

Affordable Housing Plan
24041 Amador St, HAYWARD, CA, 94541
City Ventures LLC.
 Planning Application No. [TM-25-0004]

Project information

Project Developer/Owner	City Ventures
Project Address	24041 Amador St, Hayward, CA, 94541
Assessor's Parcel Number(s)	APN; 431-0064-001-01
Gross Project Site Area	2.4 Acre(s)
Maximum Density Allowed	42 Units Base Density Max
Project Residential Type Select all that apply.	☐ SFHs ☐ CONDOMINIUMS ☒ TOWNHOMES ☐ APARTMENTS ☐ LIVE/WORK ☐ MIXED-USE ☐ ASSISTED LIVING ☐ ACCESSORY DWELLING UNITS
Project Tenure Type	Ownership/For-sale
Target Population (i.e. seniors, multifamily, supportive housing, large families)	Multi-Family
Density Bonus	☒ YES ☐ NO
Phasing Plan	☒ YES ☐ NO
Total Number of Units	58
Total Number of Affordable Units	5
Total Number of Market-Rate Units	53

Project Amenities

- **Natural Landscaping** – Existing frontage trees and turf lawn integrated into the site design.

- **Pedestrian Infrastructure** – Sidewalks and pathways throughout site to enhance walkability.
- **Community Open Space** – Decomposed granite seating areas and landscaped paseos with accent/shade trees for gathering and relaxation.
- **Private Outdoor Areas** – Private patios for individual units.
- **Bike Amenities** – On-site bike racks for residents and guests.
- **Convenient Services** – Centralized community mailboxes for all homes.
- **Parking** – All homes come standard with a two car covered garage and 4 on-site parking stalls provided.
- **Sustainability Features** –All units are solar all electric to support renewable energy use.
- **EV Infrastructure** – Electric vehicle (EV) charging capability provided in each unit.

Additional Project Information

N/A

Affordable Housing Compliance

The proposed project complies with the City of Hayward's Affordable Housing Ordinance (Hayward Municipal Code Chapter 10, Article 17) by meeting the minimum inclusionary housing requirements as follows:

Affordable Unit Requirement

The project includes a base allowed density of 42 residential units. Pursuant to HMC §10-17.030, a minimum of **12%** of the units must be provided as affordable. This results in a requirement of **5.04 affordable units**.

Method of Compliance

The project will satisfy this requirement by providing **5** affordable units on-site at the designated income level of **very-low** and will address the **fractional requirement of 0.04 units** through payment of the City's in-lieu affordable housing fee in accordance with the adopted Master Fee Schedule and HMC §10-17.140.

Income Targeting and Location

The affordable units will be integrated within the project, comparable in exterior appearance and quality of construction to the market-rate units and will be restricted to qualifying households per the City's guidelines.

Timing and Documentation

All required affordable housing agreements will be executed with the city prior to issuance of building permits and recorded against the property prior to approval of any parcel or final map or issuance of any building permit, whichever occurs first., and any in-lieu fees will be paid consistent with the ordinance requirements.

Based on the above, the proposed affordable housing plan meets all requirements of the city inclusionary housing ordinance per Hayward Municipal Code (HMC) Section 10-19.200.

Affordable Housing Compliance Calculation - Ownership Project

Total # of units without Density Bonus (max. density units allowed)	42
Total ownership affordable units (AHO - Restricted)	5
Number of extremely low-income units	0
Number of very low-income units	5
Number of low-income units	0
Number of moderate-income units	0
Fractional Unit	☐ Include one additional for-sale affordable unit ☒ Will pay fractional unit

Unit Mix Summary Table

Unit Type (Bedroom Size)	Size (sq ft)	Extremely Low- Income Units		Very Low- Income Units		Low Income Units		Moderate Income Units		Market Rate Units
		AHO	Density Bonus	AHO	Density Bonus	AHO	Density Bonus	AHO	Density Bonus	
P1 (3 Bed)	1,480									14
P2 (3 Bed)	1,419			5						
P2 (3 Bed)	1,419									19
P3 (3 Bed)	1,826									11
P4 (3 Bed)	1,886									9

Site Plan

The project will comply with Section 10-17.220 of the Affordable Housing Ordinance regarding the design, distribution, and timing of affordable units as follows:

Design and Quality

The affordable units will be constructed to the same overall quality, exterior materials, and architectural finishes as the market-rate units. They will be indistinguishable in exterior appearance from market-rate units, consistent with HMC §10-17.220(A).

Unit Size and Mix

The units selected to be BMRs meet the requirements for Location and Design of BMR Units under the City of Hayward Below-Market-Rate Housing Program Administrative Guidelines. The selected BMR units are evenly dispersed throughout the 8 proposed residential buildings in the Hayward project, as shown on the attached architectural site plan sheet A-1. The units designated as BMRs in the project will be of a similar bedroom mix to the market rates units, as all homes in the project are 3-bedroom homes (both market rate and affordable). Therefore, the BMR units have the same number of bedrooms as the market-rate units in the project. Additionally, the units selected as BMRs are all Plan 2, which is the majority plan type in the project, making up 41% of the homes, and are comparable in net habitable square footage to the market-rate units in the project.

All BMR units are proposed to have consistent exterior design with the market-rate units and be comparable in terms of interior design, appearance, materials, and quality of finish. Each selected BMR unit will also include a private enclosed 2-car garage, consistent with the market-rate units that also provide 2-car parking.

Distribution

Affordable units will be dispersed throughout the project site rather than clustered in a single location, as required by HMC §10-17.220(B), in order to promote an inclusive community and avoid segregation of affordable units. Please reference architectural site plan sheet A-1 for the BMR unit locations.

Timing of Construction

City Ventures intends to construct the BMR units in tandem with the market-rate units. City Ventures plans to pull building permits for an entire building all at once so that all units in a particular building (both market rate and BMR) would start construction at the same time. Please reference preliminary Phasing Exhibit attached, City Ventures reserves the right to revise the phasing plan at later date and will give the city reasonable justification for the changes if necessary.

Attachment A is a Site Plan of the project showing the proposed location for each of the 5 very low-income for-sale affordable units.

Phasing Plan

Please see Preliminary Phasing Plan attached. City Ventures reserves the right to revise the phasing plan at later date and will give the city reasonable justification for the changes if necessary.

Marketing Plan

A preliminary Marketing Plan will be submitted to the Housing Division for review after the project's entitlements are approved and during the permitting process. A final marketing plan will be submitted to the city for review on the earlier of 120 days before completion of construction or 60 days before marketing the units in the development. The preliminary marketing plan will be submitted to the City close to permit issuance. A fully developed marketing plan will then be provided for City review and finalized at least 120 days prior to completion of construction or 60 days before marketing any units in the development, whichever occurs first. Because multiple rounds of review are typically required, we will plan accordingly. The marketing plan will be completed prior to the recordation of the final map and before the first permit is pulled.

State Density Bonus

The project qualifies for benefits under the State Density Bonus Law Section 65915–65918 and Hayward Municipal Code (HMC) Section 10-19.200, including bonus density, unlimited waivers, two incentives/concessions and use of State Density Bonus Law parking standards. In addition to state density bonus the project also qualifies for the flexibility provided in Hayward Municipal Code (HMC) Section 10-17.220 that states: *“Any comparative deficiency in size or amenities must be compensated for by additional Affordable Units, larger Affordable Units, or affordability to households with lower incomes.”*

Attachment B provides details of the State Density Bonus request.

Density Bonus Compliance Calculation

Base Density (maximum allowed density per zoning district)	42
Total Units Proposed	58
Total proposed density bonus affordable units	5
Number of extremely low-income units	0
Number of very low-income units	5
Number of low-income units	0
Number of moderate-income units	0
Percentage of proposed units that are affordable	11.9% (Rounded to 12%)
Density Bonus Units Allowed (total units allowed with density bonus)	42 (Base density) + 16 (Bonus density) = (58) Total density
Total affordable units restricted under AHO	5

ATTACHMENT A
Site Plan

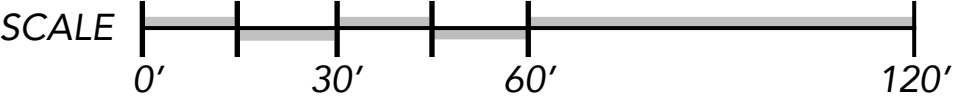


LEGEND

- INDICATES; ADA PATH OF TRAVEL
- INDICATES; CONCEPTUAL ADA ACCESSIBLE UNITS ~ 10% OF QUALIFYING UNITS
- INDICATES; CONCEPTUAL AFFORDABLE UNIT LOCATION

GENERAL NOTES
~ SEE CIVIL AND LANDSCAPE SHEETS FOR ADDITIONAL INFORMATION
~ ALL GARAGES TO BE LEVEL 2 EV READY

NORTH



Site Diagram is for Conceptual Purposes Only ~ Verify for Local Code Compliance

CONCEPTUAL ARCHITECTURAL SITE PLAN

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The Redwoods
APN: 431-0064-001-01
24041 Amador Street
Hayward, CA



August 22, 2025
July 21, 2025
MAY 22, 2025
A-1
FDS#25005

ATTACHMENT B
State Density Bonus Law Request

State Density Bonus Request

TABLE A: Percentage of Affordable Units	Base Density	Number of Affordable Units
11.90%	42	5

*Rounded up to 12%

TABLE B: Proposed Affordable Housing Compliance	Number of Affordable Units
Very Low Income	5

TABLE C: State Density Bonus Law – Bonus Density	Base Density	Bonus Units	Total Units
38.75%	42	16	58

TABLE D: Density Bonus Waivers	
HMC Residential Development and Design Standards requires a 10-Foot Side Setback	Per Sheet A-1, the project is proposing an 8-foot side setback on the South Property Line of the project. The project is requesting this waiver from the 10-foot side setback in order to accommodate the proposed maximum allowable density for the project site. Compliance with the 10-foot setback would require a reduction in the number of residential units, thereby physically precluding the development of the proposed project as the density provided.
HMC Section 10-1.206(a)(2), buildings with facades that are greater than 125 feet long shall have vertical breaks using recesses or structure at least once every 125 feet.	Complying with this standard would require reducing the size of three out of the eight proposed buildings on site (building type C) which would reduce the size of the residential area in each building and reduce the number of units provided in the project. Thus, compliance with this standard would physically preclude the development of the project at the density provided. The project requests a waiver for this standard to maintain the size of the proposed buildings in order to maintain the proposed number of units in the project.
HMC Section 10-1.204(l) requires a minimum of 150 square feet of open space per dwelling unit.	Per Sheet L-3, the project is providing a total of 8,510 Square Feet of open space which is 146.72 Square Feet of open space per dwelling unit. In order to meet the minimum Open Space standard that requires 150 Square Feet of open space per unit, the project design would need to add 190 Square Feet of open space. Adding 190 more Square Feet of open space to the project would require reducing residential area and the number of units on site. Therefore meeting this standard would physically preclude the development of the proposed project as the density provided.
HMC Section 10-1.204(i)(5) requires projects to incorporate open space amenities to achieve a minimum of 200 points.	Per Sheet L-3, the project is providing a total of 30 points of open space amenities located within 3,900 square feet of Common Open Space proposed within the project's two paseo areas between building's 2, 3, 5 and 6. In order to meet the minimum Open Space amenity standard that requires 200 points, the project design would need to add an additional 170 points of open space amenities. Meeting this standard would require removing units in order to provide more land area for 170 more points open space amenities. Therefore meeting this requirement would physically preclude the development of the proposed project as the density provided. The project requests a waiver for this standard so the project can instead devote land area to residential units at the project's proposed density.

TABLE E: State Density Bonus Law Parking Standards			
Unit Types (amount)	SDBL Limits	Min. Req.	Provided
3 Bed – 58 Units	1.5 spaces/unit	87	116
Guest Spaces	-	-	4

58 Units

87

120

ATTACHMENT C
Preliminary Site Phasing Plan



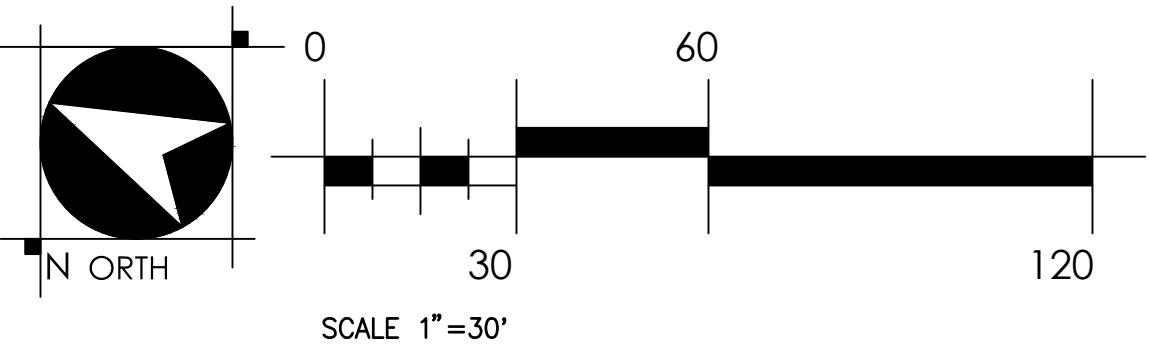
PHASING TABLE			
PHASE	BLDG NO.	BMR Location	AMI Level
1	1	-	-
2	2	-	-
3	3	Unit #18	Very Low
4	4	Unit # 21	Very Low
5	5	Unit # 34	Very Low
6	6	-	-
7	7	Unit # 49	Very Low
8	8	Unit # 52	Very Low

LEGEND

- ● ● INDICATES; ADA PATH OF TRAVEL
- INDICATES; CONCEPTUAL ADA ACCESSIBLE UNITS ~ 10% OF QUALIFYING UNITS
- ★ INDICATES; CONCEPTUAL AFFORDABLE UNIT LOCATION

GENERAL NOTES

- ~ SEE CIVIL AND LANDSCAPE SHEETS FOR ADDITIONAL INFORMATION
- ~ ALL GARAGES TO BE LEVEL 2 EV READY



PRELIMINARY SITE PLAN