

Inclusionary Housing Plan

Applicant Statement

The proposed Project is on the full city block **located** between East 14th Street, Chumalia, Callan & Hyde Streets. The project has 196 residential apartments, approximately 30,000 SF of retail and 285 parking stalls plus an additional 18 new city stalls on Hyde Street. The Project will offer approximately 20,000 SF of outdoor space including an enlarged courtyard, dog park, rooftop deck and private patios to select units. The Project has been designed to fit contextually into the broader neighborhood with a soft color palate, varied undulation along each façade and a custom mural from a well-respected East Bay artist. The Project will be able to accommodate residential tenants with a variety of income levels and qualifies as workforce housing when looking at the greater Bay Area.

Retail tenants are envisioned to potentially include a grocery store, bank, quick service restaurant and simple durable good retailer (cell phones, clothing, etc.). Hours of operation for these tenants could be seven days a week between 6am and 10pm including loading.

As a part of the Project, public amenities will include a variety of street improvements such as improved street lighting, new Class II & Class III bike lanes to BART, additional street trees, outdoor benches, outdoor bike spaces and a new public plaza with planting and permanent seating. In addition, the Project plans to enlist an East Bay artist to produce a custom mural for the façade along East 14th Street and Chumalia Street. The Project has started working with Jet Martinez who has a strong track record of delivering tasteful, subtle public art pieces at institutional scale.

Housing

Inclusionary Housing Plan

- A) The Project is located at 1120 East 14th Street at the corner of East 14th & Callan Streets (Assessor's Parcel Nos. 077-0447-014-06, 077-0447-007-01, 077-0447-014-07 & 077-0447-015-06) located within the City. The Project will consist of 196 rental units. There will be 19 different floor plans that include Studios, 1 Bedroom, 2 Bedroom and 3 Bedroom Units. The inclusionary units have an average number of bedrooms equal to 1.2 vs. .944 for the total project and .932 for the non-inclusionary component of the project.

# of Bedrooms	# of Units		
	Non-Inclusionary	Inclusionary	Total
0	59	1	60
1	92	2	94
2	34	1	35
3	6	1	7
Total	191	5	196
<i>Avg. Bedrooms</i>	<i>0.93</i>	<i>1.20</i>	<i>0.94</i>

Further, you can see that the average unit size of the inclusionary units is approximately 1.4% larger than the over-all project.

Unit Type	# of Units	Sq. Ft.
S1	1	425
A5	2	563
B1	1	817
B4	1	937
Total / Average	5	661
Project Average		652
<i>Percent Over/(Under)</i>		<i>1.38%</i>

- B) These units have been designated across each floor of the building and in a mix that is representative of the project’s unit mix as indicated by the average number of bedrooms. The architectural plans identify the affordable units and we have included a separate exhibit that shows them highlighted on the site plan.
- C) Rent will be calculated pursuant to the definition of Affordable Rent under §6.04.108, which is 30% of the applicable income level per year. In this case the unit rents are based on 100% of Area Median Income. Said another way, monthly rent is equal to 30% multiplied by Area Median Income and divided by 12.
- D) The Developer will enter into, and record, an Inclusionary Housing Agreement with the City per §6.04.128.C-D Compliance Procedures that ensure the Inclusionary Units are affordable for the long term.
- E) The Project is not phased.
- F) This is not a for sale project.
- G) The Project is seeking an alternative means to comply with the City
- H) N/A

Alternative Inclusionary House Plan

- A) The Project was first proposed prior to the State housing law for inclusionary housing became effect on January 1st, 2018. As a result, the Project is grandfathered into the restrictions which at the time required no affordable housing. Were the project to comply with the legislation introduced after it was first proposed the project would provide 29 total inclusionary units, of which 17 would be very low income and 12 would be low income. Because the project was conceptualized prior to this new legislation being finalized, its economics are not structured to support the additional affordability onsite and is thus proposing to utilize the in-lieu fee provided by the City.
- B) The Project will provide 5 Inclusionary Units where rent is based on 100% of Area Median Income. These units are designated in the Site Plan and are interspersed throughout the project to provide a balanced mix. In fact, the inclusionary units have an average number of bedrooms that is approx., 30% higher than the overall project.
- C) The proposed in-lieu fee is \$528,952 based on \$5 per Net Rentable Square Foot, a total net rentable square footage of 127,743, 5 onsite units and 196 total units. The formula is thus $127,743 * (1 - 5 / 29) * 5 = \$528,952.00$.



HYDE ST.

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

- (P) PROPERTY LINE
- (PL) PROPERTY LINE
- (S) STREET LIGHT
- (D) DRIVEWAY
- (F) FIRE HYDRANT
- (FH) FIRE HYDRANT
- (T) IN TREE, S.L.D.
- (PL) IN PUBLIC LANDSCAPING, S.L.D.
- (E) ELEVATOR OVRHORN
- (S) STAIR TO ROOF
- (F) FREIGHT ELEVATOR
- (L) LOADING ZONE
- (R) RAMP TO 2ND LEVEL PARKING
- (O) OPENING IN WALL
- (R) RELOCATED PARKING SPACES ON HYDE ST., S.C.D.
- (V) VEHICULAR DRIVEWAY
- (W) WATER FEATURE
- (P) PUBLIC SEATING AREA
- (D) DOOR WASH
- (P) PUBLIC SHORT-TERM (ONE HOUR) PARKING SPACES (8 SPACES)
- (C) CANOPY
- (M) 200 MAH BOXES (15 SQUARE)
- (T) TRASH CHUTES
- (U) UNDERGROUND COMMERCIAL DISTRIBUTION (ACID)
- (M) MECHANICAL SYSTEM FOR GARAGE VENTILATION
- (S) STORAGE LIGHT EXIST NOTATION
- (G) GATE FOR PRIVATE RESIDENTIAL PARKING
- (P) PRIVATE BALCONY
- (C) COMMON OUTDOOR SPACE, S.L.D.
- (F) FIRE LADDER PADS, S.L.D.
- (P) PEDESTRIAN PATH
- (R) RAMP ABOVE
- (O) ORGANICS COLLECTION
- (M) MOTORCYCLE PARKING
- (A) AFFORDABLE UNIT
- (G) GARAGE GATE/FENCE
- (L) LUXOR PACKAGE
- (E) ELECTRIC PAD MOUNT TRANSFORMER W/ SCREENING
- (R) ROOF DRAIN
- (R) ROOF TOP MECHANICAL EQUIPMENT
- (T) TENANT CONDENSOR
- (T) TREES, S.L.D.
- (S) STREET PARKING

FLOOR PLAN COLOR LEGEND

No color where assigned to wall

SITE PLAN - FLOOR 5 1
1/16" = 1'-0"