

**Affordable Housing Plan for Sunflower Manon Townhomes**  
**Planning Application Number TM-23-0009**

Project Information

Project Developer/Owner	Sunflower Manon LLC
Project Address	27865 Manon Ave Hayward, California
Assessor's Parcel Number(s)	453-0090-014-00
Gross Project Site Area	0.98 Acres
Maximum Density	17.4 dwelling unit per net acre = 17 units
Project Residential Type	Townhomes
Project Tenure Type	Ownership/For-sale
Target Population	Large Families
Density Bonus	Yes – See below section 'State Density Bonus Compliance Calculation – Ownership Project'

Project Amenities

The project is solely residential with common and private open space meeting the size requirements for zoning. Other amenities include:

- Parking
- EV Chargers
- Solar
- Front yards
- Short distance to Bart
- Walking distance to Shopping etc.

Affordable Housing Compliance

The Developer is providing a total of two (2) affordable units (deed-restricted) and paying the in-lieu fee for the fractional unit resulting from the calculation for the minimum on-site requirement to comply with the City's Affordable Housing Ordinance and State Density Bonus Law. The sections/tables below provide details of how the developer is complying.

Sunflower Manon Homes will be complying with the requirements of Section 10-17.220 – Design, Distribution and Timing of Affordable Units of the Affordable Housing Ordinance. The on-site affordable units will be integrated within the development and will 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. The affordable units should be integrated with the project. The affordable units will have the same interior finishes and features like market-rate units and the interior features are durable, of good quality and consistent with contemporary standards for new housing. The affordable units are equal in size and amenities are the same as the on-site market rate units. The affordable units and market rate units are built at the same time.

## AFFORDABLE HOUSING PLAN for Sunflower Manon Homes - PLANNING APP NO. TM-23-0009

Affordable Housing Compliance Calculation

Total # of units without Density Bonus (max. density units allowed)	17
Total ownership affordable units	2 (rounded down from 2.04 units)
No. of very low-income units	2
Fractional Unit	Will pay in-lieu fee for fractional unit

State Density Bonus Compliance Calculation

Total # of units without Density Bonus (max. density allowed)	17
Total # of units with Density Bonus	22
Total density percentage increase	30%
Total affordable units restricted under AHO	2
Total affordable units restricted under Density Bonus	2
No. of very low-income units	2

Unit Mix Summary Table

Unity Type (bedroom)	Size (sq ft)	Extremely Low-Income		Very Low-Income	Low Income Units		Moderate Income Units		Market Rate Units
		AHO	Density Bonus	AHO and Density Bonus	AHO	Density Bonus	AHO	Density Bonus	
Plan1 Interior 4- bedroom	1,712								2
Plan2 interior 3-Bedroom	1,671			1 Unit 19					9
Plan 3 Interior 4-bedroom	1,982								2
Plan 3 End A 5-bedroom	2,307			1 Unit 1					3
Plan 3 End B 5-Bedroom	2,237								2
Plan 3 End C 4-Bedroom	2,119								2
<b>Total</b>				2					20

Site Plan

Affordable Units are integrated within the project and of the same construction. There are 4 separate buildings each with recurring unit plans. Two buildings contain 7 units and two contain 4 units. There are 3 types of interior units and 3 types of end units. They are all the same height and have similar floor plans except end units have end walls with windows rather than walls separating between units at the interior units.

Construction of a building cannot occur without including all units within the building. The buildings are relatively small and will be constructed at the same time. Therefore, the affordable units will be constructed simultaneously.

The units are representative across the site and amenities are equally accessed throughout the site. Attachment A is a Site Plan of the project showing the proposed location of the Affordable Units.

Marketing Plan

A preliminary marketing plan has been submitted by the developer to the Housing Division for review.

The Developer will submit the final Marketing Plan 120 days before the completion of construction.

State Density Bonus

The Developer is seeking a 30% increase in density and 4 waivers through the Density Bonus (DB) - from 17 units allowed by zoning ("base density") to 22 units proposed. Per the DB, for a 30% increase in density, 9% of the base density is required to be deed-restricted for very low-income households.

- Density Bonus

A 30% increase in density from 17 units (base units) which results in a total of 22 units for the project.

- Waivers

Four (4) waivers are sought – See below:

- 1) Buildings A and D encroach at both the front and rear.
- 2) Buildings B and C encroach at the front setback only.
- 3) Setback for the security gate from the curb to 9' 8" instead of 25 feet.
  - a) Without this allowance, the parking needs cannot be met. Parking in the (4) street facing units would need to be eliminated to allow for the gate setback. We would therefore not be able to meet the agreed upon parking allotment and locations. As a result, 4 units would be lost and we would no longer need a density bonus.

4) Turnaround space at entry gates.

- b) The required area for a turnaround space would severely alter the front units and unit entry walks, eliminate much of the C3 treatment areas, diminish the required landscape area and other items to be eliminated. This would require the elimination of units to meet the other requirements.

**GRAPHIC ILLUSTRATION OF  
AFFORDABLE HOUSING PLAN  
LEGEND**

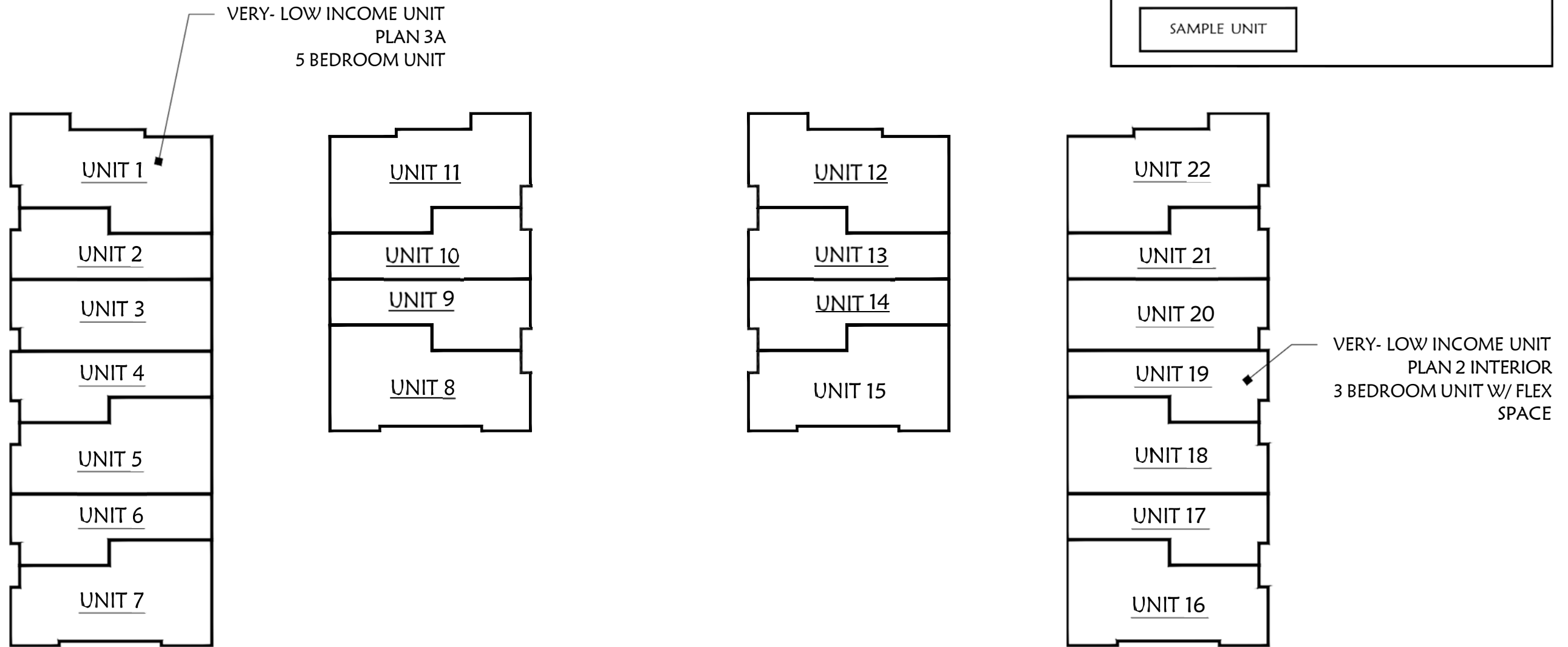
LOW INCOME UNITS ARE PROVIDED

- PER ZONING, 17 UNITS ARE ALLOWED
- 30% DENSITY BONUS IS 5 UNITS
- 22 UNITS ARE PROPOSED
- 10% OF 17 UNITS EQUALS (2) VERY LOW INCOME UNITS

\* SEE UNITS ON SITE PLAN -  
(UNITS 1 AND 19)

SAMPLE UNIT

MANONAVE.



# AFFORDABLE HOUSING PLAN

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	SCALE: N.T.S.	DATE: 05.13.2022	RFI/FC/AS BUILT # N/A	CROSS REFERENCE # A1.0 SITE PLAN	PAGE 1	NUMBER OF 1	JOB NO.: 361002				