Project Overview

Eden/TPC’s proposed community would create 180 new affordable apartment homes as well as a ~40,000 sq. ft. charter school that will serve up to 384 students from preschool through 5th grade. More than 50% of renters in the City of Hayward are rent-burdened, defined as spending 30% of income on rent, according to Bay Area Equity Atlas’ 2018 report. In May of 2018, Eden Housing, Inc. and The Pacific Companies came together to submit a joint venture response to the City of Hayward’s Request For Proposal for an affordable housing + school development on the Parcel Group 3 lands located in the hills of Hayward near the Mission Blvd. and Tennyson Rd. intersection. Eden/TPC was ultimately selected as the developers, and since then, the development team has proceeded with feasibility studies, site investigations, and initial conceptual design work.

This new community will provide Hayward’s expanding population with access to much needed affordable housing in the heart of the growing Mission Blvd. corridor. The nearby South Hayward BART station provides plentiful transit options for residents, students, and staff. The 180 new homes will contain a mix of studios, 1-bedroom, 2-bedroom, and 3-bedroom apartments all offered to individuals or families earning between 40%-80% of the Area Median Income, or approx. $42,000-$83,000 for a two-person household. Two apartments will be reserved for live-in property managers hired by Eden Housing’s own in-house management services department.

The current design clusters the housing into two separate 5-story buildings on the site’s interior, allowing much of the hillside to remain natural habitat. This development is located at the door-step of the future La Vista Park development, which will be a “go-to” location for area residents for years to come. The development team sees this connection to La Vista Park as a huge community asset and plans to provide pedestrian connections to and from the park for both residents as well as school staff and students. Trails and walking paths through La Vista Residential are designed to build on the city’s vision to enhance the usable open space for the community and strengthen the access for the existing neighborhood with these new amenities.

The Primary School- Hayward will create a new 40,000 SF community school and early education facility that will contain 18 full-size classrooms, parent meeting rooms, dedicated health space, and two playgrounds. The early childhood center will include six classrooms for programming for children ages three and four. The school will provide early education, schooling, family supports, and health services as part of a three-part strategy: Start Early, Partner with Parents, and Integrate Services.

For more information on the three-part strategy or the public charter school being developed in partnership with The Pacific Company, please visit their website to see an overview of the school philosophy and program.

https://www.theprimaryschool.org/hayward-program

The City of Hayward: Since releasing the RFP and selecting Eden Housing and TPC for the project the city has had and will continue to have active involvement in the entitlements and design process of the Parcel Group Three Development. If you wish to address comments directly to the city please contact: Elizabeth Blanton, AICP Associate Planner.

Elizabeth.Blanton@hayward-ca.gov

The City of Hayward has additional information about the Route 238 Corridor Lands – Parcel Groups including this project at:

https://www.hayward-ca.gov/content/california-state-route-238-corridor-lands/parcel-groups