

DAVIDON HOMES

805 Atherton Ave. Affordable Housing Plan

The proposed project is comprised of 45 single family detached homes and provides for 8 on-site affordable for-sale units to households at Low, Moderate and Middle Income levels as required in the County's Municipal Code.

Affordable Housing Calculation

The proposed 45-unit residential subdivision is processed pursuant to California State Density Bonus Law (Government Code Section 65915) and is consistent with Marin County's inclusionary housing objectives and affordable housing policies. The project has been designed to provide a meaningful affordable housing component while facilitating additional homeownership opportunities consistent with both State housing policy and County housing goals.

The project site's underlying zoning and General Plan designation permit a base project density of 37 market-rate units. The Applicant is requesting a density bonus sufficient to allow a total project yield of 45 units, representing approximately a 21.6% increase above the otherwise allowable base density.

Pursuant to Government Code Section 65915, a for-sale housing development is eligible for a density bonus when a specified percentage of the project's base units are restricted for sale to moderate-income households. Under State Density Bonus Law, a for-sale project providing at least 10% moderate-income affordable ownership units is entitled to a 20% density bonus, while a project providing 11% moderate-income affordable units is entitled to a 25% density bonus, which exceeds the amount necessary to achieve the proposed 45-unit project density.

Applying the State Density Bonus affordability calculation to the project's allowable 37-unit base density results in the following:

$$37 \times 0.10 = 3.7$$

Accordingly, the minimum number of affordable ownership units required to support the requested density bonus is four (4) moderate-income affordable units.

Although only four affordable units are required under State Density Bonus Law to achieve the requested density increase, the Applicant is voluntarily proposing a total of eight (8) affordable ownership units within the project. The proposed affordable housing program therefore substantially exceeds the minimum State Density Bonus requirement necessary to achieve the requested project density.

The proposed eight affordable units represent approximately 17.8% of the total project:

$$\frac{8}{45} = 17.8\%$$

The Applicant further believes the proposed affordable housing program satisfies the intent and objectives of Marin County's inclusionary housing policies. Marin County's inclusionary housing ordinance seeks to promote the integration of affordable housing opportunities within market-rate residential developments and encourage the production of ownership housing affordable to a range of income levels. The project advances these objectives by incorporating affordable ownership units directly within the subdivision rather than relying exclusively upon fee alternatives or off-site production mechanisms.

The project's proposed affordable housing program is also consistent with the broader public policy objectives underlying both the Marin County Housing Element and California housing law, including:

- increasing the supply of ownership housing;
- promoting economically integrated neighborhoods;
- facilitating moderate-income homeownership opportunities;
- supporting housing production within developed communities; and
- reducing regulatory barriers that constrain residential development.

While Marin County's inclusionary housing ordinance establishes baseline inclusionary housing expectations for residential subdivisions, State Density Bonus Law independently establishes the affordability thresholds necessary to obtain density bonus entitlements. The State Density Bonus calculation is based upon the project's allowable base density rather than the post-density-bonus unit count. The proposed project complies with these statutory requirements and, through the provision of eight affordable units, provides an affordable housing contribution substantially greater than the minimum affordability threshold required under Government Code Section 65915.

In addition, the proposed affordable housing program substantially satisfies the County's inclusionary housing objectives by providing affordable ownership opportunities within the project at a percentage approaching the County's standard inclusionary housing target. The Applicant believes the proposed affordable housing mix appropriately balances the objectives of State housing law, local housing policy, site constraints, infrastructure limitations, and the economic realities associated with delivering ownership housing in Marin County.

The Applicant respectfully requests that the County evaluate the project's affordable housing obligations and density bonus entitlements in a manner consistent with California State Density Bonus Law, the Housing Accountability Act, and applicable State housing policies intended to encourage the production of both market-rate and affordable ownership housing. The Applicant believes the proposed affordable housing program appropriately balances Marin County's inclusionary housing objectives with the State's mandate to facilitate and incentivize additional housing production.

Construction Schedule & Phasing

Refer to Sheet of 1 of the attached Affordable Housing Plan for a tentative construction schedule and the phases of development. The construction schedule complies with Chapter 22.22.110, by construction the units concurrent with the primary project.

Income Restriction

The proposed affordable unit specifications include:

Number of Units Affordable to	Number of Units Affordable to	Number of Units Affordable	Total Number of BMR Units
Middle AMI (120% - 150%)	Moderate AMI (80% - 120%)	to Low Income (50-80% AMI)	
2	4	2	8

Applicant will work with the Marin Housing Authority on how the affordable units will be sold to income qualifying households.

Deed Restriction

Applicant will work with the Marin Housing Authority to deed restrict the affordable units in perpetuity.

Affordable Unit Cost

Applicant will work with the Marin Housing Authority to determine the cost of the affordable units.

Location of Affordable Housing Units

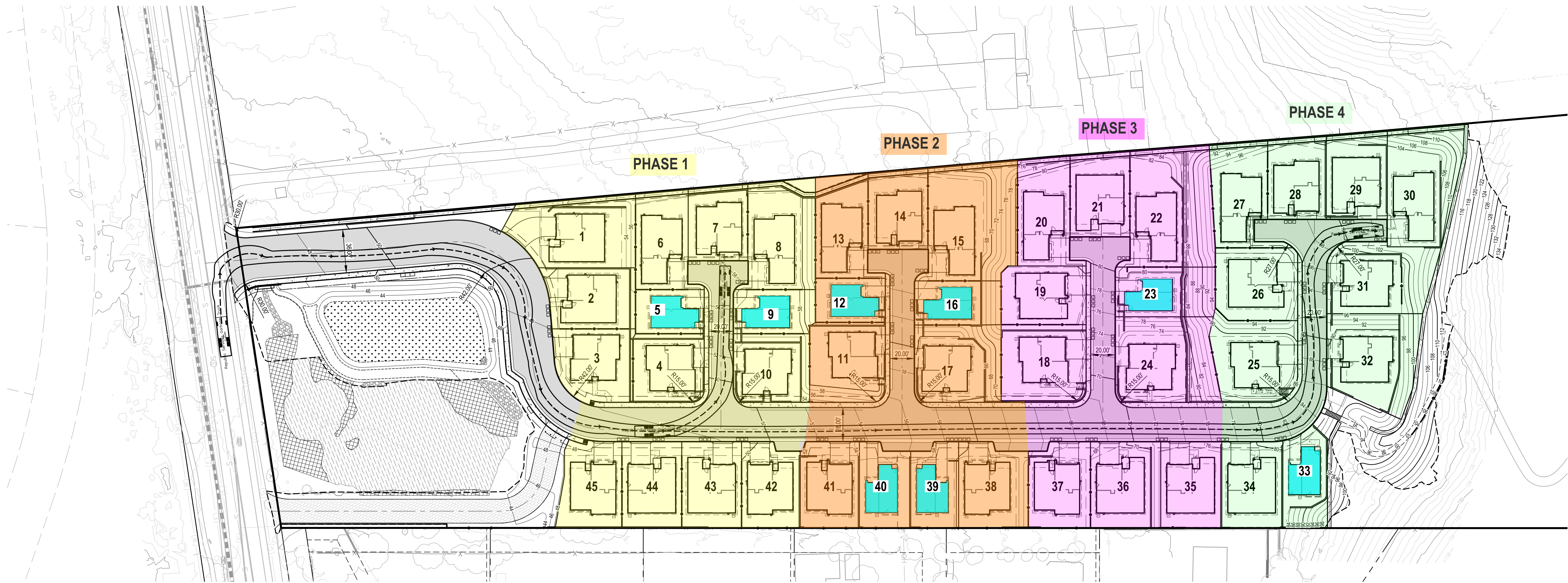
The affordable housing units are disbursed throughout the development in Compliance with Chapter 22.22.080. Applicant will determine the level affordability prior to approval of the Final Map. Refer to Sheet of 1 of the attached Affordable Housing Plan.

Design and Character of Affordable Housing Units

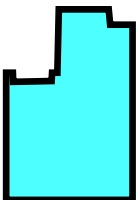
The affordable units are compatible with the appearance of the other units. Refer to the attached Affordable Housing Plan for the architecture of the affordable product..

Provisions for Income Certification and Screening Potential Purchasers

Applicant will work with the Marin Housing Authority to establish provisions for income certification and screening potential purchasers.



LEGEND

 Plan 5 - Below Market Rate Home

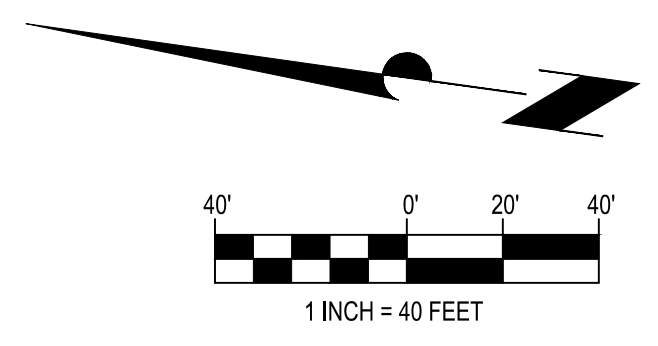
Number of Units: 8 units
Affordability Level: 2-Low, 4-Moderate, 2-Middle
Unit: SFD, two-story
Number of Bedrooms: 4 bedrooms
House Size: 1,459 sf
Elevation Styles: Farmhouse, Modern Prairie, Cottage

Construction Schedule

Phase 1:	2 units
Phase 2:	4 units
Phase 3:	1 unit
Phase 4:	1 unit
Total	8 units

Applicant will work with the Marin Housing Authority prior to Final Map to establish:

1. How the affordable units will be sold to income qualifying households
2. How affordable units will be deed restricted in perpetuity
3. What the sales prices will be for the units
4. Who applicant will work with or selected to provide such services
5. Which units will be deemed Low, Moderate and Middle.



PRELIMINARY

DAVIDON HOMES
805 ATHERTON AVENUE
 AFFORDABLE HOUSING PLAN
 MARIN COUNTY, CA
 May 26, 2026

QUALUS

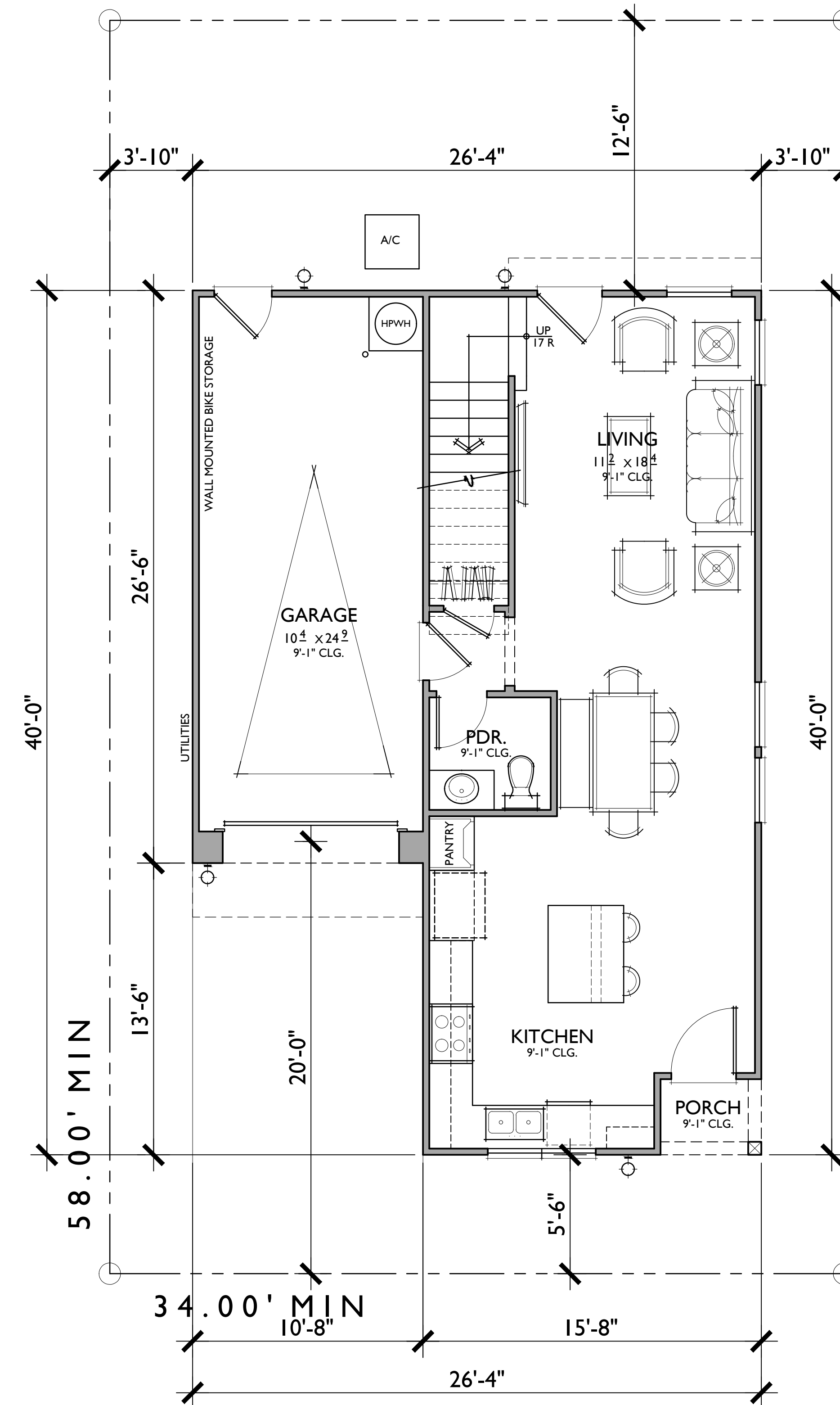
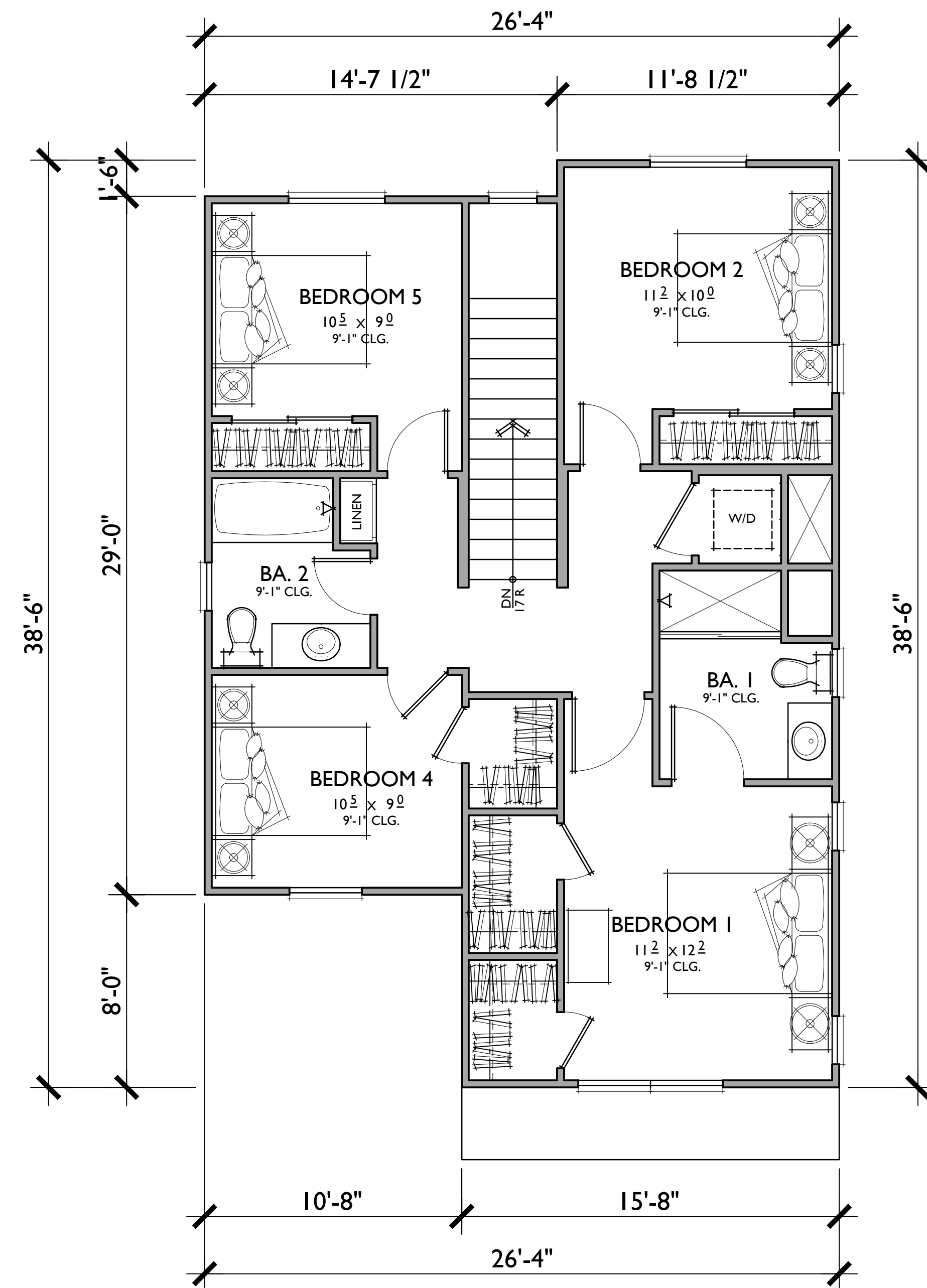
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CA 94596
WWW.QUALUSCORP.COM (925) 932-4668



MODERN PRAIRIE



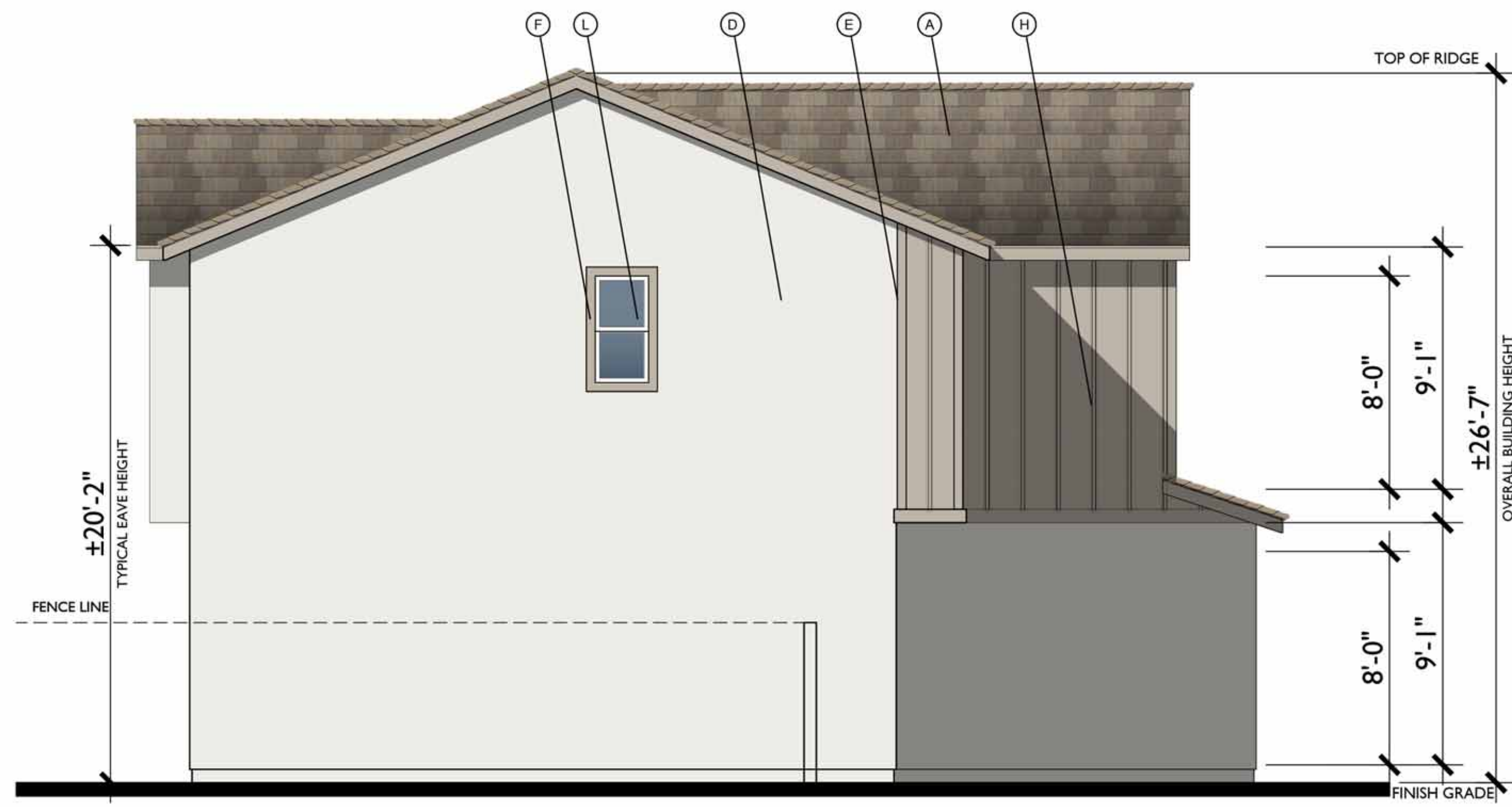
COTTAGE



PLAN 5
4 BEDROOMS / 2.5 BATHS
1 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	610 SQ. FT.
2ND FLOOR	849 SQ. FT.
TOTAL LIVING	1,459 SQ. FT.
1 - CAR GARAGE	272 SQ. FT.
PORCH	16 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



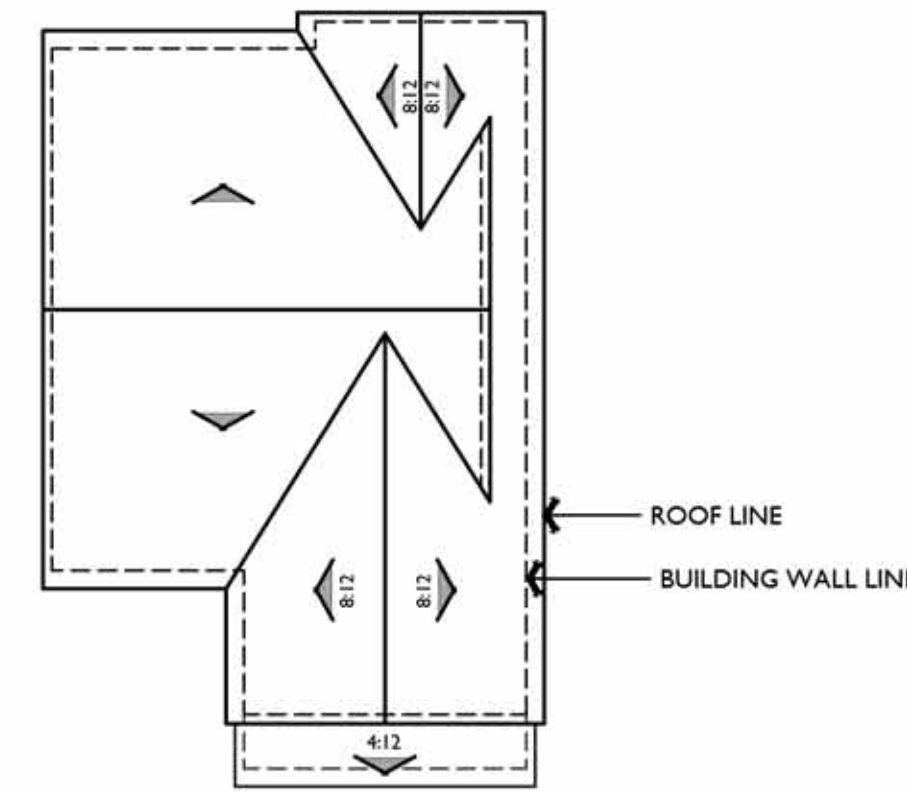
LEFT



FRONT

A - FARMHOUSE

1/4"=1'-0"
 NOTE: FINISHED GRADE IS SHOWN AS TYPICAL AVERAGE OF 8" BELOW FINISHED FLOOR



ROOF PLAN A
 PITCH: 5:12 U.N.O.
 RAKE: 6°
 EAVE: 12"
 ROOF MATERIAL: COMPOSITE SHINGLE

MATERIAL LEGEND

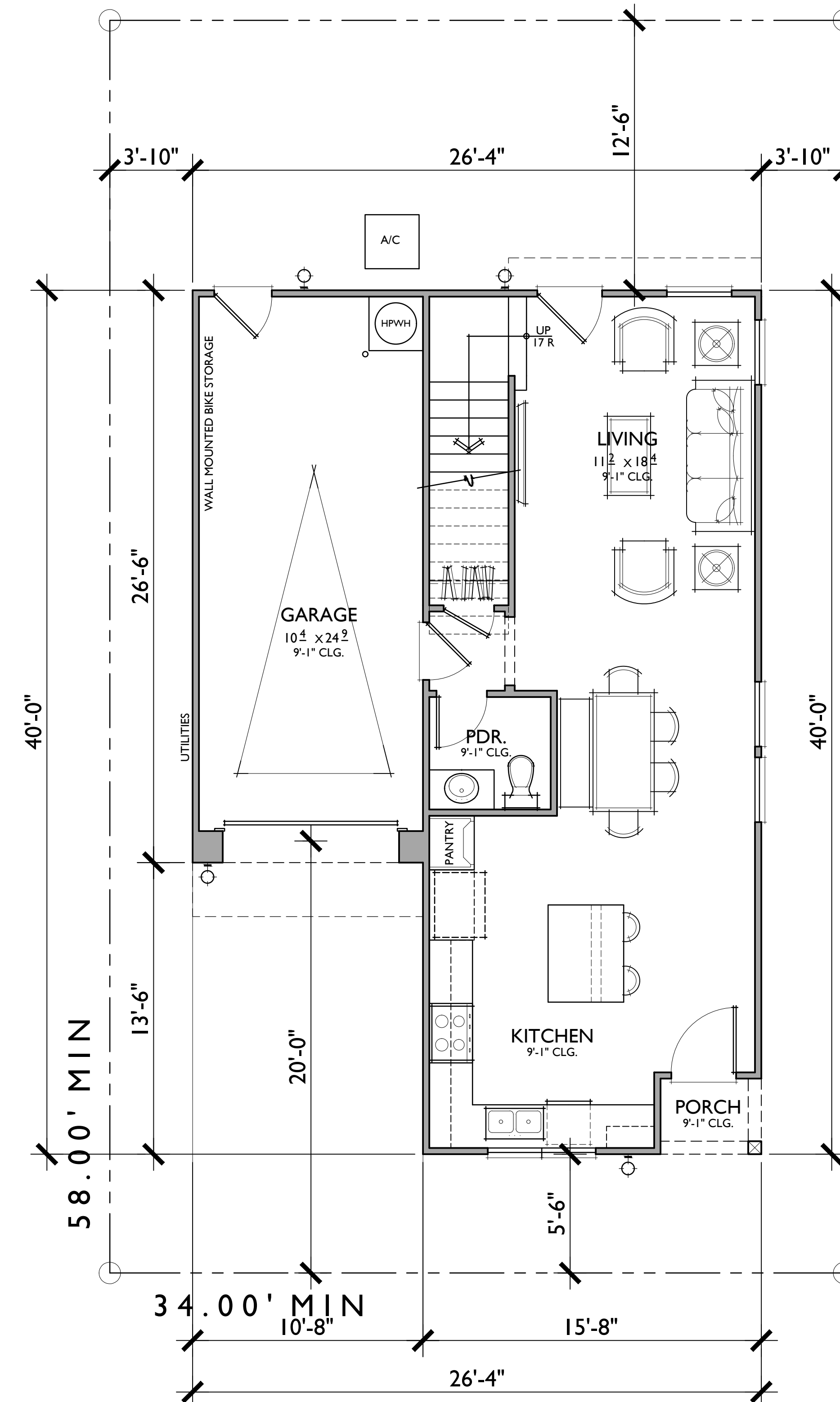
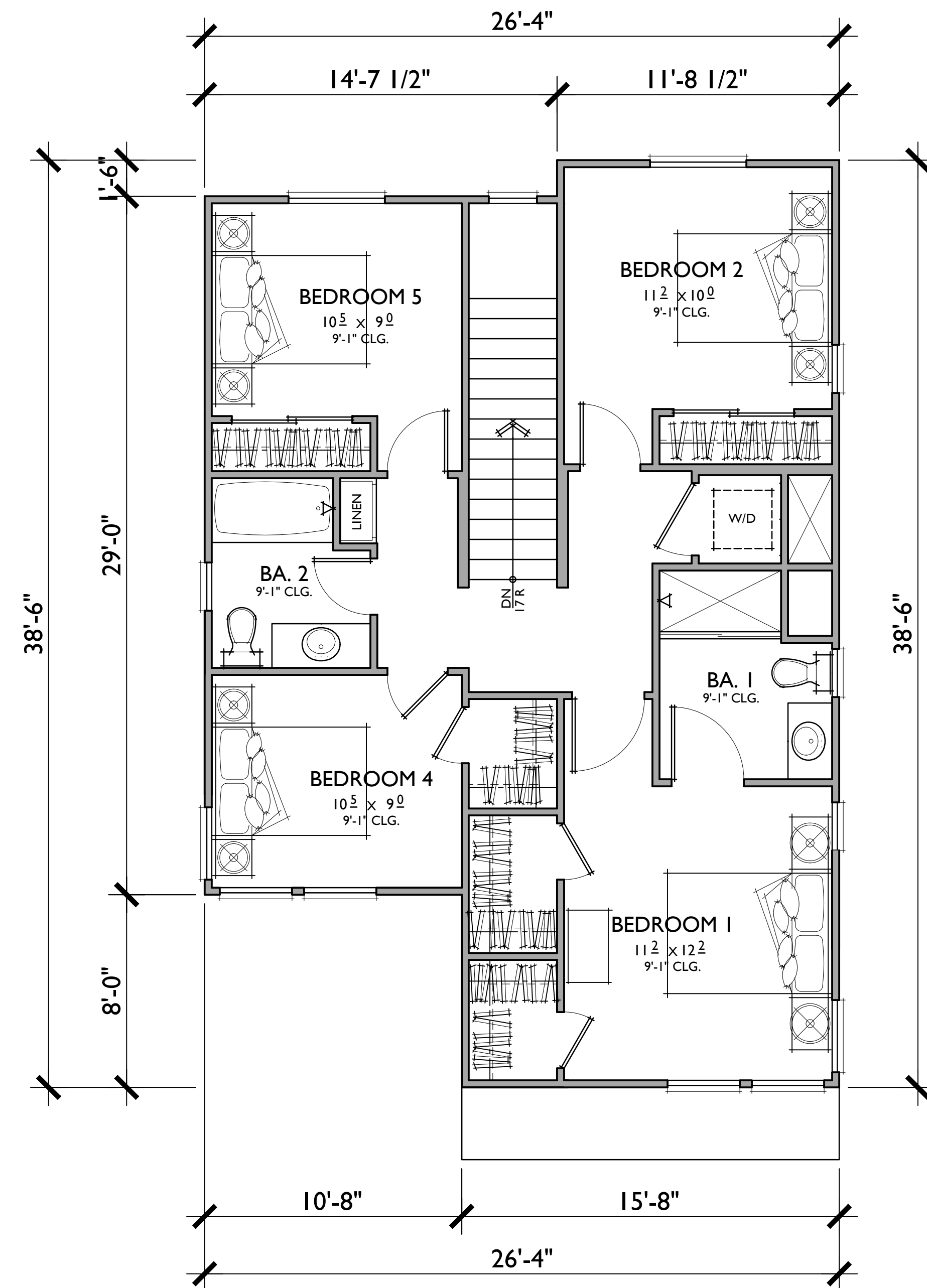
- A. COMPOSITE SHINGLE
- B. METAL ROOF
- C. GABLE END DETAIL
- D. STUCCO
- E. CEMENTIOUS TRIM
- F. FOAM TRIM
- G. HORIZONTAL SIDING
- H. BOARD AND BATTEN
- I. METAL AWNING
- J. POT SHELF
- K. BRICK / STONE VENEER
- L. VINYL WINDOW
- M. ROLL UP GARAGE DOOR
- N. LIGHT FIXTURE



RIGHT



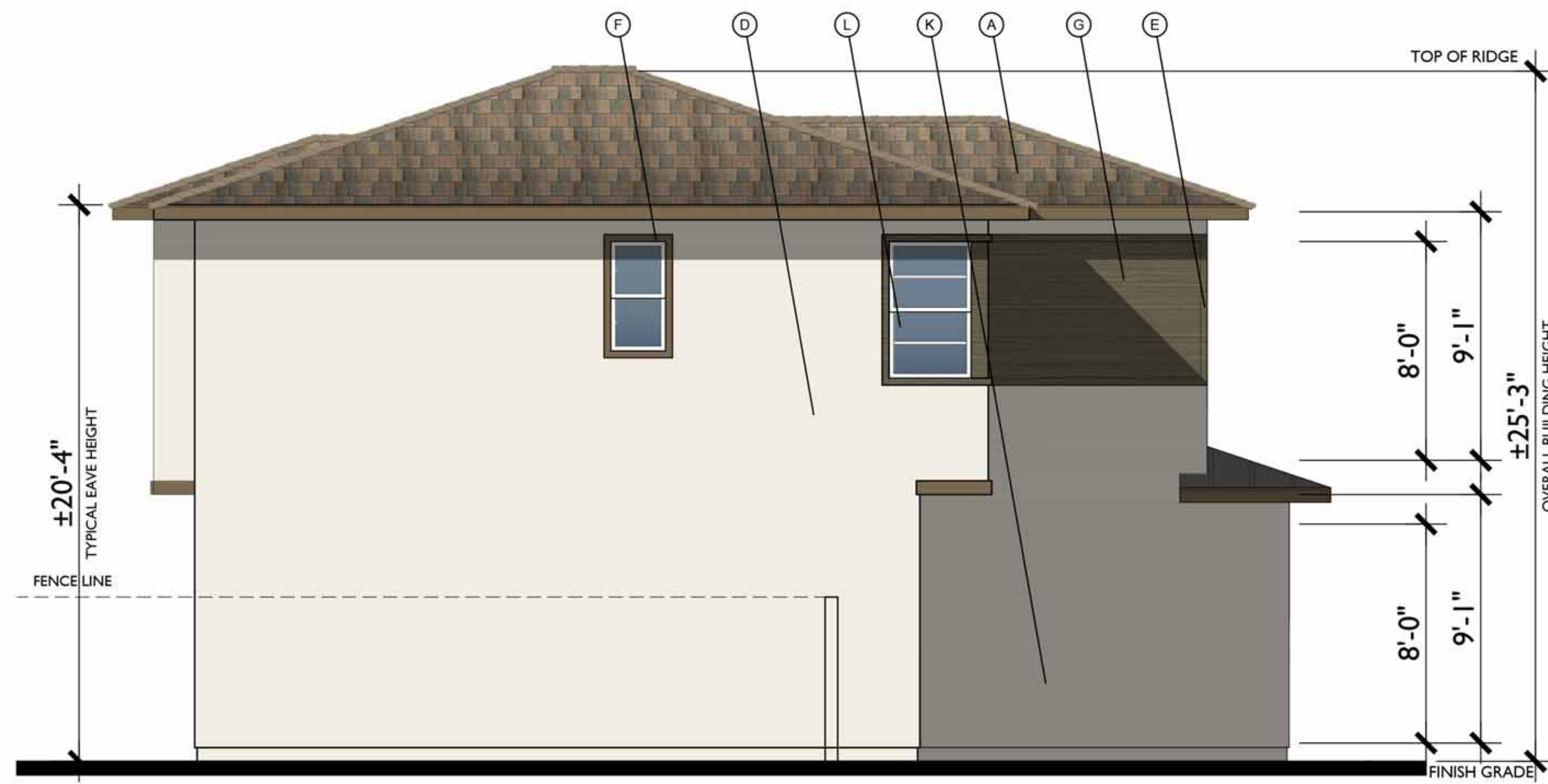
REAR



PLAN 5
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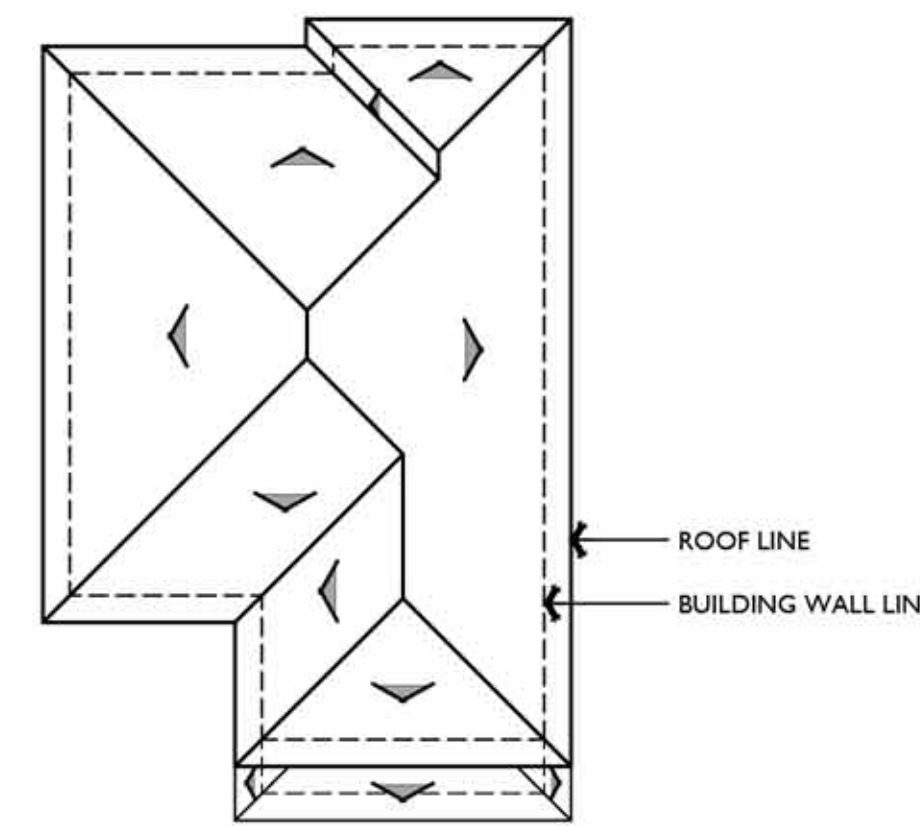
LEFT



FRONT

B - MODERN PRAIRIE

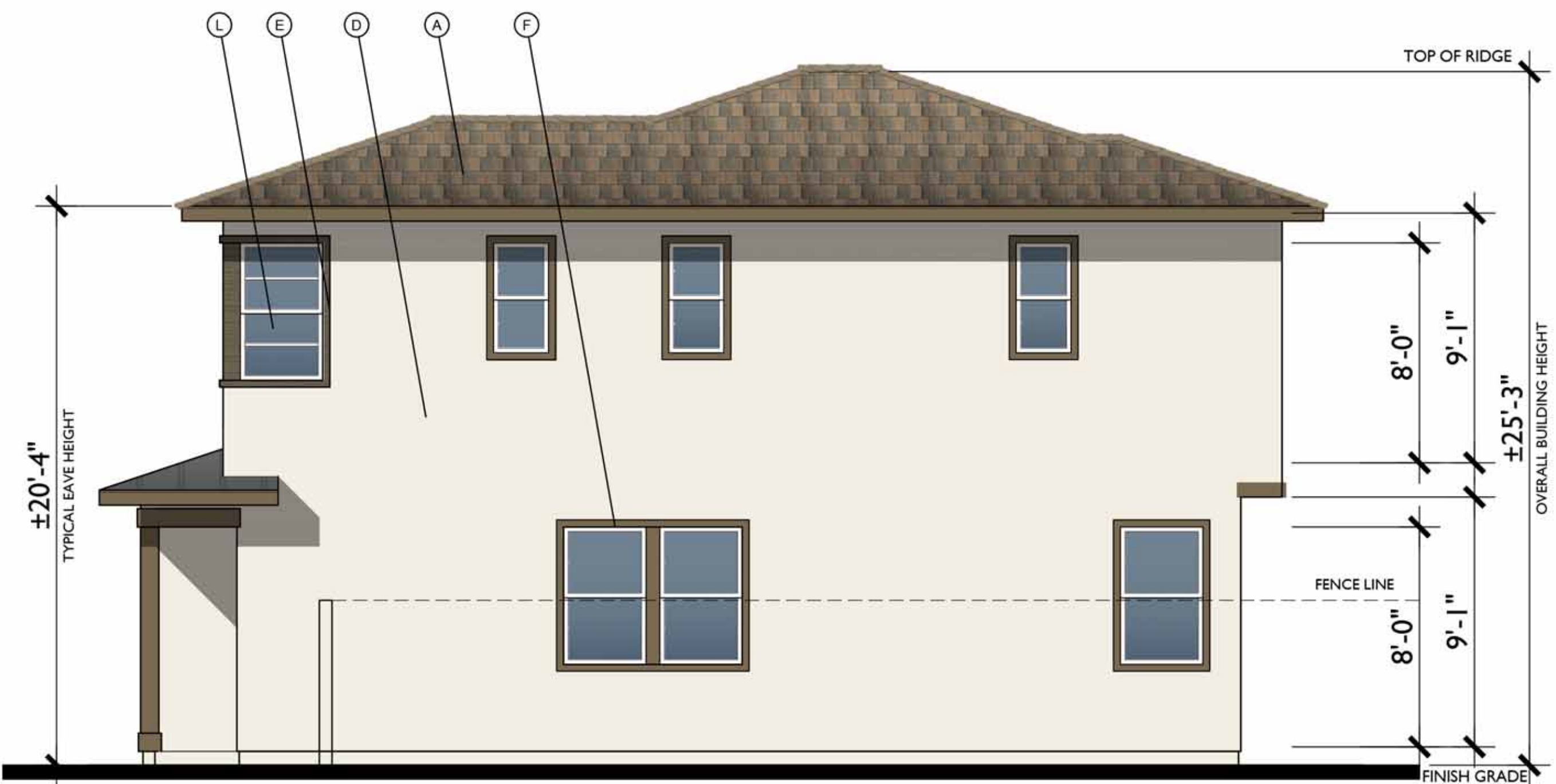
1/4"=1'-0"
NOTE: FINISHED GRADE IS SHOWN AS TYPICAL AVERAGE OF 8" BELOW FINISHED FLOOR



ROOF PLAN B
PITCH: 4:12 U.N.O.
RAKE: 6°
EAVE: 18"
ROOF MATERIAL: COMPOSITE SHINGLE

MATERIAL LEGEND

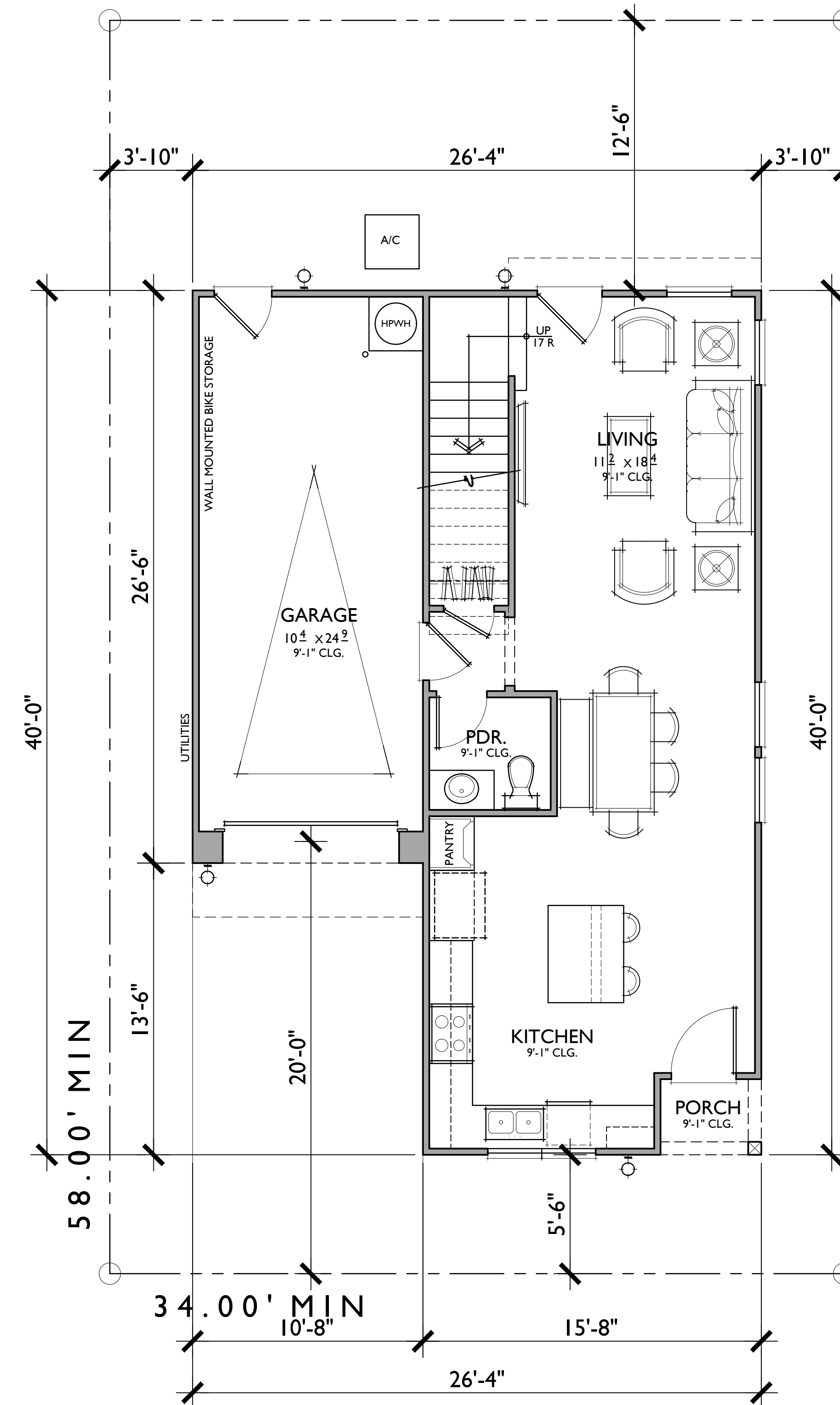
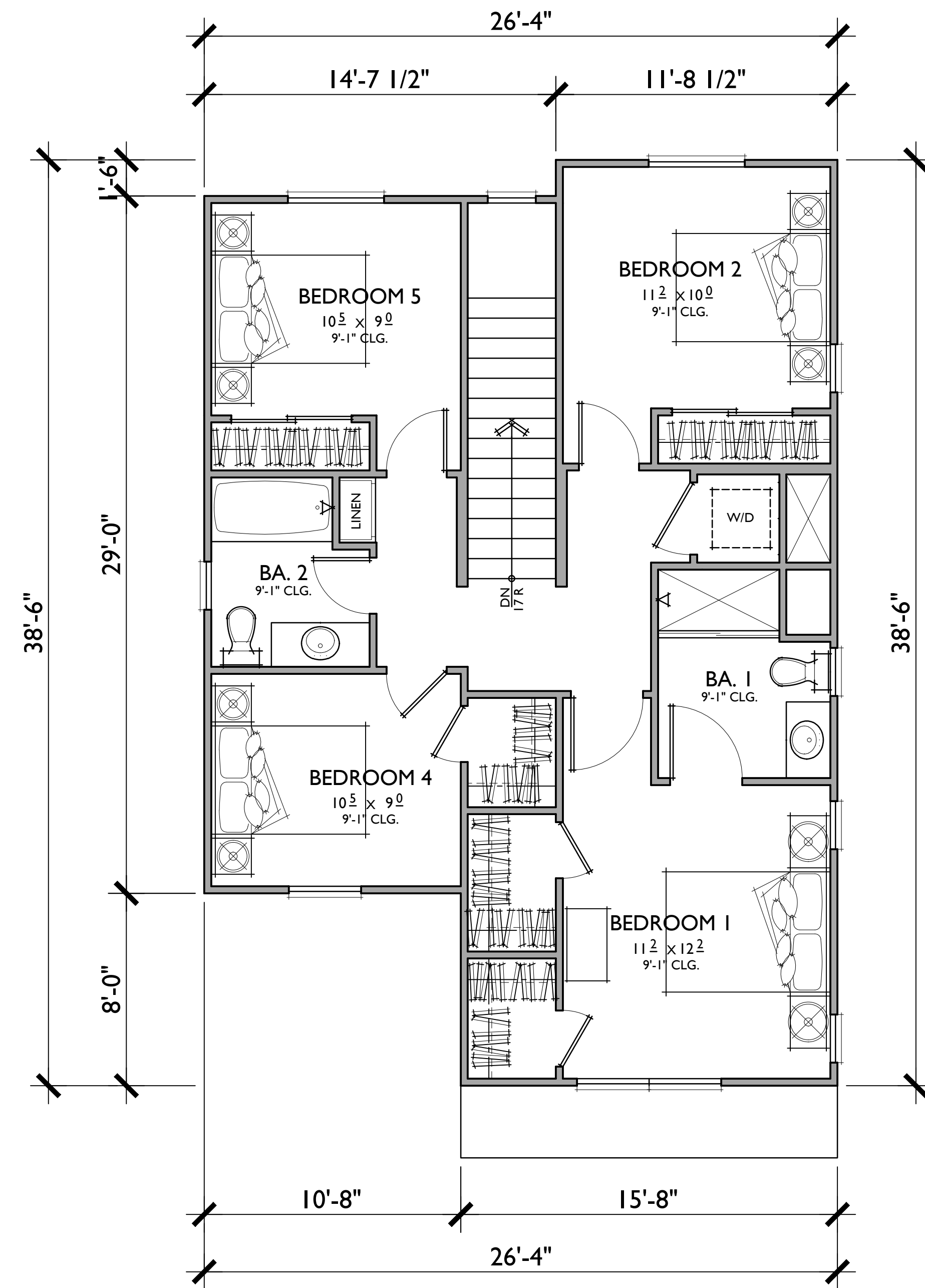
- A. COMPOSITE SHINGLE
- B. METAL ROOF
- C. GABLE END DETAIL
- D. STUCCO
- E. CEMENTIOUS TRIM
- F. FOAM TRIM
- G. HORIZONTAL SIDING
- H. BOARD AND BATTEN
- I. METAL AWNING
- J. POT SHELF
- K. BRICK / STONE VENEER
- L. VINYL WINDOW
- M. ROLL UP GARAGE DOOR
- N. LIGHT FIXTURE



RIGHT



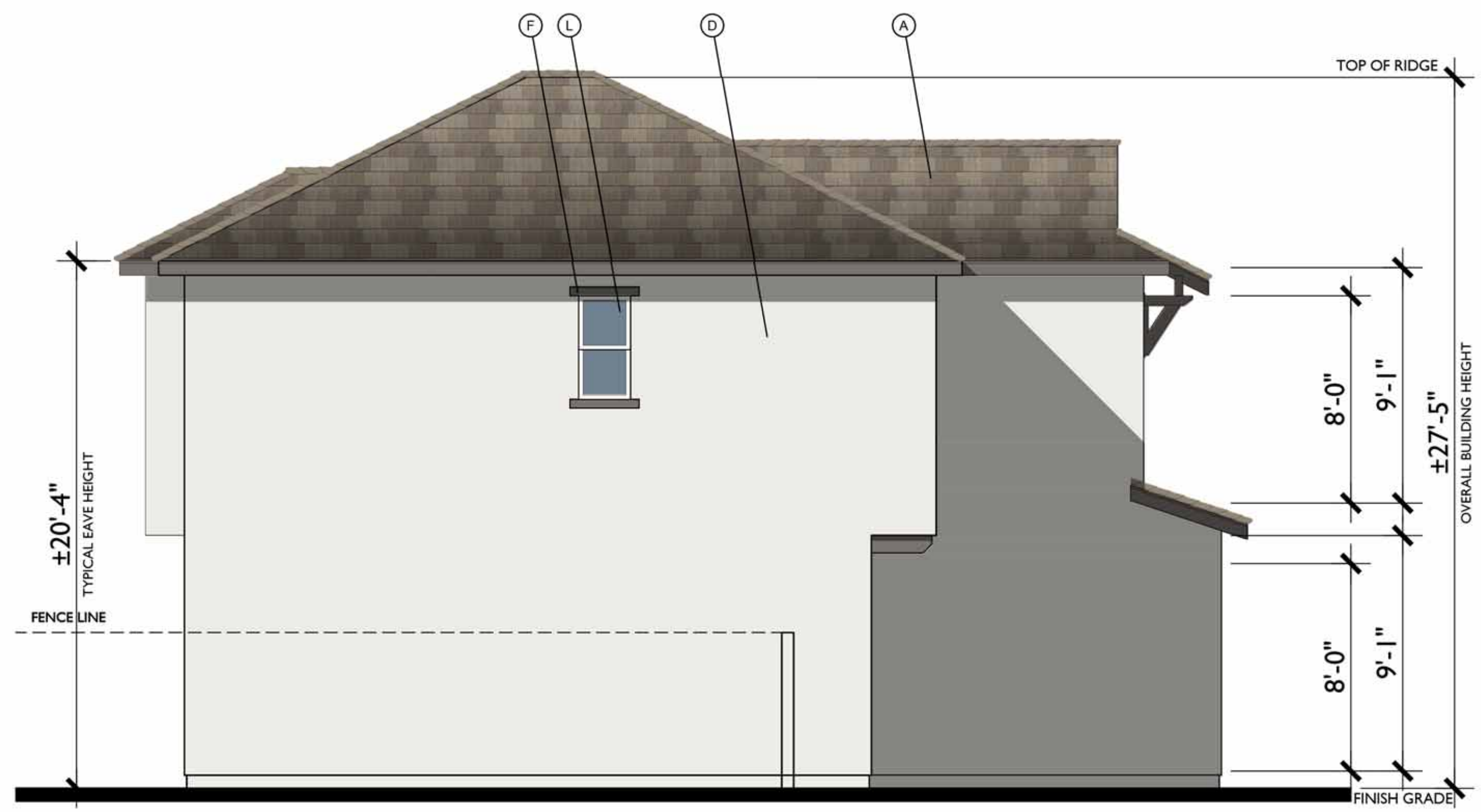
REAR



PLAN 5
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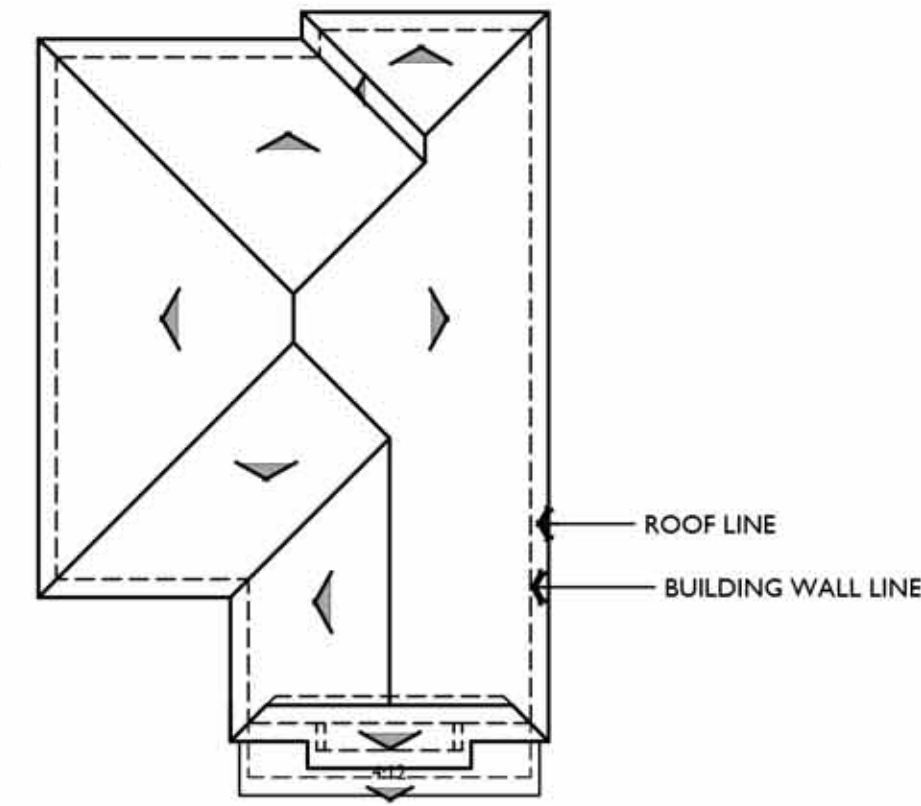
LEFT



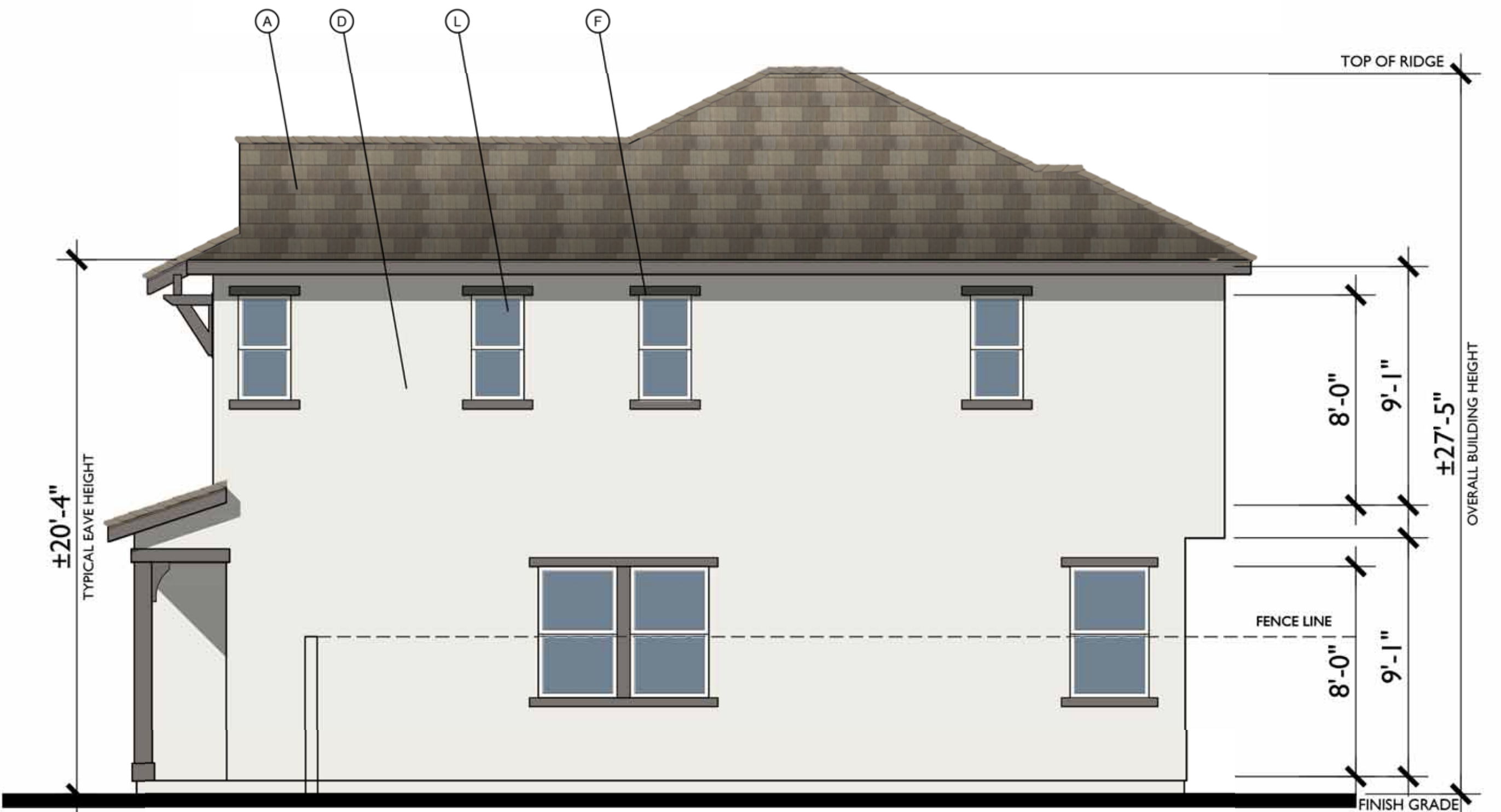
FRONT

C - COTTAGE

1/4"=1'-0"
NOTE: FINISHED GRADE IS SHOWN AS TYPICAL AVERAGE OF 8" BELOW FINISHED FLOOR



ROOF PLAN C
PITCH: 6:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: COMPOSITE SHINGLE



RIGHT



REAR

- MATERIAL LEGEND**
- A. COMPOSITE SHINGLE
 - B. METAL ROOF
 - C. GABLE END DETAIL
 - D. STUCCO
 - E. CEMENTIOUS TRIM
 - F. FOAM TRIM
 - G. HORIZONTAL SIDING
 - H. BOARD AND BATTEN
 - I. METAL AWNING
 - J. POT SHELF
 - K. BRICK / STONE VENEER
 - L. VINYL WINDOW
 - M. ROLL UP GARAGE DOOR
 - N. LIGHT FIXTURE

DAVIDON HOMES SCHEME 1 | 'A' FARMHOUSE ELEVATIONS

ROOF WESTLAKE - 1FBC14070 SEA PEARL BLEND

METAL ROOF - AEP SPAN ZINC GRAY

FASCIA, EAVES, TRIM, BEAMS & POSTS SW 7044 AMAZING GRAY

FRONT DOOR, SHUTTERS & GARAGE DOORS SW 6083 SABLE

BASE STUCCO SW 7005 PURE WHITE

SIDING SW 7044 AMAZING GRAY

STONE - ELDORADO DRY CREEK STACKED STONE

805 ATHERTON
MARIN COUNTY, CALIFORNIA | 081.25207
Bassenian Lagoni ARCHITECTS

DAVIDON HOMES SCHEME 2 | 'A' FARMHOUSE ELEVATIONS

ROOF WESTLAKE - 1FBC12010 OCEANA

METAL ROOF - AEP SPAN ZINC GRAY

FASCIA, EAVES, TRIM, BEAMS & POSTS SW 6235 FOGGY DAY

FRONT DOOR, SHUTTERS & GARAGE DOORS SW 7025 MOUNT ETNA

BASE STUCCO SW 7053 SILVERPOINTE

SIDING SW 6235 FOGGY DAY

STONE - ELDORADO DAY BREAK STACKED STONE

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DAVIDON HOMES SCHEME 3 | 'A' FARMHOUSE ELEVATIONS

ROOF WESTLAKE - 1FBC1430 CHARCOAL BLEND

METAL ROOF - AEP SPAN ZINC GRAY

FASCIA, EAVES, TRIM, BEAMS & POSTS SW 7005 PURE WHITE

FRONT DOOR, SHUTTERS & GARAGE DOORS SW 6990 CAVIAR

BASE STUCCO SW 7005 PURE WHITE

SIDING SW 7005 PURE WHITE

STONE - ELDORADO KORYAK STACKED STONE

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Bassenian Lagoni ARCHITECTS

DAVIDON HOMES SCHEME 4 | 'A' FARMHOUSE ELEVATIONS

ROOF WESTLAKE - 1FBC13152 DOVE BROWN II

METAL ROOF - AEP SPAN OLD TOWN GRAY

FASCIA, EAVES, TRIM, BEAMS & POSTS SW 9163 TIN LIZZIE

FRONT DOOR, SHUTTERS & GARAGE DOORS SW 7076 CYBERSPACE

BASE STUCCO SW 9165 GOSSAMER VEIL

SIDING SW 9163 TIN LIZZIE

STONE - ELDORADO ALDERWOOD STACKED STONE

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DAVIDON HOMES SCHEME 5 | 'B' MODERN PRAIRIE ELEVATIONS

ROOF WESTLAKE - 1FECY0300 BRONZE PEARL BLEND

METAL ROOF - AEP SPAN SLATE GRAY

FASCIA, EAVES, TRIM, BEAMS & GARAGE DOOR SW 2843 ROYCROFT BRASS

FRONT DOOR SW 9177 SALTY DOG

BASE STUCCO SW 7566 WESTHIGHLAND WHITE

SIDING WOODTONE - HARDIE TAMARACK GREEN

STONE - ELDORADO BOARDWALK CLIFFSTONE

BRICK CAP - MCNEAR COTSWOLD

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Bassenian Lagoni ARCHITECTS

DAVIDON HOMES SCHEME 6 | 'B' MODERN PRAIRIE ELEVATIONS

ROOF WESTLAKE - 1FAC50330 APPALACHIAN BLEND

METAL ROOF - AEP SPAN ZINC GRAY

FASCIA, EAVES, TRIM, BEAMS & GARAGE DOOR SW 9165 GOSSAMER VEIL

FRONT DOOR SW 7069 IRON ORE

BASE STUCCO SW 9170 ACIER

SIDING WOODTONE - HARDIE WINCHESTER BROWN

STONE - ELDORADO MONTECITO CLIFFSTONE

BRICK CAP - MCNEAR EMBARCADERO

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DAVIDON HOMES SCHEME 7 | 'B' MODERN PRAIRIE ELEVATIONS

ROOF WESTLAKE - 1FAC53370 SEPIA

METAL ROOF - AEP SPAN WEATHERED COPPER

FASCIA, EAVES, TRIM, BEAMS & GARAGE DOOR SW 9089 LLAMA WOOL

FRONT DOOR SW 7020 BLACK FOX

BASE STUCCO SW 7506 LOGGIA

SIDING WOODTONE - HARDIE RIVER ROCK

STONE - ELDORADO LANTANA CLIFFSTONE

BRICK CAP - MCNEAR TUNBRIDGE

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DAVIDON HOMES SCHEME 8 | 'B' MODERN PRAIRIE ELEVATIONS

ROOF WESTLAKE - 1FECY4070 SEA PEARL BLEND

METAL ROOF - AEP SPAN WEATHERED COPPER

FASCIA, EAVES, TRIM, BEAMS & GARAGE DOOR SW 7088 DOVETAIL

FRONT DOOR SW 7020 BLACK FOX

BASE STUCCO SW 7046 FIRST STAR

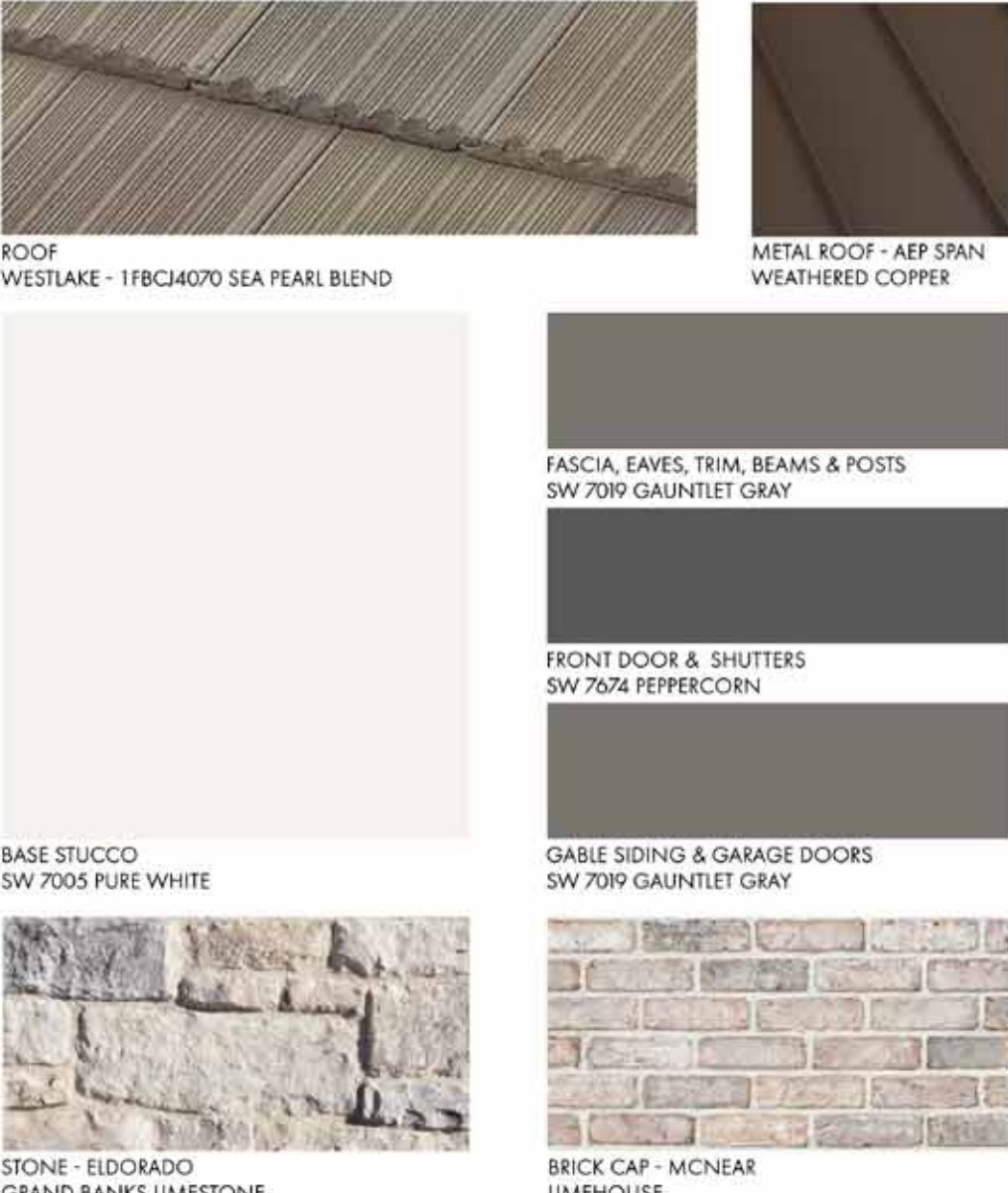
SIDING WOODTONE - HARDIE CASCADE SLATE

STONE - ELDORADO WHITEBARK CLIFFSTONE

BRICK CAP - MCNEAR GREENWICH

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Bassenian Lagoni ARCHITECTS

DAVIDON HOMES SCHEME 9 | 'C' COTTAGE ELEVATIONS



ROOF WESTLAKE - 1FBC4070 SEA PEARL BLEND

METAL ROOF - AEP SPAN WEATHERED COPPER

FASCIA, EAVES, TRIM, BEAMS & POSTS SW 7019 GAUNTLET GRAY

FRONT DOOR & SHUTTERS SW 7674 PEPPERCORN

BASE STUCCO SW 7005 PURE WHITE

GABLE SIDING & GARAGE DOORS SW 7019 GAUNTLET GRAY

STONE - ELDORADO GRAND BANKS LIMESTONE

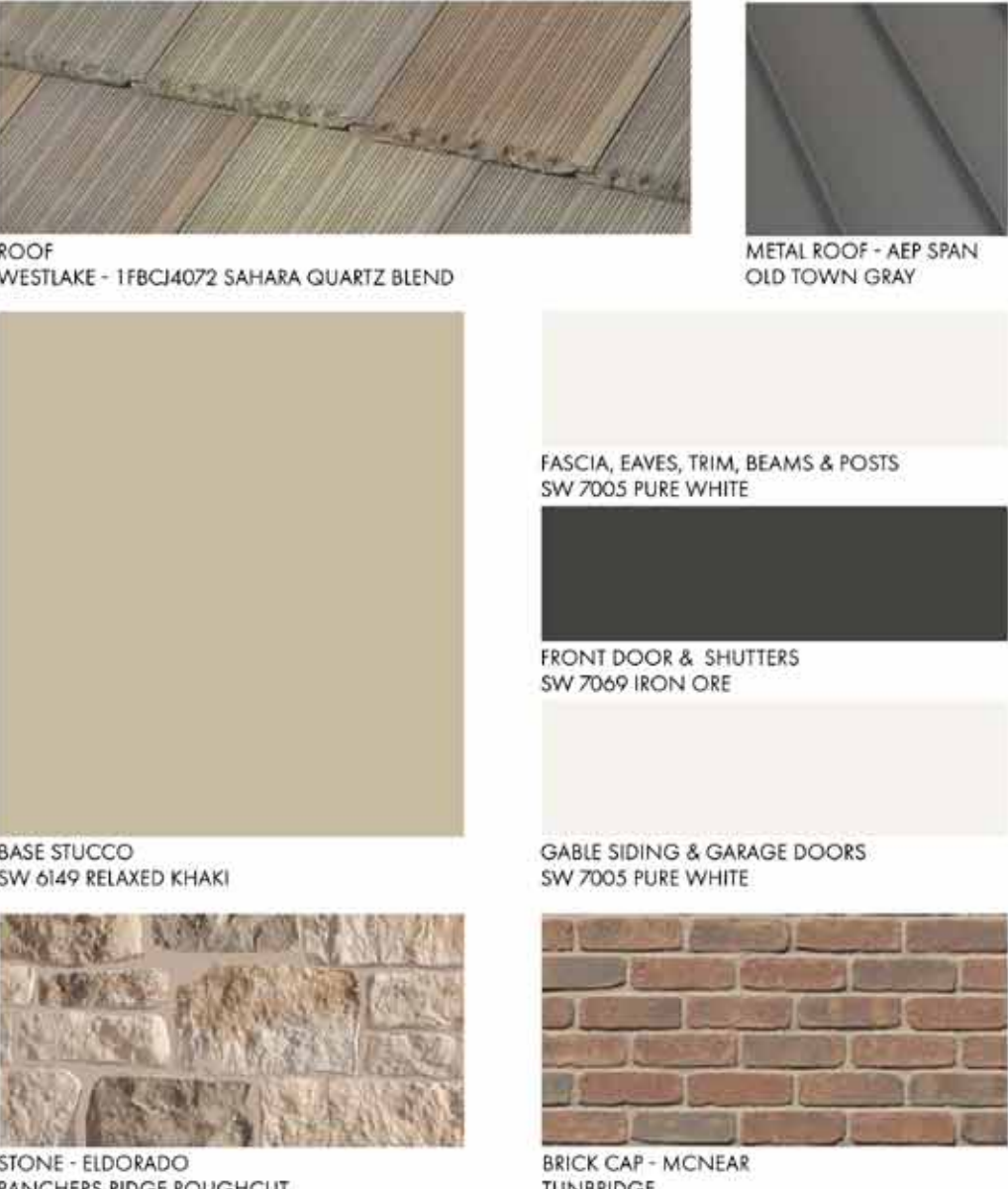
BRICK CAP - MCNEAR LIMEHOUSE

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DAVIDON HOMES SCHEME 10 | 'C' COTTAGE ELEVATIONS



ROOF WESTLAKE - 1FBC4072 SAHARA QUARTZ BLEND

METAL ROOF - AEP SPAN OLD TOWN GRAY

FASCIA, EAVES, TRIM, BEAMS & POSTS SW 7005 PURE WHITE

FRONT DOOR & SHUTTERS SW 7069 IRON ORE

BASE STUCCO SW 6149 RELAXED KHAKI

GABLE SIDING & GARAGE DOORS SW 7005 PURE WHITE

STONE - ELDORADO RANCHERS RIDGE ROUGHCUT


BRICK CAP - MCNEAR TUNBRIDGE

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Bassenian Lagoni ARCHITECTS

DAVIDON HOMES SCHEME 11 | 'C' COTTAGE ELEVATIONS



ROOF WESTLAKE - 1FBC13181 SMOKEY TOPAZ BLEND

METAL ROOF - AEP SPAN WEATHERED COPPER

FASCIA, EAVES, TRIM, BEAMS & POSTS SW 2820 DOWNING EARTH

FRONT DOOR & SHUTTERS SW 6186 DRIED THYME

BASE STUCCO SW 7530 BARCELONA BEIGE

GABLE SIDING & GARAGE DOORS SW 2820 DOWNING EARTH

STONE - ELDORADO WHEATFIELD ROUGHCUT


BRICK CAP - MCNEAR TUNBRIDGE

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Bassenian Lagoni ARCHITECTS

DAVIDON HOMES SCHEME 12 | 'C' COTTAGE ELEVATIONS



ROOF WESTLAKE - 1FBC13726 HICKORY

METAL ROOF - AEP SPAN WEATHERED COPPER

FASCIA, EAVES, TRIM, BEAMS & POSTS SW 6173 COCOON

FRONT DOOR & SHUTTERS SW 6111 COCONUT HUSK

BASE STUCCO SW 6154 NACRE

GABLE SIDING & GARAGE DOORS SW 6173 COCOON

STONE - ELDORADO VINEYARD TRAIL ROUGHCUT

BRICK CAP - MCNEAR COTSWOLD

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