



City of San Leandro | 1604 & 1642 San Leandro Blvd.

## Parrott Street Apartments

Submitted by:  
Eden Housing  
22645 Grand St.  
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September 8, 2017



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# 1. Introduction

## A. Project Description

Located on the corner of Parrott Street and San Leandro Boulevard, Parrott Street Apartments is a new apartment community that responds to the San Leandro General Plan's vision for a vibrant downtown with a high quality affordable housing development for lower-income households. In this excellent location across the street from the San Leandro BART station, we propose to build 62 rental apartments for individuals and households earning between 30% and 60% of the area median income, equivalent to an annual income of \$25,000 to \$50,000 for a two-person household.

With the rapid growth of the technology industry within San Leandro and the Bay Area at large, apartment rents have escalated at an unprecedented clip that threatens to price out certain segments of the population that are essential to a strong and diverse community, such as the lower-income workforce, people with disabilities, and seniors on fixed incomes. Parrott Street Apartments will bring to San Leandro affordable apartment homes that will help ensure that these vital members of the community are able to continue living and working in the City of San Leandro.

The current site includes two parcels – one is a vacant lot and the other includes a four-plex building. Parrott Street Apartments will replace these with a single five-story building with 62 apartments which include a mix of studios, one-bedroom units, and two-bedroom units. One of the units will be set aside for a live-in property manager, which will help ensure that the property is well managed every day and night. Additionally, the ground level of the building includes a property management office for the full-time property manager, as well as an office for a resident services coordinator who will provide myriad services – such as wellness, career, education, and financial literacy programming – to help ensure our residents succeed.

The building is designed with sustainability in mind, with solar panels on the roof, low-flow water fixtures, Energy Star appliances, and dedicated bike parking, and will be LEED or Green Point Rated certified. We will also be exploring opportunities to bring San Leandro's innovative fiber optic network to the development to benefit our residents. The property also includes amenities such as a computer learning center, community room, laundry facilities, and an outdoor courtyard with planters for growing fruits and vegetables.



## B. Project Team

- **Eden Housing, Inc.** (EHI) is a mission-driven affordable housing non-profit organization. Eden leads the development team and is the primary entity responsible for coordinating with the City and managing the entire development process from design and approvals, through financing, and construction. Eden Housing has a long and successful track record in the City of San Leandro and is the largest developer and owner of affordable housing developments in the City.
- Under the Eden Housing umbrella, **Eden Housing Management, Inc.** (EHMI) will provide quality onsite management and maintenance for the property and **Eden Housing Resident Services, Inc.** (EHRSI) will provide supportive services to residents.
- Leading the design efforts is **KTGY Architecture + Planning**. KTGY is an award-winning architecture firm that designs buildings for the top apartment developers in the country, including both market-rate and affordable developers. Eden and KTGY have successfully partnered on other apartment projects in the Bay Area.

## C. Community Outreach

From our experience, we know that it is critical to involve stakeholders early in the process, to generate feedback and go through an iterative design process to ensure that our development is appropriate for its unique community context. Our goal is to create numerous opportunities for authentic public input and to keep the public informed on our process. Thus far we have presented Parrott Street Apartments to the following groups and individuals to garner feedback, which we have incorporated into our project program and design.

- **Eden Housing San Leandro Advisory Committee.** Eden Housing convenes an advisory committee to help oversee the operation and management of our properties located in San Leandro. This committee is comprised of Eden Housing residents who live in these properties, as well as other San Leandro neighbors, a former Eden Housing board member, and a former San Leandro elected official.
- **Community meeting.** We mailed notices to all addresses within a 500 foot radius of our site. We held the meeting at Eden Housing's Estabrook Place and presented our concept and solicited feedback. The owners of the adjacent vacant lot attended, as well as current residents of the four-plex on the site. Following the feedback we received, we altered our design, as described further in **Section 3(B): Design**. We are also committed to working with the current residents on relocation as well as providing a leasing preference for current residents who wish to return following construction to Parrott Street Apartments. More details on this are provided in **Section 3(E): Population and Leasing Preferences**.



- **Members of the San Leandro community.** We have met with various members of the community, including key community leaders and immediate neighbors.
- **City of San Leandro staff.** We have met with City staff, including members of the Community Development and Planning Departments on a handful of occasions. We have also had a pre-application meeting in which members of various departments participated (Building, Community Development, Economic Development, Fire, and Transportation).
- **Alameda County Housing and Community Development staff.** We have introduced this project to County staff. Support of Alameda County HCD will be important for future financing applications.

As the project progresses, we will continue our community engagement process to share more information, answer more specific questions as they arise, and inform the public about what is occurring on the site as the project continues to move forward. Additionally, a series of events will be planned to coordinate with the progress of the project. Special events may include: a groundbreaking ceremony, site tours, media tours and a grand opening celebration. These events will involve the community and demonstrate milestone achievements.

## 2. About Eden Housing

### A. Eden Housing Mission and History

*The mission of Eden Housing is to build and maintain high quality, well-managed, service-enhanced affordable housing communities that meet the needs of lower income families, seniors, and persons with disabilities.*

Eden Housing is one of the oldest and most experienced affordable housing non-profit organizations in the state of California. Since our inception in 1968, Eden has developed, acquired, or rehabilitated more than 10,000 affordable units and currently provides homes to more than 22,000 lower-income residents. As a mission-driven non-profit, we serve low- and moderate-income families, seniors, and people living with disabilities. Incomes of our residents typically range from 20% to 60% of the area median income.

In San Leandro, Eden Housing is pleased to be the largest affordable housing non-profit organization, providing 516 affordable homes to the community. Eden owns and manages seven affordable housing communities: Estabrook Place, Fuller Gardens, Fuller Lodge, Eden Lodge, Ashland Village, The Surf, and Las Palmas. More details of our most recent developments and rehabilitated buildings in San Leandro are in **Section 2(C): Eden Housing in San Leandro**.

As a testament to our long-term commitment to the housing we manage, Eden completed an \$18 million renovation of Las Palmas Apartments in San Leandro earlier this year. Eden acquired Las Palmas from Citizens Housing in 2010, and we put together a plan to renovate the aging development to better serve our residents for the years to come. The renovation included upgrading the building envelopes and windows; updating mechanical, electrical, and plumbing systems; enhancing mobility and access; making improvements to common areas and unit interiors; and “greening” and “blueing” the properties with energy and water efficiency improvements and solar energy technology.

Eden Housing has been named one of the Top 50 affordable housing companies in the nation nine times by Affordable Housing Finance Magazine, the leading national publication that ranks and reviews affordable housing.

*Eden Housing's Activist Roots*



Eden Housing was founded in May of 1968 by six community activists who were greatly concerned about the lack of non-discriminatory, affordable housing in Alameda County. These pioneers, working out of makeshift "headquarters" such as local coffee shops, were initiated into affordable housing development by rehabilitating six older homes in Oakland for first time homebuyer families. Their next project was a new construction 150-unit development for seniors, Josephine Lum Lodge in Hayward.

It is a development we still own today and renovated in 2010, including rehabilitation of the units, updates to the common spaces, and the addition of a new commercial kitchen.

## B. Eden Housing Management and Resident Services

### *Commendation from San Leandro Police*



In 2010, Citizens Housing decided to close its doors and transferred The Surf and Las Palmas Apartments in San Leandro to Eden Housing. These were some of the most challenged in Citizens Housing portfolio and considered troubled by the city. Under Eden's management, property management staff engaged with the local police department through the City's Crime Free Multi-Housing Program, resulting in a dramatic reduction in police calls for service. The police commended the property manager for her knowledge, professionalism, and ability to manage and maintain the properties effectively. The commendation letter is attached as ***Attachment E: Commendation Letter from San Leandro Police.***

Eden's work goes beyond building high quality buildings, as we strive to create strong and safe communities for the residents who live in our housing and a permanently affordable, high quality asset for the cities we partner with. Eden achieves these long-term goals through its property management and resident services programs.

Eden Housing Management, Inc. (EHMI) is a non-profit Eden affiliate that has provided professional, quality management for Eden's properties since its establishment in 1984. EHMI currently manages 8,460 units of rental housing in 131 properties. EHMI is recognized as a leader in affordable housing management and maintains a vacancy rate of 1 percent.

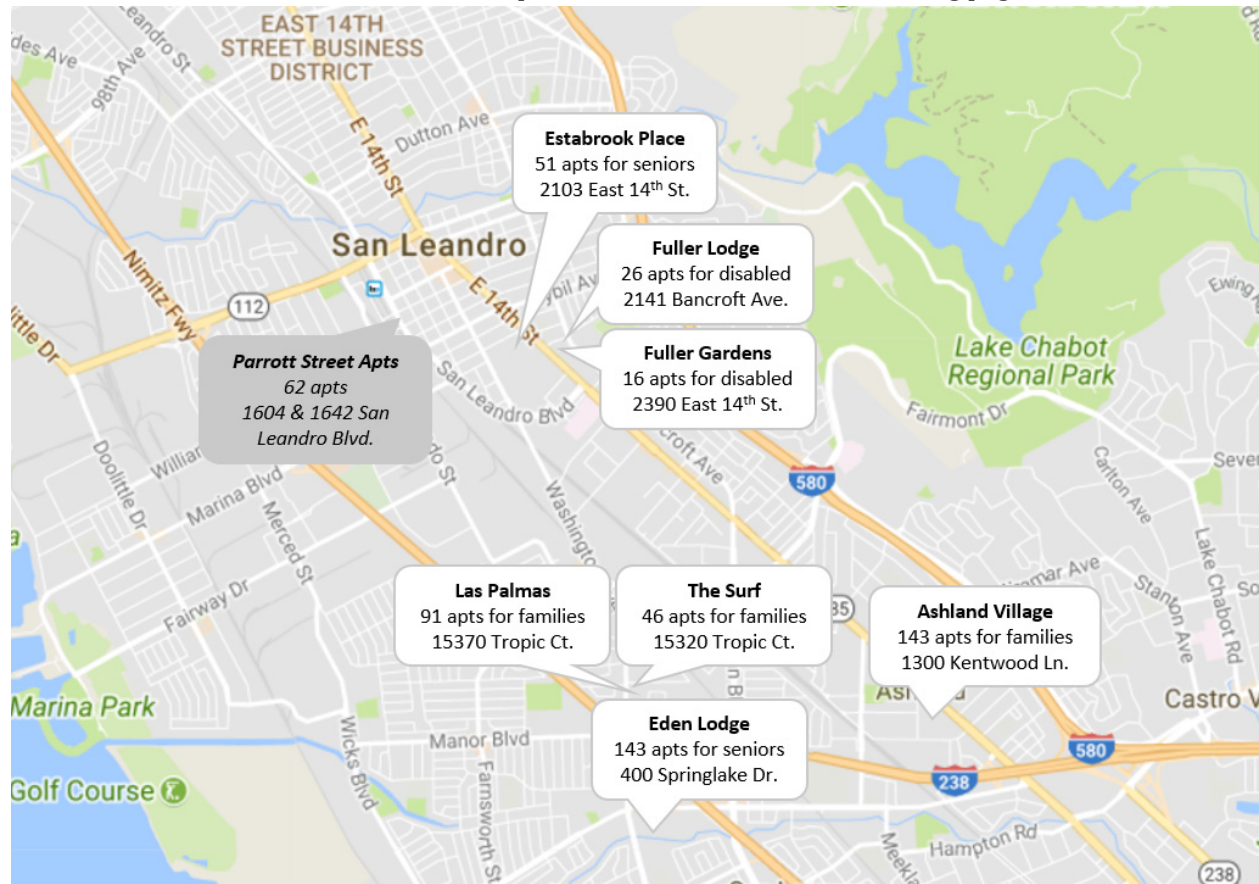
Eden Housing Resident Services, Inc. (EHRSI) is a non-profit Eden affiliate formed in 1995 and provides services at all of Eden's properties. Through EHRSI, Eden links well-built and carefully managed housing with resources that support residents in their daily lives. EHRSI's Resident Services staff work with residents one-on-one and in group settings and coordinates educational, financial literacy, wellness, and community-building activities.

Together, the integrated company brings a combined package of experience and expertise which covers the spectrum of activities involved in developing, owning, managing, and servicing a high quality housing development. This combined effort assures that the quality design and construction of the project is preserved through the careful long-term maintenance of the property and ongoing care and service to residents.

### C. Eden Housing in San Leandro

Eden Housing has been working with the City of San Leandro since 1980, when we first partnered with the City for the development of Eden Lodge, a 143-unit affordable community for seniors on Washington Avenue and Springlake Drive. Eden still owns and operates Eden Lodge, and it remains as affordable today as it did when it first opened in 1980. Since that time, Eden Housing has gone on to develop or acquire six additional affordable apartment communities. Altogether, Eden owns and manages 516 affordable homes for families, seniors, and people with disabilities in the City of San Leandro.

The map below depicts the locations of the seven affordable housing communities that Eden Housing owns and manages in the City of San Leandro, as well as the site for Parrott Street Apartments. More details about our three most recent developments are included on the following pages.





## Estabrook Place

2103 East 14<sup>th</sup> Street, San Leandro | Affordable Senior Housing




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**YEAR COMPLETED:**

2010

**TOTAL DEVELOPMENT COST:**

\$19,000,000

**UNITS:**

51

**TARGETED INCOMES:**

15-50% of AMI

**DEVELOPER:**

Eden Housing, Inc.

**ARCHITECT:**

HKIT Architects

**CONTRACTOR:**

J.H. Fitzmaurice, Inc.

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Estabrook Place is an affordable senior housing development designed to create a supportive environment in San Leandro's downtown corridor. Estabrook Place is an infill development on East 14<sup>th</sup> Street, located on property formerly used as a used car lot.

The entry lobby and the large community room open directly onto the courtyard at the ground level to encourage community-building activities and facilitate the provision of on-site services. The building includes several community spaces to promote health and wellness for seniors including a courtyard, planter gardens on the roof terrace for resident use, a computer room/ library, and exercise room.

Estabrook Place was designed and constructed as a model green building, employing a range of green building techniques and materials. The development includes features such as solar panels on the roof to reduce energy consumption, "Bay Friendly" native and drought tolerant landscaping, Energy Star appliances, and high efficiency water and light fixtures.

**Ashland Village**

1300 Kentwood Lane, San Leandro | Affordable Family Housing




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**YEAR ACQUIRED:**  
2009

**YEAR REHAB COMPLETED:**  
2010

**TOTAL REHAB COST:**  
\$33,961,875

**UNITS:**  
143

**TARGETED INCOMES:**  
30-60% of AMI

**DEVELOPER:**  
Eden Housing, Inc.

**ARCHITECT:**  
Weir/Anderson & Associates

**CONTRACTOR:**  
D & H Construction, Inc.

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Ashland Village was acquired by Eden Housing in 2009 in order to preserve its long-term affordability and improve the quality of life of the residents. Ashland Village is a 143-unit affordable apartment rental community serving low-income families and consists of nine two-story buildings. The renovated development includes unit upgrades, new roofs and other exterior upgrades that provide better security on site, new play areas, and accessibility and landscaping improvements.

In addition, a new community building with management offices and a computer lab was built that provides a gathering space and a place for Eden to provide vitally needed community programs (pictured above).

The property was originally built in 1984 and had a HUD Housing Assistance Payment (HAP) operating subsidy contract that was scheduled to expire. In re-financing the development, funding included County of Alameda redevelopment and HOME loans, Multifamily Housing Program loan funds from the state Housing and Community Development Department, syndication of low income housing tax credits to an investor, and conventional financing leveraged from the projects' net operating income including the incremental Section 8 income from a new 20-year HAP contract.

**Las Palmas**

15370 Tropic Court, San Leandro | Affordable Family Housing



**YEAR ACQUIRED:**  
2010

**YEAR REHAB COMPLETED:**  
2017

**TOTAL REHAB COST:**  
\$18,000,000

**UNITS:**  
91

**TARGETED INCOMES:**  
30-60% of AMI

**DEVELOPER:**  
Eden Housing, Inc.

**ARCHITECT:**  
Weir/Anderson & Associates

**CONTRACTOR:**  
Deacon Corp.

Originally constructed in 1962, Las Palmas was acquired by Eden Housing in 2010 as Citizens Housing was winding down their operations. In order to address the capital needs of this project, Eden developed a scope of work that would ensure that the property continues to perform as high-quality affordable housing in the coming decades. The scope of rehabilitation included reinforcing the building, upgrading the aging building systems, and installing measures to reduce energy and water usage.

As part of the rehabilitation, a solar photovoltaic system was added to the roof that offsets 75% of the common area electricity use. The HVAC, mechanical, plumbing, and electrical systems were upgraded to increase efficiency and to ensure their smooth operation for the decades to come. Common area improvements and unit interior improvements were also undertaken, including replacing light fixtures and exhaust fans with more energy efficient models, and replacing unit appliances with Energy Star models. Materials used during the repair and renewal of the property were selected based on their environmental footprint and extended expected useful life.

## 3. Project Details

### A. Transit Oriented Development

The San Leandro 2035 General Plan lays out a model for smart growth concentrated in transit-oriented areas, with 80 percent of new housing in the City during the next 20 years built within three transit-oriented development (TOD) areas: (1) “Downtown”, near San Leandro BART, (2) near Bay Fair BART, and (3) a section of the East 14<sup>th</sup> Street corridor. Parrott Street Apartments will play a part in bringing this vision to life as a high density development in the Downtown San Leandro BART TOD area.

Parrott Street Apartments is a model TOD development, located across the street from the San Leandro BART Station, with the BART turnstiles just 0.1 miles from the front door of the development. The San Leandro BART Station is also home to several bus stops with buses reaching all throughout San Leandro and connecting to neighboring cities in Alameda County. Several neighborhood amenities are also within walking/biking distance, including grocery stores, banks, restaurants, retail stores, City Hall, and the library.



The site includes two parcels – one is a vacant lot and the other includes a four-plex building. Historical records show that the vacant lot formerly included a single-family home that has since been removed. The four-plex building is a two-story building in below-average physical condition. Parrott Street Apartments will replace the vacant lot and the four-plex building

with a single five-story affordable rental development. One block away, the new Alta Marea development is also five stories, and across the street at the San Leandro Tech Campus, a seven-story mixed-use residential building was recently approved.

As encouraged in the General Plan, the design is more urban in character, both aesthetically as well as functionally, encouraging more walking, bicycling, and public transit as the primary means of travel. To this end, the project includes a lower parking ratio of 0.5 parking spaces per unit, totaling 31 parking spaces, on the ground floor of the building. Additionally, secure bike parking is provided in the parking garage to encourage bicycling as the primary means of travel.

### B. Design

In designing this building, Eden Housing’s main goal was to ensure that the design is contextual to this location in San Leandro and the building is a high quality asset for the City for the many years and decades to come. One of Eden Housing’s top requirements for the building’s design is that it look indistinguishable from – or better than – market-rate apartments. We chose to work with KTGy, an award-winning architectural and planning firm that designs affordable as well as market rate buildings throughout California and the U.S.

Parrott Street Apartments consists of 62 affordable units in a building that is five levels total with Type I construction at the ground level and four levels of residential units in Type V construction above. The ground level is comprised of a parking garage, residential units and community management office/amenity. The building is shaped in an “L” shape configuration above the podium deck with residential units fronting the street or courtyard space. Project amenities include a central courtyard space with seating areas and lush planting as well as interior amenities such as a community room, computer learning center, on-site property management office, and laundry room.

Detailed design drawings are included in **Attachment B: Architectural Drawings**.

The building exterior is expressed with high quality materials such as composite wood panels, fiber cement lap siding and metal awnings. Residents will also enjoy large windows with street and courtyard windows.

The project has two distinct architectural languages fronting onto San Leandro Blvd. and Parrott St. The San Leandro Blvd. frontage is expressed with two large massing bays accentuated at the fifth level with a metal awning and composite panels joining windows. The size of the bays responds to the larger scale and vehicular activity on San Leandro Blvd. Ground level units line the structured parking garage for the project, screening the garage from the street. These units are articulated with stoops facing San Leandro Blvd.



The Parrott St. architectural language breaks down into smaller scale massing with metal awnings spanning between the massing bays. Windows within the massing bays are grouped with trim and composite siding between windows. The building is set back from the Parrott St. property line 10 feet to mirror the adjacent building, and pedestrian and vehicular entries are accessed from Parrott St. The main lobby is next to the property management office and office used for resident services.



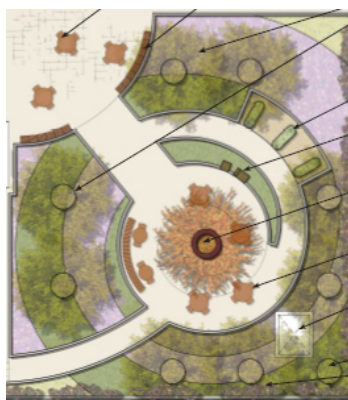
The main corner of the building is accentuated with a playful window pattern, recessed windows, and a large awning announcing the main building entry.

We note that the plans and designs submitted with this application include various revisions made based on input we received through the community engagement process (described in **Section 1(C): Community Outreach**). To be more sensitive to our adjacent neighbors, we made a few revisions to the massing. The adjacent parcel on the San Leandro Blvd. side is currently a vacant lot that is entitled for a three-story multifamily building. Our original design had brought the building mass directly to the shared

property line, as is allowed by the zoning codes. However, after meeting with the owner of the site, we stepped back the building on levels two through five on this side, pulling back the building by three feet, mirroring the neighbor's building setback. On the Parrott St. side, we set back the building 10 feet from the Parrott St. property line to match the neighbor's setback and moved the stairwell from the end of the building inwards, thereby reducing the massing directly adjacent to the neighboring parcel. Additionally, the open space landscaping was designed in consideration of the views from the neighboring properties, as described further below.

### Landscape Design Description

The streetscape design enhances the pedestrian and bicycle connections along Parrott St. and San Leandro Blvd. to the San Leandro BART Station. Streetscape improvements along Parrott St. and San Leandro Blvd. include a five-foot planter zone with street trees, an eight-foot walking zone, and a building setback on Parrott St. The widened sidewalk and planting buffer along Parrott St. encourage pedestrian use and provide attractive circulation, while complying with city standards. City required bicycle racks and compatible street light fixtures are also included and provide a convenient amenity. Additional trees will create a softening of the building frontage along Parrott St. and the existing street trees will remain along San Leandro Blvd. These streetscape improvements adhere to the City of San Leandro streetscape standards and the Downtown San Leandro Transit Oriented Development Strategy.



On the second level of the building, an outdoor courtyard and garden space provides a gathering area outside of the community room with tables, chairs, and bench seating. This space connects to a central plaza with a central specimen tree as a focal point. The paving pattern of the central plaza reflects a spiral pattern that ties into the central focal tree, which is symbolic of new beginning, growth, and rising up (spiraling upward). This pattern is picked up by the surrounding planting design in low planters through mass plantings of color and texture. Additionally, more seating with tables and chairs, a barbecue grill, and trough planters, as working herb and vegetable community gardens, will serve as community amenities. Trees are planted in large containers, which are set in the low planters, in order to screen the podium from adjacent neighboring properties and create privacy and shade for the users.

Attractive screening vines along the rear edges provide additional softening along the edge of the building. Vine types such as Bougainvillea, Red Trumpet Vine, and/or Star Jasmine cascade down the edges of the second-floor courtyard down the first level of the building's exterior façade.

The plant palette consists of low maintenance, low water use plants and will provide attractive year round interest.

### C. Environmental Sustainability and Green Building

Environmental sustainability is a core design concept of Parrott Street Apartments. Green design is not only important for environmental stewardship but is also vital in keeping utility costs and operating costs low throughout the life of the building - a particularly important factor for affordable housing developments that collect lower rents than their market rate counterparts.

The development will be built to LEED or Green Point Rated standards, and the architecture, landscaping, construction techniques, and materials are designed and chosen with sustainability in mind. A sampling of features include: solar panels on the roof, low-flow water fixtures, Energy Star appliances, and durable high-quality materials that require less frequent replacement. The community gardens in the courtyard also present residents with the opportunity to grow their own fruits and vegetables, and the landscaping is drought-tolerant with a high efficiency irrigation system

As an infill development, Parrott Street Apartments inherently satisfies other core tenets of environmental sustainability. The site is located within walking/biking distance of public transit, services, and community amenities, which reduce car usage and greenhouse gas emissions. Providing dedicated and secure bike parking in the garage also encourages residents to bike instead of drive.

### D. Program and Affordability

Parrott Street Apartments will provide 62 rental apartments comprised of a mix of studios, one-bedroom apartments, and two-bedroom apartments.

Type	Size	How many
Studio apartment	450 s.f.	22
1-bedroom apartment	600 s.f.	22
2-bedroom apartment	800 s.f.	18
<b>TOTAL</b>		<b>62</b>

The apartments will be leased to lower-income households earning 30% to 60% of the area median income (AMI). A broad segment of the San Leandro population earns incomes at these levels, which are at or higher than minimum wage on a full-time basis. The table below shows the income limits of eligible households, based on household size.

	<b>1-person household</b>	<b>2-person household</b>	<b>3-person household</b>	<b>4-person household</b>	<b>5-person household</b>
<b>30% of AMI</b>	\$21,930	\$25,050	\$28,170	\$31,290	\$33,810
<b>40% of AMI</b>	\$29,240	\$33,400	\$37,560	\$41,720	\$45,080
<b>50% of AMI</b>	\$36,550	\$41,750	\$46,950	\$52,150	\$56,350
<b>60% of AMI</b>	\$43,860	\$50,100	\$56,340	\$62,580	\$67,620
<b>100% of AMI</b> (for reference only)	\$73,100	\$83,500	\$93,900	\$104,300	\$112,700

The monthly rents are determined by the U.S. Department of Housing and Urban Development and the California Tax Credit Allocation Committee to ensure that the rents are affordable to the lower-income residents. The following table shows the maximum rents charged to households earning 30% to 60% of the area median income.

<b>Type</b>	<b>Monthly rent</b>
Studio apartment	\$548 - \$1,096
1-bedroom apartment	\$587 - \$1,174
2-bedroom apartment	\$704 - \$1,408

## E. Population and Leasing Preferences

Parrott Street Apartments is expected to attract a mix of people who have incomes in the 30% to 60% AMI range. At other Eden Housing properties, this typically includes lower-income people in the workforce such as restaurant employees, Uber/Lyft drivers, and social workers, veterans and people with disabilities on fixed incomes, and seniors. We also hope to attract lower-income workers who work in San Leandro's growing technology industry, including employees at the growing San Leandro Tech Campus across the street.

We will also provide a leasing preference for any current residents of the existing four-plex on site. We met a few of the current residents at one of our community meetings, and plan to engage with them much further as the project plans progress. When construction begins, these four households will need to relocate, and we will work closely with them to facilitate their relocation and to better understand their interest and income qualification to return to Parrott Street Apartments once construction is complete. For these households, we would provide a leasing preference so that their application automatically jumps to the first in line of the application pool. Since affordable housing is in such high demand, this leasing preference ensures that these households get the first opportunity to lease a unit at this development if they are interested.



## **F. Financing**

The estimated total cost for the development is \$33 million. The primary funding source for this project is low income housing tax credits. Additional sources of financing Eden Housing will apply for include the Alameda County A1 Bond program, HOME program, City affordable housing funds, Affordable Housing and Sustainable Communities program, Federal Home Loan Bank Affordable Housing Program, and Veterans Housing and Homelessness Prevention program. Many of the financing sources listed above are made available through the state and local governments, which are prioritizing transit-oriented developments due to the benefits that TOD projects have on the built environment, environmental sustainability, and quality of life for their residents. As such, this project is inherently very competitive to win funding from these various sources due to its location in a transit-rich downtown area.

## 4. Zoning and Development Standards

### A. General Plan and Zoning Code

Parrott Street Apartments will be developed on an infill and underutilized site in the Downtown area – one of the three areas selected for strategic growth in the 2035 General Plan. The General Plan envisions new development in this area to be urban in character and designed to make walking, bicycling, and public transit the most convenient means of travel. This area is also defined by the City as a “Priority Development Area” – a term used by regional agencies to identify locations where growth can occur without relying solely on automobiles for daily trips.<sup>1</sup>

Parrott Street Apartments seeks to help fulfil this vision through key components of its design. More and smaller units were designed into the building to best take advantage of this valuable location near transit and neighborhood amenities. There is a dedicated bike room in the building to encourage bicycle use as part of the urban lifestyle we are promoting at this development. Lower-income residents also typically take public transportation more often than their higher-income counterparts, and as such, this site is particularly well suited for affordable housing.

This location is also identified as a Housing Opportunity Site in the Housing Element section of the General Plan. Classified as a site suitable for high density development, this site was documented as an “excellent site across from BART Station. Current zoning requires housing.”<sup>2</sup> As noted in the General Plan, housing is a key component of development in the areas near the San Leandro BART station areas, and Parrott Street Apartments will help realize the vision for a built environment in which residents are able to walk from their homes to restaurants, services, entertainment, shopping, and workplaces.

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<sup>1</sup> San Leandro 2035 General Plan, Land Use Chapter, p. 3-4.

<sup>2</sup> San Leandro Housing Element, p. A-3.

The development was designed to meet the guidelines of the San Leandro Zoning Code, as outlined in the table below. We note that the density and parking ratio meet the parameters allowed through the city's and state's density bonus and incentives codes rather than the baselines in the San Leandro Zoning Code, described further in **Section 4(B): Density Bonus** and **Section 4(C): Parking**.

	<b>Zoning code</b>	<b>This project</b>
<b>Zoning / Land use</b>	DA-4; Multifamily	Multifamily
<b>Density</b>	100 units/acre maximum base density, plus 35% residential density bonus. Equivalent to 135 units/acre	135 units/acre
<b>Height</b>	60' maximum	60'
<b>Building setbacks</b>	0' minimum	0'
<b>Lot coverage</b>	100% maximum	88%
<b>Parking ratio</b>	1 space per unit minimum base ratio; the state's density bonus code supersedes for affordable housing and reduces this ratio to 0.5 spaces per unit maximum	0.5 space per unit

## B. Density Bonus

Parrott Street Apartments includes 62 units, which is the maximum number of units that the residential density bonus code allows on this 20,021 s.f. site. To facilitate the development of affordable housing and implementation of the City's Housing Element, Article 31 of the San Leandro Zoning Code<sup>3</sup> provides a residential density bonus for housing for very low, low, and moderate income households. Parrott Street Apartments will be restricted to very low and low income households, which is defined in Article 31 as households whose income do not exceed 50% or 80% of the area median income.

*The City shall grant a Density Bonus, a Density Bonus and a Concession(s) or Incentive(s), or Equivalent Financial Incentives, as set forth in 6-3108 of this Article, to an applicant or developer of a Housing Development, who seeks and agrees to construct a Housing Development that will provide at least one of the following: At least 10 percent of the total units of the Housing Development as Target Units affordable to Low Income Households. For each 1 percent increment over 10 percent in the number of Target Units in the Housing Development affordable to Low Income Households, the amount of the Density Bonus as defined in Section 6-3102 shall be increased by 1.5 percent, up to a maximum of 35 percent (San Leandro Zoning Code, Article 31, Section 6-3104(A))*

<sup>3</sup> As well as California Government Code Section 65915

The density bonus calculation for Parrott Street Apartments is as follows:

**Site area:** 20,021 s.f. (or, 0.46 acres)

**Baseline density:** 100 units/acre

**Baseline units:** 0.46 acres \* 100 units/acre = 46 units

**Percent of low income units:** 61 units / 62 units = 98% (All units except for the manager's unit will be income restricted to low income or very low income households.)

**Additional density:** 35% (see table below)

Percent of Low Income Units	Density bonus		Percent of Low Income Units	Density bonus
10%	20%		17%	30.5%
11%	21.5%		18%	32%
12%	23%		19%	33.5%
13%	24.5%		20%	35%
14%	26%		<b>98%</b>	<b>35% (max)</b>
15%	27.5%			

**Additional units:** 35% \* 46 units = 16 units

**Total units:** 46 units + 16 units = 62 units

The zoning and density bonus codes aside, Eden Housing also believes this is an appropriate number of units for this site. Since the units are smaller, averaging 624 square feet per unit, these units fit comfortably within the massing and form dimensions prescribed by the zoning code for this site. Due to the "L" shape layout of the building, each unit has ample access to light and air throughout the day. 62 units is also within the sweet spot of affordable housing management, allowing for the property to afford a full time property manager and maintenance staff person, which benefits the residents and ensures effective management and maintenance of the property.

## C. Parking

Given the development's location in a transit- and amenity-rich neighborhood, a parking ratio of 0.5 auto space per unit will be sufficient to meet the residents' parking need. Additionally, the leasing will be restricted to the lower-income residents, who tend to have lower rates of car ownership. As such, Parrott Street Apartments includes 31 off-street covered parking spaces on the ground level to provide dedicated parking to the 62 apartments. Additionally, the development includes a secure bike room in the parking garage for residents' use.

Given the project's location across the street from the San Leandro BART station and within walking distance to grocery stores, restaurants, retail stores, banks, and the library, we are encouraging walking, bicycling, and public transit as the primary means of travel. We also note that the growing ubiquity of Uber, Lyft, Zipcar, and other car- and ride-sharing services are leading more households to live car-free.

For this parcel, the San Leandro Transit-Oriented Development Strategy recommends a maximum parking ratio of 1.5 parking space per unit, and the San Leandro Zoning Code lists a 1.0 parking space per unit

minimum. The 0.5 space per unit that this development is providing is as afforded by the state's density bonus law (California Government Code Section 65915), which lowers affordable housing developments near transit stations to reduce its parking ratio.<sup>4</sup> This law recognizes that residents of affordable housing in transit-rich areas are less likely to own cars and helps incentivize affordable housing development through reduced parking requirements, as described below.

*Notwithstanding paragraph (1), if a development consists solely of rental units, exclusive of a manager's unit or units, with an affordable housing cost to lower income families, as provided in Section 50052.5 of the Health and Safety Code, then, upon the request of the developer, a city, county, or city and county shall not impose a vehicular parking ratio, inclusive of handicapped and guest parking, that exceeds the following ratios:*

*(A) If the development is located within one-half mile of a major transit stop, as defined in subdivision (b) of Section 21155 of the Public Resources Code, and there is unobstructed access to the major transit stop from the development, the ratio shall not exceed 0.5 spaces per unit. (California Government Code Section 65915 (p)(3))*

Parrott Street Apartments meets the required conditions of the state's density bonus law for the parking ratio reduction, as follows:

- **Consists solely of rental units affordable to lower income families:** Yes
- **Distance to major transit stop:** 0.1 mile
- **Major transit stop:** San Leandro BART station
- **Unobstructed access to the transit stop from the development:** Yes
- **Parking ratio:** 0.5 space per unit

The zoning and state density bonus law aside, at other similar Eden Housing developments, we have found that the demand for parking is lower than 1.0 space/unit, and even lower in areas accessible to high quality public transit. Using comparables and after accounting for factors such as distance to transit, quality of transit, proximity to neighborhood services and amenities, and typical household size based on unit size, we have determined that 31 parking spaces at Parrott Street Apartments will meet the needs of our residents.

We also note that we will be applying for financing from the state's Affordable Housing and Sustainable Communities program, which if awarded, will provide all households with free transit passes.

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<sup>4</sup> This parking provision is relatively new. It was added on to the state's density bonus law when AB 744 was passed by the California State Legislature in 2015.

## 5. Community Benefits of the Project

In this excellent transit-rich location, Parrott Street Apartments is a high quality affordable housing development that will help bring to life the City's vision for the Downtown neighborhood. Community benefits of this project include:

- Parrott Street Apartments provides 62 units of affordable housing - a vital component of equitable and sustainable growth - and contributes to the diversity of housing available in the City.
- The development will be a green building with several sustainable energy and water features.
- The project's high quality design improves the pedestrian environment and experience at this location.
- High density development with a low parking ratio maximizes the use of the site.
- Multi-family development is located near the San Leandro BART Station, as planned for in the 2035 General Plan.
- The development is located in a Priority Development Area.
- The site is identified as a Housing Opportunity Site for high-density development in the Housing Element.
- The 62 units contribute toward meeting the City's Regional Housing Needs Allocation in the very-low income and low-income categories.
- Resident services programming connects residents to community resources.
- High quality property management by a local non-profit ensures that the building remains a prominent asset for the City for the years to come.