

Fremont Oak Gardens

2681 Driscoll Road
Fremont, CA 94539
Phone: (510) 490-4013
California Relay Service (CRS): 711
FremontOak@sahahomes.org

Waiting List Opening Soon

Waiting list opens on
July 22, 2026
and closes on
December 16, 2026*

Paper Application
Applications must be submitted by mail or drop-off at the address listed on the application. Please visit www.sahahomes.org/apply for more information.

Paper applications will be available for pick up and drop off at 2681 Driscoll Road, Fremont, CA 94539 **only during the following times:**

- Starting November 2
- **Mondays and Wednesdays***
- **1:00 PM - 3:00 PM**
- *The office will be closed on certain dates. Please check the website for most up to date times.

Paper applications will also be available online to print.

Paper applications must be received at the address listed on the application by **December 16, 2026.** Please call the number above for assistance.

AMENITIES

- Onsite Property Management and Supportive Services
- Extensive design features for the Deaf and hard of hearing
- Community rooms and garden, outdoor courtyard, onsite laundry facilities, elevator, on-site parking

Head of household must be age 55 or older at the time of application. If there are any additional members, they must be age 45 or older or meet an exception. See attached pages for exceptions.

Applicants must also be **deaf or hard-of-hearing**.

Waiting list opening for 1-bedroom units. Please see additional pages for income and eligibility requirements.

First Come, First Served Selections

All applications received will be added to the waiting list on a first come, first served basis. Applications received by mail or dropped off will be timestamped when received.

Need A Reasonable Accommodation?

Persons with disabilities have the right to request reasonable accommodations to participate in the application process. If you need a reasonable accommodation, please email the property or call the number above.

Need Assistance?

The 24-hour support phone line will be open only during the duration of the waiting list opening. Please call the number above for assistance.

CA License 00951367
Satellite Affordable Housing Associates Property Management

EQUAL HOUSING OPPORTUNITY

Fremont Oak Gardens

2681 Driscoll Road
Fremont, CA 94538
Phone: (510) 490-4013
California Relay Service (CRS): 711

Dear Applicant,

Thank you for your interest in becoming a resident of Satellite Affordable Housing Associates. Below is some important information you should know about the process before applying.

- **The waiting list for 1-bedroom units at Fremont Oak Gardens opens on July 22, 2026 at 9:00 AM.** Applications must be mailed to or dropped off at the address listed on the application. Please visit www.sahahomes.org/apply for more information. Applications must be **submitted by 5:00 PM on December 16, 2026.**
- Applications will also be available online to print. Paper applications will be available to pick up at 2681 Driscoll Road, Fremont, CA 94539 at these times: During the Waiting List opening, starting November 2, Mondays and Wednesdays, 1:00 PM - 3:00 PM. The office will be closed on certain dates. Please check the website for most up to date times.
- Paper applications must be mailed to the address listed on the application. Applications submitted by mail **must be** received at the address listed on the application by 5:00 PM on December 16, 2026.
- All applications received by the deadline will be added to the waiting list on a first come, first served basis. Applications received by mail or dropped off will be timestamped when received.
- Only complete and original applications will be accepted. **Only one application per household. Duplicate applications will not be entered into the lottery.** The 24-hour support phone line will open on July 22, 2026 at 9:00 AM and close on December 16, 2026 at 5:00 PM. Please call the phone number above or email FremontOak@sahahomes.org for assistance.
- We will evaluate the individual circumstances of each application, will consider additional information submitted by the applicant, and will provide reasonable accommodations when requested, verified, and necessary. Persons with disabilities are encouraged to apply.
- If your household is over-income, or otherwise unqualified, your application will be denied. You will receive written notification and instructions on the appeal process. Persons with disabilities have the right to request reasonable accommodations to participate in the appeal process. In addition, we will consider extenuating circumstances and may make exceptions to policy as a reasonable accommodation to afford persons with disabilities equal access to our housing. For details, see attached Denial and Appeal Process.
- It is your responsibility to notify management of address or telephone number changes. If we are unable to contact you, your name will be removed from the waiting list.
- It is our policy to update the waiting list annually by sending all applicants a Waiting List Update Letter and removing the names of those who are no longer interested in or no longer qualify for housing.
- If you turn down two opportunities for housing, your application will be removed from the waiting list. You may reapply for housing when the waiting list is open.
- Federal regulations require that management recertify each household's income and assets annually. Management must also regularly inspect apartments to ensure that they are suitable for occupancy.

All applicants are subject to the following Resident Selection Criteria:

Background Checks
Management will review eviction and unlawful detainer records, landlord references, and criminal history to determine applicant suitability. No screening fees will be charged to the applicant. If an applicant is denied due to any of the following criteria, the applicant will receive written notification and instructions on the appeal process.

Evictions and Unlawful Detainers
Applicants with an eviction or unlawful detainer judgment date within the last five (5) years will be denied. Stipulations, dismissals, and cases without a final disposition are not a reason for denial.

Landlord Reference Checks
Management will verify residency with current and prior landlords for the past two (2) years. Management is specifically looking at payment history, incidents of damage and/or housekeeping issues, lease violations and eviction proceedings. If a negative landlord reference is received, the application will be denied. Lack of residential history does not necessarily disqualify you.

Criminal Screening
Except for properties in Oakland and Berkeley, applicants with a felony conviction date within the last five (5) years will be denied. Convictions that are screened include categories of crimes that could be a threat to the property, residents, or staff, such as violent crimes, property crimes, sex crimes, and drug crimes related to manufacturing, selling, or distribution. Criminal records resulting in a misdemeanor are not a reason for denial.

Applicant Conduct
If, during the course of processing an application, it becomes evident that an applicant has falsified or otherwise misrepresented any facts about his/her current situation, history, or behavior in a manner that would affect eligibility, applicant selection criteria qualification, allowances, household composition, or rent, the application will be denied.

If an applicant or guest of an applicant exhibits blatant disrespect, or disruptive behavior towards management, the property, or other residents any time prior to move-in, the application will be denied.

Management will deny a household if there is reasonable cause to believe that a member's behavior from 1) abuse or a pattern of abuse of alcohol and/or 2) illegal use or pattern of illegal use of drugs may interfere with the health, safety, or right to peaceful enjoyment of the premises by other residents.

2026 Minimum & Maximum Income Limits for Alameda County

1-bedroom - Rent: $954			
Number of People in Household	1 Person	2 Persons	3 Persons
Minimum Yearly Income	$22,896	$22,896	$22,896
Maximum Yearly Income	$35,640	$40,740	$45,840

1-bedroom - Rent: $1,273			
Number of People in Household	1 Person	2 Persons	3 Persons
Minimum Yearly Income	$30,552	$30,552	$30,552
Maximum Yearly Income	$47,520	$54,320	$61,120

1-bedroom - Rent: $1,591			
Number of People in Household	1 Person	2 Persons	3 Persons
Minimum Yearly Income	$38,184	$38,184	$38,184
Maximum Yearly Income	$59,400	$67,900	$76,400

Minimum income figures are subject to change.
There is no minimum income requirement for households with Section 8 assistance.
Rent amounts are subject to change. Income limits are subject to change.

Eligibility

Head of Household must be age 55 years or older at the time of application. Additional members must be age 45 or over, or if under age 45, must meet one of the following exceptions: 1) spouse or cohabitant of Head of Household; 2) someone who provides primary economic or physical support for the Head of Household; 3) a disabled child or grandchild who needs to live with the Head of Household because of their disabling condition.

Special Set-Asides

All units are reserved for households that include at least one senior adult, defined as age 55 and over, who is **deaf**.

Frequently Asked Questions

How do I complete an application?
Applications must be mailed to or dropped off at the address listed on the application. Please visit www.sahahomes.org/apply for more information. Paper applications will also be available to pick up at the times listed on page one of the flyer. The 24-hour support phone line will be open when applications are available. Please contact us by phone or email for assistance.

When will I be contacted after submitting my application?
Once your name reaches the top of the waiting list, and a unit is available, we will contact you to schedule a certification interview. It is our policy to invite multiple households to start the qualification process. Housing will be offered to qualified households in waiting list order.

What is my waiting list number?
It is our policy not to disclose to applicants their specific positions on the waiting list. For applications submitted through **Doorway Housing Portal**, the Portal notifies applicants of lottery results. Applicants can log into their Doorway Housing Portal account here: **housingbayarea.mtc.ca.gov/sign-in**

How long do I have to wait before I am contacted?
Waiting times vary, as it depends on waiting list size, and when current tenants move out.

What other properties are accepting applications?
Please visit our website at **www.sahahomes.org/apply** for the most up-to-date information on which properties are accepting applications.

What are the move-in costs?
The move-in costs include the first month's rent and security deposit. The security deposit is no more than one month's rent.

Is smoking allowed in the building?
Smoking is not allowed. For more detailed information, request to see a copy of SAHA's Agreement Regarding No Smoking Policy.

Are residents permitted to have pets?
Certain pets are allowed. Residents must apply, the animal must be approved, and there is a $200 pet deposit. For more detailed information, request to see a copy of SAHA's pet policy.

Is there off-street parking?
Off-street parking is limited, and is not guaranteed. If you are not assigned a parking space, you may request to be added to the parking lot waiting list.

What documents will I need for a certification interview?
Your household will need to bring state-issued picture identification/driver's license for all adult household members, Social Security cards for all household members, if a social security number has been issued, proof of age for all adult household members (such as but not limited to: birth certificate, valid passport, naturalization certificate, Social Security letter verifying date of birth), Birth certificates or custody agreement for all minor household members (17 years and under), proof of income, and proof of assets.

Denial and Appeal Process

Applicants will be denied due to selection criteria outlined in the Resident Selection Policy. If an application is denied, then a denial letter specifying the reason(s) for the denial will be mailed to the applicant along with instructions on the appeal process. The applicant must respond in writing within fourteen (14) days from the date of the denial letter. Any requests for a review of the decision must be accompanied by supporting information and/or documentation not previously submitted. If the applicant does not respond within 14 days, the applicant will waive their right to appeal. If the applicant appeals and is dissatisfied with the resolution of that appeal ("Initial Appeal Decision"), then the applicant may request a final appeal ("Final Appeal") within ten (10) business days (excluding national holidays) of receipt of the Initial Appeal Decision. If the applicant requests a Final Appeal, the following shall occur:

i. Satellite Affordable Housing Associates Property Management ("SAHA PM") shall confer with the applicant to find a mutually agreeable impartial third party to conduct a hearing on the grievance (the "Hearing"). This could be a Rent Board staff person, a professional mediator, or another person that is acceptable to both parties. If SAHA PM and the applicant are not able to agree on an impartial third party within five (5) business days (excluding national holidays) of SAHA PM's receipt of a written request for a Final Appeal, SAHA PM shall select the impartial third party.

ii. SAHA PM will use best efforts to schedule the Hearing as soon as possible after selection of the impartial third party. At the Hearing, the applicant will be required to present her/his side of the dispute and desired outcome. The applicant may bring as much evidence to the hearing as she/he desires. The applicant may bring someone to represent her/him at the Hearing, but the applicant must also be present. Those present at the Hearing must conduct themselves in an orderly fashion.

iii. SAHA PM will send appropriate staff to the hearing and will deal fairly with the applicant to come to a final resolution of the issue.

iv. The impartial third party will make a final decision regarding the grievance and will issue a written decision detailing their determination within seven (7) business days (excluding national holidays) of the Hearing. This will be the final decision on the issue and there shall be no more appeals.

Due to regulatory requirements and/or the financial needs of the Property, units will not be held for applicants who are appealing a denial of a housing application. For Continuum of Care (CoC) units, the unit must be held during the 14-day appeal period, until the appeal process is closed. For all units we will continue to process applications for units during the appeal process. While a successful appeal may result in the applicant being returned to the wait list in his or her original position, the original unit for which the applicant was applying may no longer be available at the conclusion of the appeal.

Persons with disabilities have the right to request reasonable accommodations to participate in the appeal process. In addition, we will consider extenuating circumstances and may make exceptions to policy as a reasonable accommodation to afford persons with disabilities equal access to our housing.

English:	This is an important document. If you require interpretation, please call (510) 647-0700 or e-mail info@sahahomes.org.
Arabic:	هذا هو وثيقة هامة. إذا كنت بحاجة إلى ترجمة فورية ، فيرجى الاتصال بـ (510) 647-0700 أو إرسال بريد إلكتروني إلى info@sahahomes.org.
Chinese:	這是一份重要的文件。如果您需要口譯，請致電 (510) 647-0700 或發送電子郵件至 info@sahahomes.org。
Farsi:	این یک سند مهم است. در صورت نیاز به تفسیر ، لطفاً با (510) 647-0700 یا ایمیل info@sahahomes.org تماس بگیرید.
Korean:	이것은 중요한 문서입니다. 통역이 필요한 경우 (510) 647-0700으로 전화하거나 info@sahahomes.org로 이메일을 보내주십시오.
Spanish:	Este es un documento importante. Si usted requiere interpretación, por favor llame al (510) 747-4300 o envíe un correo electrónico a info@sahahomes.org
Tagalog:	Ito ay isang mahalagang dokumento. Kung nangangailangan ka ng interpretasyon, mangyaring tawagan ang (510) 647-0700 o e-mail info@sahahomes.org.
Russian:	Это важный документ. Если вам требуется устный перевод, позвоните по телефону (510) 647-0700 или по электронной почте info@sahahomes.org.
Vietnamese:	Đây là một tài liệu quan trọng. Nếu bạn yêu cầu thông dịch, vui lòng gọi (510) 647-0700 hoặc e-mail info@sahahomes.org.