

Affordable Housing Plan for 966 B Street
Planning Application – SPR-23-0006

Project information

Project Developer/Owner	B & Main, LLC
Project Address	996 B Street, Hayward, California
Assessor's Parcel Number(s)	428-0056-057
Gross Project Site Area:	0.176 Acres
Minimum Density:	40 units per acre
Maximum Density:	110 units per acre
Project Residential Type	APARTMENTS MIXED-USE
Project Tenure Type	Rental
Target Population (i.e. seniors, multifamily, supportive housing, large families)	Multifamily
Density Bonus	YES

Project Amenities

On the ground floor the proposed project affords on-site parking for residents via an enclosed parking stacker/puzzler system, a commercial space on the corner of B Street and Main Street, a common residential lobby on Main Street, and a common roof deck amenity space. The roof deck will be accessible to all tenants, and will include an outdoor cooking area, seating, and child play areas.

Additional Project Information

The project is currently being proposed as modular off-site construction which can reduce the impacts of construction on public rights-of-way, as well as reducing project waste through shop-built quality.

Affordable Housing Compliance

The Developer will be providing a total of 3 affordable units made available at the very low-income level to comply with the City's affordable housing requirements and apply for an increase in density, concessions/incentives, and waivers through the State Density Bonus Law. By providing 15% of units at the very low-income level, the project is entitled to a 50% increase in density and 3 concessions/incentives. A total of 30 units, including the increase in density, is being proposed. The table below shows a breakdown of the affordable housing compliance:

Total # of units without Density Bonus (max. density units allowed)	110 units per acre x 0.176 acres = 19.36 units Proposed = 20 units (Rounded up)
Total # of AHO-restricted affordable units	2
No. of very low-income units	3
Fractional Unit	Will provide one additional affordable unit

Density Bonus Compliance

See *Attachment B* for the project's density bonus application and below for a breakdown of the project's State Density Bonus compliance:

Total # of units without Density Bonus (max. density allowed)	20
Total # of units with Density Bonus	30
Total density percentage increase	50%
Total affordable units restricted under AHO	2
Total affordable units restricted under Density Bonus	1
No. of very low-income units	3

AFFORDABLE HOUSING PLAN for 966 B Street (Planning Application – SPR-23-0006)

Unit Mix Summary Table

Unity Type (bedroom)	Size (sq ft)	Extremely Low Income Units		Very Low Income Units		Low Income Units		Moderate Income Units		Market Rate Units
		AHO	Densit y Bonus	AHO	Density Bonus	AHO	Densit y Bonus	AHO	Densit y Bonus	
One Bed	716	—	—	1*	—	—	—	—	—	9
Two Bed	1250	—	—	1*	—	—	—	—	—	9
Three Bed	1169	—	—	—	1	—	—	—	—	9

*Overlaps with Density Bonus

Site Plan

Attachment A (G200) is a Site Plan of the project showing the proposed location for each of the (3) three affordable units for rent.

Marketing Plan

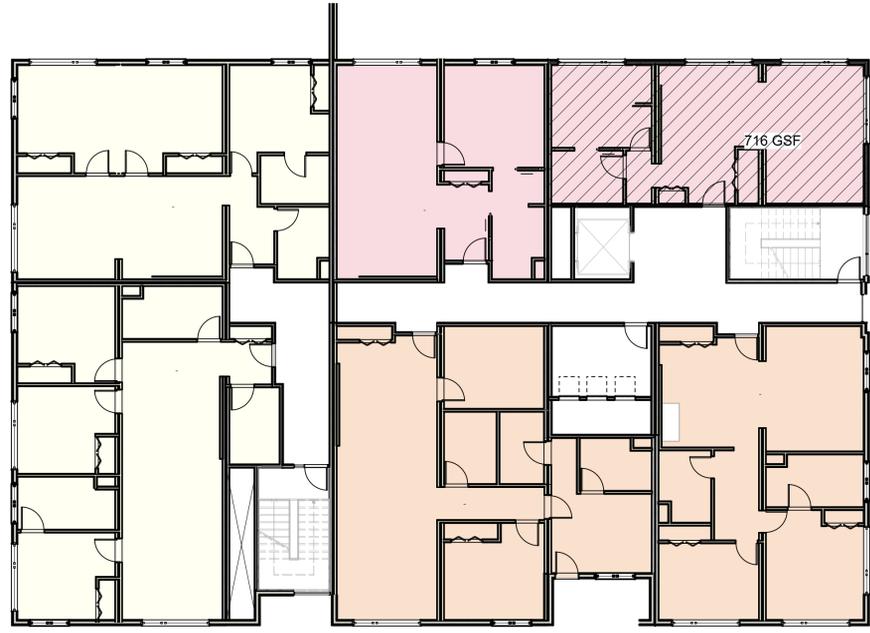
The developer has included a preliminary marketing plan to the Housing Division for review.

It is noted the Developer should submit final marketing and management plans the earlier of (a) 120 days prior to completion of construction or (b) 60 days prior to marketing the units in the development.

Attachments

Attachment A – Project Site Plan

Attachment B – State Density Bonus Application



AHP/DENSITY BONUS DIAGRAM - LEVEL 06
Scale: 3/32" = 1'-0" 3
G200



AHP/DENSITY BONUS DIAGRAM - LEVEL 02
Scale: 3/32" = 1'-0" 1
G200

AFFORDABLE HOUSING LEGEND

- ONE BED / VERY LOW INCOME
- TWO BED / VERY LOW INCOME
- THREE BED / VERY LOW INCOME

AFFORDABLE HOUSING NOTES

A DENSITY BONUS IS REQUESTED PER HMC SEC. 10-19.130 (B) AS 15% VERY LOW INCOME AFFORDABLE UNITS OF THE BASE DENSITY OF 20 UNITS IS PROPOSED, WHICH IS 3 VERY LOW INCOME UNITS. AT THE 15% VERY LOW INCOME PROPOSED FOR THE PROJECT, PER GOVERNMENT CODE SECTION 65915(F)(2), THE PROJECT IS ENTITLED TO A 50% DENSITY BONUS. THIS EQUATES TO AN INCREASE OF 50% ON THE 20 BASE UNITS ALLOWED BY THE HMC GENERAL PLAN DENSITY, WHICH IS 10 ADDITIONAL UNITS. THEREFORE THE PROJECT PROPOSES 30 TOTAL UNITS.

PER HMC SEC. 10-19.170(A) AFFORDABLE UNITS ARE PROPOSED AS BEING DISTRIBUTED THROUGHOUT THE BUILDING, BE REPRESENTATIVE OF THE UNIT MIX PROPOSED, AND BE OF SIMILAR DESIGN, CONSTRUCTION, AND MATERIAL FINISH. PER HMC SEC. 10-19.190, 15% VERY LOW INCOME UNITS ALLOWED FOR 3 CONCESSIONS. THE CONCESSIONS PROPOSED CAN BE FOUND IN THE "CONCESSIONS AND WAIVERS" TABLE UNDER SECTION 3.1 OF THIS STATEMENT. THE PROJECT RESERVES THE RIGHT TO REQUEST FURTHER CONCESSIONS AND WAIVERS IN FUTURE PHASES IF DEEMED NECESSARY BY THE APPLICANT.

PER HMC SEC. 10-17.215 THE PROJECT PROPOSES GREATER THAN THE MINIMUM 6% AFFORDABLE UNITS. PER HMC SEC. 10-17.215(B) THE APPLICANT ELECTS TO PROPOSE THAT ALL AFFORDABLE UNITS BE AT THE VERY LOW INCOME LEVEL INSTEAD OF ONE-HALF LOW AND ONE-HALF VERY LOW.



ISSUE	DATE
Planning Submission #3	10/27/23
Planning Submission #2	8/21/23
Planning Submission #1	01/09/23

ARCHITECT

ch x tld prefab evolved
clever homes by tobylongdesign
6114 LASALLE AVENUE #552, OAKLAND CA 94611
TOBY LONG, AIA - 415.905.9030 - TOBY@CHXTLD.COM



AHP/DENSITY BONUS DIAGRAM - LEVEL 04
Scale: 3/32" = 1'-0" 2
G200

AFFORDABLE HOUSING / DENSITY BONUS

Total # of units without Density Bonus (max. density units allowed)	110 units per acre x 0.176 acres = 19.36 units Proposed = 20 units (Rounded up)
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Unit Type (bedroom)	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	
One Bed	716	—	1*	—	—	—	—	—	—	9
Two Bed	1250	—	1*	—	—	—	—	—	—	9
Three Bed	1169	—	—	—	1	—	—	—	—	9

Regulation	Proposed Incentive	Density Bonus Request
Density Bonus Request Hayward General Plan density is 40-110 units/acre.	Per Government Code Section 65915(F)(2), the project is entitled to a 50% density bonus when 15% of the base number of units are provided as Very Low Income units.	The project proposes a 50% density bonus over the general plan allowable density of 110 units/acre. General plan density allows for 20 units and the density bonus affords an additional 10 units for a total of 30 proposed units.
Density Bonus Concessions		
Regulation No concessions are proposed at this time.	—	The applicant reserves the right to request upto the three allowable concessions in the future should they deem it necessary.
Density Bonus Waivers		
Regulation General plan zoning FAR is listed as 1.5. The lot size is 7,669sf. Total building area would be limited to 1.5 x 7,669sf or 11,503.5sf.	Waiver of the 1.5 FAR.	This requirement would physically prevent the project from being built at the allowable density, inclusive of the bonus density and concessions/incentives herein requested.
HMC 22.070(D) requires a 10ft setback along the lot line at 6+ floors where noted on the regulating plan (Figure 2.1.020.1)	Waiver of setback requirement at levels 6+.	This requirement would reduce unit sizes and therefore have a significant cost impact on the project and physically impede the ability of the project to provide affordable housing.
HMC 22.070(D) requires a 95% lot coverage.	Waiver of the lot coverage requirement to afford 100% lot coverage.	This requirement would reduce the rentable area of the units and would have a significant cost impact on the project and physically impede the ability of the project to provide affordable housing.
3.3.160(B) Table 3.3.160(A)(c) requires the project meet on of two architectural requirements. Either a horizontal articulation recess or protrusion of 3ft or more above the third floor or vertical articulation of a portion of the building by at least one story.	Waiver of the requirement to comply with one of either horizontal or vertical articulation as listed in Table 3.3.160(A)(c).	Either requirement of 3.3.160(B) Table 3.3.160(A)(c) would cause the rentable area to decrease significantly and have a

CONSULTANT

966 B STREET
966 B STREET
HAYWARD, CA 94541

AFFORDABLE HOUSING

THESE PLANS ARE CONSIDERED PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS THEY BEAR THE ARCHITECT'S SEAL AND WET SIGNATURE. TLD EXPRESSLY RESERVES COMMON LAW COPYRIGHT AND OTHER PROPRIETARY RIGHTS TO ALL DESIGNS & INFORMATION IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF tobylongdesign.

scale

sheet

G200

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ATTACHMENT B
STATE DENSITY BONUS

January 12, 2023 **(Revised Friday, October 27, 2023)**

Steve Kowalski, Associate Planner
City of Hayward
777 B Street 1st Floor
Hayward, CA 94544

RE: 966 B Street Preliminary Density Bonus Statement

Dear Steve:

Our project team has prepared the following Density Bonus Statement (DBS) for the Main and B Project (Project) located at 966 B Street, at the corner of B Street and Main Street, in Hayward, CA. The project team is submitting this DBS as an attachment to the application for a mixed use housing development permit.

The application is for a Major Site Plan Development as well as Government Code Section 65915 ("State Density Bonus Law").

The document provides the relevant information for the application pursuant to Hayward Municipal Code Chapter 10 Article 19 and is organized as follows:

1. Information requested by HMC § 10-19.220
2. Project Description
3. Density Bonus Requests (Concessions and Waivers)

Please see the following pages for the information regarding the DBS for the proposed project.

1. Information requested by HMC SEC 10-19.220

Per HMC SEC 10-19.220 the City of Hayward Requests the following information to be included in a DBS:

Table HMC SEC 10-19.220

HMC Requirement	Response
(a) A description of the Residential Development Project including the proposed total number of Affordable Housing Units, Senior Housing Units or Mobilehome Park Units;	Please see section 2.1 Project Description of this DBS which describes in detail the proposed number of units for rent.
(a) The zoning and general plan designations and assessors parcel number(s) of the project site;	Please see Section 2.2 for zoning and general plan designations and assessors parcel number for the project site.
(a) A vicinity map and preliminary site plan, drawn to scale, including building footprints, driveway and parking layout.	Please see Section 2.2 for a vicinity map and preliminary site plan, drawn to scale, including building footprints, driveway and parking layout.
(a) A description of the concessions or incentives requested.	Please see section 3.1 for a list of concessions and incentives requested.
(a) If an additional incentive(s) is requested, the application should describe why the additional incentive(s) is necessary to provide the Affordable Housing Units.	Please see section 3.1 for a list of concessions and incentives requested.

2.1 Project Description:

The proposed project consists of removing the existing basement structures on the site and building a new 30-unit apartment building which will be 6 stories tall with at-grade enclosed parking structure with mechanical puzzle car stacker system. Access to the parking structure is proposed on the western alley way. The main residential entry for the building is proposed on Main Street via a common lobby space. On the corner of Main Street and B Street is a commercial space. Floors above grade consist of 30 residential apartments including one bedroom, two bedroom, and three bedroom units for rent that also include affordable units. The project seeks a 50% State Density Bonus for providing 15% of the base density units at Very Low Income affordable units. On the roof, a common roof deck space is proposed as an amenity. Along B Street, a artwork/mural is proposed.

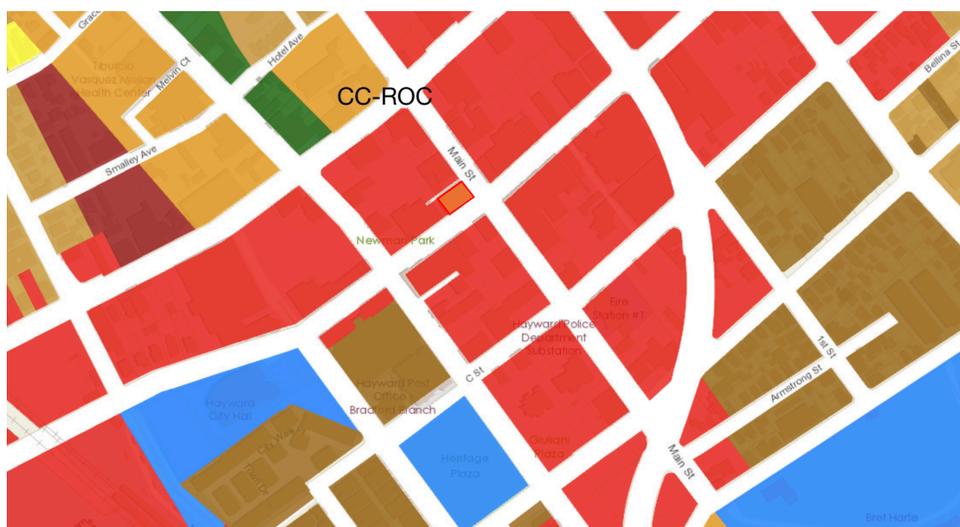
2.2 Zoning and General Plan Information

The property is located at the corner of Main Street and B Street in Downtown Hayward, CA. Assessor’s parcel map number is 428-0056-057. The project site area is 0.176 acres. General plan zoning is Central City - Retail and Office Commercial (CC-ROC) and a Downtown Specific Plan (DTSP) zoning of Downtown - Main Street (DT-MS). General Plan zoning allows for a density of 40-110 units per net acre and an FAR of 1.5. The CC-ROC and DT-MS allow for mixed use multifamily and is included in the DTSP EIR.

At the maximum general plan density of 110 units per net acre, the calculated maximum density on the site, excluding the requested density bonus, is as follows:

110 Units/acre x 0.176acres - 19.36 units (rounds up to 20 units)

General Plan zoning (CC-ROC)



DTSP Zoning (DT-MS)



Please see the Density Bonus calculations in section 3.1 of this DBS that detail a 50% increase in density to allow for the 30 units proposed.

2.3 Compliance with Government Code & Hayward Affordable Housing Ordinance

A Density Bonus is requested per HMC SEC. 10-19.130 (b) as 15% very low income affordable units of the base density of 20 units is proposed, which is 3 Very Low Income Units. At the 15% Very Low Income proposed for the project, per Government Code Section 65915(f)(2), the project is entitled to a 50% density bonus. This equates to an increase of 50% on the 20 base units allowed by the HMC general plan density, which is 10 additional units. Therefore the project proposes 30 total units.

Per HMC SEC. 10-19.170(a) affordable units are proposed as being distributed throughout the building, be representative of the unit mix proposed, and be of similar design, construction, and material finish. Per HMC SEC. 10-19.190, 15% Very Low income allows for 3 concessions. The concessions proposed can be found in the "Concessions and Waivers" table under section 3.1 of this statement. The project reserves the right to request further concessions and waivers in future phases if deemed necessary by the applicant.

Per HMC SEC. 10-17.215 the project proposes greater than the minimum 6% affordable units. Per HMC SEC. 10-17.215(b) the applicant elects to propose that all affordable units be at the Very Low Income level instead of one-half Low and one-half Very Low. The affordable unit breakdown is as follows:

- Homes for renters that qualify as "Very Low" income: (3) Total Units
 - (1) One Bedroom Unit
 - (1) Two Bedroom Unit
 - (1) Three Bedroom Unit

3.1 Density Bonus Requests

The following tables reflect the current Density Bonus Requests and Incentives (Concessions and Waivers) for the proposed project. Please note that the project reserves the right to request further concessions and waivers in future phases if the applicant deems it necessary.

Per Government Code...

Density Bonus Request

Regulation	Proposed Incentive	Density Bonus Request
Hayward General Plan density is 40-110 units/acre.	Per Government Code Section 65915(f)(2), the project is entitled to a 50% density bonus when 15% of the base number of units are provided as Very Low Income units.	The project proposes a 50% density bonus over the general plan allowable density of 110 units/acre. General plan density allows for 20 units and the density bonus affords an additional 10 units for a total of 30 proposed units.

Density Bonus Concessions

Regulation	Proposed Incentive	Description of Request
No concessions are proposed at this time.	—	The applicant reserves the right to request upto the three allowable concessions in the future should they deem it necessary.

Density Bonus Waivers

Regulation	Proposed Incentive	Description of Request
General plan zoning FAR is listed as 1.5. The lot size is 7,669sf. Total building area would be limited to 1.5 x 7,669sf or 11,503.5sf.	Waiver of the 1.5 FAR.	This requirement would physically prevent the project from being built at the allowable density, inclusive of the bonus density and concessions/incentives herein requested.
HMC 22.070(D) requires a 10ft setback along the lot line at 6+ floors where noted on the regulating plan (Figure 2.1.020.1)	Waiver of setback requirement at levels 6+.	This requirement would reduce unit sizes and therefore have a significant cost impact on the project and physically impede the ability of the project to provide affordable housing.
HMC 22.070(D) requires a 95% lot coverage.	Waiver of the lot coverage requirement to afford 100% lot coverage.	This requirement would reduce the rentable area of the units and would have a significant cost impact on the project and physically impede the ability of the project to provide affordable housing.

Density Bonus Waivers

<p>3.3.160(B) Table 3.3.160(A)(c) requires the project meet on of two architectural requirements. Either a horizontal articulation recess or protrusion of 3ft or more above the third floor or vertical articulation of a portion of the building by at least one story.</p>	<p>Waiver of the requirement to comply with one of either horizontal or vertical articulation as listed in Table 3.3.160(A)(c).</p>	<p>Either requirement of 3.3.160(B) Table 3.3.160(A)(c) would cause the rentable area to decrease significantly.</p>
<p>Section 10-2.503 and 10-2.602 requires that parking spaces have a minimum required stall width of 9 feet for internal spaces and 10 feet for spaces adjacent to walls.</p>	<p>Waiver of the minimum parking space width requirements</p>	<p>Per the Fehr & Peers study, the spaces being provided by the stacker system will accommodate most standard types of passenger vehicles. Not providing parking on site would have a significant negative impact on the rentability of the proposed units.</p>

3.2 Parking requirements

Per the DTSP 22.070.F the minimum required parking is 1 space per unit or 1 space per 500sf, whichever is less. The lesser value is 1 space per unit and requires 30 parking spaces. Per current State Density Bonus law 0.5 spaces per unit or a total of 15 spaces are required when a project proposes “at least 11% very low income...within 1/2 mile of accessible major transit stop”. The project also acknowledges the new California statute which prohibits the requirement of minimum parking for affordable projects within 1/2 mile of an accessible major transit stop.

At this time, the Project proposes 28 parking spaces, inclusive of accessible spaces. It is noted that the City of Hayward has expressed to the applicant that no municipal parking lots are available to meet HMC parking requirements and that parking for this project is strongly desired by the City to be on-site.

Best Regards,



Toby Long, AIA
Principal