

Sara Connor Court

Hayward, California



Developer Eden Housing, Inc., Hayward, CA

Total Units 57

Description Sara Conner Court is an affordable family housing development designed to create a supportive family environment immediately adjacent to a busy four-lane boulevard. Its architecture compliments both the rolling hills of the nearby regional park and the surrounding neighborhoods. Sara Conner Court consists of four buildings around a large open space with a play area. The largest building facing Mission Boulevard has 30 two- and three-story townhomes on top of a concrete podium. The other three buildings are three-story, wood frame structures clad in stucco. The first floor of each building consists of adaptable one- and three-bedroom apartments and the upper floors are two- and three-bedroom, two-story townhomes. Each apartment has a private patio or deck. An office, community room and laundry facility are located near the main entrance. Parking is provided in 62 garage spaces and 35 surface spaces.

The development is safe, attractive, affordable, environmentally friendly and healthy. It includes 59,570 square feet of residential space and 2,175 square feet of community space that includes property management offices, a computer lab, community room, laundry room and maintenance room.

A Green Advantage The original site included a milk and juice processing plant, dry cleaner and gas station causing substandard soil. Eden Housing remediated the environmental problems and Sara Conner Court has become one of the first developments to be certified under a new regional green building rating system. Some of its green features include:

- Raised heel roof trusses offering both structural stability and room for more insulation
- All appliances are Energy Star® rated
- Water-efficient toilets, faucets and showerheads
- Natural linoleum flooring and low-emissions carpet
- Low-VOC interior paints, adhesives and sealants
- Shade trees and California native or drought-tolerant plants used in landscaping
- The playground surface was made with recycled content manufactured from old tires
- Jobsite waste was reduced, reused or recycled

The project was built to be 20 percent more energy efficient than required by California's Title 24-2001 building energy standards.



| Project Financing | |
|--|---------------------|
| City of Hayward HOME | \$4,500,000 |
| City of Hayward CDBG | \$286,273 |
| Redevelopment Agency of the City of Hayward | \$1,813,727 |
| Lenders for Community Development (bridge acq) | \$1,650,000 |
| Silicon Valley Bank (const.) | \$12,215,000 |
| Silicon Valley Bank (perm.) | \$2,565,000 |
| Enterprise Tax Credits | \$11,478,000 |
| Green Building in Alameda County Grant | \$40,000 |
| Bay-Friendly Landscaping Grant | \$15,000 |
| Enterprise Green Communities Grant | \$50,000 |
| Home Depot Foundation Affordable Housing Built Responsibly Grant | \$25,000 |
| Total | \$20,500,000 |

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Rent Reserved for households with incomes ranging from \$17,400 for one person, to \$61,620 for a seven-member family. Apartments range from \$581 to \$1,227 a month. The apartments are rented to households as follows: six each for families earning 30 and 40 percent AMI, 28 for those earning 50 percent AMI and 16 for those earning 60 percent AMI. There is an onsite property manager's apartment.

Amenities Sara Conner Court is within walking distance of the local elementary and middle schools, grocery store, a low-cost medical clinic, public parks and a bus line. AC Transit's Bus Route 99 stops directly in front of the property. Mexico Super, a full service grocery store, is located across the street. El Rancho Verde Park, Dry Creek Regional Park and the Tiburcio Vasquez Health Center are located within one-half to one mile. Site amenities include barbeque and picnic areas, a community room, a computer lab and a landscaped courtyard with seating and play areas.

Social Services Eden Housing is committed to offering our residents an enhanced living environment. They offer youth and adult programming to facilitate educational and economic advancement and promote a sense of community on the property. These services are coordinated by Eden's affiliate, Eden Housing Resident Services Inc. and provided onsite in the computer lab, community room and central courtyard. The comprehensive programs include after school and summer educational programs for children, financial literacy and homebuyer training, technology programming and a resident scholarship program.

Developers Founded in 1968, Eden Housing Inc. has a mission to build and maintain high-quality, well-managed, service-enhanced affordable housing communities that meet the needs of lower-income families, seniors, the formerly homeless, first-time homeowners and persons with disabilities.

Architects Pyatok Architects, Oakland, Calif.

General Contractor Segue Construction, Point Richmond, Calif.

Landscape Architect Rich Seyfarth, Berkeley, Calif.

Landscape Construction Land Gro, San Jose, Calif.



Enterprise is a leading provider of the development capital and expertise it takes to create decent, affordable homes and rebuild communities. For more than 25 years, Enterprise has pioneered neighborhood solutions through public-private partnerships with financial institutions, governments, community organizations and others that share our vision. Enterprise has raised and invested \$9 billion in equity, grants and loans and is currently investing in communities at a rate of \$1 billion a year. Visit www.enterprisecommunity.org and www.enterprisecommunity.com to learn more about Enterprise's efforts to build communities and opportunity, and to meet some of the half a million people we have helped.

Through innovative new initiatives, Enterprise is providing the vision, the energy, and the resources to effect measurable change in the lives of low-income Americans. Green Communities™ is one such example of Enterprise's work. Enterprise and the Natural Resources Defense Council have joined together to transform the way communities think about, design, and build affordable housing. Green Communities will provide \$555 million of financing, equity, and grants to developers to build more than 8,500 rental and for-sale homes that promote health, conserve energy and natural resources, and enhance access to jobs, schools, and services.

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