



29212 Mission Blvd., Hayward - Affordable Housing Plan

The True Life Companies is creating a neighborhood that will effortlessly connect people to the outdoors and the opportunities within the thriving Bay Area. TLC has crafted a Mixed-Use community combining both 189 homes and over 10,000 square feet of commercial space. With the understanding that affordable housing enhances the quality of life, improves the economic outlook of its residents and revitalizes neighborhoods, The True Life Companies proudly offers the following Affordable Housing Plan as a critical component of our 29212 Mission Blvd., Mixed-Use proposal.

The True Life Companies will provide a total of 20 “for sale” condominium units spread throughout Buildings A and B. These condominium units will be available to those who qualify as a “Moderate Income Household” as defined in the City’s Affordable Housing Ordinance. There will be thirteen “Unit One” homes offered comprised two-bedrooms, two bathrooms and approximately 1127 square feet of single level living. Additionally, there will be seven “Unit Two” homes available comprised of three-bedrooms, two bathrooms and are approximately 1408 square feet of single level living. These 20 units comply with the City of Hayward’s directive to provide 10% of the units in any new development project at affordable income levels. Attached are three exhibits exemplifying the distribution of the 20 affordable units.



29212 MISSION BOULEVARD
 Hayward, CA
 April 17, 2019

THE TRUE LIFE COMPANIES
 The True Life Companies
 12647 Alcosta Blvd., Suite 470 San Ramon CA 94583
 925.824.4300

KEY MAP N.T.S.
 AFFORDABLE HOUSING SITE PLAN
 AHP

SDG Architects, Inc.
 3361 Walnut Blvd. Suite 120
 Brentwood, CA 94513
 925.634.7000 | sdgarchitectsinc.com





FOURTH FLOOR PLAN
NOT TO SCALE



THIRD FLOOR PLAN
NOT TO SCALE

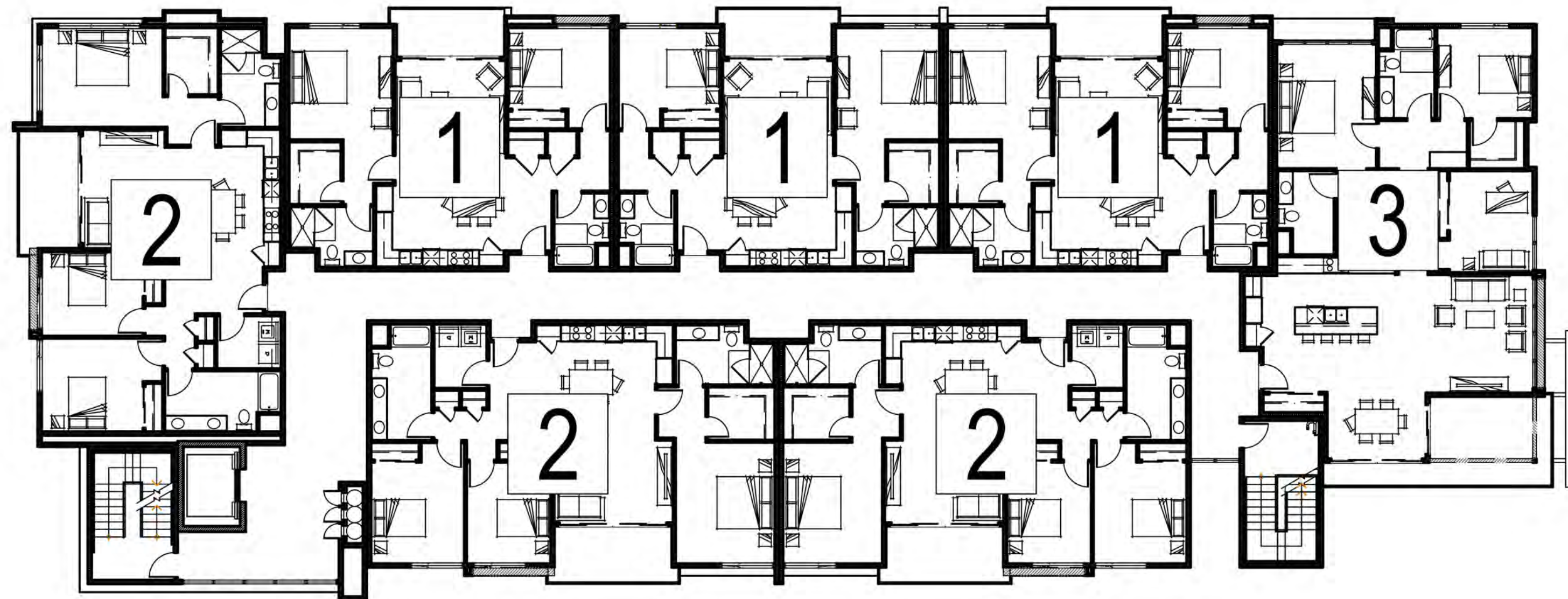


- 3-BEDROOM AFFORDABLE UNIT
- 2-BEDROOM AFFORDABLE UNIT

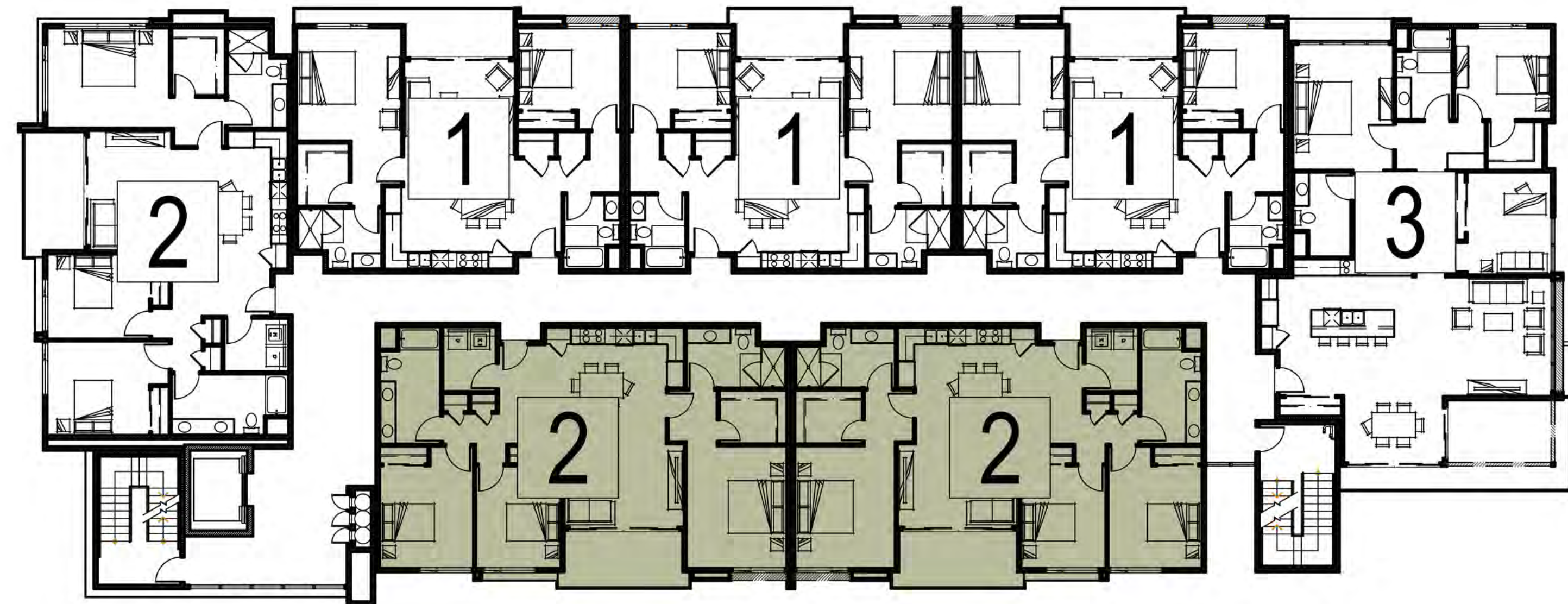
SECOND FLOOR PLAN
NOT TO SCALE

BUILDING 'A' FLOOR PLANS
AHP

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FOURTH FLOOR PLAN
NOT TO SCALE



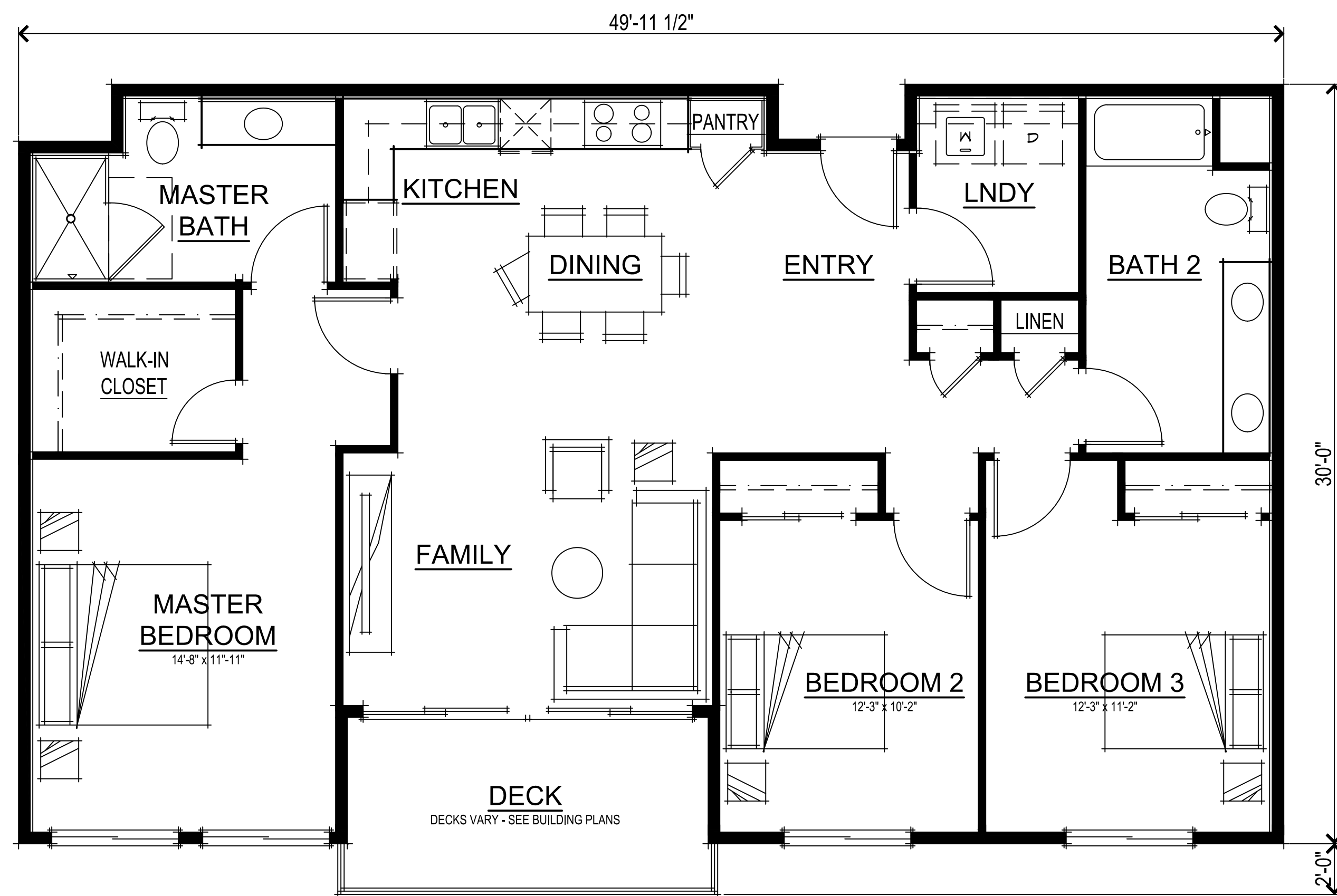
THIRD FLOOR PLAN
NOT TO SCALE



SECOND FLOOR PLAN
NOT TO SCALE

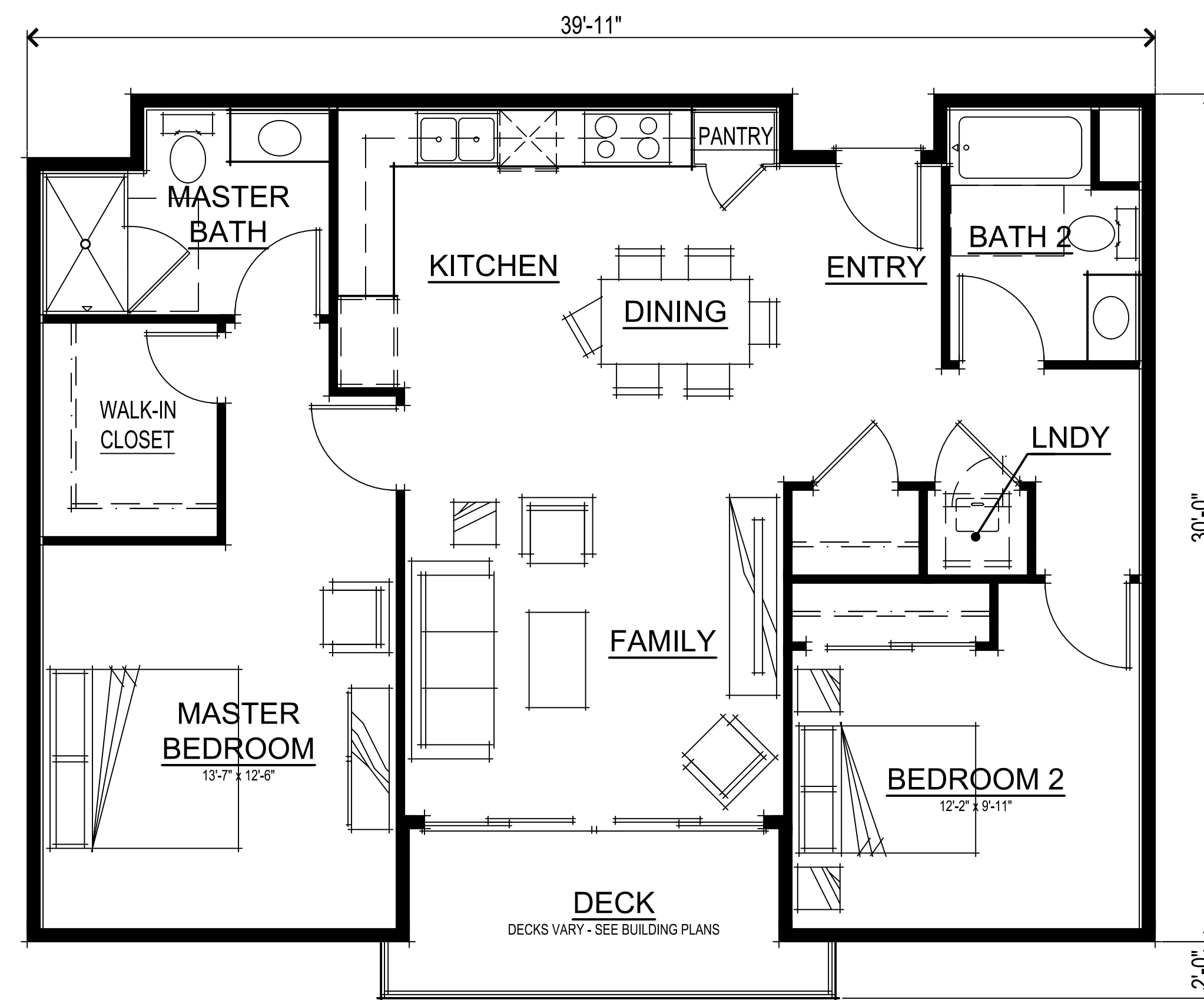
BUILDING 'B' FLOOR PLANS
AHP

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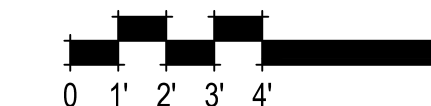
UNIT 2 FLOOR PLAN

UNIT 2 SQUARE FOOTAGES	
TOTAL LIVING	1408 SQ. FT.



UNIT 1 FLOOR PLAN

UNIT 1 SQUARE FOOTAGES	
TOTAL LIVING	1127 SQ. FT.



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MIXED-USE BUILDING UNIT PLANS
A1.15

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29212 Mission Boulevard - Construction Phasing Plan



Order of Building Starts /Permits

Sequence	(Building #)	# of Units
1	B (includes 7 Inclusionary Units)	21
2	A (includes 13 Inclusionary Units)	45
3	13 (Model Bldg)	4
4	1	6
5	2	6
6	3	6
7	12	4
8	11	4
9	10	4
10	4	6
11	5	6
12	9	4
13	8	4
14	6	6
15	7	4
16	14	4
17	22	6
18	21	7
19	23	6
20	20	6
21	19	6
22	15	6
23	16	6
24	17	6
25	18	6

Order of Certificates of Occupancies/Closings

Sequence	(Building #)	# of Units
1	13 (Model Bldg)	4
2	1	6
3	2	6
4	3	6
5	12	4
6	11	4
7	10	4
8	4	6
9	5	6
10	9	4
11	8	4
12	6	6
13	B (includes 7 Inclusionary Units)	21
14	A (includes 13 Inclusionary Units)	45
15	7	4
16	14	4
17	22	6
18	21	7
19	23	6
20	20	6
21	19	6
22	15	6
23	16	6
24	17	6
25	18	6