



Rick Judd Commons in Concord

Waiting List Now Open for Affordable Apartments

1315 Galindo Street, Concord CA

Rick Judd Commons is a beautifully designed affordable housing community that provides 61 affordable one-, two-, and three-bedroom apartments, including 10 units designed for residents with mobility impairments.

The Concord BART station, Todos Santos Plaza, grocery stores and more amenities are within about a half-mile from the site.

Online pre-applications accepted:

***July 15th at 9:00am
until***

July 29th at 5:00 pm

Apply at:

rjc.rcdhousing.org

**For additional assistance or to
request a Reasonable
Accommodation:**

(925) 219-3559; TTY: 415-345-4470

48 apartments are available via application and lottery.

Amenities: on-site property management and resident services, laundry room, community room with kitchen, assigned covered parking, bicycle storage area, landscaped courtyard patio, and a smoke free community.

Eligibility is income-restricted in accordance with State and local regulatory agreements.

Maximum income restrictions based on household size range from:

- **1-bed: \$32,700-\$84,120**
- **2-bed: \$62,300-\$100,920**
- **3-bed: \$77,850-\$96,550**

One (1) one-bedroom apartment is available for the HOPWA program for households where a person can verify an HIV/AIDS medical diagnosis.

See the website and/or the memo that accompanies this flyer for more detailed information, including HOPWA preference.

Translated materials available on the website; the on-line Pre-Application is in English only.

Thirteen (13) apartments are set -aside for formerly homeless household.

*Portable Housing Choice Vouchers (Section 8)
are accepted.*

Rick Judd Commons is an equal opportunity housing provider, admitting applications in accordance with local, State, and Federal Fair Housing laws.

John Stewart Company BRE 00654505





Rick Judd Commons

1315 Galindo Street, Concord CA 94520

Rental opportunity for 48 of 61 total apartments

Pre-applications will be accepted on-line from July 15, 2024, at 9:00am until July 29, 2024, at 5:00 pm (PDT). Pre-applications and additional information available at: rjc.rcdhousing.org.

Rick Judd Commons is a new construction affordable housing property providing 61 affordable one-, two-, and three-bedroom apartments in Concord near the Concord BART station, Todos Santos Plaza, grocery stores and more amenities within a half-mile from the site. There are on-site amenities which include property management and resident services, laundry room, community room with kitchen, assigned covered parking, bicycle storage area, landscaped courtyard patio, and a smoke-free and pet-friendly community.

This leasing opportunity is for:

- 47 apartments at affordable rents with income restrictions (see page 3 of this memo) leased using a pre-application and lottery, and;
- 1 apartment for households where a person can document a medical diagnosis of HIV/AIDS.

Not included in this leasing opportunity are:

- 13 units for homeless households referred from Health, Housing and Homeless Services (H3) Coordinated Entry System (CES). To get on the County's list, contact 2-1-1 or text "HOPE" to 20121

Affordable rents are income-restricted in accordance with the California Department of Housing and Community Development program, the City of Concord, and other financing requirements.

Please refer to the third page of this flyer for rent, income, and occupancy limits.

For additional assistance, or to request a reasonable accommodation, please call (925) 219-3559. Translated materials are available on the website however the on-line Pre-Application is in English only.

Pre-Applications must be received via on-line application by 5:00pm on July 29, 2024, to be included in the lottery for the 48 apartments and to be put on the waiting list for future openings.

Applications will only be accepted via the on-line process. Please accurately complete the on-line Pre-Application (signed by the head of household). **Incomplete Pre-Applications will be rejected.**

Each household may only submit one application. Duplicate household applications will be removed from the lottery and the last one submitted will be the one accepted.

Households comprising full-time students do not qualify unless exempted by Section 42 of the Internal Revenue Code.

You will provide your **household's gross income** as part of the pre-application process. It is important that you provide accurate information to ensure that your household is placed on the correct waiting list.

- **Resources for Community Development (RCD) and the John Stewart Company follow all reasonable accommodation laws and regulations per the Federal Fair Housing Act and the State Fair Employment and Housing Act in its tenant selection process and throughout its property management operations.**

John Stewart Company BRE 00654505

EQUAL HOUSING OPPORTUNITY
Telephone Device for the Deaf: (415) 345-4470



Rick Judd Commons Apartments

Please refer to the income limits (subject to change) and rents (subject to change) listed below for the available units.

(Minimum and maximum occupancy per unit type is also shown below; Contra Costa Housing Authority occupancy limits differ from the units without Project-Based Section 8)

These income limits and rents are effective 5/01/24 and are adjusted annually by the Regulatory requirements.

Type of Unit	Number of Units	Rents	Income Limits based on the number of people in your household							
			1 person	2 people	3 people	4 people	5 people	6 people	7 people	8 people
One Bedrooms (30% AMI)	1	\$876	\$32,700	\$37,400	\$42,050					
One Bedrooms (50% AMI)	20	\$1,460	\$54,500	\$62,300	\$70,100					
One Bedrooms (60% AMI)	5	\$1,752	\$65,400	\$74,760	\$84,120					
Two Bedrooms (50% AMI)	16	\$1,752		\$62,300	\$70,100	\$77,850	\$84,100			
Two Bedrooms (60% AMI)	2	\$2,102		\$74,760	\$84,120	\$93,420	\$100,920			
Three Bedrooms (50% AMI)	4	\$2,024				\$77,850	\$84,100	\$90,350	\$96,550	

Applicants desiring an affordable apartment are subject to the policy on Resident Selection and third party income and asset verification to determine the household's combined annual income in accordance with the requirements and other regulatory agreements. Restrictions on full-time student households also apply.

MINIMUM INCOME: All Applicants must demonstrate their ability to pay the rent. There is no minimum income requirement for Section 8 voucher holders.

Rev.05/30/2024

EQUAL HOUSING OPPORTUNITY