

Poppy Lane Inclusionary Housing Plan

2824 HALCYON DRIVE, SAN LEANDRO



POPPY LANE INCLUSIONARY HOUSING PLAN

D.R. Horton Bay, Inc. shall be referred to as “Developer.” The City of San Leandro shall be referred to as “City.” The Poppy Lane development project shall hereby be referred to as “Poppy Lane.”

1. Poppy Lane is located at 2824 Halcyon Dr. on a site that is approximately 2.41 gross acres (APN 077C 1240 005 00) and is located within the Lower Bal neighborhood 1 mile to the North of Interstate 880. Poppy Lane will consist of eighteen (18) single family 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 C, the City requires a for sale 18-unit project to have three (3) total inclusionary units – two (2) “moderate income” units and one (1) “low income” units.
2. Three (3) housing units in Poppy Lane have been designated to be marketed and made available for sale. Two (2) will be moderate income and one (1) will be low income Households. The designated units are as follows:
 - a. Lot 5 (moderate income – Plan 1: 1678 SF/4 bedroom/2.5 bath)
 - b. Lot 10 (moderate income – Plan 1: 1678 SF/4 bedroom/2.5 bath)
 - c. Lot 17 (low income – Plan 1: 1678 SF/4 bedroom/2.5 bath)

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

3. The Low Income housing units will be made available for families whose gross income does not exceed 80% of the Area Median Income. The Moderate Income units 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 Units in accordance with Ordinance #6-3022. A regulatory agreement will be recorded on the title of the Owner-Occupied Inclusionary Units.
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 Units as set forth in the phasing schedule below. The Inclusionary Units will be offered for sale concurrent with the market rate housing. The Phasing Map – Exhibit D outlines that the affordable units will be phased as follows:
 - a. **Phase 1** – one (1) affordable unit + four (4) market rate units
 - b. **Phase 2** – one (1) affordable units + five (5) market rate units
 - c. **Phase 3** – one (1) affordable units + five (5) market rate units
 - d. **Model** – one (1) market rate unit
6. The inclusionary units will be indistinguishable from the market rate units on the outside. The lots are spread out throughout the project. The internal amenities will also be generally consistent with the market rate units. All three (3) homes are the smallest floor plan at 1,678 s.f.
7. Not applicable.

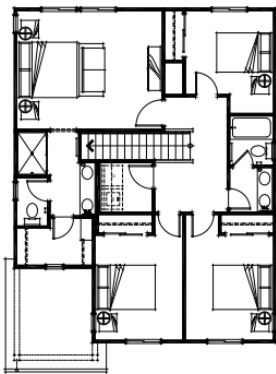
- 8. Not applicable.
- 9. Pricing set by the City.
- 10. The inclusionary units will include deed restrictions set by the City of San Leandro Inclusionary Housing Ordinance addressing resale restrictions and other related conditions.

Inclusionary Housing Plan follows: [Inclusionary Housing Plan - City Doc.pdf](#)

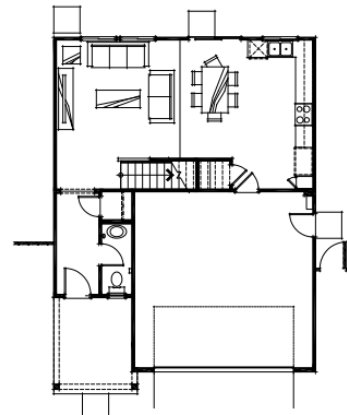
EXHIBIT A – Project Data

Plan	Square Footage	Bedroom	Bathroom	Unit Count
1	1,678	4	2.5	1
1 - Affordable	1,678	4	2.5	3
2	2,065	4	3	7
3	2,318	4	3	7
TOTAL:				18

EXHIBIT B – PLAN 1 AFFORDABLE FLOOR PLAN



Upper Floor - 1,231 SF



Lower Floor - 755 SF

Plan 1.1986

4 Bdrm | 2.5 Bath
 2-BAY Garage
 1,986 SF
 8' | 9' Plates



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POPPY LANE

SAN LEANDRO, CA

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EXHIBIT C – AFFORDABLE UNIT SITE PLAN

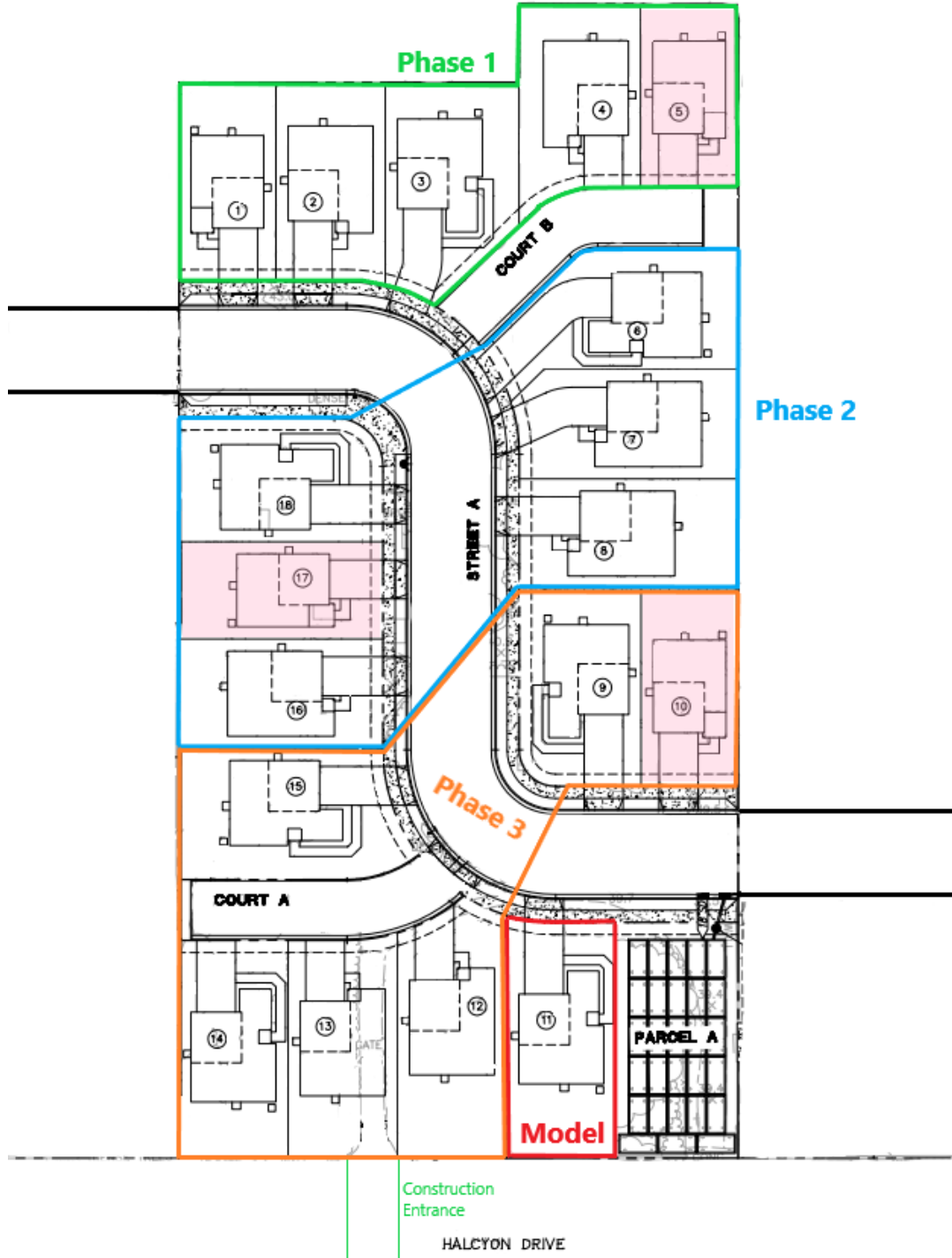


EXHIBIT D – PLAN 1 EXTERIOR ELEVATIONS



Elevation B - Craftsman

Color Scheme #2C



Elevation A - Farmhouse

Color Scheme #5B

Plan 1.1986
Front Elevations



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