

LAZULI LANDING

FAMILY HOUSING

Union City, CA



Lazuli Landing will be the first new construction housing development project in the Decoto neighborhood of Union City in decades. Located on a formerly vacant, City-owned site, the property will consist of 81 affordable apartment homes (including one manager unit) in a mix of one-, two-, and three-bedroom floorplans.

Of the 81 apartments, Lazuli Landing has 17 units at 20% AMI that will prioritize individuals with Intellectual or Developmental Disabilities (I/DD). Additionally, there is a city and a county live/work preference which will provide an opportunity for Union City and Alameda County residents to remain in their communities.

Onsite resident amenities at Lazuli Landing include a multi-purpose community room with kitchen, outdoor play area on the 2nd level, secure bike storage, and secure on-site parking. In addition, there will be a community-serving commercial space on the ground floor leased to City of Union City's Youth & Family Services (YFS).

Near transit, schools, a medical clinic, and major traffic corridors, Lazuli Landing is located across Mission Boulevard from the Dry Creek Pioneer Regional Park, as well as nearby Decoto Road, home to a variety of vital businesses, including supermarkets, grocery stores, commercial banks, and restaurants.

Developers	MidPen Housing Corp.		
Property Management and Resident Services	MidPen Property Management Corp. MidPen Services		
Development Type	New construction		
Construction Type	Type V-A over I-A (3 wood over 1 concrete)		
Site Area:	1.65 acres		
Density:	49.09 units/acre		
Parking Ratio:	1.41 : 1 (96 residential spaces, 9 commercial space)		
Development Profile	Type	No.	Unit Size (sf)
	1 BR	21	511
	2 BR	37	823
	3 BR	23	1,057
	TOTAL	81	
Amenities	Community room with a kitchen, outdoor play area, secure bike storage, secure on-site parking.		
Services Offered	<ul style="list-style-type: none"> • Services Coordination • Employment Preparation • Adult Education Classes • Exercise and Nutrition Classes • Financial Capacity Building 		
Resident Profile	Families and individuals earning 20%-60% of Area Median Income		
Funders	<ul style="list-style-type: none"> • City of Union City • Alameda County (Measure A1) • California Department of Housing and Community Development • Housing Trust Silicon Valley • Bank of America • Federal Home Loan Bank of San Francisco • California Department of Developmental Services • California Tax Credit Allocation Committee • California Debt Limit Allocation Committee • California Municipal Finance Authority 		
Architect	BDE Architecture, Inc.		
Contractor	Nibbi Brothers General Contractors		

Lazuli Landing | 33435 Mission Boulevard, Union City, CA 94587

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