

**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. The development will have four (4) units ("AHO-Restricted Units") restricted under the City of Hayward's Affordable Housing Ordinance (AHO) and the calculation for these AHO units is included in Section (a). This Affordable Housing Plan also outlines how the development team intends to meet the requirements of the Density Bonus Law (AB1763) below.

Per Section 65915(b)(1)(G) of the Density Bonus Law, 20 percent of the total units in the development may be for moderate-income households and 20 percent of the total units in the development are required to be set at an "affordable rent, as defined by the California Department of Housing and Community Development (CA HCD) in Section 50053 of the Health and Safety Code." For the purposes of the Density Bonus Law restrictions only, we propose to restrict the 20 percent of the total units for moderate-income households at CA HCD's affordable rent levels (as defined in Section 50053, which states that, "For moderate-income households, the product of 30 percent times 110 percent of the area median income adjusted for family size appropriate for the unit."). However, these moderate-income units will actually be restricted at or below 70-80% California Tax Credit Allocation Committee (CTCAC) Area Median Income (AMI) levels and set at corresponding rent limits. This designation is to ensure that the project remains compliant with CA HCD rent levels, which correspond to lower CTCAC rent levels. The remaining income-restricted units will be restricted at CTCAC rent limits to satisfy the Density Bonus Law (Section 65915(c)(1)(B)(ii) states: "The rent for the remaining units in the development shall be set at an amount consistent with the maximum rent levels for a housing development that receives an allocation of state or federal low-income housing tax credits from the California Tax Credit Allocation Committee.").

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, low-and moderate-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. The AHO-Restricted Units and the Density Bonus Units will be memorialized in recorded regulatory agreements with specific terms specified therein.

- a. **Location:** Adjacent to Tennyson Road, East 16<sup>th</sup> 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

**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 Proposed Unit Matrix Summary Table.

**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 work closely with the Housing Division to develop and submit a Marketing and Management Plan prior to execution of the Affordable Housing Agreement and Regulatory Agreements.

**h. Section 10-17.220 Compliance:**

Eden Housing will demonstrate compliance with the requirements of Section 10-17.220 for on-site Affordable Units.

**Proposed Unit Mix Summary Table:**

Unit Type (bedroom)	SF	Extremely Low Income Units		Very Low Income Units		Low Income Units		Moderate Income Units		Market Rate Units
		AHO	DB	AHO	DB	AHO	DB	AHO	DB	Unrestricted Manager's Units
<i>Studio</i>	<i>Approx. 416 sf</i>			1*			29		8	
<i>1-BR</i>	<i>Approx. 547 sf</i>					1*	34		12	
<i>2-BR</i>	<i>Approx. 700- 776 sf</i>			1*			31		10	2
<i>3-BR</i>	<i>Approx. 986 sf</i>					1*	40		6	

\* Overlapping with Density Bonus units.





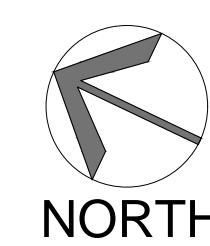
BUILDING A	BUILDING B	TOTAL
S1 = 18 UNITS (20.5%)	S1 = 20 UNITS (22.5%)	S1 = 38 UNITS (21.5%)
A1 = 12 UNITS (13.5%)	A1 = 35 UNITS (39%)	A1 = 47 UNITS (26.5%)
B1= 44 UNITS (50%)	B1= 0 UNITS (0%)	B1= 44 UNITS (25%)
C1= 14 UNITS (16%)	C1= 33 UNITS (38.5%)	C1= 47 UNITS (27%)
TOTAL = 88 UNITS	TOTAL = 88 UNITS	TOTAL = 176 UNITS

LA VISTA RESIDENTIAL  
PACIFIC WEST COMMUNITIES,INC

HAYWARD, CA

CONCEPTUAL SITE PLAN

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



NORTH

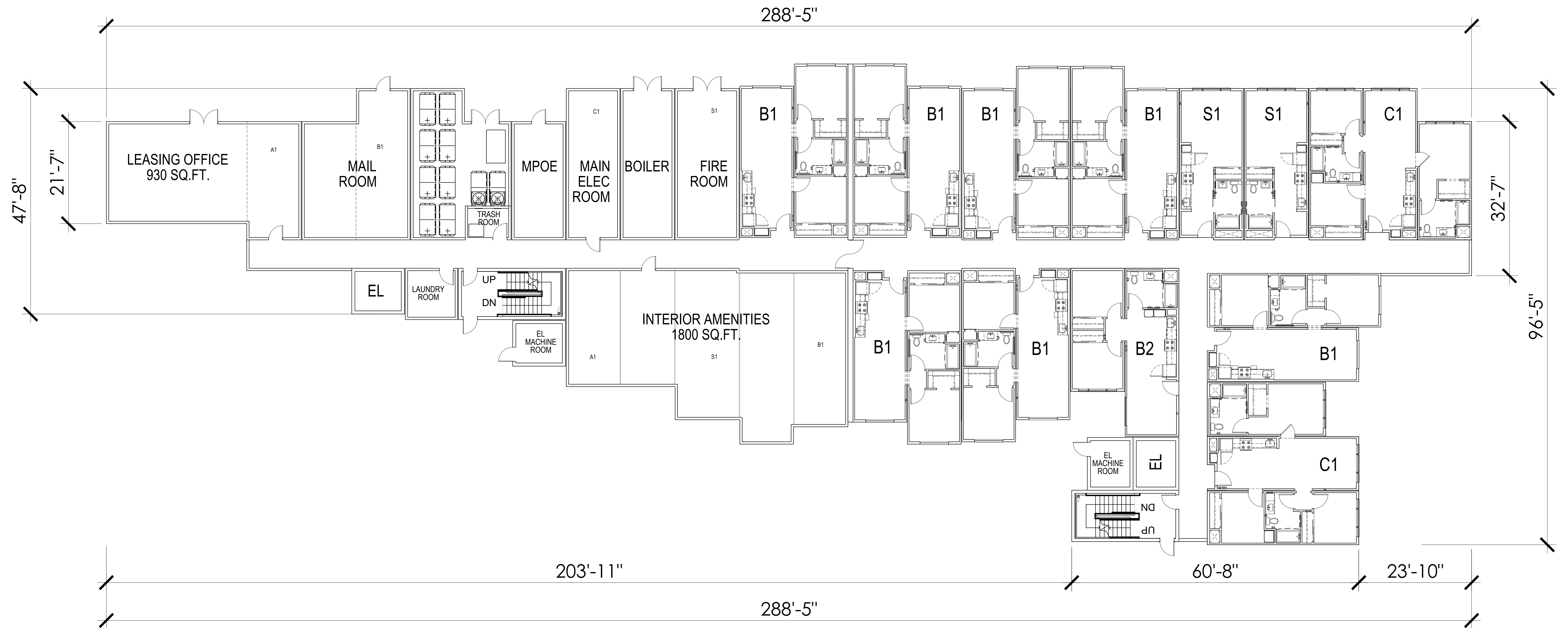
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JOB NO.: 2018-201

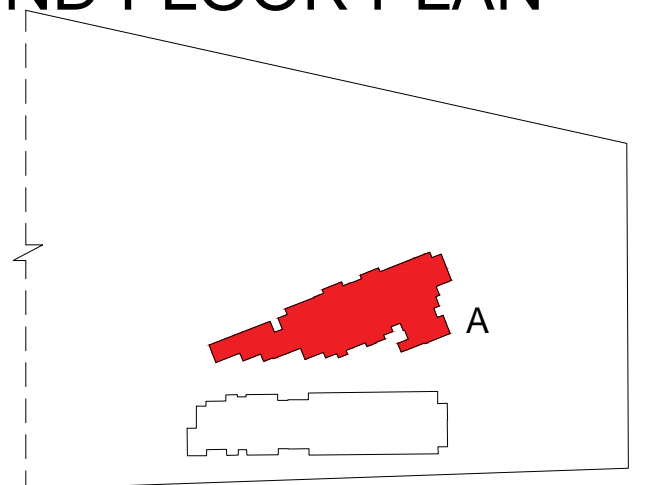
AR-1.0







GROUND FLOOR PLAN



NORTH

1"=10'-0"

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

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PACIFIC WEST COMMUNITIES, INC

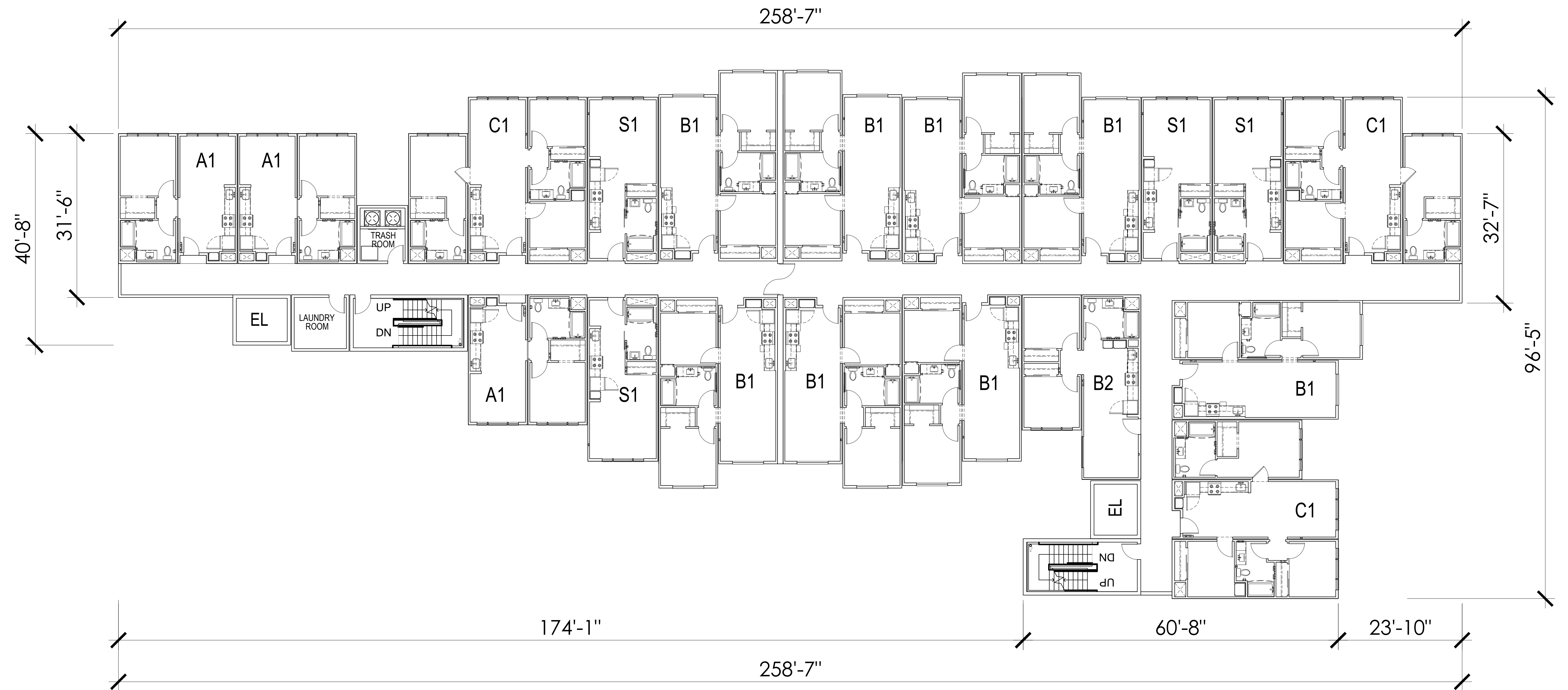
HAYWARD, CA

CONCEPTUAL BLDG. PLANS - BLDG. B

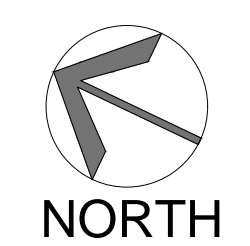
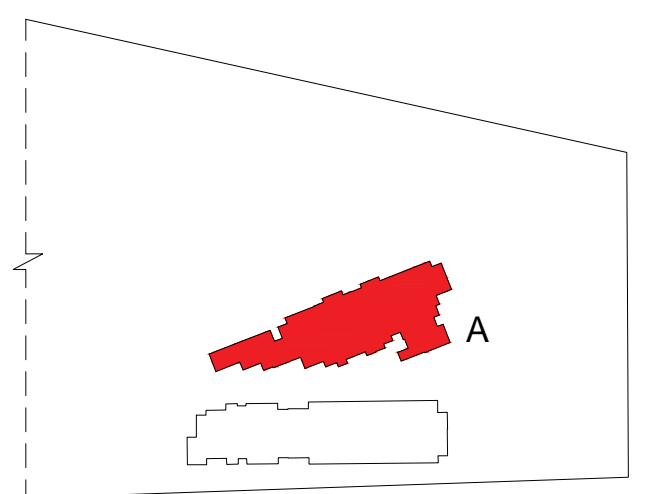
AO ARCHITECTS  
144 NORTH ORANGE ST., ORANGE, CA 92866  
(714) 639-9860

AR-2.0



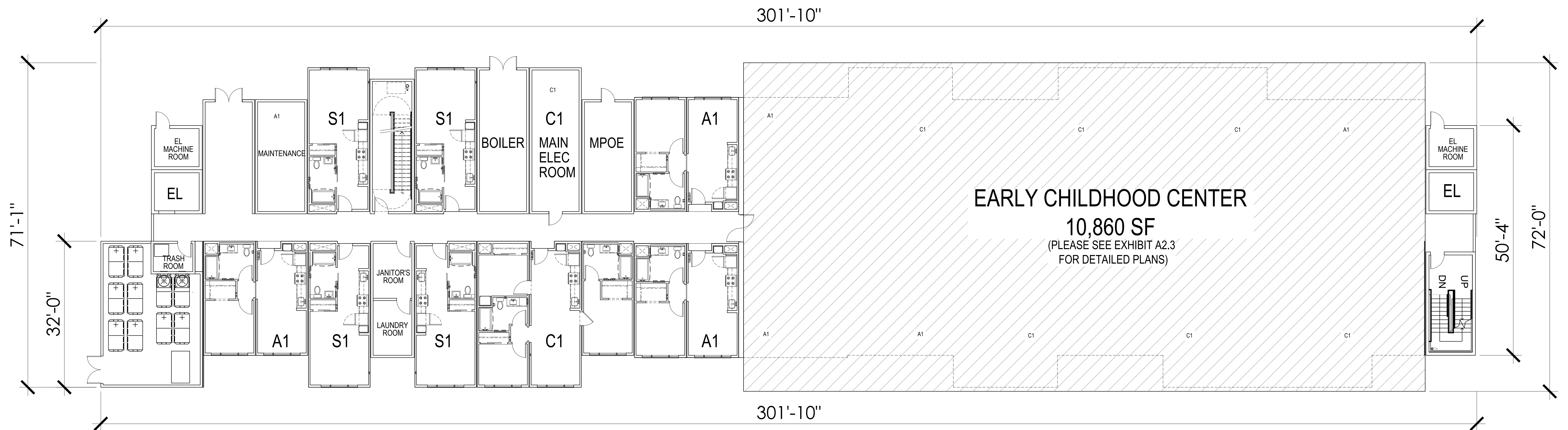


TYPICAL UPPER FLOOR PLAN

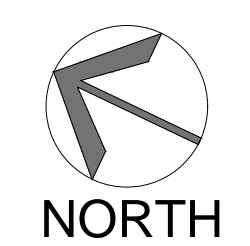


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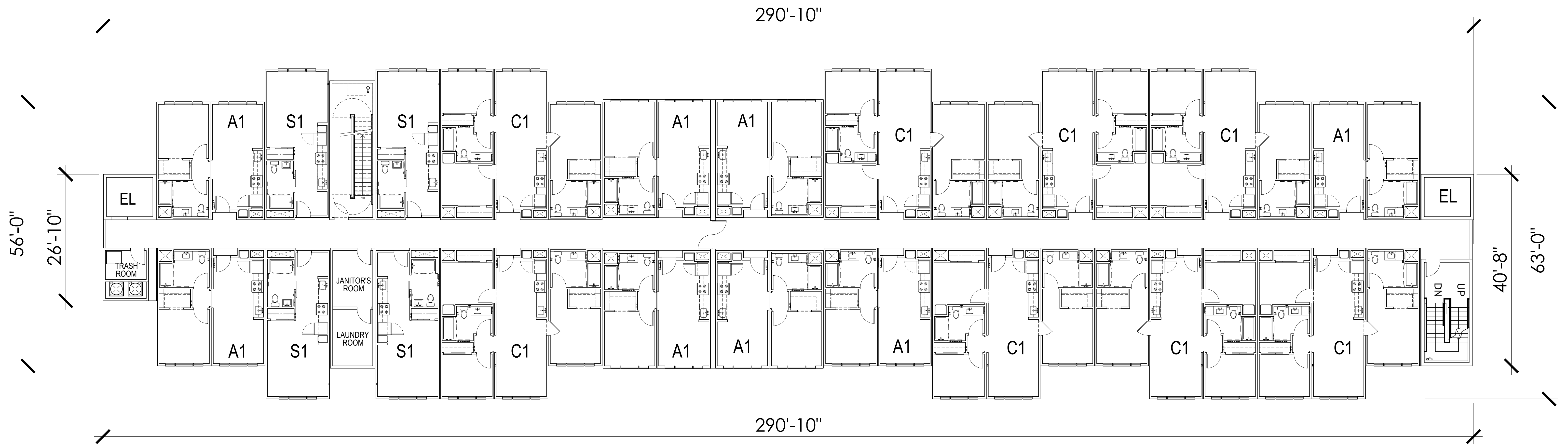
HAYWARD, CA

CONCEPTUAL BLDG. PLANS - BLDG. B

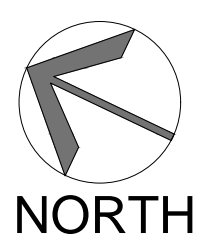
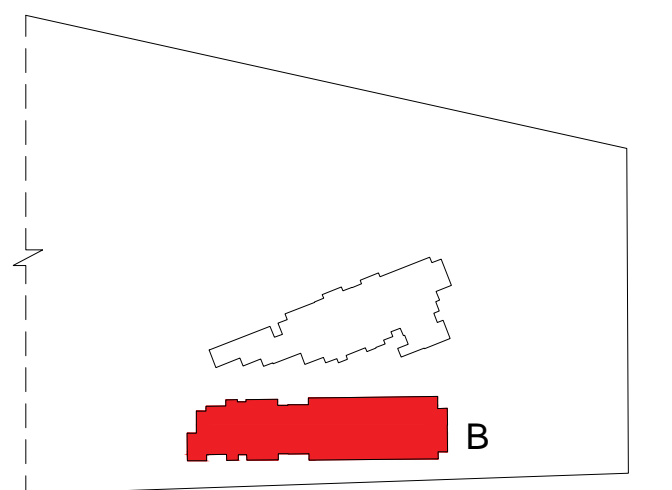
AO ARCHITECTS  
144 NORTH ORANGE ST., ORANGE, CA 92866  
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AR-2.3





TYPICAL UPPER FLOOR PLAN



NORTH

1"=10'-0"

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

HAYWARD, CA

CONCEPTUAL BLDG. PLANS - BLDG. B

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AR-2.4

