

Our Sponsors

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- Anglican Diocese of San Joaquin
- Fresno-Madera Agency on Aging
- Fresno United Methodist Church
- Jewish Welfare Federation
- Lutheran Social Services

Welcome to Delno Terrace!

Our primary purpose is to provide housing and services specifically designed to meet the physical, social and emotional needs of low-income seniors and physically disabled adults.



www.delnoterrace.org

Delno Terrace
1480 N. Delno Ave
Fresno CA, 93728

—
(559) 264-2100
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Office Hours
Monday – Friday
8:30 am – 4:30 pm

Delno Terrace

Affordable Housing for
Seniors & Persons with
Physical Disabilities

Delno Terrace

Subsidized Housing for Seniors and Persons with Physical Disabilities

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Subsidized Housing for Seniors and Persons with Physical Disabilities



About Us

Delno Terrace was organized on June 28, 1982 for the purpose of developing a 60-unit apartment complex, 30 one-bedroom and 30 studios, located at 1480 N. Delno Avenue, Fresno, CA 93728, to provide housing for the very low income elderly and disabled individuals. This project is regulated by the U.S. Department of Housing and Urban Development and receives Section 8 housing assistance payments.

Delno Terrace was built from the ground up and is adjacent to the Glen Agnes facility. Delno Terrace opened on July 1, 1985, and has provided housing for the elderly and disabled population since that time.

Eligibility

This is an equal opportunity housing facility, designed to provide housing to extremely low, very low, and low income elderly and physically challenged eligible individuals and families under the Section 202/8 Loan and Subsidy Program. Delno Terrace will make "reasonable accommodations" to individuals whose disabilities so require.

Residency is open to all qualified eligible persons without regard to race, color, creed, age, national origin, handicap status, religion, familial status, gender, sexual orientation, gender identity or marital status. However, because six (6) of the units at Delno Terrace have been architecturally altered for accessibility (to various degrees), someone in the family must qualify as "needing" the architecturally altered features to apply for or live in these units, this need must be verified with a medical practitioner. The only units that someone under 62 years of age can qualify for are the "altered" units for mobility impaired handicapped/disabled.

All potentially eligible and qualified applicants will be considered in accordance with the HUD-Approved Affirmative Fair Housing & Marketing Plan (HUD Form 935.2), after complying with all applicable admissions requirements in HUD Handbook 4350.3 (including all Changes). Section 8 Income Limits apply to this property.

Delno Terraces does not provide assisted living, nursing services, housekeeping services, or personal care. Residents must be capable of fulfilling lease requirements by themselves or arrange for their own services, to be provided by outside agencies or caregivers.

Amenities

Delno Terrace offers one-bedroom and studio apartments.

All units feature:

- Carpet and blinds
- Electric stove and refrigerator
- Easy access cabinets
- Wide doors
- Private bath

The facility features:

- Security officers are provided 24 hours a day to ensure the comfort and safety of the residents
- Full-time maintenance personnel
- Lunch & Dinner – Monday thru Friday – priced affordably
- Service Coordinator is available to assist with counseling, mail, Medicare, and other formalities
- Emergency call system in every apartment
- Onsite Laundry Facility
- Spacious parking

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