

**AFFORDABLE HOUSING PLAN for MANON TOWNHOMES
PLANNING APPLICATION NO. 202101491**

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Project information

Project Developer/Owner	Sunflower Manon LLC.
Project Address	27865 Manon Ave. Hayward, California 94544
Assessor's Parcel Number(s)	453-0090-014-00
Gross Project Site Area	0.98 Acre(s)
Maximum Density	2,500 sq. ft./unit = 17 units
Project Residential Type	Apartments with individual entrance Townhome design/style
Project Tenure Type	Rental
Total Units (if applicable, include Density Bonus)	22 units
Target Population	Large Families
Density Bonus	Yes – See below section 'State Density Bonus Compliance Calculation – Rental Project'
Phasing Plan	NA

Project Amenities

The project is solely residential with common and private open space meeting the size requirements of zoning.

Affordable Housing Compliance

The Developer is providing on-site deed-restricted rental Affordable Units to comply with the City's Affordable Housing Ordinance (AHO) and State Density Bonus Law (DB). The project will be providing a total of 2 Affordable Units.

Per the AHO, the Developer is required to deed-restrict a minimum of 6% of units which equates to 1.02 Affordable Units for this project. The Developer has elected to round up to the next whole number and provide an additional unit which results in the project providing a total of 2 Affordable Units restricted under the AHO and in perpetuity. These units will be made available to very low-income households whose income does not exceed the income limits for Alameda County published annually by the California Department of Housing and Community (HCD).

In conjunction with the project's planning entitlement application, the Developer is applying for a 30% increase in density and for concessions and waivers related to development standards with the intent to develop a total of 22 rental units. The Affordable Units restricted under the AHO will overlap and be counted towards the affordability requirements for the DB. As per the DB, the Developer will be deed-restrict 10% of units, a total of 2 units, to very low-income households whose income does not exceed the income limits published annually by HCD.

The tables below provide details of the project's compliance method for both the AHO and DB:

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Affordable Housing Compliance Calculation - Rental Project

Total # of units without Density Bonus (max. density units allowed)	17 units
Total Affordable Units	2 Affordable Units per City's Affordable Housing Ordinance (AHO) and State Density Bonus Law. Per AHO, 6% of 17 units = 2 Affordable Units (rounded up from 1.02)
No. of very low-income units	2 Very-low income unit

State Density Bonus Compliance Calculation – Rental Project

Total # of units without Density Bonus (max. density allowed)	17 units
Total # of units with Density Bonus	22 units
Total density percentage increase	30% (rounded up from 29.41%)
Total Affordable Units restricted under AHO	2 units – including: 2 Very low-income units
Total Affordable Units	2 units – including: • 2 Very low-income units

Unit Mix Summary Table

Unity Type (bedroom)	Size (sq ft)	Extremely Low-Income		Very Low-Income	Low Income Units		Moderate Income Units		Market Rate Units
		AHO	Density Bonus		AHO	Density Bonus	AHO	Density Bonus	
Plan1 Interior 4- bedroom	1,712								2
Plan2 interior 3-Bedroom	1,671			1 Unit 19					9
Plan 3 Interior 4-bedroom	1,982								2
Plan 3 End A 5-bedroom	2,307			1 Unit 1					3

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Plan 3 End B 5-Bedroom	2,237								2
Plan 3 End C 4-Bedroom	2,119								2
Total				2					20

Site Plan

Affordable Units are integrated within the project and of the same construction. There are 4 separate buildings each with recurring unit plans. Two buildings contain 7 units and two contain 4 units. There are 3 types of interior units and 3 types of end units. They are all the same height and have similar floor plans except end units have end walls with windows rather than walls separating between units at the interior units.

Construction of a building cannot occur without including all units within the building. The buildings are relatively small and will be constructed at the same time. Therefore, the affordable units will be constructed simultaneously.

The units are representative across the site and amenities are equally accessed throughout the site.

Attachment A is a Site Plan of the project showing the locations of the Affordable Units.

Phasing Plan

The project will be built as a whole.

Marketing Plan

A preliminary marketing and management plan has been submitted to the Housing Division for review.

The Developer will submit final marketing and management plans the earlier of (a) 120 days prior to completion of construction or (b) 60 days prior to marketing the units in the development.

Waivers and Incentives

State Density Bonus

The Developer is seeking a 30% increase in density and (2) incentives/waivers through the DB – from 17 units allowed by zoning (“base density”) to 22 units proposed. Per the DB, for a 30% increase in density, 10 % of the base density is required to be deed-restricted for very low-income households at very low-income rents which may not exceed (50% of the area median income times 30%)/12 for a household size suitable for unit. Area median income is determined annually by regulation of HCD.

Front & Back Setbacks

Two Waivers are sought – Two setback waivers (rear and front) are requested. Buildings A and D encroach at both the front and rear. Buildings B and C encroach at the front setback only.