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City Council awards \$28.6 million for new affordable housing

Funding prioritizes new housing for homeless residents

HAYWARD, Calif., Oct. 3, 2018—The Hayward City Council voted Tuesday to appropriate \$28.6 million to support development of 259 apartments for people with low and extremely incomes and the homeless.

The Council allocated the funds to support three projects—two proposed by nonprofit developer EAH Housing, Inc., of San Rafael, and one by Abode Services, of Fremont, a nonprofit agency specializing in securing permanent homes for individuals and families experiencing homelessness.

The EAH projects, Matsya Family Villas, 22648 2nd St., and Mission Senior Paradise, 28000 Mission Blvd., would create 57 apartments for low-income and extremely low-income households, and 76 apartments for independent seniors who are low-income and extremely low-income.

The Abode Services project, at 2595 Depot Road, would create 126 micro apartments for low-income and extremely low-income people with on-site coordination of mental-health, addiction, employment and other social and support services. To be developed by Abode Services development affiliate Allied Housing, the project would reserve 31 units for homeless people and 31 for people living with mental-health disabilities.

Based on the most recent point-in-time count of homelessness in Alameda County, there are estimated to be more than 300 unsheltered homeless people in Hayward—primarily single adults, many with disabling conditions, who are living outside of or without access to even an emergency shelter.

All three new affordable housing projects to be awarded city funding will exceed green building and energy codes, and will pursue Energy and Environmental Design (LEED) certification. Sustainability features include rooftop photovoltaic (PV) solar energy and water heating systems, electric vehicle charging facilities, Energy Star appliances, countertop organic recycling bins for residents and water-efficient landscaping.

The EAH and Abode Services projects were recommended to the Council after a competitive evaluation that began with an April 30 Notice of Funding Availability (NOFA) for new construction of affordable rental housing followed by consideration of project potential for addressing homelessness.

Funding for the developments is coming from multiple sources. A portion will be drawn from affordable housing fees paid by developers who choose not to include below-market units in their projects. Additionally, the City will use federal money available to invest in affordable housing, Hayward Housing Authority funds, and Hayward's share of Alameda County Measure A1 affordable housing bond proceeds.