

**Alameda Landings Project
Affordable Housing Plan
September 16, 2019**

This Affordable Housing Plan is submitted pursuant to Alameda Municipal Code section 30-16.8. The Alameda Landings project proposes 357 units of single family detached and single family attached housing with 48 affordable units. Based on the city's Bonus Density Ordinance, Municipal Code Section 30-16.4(b), the projects affordable housing obligation is based on a 298-unit project (see attached Exhibit "A", the 20% density bonus is based on the project providing 5% of the total dwelling units for very low-income households. The project's affordable housing obligation is:

Affordable Designation	% of units required	Number of units required
Very Low-income	5%	15
Low-income	4%	12
Moderate-income	7%	21
Total	16%	48

A portion of the project's obligation is being provided for by the Alameda Landings-Stargell Commons affordable housing project that was constructed as part of the TRI Pointe Homes residential project. That project constructed 9 more affordable units than were required. The 9 credits are for 4 very low-income and 5 low-income units. The units credited to this project results in a net requirement for 39 affordable units (11 very low-income, 7 low-income and 21 moderate-income).

The project is providing the affordable housing units as follows; 14 of the Landing units, 8 Compass units and 17 of the Lookout units to satisfy the affordable housing requirement. Exhibit "B-1" and "B-2" identifies the location of each housing unit number. A summary of the proposed affordable units by product and plan type is shown below:

Summary of Affordable Units

Product	Plan #	Bedrooms	Garage	Sq. Ft	# Units	Category
Landing	1	2	1	1240	2	Very Low-Income
Landing	2	2	2	1267	1	Very Low-Income
Landing	3	3	2	1367	1	Very Low-Income
Landing	4	3	2	1423	1	Very Low-Income
Lookout	1	1	1	962	2	Very Low-Income
Lookout	2	2	2	1074	1	Very Low-Income
Lookout	3	2	1	1020	2	Very Low-Income
Compass	1	2	2	1186	1	Very Low-Income
Landing	1	2	1	1240	1	Low-Income
Landing	2	2	2	1267	1	Low-Income
Landing	3	3	2	1367	1	Low-Income
Lookout	1	1	1	962	1	Low-Income
Lookout	2	2	2	1074	1	Low-Income
Lookout	3	2	1	1020	1	Low-Income
Compass	2	2	2	1260	1	Low-Income
Landing	1	2	1	1240	2	Moderate-Income
Landing	2	2	2	1267	1	Moderate-Income
Landing	3	3	2	1367	1	Moderate-Income
Landing	4	3	2	1423	2	Moderate-Income
Lookout	1	1	1	962	3	Moderate-Income
Lookout	2	2	2	1074	3	Moderate-Income
Lookout	3	2	1	1020	3	Moderate-Income
Compass	1	2	2	1186	3	Moderate-Income
Compass	2	2	2	1260	3	Moderate-Income
TOTAL					39	

As shown on the tables below which provide a summary of the affordable units by bedroom count, unit size and spread of the affordable units over a range of unit size, the project provides affordable units across a variety of the project's products and plans.

PROJECT vs AFFORDABLE SUMMARY BY BEDROOM

	Overall Project		Affordable Units	
Unit Type	Units	Percentage	Units	Percentage
1 Bed	40	11%	6	15%
2 Bed	209	59%	27	70%
3 Bed	78	22%	6	15%
4 Bed	30	8%	0	
Total	357	100%	39	100%

SUMMARY BY UNIT LIVABLE SPACE

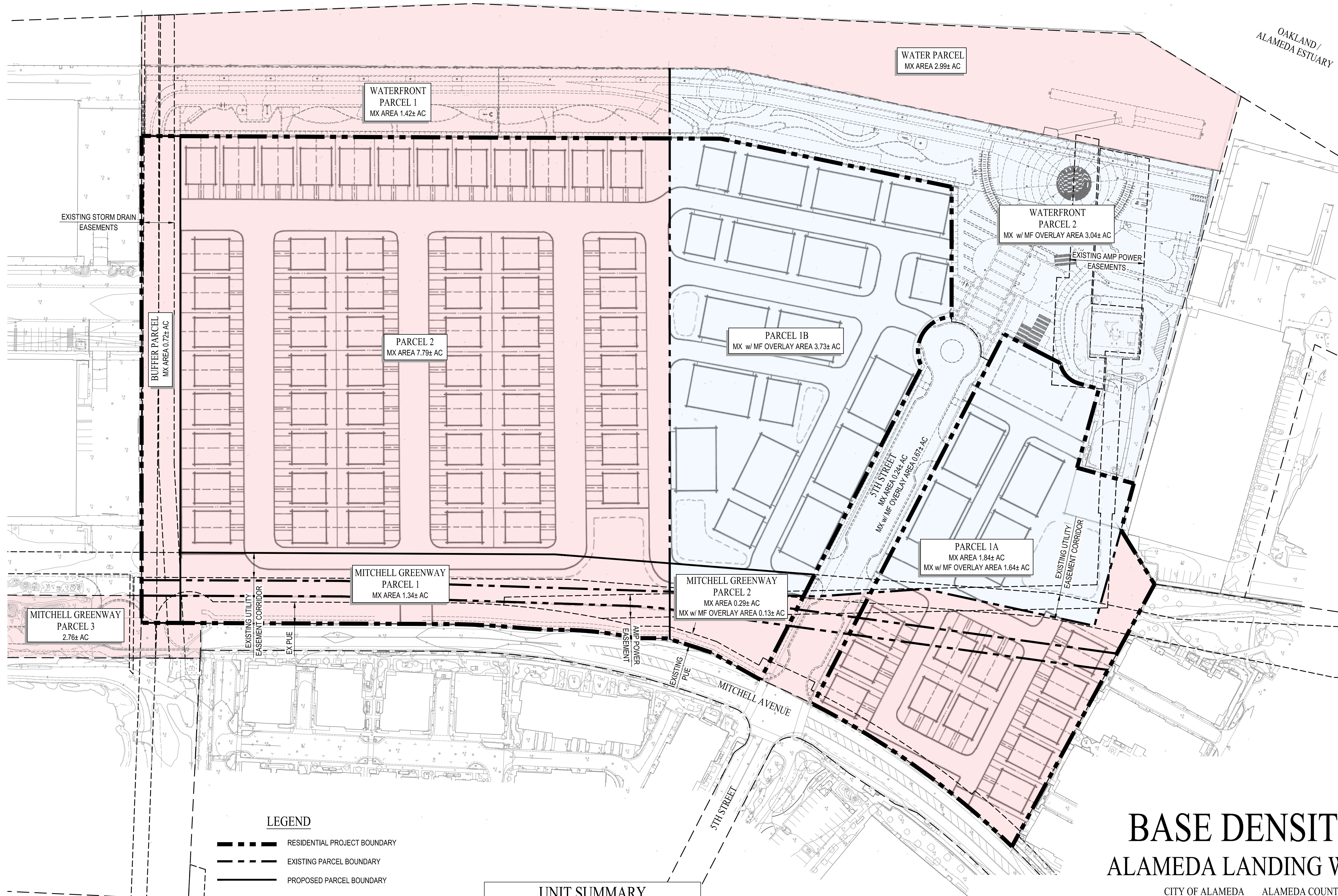
	Overall Project		Affordable Units	
Size (SF)	Units	Percentage		
900-1100	138	39%	17	43%
1100-1300	70	20%	16	41%
1300-1800	94	26%	6	16%
< 1800	55	15%	0	
Total	357	100%	39	100%

PROPOSED AFFORDABILITY LEVEL BY UNIT TYPE

Category	# Units	% of Base Plan	1 Bed plan	2 Bed Plan	3 Bed Plan
Very Low-income	11	5%	2	7	2
Low-Income	7	4%	1	5	1
Moderate-income	21	7%	3	15	3
Total	39	16%	6	27	6

The Affordable Housing Units will be constructed concurrently with the market rate units. As on Exhibit B-1, the proposed plan would provide 24 of the project's 39 affordable units in the first phase of the project and the remaining units in proportion to the market rate unit construction.

The project as proposed is consistent with all provisions of the Amended Master Plan for Bayport /Alameda Landings. The project is requesting waivers from development standards to enable the project to fit on the property. The project requires a waiver of AMC Section 30-53.2, prohibition on multifamily housing.



LEGEND

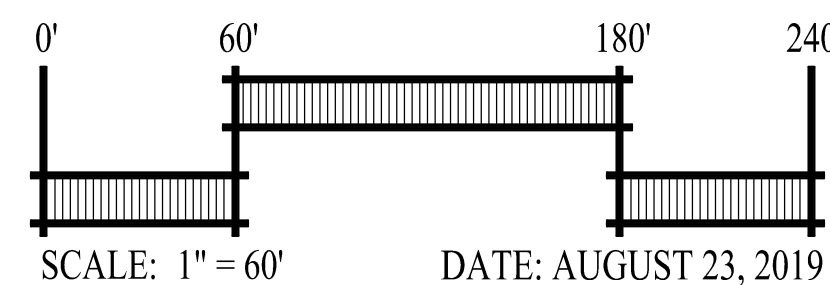
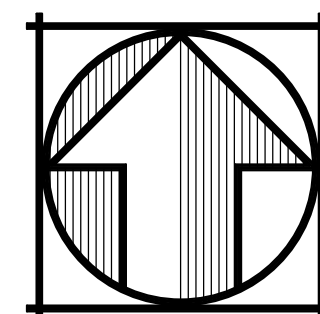
- RESIDENTIAL PROJECT BOUNDARY
- EXISTING PARCEL BOUNDARY
- PROPOSED PARCEL BOUNDARY
- EXISTING ADJACENT PARCEL BOUNDARY
- EXISTING UTILITY EASEMENTS
- MX ZONING DESIGNATION AREA
- MX WITH MF OVERLAY ZONING DESIGNATION AREA

UNIT SUMMARY

TYPE	NUMBER OF BUILDINGS	NUMBER OF UNITS
DUETS	71	142
TOWNHOUSE	22	156
TOTALS	93	298

BASE DENSITY PLAN
ALAMEDA LANDING WATERFRONT

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA



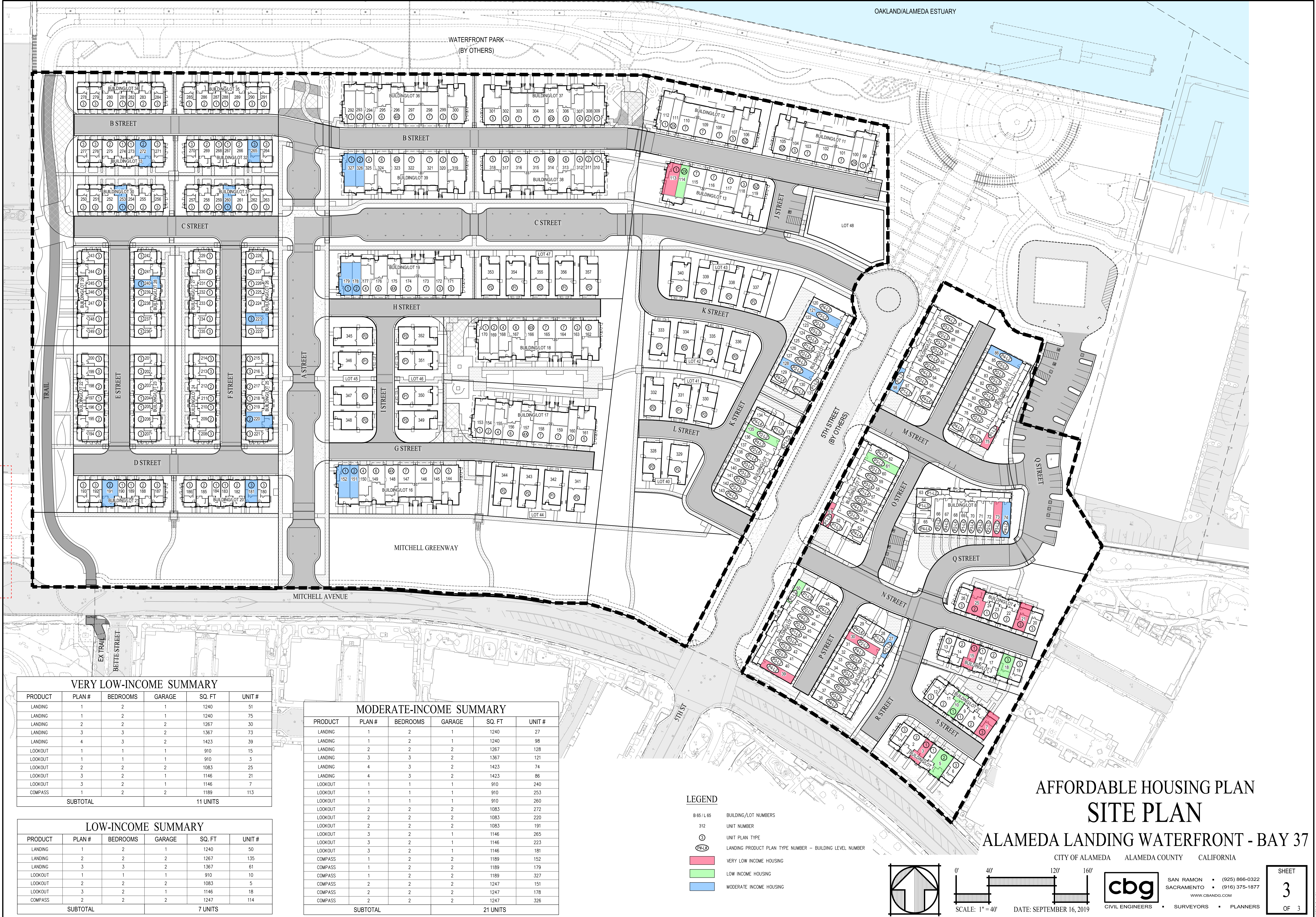
SCALE: 1" = 60'

DATE: AUGUST 23, 2019



CIVIL ENGINEERS SURVEYORS PLANNERS

SAN RAMON (925) 866-0322
SACRAMENTO (916) 375-1877
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VERY LOW-INCOME SUMMARY					
PRODUCT	PLAN #	BEDROOMS	GARAGE	SQ. FT	UNIT #
LANDING	1	2	1	1240	51
LANDING	1	2	1	1240	75
LANDING	2	2	2	1267	30
LANDING	3	3	2	1367	73
LANDING	4	3	2	1423	39
LOOKOUT	1	1	1	910	15
LOOKOUT	1	1	1	910	3
LOOKOUT	2	2	2	1083	25
LOOKOUT	3	2	1	1146	21
LOOKOUT	3	2	1	1146	7
COMPASS	1	2	2	1189	113
SUBTOTAL				11 UNITS	

LOW-INCOME SUMMARY					
PRODUCT	PLAN #	BEDROOMS	GARAGE	SQ. FT	UNIT #
LANDING	1	2	1	1240	50
LANDING	2	2	2	1267	135
LANDING	3	3	2	1367	61
LOOKOUT	1	1	1	910	10
LOOKOUT	2	2	2	1083	5
LOOKOUT	3	2	1	1146	18
COMPASS	2	2	2	1247	114
SUBTOTAL				7 UNITS	

MODERATE-INCOME SUMMARY					
PRODUCT	PLAN #	BEDROOMS	GARAGE	SQ. FT	UNIT #
LANDING	1	2	1	1240	27
LANDING	1	2	1	1240	98
LANDING	2	2	2	1267	128
LANDING	3	3	2	1367	121
LANDING	4	3	2	1423	74
LANDING	4	3	2	1423	86
LOOKOUT	1	1	1	910	240
LOOKOUT	1	1	1	910	253
LOOKOUT	1	1	1	910	260
LOOKOUT	2	2	2	1083	272
LOOKOUT	2	2	2	1083	220
LOOKOUT	2	2	2	1083	191
LOOKOUT	3	2	1	1146	265
LOOKOUT	3	2	1	1146	223
LOOKOUT	3	2	1	1146	181
COMPASS	1	2	2	1189	152
COMPASS	1	2	2	1189	179
COMPASS	1	2	2	1189	327
COMPASS	2	2	2	1247	151
COMPASS	2	2	2	1247	178
COMPASS	2	2	2	1247	326
SUBTOTAL				21 UNITS	

LEGEND

B 65 / L 65

312

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Ⓢ-L

BUILDING/LOT NUMBERS

UNIT NUMBER

UNIT PLAN TYPE

LANDING PRODUCT PLAN TYPE NUMBER - BUILDING LEVEL NUMBER

VERY LOW INCOME HOUSING

LOW INCOME HOUSING

MODERATE INCOME HOUSING

SCALE: 1" = 40'

DATE: SEPTEMBER 16, 2019

AFFORDABLE HOUSING PLAN

SITE PLAN

ALAMEDA LANDING WATERFRONT - BAY 37

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

CIVIL ENGINEERS SURVEYORS PLANNERS

SAN RAMON

SACRAMENTO

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