

LA PLAYA COMMONS AFFORDABLE HOUSING PLAN

Project Information

Project Developer/Owner	DR Horton
Project Address	1000 La Playa Drive in Hayward, California
Assessor's Parcel Number(s)	442-0038-001
Project Residential Type Select all that apply.	<input checked="" type="checkbox"/> SFHs <input type="checkbox"/> CONDOMINIUMS <input type="checkbox"/> TOWNHOMES <input type="checkbox"/> APARTMENTS <input type="checkbox"/> LIVE/WORK <input type="checkbox"/> MIXED-USE <input type="checkbox"/> ASSISTED LIVING <input type="checkbox"/> ACCESSORY DWELLING UNITS
Project Tenure Type	<input type="checkbox"/> Rental <input checked="" type="checkbox"/> Ownership <input type="checkbox"/> Both
Project amenities (i.e. commercial ground floor, day-care, parking, park)	Walking path along the EVA in Parcel A.
Total number of units	47
Additional project information	Property was previously a Burlington Coat Factory (retail).

The project consists of forty-seven (47) ownership units. To comply with the AHO, the project will include on-site affordable units. In conformance with the requirements for on-site affordable housing, the applicant will provide five for-sale affordable units. In exchange for consideration of the proposed General Plan Amendment and Rezone, the developer has modified the affordable housing plan based on Planning Commission feedback to round up to the nearest whole unit instead of paying the affordable housing in-lieu fee for the fractional unit. Additionally, the applicant has elected to provide deeper affordability for two units. The applicant will provide three affordable units for moderate-income households and two affordable units for low-income households.

The moderate-income units will be sold to moderate-income households at the affordable ownership cost as defined by the AHO which shall not exceed one hundred ten percent of the area median income for Alameda County by HCD multiplied by thirty-five percent and divided by twelve.

The low-income units will be sold to low-income households at an ownership cost as defined by the affordable housing ordinance which shall not exceed seventy percent of the area median income for Alameda County by HCD multiplied by thirty percent and divided by twelve.

Affordable Housing Minimum Requirement Calculation - Ownership Project

Total # of units	47
Total for-sale affordable units <ul style="list-style-type: none"> • 10% of total units minimum • 7.5% high density(35 + per acre) condominiums 	4.7 rounded to 5 units
No. of moderate income units	3

• Highest allowable income targeting	
No. of low-income units • Optional	2
No. of very low-income units • Optional	0
No. of extremely low-income units • Optional	0
Fractional Unit	<input checked="" type="checkbox"/> Will not pay fractional unit

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	
Plan 1 - 3/2.5	1549					2				6
Plan 2 Front Entry - 4/2.5	1810							3		14
Plan 2 Side Entry – 4/2.5	1871									3
Plan 3 Front Entry - 4/3 (Live/work units)	1964									16
Plan 3 Side Entry - 4/3 (Live/work units)	2019									3
TOTAL						2		3		42

Site Plan

Attachment A is a Site Plan of the project showing the proposed location for each of the five (5) for-sale affordable units.

Phasing Plan

Attachment A also shows the phasing plan for the community. The for-sale affordable units are well placed throughout the project and have units in phases 2, 3, 4, 5, and 6.

Our construction phasing follows the path that Phase 0 (models and parking lot) will be built first. Permits will be pulled for Phase 1, construction will begin on Phase 1, inspections for homes in Phase 1 will occur, and the Phase 1 homes will be sold. The same goes for Phase 2. Permits will be pulled for Phase 2, construction will begin on Phase 2, inspections for homes in Phase 2 will occur, and the Phase 2 homes will be sold. The same process takes place for each phase up through the final phase, Phase 8. Model Homes in Phase 0 will not be sold until all the affordable units have received their certificate of occupancy.

Following this phasing schedule, the developer will likely need COO's for units in a particular phase prior to pulling permits for homes in the next. The developer cannot pull building permits for all for-sale affordable units at the same time because they are not in the same phase.

Phase	Number of Lots	Lot Numbers	For-Sale Affordable Unit?	Lot Number
0	3 (model homes)	30-32	No	
1	6	33-38	No	
2	3	15-17	Yes	17
3	5	13-16, 20-21	Yes	13
4	6	10-12, 22-24	Yes	12
5	5	5-9	Yes	8
6	7	1-4, 45-47	Yes	3
7	5	25-29	No	
8	6	39-41, 42-44	No	

Marketing Plan

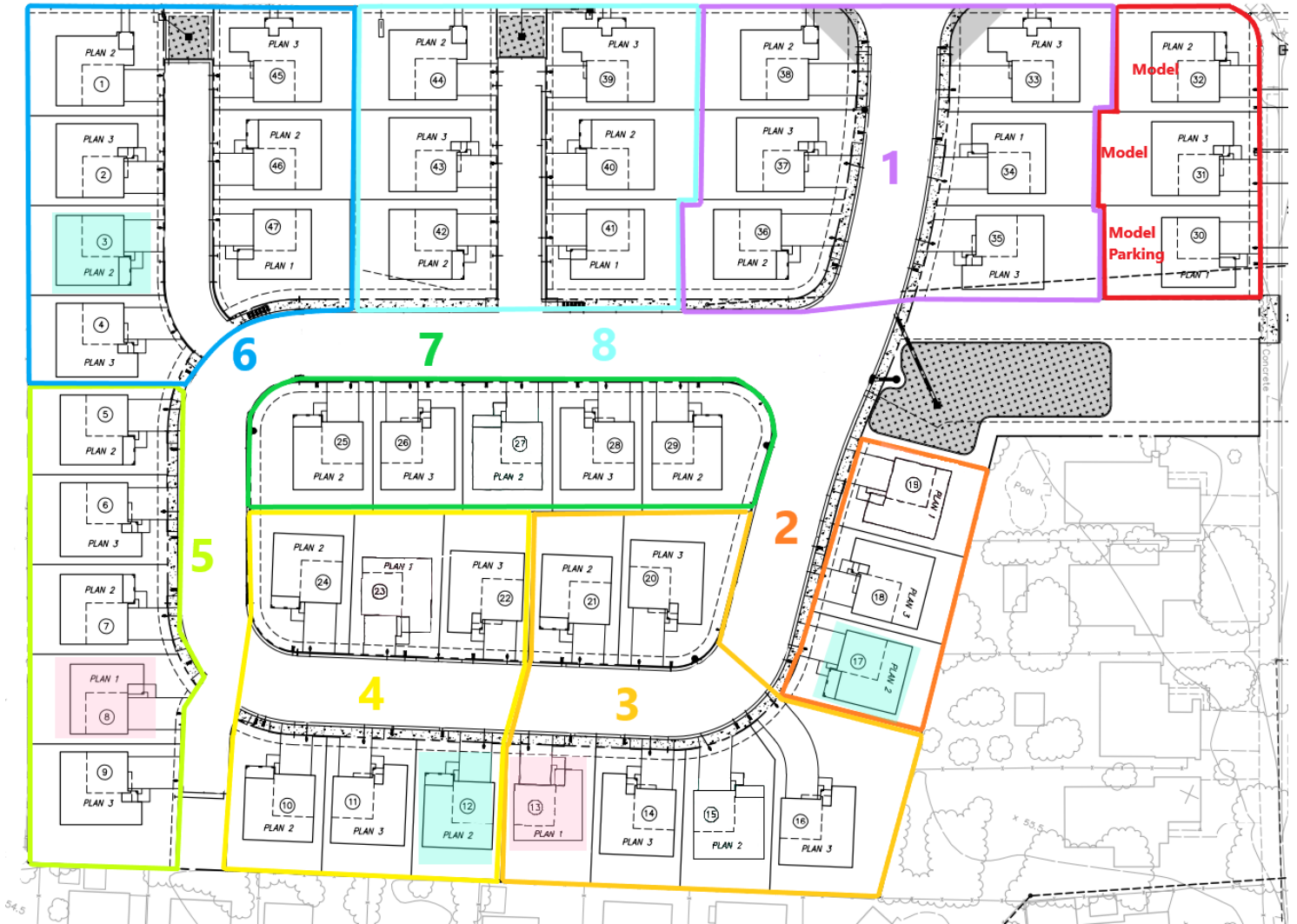
The developer will work directly with the City of Hayward Housing Department to submit a comprehensive marketing plan in accordance with the City of Hayward Affordable Housing Ordinance and Affordable Housing Agreement (AHA), and prior to execution of the AHA. The marketing will include at the minimum the following, but is not limited to:

- Full contact information for DR Horton and its sales representatives.
- Full project information and contact info for the sales team.
- A marketing and outreach plan that demonstrates how the units will be advertised, how we will reach the population of Hayward and how we will reach out to non-English speakers.
- The Fair Housing logo will be including in all marketing and outreach materials.
- The application process will be described in detail and shall include eligibility criteria, reasons for denial, application deadlines and priorities for waitlist and interest.
- A marketing/phasing plan timeline.
- Details of the grievance policy.
- Full details of the milestones and timelines for Buyer selection.

List of Attachments

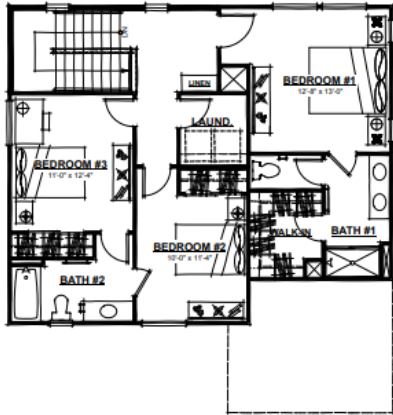
- Attachment A – Site Plan with Phasing
- Attachment B – Floor Plans: Plan 1 & 2

Attachment A - Construction Phasing with For-Sale Affordable Housing Units

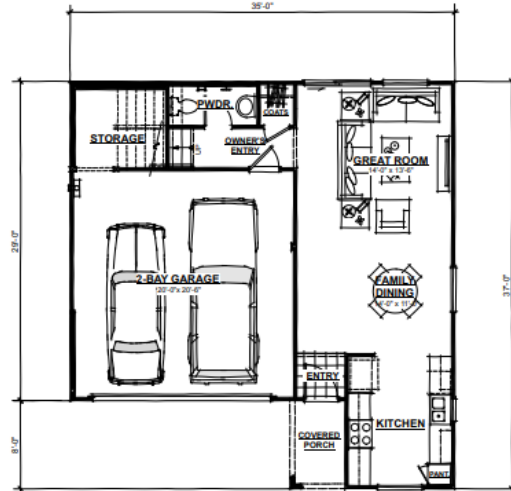


Attachment B - Floor Plans: Plan 1 & 2

Plan 1 (1549 s.f. – 3 bed/2.5 bath)

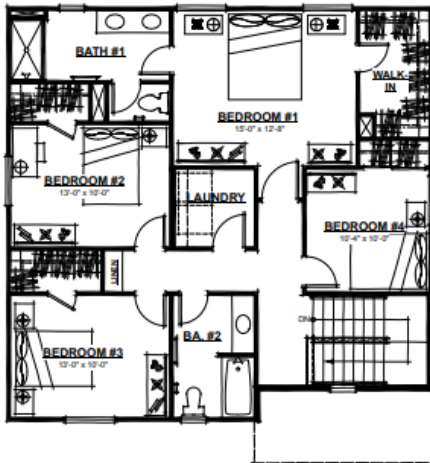


SECOND FLOOR PLAN (878 S.F.)

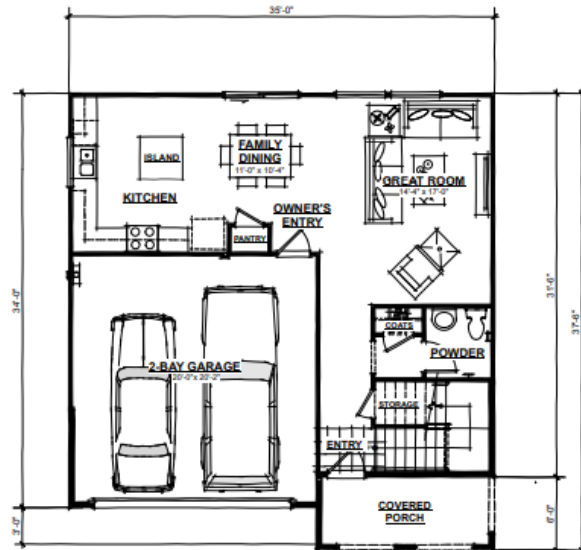


FIRST FLOOR PLAN (671 S.F., 1549 TOTAL S.F.)

Plan 2 (1810 s.f. – 4 bed/2.5 bath)



SECOND FLOOR PLAN (1077 S.F.)



FIRST FLOOR PLAN (733 S.F., 1810 TOTAL S.F.)