



CENTRAL COMMONS

A new 30-home community in Fremont

FREMONT'S HOUSING CHALLENGE

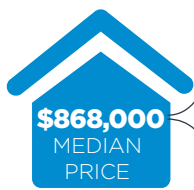
population growth

Fremont's already-stressed housing market sits squarely in the middle of a Bay Area whose population is expected to grow by two million by 2035. While Fremont stands to benefit from growing job opportunities, the increased demand ensures rising housing costs and shortages in available housing. The city will need an additional 2,640 affordable homes for low- and very-low income households in the next decade alone.

rising costs

As housing costs soar at a rate that far outstrips income growth, no one feels it more acutely than the city's low- and very low-income families (below 80% of the area median income.) These residents are often our teachers, first responders, nurses, and childcare providers — the lifeblood of our local economy.

HOUSING COSTS



TYPICAL BUYER



\$146,057

Income needed to purchase median priced home (140% of AMI)

HABITAT FAMILY



\$71,600

Income of a typical Habitat household of four (80% of AMI or less)

HOUSEHOLD INCOME

HOUSING COST BURDEN



35% of income would be spent on a median-priced home



71% of income would be spent on a median-priced home

the result

Increased demand on an already tight housing market inflates costs and, in Fremont, where households are often larger and more likely to consist of multiple generations, the effects are even greater:

- PUSHES MORE FAMILIES INTO OVERCROWDED AND SUBSTANDARD HOUSING
- FORCES FAMILIES TO SPEND MAJORITY OF INCOME ON HOUSING
- REPEATEDLY UPROOTS FAMILIES THROUGH RENT INSTABILITY

ABOUT FREMONT

Fremont is one of our nation's most ethnically and culturally diverse cities, with large populations of Afghanis, Indians, Chinese, and Filipinos. With 220,000 residents, it's also the fourth largest city in the Bay Area and growing and its residents benefit from strong employment, education, access, and a vibrant local culture. Its central location ties it closely to both the East Bay and Silicon Valley, making it a hub for technology and advanced manufacturing industries. The city is proud that a large majority of the Fremont workforce are also residents.

Fremont, like all of the Bay Area, is locked in a housing crisis. A growing population and stagnant housing supply have resulted in skyrocketing costs that fewer and fewer families can afford.



CENTRAL COMMONS

part of the solution

Central Commons, a 30-home, mixed-income development with 2- to 4-bedroom condos, will transform a vacant lot into a beautiful, thriving neighborhood in the heart of Fremont. True to its name, it is centrally located with access to BART, I-880, and I-680, connecting residents to work and play. The development will be cushioned from Central Avenue with dedicated landscaping and is dotted with well-lit pedestrian walkways, open spaces, community areas, and auto courts.

environmental sustainability

Central Commons will be packed with features to enhance energy efficiency, save homeowners money, and protect residents' health. Our "whole systems" approach to green building includes landscaping, construction materials and methods, water conservation, and maximization of natural light. These homes will be certified as sustainable through Build it Green's GreenPoint Rated program.

strength, stability, and self-reliance

Most importantly, Central Commons will offer 30 families earning limited incomes (50-80% AMI) the chance to write the next chapter of their lives. When our homeowners move in, it's more than a roof over their heads. They are also opening the door to their future, with greater stability, security, and a strong, prosperous future. For many families, this home — with an affordable, unchanging mortgage — means they can be rooted in a community instead of moving to escape rising rents. It means a parent's peace of mind, a child's quiet place to study, a family's stake in their community.



CENTRALLY LOCATED



NEIGHBORHOOD BEAUTIFICATION



GREEN BUILDING



CENTRAL COMMONS

features

URBAN DESIGN FEATURES

- 1 IN-FILL DEVELOPMENT**
Transforming a vacant lot in an existing neighborhood into a vibrant community
- 2 TRANSIT-ORIENTED**
Walking distance from a bus stop, near I-880, and 2.5 miles from BART
- 3 HIGH-DENSITY** design is a combination of two-, three-, and four-bedroom homes grouped into eight buildings
- 4 PRIVATE OUTDOOR SPACE**
Each home will include a private patio or deck.
- 5 ATTRACTIVE LANDSCAPING**
Trellises, mature trees, and planter boxes
- 6 NEIGHBORHOOD CHARACTER**
Designed to blend color palette and style with the existing character and scale of the surrounding residential homes.

GREEN FEATURES

- 7 SOLAR PANELS** photovoltaic solar panels to produce energy to power each home, reducing costs for homeowners
- 8 OPTIMAL VALUE ENGINEERING**
Advanced framing including 24" on center to reduce lumber
- 9 DURABLE SIDING**
Cement Fiberboard siding made from recycled materials

- 10 PERMEABLE PAVING** filters rainwater back into the water table instead of storm drains

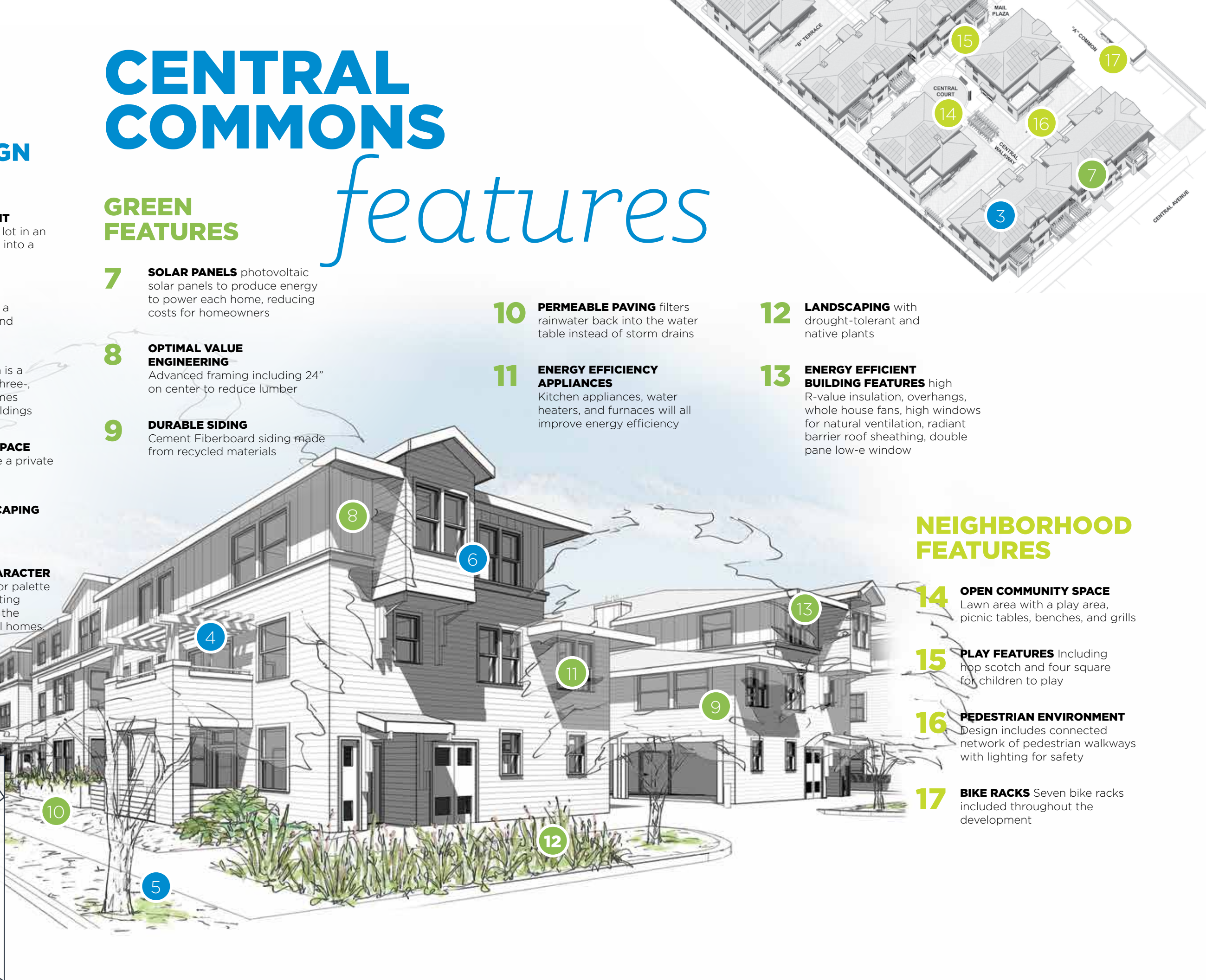
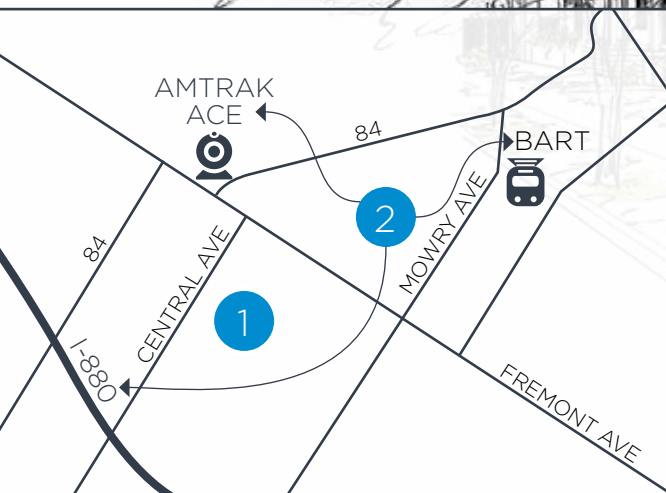
- 11 ENERGY EFFICIENT APPLIANCES**
Kitchen appliances, water heaters, and furnaces will all improve energy efficiency

- 12 LANDSCAPING** with drought-tolerant and native plants

- 13 ENERGY EFFICIENT BUILDING FEATURES** high R-value insulation, overhangs, whole house fans, high windows for natural ventilation, radiant barrier roof sheathing, double pane low-e window

NEIGHBORHOOD FEATURES

- 14 OPEN COMMUNITY SPACE**
Lawn area with a play area, picnic tables, benches, and grills
- 15 PLAY FEATURES** Including hop scotch and four square for children to play
- 16 PEDESTRIAN ENVIRONMENT**
Design includes connected network of pedestrian walkways with lighting for safety
- 17 BIKE RACKS** Seven bike racks included throughout the development





When you invest in a home, you invest in the future.
The future of the homeowner and generations to come.
And the future of a neighborhood and a community.

TANGIBLE ADVANTAGES

Homeownership positively impacts both families and communities. Families gain the chance to break the cycle of poverty and build a legacy of health, happiness, and prosperity for generations to come. Plus every dollar invested in Habitat East Bay/Silicon Valley results in twenty dollars of economic activity and growth that ripples out through the community.

social impact



87%

of Habitat kids graduate high school, compared to the national low-income average of 76%
60% pursue higher education



93%

reduction in health problems



100%

increase in households with \$10,000+ savings

A safe, decent, affordable home is like a vaccine.
It literally prevents disease.

DR. MEGAN SANDEL Boston University School of Medicine

economic impact



\$897M

HEBSV's total economic impact



5,465

jobs created



20x

every donor dollar is leveraged into twenty dollars of economic activity

meet the
DAE FAMILY

The spirit of a community coming together gives families the power to change the course of their lives. No one knows this better than Sonnie Dae, who purchased a home through Habitat in 2008. Her 4-bedroom home on Edes Avenue is a far cry from the homeless shelter they lived in while Sonnie worked her way through community college and the family received public assistance.



Sonnie was a first-year teacher in Oakland, raising her four children and niece, when she became a Habitat homeowner. With skyrocketing rent replaced by a stable, affordable mortgage, she put her savings toward her future by earning her master's in education. Now, Sonnie's disposable income can support her children's education and activities.



A lot of what children achieve depends on your ability to support them. So when they want to run with something, you give it to them. This house being affordable made that possible.

Sonnie has always been devoted to community and service. She connects families

in need to local resources, empowers others in her work as an educator, and dedicated two years as an AmeriCorps member serving her community. Her constant reminder to her family: "Remember to serve others and make a difference in the world by how we live our daily lives."

Stories like Sonnie's make it clear why a Habitat house is more than its walls and windows. Sonnie expressed her gratitude to donors, volunteers, and staff "for watering my mustard seed." When you help us build a home, you are investing not in a home but in its homeowner, in a powerful agent of positive change for the future of a family and a community.

HOW YOU CAN HELP

Each Habitat home represents the investment, heart, and sweat of our future homeowners, the generous support of our donors, and the hard work of our volunteers.

a gift that pays dividends

Every dollar invested and hour volunteered will help 30 families at Central Commons achieve the life changing dream of homeownership and give them the power to chart a vibrant course for their future. To achieve this, we'll need:

\$6.2M
in donations



72,000
volunteer hours



We envision a world where everyone has a decent place to live.

YOU CAN
MAKE A
DIFFERENCE.



We believe that everyone deserves a decent place to live. We create opportunities for families to transform their lives, gaining the strength, stability, and self-reliance they need to build a better future. Working together as a community, we build homes with affordable mortgages, repair and rehabilitate existing homes, counsel first-time homebuyers, and revitalize neighborhoods in Alameda, Contra Costa, and Santa Clara counties.

OUR INNOVATIVE MODEL We create, preserve, and expand access to affordable ownership housing, building partnerships with families who contribute sweat equity, volunteers who give their time, and donors who contribute financially. We reinvest mortgage payments and leverage donor dollars to maximize funding for our programs. Families gain economic stability, safety, and a foundation upon which to build a brighter future for themselves, their children, and generations to come.



★★★★
CHARITY NAVIGATOR
Four Star Charity

FISCAL RESPONSIBILITY

At Habitat East Bay/Silicon Valley, we take pride in using donor dollars wisely. We steward contributions efficiently and effectively, invest the vast majority of donor dollars into our housing programs, and allocate only a small percentage of funds to overhead expenses. We're proud to have earned the 4-Star rating by Charity Navigator, its highest donor rating.



Affiliate of Distinction 2013-2019

In recognition of our programmatic strengths, financial stewardship, and community service, Habitat for Humanity East Bay/Silicon Valley is proud to be an "Affiliate of Distinction" awarded by Habitat for Humanity International for the third consecutive term. Habitat East Bay/Silicon Valley has been recognized since the inaugural term in 2013.

EAST BAY 2619 Broadway, Oakland, CA 94612
SILICON VALLEY 513 Valley Way, Milpitas, CA 95035
HabitatEBSV.org 866.450.4432 @HabitatEBSV

