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February 1, 2010

Mayor Michael Sweeney and Members of the Hayward City Council  
City of Hayward  
City Hall Building  
777 B Street  
Hayward, CA 94541-5007

Re: South Hayward BART Affordable Family and Senior Housing

Dear Mayor Sweeney and Councilmembers,

Congratulations! I am writing to inform you that **South Hayward BART Affordable Family and Senior Housing** has been awarded **GreenTRIP Certification** based on the approved design and amenities.

Last fall, TransForm launched GreenTRIP, a certification program for new residential development, focused on **Traffic Reduction** and **Innovative Parking**. South Hayward is one of the first five pilot projects selected to participate in the program.

The purpose of GreenTRIP is to recognize projects that will provide low traffic development through appropriate density, proximity to transit, services and job centers, and the most effective Traffic Reduction and Innovative Parking strategies.

When it comes to green building, how people get to a building is just as important as what that building is made of. GreenTRIP plans to become the new metric for how to measure low-traffic development.

Since 1997, TransForm (formerly the Transportation and Land Use Coalition) has been working for world class public transportation and walkable communities in the Bay Area and beyond. Starting in 2008, we have been developing the GreenTRIP program with funding from the Bay Area Air Quality Management District, the Rockefeller Foundation and the Silicon Valley Community Foundation.

GreenTRIP certifies projects that will allow new residents to drive less. When families have access to affordable homes close to services, jobs and transit, and developments are designed with traffic reduction and innovative parking, there are benefits for all:

- Increased household transportation savings.
- Economic support for locally serving businesses.
- Less freeway traffic and fewer vehicle collisions.
- Improved public health through increased walking and improved air quality.
- Greater demand and support of transit service.
- Reduced greenhouse gas emissions, supporting compliance with SB375 and AB32.

Based on the information provided by the developer, Eden Housing, **South Hayward BART Affordable Family and Senior Housing meets the GreenTRIP Certification Standards for the "Town Center" place type**. The Town Center Place Type is determined according to definitions set forth by the Metropolitan Transportation Commission's Station Area Planning Manual, 2007. GreenTRIP

Certification Standards are designed according to these Place Types and tailored to create a feasible yet innovative standard.

The following describes how South Hayward BART Affordable Family and Senior Housing meets GreenTRIP standards, and it is explained in more detail in the attached **Project Evaluation Report**.

**1. South Hayward must create less than 35 miles/household/day.**

Using a model recommended by the California Air Resources Board for estimating greenhouse gas emissions, future residents at South Hayward are projected to drive only 20 miles/household/day. This is **60% less than the Bay Area regional average** of 50 miles/household/day. The primary reasons for reduced driving are the project's density, location and proximity to jobs, services and transit.

**2. South Hayward must have no more than 1.5 parking spaces per unit.**

The conceptual design of South Hayward meets this standard by providing 204 parking spaces for 206 units. Fewer spaces provided for parking allows for more resources to be spent on other community amenities including open space, local retail and transit passes described below.

**3. South Hayward must provide at least 1 of 3 Traffic Reduction Strategies: Unbundled parking, Free CarShare Membership or 50% Discount own Transit Passes.**

Eden Housing is committed to offering at least two AC Transit Easy Passes per home as long as the project exists. The cost to residents will be up to 90% below the retail value of a standard monthly pass. This will create a large incentive for families to own one less car and take advantage of the other viable transportation choices within walking distance.

**We are awarding South Hayward BART Affordable Family and Senior Housing full GreenTRIP Certification based on the March 17, 2009 approval of Zone Change Application No. PL-200800547 PD. According to this approval and documentation provided by Eden Housing, South Hayward BART Affordable Family and Senior Housing will include the following project characteristics:**

1. A total of 206 units
2. Net density of 70 units per acre
3. 206 mid-rise units (3 stories) above 1 story
4. Maximum of 1 parking spaces per unit on average, excluding spaces that are shared with commercial uses on site.
5. Offering at least 2 AC Transit Easy Passes per unit for the life of the project. The cost to residents cannot be more than 50% for the price of a standard AC Transit monthly pass.

For more information please refer our website at: <http://www.GreenTRIP.org>

Sincerely,



Ann Cheng  
Senior Planner

cc: David Rizk, Director of Development Services