

# Sara Conner Court Apartment

Affordable Housing



Site Plan with Gound Floor Plan



Upper Left: Building fronting Mission Boulevard  
Below Left: Entrance of 2-Story Townhouse above  
Right: Entrance of Flat Units

A-A Rendered Section



## Project Data

### Description

Sara Conner Court is a 57-unit, affordable family housing development in Hayward, California designed by Pyatok Architects. The project was completed by Aug.2006. The architect's goal was to create not only safe, attractive and affordable units, but also environmentally, friendly and healthy apartments.

### Building Types

The project includes 2- story and 3-story townhouse-style units above a concrete podium parking structure, and 3-story wood-frame apartments.

### Total SQ.FT

The total sq.ft is 53,941 sq. ft units; 1,761 sq. ft. community area with community room, kitchen, computer lab, laundry room and management offices.

## Sustainability

The project was designed to be at least 15% more energy efficient than required by California's Title 24--2001 building energy standards. The apartments have no air conditioning; instead, they were designed for good natural ventilation and operable windows at the front and back of each unit to provide cross breezes. The courtyard and breezeways ensure that each unit gets enough daylight and fresh air. The parking space is open so that car exhaust is flushed out with fresh air rather than using energy-consuming exhaust fans.

The apartments' efficient gas-fueled hydronic heating systems allow the water heater to do double duty, providing hot water to the faucets as well as heating the apartment. Each apartment has its own gas meter, which costs more to install than a central meter but provides an incentive for the residents to keep their own energy use—and related greenhouse gas emissions—in check. All heating ducts were fully sealed to improve the efficiency of the heating system and protect indoor air quality.

## Context+Community

The site is located within walking distance of the local elementary and middle schools, grocery shopping, a low-cost medical clinic, and public parks including El Rancho Verde and Garin Regional Parks.

Sara Conner Court's families will have convenient access to affordable public transportation on Mission Boulevard where AC Transit's 99 bus line provides service to Hayward, South Hayward, and Union City BART stations as well as James Logan High School, Fairway Park Shopping Center, and downtown Hayward.

## Organization

Sara Conner Court consists of four buildings. The four buildings are arranged around an 8,500-square-foot central courtyard with areas for playing, relaxing, barbecuing and picnicking. Five other smaller courtyards provide an additional 3,350 square feet of community spaces. The building fronting Mission Boulevard is comprised of thirty two- story and three-story, wood-frame townhouse-style units atop a concrete podium; under the podium is a 58-car parking garage. The other three buildings are three-story, wood-frame. The first floor of each of these buildings consists of one- and three-bedroom flats, adaptable for people with disabilities, and the upper floors are two-story townhouse-style apartments (two- and three-bedroom). Each apartment has private open space, either a patio or a deck. Amenities for the residents include a community room and computer learning lab, laundry facilities, play areas and tot-lots, barbecue and picnic areas, and energy-efficient appliances.

## Materials+Assemblies

The architectural style of Sara Conner Court is a contemporary craftsman style, with different building heights, stucco exterior walls, and pitched roofs. The upper level of each structure features lighter-colored stucco than the lower ones, with vertical wood beams spaced at regular intervals. The architect's intention was to create a clear attic story, congruity among the buildings, and a human scale for the project.

## Affordability Targets

30% of median income.....	6 units
40% of median income.....	6 units
50% of median income.....	28 units
60% of median income .....	16 units
Onsite property manager .....	1 unit

## Financing

Site Acquisition Costs	
Land .....	\$1,900,000
Subtotal.....	\$2,600,000
Development Costs	
Soft costs .....	\$3,700,000
Hard costs (remediation & construction) .....	\$12,700,000
Furnishings.....	\$65,000
Developer fee.....	\$1,400,000
Total Budget .....	\$20,500,000