



Legacy Court Frequently Asked Questions (FAQ's)

PROPERTY LOCATION:
1329 Fred Jackson Way, Richmond, CA.

TEMPORARY LEASING OFFICE:
410 McDonald Ave
Richmond, CA. 94801
(510) 900-4299

<https://edenhousing.org/properties/Legacy-court/>

Please **DO NOT** enter the project site. During construction leasing activity will not be conducted on-site. Only authorized construction personnel may enter the project site while under construction.

OVERVIEW:

Discover Modern living at Legacy Court Apartments, where comfort meets community. Nestled near the vibrant Shield Reid Park and the lush community driven Urban Tilth Gardens, Legacy Court offers a unique blend of nature, wellness and convenience.

Unit Information:

Unit Type	Number of Each Unit Type	Unit Square Footage
1 Bedroom – 1 Bathroom	21	650 square feet
2 Bedroom – 1 Bathroom	9	767-1135 square feet
3 Bedroom-1.5 Bathroom	12	1328 square feet
Manager's Unit*	1	767 square feet
Unit Total	43	

**The manager's unit will be filled by an onsite team member of the management company.*

1. When will the apartments be available?

Barring any construction delays, residents are expected to begin moving in December 2025.

2. How do I apply?

Applications will be accepted on-line **from July 14, 2025, at 9:00AM through August 1, 2025, at 5:00PM.** Hand Delivered and mailed applications must be received or post marked by 5:00PM on August 1, 2025. Income limits apply.

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3. Who will manage the property?

Eden Housing Management, Inc. will manage the property. A full-time Community Manager will act as the primary management contact for our residents and will live on-site.

4. Who Can apply?

Legacy Court is open to all qualified households. Out of the 43 available apartments, 13 units are set aside for people that qualify under the No Place Like Home program and will be filled in collaboration with the Contra Costa County Department of Health Services. Twelve project-based vouchers will be filled in coordination with the Contra Costa Housing Authority. The balance of the apartments will offer a preference for applicants who live/work in Contra Costa County.

5. Is smoking allowed at the property?

Legacy Court has been designated as non-smoking property. Smoking is not allowed anywhere on the property including inside the individual apartments.

6. Is a lease required?

A one-year lease is required at the initial move-in.

7. Are there restrictions on household size that is authorized to live in a unit?

The following occupancy standards will apply to all apartment homes.

Number of Persons in Household		
Unit Size	Minimum	Maximum
1 Bedroom	1	3
2 Bedroom	1	5
3 Bedroom	2	7



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8. Are there limits or restrictions on household income to qualify?

There are maximum income limits per household size. These limits are based on the most restrictive program (Project Based Voucher) as published by HUD Department (Housing and Urban Development). The number of units designated below:

MAXIMUM INCOME LIMITS PER HOUSEHOLD SIZE

Area Median Income (AMI)*	1 Persons	2 Persons	3 Persons	4 Persons	5 persons
30%	\$33,570	\$38,370	\$43,170	\$47,940	\$51,780
50%	\$55,950	\$63,950	\$71,950	\$79,900	\$86,300
60%	\$67,140	\$76,740	\$86,340	\$95,880	\$103,560

***Depending on 30% to 60% AMI Set Asides (Published 04/01/2025– Subject to Change)**

APPLICATION PROCESS:

9. When and where will rental application be available for the lottery waitlist?

Online at <https://edenhousing.org/properties/legacy-court/>

Applications will be accepted online from July 14, 2025, at 9:00AM through August 1, 2025, at 5:00PM. Hand Delivered and mailed applications must be received or post marked by 5:00PM on August 1, 2025.

10. Does applying or being selected for Legacy Court affect any other waitlist I am on?

No, you may continue to remain on any other waitlist in addition to applying Legacy Court.

11. How are applications processed, and apartments assigned?

All applicants must meet the Eden Resident Selection Criteria and program requirements to be offered housing. Applicants who have vouchers must also meet the Housing Authority of the Contra Costa County eligibility requirements. After the interview, third-party income verification are sent out to verify household income, assets, preferences, and all other eligibility factors.



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12. Are pets and/or assistive animals permitted?

Yes

13. Will Resident Services be provided?

A robust combination of education and health and wellness programs will be available to all residents. Clubs and activities will be established based upon the engagement of our residents.

14. Am I permitted to have a Live in Aide?

Disabled individuals or households with a disabled member may be approved to have a Live in Aide added to their household as a reasonable accommodation.

Such requests require verification of need and relation to the disability from a qualified professional. The income and assets of an aide is not considered in the calculation of household income however they must pass a criminal screening and agree to all the rules of the property.

15. Who should I contact if I have any questions?

For questions about the property or the application process please call (510) 900-4299