



## Hayward Parcel Group 3 La Vista Residential + The Primary School



Eden Housing and The Pacific Companies' (TPC) proposed community would create 176 new affordable apartment homes as well as an approximately 36,000 square foot school that will serve up to 384 students from preschool through 6th grade. In May of 2018, Eden and TPC came together to submit a joint venture response to the City of Hayward's Request For Proposal (RFP) for an affordable housing and school mixed use development on the Parcel Group 3 lands located in the Hayward hills near the intersection of Mission Boulevard and Tennyson Road. Eden and TPC were ultimately selected as the developers, and since then, they have collaborated closely with City staff to craft a complete entitlements application for approval by the Planning Commission.

This new community will provide Hayward's expanding population with access to much needed affordable housing in the heart of the growing Mission Boulevard corridor. More than 50% of renters in the City of Hayward are rent-burdened, defined as spending 30% of income on rent, according to the National Low Income Housing Coalition 2020 Out of Reach Report. The nearby South Hayward BART station provides plentiful transit options for residents, students, and staff. The 176 new homes will be split into two buildings and will consist of a mix of studios, 1-bedroom, 2-bedroom, and 3-bedroom apartments. All new homes will be offered to individuals or families earning between 30%-80% of the Area Median Income (as defined by the California Tax Credit Allocation Committee, or CTCAC), or approximately \$32,000-\$88,000 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 become part of the future La Vista Park. One building will consist of only residential units while the other will also include an early education center on the ground floor. This development is located at the doorstep of the future La Vista Park, 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 residents, school staff, and students. Trails and walking paths through the La Vista mixed use community are designed to build on the City's vision to strengthen the existing neighborhood's access to high quality open space.

**The Primary School - Hayward** will create a new 36,000 SF community school and early education facility with 18 elementary classrooms, six preschool classrooms, parent meeting rooms, dedicated health space, and two playgrounds. 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 about the school and program, please visit their website: <https://www.theprimaryschool.org/hayward-program>.

**The City of Hayward** - The City has had an active role 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](mailto: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>