

2595 Depot Road

2595 Depot Road, 94545

Developer

Allied Housing (Abode Services)

NOFA Request

\$3,000,000

Total Units (incl. MGMT unit)

126

Total Development Cost

\$61,333,748

Per Unit Cost

\$486,776

Projected Start of Construction

January 2020

Projected Construction Completion

December 2020

Neighborhood

Mt. Eden



Project Summary

- Depot Road is a 125-unit affordable housing development for extremely-low to low-income households, that is designed to create secure, stable and quality housing that addresses homelessness through permanent supportive housing. The project consists of 125-250 square foot factory-built units.
- *Innovations and Innovative Amenities:* The factory-built construction model will reduce construction time and costs. Residents will have access to wireless internet and laptops, shuttle for medical appointments, a basketball court, running track, community room, and outdoor patio/BBQ space.
- *Services:* On-site supportive services will be staffed by two services coordinators and one mental health social worker. Supportive Services will include individual service plan development and case management, computer training, employment assistance, peer-to-peer support, housing stability support, community activities, financial education, drug and alcohol services, health education and activities, recreational activities, conflict resolution and mediation, case management, clinical assessment of needs and strengths, counseling, clinical case conferencing, vocational training, primary health care and wound care, and medication management.
- *Sustainability:* The project is committed to pursuing a Silver LEED rating, and may incorporate photovoltaic (PV) solar, PV solar water heating, energy efficient appliances, and water-efficient landscaping.

Unit Mix and Affordability

Income Level	Micro-Studio Units
20% AMI	26
30% AMI	22
40% AMI	26
50% AMI	29
60% AMI	22
Total	125

Target Population

Household Type	Total Units
Homeless Households	32
Special Needs Households	31

Matsya Family Villas

22648 2nd Street, 94541

Developer

EAH

NOFA Request

\$2,000,000

Total Units (incl. MGMT unit)

57

Total Development Cost

\$37,864,811

Per Unit Cost

\$664,295

Projected Start of Construction

June 2020

Projected Construction Completion

June 2021

Neighborhood

Downtown Hayward (2nd and C Street)



Project Summary

- Matsya Family Villas is a 57-unit affordable housing project targeting extremely-low to low -income households with 2,000 square feet of ground-floor resident common facilities. Currently, there is a vacant two-story commercial building on the site which will be demolished.
- *Innovations and Innovative Amenities:* By purchasing an entitle project, the developer will reduce the predevelopment timeline. The developer will provide to provide an on-site car sharing service, an afterschool expanded learning program for school-age youth; onsite wellness classes; onsite technology lounge and technology program that helps residents advance their skills as technology rapidly changes; and rooftop community BBQ and patio space.
- *Services:* The project will have an onsite resident services coordinator who is responsible evaluating community needs, building relationships and trust between residents and staff, making residents aware of programs and services that are available in the local community and bringing programs and partnerships to the site. A third-party service provider will provide intensive case management for former homeless residents.
- *Sustainability:* The project is committed to achieving a LEED Gold certification and will incorporate a rooftop PV solar energy system and water heating, electric vehicle (EV) charging facilities, Energy Star appliances, countertop organic recycling bins for residents, and drought-tolerant landscaping.

Unit Mix and Affordability

Income Level	1-Bedroom	2 -Bedroom	3-Bedroom
20% AMI	1	6	4
40% AMI	2	4	4
50% AMI	2	6	2
60% AMI	3	7	4
80% AMI	3	8	1
Total	11	31	15

Target Population

Household Type	Total Units
Homeless Veterans	11

Hayward Mission Apartments

29497, 29547, 29553 Mission Blvd., 94544

Developer

Meta Housing

NOFA Request

\$1,210,000

Total Units (incl. MGMT unit)

121

Total Development Cost

\$73,481,076

Per Unit Cost

\$607,282

Projected Start of Construction

January 2020

Projected Construction

Completion

June 2021

Neighborhood

Tennyson/South Hayward BART
(Mission Boulevard near Industrial
Parkway)



Project Summary

- Hayward Mission is a mixed-use development, within walking distance to BART, with 120 units of affordable housing for extremely-low to low-income households and over 4000 square feet of commercial space. The project will include studio, 1-, 2-, and 3-bedroom units with ground-floor commercial space for the proposed daycare center.
- *Innovations and Innovative Amenities:* The project will stack units to reduce costs. It will have an Uber/Lyft waiting area to support resident transportation needs, bike lockers and bike work space, onsite car-sharing, computer room, gym, outdoor deck, movie wall and an onsite daycare center.
- *Services:* The developer is partnering with East Bay Innovations to provide robust supportive services for the developmentally disabled population served by the project. It will also have an on-site resident services coordinator to arrange activities, classes and provide referrals to services. The resident service coordinator will survey residents to determine what types of services will be provided and may include computer classes, literacy, life skills, community building and local resources.
- *Sustainability:* The project is committed to achieving a Green Point Rating or LEED Gold Equivalent. The project will utilize Energy Star appliances, high efficiency faucets and toilets, and efficient irrigation.

Unit Mix and Affordability

Income Level	Studio	1-Bedroom	2 -Bedroom	3-Bedroom
20% AMI	0	23	7	0
30% AMI	3	0	0	4
50% AMI	3	0	7	0
60% AMI	5	5	7	14
80% AMI	5	9	15	13
Total	16	37	36	31

Target Population

Household Type	Total Units
Special Needs Households (Developmentally Disabled)	26

Mission Senior Paradise

28000 Mission Boulevard, 94544

Developer

EAH

NOFA Request

\$2,500,000

Total Units (incl. MGMT unit)

76

Total Development Cost

\$39,708,500

Per Unit Cost

\$522,480

Projected Start of Construction

June 2020

Projected Construction

Completion

June 2021

Neighborhood

Mission-Garin



Project Summary

- Mission Senior Paradise is a 76-unit affordable housing development for independent seniors who are extremely-low to low-income. The project will consist of two buildings and include 2,000 square feet of ground-floor resident common facilities.
- *Innovations and Innovative Amenities:* By purchasing an entitle project, the developer will reduce the predevelopment timeline. The developer will provide an on-site car sharing service, on-site wellness classes, on-site technology lounge and technology program that helps residents advance their skills as technology rapidly changes.
- *Services:* The project will have an onsite resident services coordinator who is responsible evaluating community needs, building relationships and trust between residents and staff, making residents aware of programs and services that are available in the local community and bringing programs and partnerships to the site. A third-party service provider will provide intensive case management for former homeless residents.
- *Sustainability:* The project is committed to achieving a LEED Gold certification and will incorporate a rooftop PV solar energy system and tankless water heating, electric vehicle (EV) charging facilities, Energy Star appliances, countertop organic recycling bins for residents, and drought-tolerant landscaping.

Unit Mix and Affordability

Income Level	1-Bedroom	2 -Bedroom
20% AMI	12	3
40% AMI	9	2
50% AMI	7	3
60% AMI	21	3
80% AMI	15	1
Total	64	12

Target Population

Household Type	Total Units
Homeless Veterans	15