

Huntwood Townhouse**Application # 201705535****SEC. 10-17.510 - AFFORDABLE HOUSING PLAN**

Unless the Applicant proposes to pay affordable housing in-lieu fees consistent with Section 10.17.400-415, an Applicant shall submit an Affordable Housing Plan (AHP) as part of the earliest application for a Residential Development Project. In accordance with the Permit Streamlining Act, the Planning Director shall determine whether the AHP is complete. At any time during the review process, the Planning Director may require from the Applicant additional information reasonably necessary to clarify and supplement the application or determining the consistency of the proposed AHP with the requirements of this Article.

A complete AHP shall include, at a minimum:

1. The location, of the project is at 28538 Huntwood Ave, Hayward CA 94544. The proposed project is to consist of 13 for-sale units including one (1) affordable on-site for sale unit while the remaining difference in the calculation of inclusionary units will be paid for through payment of the affordable housing in-lieu fee.

- a. Location 28538 Huntwood Ave, Hayward CA 94544
- b. Structure: Attached
- c. Proposed tenure: Townhouse for Sale
- d. Residential size: 1 Gross Building Area 1860SF
- e. No Commercial unit on site
- f. Affordable Housing Ordinance Compliance Section. 10-17.210. Ownership Residential Projects, 10 percent of the Dwelling Units shall be for-sale Affordable Units.

Calculation: 14DUs x 0.10 (10%) = 1.4 DUs (rounded down to 1.0 DU)

Includes: 1 DU affordable unit restricted at moderate income (120% AMI)
Remaining 0.4 will be met through payment of affordable housing in-lieu fee as set forth in Section 10-17.410.

Result: In compliance with Affordable Housing Ordinance

2. A floor plan: Please see attached. The affordable unit, floor plan model Plan B, will be located on Lot #10. Floor plan model B consists of 4 bedrooms/2.5 baths, 430 sqft of garage space and a total of 1860 sqft (interior).
3. The income levels to which each Affordable Housing Unit will be made affordable:

Program Requirements and Preferences Applying households must meet certain eligibility requirements and lottery preferences to participate in the lottery and to purchase the home. Households cannot make more than 120% of the Alameda County Area Median Income (AMI) (based on household size). There are lottery preference points assigned to households that: live in and/or work in Hayward, are first time homebuyers, and have between 2 and 5 people in the household (this is not a requirement).

4. There will be no phasing in the construction of the proposed project.
5. A description of any incentives that are requested by the Applicant; (N/A)

6. If off-site units, rental units, or other alternatives are proposed under Section 10-17.225, 10-17.230, or 10-17.310, the information necessary to support the findings required for approval of such alternatives;

a. N/A: No off-site units are contemplated in the design

7. A marketing plan that describes how the Applicant will inform the public, and those within the appropriate income groups, of the availability of Affordable Housing Units;

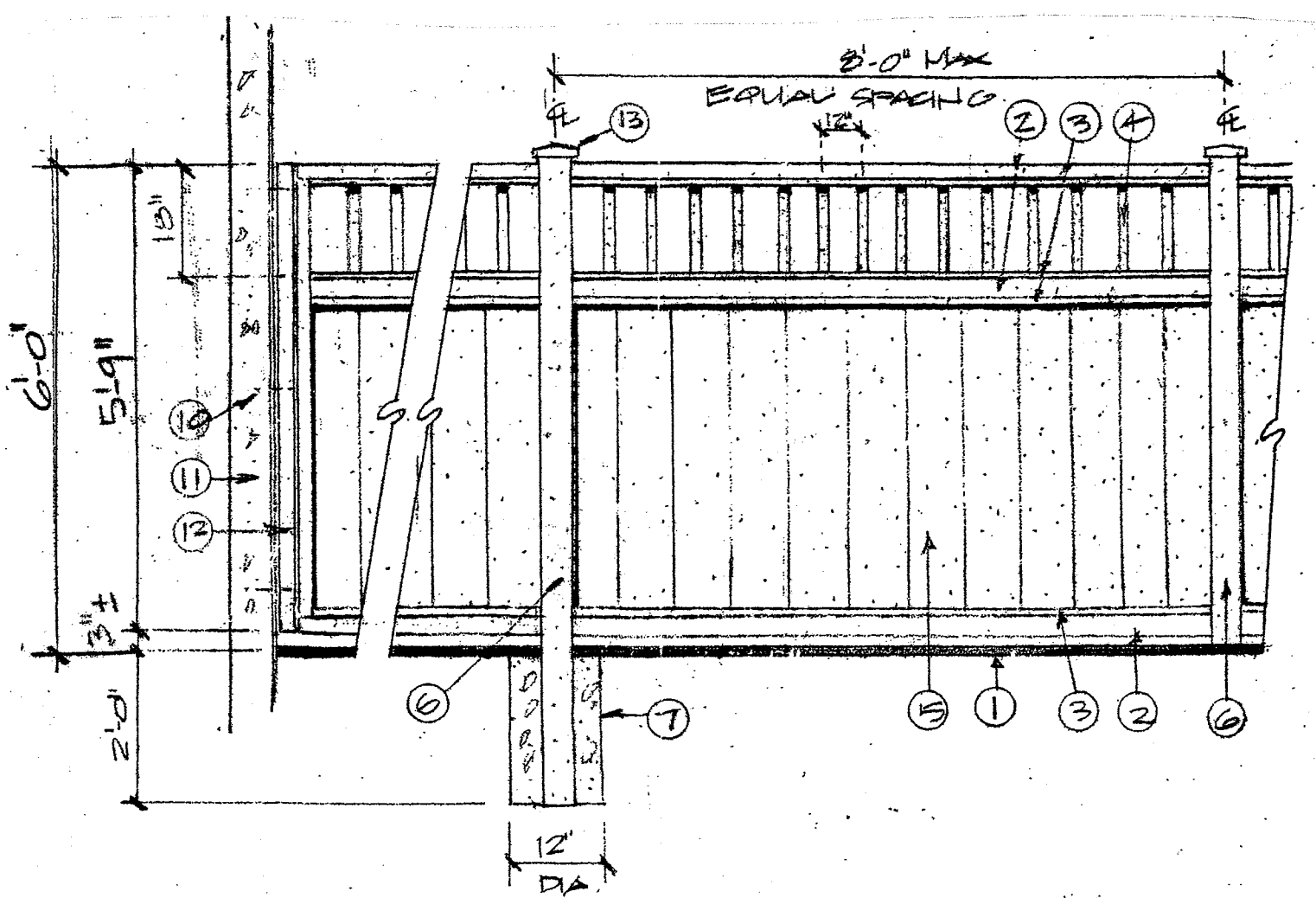
Once the project is within 12 months of completion, we will announce the unit on at least 3 local publications with the minimum requirement for the housing unit. We will also work with nonprofit agencies such as Bay Area Affordable Homeownership Alliance, Inc. to promote the affordable ownership opportunities. Walter Zhovreboff, Administrative Director with BAAHA 415 601 8749, z@myhomegateway.com, has expressed interest in marketing and hosting the lottery and selection of eligible client for the affordable unit.

8. A written statement demonstrating compliance with the requirements of Section 10-17.215 for on- site Affordable Units;

- a) Affordable Units should be integrated with the project; Per the submitted unit plan, all units shall be comparable in infrastructure (including sewer, water and other utilities), construction quality, exposure to environmental conditions, access to amenities, and exterior design to the on-site market-rate units.
- b) Building Permits: All permits for the project are for one building, therefore, all affordable housing unit permits will be pulled at the same time as all non-affordable housing units.
- c) Inspections: All affordable housing units must be constructed and complete prior to any inspections on the rest of the building. All units will be inspected at the same time as this project is not a phased building.

9. Any other information reasonably requested by the Planning Director to assist with evaluation of the AHP under the standards of this Article.

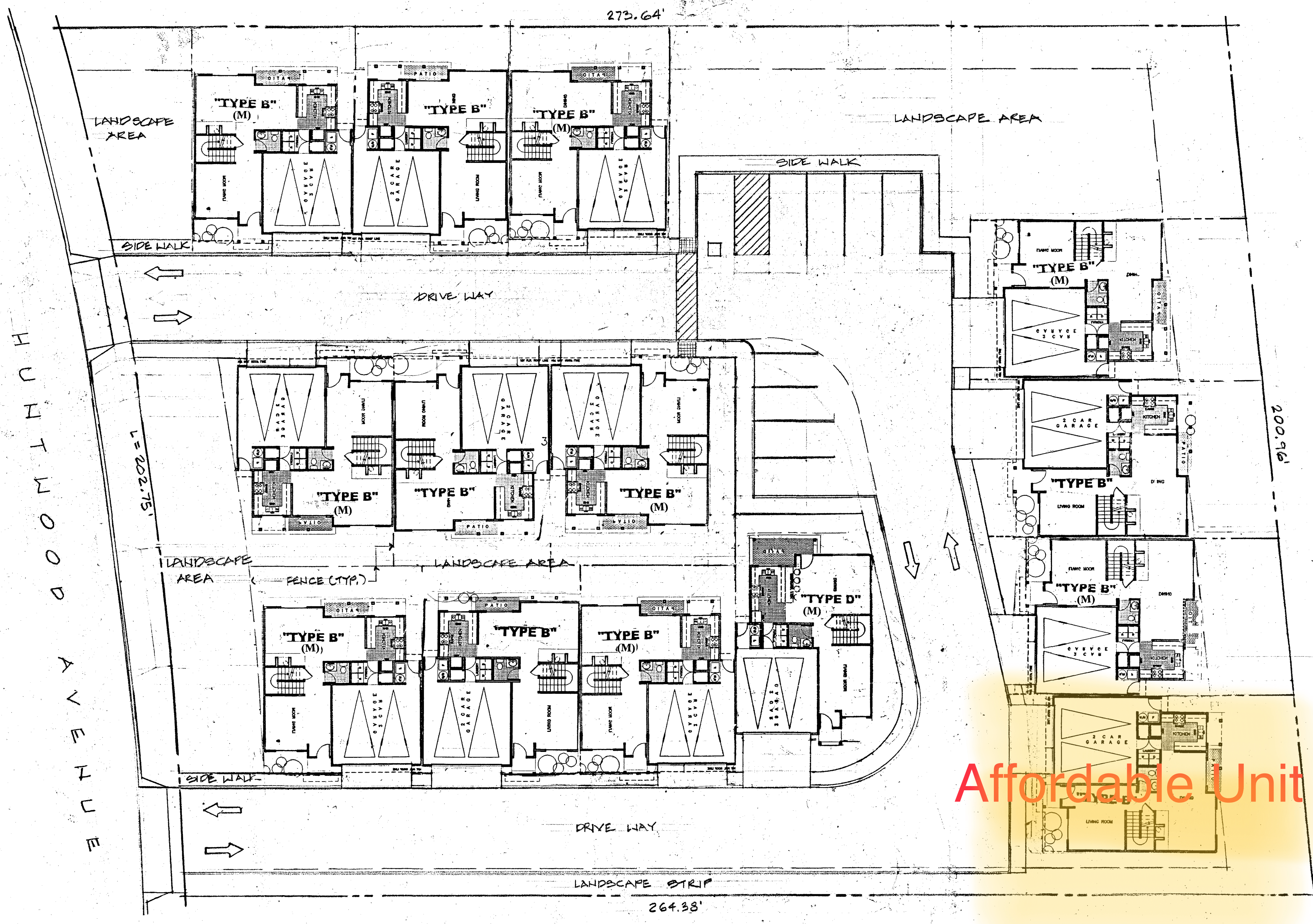
- a. The documents that will be used to assure that the units remain affordable for the desired term, such as resale and rental restrictions, deeds of trust, and rights of first refusal and other documents;
 - i. Per the 2017 Affordable Housing Ordinance (Ordinance No. 17-20), rent restrictions shall be assured in the form of a regulatory agreement recorded against the applicable property for perpetuity.
- b. If you have any questions about the project please reach out to David Chan, Project Manager of Huntwood LLC, at (415) 632-7204 or by email at dchan2323@yahoo.com.



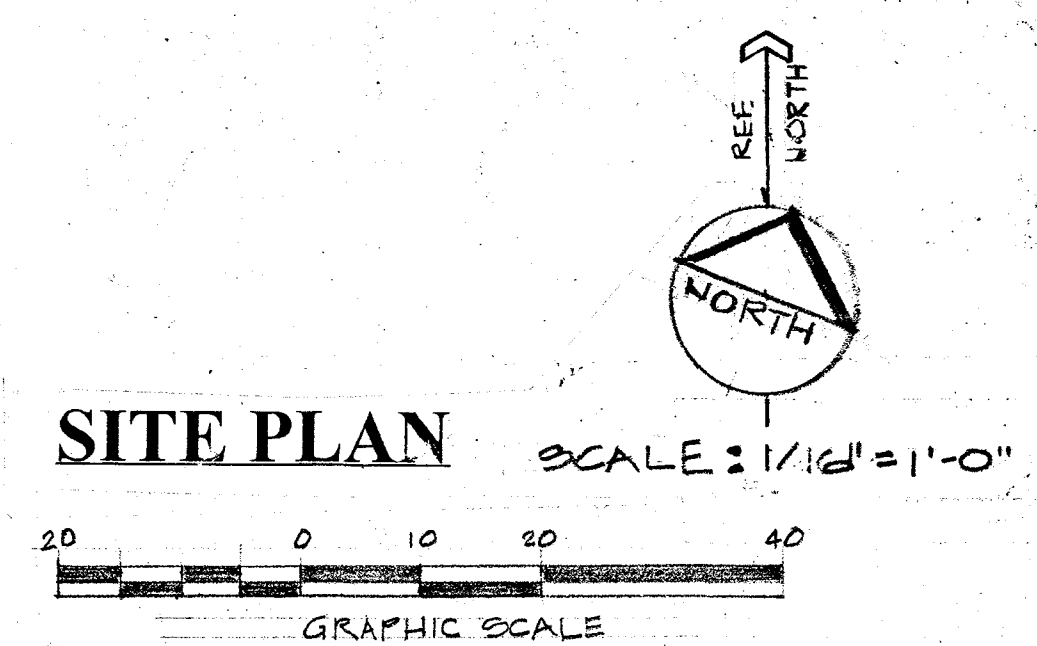
- ① FINISH GRADE
- ② 2"x4" RAIL
- ③ 1"x1" FURRING EACH SIDE
- ④ 2"x2" FICKETS
- ⑤ 1"x8" T&G FENCING
- ⑥ 4"x4" POST
- ⑦ CONCRETE FOOTING
- ⑧ BOLT TO WALL
- ⑨ BUILDING WALL
- ⑩ 2"x4" SLEEPER
- ⑪ 6"x6" REVELED CAP

FENCE DETAIL
1/2" = 1'-0"

- NOTES:**
- 1) ALL HARDWARE GALV.
 - 2) ALL WOOD S&S CONST. HT. PEGWOOD
 - 3) STAIN W/ 2 COATS CLYMIC SEMI TRANSPARENT. COLOR AS APPROVED BY OWNER
 - 4) USE ONLY GALV. OR STAINLESS STEEL SCREWS FOR FASTENING. DO NOT USE NAILS.
 - 5) FENCE WITHIN FRONT YARD SET BACK AREA ALONG HUNTHOOD AVENUE TO BE 4'-0" IN HEIGHT.



Affordable Unit



NOTE:
SEE CIVIL PLANS FOR SITE DIMENSION INFORMATION.
(M) = MIRROR IMAGE

REVISIONS	BY

JAMES M.T. CHAO, ARCHITECT
1116 KEITH AVENUE, BERKELEY, CALIFORNIA 94708 - 1607
PH: (510) 548-9157 FAX: (510) 845-9501 email: jamesmchao@att.net

THE PLANS, IDEAS & DESIGNS SHOWN HEREIN ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED, WHOLE OR IN PART FOR ANY PURPOSE, FOR WHICH THEY ARE NOT INTENDED, WITHOUT THE WRITTEN PERMISSION FROM THE ARCHITECT.

"HUNTHOOD TOWN HOUSE"
14 UNIT TOWN HOUSE
26538 HUNTHOOD AVENUE
HAYWARD, CALIFORNIA

DRAWN
CHECKED
DATE MAY 15, 2019
SCALE
JOB NO.
SHEET
A - 1
OF SHEETS