



PLAZA TOWER
 2020 GRANT STREET
 CONCORD, CA 94520
 (925) 687-1200 or (925) 627-7015 TTY Machine

INFORMATION AND INQUIRY FORM

“RESIDENCE FOR THE ELDERLY AND MOBILITY IMPAIRED”

- SPONSORED BY** Concord Homes, Inc.,
 2020 Grant Street, Concord, California 94520
- LIVING UNITS** 96 one-bedroom apartments with carpet, drapes, and a kitchen, which includes an electric range and refrigerator. Each apartment has emergency pull cords, which are monitored 24 hours a day. Some units are specifically designed for persons needing special design features, and who meet the definition of a “Mobility Impaired person”.
- FACILITIES** No Smoking building. 2 community/recreation rooms, friendship room, library, dining room, and laundry room equipped with coin-operated machines. Limited underground parking available.
- CalHFA RULE** CalHFA requires lower rent units for people who are under limit requirements; 20% of the units must be rented to persons At or Below the Area Median Income.
- QUALIFYING** Applicant must be 55 years of age or older. If a couple, one person must be at least 55 years of age. Qualified mobility impaired applicants must be 18 years of age or older and meet the definition of “Mobility Impaired”. Qualified mobility impaired applicants that are under the age of 18 must apply with parent or guardian.
- ANNUAL INCOME MAY NOT EXCEED CURRENT HUD/CalHFA LIMITS**
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|--------------------------------|----------|
| Low Income Limit for 1 person: | \$45,100 |
| Low Income Limit for 2 people: | \$51,550 |
- These amounts are effective 12/11/2012 and are subject to change, per HUD/CalHFA guidelines.*
- RENTAL RATES** Current Basic Rent for a 1-bedroom apartment is \$876
 CalHFA Lower Rent units for a 1-bedroom apartment is \$730
These rents are subject to change, per HUD/CalHFA approval.
 Monthly rent includes water and garbage. There is a mandatory \$21 fee for cable. Resident will pay PG&E directly for electricity.
- MEAL SERVICE** There is a meal program that provides 1 evening meal Monday through Friday for a monthly cost. Contact Plaza Tower for more information.
- OCCUPANCY** Plaza Tower is currently open for occupancy. Return applications to:
 Plaza Tower
 2020 Grant Street
 Concord, CA 94520
- MANAGEMENT** **Management services provided by:**
 BARCELON ASSOCIATES MANAGEMENT CORPORATION
 590 Lennon Lane, Suite 110
 Walnut Creek, California 94598
 (925) 627-7000 • (925) 627-7015 TTY machine