



## AFFORDABLE HOUSING PLAN

**21659 MISSION BLVD.,  
HAYWARD, CA**

**September 2, 2020**

### SEC. 10-17.510 - AFFORDABLE HOUSING PLAN

Unless the Applicant proposes to pay affordable housing in-lieu fees consistent with Section 10-17.400—10-17.415, an Applicant shall submit an Affordable Housing Plan (AHP) as part of the earliest application for a Residential Development Project. In accordance with the Permit Streamlining Act, the Planning Director shall determine whether the AHP is complete. The elements of a complete AHP are described below. If the AHP is incomplete, the AHP will be returned to the Applicant with a list of the deficiencies or the information required. No application for a discretionary or ministerial permit to which this Article applies shall be deemed complete until the AHP is deemed complete by the Planning Director. At any time during the review process, the Planning Director may require from the Applicant additional information reasonably necessary to clarify and supplement the application or to determine the consistency of the proposed AHP with the requirements of this Article.

1. The location, structure (attached or detached), proposed tenure (for-sale or rental), and size of the proposed market-rate units and Affordable Units and the basis for calculating the number of Affordable Units provided;
  - a. Location: 21659 Mission Blvd., Hayward, CA
  - b. Structures: Attached
  - c. Proposed tenure: Townhomes (For-Sale) + Apartments (Rental)
  - d. Residential Size: Townhomes (37,692 SF) + Apartments (19,864 SF, includes Density Bonus Units)
  - e. Affordable Units: The Base Unit Count includes (27) Townhomes for sale and (12) Apartments for rent. Per the 2017 Affordable Housing Ordinance, a minimum of 10% of the Townhomes (For-Sale) at Moderate Income and 6% of the Apartments (Rental) at Very Low Income shall be provided as on-site Affordable Units.

#### Affordable Housing Ordinance Compliance

Calculation: 27 Townhomes (For-Sale) X 10% = 3 Townhomes (Rounded up from 2.7)  
 12 Apartments (Rental) X 6% = 1 Apartment (Rounded up from 0.7)

Includes: 3 Townhomes at Moderate Income  
 1 Apartment at Very Low Income

Result: **In compliance with Affordable Housing Ordinance**

2. A floor or site plan depicting the location of the Affordable Units;

Please refer to Sheet G005 for Affordable Unit locations. The Affordable Units will be equally distributed throughout the development by location and size.

3. The income levels to which each Affordable Unit will be made affordable;

The (3) Affordable For-Sale Townhomes will be made available at Moderate Income and the (1) Affordable Rental Apartment will be made available at Very Low Income.

4. For phased Residential Development Projects, a phasing plan that provides for the timely development of the number of Affordable Units proportionate to each proposed phase of development as required by this Article;

A final phasing plan will be submitted to City Council for approval prior to execution of the Affordable Housing Agreement.

5. A description of any incentives that are requested by the Applicant;

We will be seeking a Density Bonus Concession in the form of a 4th floor of (6) additional apartments on the Apartment Building. The construction of these additional units will help offset the cost of the Affordable Units.

Useable Open Space - A concession for a reduction in required Useable Open Space is being requested to offset the cost of the Affordable Units by creating amenity space for backyards and efficient vehicular access.

Expedited Processing - As available for Residential Development Projects with on-site Affordable Units, the project is requesting expedited processing of development approvals and permits in order to meet development milestones set forth by project financing requirements and start construction in a timely manner.

6. If off-site units, rental units, or other alternatives are proposed under Sections 10-17.205, 10-17.225, or 10-17.230, the information necessary to support the findings required for approval of such alternatives;

No off-site units are included in this project.

7. A marketing plan that describes how the Applicant will inform the public, and those within the appropriate income groups, of the availability of Affordable Units;

We acknowledge the requirement of the Marketing Plan set forth in the Affordable Housing Ordinance and will be working closely with the City's Housing Division staff to comply with this requirement and will submit a marketing plan prior to execution of the **Affordable Housing Agreement**.

9. A written statement demonstrating compliance with the requirements of Section 10-17.220 for on-site Affordable Unit

Per the submitted unit plans, all units will be distributed throughout the project and are of equal size and finishes to all units in the project.




21659 MISSION BOULEVARD  
HAYWARD, CA 94541



## SITE PLAN REVIEW



	BASE UNIT COUNT	AFFORDABLE UNITS	AFFORDABLE INCOME LEVEL	AFFORDABLE PERCENTAGE	DENSITY BONUS UNIT COUNT	DENSITY BONUS UNITS	TOTAL UNIT COUNT
TOWNHOMES	27	3	Moderate Income	11%	6%	2	27
APARTMENTS	12	1	Very Low Income	8%	27.50%	4	18
<b>Total Unit Count Base Project:</b>	<b>39</b>					<b>6</b>	<b>45</b>

-  27 TOWNHOMES (BASE UNITS)
-  12 APARTMENTS (BASE UNITS)
-  (6) DENSITY BONUS UNITS

