



Lord Tennyson Apartments

2191 W.Tennyson Road
Hayward, California

Project Developer: Volunteers of America (VOA)
Syndicator: National Affordable Housing Trust (NAHT)
Equity Placed: \$9.5 million in LIHTC equity and tax-exempt bonds
Number of Units: 249 units, including 196 two-bedroom, 46 three-bedroom, and seven four-bedroom units
Population Served: Families and seniors

Background:

Located in the San Francisco Bay area in the town of Hayward, California, Lord Tennyson Apartments is a community comprised of 24 two-story, garden-style stucco buildings featuring 249 units. The complex, which was originally developed by VOA in 1968, features a mix of two-, three- and four-bedroom units, and serves low- to moderate-income families and senior citizens earning less than 60% of the area median income. The property's location, in close proximity to two hospitals, industrial parks and shopping centers, provides access to employment opportunities, social services, and daily necessities.

In 2006, VOA undertook a \$33 million rehabilitation project of the complex to modernize and repair the individual units, as well as add a clubhouse, new landscaping, and playground facilities. As the sole syndicator, NAHT secured \$9.5 million in LIHTC equity and tax-exempt bonds to help VOA preserve the affordability of the development for another 30+ years.

