

**Affordable Housing Plan for Parcel Group 5 Bunker Hill
Planning Application No. 202003054**

Project Information

Project Developer/Owner	Trumark Homes
Project Address	Parcel Group 5 Bunker Hill Development (PG 5) located at Bunker Hill Road between Harder Road & Carlos Bee Boulevard Hayward, California
Assessor's Parcel Number(s)	445-260-109-3&4; 445-250-41-1; 445-270-54-2; 445-250-60-1; 445-260-84-3
Gross Project Site Area	37.75 +/- Acre(s)
Minimum Density	PD Development 2.0 +/- (DU/ Acre(s))
Maximum Density	2.0 +/- Acre(s)
Project Residential Type Select all that apply.	Single Family Homes (SFH) Accessory Dwelling Units (ADU)
Total Units:	74 SFH and 18 deed-restricted ADUs
Project Tenure Type	Hybrid – Rental and ownership
Target Population (i.e. seniors, multifamily, supportive housing, large families)	Market-Rate & Below Market Rate
Phasing Plan	See Attachment 1 - Phasing Plan

Project Amenities

Access to 18.51 +/- acres of open space, and an approximate 3,000 linear feet of a 16-foot wide Hayward Foothill Trail.

Affordable Housing Compliance

Pursuant to Section 10.17.205(d) of the Affordable Housing Ordinance (AHO), the City Council on July 9, 2019 approved an Alternative Plan under which the Developer agreed to provide both on-site deed-restricted ADUs as inclusionary units and pay a reduced affordable housing in-lieu fee as set forth in the project's Disposition and Development Agreement (DDA). Specifically, the Developer will comply with the AHO by providing:

- 18 deed-restricted ADUs in an amount equal to 10% of the total unit count (74 units) to Very Low Income households in perpetuity; and
- Payment of 50% of the Affordable Housing In-Lieu Fee on 90% of the total habitable square footage of the project.

The proposal, consistent with Master Development Plan (Resolution 19-163), meets the requirements set forth in Ordinance No. 17-20 and satisfies the Project Proponents inclusionary and affordable housing obligations

Unit Mix Summary Table

Unity Type (bedroom)	Size (sq ft)	Extremely Low Income Units		Very Low Income Units		Low Income Units		Moderate Income Units		Market Rate Units
		AHO	Density Bonus	AHO	Density Bonus	AHO	Density Bonus	AHO	Density Bonus	
1-Bedroom ADU	433	-	-	18	-	-	-	-	-	-
Single Family Home	2,406- 3,293 (with ADU)	-	-	-	-	-	-	-	-	74

Site Plan

Attachment 1 is a Site Plan of the project showing the proposed location for each of the (18) rental affordable units.

Phasing Plan

The vertical construction will be completed in approximately 10 phases (see Attachment 1). The first 9 vertical phases contain at a minimum one deed-restricted ADU unit. Any restrictions on the dwelling units within that phase will be lifted pursuant to the DDA. No final inspection or Certificate of Occupancy (COO) will be issued for the market-rate units in phase 10, unless all deed-restricted ADUs have been issued COO.

Marketing Plan

The Developer will submit final Marketing and Management Plans per the schedule in the DDA.

Attachment 1

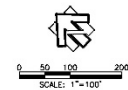


LEGEND:

PHASE 1 BACKBONE	PHASE 1 VERTICAL	PHASE 6 VERTICAL	PRELIMINARY AFFORDABLE HOUSING LOCATIONS
PHASE 2 BACKBONE	PHASE 2 VERTICAL	PHASE 7 VERTICAL	PRELIMINARY MODEL LOCATIONS
PHASE 3 BACKBONE	PHASE 3 VERTICAL	PHASE 8 VERTICAL	PRELIMINARY MODEL PARKING LOT LOCATION
PHASE 4 BACKBONE	PHASE 4 VERTICAL	PHASE 9 VERTICAL	
PHASE 5 BACKBONE	PHASE 5 VERTICAL	PHASE 10 VERTICAL	

NOTES:

1. ALL STREETS ARE PUBLIC
2. BACKBONE PHASES INCLUDE ROAD IMPROVEMENTS AND UTILITIES WITHIN RIGHT-OF-WAY
3. BACKBONE PHASES ARE PLANNED TO BE BUILT BEFORE ADJACENT DEVELOPMENT PHASE
4. SITE GRADING IS PLANNED TO OCCUR IN ONE PHASE



BUNKER HILL
PLANNED DEVELOPMENT

PRELIMINARY PHASING PLAN

HAYWARD, CA
 03/01/2022

