

Affordable Housing Plan

Project Name: 24997 O'Neil Ave - 9 Dwelling Units

Developer Info: Kumar-Punia Family Trust; 2127 Arlington Way, San Ramon, CA-94582

The Developer, Kumar-Punia Family Trust, has reviewed, understands, and agrees to the provisions and requirements of the City of Hayward's Affordable Housing Ordinance (AHO) No 17-20 and the Density Bonus Ordinance (DBO) for the proposed housing project of 9 dwelling units that is located at 24997 O'Neil Ave, Hayward, CA.

The proposed project site is zoned as MBT4-1 Urban General Zone and allows for seven (7) dwelling units. Therefore, to achieve the proposed 9 dwelling units, the Developer is requesting a 25% density bonus (1.75 dwelling units rounded up to 2 dwelling units) and one concession (a reduction of the open space requirement to 10%).

In compliance with the AHO and DBO ordinance, the Developer will provide one (1) affordable dwelling unit (Unit 1B – 1Bed/1bath) for rent at very low income.

Unit Square Footage and Mix:

The affordable unit will be of similar size and quality as the project's market rate units ranging in size from 635 sq. ft. (1 BR units) to 858 sq. ft. (2 BR units); Please see attached for floor plans.

The proposed project consists of 9 dwelling units:

- 3 – 1-Bedroom units (33%) units
- 6 – 2-Bedroom (66%) units

Marketing

The Developer will work in coordination with City of Hayward Housing Division and City's Housing Consultant to develop a marketing plan which will include signage, internet and other advertising means designed to reach the targeted income group through employers, community groups and other local organization.

For Rental Units

The DBO – Option "B" Section 10-19.130 requires that, in order to qualify for the 25% increase in density and one concession, a minimum of 5% of the total dwelling units are required to be restricted at very low income.

The AHO for rental requirement is that 6% of the total dwelling units are required to be restricted at the lower income households and the first unit must be restricted to very low income household.

In conclusion, the construction of one (1) affordable (Unit 1B – 1Bed/1bath), for rent dwelling unit, restricted at very low income will satisfy the requirements of both AHO and DBO which would allow for the project to be considered for an increase of 25% in density and one concession.

Attachment: 24997 Oneil- floor Plan.pdf (with identification of affordable unit)