
Beam Development – Town Hall Square,
San Leandro

02.13.2023

HOUSING

1. *The City of San Leandro has an Inclusionary Zoning Ordinance (Article 30 of the Zoning Code) that requires 15% of residential units that are constructed be affordable to lower income households (with some exceptions). Below is a link to Article 30 of the Zoning code for your reference: https://library.qcode.us/lib/san_leandro_ca/pub/zoning_code/item/title_6-chapter_6_04.*

The Developer shall comply with City's Inclusionary Zoning Ordinance. Developer shall submit an Inclusionary Housing Plan (Section 6-3014.B., Article 30, Zoning Code) to the Community Development Director (as a separate document) to review for completeness at their earliest convenience and prior to planning approvals. A separate Inclusionary Housing Agreement (Section 6-3014.C), based on the completed Inclusionary Housing Plan, shall be approved by the Community Development Director prior to approval of a final map or building permit and will be recorded on title.

This ordinance is applicable to both rental and ownership developments. The requirement is generally the same for both types of construction. Income Limit Information (Note that these matrices are updated every year in spring/summer.) For rental housing, please use the 2021 Income Guidelines to know what the income limits are for renter households. Please provide, per Section 6.04.128(B), the Inclusionary Housing Plan. When you apply for your building permits is when the requirements are firmly established and documents finalized per Section 6.04.128(C)&(D), the Inclusionary Housing Agreement and recordation of regulatory documents.

6-3014.B. Responses

1. *The location, type of structure (attached, semi-attached, or detached), proposed tenure (for sale or rental), and size of the proposed Market-Rate Units, any commercial space and/or Inclusionary Units and the basis for calculating the number of Inclusionary Units*

Response: Please refer to Project Information sheet AP0.00 for type of structure. Refer to Unit Summary matrix on AP0.00 for size of proposed market rate units, and AP2.10 for location and unit type for inclusionary units. Refer to AP4 sheets for unit layouts. All units in this project are for rental. There is no commercial space proposed for this project.

2. *A site plan (and floor plan for multi-story developments) depicting the location of the Inclusionary Units*

Response: Refer to AP2.10 for floor plans depicting the location of the Inclusionary units.

3. *The income levels to which each Inclusionary Unit will be made affordable*

Response: All Inclusionary units will be Very Low Income level.

4. *The mechanisms that will be used to assure that the Inclusionary Units remain affordable for the desired term, such as resale and rental restrictions, deeds of trust, and rights of first refusal and other documents*

Response: A regulatory agreement will be recorded on the title of the property at the time of building permit

5. *For phased development, a phasing plan that provides for the timely development of the number of Inclusionary Units proportionate to each proposed phase of development as required by Section 6-3010*

Response: Not applicable, project is not a phased development.

6. *A description of any incentives as indicated in Section 6-3018 that are requested of City*

Response: No incentives are requested at this time.

7. *Any alternative means designated in Section 6-3016 proposed for the Development along with information necessary to support the findings required by the same Section for approval of such alternatives.*

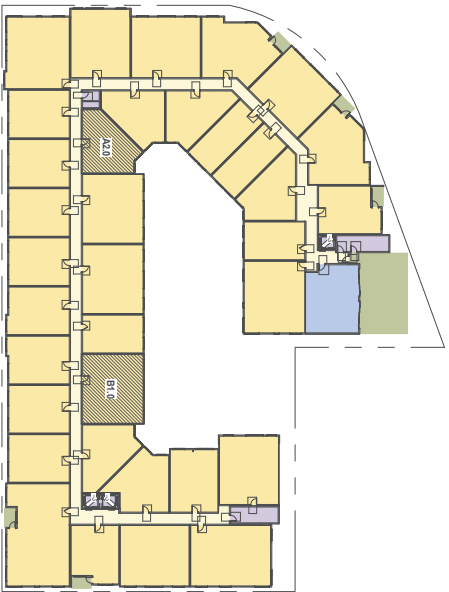
Response: Not applicable, no alternative means designated in Section 6-3016 are proposed for this project.

INCLUSIONARY HOUSING

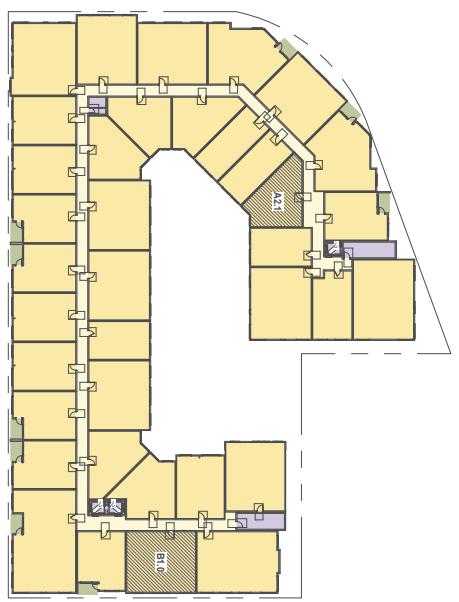
BASE UNIT DENSITY ALLOWED:	180 UNITS / 1.97 ACRES = 90 UNITS
UNIT PROVIDED DENSITY BONUS:	180 UNITS / 1.97 ACRES = 90.98 UNITS / ACRE
MARKET RATE UNITS PROVIDED:	82%
INCLUSIONARY UNITS PROVIDED:	19%
TOTAL NO. OF MARKET RATE UNITS:	162
TOTAL NO. OF INCLUSIONARY UNITS:	18
INCLUSIONARY UNIT RATIOS:	
STUDIO:	2 (9%)
1 BED:	7 (39%)
2 BED:	9 (50%)
TOTAL:	18 (9% OF 200)

INCLUSIONARY UNIT TYPES

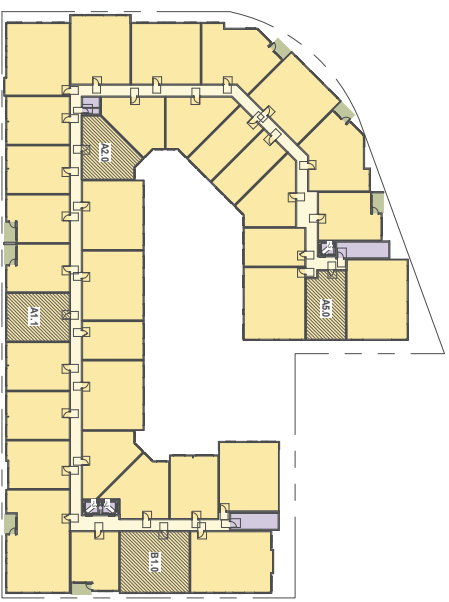
UNIT	AMOUNT PROVIDED
STU:	2
A11:	2
A2:	4
A4:	1
A5D:	1
B1D:	6
B2D:	2
TOTAL:	18



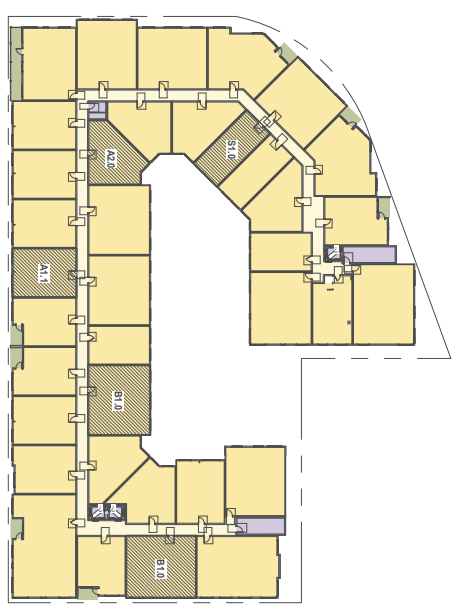
INCLUSIONARY HOUSING - FLOOR 7



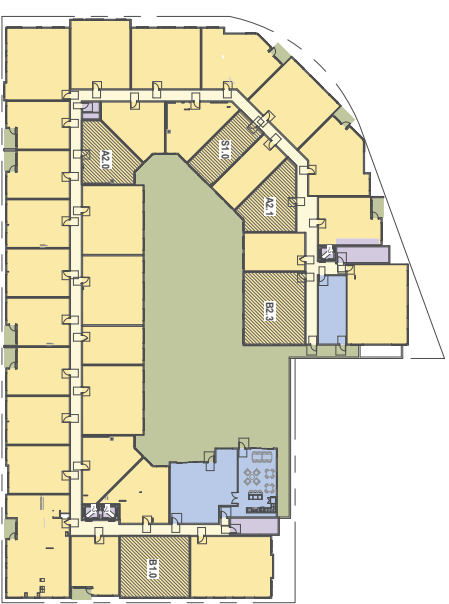
INCLUSIONARY HOUSING - FLOOR 6



INCLUSIONARY HOUSING - FLOOR 5



INCLUSIONARY HOUSING - FLOOR 4



INCLUSIONARY HOUSING - FLOOR 3



INCLUSIONARY HOUSING PLAN

1" = 30' - 0"

AP2.10

TOWN HALL SQUARE

DAVIS ST & E 14TH ST., SAN LEANDRO, CA

02/06/2023



All drawings are preliminary and subject to change without notice. All dimensions are approximate and subject to field verification. All dimensions are in feet and inches unless otherwise noted.