

Affordable Housing Options in Berkeley



Non-Profit Operated Apartments

1450 units

46 properties

BMR Projects

410 units

35 properties

Berkeley Housing Authority Section 8 Vouchers

1939 vouchers

The City does **not** operate any housing, accept applications, track vacancies, or maintain waiting lists. Anyone interested in affordable housing in Berkeley must contact the property owners/managers directly.

Contact information is available at www.cityofberkeley.info/affordable/

Many of these units are largely occupied due to high demand. Use the Resources panel for ways to find units available now.

Resources



Emergency Housing, Health and Social Services Hotline – Dial 211

- Free, accessible, 3-digit telephone number for all Alameda County residents
- Emergency housing, food, financial aid, healthcare, legal assistance & more
- Available 24 Hours per day seven days a week.
- Use (888) 886-9660 for non-local calls

Affordable Housing Choices for Alameda County

To explore housing options and other services on the internet, visit 211's website:

www.achousingchoices.org

Affordable Housing Choices across the Bay Area

For up-to-date affordable housing listings across the Bay Area, visit the One Home website: www.onehomebayarea.org

Berkeley-based Non-Profit Housing Providers

Resources for Community Development <https://rcdhousing.org/finding-housing/>
Satellite Affordable Housing Associates <http://www.sahahomes.org/apply>

Berkeley Below Market Rate Units

FAQ and contact information: www.cityofberkeley.info/affordable/



Looking for Affordable Rental Housing in Berkeley?

City of Berkeley
Department of Health, Housing & Community Services

www.cityofberkeley.info/affordable/

Terms to Know



Affordable Housing

Any housing that has rent or sales price restrictions is often called “affordable housing.” Berkeley offers several options to access affordable housing including non-profit/income subsidized units, BMR units, and Section 8 vouchers.

Area Median Income (AMI)

The area median income is the household income for the median — or middle — household in a region.

Area = A particular geographical area, e.g., Alameda County

Median = Middle point: half of the households earn less than the median while the other half earn more

Income = Total income of the entire household (everyone 18+)

Below Market Rate (BMR)

The City’s affordable housing program that provides designated affordable units in market rate apartment buildings. Rents are set at fixed “below market” rates based on unit size to ensure affordability.

Steps to Find Affordable Housing



Step 1: Identify Your Housing Needs & Preferences

Berkeley provides a variety of affordable housing options, but because the need for affordable housing is much greater than the supply throughout the Bay Area, use 211 phone/web services to identify options across Alameda County. Non-profit affordable housing is often targeted to certain populations:

- **Senior:** Minimum age requirements are either 55 or 62, depending on the development. Children are usually not allowed, but live-in aides may be.
- **Special Needs:** You must have a documented mental, physical or developmental disability.
- **Family:** You may be a single parent with children, a two-parent family with or without children, or two or more individuals.
- **Transitional or Supportive:** Housing for people emerging from homelessness or in need of special services.

Step 2: Check to See if Your Income Qualifies

Percentages of AMI are frequently used to determine eligibility for affordable projects. Typically, to be eligible, your income must be less than 30%-120% AMI, depending on the property. Each project’s affordability requirements are based on unique, complex criteria - only a property manager can determine your eligibility. If you think your income is close to qualifying, submit an application to find out for sure.

Consider connecting with community resources to help you a credit check, security deposit , and budgeting to prepare for applying. These are some resources to start:

Money Management International: <https://www.moneymanagement.org/>

Spark Point: <https://uwba.org/sparkpoint/>

Step 3: Contact Properties and/or Managers and Apply

Contact as many organizations and agencies to increase your chances of finding an affordable home.

- Visit websites and call properties to inquire about vacancies or joining a waitlist
- Use 211 Services to explore options across Alameda County
- Once you’ve submitted your applications or joined a waitlist, let each property know if you move or change your phone number. Ask about the best way to keep in contact.
- Be prepared to provide financial and family information and your housing history.

Apply to as many affordable housing properties as you can, even if there is a long waiting list. You will probably need to spend time waiting on waiting list. Be persistent & don’t get discouraged!