

Housing Rehabilitation for 324 Lille Avenue



**CITY COUNCIL MEETING
FEBRUARY 3RD, 2014
HOUSING SERVICES DIVISION**

City Council Goals

2

- *“Supporting and implementing programs, activities and strengthening communication that enhance the quality of life, including wellness, in San Leandro and promoting a sense of community and civic pride”*
- **Furthers City’s Annual Action Plan for U.S. Department of Housing and Urban Development to create permanent supporting housing for persons with special needs**

Who is Hello Housing?

3

- An established 501(c)(3) non-profit based in San Francisco
- Established in 2005
- Developed 110 homes in the Bay Area
 - *65 homes serving adults developmental disabilities or mental illness*
 - *45 single-family homes through the NSP1 and NSP2 programs*

324 Lille Avenue Property

4

- **Built in 1941**
- **2-bedroom / 1-bath single-family home**
- **1,030 sq ft.**
- **Total Project Cost \$461,000:**
 - **Acquisition Cost: \$213,300**
 - ✦ **By Hello Housing as a vacant and foreclosed property using federal Neighborhood Stabilization Program (NSP1) stimulus funds**
 - **Estimated Rehabilitation Cost: \$247,700**

Proposal

5

- **Requesting \$100k in federal HOME funds from the City**
 - Loan and Affordability terms: 55 years; 3% interest; residual receipts
 - Other leveraged funds include: \$361k Livermore NSP1 Consortium
- **Serves very low income developmentally disabled renters at affordable rents**
- **Rehab work includes modifying the home for the accessibility needs of renter (e.g. roll-in shower, widened doorways, wheelchair ramp at entry way, lowered kitchen countertop)**
- **Ownership and management will be transferred to nonprofit Housing Consortium of the East Bay (HCEB)**

Tonight's Action

6

- **Staff recommends Council reviews and approves:**
 - \$100k federal HOME Program loan to Hello Housing and related legal documents, including Loan Agreement, Regulatory Agreement, Deed of Trust, and Promissory Note