



Housing Authority
of the
City of Alameda

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EVICTIION PROTECTION KIT



Understanding your Eviction Notice

If your landlord decides to evict you, you will first receive a written notice that states the reason for the eviction and includes a time period to either comply with the notice, if possible, or move out of the rental unit. In California, you could receive one of four types of eviction notices, depending on the reason for the eviction:

Three-day notice to pay rent: With this notice, you have three days to pay rent or move out of the rental unit (see [Cal. Code of Civ. Proc. § 1161\(2\)](#)). In some circumstances the notice may give you more days to leave or pay – please read your notice.

Three-day notice to cure: With this notice, you have three days to fix a lease violation (see [Cal. Code of Civ. Proc. § 1161\(3\)](#)).

Three-day unconditional quit notice: With this notice, you must move out within three days (see [Cal. Code of Civ. Proc. § 1161\(4\)](#)).

Thirty-day or 60-day notice to quit: This notice can only be given if you have a month-to-month rental agreement. If you have lived in the rental unit for less than one year, then you will receive a 30-day notice to quit, which gives you 30 days to move out of the rental unit. If you have lived in the rental unit for over one year, then you will receive a 60-day notice to quit, which gives you 60 days to move out of the rental unit (see [Cal Code of Civ. Proc. §§ 1946 and 1946.1](#)). This is not permitted with a Housing Choice Voucher or section 8. In that case 90 days notice must be given.

Note in the City of Alameda a tenant may only be evicted for cause. Please see the Alameda Rent program for more information.

Alameda Rent Program

www.alamedarentprogram.org

(510) 757-7520

It is important to note that an eviction is a legal proceeding, and you are not automatically evicted when the time period stated in the eviction notice runs out. If you did not comply with the eviction notice, your landlord can then go to court and file the necessary paperwork to begin the eviction lawsuit against you. Depending on how busy the courts are, it could take anywhere from a week to months before a sheriff is ordered to evict you on a certain date. You can remain living in the rental unit until then, but remember that you will be required to pay the landlord rent until the day you move out of the unit.

Also, keep in mind that there are negative consequences to being evicted, other than losing your home. An eviction will have a negative impact on your credit report, and it could affect your prospects for future housing. Some landlords will not rent to people who have been evicted from a previous location.

Best Practices to avoid Evictions

#1 Communicate with your landlord.

#2 Get to know your rights.

For information on evictions in California, visit this website:

<https://selfhelp.courts.ca.gov/eviction>

#3 Try to obtain Financial Assistance

If needed, contact Alameda County for Financial Assistance via this website:

<https://www.lsc-sf.org/>

#4 Cooperate with any Inspections

Please note, your landlord must notify you 24 hours prior to entering your unit and must inform you of day/time and purpose of entry. Remember, to ask your landlord on how to be best prepared for the inspection.

#5 Research Resources that are Available

Review next pages below contact information related to Emergency Housing, Family Support Services, and free Legal Services.

Emergency Housing & Family Support Services

211

Links families and individuals to the full range of community resources available to them; provides comprehensive information on health, housing, and human services in Alameda County.

Website: www.211alamedacounty.org

Phone: 2-1-1

Building Futures

May be able to help if you are homeless or about to be homeless.

Website: <https://bffc.org/>

Phone: (866) 292-9688.

The Housing Consortium of the East Bay

HCEB serves low-income individuals with developmental disabilities, serious mental illness or other special needs throughout Alameda and Contra Costa counties.

Website: www.hceb.org

Phone: (510) 832-1382

Eden Council for Hope and Opportunity (ECHO)

ECHO has trained mediators to assist in resolving fair housing disputes.

Website: www.echofairhousing.org

Phone: (510) 581-9380

Alameda Family Services

The Family Support Center at Alameda Family Services empowers and supports individuals and families by connecting them with resources in the community and bringing resources to a central location for the community to access.

Website: www.alamedafs.org

Phone: (510) 459-6134

Family Violence Law Center:

Available 24 hours a day the Family Violence Law Center is a non-profit organization that provides free legal and supportive services to domestic violence and sexual assault survivors in Alameda County.

Website: www.fvlc.org

Phone: 1-800-947-8301

Legal Services

Centro Legal De La Raza

Free legal services to low-income City of Alameda tenants funded by the City of Alameda. Weekly drop-in hours are on Tuesdays and Thursdays at 9:00 am at Centro Legal de la Raza, 3022 International Boulevard, Suite 410, Oakland. (Accessible by AC Transit buses 51A and 20 and three blocks from the Fruitvale Bart station)

Website: www.centrolegal.org

Phone: 510-437-1554

Legal Assistance for Seniors

Free legal services to low-income City of Alameda tenants funded by the City of Alameda. Provides legal assistance to seniors 60 and older. Offering in-person services at the Mastick Senior Center on the third Monday of the month from 1 PM- 2 PM.

Website: www.lashicap.org/contact

Phone: 510-832-3040

Hotline: 800-222-1753

Alameda County Bar Association, Lawyer Referral Service & Volunteer Legal Service

The Alameda County Bar Association offers lawyer referrals in Alameda County and is regulated and certified by the State Bar of California. For a \$35 fee, ACBA will match you with an attorney qualified to help you with your legal issue for up to a 30-minute consultation.

Website: <https://www.acbanet.org/pro-bono-legal-services/>

Phone: 510-302-2222, option 4

Bay Area Legal Aide

Free legal advice for TENANTS available in all languages. Available to low-income individuals only.

Website: www.baylegal.org

Phone: 1-888-382-3405

East Bay Community Law Center

Focuses on defending eviction lawsuits brought against low-income tenants.

Website: <https://ebclc.org/>

Phone: 510-548-4040

Eviction Defense Collaborative

For tenants facing eviction or landlord-tenant issues. Full attorney representation for a fee, on sliding scale.

Website: <https://evictiondefense.org/>

Phone: 510-452-4541

Housing Equality Law Project (HELP)

HELP represents individuals who face discrimination in housing based on their race, sex, religion, national origin, disability, sexual orientation, gender identity, familial status, age, ancestry, color, creed, height, weight, and source of income.

Website: www.housingequality.org

Phone: 415-797-4357

www.LawHelpCalifornia.org

LawHelpCalifornia.org provides easy online access to basic legal resources and attorney information. They do not provide direct legal services. LawHelpCalifornia.org is a collaborative project with policy oversight from the Cal justice Advisory Committee and assistance from advocates at legal aid programs throughout the state.

Lawyers in the Library Program

Hosts volunteer attorneys who provide free consultation and referrals on a wide variety of issues. Unlike many volunteer legal service programs, patrons need not meet specific income eligibility requirements.

Alameda Main Library (1550 Oak St.) on the first Wednesday of the month, 6:00PM - 8:00PM

Alameda West End Library (788 Santa Clara Ave.) on the third Monday of the month, 6:00PM
- 8:00PM

www.aclibrary.org/lawyers/ (no phone available)

Legal Services for Children

Provides free representation to children and youth who require legal assistance.

Website: <https://www.lsc-sf.org/>

Phone: 415-863-3762

For AHA tenants and voucher holders only

LifeSTEPS

Family Property Sites

Angel Reyes – Director of Social Services

areyes@lifestepsusa.org

(510) 410-0161

Trevor Jackman – Director of Social Services

tjackman@lifestepsusa.org

(510) 566-3706

Senior Property Sites

Jean Burns – Director of Social Services

jburns@lifestepsusa.org

(510) 306-8033