

Transportation

The Bayview Village plan reduces auto dependency but does not eliminate use of cars. Travel times for all destinations would be comparable to suburbia. The plan favors walkways over streets to reach the units. The Village Bus would be fast, frequent, and free with eco-pass and taxi vouchers. It would shuttle every ten minutes most of the day, taking two minutes to reach the campus and six minutes to reach Hayward BART. The plan also includes on- and off-site parking, car share/rental, taxi vouchers, and Village Van.

The Market

Official projections of long-term housing demand in the Hayward area estimate 8,620 more households over the next 20 years. The Hayward Area Planning Association website and on-line advertising have developed a long list of enthusiastic people hoping to live in Bayview Village. A market study also supports the project. A sophisticated marketing plan is designed to overcome resistance to a major feature of the project—its green mobility, which has some separation of parking from units.

Bayview is designed to meet the needs of its target markets: 1) faculty, staff, and students at Cal State University East Bay Hayward, 2) BART riders and others going to places along the bus corridor, 3) seniors and retirees, and 4) people who work at home or tele-commute. Bayview Village would also appeal to families, the disabled, and those seeking a healthy, less car-dependent life style, environmental sustainability, and community. Many families would buy for practical reasons of affordability as well as the project's child-friendly, environmental, and social values.

Homes and Amenities

Units range from studios to five-bedroom townhouses and from 441 to 2115 square feet. Projected prices would range from about \$157,200 to \$601,900 (2019 estimate). The Homeowners Association fee, taxes, and insurance would run about \$500 to \$1,150 per month. Total monthly cost would run from about \$1,132 for a studio to about \$3,579 for five bedrooms. All units are below the HUD income guideline of 110 percent of median income in Alameda County and meet City of Hayward requirements for inclusionary housing, based on

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For Further Information:

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