



Bell Street Gardens

**38889 Bell Street,
Fremont CA**

**Applications now being
Accepted for
Affordable Apartments**

Bell Street Gardens is a new, beautifully designed affordable housing community that provides 126 affordable studio, one-, two-, and three-bedroom apartments, including 33 apartments designed for residents with mobility impairments and 14 apartments designed for residents with auditory or visual impairments.

The property is close to a large shopping center, a major grocery store, parks, a community center, and several public transit options.

Online pre-applications accepted:

***August 26 at 9:00am
until
September 9 at 5:00 pm***

Apply at:

bellst.rcdhousing.org

Paper-applications available via download and at 2220 Oxford St. in Berkeley, CA. Applications received after the deadline will not be accepted.

For additional assistance or to request a reasonable accommodation:

510-649-5698; TTY: 415-345-4470

Bell Street Gardens is an equal opportunity housing provider, admitting applications in accordance with local, State, and Federal Fair Housing laws.

John Stewart Company BRE 00654505



78 apartments are available via application and lottery

(31 apartments are reserved for the HUD 811 program and 17 apartments for referrals from the County for homeless households)

Amenities: On-site property management and resident services, laundry room, community room, assigned parking, bicycle storage area, landscaped courtyard, and a smoke-free community.

Eligibility is income-restricted in accordance with State and local regulatory agreements.

Maximum income restrictions based on household size range from:

- **Studio: \$32,700-\$49,840**
- **1-bedroom: \$43,600-\$70,100**
- **2-bedroom: \$49,840-\$84,100**
- **3-bedroom: \$46,710-\$96,550**

Live/work preferences apply. Live/Work in the City of Fremont is a Tier 1 preference; Live/Work in Alameda County but not Fremont is a Tier 2 Preference. All other applicants are Tier 3.

Visit the website and/or the memo that accompanies this flyer for more detailed information.

Translated materials available on the website; the on-line pre-application is in English only.

*Portable Housing Choice Vouchers (Section 8)
are accepted.*



Bell Street Gardens

38889 Bell Street, Fremont, CA, 94536



Rental opportunity for 78 of 126 total apartments

Pre-applications will be accepted online from August 26, 2024, at 9:00 a.m. until September 9, 2024, at 5:00 p.m. (PDT). Pre-applications and additional information available at: bellst.rcdhousing.org.

Bell Street Gardens is a new construction affordable housing property providing 126 affordable studio, one-, two-, and three-bedroom apartments in Fremont, CA. It is located across the street from the Fremont Hub shopping center and near grocery stores, parks, a community center, and several public transit options, including the Fremont BART Station. There are on-site amenities which include property management and resident services, a laundry room, a community room with a kitchen, assigned parking, a bicycle storage area, a landscaped courtyard patio, free internet service, and a smoke-free and pet-friendly community.

This leasing opportunity is for:

- 78 apartments at affordable rents with income requirements (see page 2 of this memo) leased using a pre-application and lottery.

Not included in this leasing opportunity are:

- 17 units for homeless households referred by the Alameda County Coordinated Entry System (CES). To get on the County’s list, call 2-1-1 or connect directly with a [Housing Resource Center](#).
- 31 units for the Section 811 program. Applicants will be referred by East Bay Innovations (EBI), who serves as a Tenant Referral Organization (TRO) under the State program.

Affordable rents are income restricted in accordance with the California Department of Housing and Community Development, Alameda County, City of Fremont, and other financing requirements.

Please refer to the second page of this memo for rent, income, and occupancy limits.

For additional assistance or to request a reasonable accommodation, please call 510-649-5698. Translated materials are available on the [website](#); the online pre-application is in English only.

Pre-applications must be received by 5:00 p.m. on September 9, 2024, to be included in the lottery for the 78 apartments and to be placed on the waiting list for future openings. Applications will be accepted via the online process or via the paper application.

Paper applications can be downloaded from the Alameda County Housing Portal listing for the property or picked up at 2220 Oxford Street in Berkeley. Paper applications should be mailed to: The John Stewart Company, Attn. Bell Street Gardens, 104 Whispering Pines Dr., Ste 200, Scotts Valley, CA 95066. Paper applications must be received by the pre-application deadline of September 9, 2024.

Each household may only submit one application. Duplicate household applications will be removed from the lottery, and the last one submitted will be the one accepted.

- **Resources for Community Development (RCD) and the John Stewart Company follow all reasonable accommodation laws and regulations per the Federal Fair Housing Act and the State Fair Employment and Housing Act in their tenant selection process and throughout their property management operations.**



John Stewart Company BRE 00654505

EQUAL HOUSING OPPORTUNITY
Telephone Device for the Deaf: (415) 345-4470



All pre-applications will be entered into a lottery. Please take your time in accurately completing the application.

Please refer to income limits (subject to change) and rents (subject to change) listed below for the available units.
 (minimum and maximum occupancy per unit type is also shown below)

These limits are effective May 2024 and are adjusted annually by the California Department of Housing and Community Development. AMI = Area Median Income.

Number of Units (for the 78 apartments available for leasing)	Number of Units	Rents	Income Limits based on number of people in your household (subject to change)							
			1 person	2 people	3 people	4 people	5 people	6 people	7 people	8 people
Studio (30% AMI)	16	\$725	\$32,700	\$37,380						
Studio (40% AMI)	11	\$998	\$43,600	\$49,840						
One Bedroom (40% AMI)	11	\$1,135	\$43,600	\$49,840	\$56,080					
One Bedroom (50% AMI)	15	\$1,446	\$54,500	\$62,300	\$70,100					
Two Bedrooms (40% AMI)	2	\$1,250		\$49,840	\$56,080	\$62,280	\$67,280			
Two Bedrooms (50% AMI)	11	\$1,600		\$62,300	\$70,100	\$77,850	\$84,100			
Three Bedrooms (30% AMI)	3	\$977				\$46,710	\$50,460	\$54,210	\$57,930	
Three Bedrooms (40% AMI)	2	\$1,367				\$62,280	\$67,280	\$72,280	\$77,240	
Three Bedrooms (50% AMI)	7	\$1,756				\$77,850	\$84,100	\$90,350	\$96,550	

Applicants desiring an affordable unit are subject to the policy on Resident Selection and third party income and asset verification to determine the household's combined annual income in accordance with governmental financing regulations and other regulatory agreements.

Equal Housing Opportunity

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