



Lord Tennyson Apartments

AFFORDABLE FAMILY HOUSING RENOVATIONS

Pyatok Architects were selected by Volunteers of America for major renovations to an existing 15-acre affordable housing development, consisting of 26 buildings with 252 garden apartments, common areas and facilities. Renovations include courtyards, play areas, basketball court, barbecue facilities, and a new, expanded community center. In the new computer lab, residents have access to afterschool programming and computer training. The renovated apartments have enhanced kitchens and baths, new carpeting, doors and energy-efficient windows and lighting. Building improvements include new roofs, upgraded electrical systems and security enhancements. Conversion to individually metered utilities contribute to increased energy efficiency. Site landscaping is lush and abundant, an asset to residents and neighborhood alike.

Since its original construction in 1968, the non-profit owner has kept the rents affordable to very low-income tenants, providing a critical affordable housing resource in a community in which high rents and low vacancies predominate. 244 units of critical affordable housing have been preserved for the long term. Through creative structuring, the non-profit owner developed a rent strategy that shields low-income tenants from all but nominal rent increases for many years. Higher-income residents were offered an attractive relocation and homebuyer support program through which 28 former residents became first-time homebuyers. Equity proceeds were utilized to subsidize the lowest-income tenants and to support VOA's national affordable housing efforts. The enhanced property is a source of pride to the residents, neighbors and the City of Hayward.

Associated Architect: James E. Vann, AIA

PROJECT DATA

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| Owner/Client | Volunteers of America |
| Project Location | Hayward, CA |
| Project Type | Rental / Ownership |
| Number of Units & Type | 252 garden apartments |
| On-Site Amenities | Courtyards, play areas, basketball court barbecue facilities and expanded community center. |
| Date of Completion | Winter 2006 |
| Site Area / Density | 15.1 acres / 16.7 |
| Total Project Area | 257,548 s.f. |
| Parking Ratio | 515 spaces / 2 per unit |
| Approx. Construction Cost | \$51,587 |
| Contractor | James E. Roberts-Obayashi |

