



29831

CLEARBROOK CIRCLE
HAYWARD, CA

Hilltop Development Site

6.2 Acre Site - Medium Density Residential Zoning

Marketing Flyer

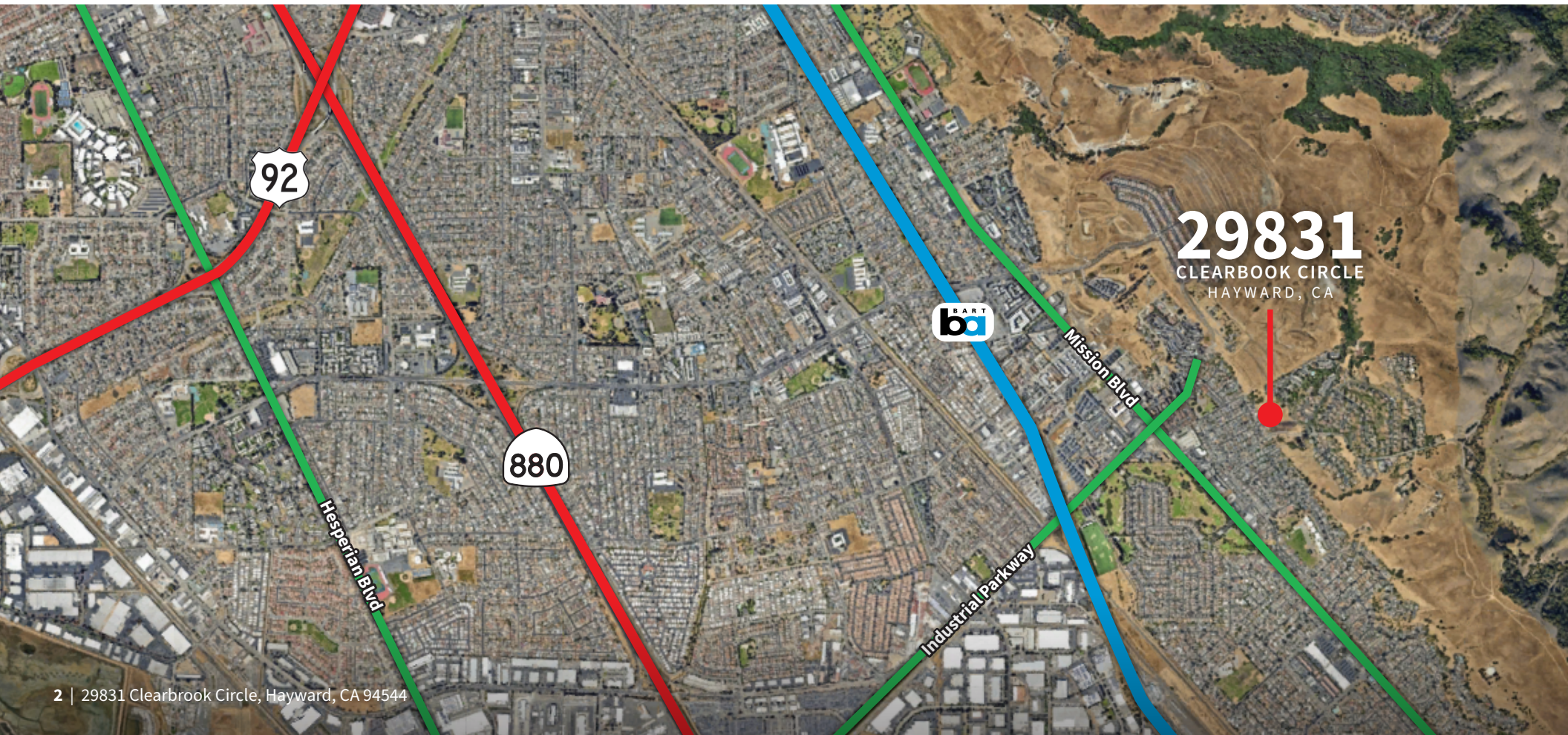


PROPERTY HIGHLIGHTS

JLL, on behalf of the Pilgrim Christian Church, is pleased to present the 6.2 acre-hilltop Hayward site at 29831 Clearbrook Circle ("the Property") for sale, ground lease, or as a joint venture opportunity for development. The Property sits in a strong, Bay Area infill market and boasts phenomenal views. Ownership's entitlement work for a church and residential development present substantial entitlement cost-savings and reduce development unknowns.

INVESTMENT HIGHLIGHTS

- Hilltop location provides stunning views across the San Francisco Bay
- Inner Bay Area suburb Hayward provides quick access to both Silicon Valley & the East Bay commercial centers
- Mission-Garin neighborhood has abundant parks, amenities & schools
- ~4 acre develop-able area allows for efficient development
- New State Legislation SB4 makes affordable housing projects by-right on church-owned properties
- General Plan & Zoning allow for ~25 dwelling units



DEVELOPMENT OVERVIEW

Ownership made progress towards entitlements for a church and affordable housing development. These conversations and studies provide valuable baseline analyses on site condition and the City’s understanding of approved uses.

The Site falls into 2 zoning and 2 General Plan districts. Previous conversations with the City indicate that up to 25 units are allowed under the current zoning and general plan.

DEVELOPMENT PARAMETERS

ADDRESS	29831 Clearbrook Circle, Hayward, CA
AC	6.2
APN	083-0254-002-06
ZONING	Medium Density Resi (RMB 3.5) Planned Development (PD)
SPECIAL DESIGN DISTRICT	Special Design District 5 (SD5)
COMBINING DISTRICT	B3.5
GP	Limited Medium Density Residential (LMDR) Suburban Density Residential (SDR)
NEIGHBORHOOD	Mission / Garin
SEISMIC LANDSLIDE ZONE	Y
ALQUIST - PRIOLO FAULT ZONE	Y

HAYWARD CITY ZONING MAP



The Development Overview is provided as a convenience to investors. Investors should rely on their own analysis

AFFORDABLE HOUSING

California’s perpetual housing shortage provides substantial political support for policies that streamline entitlement approvals for affordable housing. SB4, described below, is uniquely available to sites owned by religious institutions and higher education providers. The Site’s location within the CTCAC / HUD Low Housing Opportunity Area makes it competitive for State Tax Credits.

OPPORTUNITY AREA	Low
DDA	No
QCT	No

Signed into law in October 2023, Senate Bill 4, commonly called "Yes in God's Backyard", allows a religious institution to build affordable housing on their property "by-right".

- SB4 limits government agency response timelines for qualifying projects.
- SB4 expands the exemption from CEQA by requiring qualifying projects to be approved by-right / as a ministerial review.
- Property must have been owned by a religious institution on or before January 1, 2024.
- Density bonuses may be applied.
- Prevailing wages must be paid to construction workers.

The City of Hayward is in the process of issuing a Notice of Funding Availability (NOFA) which may provide funds for affordable housing. Additional information is available at <http://www.hayward-ca.gov/nofa>.

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Contact Information

TRANSACTION ADVISORS

Development Sales

Tatiana Hodapp

tatiana.hodapp@jll.com

D: +1 415 562 4268

CA DRE License # 02016779



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