

## South Hayward BART Project Summary

### Overview

Eden Housing is partnering with JMJ Development LLC (successor to Wittek Development LLC and Montana Properties, Inc. (Wittek & Montana)) to develop a mixed income community near the South Hayward BART station. Eden Housing will develop 151 units of affordable housing for families and seniors two buildings, and JMJ Development will construct 206 market rate rental units and the associated infrastructure for the entire master-planned development – including a new public park directly adjacent to the sites. Once it is complete, this development will transform the core of the South Hayward community, creating a vibrant high quality living environment for residents adjacent to the BART station and offering neighborhood amenities that currently do not exist.

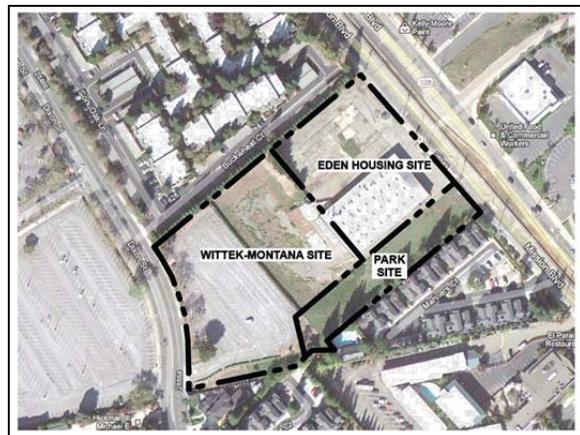


Master Development Site Plan – South Hayward BART Station  
Across Dixon Street, as shown above

### Affordable Family & Senior Housing

The family development will include 87 one, two and three bedroom units. These units will be targeted to households earning between 20% and 50% of Alameda County Area Median Income, as adjusted for family size. Rents would range from approximately \$256 to \$1,215 per month.

Adjacent to the family building are 64 affordable senior apartments including both one- and two-bedroom units. These units will be affordable to senior households earning between 30% and 50% of Alameda County Area Median Income. Rents would range from approximately \$525 to \$1,052 per month.



Existing Conditions

Both buildings will include amenities common to Eden's high quality projects – a community room, a computer learning center. Eden will also have its service coordination staff provide programming that helps build community and support the residents, including after school, summer, and technology programs for youth and financial management and homebuyer training for adults.

While the two buildings will have their own interior common space, they will each share the common outdoor podium courtyard – and the interior spaces will be sited in a way to create a natural flow between the two properties in the common outdoor space. The courtyard will include a tot lot, raised community gardens, and BBQs/tables.



Eden project site plan and courtyard between family and senior buildings.

### **Neighborhood Amenities & Transit Passes**

The site is located within walking distance of a wealth of amenities including parks, schools and transportation. First and foremost, residents will have convenient access to affordable public transportation at the BART station located just across Dixon Street. In addition to the BART system, AC transit operates a hub of bus lines at this station including Routes #99 Mission, #83 Clawiter, #86 Winton, #92 Southland, #210 Fremont, #77 Soto, and #91 Redwood that provide service to Hayward's industrial areas, Southland Mall, Union Landing Shopping Center, Cal State Hayward, Ohlone College, Chabot College, Hayward High School, and points between South Hayward BART and downtown Hayward, Castro Valley, Union City, and Fremont BART stations with 30 minute headways. All residents of the affordable project will receive annual AC Transit passes for free or at a highly discounted rate – less than \$100 for the entire year.

### **Building Architecture & Unit Design**

Starting from Mission Boulevard and moving west towards the back of the site, the site slope towards Dixon Street. At this higher plane along Mission, the parking garage will be completely below grade. As the garage extends towards Dixon Street the grade slopes down and the garage begins to daylight and is fully day-lighted at far end of the garage

Community spaces and uses have been oriented along Mission Boulevard in order to activate the street and present a retail feel along this corridor.

All apartments will be "adaptable" and at least 5% will be "built-out." In addition, at least 2% of the units will be equipped to suit the needs of the hearing or visually impaired. All units will incorporate a kitchen pantry and linen closet to provide storage. Internet and cable TV access will also be available.



View of Eden buildings from Mission Blvd.  
Family building on the left and senior on the right.

### **Green / Sustainable Features**

The development will be GreenPoint Rated. The green / sustainable features will include a variety of strategies. These include: recycling of demolition and construction waste, as well as planning for on-going recycling of trash from the Residents; interior material selection which includes recyclable materials and those which improve indoor air quality. The exterior envelope will focus on providing shading for windows to minimize heat gain, as well as providing a well-insulated building with thicker walls and roof insulation. The Residential development will have central boilers for efficient water heating. This will provide the opportunity to pre-plumb and wire for pre-heating through solar hot water panels. The common electric meter will be pre-wired and planned for photo-voltaic panels so that they can be incorporated if the budget or additional funding is provided. Many other green/sustainable features will be defined and assured during the design and funding processes.

### **Financing**

The two buildings will be developed under the same ownership and financing structure. The development will utilize the following sources: 4% Tax Credits, Tax-Exempt Bonds, Proposition 1C financing from the State of California's Infill and Transit-Oriented-Development Programs, City of Hayward Housing Authority Funds, NSP2 Program Funding under the consortium with the City and Alameda County, Federal Home Loan Bank Affordable Housing Program funds, and an MHSA capital grant and operating subsidy.

## **Development Team:**

Eden Housing, Inc.: Created in 1968, Eden Housing stands out as one of the most productive and successful nonprofit affordable housing developers in California. Eden has developed 6,670 residential units in 90 developments and 69,100 square feet of commercial space in cities throughout the Bay Area. Eden was recently recognized by Affordable Housing Finance Magazine as one of the Top 50 Affordable Housing Owners in the country. Eden Housing is a fully integrated non-profit development corporation with two subsidiary companies – Eden Housing Management, Inc. (EHMI), Eden’s property management company, and Eden Housing Resident Services, Inc. (EHRSI), which provides services to its senior and family apartment complexes.

### JMJ Development LLC (consisting of Wittek Development and the Montana Property Group):

Wittek Development: Wittek Development specializes in identifying opportunities in real estate where hidden value can be realized through creative investment, repositioning, enhanced architecture, marketing and property management. Kurt Wittek, CEO Wittek Development, has over 26 years of experience in the acquisition, development and repurposing of office, flex, residential, industrial and hotel properties including more than three million square feet of commercial space and hundreds of residential units. He has a proven track record in the pioneering revitalization of underserved markets. Kurt holds a BS in Business Management from Cornell University.

Montana Property Group: Led by Joseph Montana, Montana Property Group is responsible for negotiating and structuring initial property acquisitions, determining optimal capital structures, assisting with zoning and project approvals, entitlements, and tenant relations and relocations. Mr. Montana was a Managing Member of HRJ Capital where he was instrumental in raising over \$700 million of investment capital. Mr. Montana is also Vice Chairman of Modern Bank, a leading private bank that serves the needs of high net worth clients. One of the greatest quarterbacks in NFL history, Mr. Montana enjoyed an illustrious 17-year career with the San Francisco 49ers and Kansas City Chiefs. Twice named the NFL's Most Valuable Player, he led the 49ers to four Super Bowl wins and was elected to the pro Football Hall of Fame in 2000. Mr. Montana was also inducted into the California Hall of Fame in 2013. He holds a bachelor’s degree in Business Administration and Marketing from the University of Notre Dame.