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## Construction On Special Needs Housing At Irby Ranch Begins

Posted On: May 12th, 2019

Sunflower Hill at Irby Ranch in Pleasanton is an affordable residential community for individuals with disabilities.

Patch.com

By Toni McAllister, Patch Staff | May 9, 2019 3:59 pm ET

PLEASANTON, CA ? Construction on Sunflower Hill at Irby Ranch?an affordable residential community designed specifically for people with special needs or developmental delays?will begin in Pleasanton. The project will create 31 one- and two-bedroom units with caretaker space, along with other amenities typically found found in senior living communities.

The construction site is located within Meritage's 14-acre The Homestead at Irby Ranch, a single-family-home development just north of downtown Pleasanton. A groundbreaking ceremony is scheduled at the site, 3780 Stanley Blvd., from 2-3:30 p.m. on May 16, and the public is invited to attend.

The Pleasanton City Council approved the development in February 2018. With construction set to begin, the estimated move in date is March 2020. All units within Sunflower Hill at Irby Ranch will be affordable?at 20 percent to 60 percent Area Median Income. It will be will be among the first affordable residential communities in Northern California for individuals with special needs or developmental delays, according to the city of Pleasanton.

The two-story development will include a large multi-purpose community space for dining as well as activities like movie nights, dances and family gatherings. A maker space (craft room) and a traditional fitness room are planned. A commercial kitchen will offer both tenant and community meals. Three onsite offices for property management and resident services coordination will also be included. Shared outdoor amenities include a bocce ball and multi-use sports court, and a jacuzzi for residents.

"According to the California Department of Developmental Services, more than 331,000 individuals in the state are classified as developmental disabled?autism, down syndrome, cerebral palsy, etc. In Alameda County alone, there are more than 20,000. Because some level of onsite residential support and security is desired, more than 80 percent of individuals with special needs cannot find suitable housing and end up living with their parents their entire lives," according to a city of Pleasanton statement.

Representatives from Sunflower Hill, the city of Pleasanton, Satellite Affordable Housing Associates, Alameda County, and other funders and service providers are expected to be on hand for the May 16 groundbreaking. Pleasanton Mayor Jerry Thorne and Alameda County Supervisor Nate Miley are scheduled speakers. Read article here [3].

## Related



[4]

Events

## Groundbreaking: Sunflower Hill at Irby Ranch <sup>[4]</sup>



<sup>[5]</sup>

### Property

Sunflower Hill at Irby Ranch <sup>[5]</sup>

3701 Nevada Street

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