



**William Lyon Homes, Inc.**

**So Hay**

**Affordable Housing Plan**

The development of this new community will be a catalyst project for the City of Hayward. SoHay is not just a project but the creation of a new South Hayward District. SoHay proposes three distinct neighborhoods all tied together with a highly amenitized and visually appealing path system and centralized public space. Each neighborhood has a variety of views, spaces, and access points – avoiding the monochromatic experience of master plans of the past.

There is an opportunity to provide both “for rent” and “for sale” affordable housing units within the SoHay community. Twenty rental units would be available to those who qualify as a “Low Income Household” as defined in the City’s Affordable Housing Ordinance. The 20 available units would consist of a variety plan types spread throughout the two apartment buildings.

Twenty-eight “for sale” units would be spread throughout PA2, the largest of the three neighborhoods within SoHay and would be available to those who qualify as a “Moderate Income Household” as defined in the City’s Affordable Housing Ordinance. Each of the 28 units would be a “Plan One” which is a single story ground level unit comprised of 1 bedroom, 1 bathroom and a single car garage. Twenty-two of the “Plan One” units will be sold at market rate. The 28 affordable condominium units will be spread throughout each sub-area of PA2. This results in over 10% of the overall units in SoHay being available as affordable housing units. The exact terms of the program would be memorialized through the execution of an Affordable Housing Agreement.



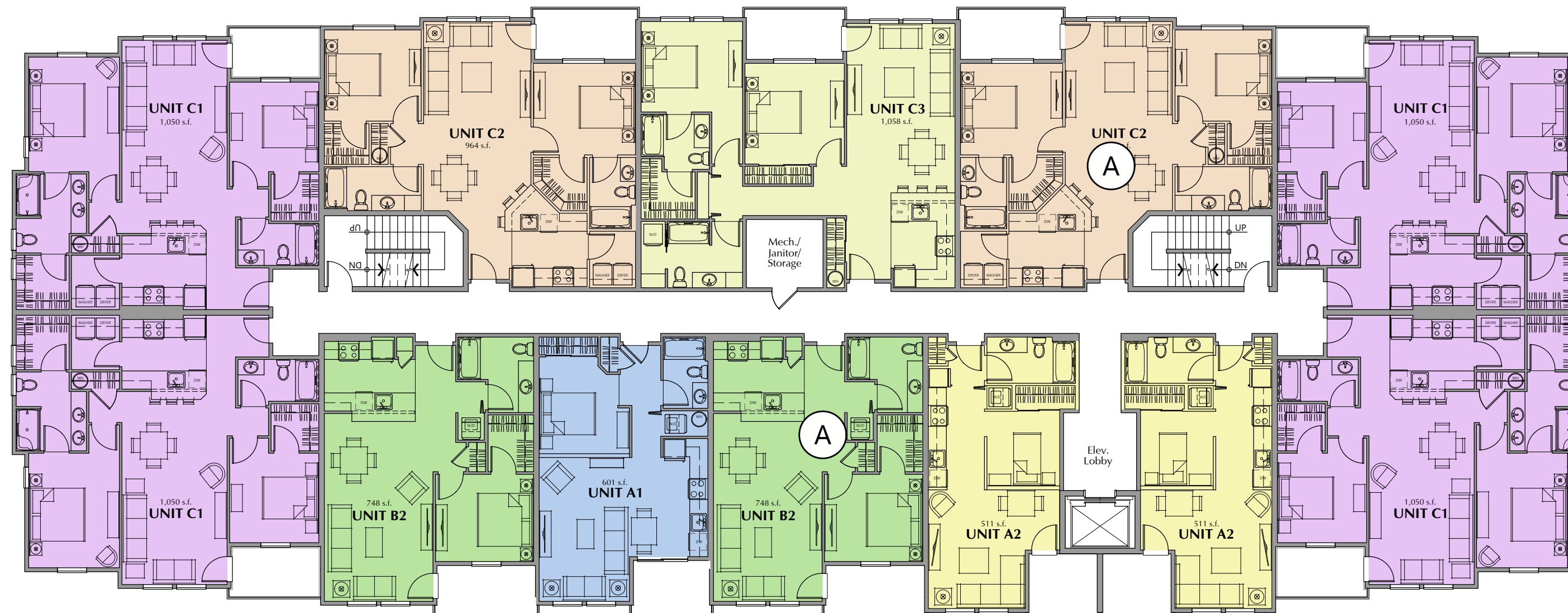
## William Lyon Homes, Inc.

# SoHay

### Affordable Housing Plan

	No. of Units
PA 1	76
PA 1 Affordable	0
PA 2	170
PA 2 Affordable	28
PA 3	126
PA 3 Affordable	0
PA Retail/Apts	52
PA Retail/Apts Affordable	20
<b>Total Units</b>	<b>472</b>

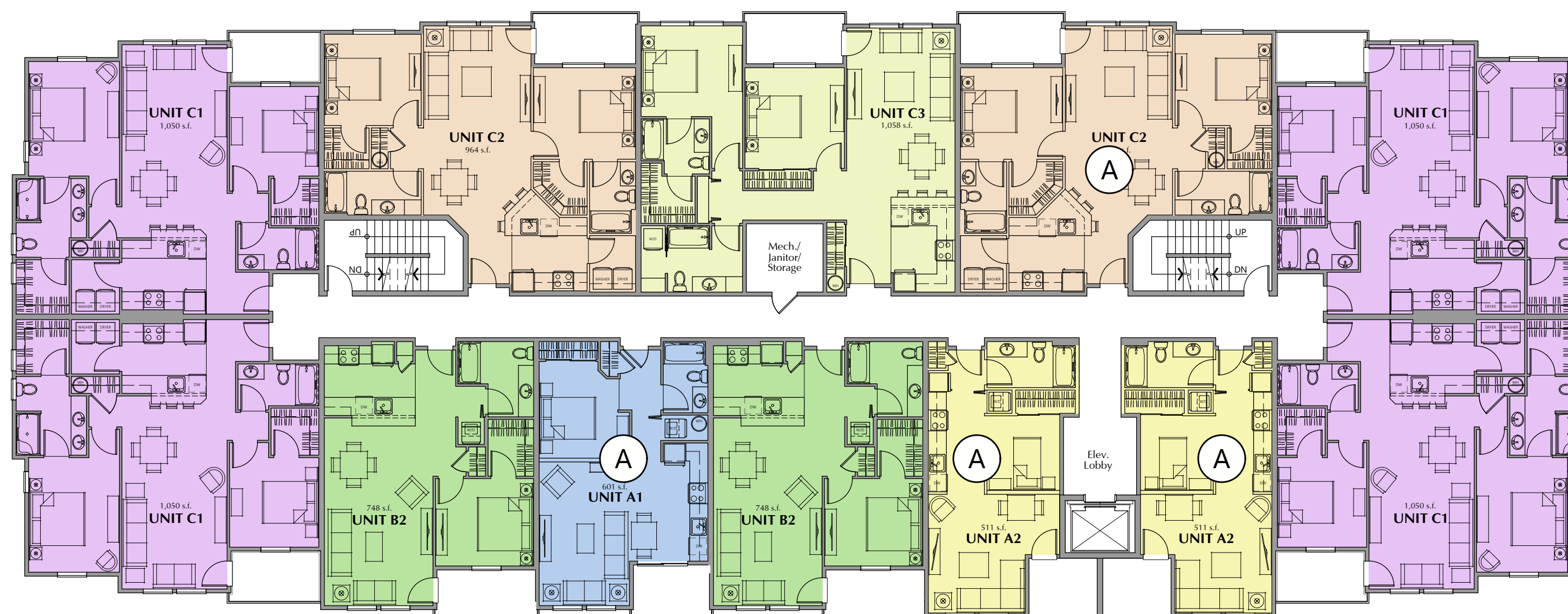
	No. of Affordable Units	Location	Sq. Ft., Bd/Ba
Rental	20	PA MU	See Apt. Plan
For Sale	28	PA 2	Approx. 472 sq. ft, 1bd./1ba
<b>Total Affordable Units</b>	<b>48</b>		
<b>Total Affordable as %</b>	<b>10.17%</b>		
<b>Rental Percentage</b>	<b>27.78%</b>		
<b>For Sale Percentage</b>	<b>7.00%</b>		



**Fourth Floor** AFFORDABLE UNITS IDENTIFIED  
NOT TO SCALE



**Third Floor** AFFORDABLE UNITS IDENTIFIED  
NOT TO SCALE

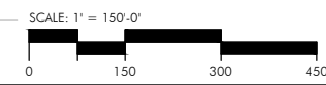
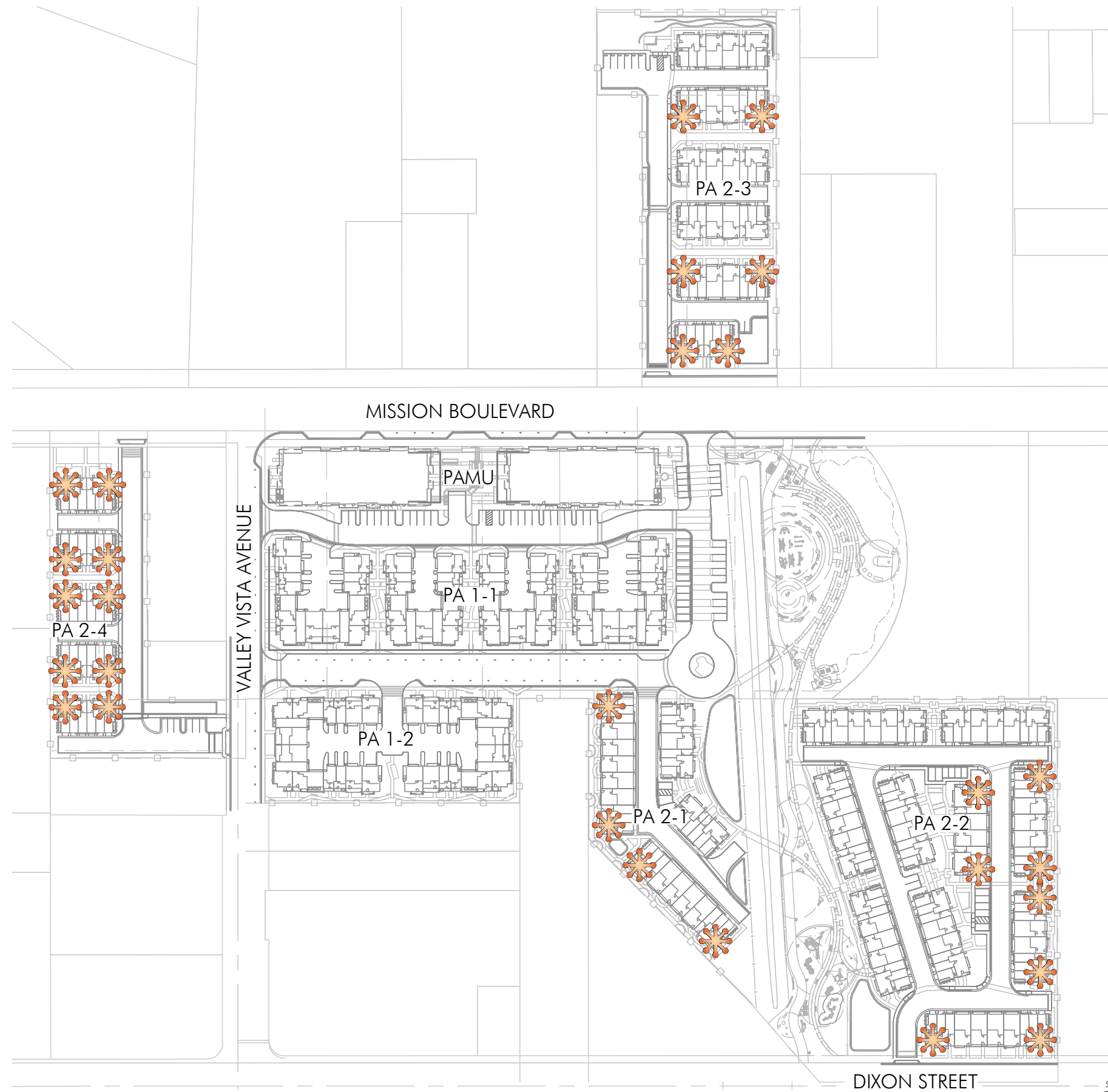


**Second Floor** AFFORDABLE UNITS IDENTIFIED  
NOT TO SCALE

LEGEND	
A	AFFORDABLE UNIT
10 Units in Total	



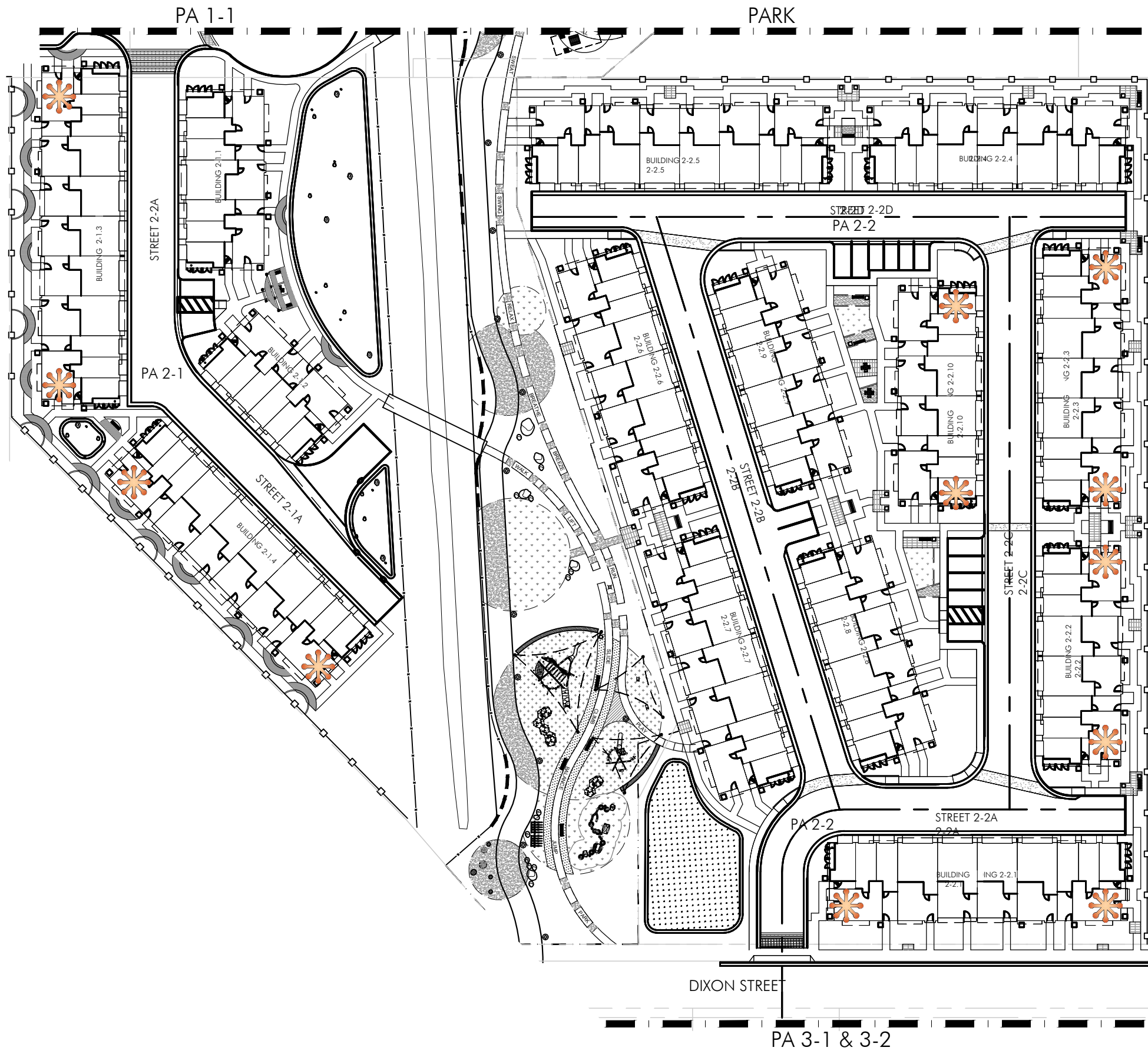
JOB NO. 17-55  
DATE 1-18-18  
25 CENTRAL WAY  
SUITE 210  
KIRLAND, WA 98033  
425-454-7130



**AFFORDABLE HOUSING  
LOCATION PLAN**

**JOB NO.** 386.029  
**DATE** 02-02-2018  
 5865 Owens Drive  
 Pleasanton, CA 94588  
 925-251-7200





# LEGEND



BELOW MARKET RATE UNITS

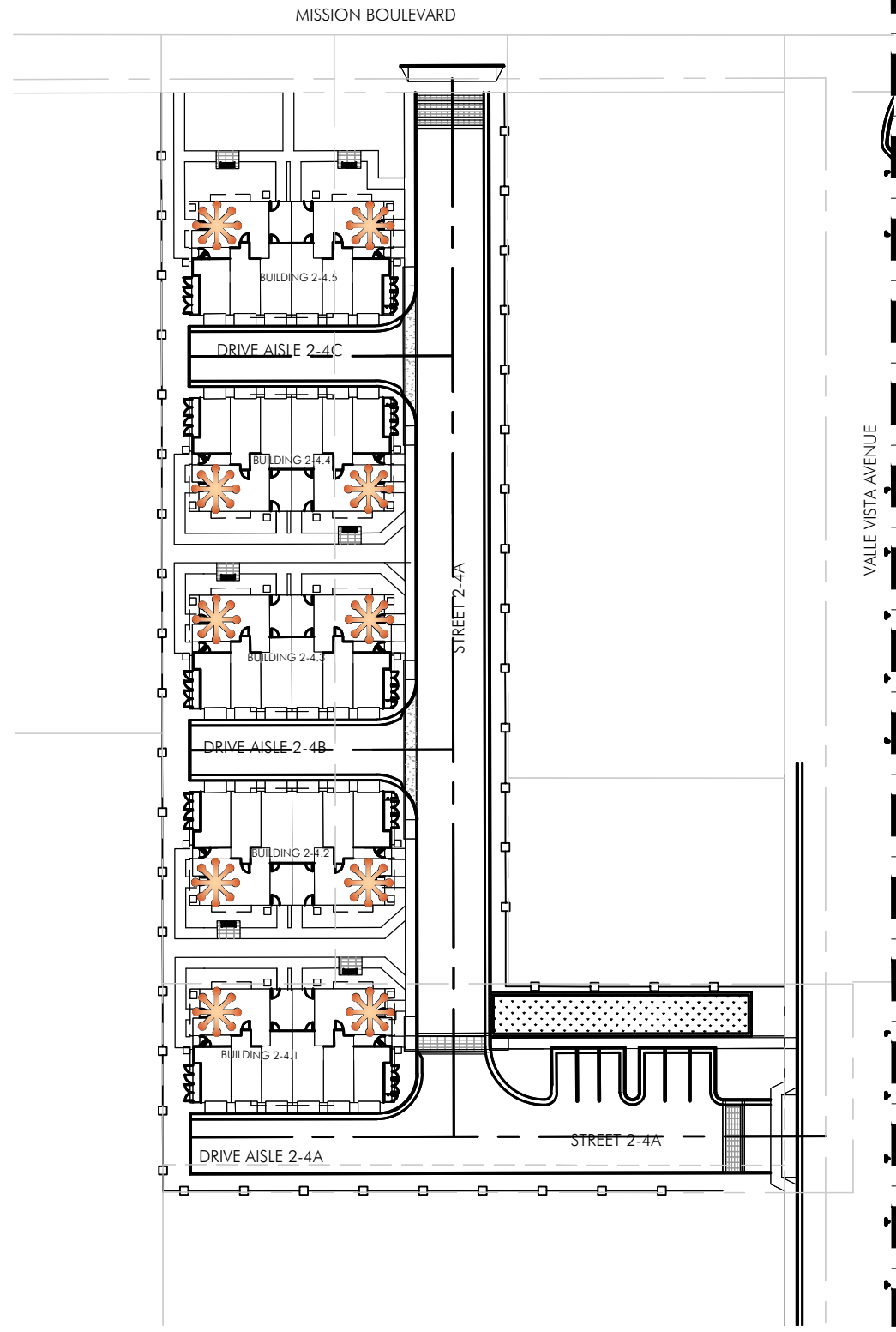
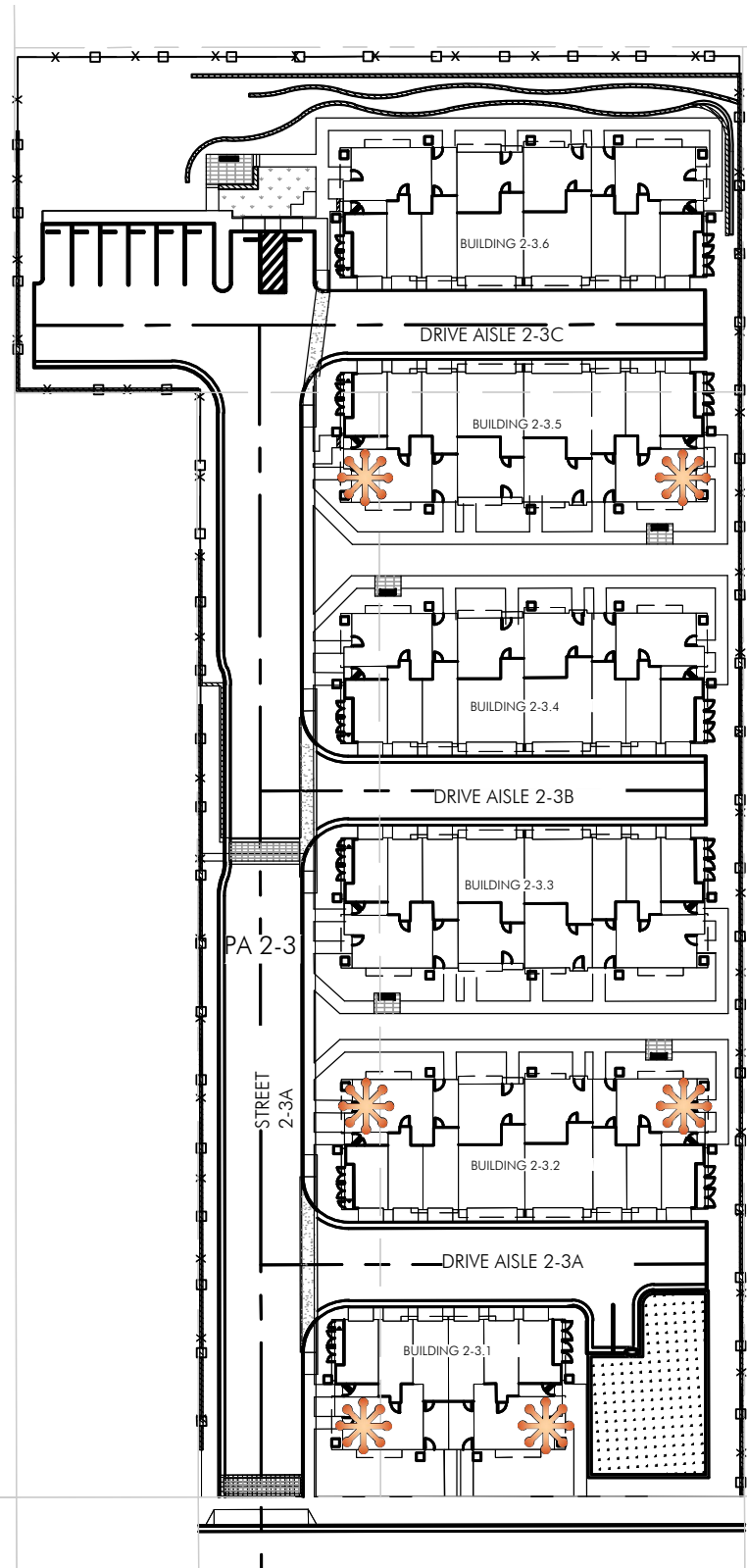
LOCATION	PLAN TYPE	TOTAL
PA 2-1	PLAN 1	4 UNITS
PA 2-2	PLAN 1	8 UNITS



## AFFORDABLE HOUSING SITE PLAN - PA 2-1 & 2-2

JOB NO. 386.029  
 DATE 02-02-2018  
 5865 Owens Drive  
 Pleasanton, CA 94588  
 925-251-7200





### LEGEND



BELOW MARKET RATE UNITS

LOCATION	PLAN TYPE	TOTAL
PA 2-3	PLAN 1	6 UNITS
PA 2-4	PLAN 1	10 UNITS

PA 1-1 & 1-2      PARK



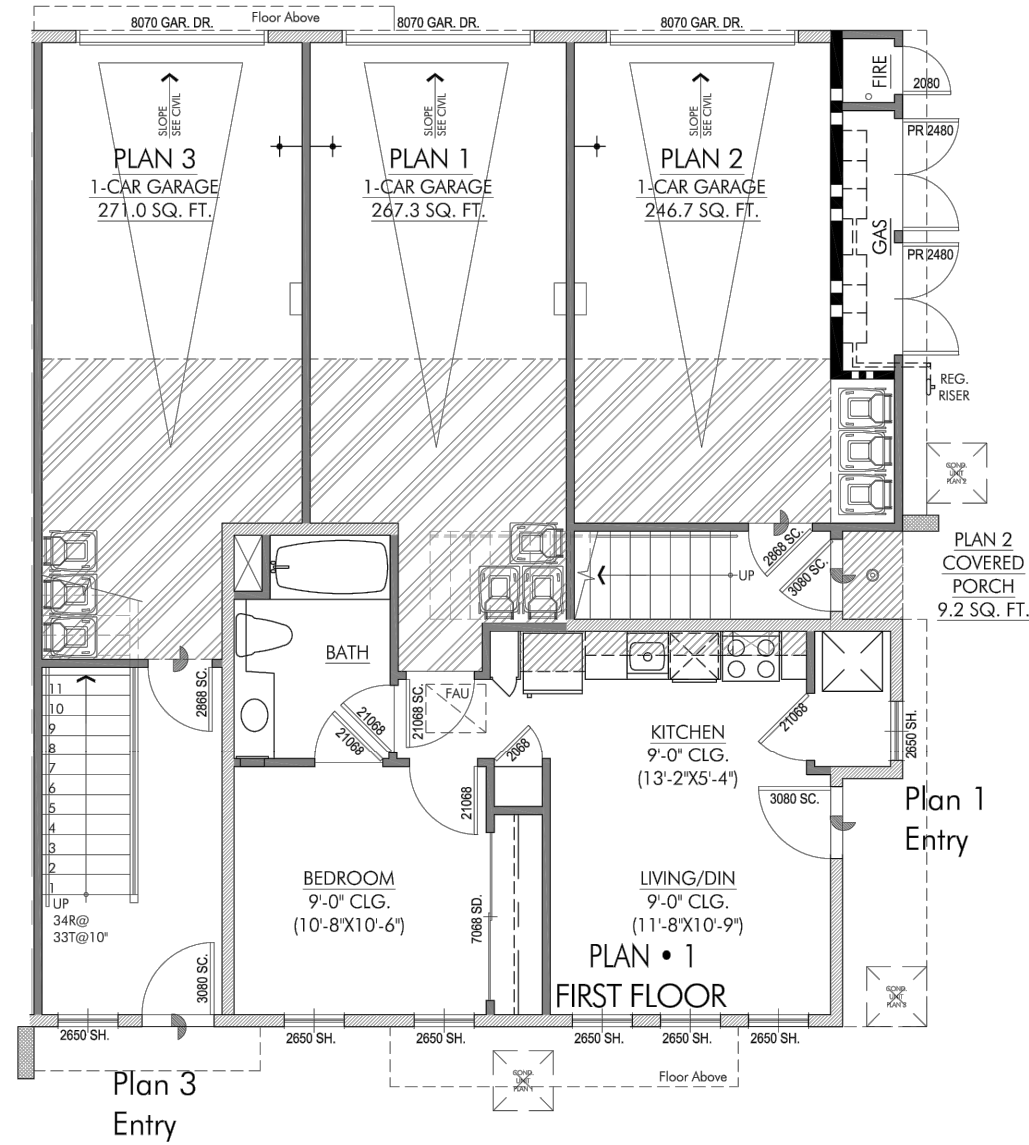
### AFFORDABLE HOUSING SITE PLAN - PA 2-3 & 2-4



**SOHAY**  
HAYWARD, CA



JOB NO. 386.029  
DATE 02-02-2018  
5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200



FIRST LEVEL • PLAN 1

SCALE: 1/8" = 1'-0"

SQUARE FOOTAGE	
1 BEDROOM • 1 BATH	
PLAN 1 • FIRST FLOOR	472 SQ. FT.
PLAN 1 • 1 CAR GARAGE	267 SQ. FT.
PLAN 1 • TOTAL COVERED SQ. FT.	740 SQ. FT.
NOTE: SQUARE FOOTAGE IS SUBJECT TO CHANGE.	

AFFORDABLE HOUSING  
UNIT FLOOR PLAN

JOB NO. 386.029  
DATE 02-02-2018  
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925-251-7200