In the Ashland neighborhood of San Leandro, Hello Housing and Alameda County have successfully targeted a small geographic area, locating an NSP for-sale home and an NSP rental property in close proximity to one another. By leveraging NSP dollars with Mental Health Services Act (MHSA) dollars, we have transformed a community eyesore into a community asset. Approximately $150,000 in NSP funds remain permanently in 1480 Plaza Drive, with $324,480 in permanent MHSA funding for capital improvements and $324,480 in operating reserves to ensure appropriate support is provided to residents. A second NSP/MHSA home, 759 Linnea Avenue, is nearly complete and ready for occupancy. This second home is located less than a mile away and is a 10-minute walk to BART. Over 30 people applied for the three bedrooms available at Plaza, creating a sizable waiting list for Linnea Avenue. A third home which will be accessible is being identified.

1470 156th Street is a newly renovated home 2-bedroom, 1-bath home sold to a low-income buyer who cut her commute by 1 hour through the Alameda County NSP 1 For-Sale Program.

1454 155th Street is a property currently in negotiation for purchase for our For-Sale program. It is in need of substantial renovation, so a major price reduction by the seller is needed to make the project work.

1480 Plaza Drive has been developed by combining the Alameda County NSP Rental Program and the Mental Health Services Act Program serving people with mental illness at risk of homelessness.
1480 Plaza Drive
San Leandro

- 3 bedrooms
- 1.5 bathrooms
- <1 mile to BART
- $214,900
- 9.5% discount

Built in 1927, 1480 Plaza Drive represents the sweet spot of the Neighborhood Stabilization Program. Foreclosed on by Deutsche Bank in 2008, this home has been in and out of contract with too much work required to make sense for an investor or typical homebuyer to take on. It is surrounded by single story homes, making it a very prominent home on the street, creating a great opportunity for a stabilizing effect. Hello Housing purchased this home at a 9.5% discount, far below the discount required by NSP.

For a typical family, the layout of this house might not be a great fit. The bedrooms are roughly equal in size, with no clear master bedroom. But, it is a perfect fit for our Alameda County NSP Rental Program. Hello Housing, in partnership with Housing Consortium of the East Bay (HCEB) is working with Alameda County Behavioral Health Care Services, BACS and CalHFA to develop a shared housing model using NSP and Mental Health Services Act (MHSA) funding. Individuals at risk of homelessness will have the opportunity to live in a newly remodeled, transit-oriented home within walking distance to employment and community amenities. To our knowledge, this is the first project to pair NSP funding with MHSA funding.

MHSA SPOTLIGHT