

**Affordable Housing Plan**  
**24041 Amador St, HAYWARD, CA, 94541**  
**City Ventures Homebuilding, 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.	<input type="checkbox"/> SFHs <input checked="" type="checkbox"/> CONDOMINIUMS <input type="checkbox"/> TOWNHOMES <input type="checkbox"/> APARTMENTS <input type="checkbox"/> LIVE/WORK <input type="checkbox"/> MIXED-USE <input type="checkbox"/> ASSISTED LIVING <input type="checkbox"/> ACCESSORY DWELLING UNITS
Project Tenure Type	Ownership/For-sale
Target Population (i.e. seniors, multifamily, supportive housing, large families)	Multi-Family
Density Bonus	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Phasing Plan	<input checked="" type="checkbox"/> YES <input type="checkbox"/> 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 **4 very-low and 1 moderate** affordable housing unit on-site 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	4
Number of low-income units	0
Number of moderate-income units	1
Fractional Unit	<input type="checkbox"/> Include one additional for-sale affordable unit <input checked="" type="checkbox"/> 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			4				1		
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 4 very low-income and 1 moderate 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.

Per Table C, City Ventures is currently requesting a 32.50% density bonus [Gov. Code, § 65915(f)(2)] and a 5% Density Bonus for proposing 20% of the homes with Universal Design Features Per Table F.

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
<b>Total proposed density bonus affordable units</b>	5
Number of extremely low-income units	0
Number of very low-income units	4
Number of low-income units	0
Number of moderate-income units	1
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



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**

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	4
Moderate	1

TABLE C: State Density Bonus Law – Bonus Density	Universal Design - Bonus Density	TOTAL Bonus Density	Bonus Units	Total Units
32.50%	5.00%	37.50%	16	58

TABLE D: Density Bonus Concessions and Waivers

The project is entitled to receive two concessions for having 10% of the base density be Very Low income units (Gov Code Sec 65915(d)(2)) and is entitled to a third concession because 20% of the units are proposed with Universal Design Features as defined in HMC Section 10-19.130. City Ventures reserves the right to request additional concessions, waivers, or parking reductions under the State Density Bonus Law at a later date.

Concession #1	Each residential dwelling unit shall be served by its own water meter, unless otherwise approved by the City Engineer or their designee.	The project is proposing to install one master domestic water meter to serve the development, with individual sub-meters located in the garage of each home. The future HOA would be responsible for electronically tracking water usage from each sub-meter and allocating water charges accordingly. Strict adherence to the City's individual water meter requirement would increase the construction costs of the development and adversely affect the financial feasibility of the project. This requested deviation from the City's individual water meter requirement will reduce the construction costs of providing individual meters in the driveways of each home and therefore provides an identifiable and actual cost reduction that will allow to the project to construct the proposed number of units at the proposed density.
Wavier #1	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.
Wavier #2	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.
Wavier #3	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 7,390 Square Feet of open space which is 127 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 1,310 Square Feet of open space. Adding 1,310 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.
Wavier #4	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.

<b>TABLE E: State Density Bonus Law Parking Standards</b>			
<b>Unit Types (amount)</b>	<b>SDBL Limits</b>	<b>Min. Req.</b>	<b>Provided</b>
3 Bed – 58 Units	1.5 spaces/unit	87	116
Guest Spaces	-	-	4
<b>58 Units</b>		<b>87</b>	<b>120</b>

<b>TABLE F: Universal Design Features - HMC SEC. 10-19.130</b>	
Installation of varied-height cabinets and countertops.	An option package for varied-height cabinets and countertops will be provided to homebuyers for 20% of the units (12 units).
Flexible appliances.	An option package for appliances that incorporate universal design features will be provided to homebuyers for 20% of the units (12 units).
Open space under the sink, cooktop, and preparation counter.	An option package for open space under the sink and preparation counter will be provided for 20% of the units (12 units).
Doorways and hallways that are thirty-two (32) inches wide.	An option package for thirty-two (32) inch-wide doorways at the ground-floor primary entry, ground-floor bedroom, ground-floor bathroom, and ground-floor garage entry will be provided for 20% of the units (12 units).
Provide at least one full bathroom (accessible bathroom) and one bedroom on the same level as the kitchen and the primary entry into the unit.	An option package for one accessible bedroom and one accessible bathroom located on the primary entry will be provided for 20% of the units (12 units).
The accessible bathroom(s) shall include the appropriate structural modifications so that grab bars can be easily installed in the future.	An option package for ground-floor accessible/adaptable bathrooms that include structural reinforcement to allow for the future installation of grab bars will be provided for 20% of the units (12 units).
The accessible bathroom(s) shall be designed to accommodate a wheelchair turning radius, as determined by applicable Americans with Disabilities Act (ADA) standards.	An option package for a 30-inch by 48-inch maneuvering clearance within a first floor bathroom, (consistent with Chapter CBC Chapter 11A) will be provided for 20% of the units (12 units).
The accessible bathroom shall include an accessible shower/bathtub.	An option package for an accessible bathtub located within the ground-floor of an accessible bathroom will be provided for 20% of the units (12 units).
Install slip-resistant flooring on the accessible level(s) of the unit.	An option package for slip-resistant flooring at ground-floor unit entry areas will be provided for 20% of the units (12 units).
Provide sliding or barn doors for closets and/or bathrooms of accessible bedrooms and bathrooms that can remain open.	An option package for a closet design that can remain open and does not require a traditional swinging door will be provided for 20% of the units (12 units). This option will be achieved through either a bi-fold door that can be fully folded and held open or an alcove-style closet configuration in lieu of a typical 3-foot-wide swing door.

**ATTACHMENT C**  
**Preliminary Site Phasing Plan**



# PHASING TABLE

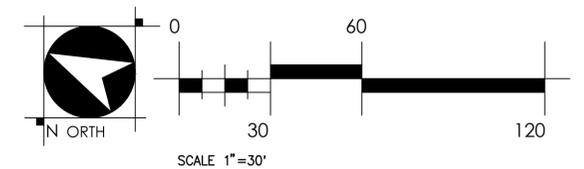
PHASE	BLDG NO.	BMR Location	AMI Level
1	1	-	-
2	2	-	-
3	3	Unit #18	Very Low
4	4	Unit # 21	Moderate
5	5	Unit # 34	Very Low
6	6	-	-
7	7	Unit # 49	Very Low
8	8	Unit # 52	Very Low

### LEGEND

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

### GENERAL NOTES

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- ~ ALL GARAGES TO BE LEVEL 2 EV READY



PRELIMINARY SITE PLAN