

Affordable Housing Plan for Project Name Russell Way Gardens
Planning Application No. TM-25-0001

Project information

Project Developer/Owner	4WR LLC /Horacio R Woolcott
Project Address	1289 Russell Way, Hayward, California
Assessor's Parcel Number(s)	41500240-032-00
Gross Project Site Area	0.12 acre
Maximum Density	40 to 110 units/acre
Project Residential Type	High Density Condominium
Project Tenure Type	Ownership
Target Population	Multi-family
Density Bonus	Yes – See below 'Density Bonus'

Affordable Housing Compliance

The Developer is providing one (1) affordable unit available to a very low income household and paying the affordable housing in-lieu fee for the fractional unit of 0.05 to comply with the City and State Density Bonus affordable housing requirements. Through the State Density Bonus, the Developer is requesting one (1) concession which requires 5% of the total base units to be available for a very low income household. The sections below provide compliance calculation details for both the City's Affordable Housing Ordinance and State Density Bonus.

Affordable Housing Compliance Calculation – High Density Condominium Project

Total # of units without Density Bonus (max. density units allowed)	14
Total ownership affordable units	1 (1 for ownership and pay for the other 0.05)
No. of very low-income units	1
Fractional Unit	Will pay in-lieu fee for 0.05 of a unit.

Unit Mix Summary Table

Unity Type (bedroom)	Size (sq ft)	Very Low Income Units	Low Income Units		Moderate Income Units		Market Rate Units
		AHO/ Density Bonus	AHO	Density Bonus	AHO	Density Bonus	
1-Bedroom	484	1					7
2-Bedroom	563						6

Site Plan

Attachment A is a Site Plan for the project showing that the proposed location for the affordable unit will be the same as the previous application.

Marketing Plan

A preliminary marketing and management plan has been submitted to the Housing Division for review.

The Developer will submit final marketing and management plans earlier of (a) 120 days before completion of construction or (b) 60 days before marketing the units in the development. The developer will submit a preliminary marketing plan consistent with the marketing guidelines provided by the city, prior to issuance of building permit.

State Density Bonus**Incentives/Concessions**

- 1) Parking – we have 14 units and would need 14 spaces, however if we apply the Density Bonus we would only require 7 units.

Waivers:

We will require the following waivers allowed by the State Density Bonus Waiver Law:

- a) Front Setback 0 feet versus 5 feet. City asked for 7.5 feet to widen road and mitigate creek erosion.
- b) Multiplex Large Building Type, out lot is 78x90 versus 50x150 feet
- c) Façade zone- we will require a waiver because façade zone requires that at least 75% of the building must be located within the façade zone comprised of the area between the 5-foot minimum front setback and the 10-foot maximum front setback, and we have 0 front feet since the proposed building is built to the property line. See a)
- d) Frontage type requirement since we are not including a porch, stoop or terrace since we are building to the front property line, therefore the building cannot feature one of these architectural projects on the façade, so we ask this requirement be waived.

Amenities:

The very low income unit will be entitled to a single parking space as that is the only amenity we offer given the high density with no open space. In addition, the very low income unit will also have a long term single bike storage unit.

As for the rest of the parking spaces, they will be sold to any condominium owner that wish to buy them at a reasonable price on a first come first serve. In addition, the bike lockers will also be sold to whichever condominium owner wishes to purchase one on a first come first serve. The short term bike parking spaces will be first come first serve basis for the 4 additional short term bike spaces.

Density Bonus Compliance Calculation

Density Bonus Compliance Calculation:

The project is located within the Urban Neighborhood (UN) zoning district, and has a General Plan Land use designation of Central City Retail and Office Commercial (CC-ROC). The CC-ROC land use has an allowable density range between 40 to 110 dwelling units per acre. Per the City of Hayward Density Bonus Ordinance, the project is allowed a 27.5% density bonus since it will provide 8% of the total units for sale to Very –Low income households. At 0.15 acres with an allowable maximum density 110 units/acre, the base density for the project is 17 units. The total units allowed with density bonus is 22.

Per Density Bonus Law, an eligible housing development project is not required to provide the additional bonus units allowed. In these cases, the applicant still remains eligible for concessions or incentives, waivers of development standards, and reduced parking. The Owner has elected to provide 14 units. The Table below provides a breakdown of the Density Bonus Calculation:

Base Density (maximum allowed density per zoning district)	17 units 0.15 acres X 110du/ac=16.5
Total # of units allowed with Density Bonus	22=17dix0.25=4.25plus 17=22
Total Density Percentage Increase	8% (rounded up from 7.69)
Total Affordable units restricted under AHO	1
Total affordable units restricted under Density Bonus	1 (affordable unit requirement can overlap to meet density bonus requirement)
Number of very low-income units	1