



CITY OF  
**HAYWARD**  
HEART OF THE BAY

**Economic Development Committee**  
**Hayward City Hall – 4<sup>th</sup> Floor Conference Room**

777 B Street, Hayward, CA 94541-5007

June 1, 2009

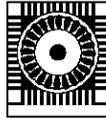
4:00 p.m.

**A G E N D A**

1. Call to Order
2. **Public Comments:** (Note: For matters not otherwise listed on the agenda. The Committee welcomes public comments under this section, but is prohibited by State Law from discussing items not listed on the agenda. Items brought up under this section will be taken under consideration and referred to staff for follow-up as appropriate. Speakers will be limited to 5 minutes each; organizations represented by more than one speaker are limited to 5 minutes per organization. All public comments are limited to this time period on the Agenda.)
3. Approval of April 6, 2009 & May 4, 2009 Summary Notes
4. Business Visitation Reports –
  - Fran David, Assistant City Manager, on Costco Hayward Business Center Visit
  - Council Member May on Gexpro Visit
5. Selection of Nominating Committee for Fiscal Year 2010 officers.
6. Presentation – Retail Update. Speaker – Christine Firstenberg, Metrovation Brokerage
7. Presentation – Housing Element. Speaker – Erik Pearson, Senior Planner
8. Economic Development Activities Update – April & May 2009
9. Committee Member Announcements
10. Adjournment



Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Please request the accommodation at least 48 hours in advance of the meeting by contacting JoAnne DAgostino at 510/583-4245 or by calling the TDD line for those with speech and hearing disabilities at 510/247-3340.



CITY OF  
**HAYWARD**  
HEART OF THE BAY

**ECONOMIC DEVELOPMENT COMMITTEE**

**REGULAR MEETING SUMMARY NOTES**

**MAY 4, 2009**

- 1. CALL TO ORDER:** Co-Chair Baines explained there were not enough members present for a quorum. Therefore the Economic Development Committee members were unable to make recommendations to City Council for approval of Community Promotion Program funding requests. However, City Manager, Greg Jones requested Committee members remain to listen to Community Promotion Applicant presentations regarding their program funding requests.
- 2. APPLICANT PRESENTATIONS FOR COMMUNITY PROMOTION PROGRAM FUNDING REQUESTS:**

Debra Auker, Director of Finance, explained that historically the Community Promotion Program has provided grant funding for events and activities that benefit Hayward residents. During last year's Budget process, the Council requested that the FY 2010 program funding recommendations be reviewed by a City Committee. Therefore, staff has linked the eligibility criteria to how each group promotes Economic Development in the City of Hayward for review by the Economic Development Committee.

The established eligibility asks that the community organizations describe how their organization promotes Economic Development in Hayward via:

- Promoting the arts,
- Celebrating cultural diversity, and/or
- Other Community Promotions efforts

Ms. Auker explained that the amount proposed for Community Promotion Program awards is \$126,000 for FY 2010. The City's General Fund provides the majority of the funding for the Program. It is likely that the entire Community Promotions Program will be eliminated if the proposed Measure A Utility Users Tax is not approved.

**Presentations (limited to 5 minutes each):**

1. Hayward Forum of the Arts dba Sun Gallery was represented by Valerie Caveglia. Funding recommendation \$33,300. They are a 34 year old non-profit, community based arts organization that provides exhibit space for artists, art education for children, a venue for artists to sell their creations, and rehearsal space for non-profit performing arts organizations.

The Gallery has a classroom for student art programs, hosts a gathering for teen and young adults to express themselves in poetry, art, and music, has an after school program for middle school students, operates summer art camp, has a twice monthly free Art for Families program, and exhibits art shows that reflect the diverse interests of our community. They provide art experiences for many who would normally not have the opportunity.

2. Hayward Arts Council was represented by Gail Lundholm, President of the Hayward Arts Council. Funding recommendation \$19,317. They are a 26 year old organization established to enhance and promote the arts and culture in Hayward. They encourage artists and strive to make Hayward a cultural center in the East Bay. For example they have 100 artist members, operate 4 galleries, including one in City Hall. They curate shows 4 to 6 times a year.
3. Hayward Honor Band was represented by Gail Lundholm and Doris Rodriquez. Funding recommendation \$6,620. The Honor Band has been in existence for 16 years. They are one facet of the Hayward Arts Council Music Programs. They provide one performance at Chabot College annually which features the top music students from middle and high schools in Hayward. From this performance, two students are selected to receive scholarships to Hayward La Honda Music Camp.
4. Pacific Chamber Symphony (PCS) was presented by Lawrence Kohl. Funding recommendation \$5,627. They have been in existence for 18 years. The Pacific Chamber Symphony is dedicated to performance of music for chamber orchestra. They have a season of 3 to 5 concert sets with performances in 4 counties. Since 1989 they have performed over 400 different works in over 500 appearances. PCS has brought classical music to over 200,000 children through full orchestra concerts for kids, maestro visits to schools, small ensemble school assembly programs, master classes, and training in their Tri-Valley Youth Orchestra.
5. Youth Orchestra of Southern Alameda County was presented by Carol Morgan. Funding recommendation \$4,780. This non-profit Youth Orchestra has been in existence for 22 years. The long term goal of this group is to promote music and make music learning opportunities available to student families in Hayward and nearby communities. They work with school music teachers to augment the music programs in all public schools.
6. La Alianza de Hayward – No representative present. Funding recommendation \$2,524.
7. Martin Luther King Jr. Birthday Celebration was presented by Carol Baker Madsen. Funding recommendation \$1,910. This Celebration has been in existence for 24 years. The event provides a forum that helps the community understand the importance of non-violence and working together. One of their goals is a Martin Luther King, Jr. mural in the City of Hayward that will inspire people.

8. South Hayward Lions was presented by Rich Essi. Funding recommendation \$5,774. This group has been in existence for 46 years. They are a non-profit organization that supports the Lions' Blind Foundation. The Foundation collects and sends used eye glasses overseas to the less fortunate. They also supply equipment for the Alameda County Lions Day at Brentwood for the "Special Kid's" day.
9. Hayward Municipal Band was presented by Lolita Morelli. Funding recommendation \$16,533. They have been in existence for 52 years. In addition to 52 years of free Sunday concerts in the park, the band has performed at many patriotic and community functions over the years, including Memorial Day Services at Lone Tree Cemetery. They draw 350 + audiences to each Sunday concert. The Hayward Municipal Band is made of up 40 professional caliber musicians, ranging in age from late teen to early 80's.
10. Bay Area Blues Society was presented by Bob Webb. Funding recommendation \$24,300. Mr. Webb requested continued funding support for the Bay Area Blues Society, a 23 year old organization dedicated to the perpetuation of blues, jazz and gospel as an art form. Among other Blues events they perform the annual Hayward Russell City Blues Festival. This is more than just a blues festival; it is important to their history in Russell City. A brief video was shown about the Russell City Blues Festival. This is the only major Northern California Blues Festival and brings Hayward to the forefront of blues festivals.
11. Allied Veterans Memorial Day Committee was presented by Tom Gratny. Funding recommendation \$715. Mr. Gratny operates the Lone Tree Cemetery. The Lone Tree Cemetery has provided the local community an observance of Memorial Day for 106 consecutive years. This observance honoring those who gave their lives to protect our country, includes music, entertainment, and a post-event, free barbeque for all attendees. Mr. Gratny explained they requested \$800 from the City of Hayward and this request was decreased. Their expenses for the Memorial Day event alone are \$7,200. He stated that they give back to the community and what they receive from the City is disproportionate. He asked that the City look at the benefits of their investment. Last year they had over 1,000 people attend the Memorial Day event.
12. Hayward Veteran's Post 870 – The American Legion. No representative present. Funding recommendation \$350.
13. Hayward Volunteer Recognition and Awards Dinner was presented by Carol Baker Madsen. Funding recommendation \$2,950. This event honors outstanding volunteers in the City of Hayward. They have been doing this for 31 years. Every year an all-volunteer Dinner Committee puts on the City of Hayward Volunteer Recognition and Award Dinner. The purpose is to recognize people who give freely of their time and energy to accomplish a number of community-building activities for the City of Hayward.
14. Hayward Zucchini Festival was presented by Rich Essi. Funding recommendation

\$1,300. Mr. Essi expressed disappointment that their funding request for \$20,000 was recommended to be decreased to \$1,300. This Festival is going into its 27<sup>th</sup> year. This event originated by the former Mayor of Hayward, Alex Giuliani, as a way to benefit the non-profits/charities in the area. The event provides two days of entertainment, food and a family type atmosphere. As funding continues to decrease and costs increase, the festival may disappear from Hayward's scene. Mr. Essi states they were the only event on last year's Community Promotional Grant Program that brings in a large amount of sales tax revenue for the City.

Greg Jones, City Manager, announced the presentations will be made at the public hearing at the June 2, 2009 City Council meeting. At that time Council will make recommendations for funding.

**4. APPLICANT PRESENTATIONS CONCLUDED AT 5:20 P.M.**



**CITY OF HAYWARD**  
**DEVELOPMENT SERVICES DEPARTMENT**

***Interoffice Memorandum***

**DATE:** June 1, 2009  
**TO:** Economic Development Commission  
**FROM:** Erik Pearson, Senior Planner  
**SUBJECT:** **Draft Housing Element**

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**RECOMMENDATION**

That the Economic Development Commission reads and comments on this report.

**SUMMARY**

Staff will present the draft Housing Element of the General Plan to provide the Committee with an opportunity to review and comment on the draft Housing Element before it is submitted to the State's Housing and Community Development (HCD) Department for review and comment. The first draft was released to the public on March 2, 2009, and the current draft reflects comments received at the Council work session, the March 5 Planning Commission Work Session, and the March 9 community meeting, as well as letters received from the Home Builders Association of Northern California, Seventh Step Foundation, the Alameda County Child Care Planning Council, and San Francisco Baykeeper. These comment letters have been included as Appendix F in the revised Housing Element.

**BACKGROUND**

The current Housing Element of the General Plan was adopted by the Council on October 21, 2003, and certified by the State on January 22, 2004. State law requires the Housing Element to be updated every five years. Work on the current update began in September 2008 with the Council's approval to hire Veronica Tam and Associates to assist with the effort. The update process was introduced to the public on December 9, 2008 at a joint work session with the City Council and the Planning Commission, and at a community meeting on December 15, 2008.

The draft Housing Element was presented to the Council on March 3, the Human Services Commission on March 4, the Planning Commission on March 5, the public at a community meeting on March 9, and the Hayward Community Action Network on March 23. The public comment period was open from March 2, 2009 through March 24, 2009.

## DISCUSSION

In response to comments received from the Council, Planning Commission, and the public, staff has made several changes to the draft Housing Element. Many changes are technical in nature; however, following are the more significant changes that may be of interest to the Committee. The revised draft Housing Element has changes indicated by yellow highlighting and is available by accessing the “Housing Element – Update” link under “Projects and Studies” on the City’s website ( <http://www.hayward-ca.gov/webware/Default.aspx?Message=1847&t=-1>)

In addition to responding to comments received, the revisions to the draft Housing Element are a reflection of the priorities the City Council adopted in January 2009 including public safety, neighborhood cleanliness, and economic development. The revisions discussed below serve to make the Housing Element more proactive in terms of ensuring safe operation of multi-family residential properties and homeless shelters and making the City’s review process and fee structure less burdensome for developers.

### Homeless Shelters –

The City Council expressed concern about the new State requirement (Senate Bill 2 (SB 2)) that homeless shelters be allowed as a primary use in at least one zoning district. The Council expressed a desire to ensure that such facilities are held to the highest standards with respect to operation and management. According to SB 2:

“Emergency shelters may only be subject to development and management standards that apply to residential or commercial development within the same zone, except that a local government may apply written, objective standards that include all of the following:

- The maximum number of beds or persons permitted to be served nightly by the facility.
- Off-street parking based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone.
- The size and location of exterior and interior onsite waiting and client intake areas.
- The provision of onsite management.
- The proximity to other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart.
- The length of stay.
- Lighting.
- Security during hours that the emergency shelter is in operation.”

The performance standards that will apply to homeless shelters, transitional, and supportive housing are not required to be specified in the Housing Element. However, staff will provide a draft set of standards in the agenda report when the Housing Element that is approved by HCD is next presented to the Council. Per the suggestion made at the Council work session, staff plans to add a requirement to the above list that counseling services be offered at homeless shelters.

### Crime Prevention –

A program has been added to state that an ordinance will be developed to require Crime Prevention Through Environmental Design (CPTED) strategies for all new multi-family developments, and require owners and managers of new multi-family rental properties to participate in the Hayward Police Department's Crime Free Multi-Housing program. The ordinance would also apply to all new homeless shelters, transitional, and supportive housing. Furthermore, when providing funding to existing affordable rental housing, the City will require participation in the Hayward Police Department's Crime Free Multi-Housing program.

### Affordable Housing –

#### Regional Housing Needs Allocation –

At the March 3 work session, the Council asked if Hayward's current supply of affordable housing had any bearing on the Regional Housing Needs Allocation (RHNA). To reflect that the RHNA process does take into account a jurisdiction's supply of affordable housing units, staff has added the following quote from the Association of Bay Area Governments' (ABAG) June 2008 Housing Needs Plan in the RHNA section beginning on p. 5-68:

“The income allocation method gives jurisdictions that have a relatively higher proportion of households in a certain income category a smaller allocation of housing units in that same category. Conversely, jurisdictions that have a lower proportion of households in an income category would receive a larger allocation of housing units in that same category. Under this formula, the income distribution within each jurisdiction moves closer into alignment with the region-wide distribution of household income.”

In other words, because Hayward has a relatively high number of more affordable housing, Hayward received a smaller RHNA in the low and very low income categories. As can be seen in Attachment A, Hayward has a larger proportion of Section 8 vouchers and certificates when expressed as a percentage of population or housing units and compared with other cities.

#### Section 8 –

In response to concerns raised at the March 3 work session regarding the large number of affordable housing units in Hayward that are supported by the Section 8 voucher program, and because such program is administered by the Alameda County Housing Authority and not the City of Hayward, Program 16 (Section 8 Housing Choice Voucher Program), has been deleted. However, in response to comments received from the Council at the May 12 work session, this program will be replaced before the Housing Element is submitted to HCD. Additionally, because Hayward has a disproportionate number of voucher participants, City staff will research what actions the City can take to limit the number of vouchers used in Hayward, and present the Council with additional information in the future on possible options to address this issue.

### Constraints to the Development of Housing –

Staff met with representatives from Citation Homes and the Home Builders Association of Northern California (HBANC) and received a letter dated April 13, 2009 from HBANC (see Appendix F of the attached revised draft Housing Element). In response to the comments about land and construction costs, staff made revisions to the Market Constraints section of the

Housing Element to reflect the continued decline in housing prices and to more accurately state the cost of constructing multi-family housing units. In response to the comment about the cost of complying with the City's Green Building Ordinance, Program 15 has been revised to reflect the goal of evaluating and adopting incentives for exempt projects to voluntarily comply with the Green Building Ordinance by the end of calendar year 2009.

*Inclusionary Housing Ordinance –*

As a result of discussions with HBANC staff, the discussion of the Inclusionary Housing Ordinance has been moved from the Resources section to the Constraints section of the Housing Element. While the Ordinance is beneficial in terms of achieving the production of affordable housing, it does represent a constraint to developers due to the costs involved in providing affordable units. Language has been added to Program 17 (Inclusionary Housing Ordinance) to state that the City will consider modifications to its Inclusionary Housing Ordinance by not later than July 2010 to allow for the payment of in-lieu fees by right due to current economic conditions and to conduct an analysis of the in-lieu fee amount.

*Development Review Process –*

The HBANC letter states that the City's process for reviewing a Precise Development Plan represents a "significant cost and delay associated with the 'post-entitlement' process in Hayward". Program 18 (Development Fees and Processes) has been added to state that, by the end of 2009, staff will review the Precise Development Plan review process to make it more efficient and less time consuming. Regarding the HBANC's request for blanket extensions of entitlements due to current economic conditions, this idea will be included in a report to the City Council at a work session currently scheduled for late spring or early summer of this year.

*Development Fees –*

In response to discussions with HBANC staff and in light of recent economic trends, the section of the Housing Element that addresses Development and Planning Fees (beginning on page 5-62) has been revised to provide a more recent price of a new home. The fees shown for development of a 50-unit multi-family housing development were revised to include fees for water, sewer, park dedication, and the school district. This caused the total fees to increase from roughly \$617,000 to approximately \$1,600,000, or from about 4% to 11% of total construction costs.

In the Governmental Constraints section where fees are discussed, language has been added to note that, by the end of 2009, the City will consider allowing deferral of payment of certain development impact fees to the time of close of escrow and consider adjusting the park dedication in-lieu fee. Program 18 now indicates that the in-lieu park fee ordinance will be updated in 2009. Review of the ordinance will also include a re-evaluation of whether or not affordable housing projects should be exempt from the payment of in-lieu park fees, as they are currently.

*Special Needs Populations –*

*Child Care –*

The Alameda County Child Care Planning Council provided suggested language via e-mail (see Appendix F) to convey the interrelatedness of child care and housing, and importance of child care to the community. Accordingly, text has been added to the Special Needs Populations

section of the Housing Element that states the lack of existing child care facilities and the need for policies that encourage new facilities. Also, Program 20 (Child Care Services and Facilities) has been added in the Housing Plan that indicates the City will amend the Zoning Ordinance to proactively plan for child care in conjunction with housing and to provide incentives for child care in affordable and market-rate housing developments.

#### Miscellaneous Items –

##### Sustainability/Water Quality –

A letter from San Francisco Baykeeper, dated March 24, 2009 (see Appendix F of the Housing Element), suggests the incorporation of low impact development strategies into the Housing Element for the purposes of protecting the water quality of San Francisco Bay. Accordingly, Policy 2.5 on page 5-86 has been revised with the following text: “Promote sustainable housing practices that incorporate a ‘whole system’ approach to siting, designing, and constructing housing that is integrated into the building site, consumes less water and improves water quality, reduces energy use and other resources, and minimizes impacts on the surrounding environment.” Also, a statement has been included to indicate that this policy will be implemented through existing ordinances and guidelines such as the Green Building Ordinance, the recently adopted Environmentally Friendly Landscape Guidelines (with an implementing ordinance expected to be adopted in the spring of 2010), the Water Efficient Landscape Ordinance, and the Alameda County Clean Water Program administered by the City.

##### Universal Design –

In response to comments from the Council, Program 22 (Universal Design Principles) has been changed from “Explore feasible mechanisms...” to “Develop an ordinance that promotes the use of Universal Design Principles in new construction and/or rehabilitation of housing by the end of 2010” to make a stronger commitment to the promotion of Universal Design in new construction and/or rehabilitation of housing.

## **PUBLIC CONTACT**

Section 65583 (c)(6)(B) of the Government Code states that “The local government shall make a diligent effort to achieve public participation of all the economic segments of the community in the development of the housing element and the program shall describe this effort.” Public participation has and will continue to play an important role in the formulation of Hayward’s housing goals and policies.

As noted above, while the public comment period was open in the month of March 2009, staff made presentations of the draft Housing Element at several public meetings. Comments from those meetings as well as those contained in the letters received have been reflected in the revised draft Housing Element. Notice of this Committee meeting has been posted, provided to interested parties, and included on the City’s website.

## **SCHEDULE**

A work session with the Planning Commission will be held on May 14, 2009, regarding the attached revised draft Housing Element. Staff intends to submit the draft Housing Element to the

State Housing and Community Development Department (HCD) by early June. HCD review is expected to take 60 days. After comments are received from HCD, further revisions will be made in order for HCD staff to indicate their intent to certify the Element, and the Housing Element will be presented to the Planning Commission and City Council for consideration of adoption. Afterwards, the adopted Element will be forwarded to the HCD Department for formal certification.

An Initial Study will be completed per the requirements of the California Environmental Quality Act (CEQA) after comments are received from HCD.

**Attachments:**

- A. Comparison of Bay Area Cities – Affordable Housing and Population

# Attachment A

Comparison of Bay Area Cities – Affordable  
Housing and Population

## Comparison of Bay Area Cities - Affordable Housing and Population

	Hayward	San Francisco	Oakland	San Jose	San Leandro	Fremont	Berkeley	Dublin	Livermore	Pleasanton	Bay Area
Population (1)	147,501	812,241	414,516	972,190	81,273	211,162	106,110	43,592	82,646	68,567	7,200,637
No. of Housing Units (1)	48,052	359,121	162,552	304,698	31,872	71,699	47,798	14,911	29,794	25,673	2,711,262
Total 2007 - 2014 RHNA (2)	3,393	31,193	14,629	34,721	1,630	4,380	2,431	3,330	3,394	3,277	214,500
RHNA as Percent of Bay Area RHNA (2)	1.58%	14.54%	6.82%	16.19%	0.76%	2.04%	1.13%	1.55%	1.58%	1.53%	
Percent RHNA to Population	2.30%	3.84%	3.53%	3.57%	2.01%	2.07%	2.29%	7.64%	4.11%	4.78%	2.98%
Percent of RHNA to Housing Units	7.06%	8.69%	9.00%	11.40%	5.11%	6.11%	5.09%	22.33%	11.39%	12.76%	7.91%
Very Low Allocation	768	6,589	1,900	7,751	368	1,348	328	1,092	1,038	1,076	
Percent of Total RHNA	22.63%	21.12%	12.99%	22.32%	22.58%	30.78%	13.49%	32.79%	30.58%	32.83%	
Low Allocation	483	5,535	2,098	5,322	228	887	424	661	660	728	
Percent of Total RHNA	14.24%	17.74%	14.34%	15.33%	13.99%	20.25%	17.44%	19.85%	19.45%	22.22%	
Moderate Allocation	569	6,754	3,142	6,198	277	876	549	653	683	720	
Percent of Total RHNA	16.77%	21.65%	21.48%	17.85%	16.99%	20.00%	22.58%	19.61%	20.12%	21.97%	
Above Moderate Allocation	1,573	12,315	7,489	15,450	757	1,269	1,130	924	1,013	753	
Percent of Total RHNA	46.36%	39.48%	51.19%	44.50%	46.44%	28.97%	46.48%	27.75%	29.85%	22.98%	
Deed Restricted BMR Units (3)	1,498	2,424	11,598	N/A	733	1,552	2,032	782	982	885	
BMR Percent of Population	1.02%	0.30%	2.80%		0.90%	0.73%	1.91%	1.79%	1.19%	1.29%	
BMR Percent of Housing Units	3.12%	0.67%	7.13%		2.30%	2.16%	4.25%	5.24%	3.30%	3.45%	
Section 8 vouchers and certificates (4)	2,414	7,285	11,397	3,110	1,286	1,362	1,841	206	702	147	
Section 8 Percent to Population	1.64%	0.90%	2.75%	0.32%	1.58%	0.65%	1.73%	0.47%	0.85%	0.21%	
Section 8 Percent to No. of Housing Units	5.02%	2.03%	7.01%	1.02%	4.03%	1.90%	3.85%	1.38%	2.36%	0.57%	
Percent of Population Below Poverty Level (5)	10.0%	11.3%	19.4%	8.8%	6.4%	5.4%	20.00%	2.9%	5.3%	2.60%	

(1) Per 2007 CA Department of Finance data

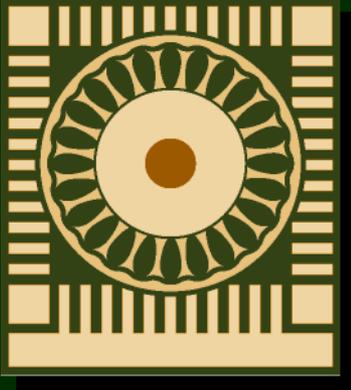
(2) All Regional Housing Needs Allocation (RHNA) data is from ABAG's "San Francisco Bay Area Housing Needs Plan 2007-2014. June 2008".

(3) Per the Alameda County "Inventory of Affordable Housing Units" released in September 2007. (Alameda County Department of Housing and Community Development staff in collaboration with staff from the different jurisdictions conducted census to determine the number of existing subsidized/deed-restricted Below-Market-Rate (BMR) units in the County.

(4) According to latest data (2008-2009) data provided by Alameda County, Pleasanton, San Francisco, Oakland, San Jose, and Berkeley Housing Authorities

(5) 2000 US Census Bureau data

(6) Section 8 vouchers and certificates in relation to poverty level - an indicator for comparison purposes only



CITY OF  
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Economic Development Committee

Housing Element Update

June 1, 2009



# Overview of the Housing Element

- One of the seven mandated elements of General Plan
- Contents:
  - Provides an assessment of both current and future housing needs
  - Identifies constraints and opportunities for meeting those needs
  - Provides a comprehensive strategy that establishes goals, policies, and programs
- Must be reviewed by the State Department of Housing and Community Development (HCD) for compliance with State laws

# Housing Element Contents

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- Public Participation
- Community Profile
- Housing Constraints
- Housing Resources
- Housing Plan
- Review of Past Accomplishments

# Progress Towards RHNA

- Jurisdictions may count toward the RHNA any new units built or issued certificates of occupancy since January 1, 2007

	Extremely Low/ Very Low	Low	Moderate	Above Moderate	Total
RHNA	768	483	569	1,573	3,393
Progress (Since 1/1/07)	59	0	49	881	989
<b>Remaining RHNA</b>	<b>709</b>	<b>483</b>	<b>520</b>	<b>692</b>	<b>2,404</b>

# Residential Sites (Mt. Eden)

	Zoning	Acres	Density	Potential Units
<b>Vacant</b>				
Low Density	RS	5.34	4.3-8.7	33
Medium Density	RM	6.61	8.7-17.4	82
Medium Density	RM/PD	10.11	8.7-17.4	156
<b>Underutilized</b>				
Medium Density	RM	6.66	8.7-17.4	81
<b>Total</b>				<b>352</b>

# Residential Sites (So. Hayward BART)

	Zoning	Acres	Density	Potential Units
<b>Vacant</b>				
Limited Medium Density	RH	2.45	8.7-12.0	25
Commercial/ High Density	RH/C-NR	2.53	17.4-34.8	63
High Density	RH	7.43	17.4-34.8	188
Mission Boulevard	MBR	1.87	34.8-55.0	83
Station Area Residential	SAR	2.88	75.0-100.0	251
<b>Underutilized</b>				
Limited Medium Density	RH	4.14	8.7-12.0	43
Commercial/ High Density	CN-R	0.79	17.4-34.8	20
High Density	RH	22.19	17.4-34.8	607
<b>Total</b>				<b>1,280</b>

# Residential Sites (Route 238 Bypass)

	Zoning	Acres	Density	Potential Units
Suburban Density	RS	40.13	1.0-4.3	129
Low Density	RS	51.87	4.3-8.7	331
Limited Medium Density	RM	42.11	8.7-12.0	375
Medium Density	RM	54.62	8.8-17.4	710
Commercial/ High Density	CN-R	9.74	17.4-34.8	250
High Density	RH	19.85	17.4-34.8	510
Mission Boulevard	MBR	3.57	34.8-55.0	158
<b>Total</b>				<b>2,463</b>

# Sites Capacity vs. Remaining RHNA

	Very Low/Low	Moderate	Above moderate	Total
Suburban	0	0	129	129
Low Density	0	0	364	364
Limited Medium Density	0	0	443	443
Medium Density	0	1,029	0	1,029
Commercial/High Density	333	0	0	333
High Density	1,305	0	0	1,305
Mission Boulevard	241	0	0	241
Station Area Residential	251	0	0	251
Total Site Capacity	2,130	1,029	936	4,095
<b>Remaining RHNA</b>	<b>1,192</b>	<b>520</b>	<b>692</b>	<b>2,404</b>
<b>Sites (+Surplus/-Deficit)</b>	<b>+938</b>	<b>+509</b>	<b>+244</b>	<b>+1,691</b>
Additional Projects under Consideration in Cannery Design Area	25	0	219	244

# Recent Changes to State Law

- Housing for Extremely Low Income Households (AB 2634):
  - Estimate current and projected needs
  - Provisions for transitional housing, supportive housing, and SRO
- Housing for the Homeless (SB 2)
  - Emergency shelters for the homeless
- Density Reduction (AB 2292):
  - Prohibits reducing density below levels used to determine compliance with the Housing Element
- Global Warming Solutions Act (AB 32):
- Vehicle Miles Traveled (SB 375):

# Housing Goals

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1. Maintain/enhance existing housing stock.
2. Assist in the provision of affordable housing.
3. Provide suitable sites for housing development.
4. Mitigate any potential governmental constraints.
5. Educate City residents about fair housing and lending laws.

# Housing Element Programs

## Program 6: Crime Free/Crime Prevention through Environmental Design

- Include the Police Department in review of all development projects
- Prepare an ordinance that requires CPTED and participation in Crime Free Multi-Housing program.
- When funding rehab of affordable rental housing, require participation in Crime Free Multi-Housing program.

### *Timeframe :*

- Prepare ordinance in 2010.

# Potential Constraints



**Inclusionary Housing Ordinance - July 2010**

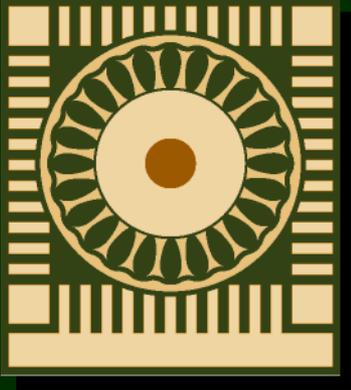
**Development Review Fees – 2009**

**Development Review Process – begin in 2009**

# Next Steps



- HCD 60-Day Review – early June – early Aug.
- CEQA Review
- Planning Commission Public Hearing
- Adoption by City Council



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Economic Development Committee

Housing Element Update

June 1, 2009

