of existing affordable units:

Fremont.gov/AssistedHousingDirectory

For a listing of existing affordable units specifically for seniors:

Fremont.gov/SeniorHousingGuide



AFFORDABLE HOUSING UNDER CONSTRUCTION

To receive information when new affordable units become available, sign up for Affordable Housing Interest Lists:

Fremont.gov/AffordableHousingInterest

Stevenson Terrace
80 Apartments



Opening 2019

Pauline Weaver
90+ Senior Apartments



Opening 2018

Warm Springs
520+ Apartments



Opening 2019 to 2021

For more information on affordable housing:

Fremont.gov/Housing | 510.494.4500

