



CONTRACT SUMMARY SHEET

Name of Project:

RCEB FY 23-24-3: Eden Housing - Dr. Kenneth Anderson Senior Apartments

Summary:

In late 2023, respondents to the RCEB Community Resource Development Plan (CRDP) Needs Survey, identified the need for affordable housing.

On December 19, 2024, RCEB submitted the Community Resource Development Plan and Community Placement Plan proposal to the Department of Developmental Services.

On January 18, 2024, the Department of Developmental Services approved funding for RCEB to use \$1,500,000 to support the development of Christian Church Homes Russell City Apartments (multifamily) in Hayward, California, for 10 low income apartments to be set aside for people with developmental disabilities aged 55 and older.

On June 10, 2024, Christian Church Homes informed RCEB that they would not be able to provide 10 low income units at 30% of the areas adjusted median income (AMI).

On June 12, 2024, RCEB met with Eden Housing and Dr. Kenneth Anderson of Williams Chapel Baptist Church/ Williams Chapel Economic Development Corporation regarding the Dr. Kenneth Anderson Senior Apartments, a 68 unit multifamily apartment complex to be built in the parking lot area by Williams Chapel Baptist Church.

Dr. Kenneth Anderson Senior Apartments is a 68 unit housing development, that will feature 61-one bedroom apartments, 6-studio apartments and 1-one bedroom manager's apartment. The apartment complex will be for individuals aged 62 and older, with 20 of the units being set aside as 30% AMI and and 47 units being at 50% AMI.

Eden Housing and Dr. Kenneth Anderson have agreed to set aside 10 one bedroom apartments with 3 to 10 of the units being fully accessible with roll in showers at 30% AMI.

Contract Overview:

This is a start up contract with Eden Housing, a non profit corporation, to provide a set aside of 10 rental apartments for RCEB clients who are Extremely Low Income and Very Low Income. The 10 affordable units will consist of 10 one bedroom apartments for RCEB clients who are 62 and older

Location of Facility:

1003 East 15th Street, Oakland, CA 94606

Ownership:

Williams Chapel Baptist Church/ Williams Chapel Economic Development Corporation owns the property and is working with Eden Housing to develop the Dr.Kenneth Anderson Senior Apartments.

History of Company's Operation:

Eden Housing is a non profit corporation which was founded in 1968 by community activists in Hayward, California. Eden Housing's mission is to provide safe, decent, and affordable housing to very low, low, and moderate income families, seniors, veterans, homeless, and/or people living with physical, mental or developmentally disabilities.

Eden Housing started by rehabilitating 6 older homes in Oakland, California. Since 1968, Eden Housing has developed or acquired more than 7,500 affordable homes throughout California.

Williams Chapel Baptist Church was established in 1939, that has been committed to providing a safe and welcoming place with a focus on empowering and serving the community. Reverend Dr. Kenneth Anderson, serves as the Senior Pastor, and has been working for several years on developing affordable housing on the Williams Chapel Baptist Church property.

Results of the Last QA Review: (Report Attached)

This is not applicable.

Other RCEB-Funded Corporations Owned by the Same Individuals/Entity:

In FY 2021-22, RCEB worked with Eden Housing and their LP, Ruby Street, in development of 10 units of affordable housing for RCEB clients called Ruby Street Apartments. The project is now called, Crescent Grove and is currently under construction, with completion anticipated in late 2024. Crescent Grove is located at 22447 Ruby Street in Castro Valley, California.