

# Nellie Hannon Gateway

1048 36th Street  
Emeryville, CA



*Applications being  
Accepted for  
Affordable  
Apartments*

Nellie Hannon Gateway provides 90 affordable one-, two-, and three-bedroom apartments, including sixteen (16) apartments designed for residents with mobility impairments and/or with features for residents with auditory or visual impairments.

The property is close to a large shopping mall and grocery stores and the area is rich in transit options including the free Emery-Go Round shuttle serving MacArthur BART Station.

## ***Online pre-applications accepted:***

***May 12, 2025, at 10:00am***

***until***

***May 26, 2025, at 5:00 pm***

**Apply at:**

**[nhg.rcdhousing.org](http://nhg.rcdhousing.org)**

Paper-applications available via download.  
Applications need to be received by the deadline.

**For additional assistance or to request a  
Reasonable Accommodation:**  
(510) 649-5547; TTY: 415-345-4470

Nellie Hannon Gateway is an equal opportunity housing provider, admitting applications in accordance with local, State, and Federal Fair Housing laws.

John Stewart Company BRE 00654505



## **44 apartments are available via application and lottery**

**(45 apartments are for homeless households  
referred by the County)**

**Amenities:** community room with common kitchen, secure bike storage, common laundry, landscaped courtyard on the second level, management and resident services offices on site.

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

Maximum income restrictions based on household size range from:

- **1-bedroom (1-3 persons): \$67,140 - \$86,340**
- **2-bedroom (2-5 persons): \$63,950 - \$103,560**
- **3-bedroom (4-7 persons): \$79,900 - \$118,920**

**(income limits are for 2024 and subject to change)**

Minimum income requirement is 2 times the monthly rent.

See the website and 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.*



# ***Nellie Hannon Gateway***

1048 36th Street, Emeryville, CA



## ***Rental opportunity for 44 of 90 total apartments***

Pre-applications will be accepted on-line from May 12 at 10:00am until May 26, 2025, at 5:00 pm (PDT).  
Pre-applications and additional information available at: [nhg.rcdhousing.org](http://nhg.rcdhousing.org).

**Nellie Hannon Gateway** is a new construction affordable housing property providing 90 affordable studio, one-, two-, and three-bedroom apartments, including one manager's unit, in Emeryville, Alameda County. The East Bay Bridge Shopping Center, which includes a Safeway Pak n' Save, Nordstroms Rack, and other retail, is a short walk from the building. High frequency transit is readily available on San Pablo Avenue and nearby 40th Street, including the free Emery-Go Round shuttle serving MacArthur BART Station. On-site amenities include a community room with a common kitchen, secure bike storage for 90 bikes, common laundry, a landscaped terrace space on the second level, free internet service, and a smoke-free and pet-friendly community. Property management and resident services have offices on-site.

This leasing opportunity is for:

- 44 apartments at affordable rents with income restrictions (see page 2 of this memo) leased using a pre-application and lottery to determine waiting list order.
- After initial occupancy of the property, the next 1,000 applications will remain on the waiting list for future vacancies; applications after those 1,000 will be removed from the waiting list.

Not included in this leasing opportunity are:

- 44 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.

Affordable rents are income-restricted in accordance with the California Department of Housing and Community Development program and Alameda County and other financing requirements.  
Please refer to the second page of this memo for rent, income, and occupancy limits.

Minimum income requirement is 2 times the monthly rent.

For additional assistance, or to request a reasonable accommodation, please call (510) 649-5547. Translated materials are available on the website however the on-line Pre-Application is in English only.

**Pre-Applications must be received by 5:00pm on May 26, 2025,** to be included in the lottery and to be put on the waiting list for future openings. Applications accepted via the on-line process or via paper-application.

**Paper applications** can be downloaded from the Alameda County Housing Portal listing for the property or picked up at 2220 Oxford Street, Berkeley, CA, between 9am and 4pm. Paper applications must be mailed to PO Box 194404, San Francisco, CA 94119. Paper applications must be received by the pre-application deadline of May 26, 2025.

**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 its tenant selection process and throughout its property management operations.**

John Stewart Company BRE 00654505



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



**Please refer to income limits and rents (both subject to change) listed below for the available apartments.**

Minimum and maximum occupancy per unit type is also shown below.

These income limits and rents are effective April 2025 and are adjusted annually by the CA Tax Credit Allocation Committee and/or the California Department of Housing and Community Development, as applicable. AMI = Area Median Income.

<b>Nellie Hannon Gateway</b> (for the 44 apartments available for leasing)	<b>Number of Apts.</b>	<b>Rents</b>	<b>Maximum Income Limits Based on Number of People in your Household (subject to change)</b>						
			1 person	2 people	3 people	4 people	5 people	6 people	7 people
<b>One Bedroom (60% AMI)</b>	24	\$1,687	\$67,140	\$76,740	\$86,340				
<b>Two Bedroom (50% AMI)</b>	6	\$1,600		\$63,950	\$71,950	\$79,900	\$86,300		
<b>Two Bedroom (60% AMI)</b>	9	\$1,950		\$76,740	\$86,340	\$95,880	\$103,560		
<b>Three Bedroom (50% AMI)</b>	2	\$1,756				\$79,900	\$86,300	\$92,700	\$99,100
<b>Three Bedroom (60% AMI)</b>	3	\$2,146				\$95,880	\$103,560	\$111,240	\$118,920

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 in accordance with governmental financing regulations and other regulatory agreements.

**Equal Housing Opportunity**

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