



General Plan Update Task Force Meeting

March 6, 2014

7:00 pm to 9:00pm; City Hall, Conference Room 2A

Meeting #21 – General Plan Open House

- I. **Call to Order - 7:00 pm**

- II. **Roll Call/Introductions**

- III. **Comments/Approval of Meeting #19 (Housing Element) Summary Notes**

- IV. **Housing Element Update Schedule**

- V. **General Plan Open House Planning**

- VI. **Adjourn – 9:00 pm**



General Plan Update Task Force Meeting

March 6, 2014

Meeting #21 – General Plan Open House

Memorandum

TO: General Plan Update Task Force

FROM: Sara Buizer, AICP, Senior Planner

SUBJECT: **General Plan Open House**

The General Plan Open House Event is coming up on Saturday March 8, 2014 from 9am to 12noon in the City Hall Rotunda. Come prepared to get involved in the event and spread the word to others about the event.



General Plan Update Task Force Meeting

Meeting #19 – January 23, 2014: Housing Part 2

I. Call to Order

II. Roll Call/Introductions

Task Force Members:	Present	Absent
Alex Harmon	X	
Dana Caines		X
Daniel B. Goldstein	X	
Diane Laine	X	
Edward W. Bogue	X	
Heather Enders	X	
Julius C. Willis Jr.	X	
Justin D. King	X	
Lory Hawley	X	
Monica M. Schultz		X
Pedrito C. Gella		X
Ryan Fernandez	X	
Stacy Snowman		X
Veronica Martinez	X	

Others in Attendance:

- Sara Buizer, City of Hayward, Senior Planner
- Jason Jones, Jones Planning + Design (Contract Planner for the City of Hayward)

III. Draft Housing Element Presentation

- The update of the Housing Element is on a separate path from the remainder of the General Plan. The current Housing Element was updated in 2010. The California Department of Housing and Community Development (HCD) allows a streamlined review and approval process of the Housing Element if the city has completed zoning code revisions to comply with State Law. The zoning code revisions are related to the

treatment of transitional and supportive housing and reasonable accommodations for constructing ADA improvements to homes.

- The City of Hayward has to do the code revisions to comply with State Law, and to get a certified Housing Element. A certified Housing Element is required to avoid future law suits on the General Plan and to get state grant funding for a variety of projects.
- The City of Hayward is going to consider the Code Amendments next Tuesday. There may be concerns about transitional and supportive housing. State Law requires that transitional and supportive housing be treated no differently than single family homes, condos, and apartments. Some of the concerns of the Council may be alleviated because the City has a social nuisance ordinance, which allows the City to regulate and fine property owners if their tenants cause persistent problems in the community.
- Transitional housing can take the form of single family homes or apartment buildings. Occupancy and health issues still apply to transitional and supportive housing.
- State law is forcing Hayward to make the change related to transitional and supportive housing.
- Emergency shelters: The Housing Element has to show that the city can accommodate an emergency shelter. The City does not have to build an emergency shelter. They just have to show that there is zoning and land to accommodate one.
- The Regional Housing Needs Allocation (RHNA) for the Bay Area is determined by the State and the regional breakdown is determined for each local jurisdiction. Each jurisdiction needs to show that they can accommodate the housing needs by income.
- The Hayward Housing Element shows that the City can accommodate the City's fair share of housing. The City only has to show that the units can be built. They do not have to build them. City has plenty of vacant land for affordable housing.
- Hayward does have an inclusionary housing ordinance that requires developers to provide affordable housing. Eden Shores was required to build low income housing. The percentage is required based on the inclusionary housing ordinance.
- The City has an Interim Relief ordinance that modifies the affordable housing requirements for new construction. The percentage requirements were changed for ownership projects, and the requirement for rentals was removed. An in-lieu fee can also be paid. The inclusionary ordinance did not make sense during the economic downturn because restricted units and unrestricted units were generally the same price. The City is conducting a study to determine new recommendations for the affordable housing ordinance.
- Minimal changes are being made to the housing element. We are putting it into the format of the new General Plan. A lot of proposed Housing Element goals and policies are from the current document.

- The streamlined review document can be submitted to HCD in red-line and strike-out so they can focus their review on only what has changed. The review will probably take 60 days. HCD will probably only need one round to review the document.
- The Element will be reviewed with housing stakeholders for input. The Element will then be submitted to HCD in March or April. A Mitigated Negative Declaration will then be completed and it will go to the Planning Commission and City Council. The Housing Element does not need to be adopted until the end of the year.

IV. Large Group Discussion and Public Comment Period

- State laws related to homelessness, transitional housing, and affordable housing have been passed to ensure that housing and needed services can be provided in all cities.
- We should consider the number of low-income jobs in Hayward with the number of low-income homes in Hayward.
- 40 percent of the first shift operators at AC transit commute from the Central Valley to the Bay Area. They cannot afford to live here.
- AT&T technicians in Fairfield live in Redding
- The Silicon Valley is moving to Hayward because it is more affordable than the Peninsula and South Bay.
- Fair lending laws and housing rental laws prohibit cities from restricting housing opportunities to people that work in Hayward. We can have local hire incentives, but we cannot regulate who gets to live where.
- Housing affordability is also related to transportation costs.
- Hayward police, fire, and teachers should live in Hayward. Most police officers do not want to live in the community they serve.
- Regional Housing Needs Allocation: What is the income range for moderate? 80% to 120% of area median income.
- Do we know what the homeless needs of Hayward are? Sara Lamnin and David Korth may have information related to this.
- The homeless include the mentally ill and people who have lost their jobs. Some people have decided to become homeless. Homelessness is a tough thing to handle. Some people have to be helped in other ways.
- There is a 211 hotline that can connect homeless people to services. There are 3 homeless shelters in Hayward.
- Panhandling is a problem. Some people do not want the help, they want the money.
- There are systems to get people into homeless shelters. There are plenty of services that are available. Some people just don't want to use the services.
- Outdoor food sharing ordinance was designed to address some homeless problems.

- It can be a challenge for homeless to travel to free food and services.
- There is a Community Action Network Map that shows that services are provided throughout the town.
- Salvation Army serves hundreds of people every day.
- Homelessness is a tricky issue. Council is always hearing about problems and the Council feels the need to do something to be responsive. It's a tough issue.
- Different services are provided at different locations within the City.
- Comments on Housing Element
 - Page 13: last bullet in 14: not in favor of density bonuses. State law allows developers to choose reduction in zoning standards. Landscaping standards can be reduced, parking standards can be reduced. This creates projects that do not look good. It creates high density blight. We should not encourage or mention density bonus law in our element. Put only what we have to put in the element.
 - Do we need to address second units in the Housing Elements? Can we get credit for second units? Could be a really good option for seniors.
- Many jurisdictions allow secondary units in separate structures that have to be located in the rear of the lot and limited by size. Hayward requires the unit to be attached, not stand alone. There are ways to do second units that are separate from the home.
- Two units on certain lots can be a problem.
- Hayward can benefit from high costs of housing in San Francisco.
- Hayward needs to become a college town so that graduates want to stay here. Its good to see that University housing is encouraged in priority development areas.
- What's the status of Bay View Village? Sherman has been pushing this project for years and has had trouble financing it. The concept makes more sense at South Hayward BART station. A shuttle system does not work for most people. He is going to have a difficult time getting people to support it. Its forward thinking, but perhaps the location does not make sense.
- What is the status of the Montana project? The Montana project is moving forward.
- What is going to happen with the quarry site? It is zoned sustainable mixed use. Could be a relocation site for Bret Harte Middle School. School district may no longer be interested.
- Policy 2-3: The goal to have a 60% owner occupancy rate seems antiquated. People change jobs. Homeownership is not the end all goal. Is it really realistic or desirable? People want to be mobile and able to move to new economic opportunities. Renter housing may be more desirable.

- There has been a generational shift in housing ownership and the desire to own a home. Most people do not want the same job for a lifetime.
- Neighborhood stability is based on homeowner occupancy. This helps the stability of the community.
- Owners are more invested in the community: volunteers, schools, support system. Homeownership is good for the economy.
- Silicon Valley is building more apartments. We need both rental and owner housing. We need housing for all members of the economy.
- Neighborhood stability is key. Ownership housing produces less service calls and costs less to service. It makes neighborhoods more desirable.
- I am in favor of less sprawl. I like Santana Row and the Montana project: people drive less. Hayward is becoming more dense and there is no room for sprawl.
- Certain neighborhoods are more conducive to renters and certain areas are more conducive to owners.
- Section 8: We need to know about Section 8 housing. Section 8 housing has a bad reputation.
- Section 8 housing gets torn up. Housing gets destroyed with Section 8 renters.
- Can we delete Section 8 from the Housing Element?
- Section 8 gets a bad wrap. There are good Section 8 renters that do not tear up properties and cause problems.
- The social nuisance ordinance addresses slum lords and problems with Section 8 housing.

V. General Plan Documents Release / Roll-Out Event

- Policy document will be released next week. It will be posted on the web and copies will be at City Hall and libraries
- The EIR is close to being complete. There are a few significant and unavoidable impacts related to traffic and noise during construction. The City's Noise Ordinance is a little wishy-washy. The City may need to beef up the noise ordinance.
- We are planning a General Plan Roll-Out Party on Saturday March 8th. We will have stations in the rotunda where citizens can discuss the General Plan with consultants, staff, and hopefully the GPUTF. This will be in the middle of the 45 day review period for the EIR.
- Goodies for GPUTF: Thank you!

VI. Adjourn