



Habitat for Humanity EBSV Castro St. Homes Inclusionary Housing Plan

98-100 CASTRO ST., SAN LEANDRO

IMAGINE

**WHAT MORE
WE CAN BUILD**

EAST BAY
2619 Broadway
Oakland, CA 94612

SILICON VALLEY
513 Valley Way
Milpitas, CA 95035

HabitatEBSV.org
866.450.4432
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HABITAT FOR HUMANITY EAST BAY/SILICON VALLEY CASTRO ST. INCLUSIONARY HOUSING PLAN

Habitat for Humanity East Bay/Silicon Valley, Inc. (“HEBSV”) shall be referred to as “Developer.” The City of San Leandro shall be referred to as “City.” The HEBSV development project shall hereby be referred to as “HEBSV Castro St.”

1. HEBSV Castro St. is located at 98-100 Castro St. on a site that is approximately 0.17 gross acres (APN 077-0550-011-00) and is located in the Downtown area approximately 1.1 miles to the East of Interstate 880, and about 0.80 miles West of Hwy. 580. HEBSV Castro St. will consist of three single family detached homes. There will be three plan types and each plan square footage is designated on the included Project Data (Exhibit A). According to Ordinance #6-3006, the City requires a for-sale 3-unit project to have one (1) total inclusionary unit – one (1) “Moderate Income” unit.

2. All three (3) housing units in HEBSV Castro St. have been designated to be marketed and made available for sale. One (1) unit will be for a Moderate Income Households. The designated unit is as follows:

a. Parcel 3 - (Moderate Income: 3 bedroom/2.5 bath)

Building and unit floor plans of the inclusionary housing have been included as Exhibit A. A site plan indicating the inclusionary unit has been included as Exhibit B. Exterior elevations have been included as Exhibit C.

3. The Moderate Income unit will be made available for families whose gross income does not exceed 120% of the Area Median Income.

4. Developer shall execute an agreement approved by the City which will restrict the sale of the Owner-Occupied Inclusionary Unit in accordance with Ordinance #6-3022. A regulatory agreement will be recorded on the title of the Owner-Occupied Inclusionary Unit.

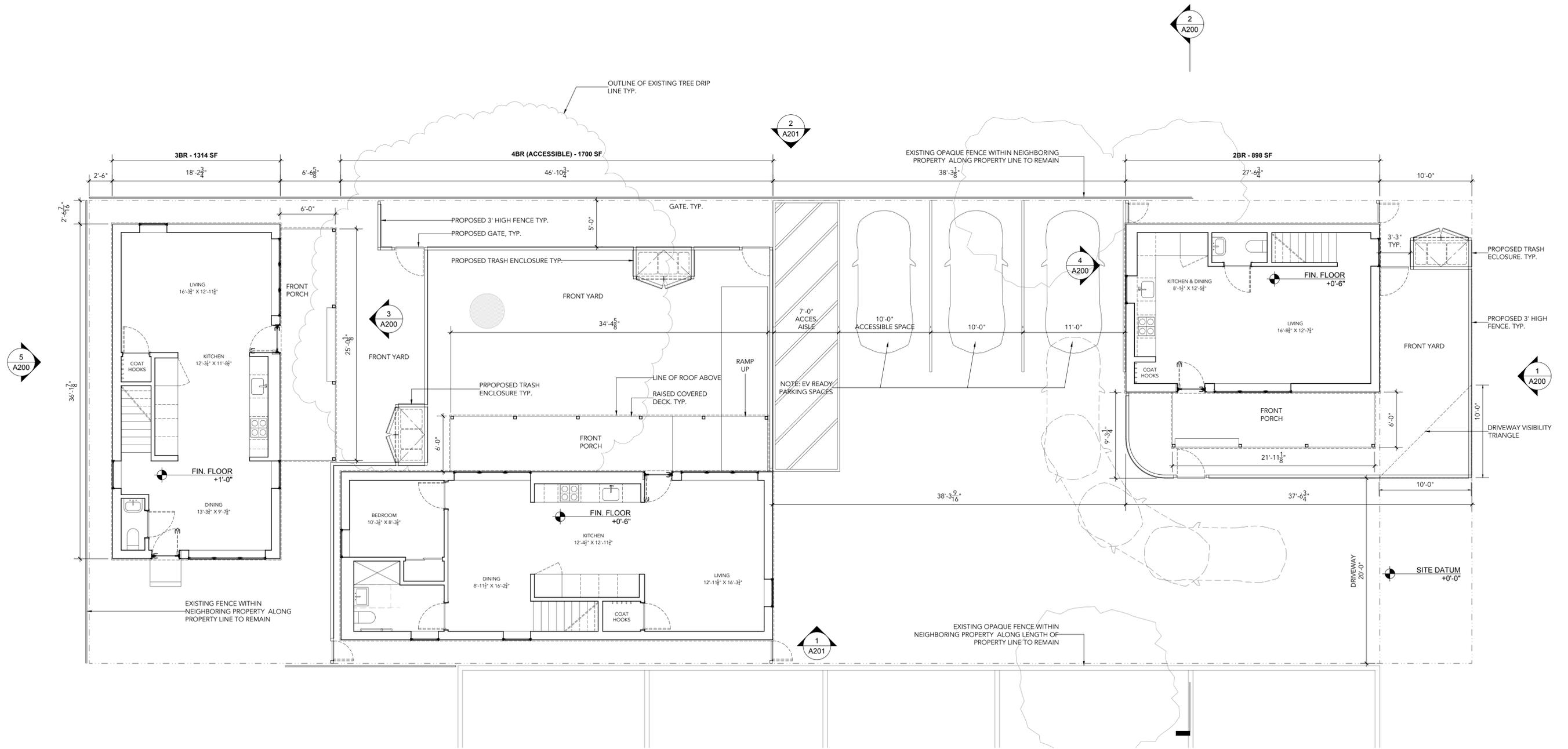
5. Building permits and Certificates of Occupancy (COE) will be issued by the City of San Leandro for both the market rate units and the Inclusionary Unit as set forth in the phasing schedule below. The Inclusionary Unit will be offered for sale concurrent with the market rate housing. There is no Phasing Map as the affordable unit will be built along with the two (2) other units as follows:

a. The project will be developed in one phase – one (1) affordable unit + two (2) market rate units.

6. Not applicable

7. Not applicable

8. Not applicable



CASTRO STREET

1 GROUND FLOOR PLANS
SCALE: 3/16" = 1'-0"

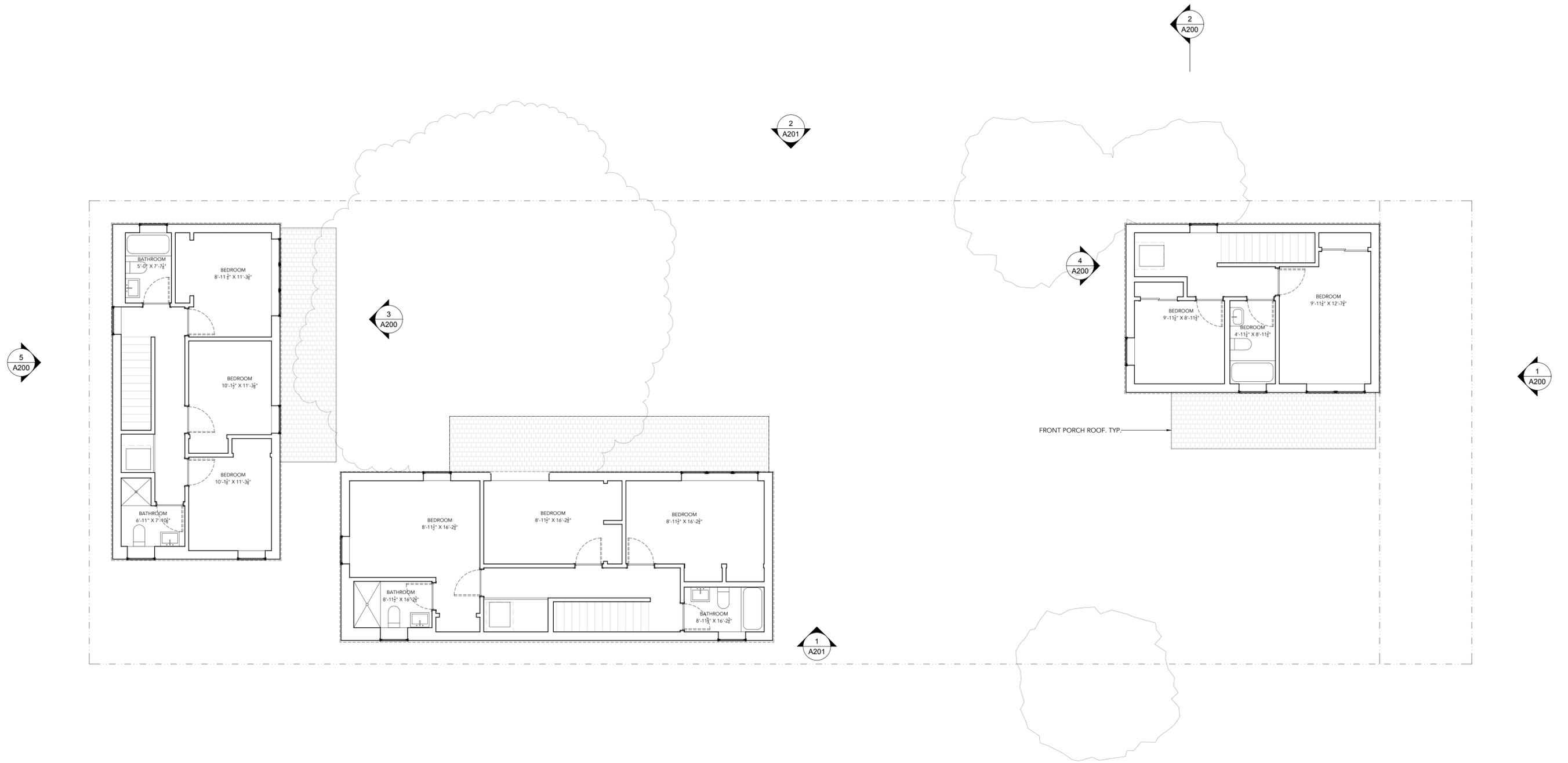


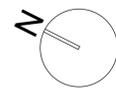
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HABITAT
98-100 CASTRO STREET, SAN LEANDRO, CA 94577
PROJECT APN #: 077-0550-011

FLOOR PLANS - GROUND FLOOR	
DATE:	29 FEBRUARY 2024
ISSUED:	FOR REVIEW
REV 1:	-
REV 2:	-
REV 3:	-
REV 4:	-

A100




1 SECOND FLOOR PLANS
 SCALE: 3/16" = 1'-0"

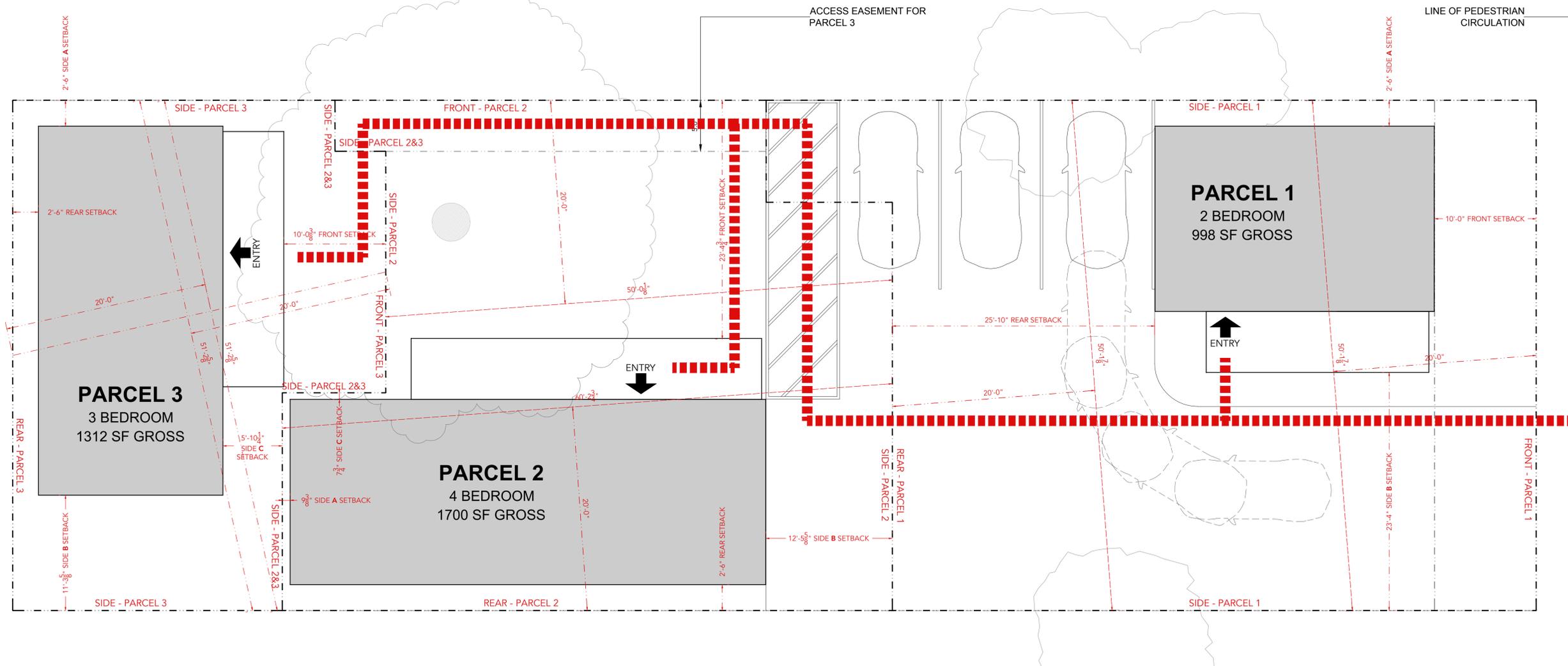


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HABITAT
 98-100 CASTRO STREET, SAN LEANDRO, CA 94577
 PROJECT APN #: 077-0550-011

FLOOR PLANS - SECOND FLOOR	
DATE:	29 FEBRUARY 2024
ISSUED:	FOR REVIEW
REV 1:	-
REV 2:	-
REV 3:	-
REV 4:	-

A101



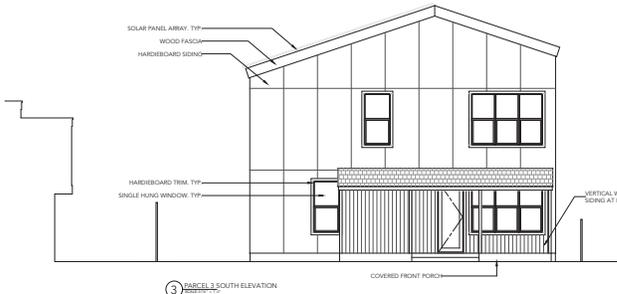
1 PARCEL DIVISION PLAN
SCALE: 3/16" = 1'-0"



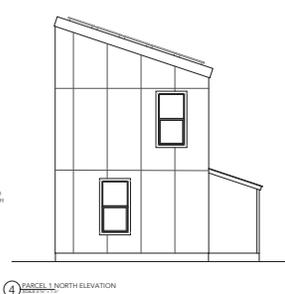
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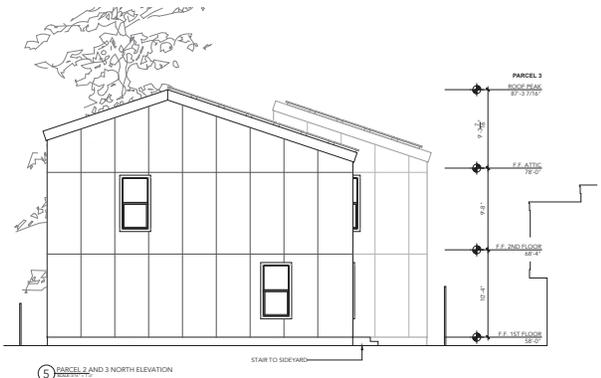
PARCEL DIVISION PLAN	
DATE:	29 FEBRUARY 2024
ISSUED:	FOR REVIEW
REV 1:	-
REV 2:	-
REV 3:	-
REV 4:	-



3 PARCEL 3 SOUTH ELEVATION



4 PARCEL 1 NORTH ELEVATION



5 PARCEL 2 AND 3 NORTH ELEVATION

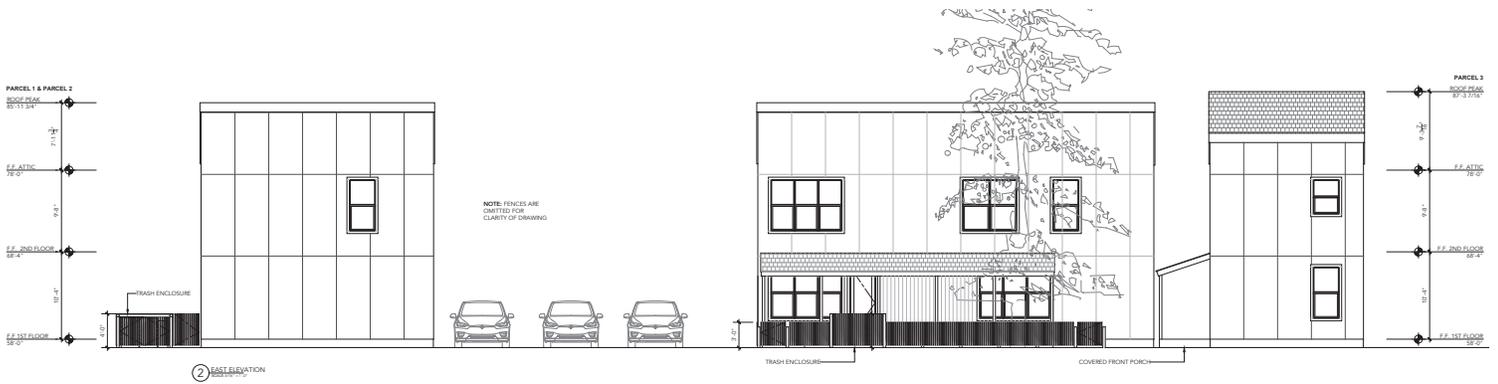


1 SOUTH ELEVATION

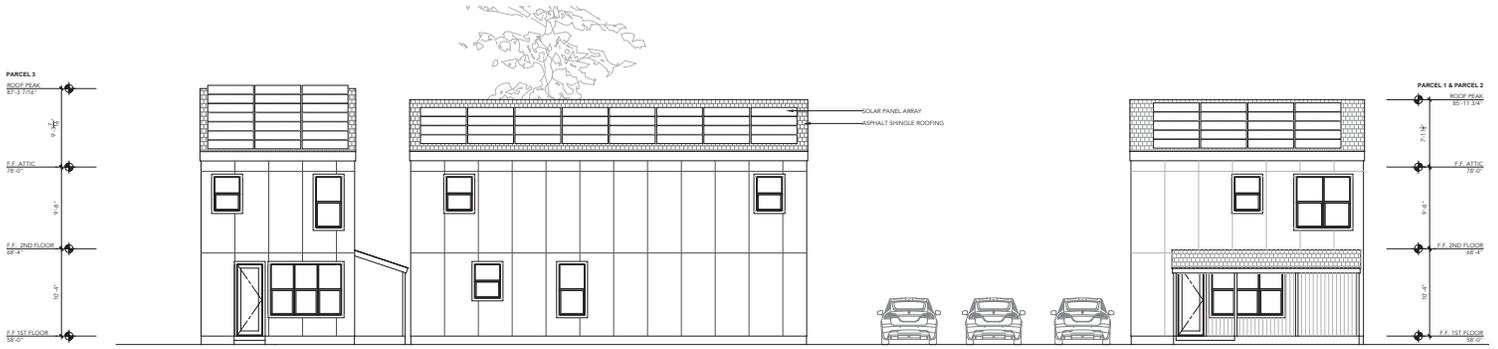


2 BUILDING SECTION

 RANGR STUDIO 1234 GRIZZLY PEAK, BERKELEY, CA 94708 VOICE / SMS: 212.727.9911 EMAIL: INFO@RANGR.COM	HABITAT 98-100 CASTRO STREET, SAN LEANDRO, CA 94577 PROJECT APN #: 077-0550-011	SECTIONS & ELEVATIONS		A200
		DATE: 29 FEBRUARY 2024	ISSUED: FOR REVIEW	
		REV 1: -	REV 3: -	
		REV 2: -	REV 4: -	



2 WEST ELEVATION



1 WEST ELEVATION

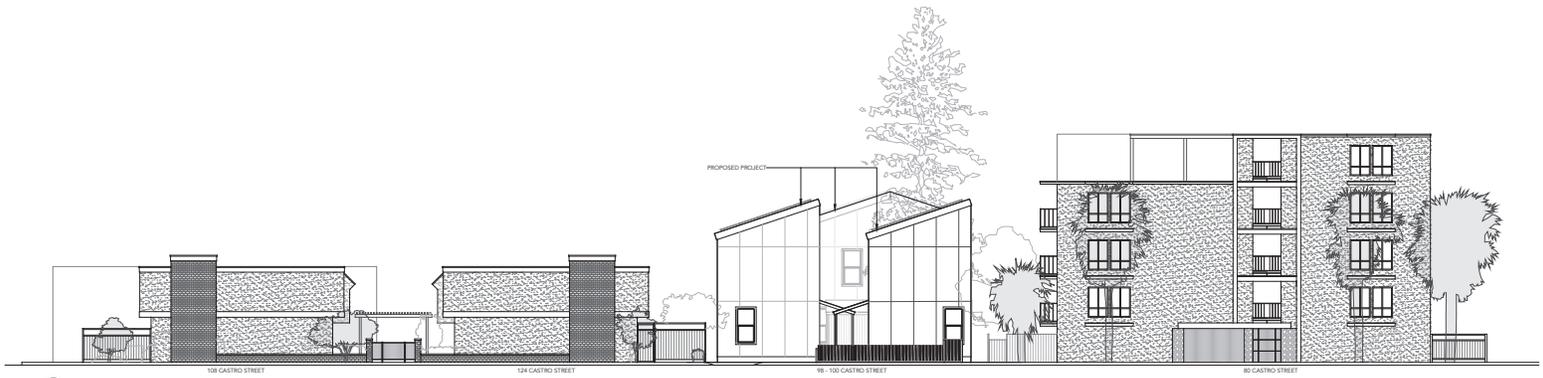


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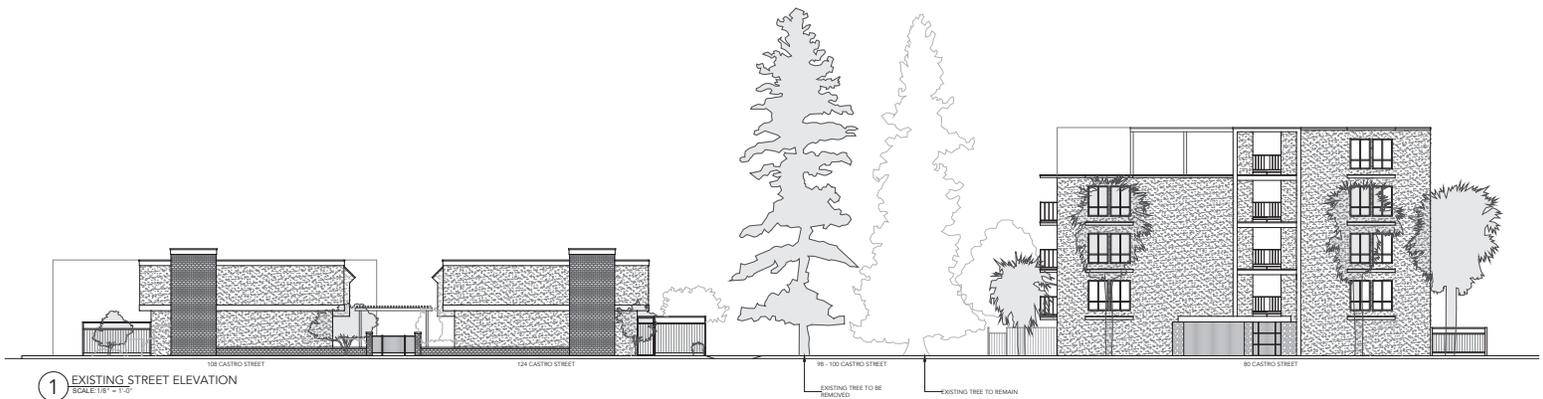
HABITAT
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 PROJECT APN #: 077-0550-011

SECTIONS & ELEVATIONS	
DATE: 29 FEBRUARY 2024	ISSUED: FOR REVIEW
REV 1: -	REV 3: -
REV 2: -	REV 4: -

A201



2 PROPOSED STREET ELEVATION
SCALE: 1/8" = 1'-0"



1 EXISTING STREET ELEVATION
SCALE: 1/8" = 1'-0"



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STREET ELEVATION	
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REV 2: -	REV 4: -

A210