

**Affordable Housing Plan
Hayward Parcel Group 3 / La Vista
Planning Application #202001594
Applicant: Eden Housing**

The Eden/TPC development team is proposing a 100% affordable housing project consisting of 176 total units. With the exception of two manager's units, all of the units will be restricted to income-eligible households under State Density Bonus Law (AB1763) ("DB-Restricted Units"). Of the 174 DB-Restricted Units, four (4) units will be restricted in perpetuity ("AHO-Restricted Units") under the City of Hayward's Affordable Housing Ordinance (AHO). This Affordable Housing Plan also outlines how the development team will meet the requirements of the Density Bonus Law and the AHO.

- a. **Location:** Adjacent to Tennyson Road, East 16th Street and Calhoun Street

APNs: 078C-0626-003-16; 078C-0626-003-09; 078C-0626-001-07

Structure: Attached

Proposed Tenure: Rental

Unit Sizes: See Proposed Unit Matrix Summary Table.

Calculation of AHO-Restricted Units :

- Density permitted without Density Bonus Law: 12 units/acre
- Total number of units permitted without Density Bonus Law: 12 units/acre * 4.6 acres = 55.2 units, round down to 55 units
- 55 total units * 6 percent (minimum requirement for on-site rental units) = 4 AHO-Restricted Units (rounded up from 3.3 units)
- 3% of units at Very Low Income: 3% * 55 units = 1.65 units, round up to 2 units
- 3% of units at Low Income: 3% * 55 units = 1.65 units, round up to 2 units
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- b. **Floor or site plan depicting the location of the Affordable Units:**

100% of the units will be restricted as affordable units. See enclosed floor and site plans (Sheets AR-1.0 – AR-2.4). Please note that on the plans S1 units are studio units, A1 units are 1-bedroom units, B1 units are 2-bedroom units, and C1 units are 3-bedroom units.

- c. **Income levels of each Affordable Unit:**

See Unit Matrix Summary Tables.

- d. **Phased Residential Development Projects:**

N/A

- e. **Concessions/Incentives requested by the Applicant:**

As a 100% affordable housing development that is located within 0.5 mile of the South Hayward BART Station, the Project is entitled to up to 4 concessions. The following concessions are requested:

1. *Concession #1 – Group Open Space:* The proposed design involves 13,160 sf of on-site courtyard space in between the two residential buildings. This space will be programmed for

outdoor recreation and will include a play structure for children as well. Although this space does not meet Hayward's requirement of 150 SF per unit of on-site public open space, the project will be located directly adjacent to the new La Vista Park that is currently in development. This park will include over 50 Acres of programmed open space, and as part of our development agreement with the City of Hayward, we will be providing pedestrian access from the doorstep of both the residential and school buildings up to the future La Vista Park and SD-7 Foothill Trail.

2. *Concession #2 –Rear Yard Setback Requirements:* Current zoning code requires 20' of rear yard setback. The project proposes 15'-2" due to limited space and site constraints as illustrated in the site plan.
3. *Concession #3 – City of Hayward's Reach Code Electric Vehicle Charging Requirements:* The City of Hayward's Reach Code requires that 75% of the project's dwelling units with one or more parking spaces be provided with at least one Level 2 EV Ready space and that the remaining 25% of project's units be provided with at least one Level 2 EV Capable space. Due to the considerable cost associated with fully meeting the Reach Code's electric vehicle charging requirement, the project will instead meet the electric vehicle charging requirements of the California Tax Credit Allocation Committee (CTCAC), which are dictated by the 2019 California Building Standards Code.
4. *Concession #4 – Not used.*

f. Method of meeting Section 10-17.205:

b. On-site rental Affordable Units

g. Marketing Plan:

Eden Housing will submit preliminary Marketing Plan for review and will submit to the Housing Division final Marketing Plan either earlier of (a) one hundred twenty (120) days prior to completion of construction or (b) sixty (60) days prior to marketing the Units in the Development

h. Affordable Housing Unit Mix :

The Developer has elected to use two standards of income and rent restrictions to restrict 100% of the units as affordable housing as permitted by the Density Bonus Law. To comply with both the Density Bonus Law and the AHO, 20% of the Units (36 units) will be restricted per **Table 1** at or below the applicable Health and Safety Code rent and income limit standards (see below). These units will have a deeper tax credit affordability level to ensure compliance with both tax credit and Health and Safety Code rent standards. 2 of the Very Low-income Units and 2 of the Low-Income units will be restricted in perpetuity as indicated in **Table 1** to comply with the AHO. The remaining 80% of the DB restricted units will be restricted at or below the tax credit income levels with the corresponding rent limit as indicated in **Table 2**.

Unit Mix Summary Tables

Table 1: Health and Safety Code Section 50053 Rent Standard Unit Mix

Unit Type (bedroom)	SF	Very Low-Income Units (30% AMI TCAC unit)	Low-Income Units (50% AMI TCAC unit)
<i>Studio</i>	<i>Approx.416 sf</i>	4 <i>(Includes 1 AHO Restricted Unit)</i>	4
<i>1-BR</i>	<i>Approx.547 sf</i>	5	5 <i>(Includes 1 AHO Restricted Unit)</i>
<i>2-BR</i>	<i>Approx. 700 - 776 sf</i>	4 <i>(Includes 1 AHO Restricted Unit)</i>	4
<i>3-BR</i>	<i>Approx.986 sf</i>	5	5 <i>(Includes 1 AHO Restricted Unit)</i>
<i>Total</i>		18	18

Table 1 Income limit: Established by California Housing and Community Development based on Title 25 of the California Code of Regulations, Section 6932

Table 1 Rent limit: Established by California Health and Safety Code Section 50053

Total number of units: 36

Table 2: Tax Credit Rent Standard Unit Mix

Unit Type (bedroom)	SF	60% AMI TCAC unit	80% AMI TCAC unit
<i>Studio</i>	<i>Approx.416 sf</i>	<i>24</i>	<i>6</i>
<i>1-BR</i>	<i>Approx.547 sf</i>	<i>24</i>	<i>13</i>
<i>2-BR</i>	<i>Approx.700- 776 sf</i>	<i>30</i>	<i>6</i>
<i>3-BR</i>	<i>Approx.986 sf</i>	<i>26</i>	<i>9</i>
<i>Total</i>		<i>104</i>	<i>34</i>

Table 2 Rent and Income Limit: Established by the California Tax Credit Allocation Committee.

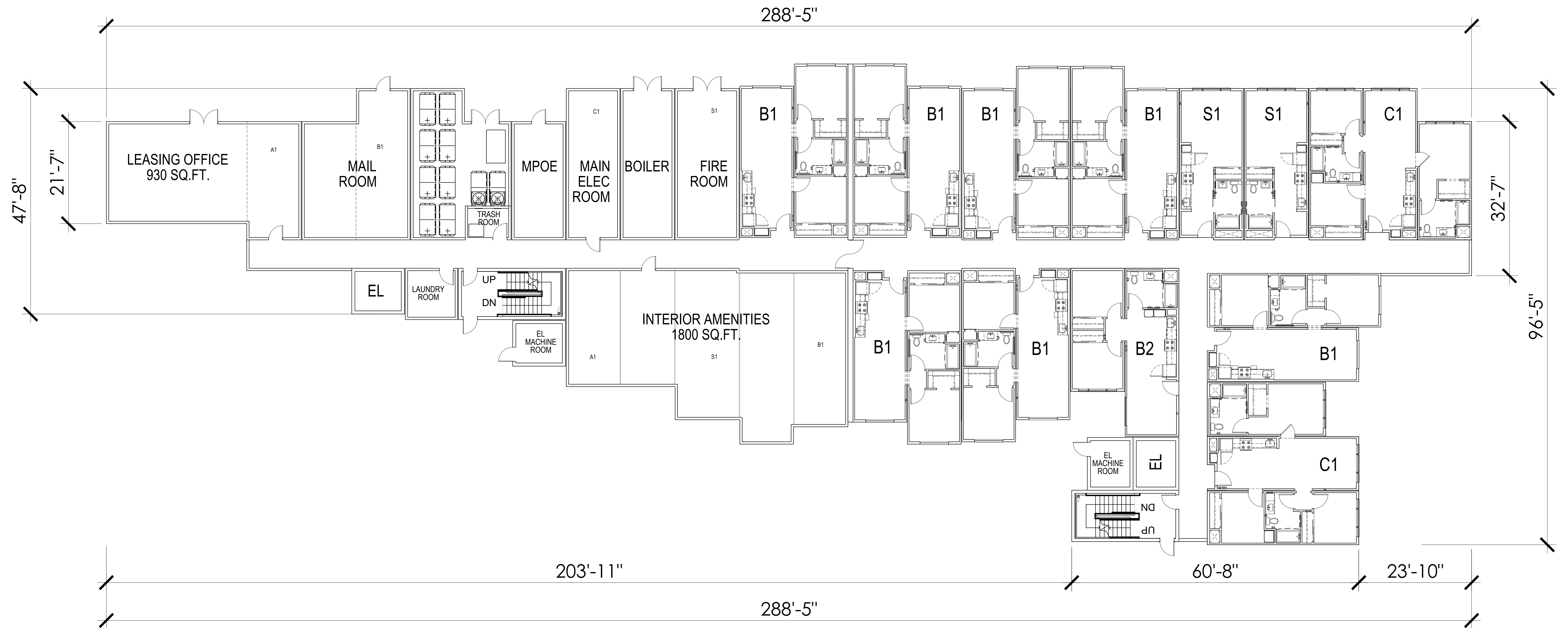
Regional Housing Needs Allocation Compliance

Based on the targeted income levels, the project will provide the following affordability levels for the purpose of meeting the City's Regional Housing Needs Allocation:

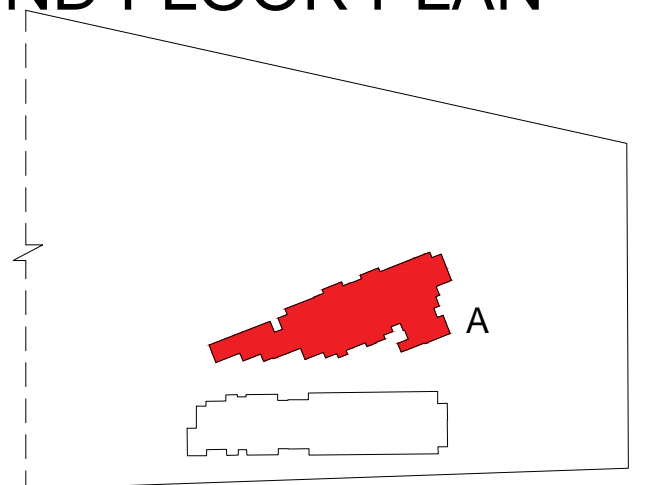
- Very Low Income: 36 Units
- Low-Income: 138 Units

Additional affordability terms related to the Disposition and Development Agreement

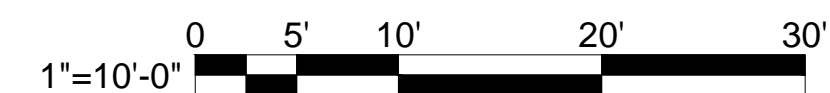
In addition, the Eden/TPC development team will voluntarily record an affordable housing covenant that will restrict the use of the property to 100% affordable housing project with all units to be made available for occupancy by very low and low income households at an affordable rent in perpetuity. For purposes of this covenant, the term "low-income households" shall refer to households earning no more than 80% of AMI, with rents restricted to no more than 30% of 80% of AMI. The City shall have third-party beneficiary status under the affordable housing covenant.



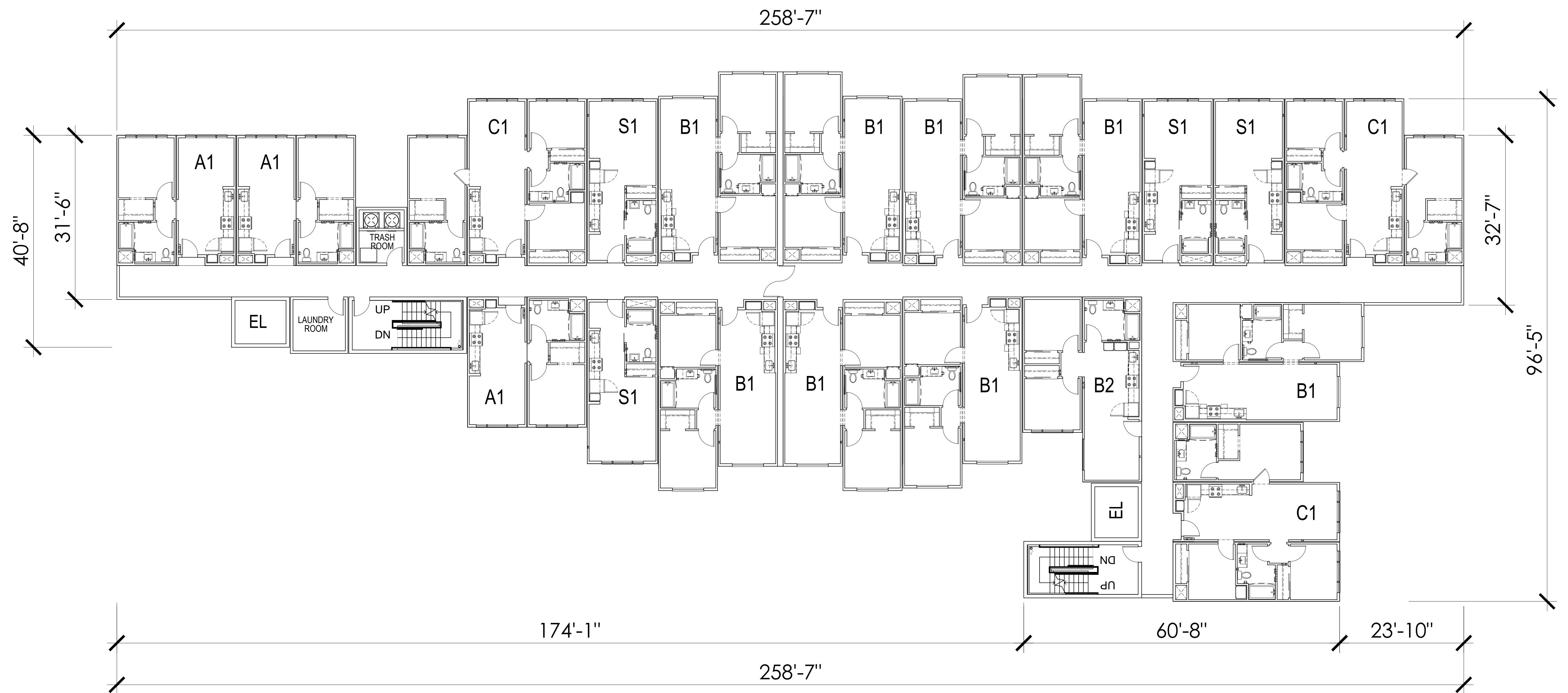
GROUND FLOOR PLAN



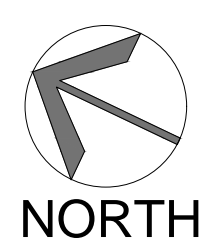
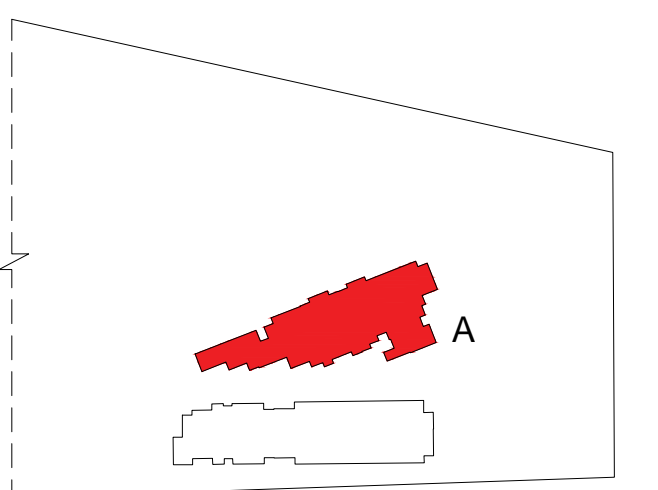
NORTH



DATE: 05-12-2021
JOB NO.: 2018-201



TYPICAL UPPER FLOOR PLAN



NORTH

1"=10'-0"

DATE: 05-12-2021
JOB NO.: 2018-201

LA VISTA RESIDENTIAL
PACIFIC WEST COMMUNITIES, INC

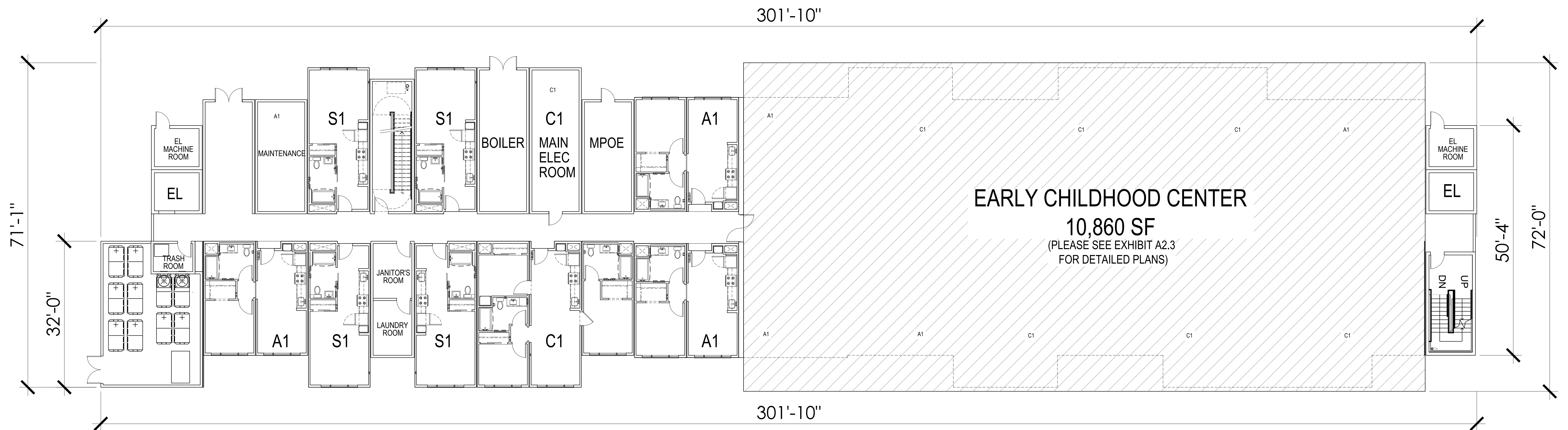
HAYWARD, CA

CONCEPTUAL BLDG. PLANS - BLDG. B

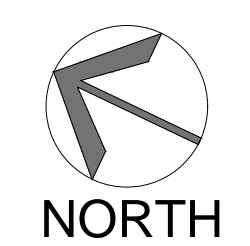
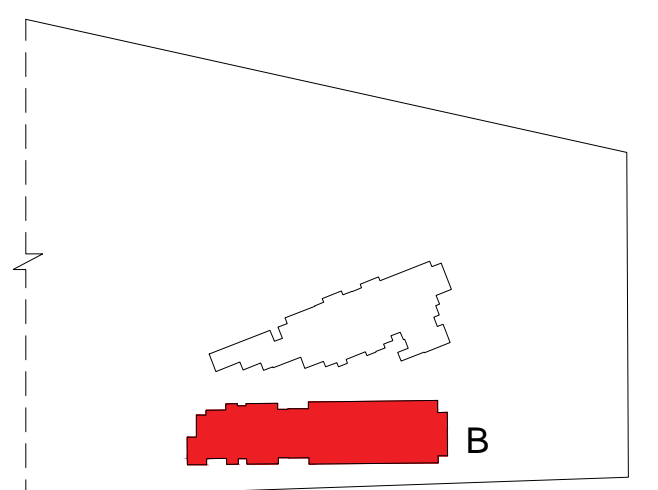
AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

AR-2.1





GROUND FLOOR PLAN



1"=10'-0"

0 5' 10' 20' 30'

DATE: 05-12-2021
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LA VISTA RESIDENTIAL
 PACIFIC WEST COMMUNITIES, INC

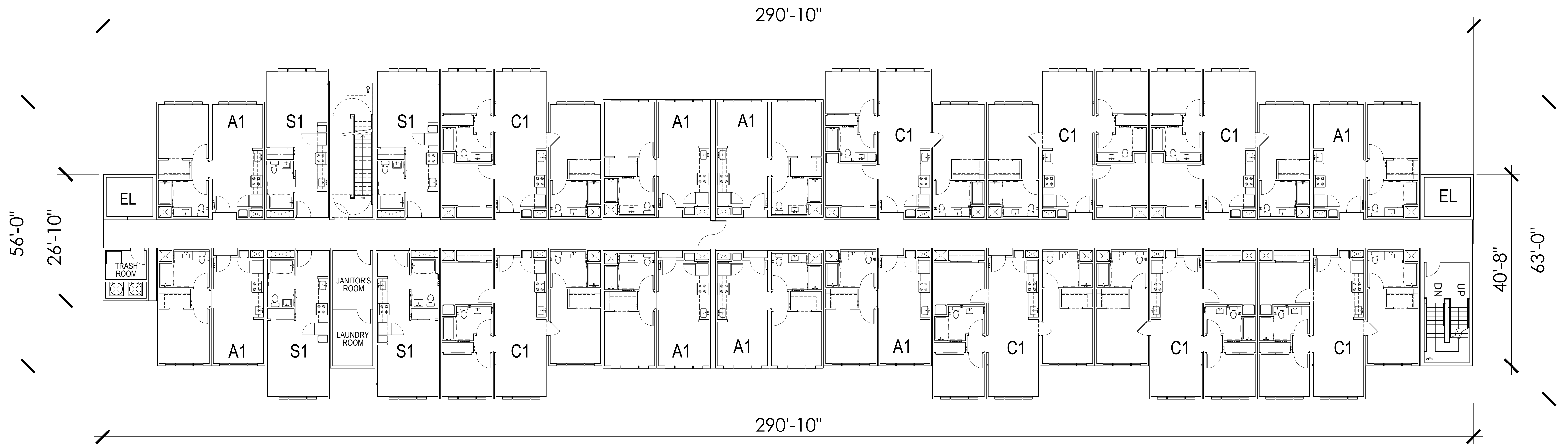
HAYWARD, CA

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AR-2.3





TYPICAL UPPER FLOOR PLAN



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AR-2.4

