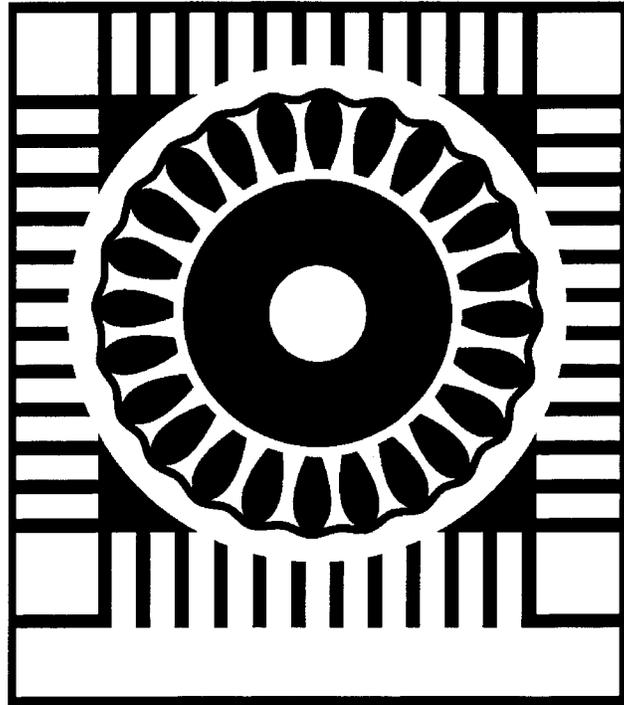


City Of Hayward



Housing Element 1999 – 2006

October 2003

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5. HOUSING

The purpose of the Housing Element is to identify local housing issues within the broader regional context, determine associated housing needs, and set forth a housing strategy which will address those needs, consistent with adopted goals and policies. The Housing Element is a mandatory component of a jurisdiction's general plan, and upon certification by the Department of Housing and Community Development, will comply with state law.

This Element proposes a specific, short-range (January 1, 1999 - June 30, 2006) housing strategy to meet identified housing needs and to achieve adopted goals and objectives. This strategy complements the more general, long-range implementation program contained in the General Plan. Consequently, the Element will need to be updated and revised where necessary at least every five years, as required by state law.

Legal Foundation of the Housing Element

California State Housing Element Law requires that local jurisdictions present community housing needs, barriers or constraints to meeting those needs, and actions proposed to address those needs over a five-year period. Additionally, in accordance with other State requirements, the Association of Bay Area Governments (ABAG) allocates a "fair share housing need" that the City must consider in the development of the Housing Element. The fair share need is an estimate of the number of new units that must be produced in the City to meet anticipated demand over a five-year period.

Specifically, California Housing Element Law is intended to:

Assure that each locality recognizes its responsibility to contribute to the attainment of the State's housing goal.

Assure that each locality will prepare and implement a housing element that, along with federal and state programs, will move toward attainment of the state housing goal.

To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the state housing goal, provided such a determination is compatible with the state housing goal and regional housing needs.

To ensure that each locality cooperates with other government entities in order to address regional housing needs.

The Housing Element must identify and analyze existing and projected housing needs and present goals, policies, quantified objectives, financial resources, and specific programs for the preservation, improvement, and development of housing. Further, the Housing Element must identify adequate sites for housing, including rental housing, factory-built housing, and mobile

homes, and make adequate provision for the existing and projected needs of all economic segments of the community. The Housing Element must contain the information as described in the following sections:

Housing Needs and Housing Inventory

This is an assessment of housing needs and an inventory of resources and constraints that may impact meeting of those needs, including:

- Presentation and analysis of the demographic characteristics of the City of Hayward including, population and employment trends and existing and projected housing needs for all income levels;
- An analysis of household characteristics related to housing, including housing costs compared to ability to pay, overcrowding, and housing stock conditions;
- An inventory of land suitable for residential development, including vacant sites and sites with the potential to be redeveloped as residential uses;
- An analysis of actual and potential government policies and practices that may be constraints impacting the maintenance, improvement, or development of housing for all income levels;
- An analysis of potential and actual non-governmental constraints.
- An analysis of any special housing needs, including the needs of the handicapped, elderly, large families, farm workers, families with female heads of households, and families and persons in need of emergency shelter;
- An analysis of opportunities for energy conservation in residential developments; and
- An analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use.

Housing Goals, Objectives and Policies

The City must provide a statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.

Housing Program and Five-Year Implementation Plan

The law requires the City to provide a program that sets forth a five-year schedule of actions the City will undertake or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element. In order to make adequate provision for the housing needs of all economic segments of the community, the program shall do all of the following:

- Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels;
- Assist in the development of adequate housing to meet the needs of low- and moderate-income households:
- Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing;
- Conserve and improve the condition of the existing affordable housing stock;
- Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color;
- Preserve for lower income households the identified assisted housing developments.

Organization of the Housing Element

As all elements of the City's General Plan have been updated simultaneously, the Housing Element has been incorporated with the other elements in a single document. The Housing Element as contained in the General Plan consists of the following sections and appendices:

- Housing Needs
- Constraints on Housing Production
- Description of Housing Programs (Appendix F)
- Preservation of Affordable Housing Developments
- Opportunities for Energy Conservation in Residential Development (Appendix J)
- Public Participation and Review Process (Appendix K)
- Evaluation of Previous Housing Element Goals and Policies (Appendix L)

Housing Needs

Historical Overview

In 1851, a frustrated gold miner named William Hayward opened a general store on (what is now) the corner of "A" and Main Streets. Located in southern Alameda County on the east shore of San Francisco Bay, Hayward was incorporated in 1876 and essentially remained a small town with an agrarian economy on the urban fringe of San Francisco and Oakland until the close of World War II.

Since that time, Hayward has undergone substantial changes. Between 1950 and 1960, Hayward's population increased over 400%. This population boom, created a demand for single-family detached housing. More than 70% (approximately 15,000 units) of Hayward's single-family detached homes were built between 1950 and 1960. From 1960 to 1990, only 3,411 units of single-family housing were developed. Between 1990 and 2000, approximately 2,930 units of single-family housing were developed -- only 500 less than the total amount of units developed in the preceding thirty years.

Prior to 1960, there were relatively few (approximately 1,400) multifamily housing units in Hayward. To accommodate the substantial population increase and minimize the costs to extend city water, storm drain and sewer throughout Hayward, developers began to focus on creating multifamily housing. Between 1960 and 1970 approximately 7,000 units of multifamily housing were built. In the next two decades, approximately 10,000 units of multifamily housing were developed. As a result of the post-war housing construction boom, Hayward was transformed into a suburban bedroom community.

During the late 1960s and 1970s, Hayward experienced a surge in industrial development that created numerous employment opportunities, balancing to some extent the housing that was developed earlier.

Hayward's character remains in transition as the City evolves from a suburban community to a more urbanized older city. The downtown core is undergoing revitalization as housing units and retail stores are added to create transit-oriented developments. Over 500 units have been built. Since 1997, approximately 300 more are either under construction or in the design phase. A Cannery Design Plan has been adopted to renew the old Hunt's Cannery area with mixed use, high density residential development including 786-962 units of new housing, a new school and community center. Approvals have been granted for up to 785 new units in the Hayward Hills and approximately 530 units south of State Route 92.

Hayward, today, is a city of approximately 140,000 people (2000 US Census). It is one of the oldest cities within the San Francisco-Oakland-San Jose area, a region with a population of almost 6 million people. Although Hayward is an employment center, substantial commuting occurs through Hayward and between Hayward and other major employment centers and outlying satellite communities. This is primarily due to the high cost of housing in the Bay Area; many people cannot afford to live in the type of housing they desire near their site of employment.

Prior to 1998, the sales prices of new homes in Hayward were less expensive than in most other cities in Alameda County. Prices of existing homes and rentals were also low compared to surrounding cities. According to the Bay East Association of Realtor's Multiple Listing Service data, over the two-year period from September 1998 to September 2000, the sales prices of single-family homes increased more than 53%. The one-year increase from September 1999 to September 2000 was greater than 24%. Recently, the housing market has softened due to the weakness in the Bay Area economy but home sales prices continue to increase in single digits. (BayEast Association of Realtors)

Socioeconomic Profile of the Planning Area

Population and Household Growth

Following Hayward's explosive growth during the 1950s when the population expanded by more than 400 percent (from 14,000 to over 72,000), the rate of increase slowed during the 1960's to 28 percent and nearly halted during the 1970s. Between 1980 and 1990, the City's population increased 11 percent, a growth rate that was only slightly lower than that experienced by Alameda County during that decade.

According to the U.S. Census Bureau, the City's total population was 140,030 as of April 1, 2000. This represents a 25% increase, or almost 29,000 people, over the 1990 Census population count of 111,498. There may be a number of reasons for this surprising increase:

- There may have been a significant undercount in the 1990 Census, particularly among immigrants who were least likely to fill out census forms;
- Approximately 3,000 people were added due to annexations;
- A number of adult children (and their children) may have returned to their parents' homes due to high rents and/or the desire to save for a down payment;
- Higher birth rates and/or increased family size characteristic of Hayward's primary ethnic groups and
- Close to 3,000 units of newly constructed housing in Hayward.

While approximately 140,000 people reside within the City limits, approximately 25,000 additional persons live in Hayward's Sphere of Influence (SOI) that includes the adjacent unincorporated areas of Fairview and Cherryland, as well as the unincorporated county area known as Mt. Eden which is surrounded by the existing City limits. The accompanying tables indicate growth trends over the past three decades for the City of Hayward and Alameda County, and also present current projections of total population, the number of households, and household population for the City of Hayward, Alameda County and the Bay Area.

Table 5.1: Population and Households: 1970-2000
City of Hayward and Alameda County

	1970	1980	1990	2000	Change 1970-80	Change 1980-90	Change 1990-00
HOUSEHOLDS							
Hayward	28,608	34,600	40,071	44,804	20.95%	15.81%	11.81%
Alameda County	379,766	427,327	480,079	523,366	12.52%	12.34%	9.02%
POPULATION							
Hayward	93,058	94,167	111,343	140,030	1.19%	18.24%	25.76%
Alameda County	1,073,183	1,105,379	1,279,182	1,443,741	3.00%	15.72%	12.86%

Source: U.S. Bureau of the Census for the years 1970, 1980, 1990 and 2000

One of the most interesting facts shown in this table is that the percentage population increase between 1990 and 2000 in population is more than twice the percentage increase in total households. This supports the 2000 Census findings, discussed later in this Chapter, that there has been a substantial increase in household size in Hayward.

Household Size and Composition

The U.S. Census defines:

- “households” as including all of the people who occupy a housing unit; and
- “families” as including a householder and one or more people living in the same household who are related to the householder by birth, marriage or adoption. All people in a household who are related to a householder are regarded as members of his or her family.

According to the definitions, a “family” household may contain people not related to the householder, but those people are not included as part of the householder’s family in Census tabulations. A household can contain only one family for purposes of Census tabulations. Not all households contain families, since a household may comprise a group of unrelated people or one person living alone.

Table 5.2: Comparison of Average Family and Household Size 1980-2000

Year	1980	1990	% Change 1980 -1990	2000	% Change 1990 - 2000
Family	3.17	3.25	2.52%	3.58	10.15%
Household	2.68	2.75	2.61%	3.08	12.00%

Source: U.S. Census 2000

Both the average household size and the average family size have increased significantly between 1990 and 2000. The average household size is always *smaller* than the average family size because the household count includes single individuals as households, where family size does not.

The following table shows more detailed changes in household size over a thirty year time span by depicting the percentage of various size households forming Hayward’s population from 1970 to 2000.

Table 5.3: Percentage of Variously Size Households Over Time

	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6+ Persons	Total %
1970	12%	28%	18%	19%	13%	10%	100%
1980	22%	34%	17%	15%	8%	4%	100%
1990	23%	31%	16%	15%	8%	7%	100%
2000	21%	28%	17%	15%	9%	9%	100%

Source: 2000 U.S. Census, City of Hayward Census Summaries 1990

As this table shows, in 1970, there were fewer one and two person households and more households of four or more persons than at any other time in the thirty-year period. Households were considerably smaller by 1980 – almost as if large families had gone “out of style.” The percentage of families with five or more members increased by 2000 but not to the extent seen in the 1970s.

Average family size followed a similar pattern. When looking at average family size in Hayward census tracts, only one census tract, 4312, located primarily in unincorporated Alameda County, has an average family size of less than three persons¹. This census tract has a number of group homes and residential care facilities and a significantly older population than Hayward as a whole. The median age for Hayward is 31.9 years while the median age for census tract 4312 is 40 years old.

Five census tracts have an average family size of 4.0 or higher. Two of those census tracts, 4375 and 4377, are in the Harder-Tennyson neighborhood and have average family sizes of 4.09 and 4.13 respectively. This neighborhood contains highest percentage of multifamily housing in the

¹ Please refer to Appendix A for a complete listing of household sizes by Census Tract.

city. The other three census tracts with high average family sizes consist primarily of residential neighborhoods with owner-occupied, single-family detached homes. One tract, 4367, has an average family size of 4.0 persons and is located at the northern end of the Santa Clara neighborhood. Tract 4382.01 in Tennyson-Alquire and tract 4383 in the Glen Eden neighborhood have the largest average family sizes in Hayward, 4.21 and 4.26 respectively. Larger size families need larger size units with more bedrooms. To address this need, the City might want to encourage the development of three, four and five bedroom units and/or the expansion of existing housing units.

The table below shows that households of one, five, six and 7+ persons are relatively evenly divided between homeowners and tenants. Two, three, and four person households are more likely to be homeowners than tenants, since there are approximately 5,000 more owner households in these size categories than tenant households.

Table 5.4: Household Size and Tenure

Total Occupied	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7+ Persons	Total
Number Owner	6,045	9,454	5,279	5,020	2,807	1,487	1,490	31,582
Number Renter	6,352	6,924	4,658	3,967	2,328	1,217	1,252	26,698
Total Number	12,397	16,378	9,937	8,987	5,135	2,704	2,742	58,280
% of Total Number	21.27%	28.10%	17.05%	15.42%	8.81%	4.64%	4.70%	100.00%
% of Owner	19.14%	29.93%	16.72%	15.90%	8.89%	4.71%	4.72%	100.00%
% of Tenant	23.79%	25.93%	17.45%	14.86%	8.72%	4.56%	4.69%	100.00%

Source: 2000 U.S. Census, City of Hayward Department of Community and Economic Development, September, 2001

Almost half (49.4%) of Hayward’s households are composed of one or two persons. Interestingly, one person households are relatively evenly divided between owners and renters. This may indicate that the owner households are “over-housed;” i.e., their homes have a larger number of bedrooms than there are people living in the home. This might indicate that there is an opportunity to create a program to match extremely low income single adults with single, most likely, senior citizen homeowners who might like to rent out a room or part of their house in exchange for an additional income stream, household assistance and/or companionship. This data could also indicate that these units will be sold in the foreseeable future, generating an influx of younger and, perhaps, larger households in various neighborhoods.

Approximately one third (32.5%)of Hayward households are composed of three or four persons. More than 18.16% of all households are households of five or more. The following table shows the bedroom mix of ownership and rental units.

Table 5.5: Number of Bedrooms By Tenure

Tenure/ # Bedrooms	Households	Percentage
Total:	44,902	
Owner occupied:	23,955	100.0%
No bedroom	550	2.3%
1 bedroom	1,560	6.5%
2 bedrooms	5,651	23.6%
3 bedrooms	12,055	50.3%
4 bedrooms	3,359	14.0%
5 or more bedrooms	780	3.3%
Renter occupied:	20,947	100.0%
No bedroom	2,148	10.3%
1 bedroom	7,342	35.1%
2 bedrooms	8,195	39.1%
3 bedrooms	2,821	13.5%
4 bedrooms	373	1.8%
5 or more bedrooms	68	0.3%

Source: 2000 U.S. Census

Hayward's ownership housing stock appears to be a relatively good fit in terms of numbers of bedrooms and household size. However, Hayward's rental stock does not appear to be a good fit with household size. The table below shows the size households that customarily live in dwelling units having zero to four bedrooms.

Table 5.6: Household Size Bedroom Mix

Number of Bedrooms	Household Size
0	1
1	1-2
2	2-4
3	3-6
4	4-8

Source: City of Hayward Mortgage Bond Program

When comparing household size to the bedroom mix of Hayward's rental stock, particularly for households and families with four persons or more, it can be seen that there is not a good fit. Approximately thirty-three percent of Hayward households have four or more members; however, only 15.6% of rental units have three bedrooms or more. This indicates that there is likely to be moderate to severe overcrowding in rental units.

Race and Ethnicity

The City of Hayward is becoming more diverse in its racial and ethnic composition and has become a community where no race or ethnicity is in the majority. The non-Hispanic white population decreased from 1980 to 1990 as the size of the City's other primary population groups -- Hispanic, Asian/Pacific Islander, and African-American increased. 2000 Census data on the composition of the general population shows a continuing trend of increasing diversity. This trend is supported by annual student enrollment data for the Hayward Unified School District.

The following table shows the percentage of change between 1990 and 2000 of the percent of each ethnic group in the total population

Table 5.7: Racial/Ethnic Diversity 1990 – 2000

	White	African American	Native American	Asian / Pacific Islander	Other	Hispanic
% 1990 Total	51.1%	9.4%	0.6%	14.7%	0.3%	23.9%
% 2000 Total	29.2%	10.6%	0.4%	20.5%	0.5%	34.2%
% Change	-42.9%	12.8%	-33.3%	39.5%	66.7%	43.1%
% Population	29%	10.6%	0.4%	20.5%	0.5%	34.2%

Sources: 1990 U.S. Census, 2000 U.S. Census

As depicted in the table above, the largest increases in population groups were among Hispanics, Asian/Pacific Islanders and African Americans among groups that comprise at least two percent of Hayward's population. Whites were the largest group to have a decrease in population.

The 2000 Census provides information on the country of origin as well. The countries of origin for the two groups with the largest increases in population are: Seventy-one percent of the Hispanic population is of Mexican ancestry. The next largest group, 23.9%, is labeled Other Hispanic – defined as people who checked Hispanic but did not originate in Mexico, Puerto Rico or Cuba. The ancestry of the Asian/Pacific Islander population is 48% Filipino, 15.5% Asian Indian, 15% Chinese, 10.4% Vietnamese and 11.6% other Asian.

As can be seen in the table below, Hispanics, Pacific Islanders and Others, who have had the largest increases population size, also have the largest household and family sizes. Over fifty-five percent of Hayward families have an average family size of 3.83 or greater; more than thirty-six percent of total families have an average family size of 4.31 or greater.

Table 5.8: Household Size, Family Size and Race/Ethnicity

Average	White	African American	Native American	Asian	Pacific Islander	Other	Hispanic
Household Size	2.31	2.70	3.46	3.51	4.11	4.47	4.15
Family Size	2.90	3.17	3.90	3.83	4.38	4.52	4.31
% of Population	29%	10.6%	0.4%	18.7%	1.8%	0.5%	34.2%

Source: 2000 U.S. Census

The following table looks at average household size by tenure by race/ethnicity. In every case tenant families are smaller than owner families, although the difference is quite small in most cases, except for Asian and Pacific Islander.

Table 5.9: Average Household Size by Tenure and Race/Ethnicity

Average	White	African American	Native American	Asian	Pacific Islander	Other	Hispanic
Owner	2.35	2.89	3.78	3.82	4.60	4.69	4.19
Renter	2.24	2.60	3.14	3.09	3.69	4.29	4.12
Average	2.31	2.70	3.46	3.51	4.11	4.47	4.15
% of Population	29%	10.6%	0.4%	18.7%	1.8%	0.5%	34.2%

Source: 2000 U.S. Census

Again, Hayward's ownership housing stock appears to be a relatively good fit in terms of numbers of bedrooms and household size, since 67.6% of units have three or more bedrooms. Additional ownership stock with five or more bedrooms would be a plus. However, Hispanic, Pacific Islander and Other households are likely to have moderate to severe overcrowding in Hayward's rental stock, due to limited number of units with three or more bedrooms.

Overall, the City of Hayward enjoys a rich blend of racial and ethnic diversity. Out of 35 census tracts, there are only six census tracts within City limits where one racial/ethnic group is more than 50% of the population. Two of those census tracts have a majority White population (54.3% and 65%); four have a majority Hispanic population (50.1%, 53.4%, 54.8%, and 60.6%).

Age of Population

Table 5.10: Change in Age Distribution 1980-2000

Age	1980	%	1990	%	2000	%	Numeric Change
0-4	6,848	7.3	8,990	8.1	11,011	7.9	2,021
5-9	6,077	6.5	7,985	7.2	11,215	8.0	3,230
10-14	6,549	6.9	6,873	6.2	9,737	7.0	2,864
15-19	8,504	9	6,873	6.2	9,542	6.8	2,669
20-24	10,386	11	9,584	8.6	11,209	8.0	1,625
25-34	17,290	18.4	22,916	20.4	24,552	17.5	1,636
35-44	10,206	10.8	16,888	15.1	22,179	15.8	5,291
45-54	10,421	11.1	10,333	9.3	16,652	11.9	6,319
55-64	9,513	10.1	9,146	8.2	9,706	6.9	560
65-74	5,265	5.6	7,319	6.6	7,326	5.2	7
75+	3,108	3.3	4,436	4.1	6,901	4.9	2,310
Total	94,167	100	111,343	100	140,030	100.0	28,532

Source: 1980, 1990, 2000 U.S. Census

As the table above shows, the age distribution of Hayward's population has been similar over time with a few exceptions – ages 15-19, ages 20-24, and ages 55-64.

Table 5.11: Percentage Change in Population by Age

Age	1980	% Change 1980-1990	1990	% Change 1990-2000	2000	% Change 1980-2000	Number Change 1990-2000
0-4	6,848	31%	8,990	22%	11,011	61%	2,021
5-9	6,077	31%	7,985	40%	11,215	85%	3,230
10-14	6,549	5%	6,873	42%	9,737	49%	2,864
15-19	8,504	-19%	6,873	39%	9,542	12%	2,669
Subtotal Youth	27,978	10%	30,721	35%	41,505	48%	10,784
20-24	10,386	-8%	9,584	17%	11,209	8%	1,625
25-34	17,290	33%	22,916	7%	24,552	42%	1,636
35-44	10,206	65%	16,888	31%	22,179	117%	5,291
45-54	10,421	-1%	10,333	61%	16,652	60%	6,319
55-64	9,513	-4%	9,146	6%	9,706	2%	560
65-74	5,265	39%	7,319	0%	7,326	39%	7
74+	3,108	43%	4,436	56%	6,901	122%	2,465
Total	94,167		111,343		140,030		39,471

Source: U.S. Census, City of Hayward Department of Community and Economic Development, 2001

The school age population (ages 5 to 19) has increased by approximately 40% (from 21,731 to 30,494 children) from 1990 to 2000, putting pressure on classrooms, teachers, and schools to accommodate the increase.

Between 1990 and 2000, the number of people between ages 65-74 increased by 7 people. One inference that can be drawn is that people of retirement age are leaving Hayward, since the number of men and women over age 65 has been increasing in the general population over the past ten years. This would seem to be confirmed by MetroScan® (County Assessor's database) information. Beginning in 1998, there was an increase in the average number of homes for sale in Hayward's older single-family neighborhoods that had been owned for at least twenty years.

The percentage of the population of working adults age 25 to 54 has remained about the same; however, the distribution differs from that in 1990. In 2000, the percentage of adults in the 25-34 age category was lower than in 1990, while the percentage in the 45-54 category was higher. One factor in the decline in the percentage of Hayward's population of young adults age 20-34 between 2000 and 1990 may be the high cost and lack of availability of housing for this age group. A factor in the percentage increase in ages 45-54 may also be high housing costs. Households need a relatively high income in order to afford to purchase a home in Hayward. The table below shows the tenure by age of households.

Table 5.12: Tenure by Age of Households

Tenure/Households	Total	15-24	25-34	35-44	45-54	55-64	65-74	75+
Owner-Occupied Units	31,582	282	3,737	7,605	7,158	4,881	4,070	3,849
Renter Occupied Units	26,698	2,414	8,262	6,916	4,569	2,006	1,112	1,419

Source: 2000 U.S. Census for the Hayward Sphere of Influence (includes areas of Alameda County)

Beginning at age 35, the number of homeowner households increases and the number of renter household decreases. Adults in the 35 - 54 age group generally have greater earning power than those who are younger. This appears to provide support for the hypothesis that high housing costs may be responsible for the decline in the 25 - 34 age group.

Income

According to the 2000 U.S. Census, in 1999, the median household income for the City of Hayward was \$51,177 and the median household income for Alameda County as a whole was \$55,946. The following table compares Hayward with nearby cities and Alameda County as a whole. As can be seen, Hayward residents have the lowest income per capita.

When compared with households in the Oakland PMSA (which consists of Contra Costa and Alameda Counties), approximately 48% of Hayward households were considered to be low income, according to the definition used by the U.S. Department of Housing and Urban

Development. That is, they had incomes that were at or below 80% of the Oakland PMSA median income.

Although Hayward has gained a number of middle and upper income residents due to the construction of new single family homes, many developments were still in the process of construction when households were surveyed in 2000 for their incomes in 1999. Also, the increase in home prices came relatively late to Hayward. In 1999, there were still existing homes selling in the mid-\$200,000s that were affordable to, and attracted, moderate income households.

Because Hayward's household incomes were relatively low and household size was relatively large in comparison to other cities, Hayward's per capita income was the lowest among cities in Alameda County.

Table 5.13: Comparison of Income Information Among Cities in Alameda County

Income	Fremont	Hayward	Oakland	San Leandro	Union City	Alameda Co.
Median Household Income	\$76,576	\$51,177	\$40,055	\$51,081	\$71,926	\$55,946
Median Family Income	\$82,199	\$54,712	\$44,384	\$60,226	\$74,910	\$65,857
Per Capita Income (dollars)	\$31,411	\$19,695	\$21,936	\$23,895	\$22,890	\$26,680
Average Household Size	2.96	3.08	2.60	2.57	3.57	2.71
# Individuals in Poverty	10,915	13,805	76,489	3,673	4,340	156,804
Percentage %	5.4%	10%	19.4%	6.4%	6.5%	11%

Source: 2000 U.S. Census

Of the cities shown, only Oakland and Alameda County have a larger percentage of people below the poverty level than Hayward. However, the magnitude of the County's poverty rate is most likely due, in part, to the high poverty level in Oakland since Oakland is about 28% of the County's population. The percentage of families below poverty level shows a similar pattern, as shown below.

Table 5.14: Comparison of Percentage of Families below Poverty Level

% Below Poverty Level	Fremont	Hayward	Oakland	San Leandro	Union City	Alameda Co.
Families	3.6	7.2	16.2	4.5	4.8	7.7
Families w/ Female Head of Household	10.6	15.4	29.5	10.7	8.9	19.8
Individuals	5.4	10.0	19.4	6.4	6.5	11.0

Source: 2000 U.S. Census

What do we know about household income by race and ethnicity and how does this compare to household tenure by race and ethnicity? The following table shows median income and tenure (by number of households and percentages) for Hayward households by racial and ethnic groups.

Table 5.15: Median Household Income and Household Tenure by Race/Ethnicity

	Median Income 1999	Total Households	Home Owner	% of Total HH	Tenant	% of Total HH
White	\$50,380	18,245	11,589	64%	6,656	36%
African American	\$48,518	5,553	1,868	34%	3,685	66%
Native American	\$64,241	332	161	48%	171	52%
Asian	\$61,220	7,285	4,207	58%	3,078	42%
Pacific Islander	\$55,250	605	238	39%	367	61%
Other	\$51,833	1,677	453	27%	1,224	73%
Hispanic	\$50,841	11,107	5,195	47%	5,912	53%

Source: 2000 US Census

Hayward has transitioned into a diverse racial/ethnic population where no one racial or ethnic group is in the majority; however, home ownership trends often tend to lag population changes. Hayward's non-White population is significantly younger than the White population. In the current economic climate, younger households (of any racial/ethnic group) have relatively high barriers to homeownership including high sales prices, lack of down payment, credit problems, and/or high debt/income ratios.

Employment Trends

Of the nearly 40,000 Hayward residents that work in Alameda County, the 2000 Census reported that almost half work in the City of Hayward and another 31.30% work in cities within ten miles of Hayward.

Table 5.16: Location of Employment For Hayward Residents

Location of Employment	% of Residents
Hayward	43.20%
Oakland	14.00%
San Leandro	9.00%
Fremont	8.30%
Other Bay Area Cities	22.20%

Source: Metropolitan Transportation Commission (MTC) 2000

Projected Change in Job Demand 2000-2020

ABAG's most recent forecasts of employment, Projections 2002, has been published. The projected change in job demand over the twenty year period was not large. The economic stagnation in the Bay Area's economy has been worse than anticipated in Projections 2000. Therefore, it is likely that the job market will not begin to recover until 2006 and that some elements, e.g., computer manufacturing, may never recover. This would push out the time horizon for the predictions described below.

According to ABAG, beyond the next few years, the rate of job growth is expected to increase steadily by 2010, and then remain relatively stable through 2020. Projections for the Hayward area generally reflect trends and expectations for the region as a whole. Assumptions regarding the supply and availability of land are consistent with local information and policies of the General Plan.

The table that follows shows the projected increment in job demand for the Bay Area, Alameda County and the City of Hayward. The total job gain for the 20-year horizon period for the Bay Area is almost one million new jobs. The largest Bay Area growth sector is anticipated to be in the Services sector, with over 52% of the total job growth. It should be noted that the Services category includes business services, which encompass computer software firms, internet service providers, and related high technology services. Computer hardware manufacturing is included in the Manufacturing sector. The three remaining sectors are Manufacturing/Wholesale (19 percent), Retail (11 percent), and Other (19 percent). In terms of growth at the county level, Alameda County is expected to capture 23 percent of the total Bay Area growth with nearly 220,000 new jobs. In the Manufacturing/Wholesale sector, County growth will comprise about 22 percent of the total growth within the Bay Area. The County Service sector growth represents 21 percent of Bay Area growth. This sector represents the largest amount of net new jobs, almost 110,000. Overall, Hayward should account for 8 percent of the total job growth within Alameda County with almost 22,000 new jobs to be created by the year 2020.

Only Fremont (33,800 jobs) and Oakland (29,450 jobs) are projected to have more manufacturing jobs than Hayward. Dividing the number of projected manufacturing jobs by population illustrates that Hayward continues to have significantly more manufacturing jobs per capita than any other city in Alameda County. Manufacturing jobs tend to pay moderate to middle income wages and provide associated benefits. As manufacturing becomes increasingly computerized, in addition to a high school diploma some college courses will be required.

Table 5.17: Change in Job Demand: 2000-2020*(Note: All values are in addition to existing jobs)*

Sector	Bay Area	Alameda County	% of Bay Area Job Growth	Hayward	% of County Job Growth
Manufacturing/Wholesale	186,660	40,740	22%	5,220	13%
Retail	105,820	23,000	22%	650	3%
Services	521,400	109,980	21%	13,950	13%
Other	186,710	46,010	25%	2,040	4%
Totals	1,000,590	219,730	23%	21,860	8%

Source: ABAG Projections 2000

Oakland (22,970 jobs) and Fremont (16,100 jobs) are projected to have more retail jobs than Hayward. Berkeley is close behind Hayward with 13,840 retail jobs. Most retail jobs are relatively low paying and many do not have health or retirement benefits. Many of these jobs are open to high school graduates.

Service jobs include the following: personal, business, repair, motion pictures, amusement, and recreational, health, educational, legal, social, engineering, accounting, research and management, as well as services provided by hotels and other lodging places. In the service sector, Oakland has significantly more jobs (83,340) than the next highest city, Berkeley, with 46,660 jobs. Hayward follows with 31,710 jobs and Fremont follows with 29,800 service jobs. Since service jobs include the widest range of occupations, wages and benefits vary greatly as does entry-level access for those with high school degrees and/or some college.

Hayward Employment Trends

According to ABAG, total employment in Hayward was 90,080 in 2000, with 43,696 (48%) of these jobs located in the Industrial Corridor. Total employment in the city increased 18% over the 76,440 jobs in 1990, while employment in the Industrial Corridor increased 32% above the 33,041 jobs in 1990. The Industrial Corridor accounted for 43% of the total employment in 1990. Employment was relatively stable in the early 1990's, even while significant job losses were occurring elsewhere in the Bay Area due to military base closures and the California recession, because of Hayward's diversified industrial base. Employment growth during the latter part of the decade can be attributed to the economic resurgence at the regional, state and national levels. According to ABAG, over the next twenty years, employment in the Hayward area is expected to increase by almost 22,000 (24%), with an increase of 12,673 jobs (29%) anticipated in industries that would be located in the Industrial Corridor. If these forecasts are realized, the Industrial Corridor would account for 58% of the growth in jobs throughout the City, increasing its share of total employment within the city to 50%.

As of August 2001, preliminary Employment Development Department (EDD) data show that the unemployment rate in Hayward was 5.1% - which was slightly higher than other East Bay

cities with the exception of Oakland (7.9%). A number of neighboring cities have more technology-oriented employers than Hayward.

Labor force and industry employment data are available by Metropolitan Statistical Area (MSA). The table below shows changes by industrial sector, from August 2000 to August 2001. Large declines in federal government and Defense Department employment indicate that base closures continued to have an impact on employment in the MSA.

Table 5.18: Changes by Industrial Sector, August 2000-2001

Industry	% Change August 2000 to August 2001
Manufacturing Instruments and Related	-16.7%
Federal Government	-14.7%
Department of Defense	-22.2%
Transportation Equipment for Aircraft	+20%
Instruments and Related Equipment, Measuring	+7.3%

Source: EDD 2001

Update on the Economy

New, more accurate information has become available about the enormous number of jobs lost in the Bay Area between 2000 and 2002. Approximately 250,000 jobs were lost, many in higher wage categories such as manufacturing. Approximately 150,000 jobs were lost in the San Jose/Silicon Valley area and approximately 92,000 jobs were lost in the San Francisco area, far more than was originally thought by state officials. The unemployment rate in Alameda County was 6.2% in March 2003; 6.8% in San Francisco and 8.4% in Santa Clara County. (calmis.ca.gov, April 2003 California EDD)

Between March 2002 and March 2003, total employment in the Oakland MSA increased by 3,200 jobs (up 0.3%). Educational and health services, leisure and hospitality increased. Losses continued in key industries tied to the Bay Area high-tech downturn. Manufacturing shrunk by 3,500 jobs with declines in durable goods related to high-tech equipment and machinery. Professional and business services dropped by 3,200 jobs with the downturn centered in professional, scientific and technical services. Trade, transportation and utilities declined by 2,700 jobs, mostly from continued losses in wholesale trade. Information industries lost 2,600 jobs, primarily in telecommunications. This pattern has become a common one throughout the Bay Area. Where job growth occurs, it is primarily lower wage jobs that are growing. Higher wage jobs with benefits, continue to disappear.

More recently, there appears to have been a significant drop in consumer spending during the January – March 2003 quarter. It remains to be seen what the full impact will be on the Bay Area economy; however, this indicates that there will most likely continue to be job losses as

consumers reign in spending. Already local governments are projecting lay-offs and frozen positions as a result of the soft economy and the State's budget deficit.

In addition, the U.S. Census Bureau released statistics on April 17, 2003, showing that Santa Clara, San Francisco and Alameda Counties **lost** population between 2001 and 2002. The California Department of Finance (DOF), however, released statistics showing that there had been a little growth in these counties. Apparently, this is due to the different sets of data that these agencies rely on to compile these statistics. (San Francisco Chronicle April 17, 2003) According to the DOF, Alameda County's population increased by 1.6%. The following table shows population gains for selected cities in Alameda County.

Table 5.19: Population Changes 2001- 2002 in Selected Cities

City	% Change
Dublin	4.9
Hayward	1.5
Livermore	2.7
Oakland	1.3
Pleasanton	1.7
San Leandro	1.4
Union City	3.4

Source: California Department of Finance 2003

Regardless of which statistics are used – Census Bureau or DOF, it seems clear that population projections for the Bay Area, developed during 1999-2000, have most likely overstated the amount of population growth that will take place between 1999 and 2006.

Regional Housing Needs Determination/Housing Development Potential

As of December 31, 2000 there were 1,746 units in approved or pending projects for which building permits had not yet been issued. Additional development potential (not yet in the planning process) has been estimated at approximately 3,500 housing units -- for a total housing potential of approximately 5,246 housing units that may be developed by 2025.

The Regional Housing Needs Determination (RHND) for Hayward through 2006 is shown below. Appendix B presents the RHND for Alameda County and the cities within the county for comparison.

Table 5.20: Regional Housing Needs Determination: 1999-2006

	Total Projected Unit Need	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Average Annual Need 1999-2006
Hayward	2,835	625	344	834	1,032	378
5-Year Average Annual Need	567	125	69	169	206	N/A

Source: Association of Bay Area Governments

A comparison of the ABAG RHND with Hayward's total housing potential shows that sufficient housing potential remains in Hayward and its Sphere of Influence (SOI) to accommodate the RHND. There have been 762 units built since January 1, 1999, reducing Hayward's total unit need to 2,073 units. Therefore, the average annual need is now 515 units. All of the newly built units have been priced at a level affordable to moderate and above moderate-income purchasers. Appendix C presents a table that shows housing potential by census tract.

The Environmental Impact Report (EIR) for the Metropolitan Transportation Commission (MTC) Regional Transportation Plan looks at the current and projected Jobs/Housing Balance by MTC Superdistricts. According to the MTC, the Hayward-San Leandro Superdistrict has the best jobs/housing balance (1.04 jobs per unit of housing) of any district in Alameda County and the best projected jobs/housing balance in the Bay Area with the exception of central San Jose, Redwood City/Menlo Park and San Francisco's Mission District.

In 2000, ABAG changed the methodology and RHND allocations for this Housing Element update. The revised methodology shifted the housing allocation responsibility towards job producing areas and gave cities the responsibility for 75% of the future housing growth outside City boundaries within their SOI.

Hayward's SOI includes the adjacent unincorporated county areas of Mt. Eden, Cherryland and Fairview. However, it does not include the adjacent unincorporated county areas of San Lorenzo and Castro Valley which are primarily residential, contiguous with Hayward's borders, some areas have a Hayward post office address and all are as part of the Hayward housing market area. As the major employment center in mid-County, Hayward provides jobs for residents of those areas. If the contiguous, adjacent areas of San Lorenzo and Castro Valley were included in the

determination of Hayward's jobs/housing balance, the number of units required to be built in the 1999-2006 period would most likely be significantly reduced. Using ABAG Projections 2002, if data from Castro Valley alone were added to Hayward's jobs and housing units, Hayward would have a 1.00 ratio for the year 2000, 1.01 for 2005, and 1.01 for 2010 which would greatly reduce the amount regional housing need allocated to Hayward. If the jobs and housing units allocated to San Lorenzo and Castro Valley were added to Hayward's jobs and housing units, then Hayward's jobs/housing balance would have a 0.94 ratio for the year 2000; a 0.95 ratio for the year 2005 and a 0.95 for the year 2010.

Housing Units

There were a total of 45,903 housing units in Hayward as of December 31, 2000. The following chart presents an estimate of the total number of housing units in Hayward based on a combination of 1990 Census data, new units built, demolitions and annexations.

Table 5.21: Housing Units

Existing Units 1990	New Units 1990 – 2000	Annexations 1990 – 2000	Demolitions 1990 – 2000	Net Housing Change	Total Units 12/31/2000
42,215	2,949	906	148	3,688	45,903

Source: City of Hayward, Planning Division, 2000

Type and Tenure of Housing Units

The 2000 Census lists a total of 45,922 housing units for Hayward with a 1% vacancy rate for owner-occupied housing and a 3% vacancy rate in rental housing. Occupied housing units totaled 44,804. Of the 45,922 total units, statistics gathered from MetroScan show that there are approximately 19,821 rental units (43% of the total). These include approximately 15,440 multifamily units; 3,222 single-family detached units, and 1159 condominiums, town homes or cooperatives.

A substantial proportion of the total housing stock (56%) are single-family units. Most of these units were built in the 1950s in response to the post-World War II population boom. Almost all of the housing stock added during the 60s, 70s and 80s were multifamily units and mobile homes. To balance previous development trends, during the 90s, increases in the number of units occurred primarily in single-family developments. The following table describes the distribution, by type, of Hayward's housing units.

Table 5.22: Housing Unit Type: 1960 – 2000

Structure	1960	%	1970	%	1980	%	1990	%	2000	%
Single-family	18,768	92.8	19,951	69.6	20,629	57.5	22,179	52.6	25,904	56.4
Multifamily	1,455	7.8	8,082	28.2	13,402	37.4	18,109	43	18,145	39.6
Mobile Homes	20	0.1	636	2.2	1,839	5.1	1,848	4.4	1,850	4
TOTAL	20,243	100	28,669	100	35,870	100	42,136	100	45,922	100

Source: City of Hayward Planning Division, March 2000

Please note that ownership-type housing units include single-family, multifamily (condominium) and mobile homes. According to the 2000 Census, 53.2% of the housing units in Hayward were owner-occupied.

For a discussion regarding the bedroom mix of ownership and rental units, see Table 5.5 Bedroom Mix and Tenure in the section on household size.

The following charts present information regarding the City's owner occupancy rates and percentage of ownership type housing. An owner-occupied unit is defined as a unit of housing stock occupied by the person(s) who own that housing unit. Ownership-type housing stock is defined as housing units that can be either owner-occupied or renter-occupied and includes single-family units, mobile homes, and condominiums.

As of 2000, the number of ownership-type housing units was 30,410 units or 66.2% of the total. The percent of owner-occupied units was 53.2%, an increase from 1990 of approximately 2%. Residential development in Hayward since 1990 has been primarily ownership-type units. The following tables illustrate the type, by tenure, of housing units developed since 1990.

Table 5.23: Percent of Ownership Type Housing Units 1990-2000

Year	Total Housing Units	Ownership Type Housing Units			Ownership Type Units as % of Total Units
		SF	MF	Total	
Total 1990	43,122	24,102	3,508	27,610	64.0%
1990-2000	2,800	1,825	975	2,800	100%
2000 Total	45,922	25,927	4,483	30,410	66.2%

Source: City of Hayward, Planning Division October, 2001

Table 5.24: Owner-Occupied Housing Units 1990-2000

Year	Total Occupied Units	Owner Occupied Units	Owner-Occupied Units as % of Occupied Units
Total 1990	40,964	20,919	51.1%
1990-2000	3,840	2,905	75.7%
2000 Total	44,804	23,824	53.2%

Source: 1990 and 2000 U.S. Census

In 1998, all of the housing units built or under construction were single-family houses, with the exception of one rental condominium project. Of the 1,793 proposed units in projects which have been approved or for which applications are pending, 1,593 are single-family detached units and 200 are condominiums or multi-family units. The remaining potential for further housing development is discussed later in this chapter.

Housing Condition

There are several factors that contribute to condition of Hayward's housing stock including, design, construction, age, and maintenance. Single-family homes have been built in Hayward for more than 100 years. Given the City's age, the type and quality of single-family homes vary. There are many older craftsman style bungalows built in the 1920s that are in better condition than some post-World War II tract homes that were built 30 years later. The post-war housing boom resulted in the development of thousands of single-family homes that were built quickly and some lacked modern amenities such as ceiling insulation. Most of the single-family homes in poor condition in Hayward were built during this period.

The majority of multi-family development in Hayward occurred during a twenty-year period between 1960 and 1980. Consequently, there is less diversity in the design and condition of multi-family developments than that of single-family homes. Most multi-family developments that are currently in poor condition were built in the early 1960s and suffer from poor design, shoddy construction and lack of tenant amenities. The majority of multi-family developments built since 1980 have been subject to stringent design and construction standards and have benefited from consistent maintenance. Consequently, those developments are in good condition.

The following table shows that, as described above, most of Hayward's current housing stock was built within the last 30 years. Almost two-thirds of the housing units have been built since 1960, with approximately 38 percent built between 1960 and 1979.

Table 5.25: Age of Housing Stock

Year Structure Built	Number	Percentage
1999 to 2000	844	1.8%
1995 to 1998	1,049	2.3%
1990 to 1994	2,370	5.2%
1980 to 1989	5,994	13%
1970 to 1979	9,215	20.1%
1960 to 1969	8,160	17.8%
1940 to 1959	16,139	35.5%
1939 or earlier	2,009	4.4%

Source: 2000 U.S. Census

According to 2000 US Census information, approximately half Hayward homeowners live in homes built within the last 40 years. More than two-thirds of Hayward's renters live in units built within the last 40 years. More specifically, almost half of the renter households' units were built between 1960 and 1980.

Table 5.26: Tenure by Age of Housing Stock

Year Unit Built	Owner Occupied		Renter Occupied	
	Number	% of Total	Number	% of Total
Built 1999 to 2000	682	2%	161	1%
Built 1995 to 1998	1,896	6%	343	1%
Built 1990 to 1994	1,655	5%	1,631	6%
Built 1980 to 1989	3,842	12%	4,214	16%
Built 1970 to 1979	4,708	14%	6,155	23%
Built 1960 to 1969	4,117	12%	6,171	23%
Built 1950 to 1959	11,316	34%	4,911	18%
Built 1940 to 1949	3,367	10%	2,059	8%
Built 1939 or earlier	1,513	5%	1,472	5%
TOTAL	33,096	100%	27,117	100%

Source: 2000 U.S. Census

Based on age alone, the majority of the housing units in Hayward are in good condition. According to the U.S. Census, less than one half of one percent of the housing units in Hayward lack either complete plumbing or kitchen facilities and only one percent lack telephone service.

These characteristics are typical of a housing supply that consists primarily of units developed after the Second World War.

In only three neighborhoods (Burbank, North Hayward and Whitman Mocine) was more than 25 percent of the housing built prior to 1940. Citywide, approximately 15 percent of the City's housing stock was built prior to World War II. The post-War housing boom influenced the housing stock throughout Hayward's neighborhoods. In two neighborhoods (Fairway Park and Southgate) more than 50 percent of the housing stock was built between 1950 and 1959. There are five neighborhoods (Santa Clara, Longwood Winton Grove, Harder Tennyson, Glen Eden, Jackson Triangle) in which more than 30 percent of the housing stock is from this period. The following table presents the age of housing stock in each of the 16 neighborhood planning areas.

Table 5.27: Housing Age by Neighborhood Planning Area

Neighborhood Planning Area	Percentage of Units Built Each Decade						
	1990-2000	1980-1989	1970-1979	1960-1969	1950-1959	1940-1949	1939 or earlier
Burbank	11%	8%	9%	15%	29%	17%	11%
Fairway Park	11%	3%	6%	15%	58%	6%	1%
Glen Eden	3%	5%	33%	23%	32%	3%	1%
Harder Tennyson	4%	11%	19%	20%	36%	8%	2%
Hayward Highland	17%	26%	20%	17%	13%	4%	2%
Jackson Triangle	5%	12%	19%	20%	31%	8%	6%
Longwood Winton Grove	4%	7%	13%	21%	38%	13%	4%
Mission Foothill	4%	12%	25%	19%	23%	11%	6%
Mission Garin	36%	20%	25%	12%	3%	1%	2%
Mt. Eden	19%	26%	20%	11%	18%	2%	3%
North Hayward	12%	16%	12%	13%	17%	18%	13%
Santa Clara	6%	6%	9%	19%	46%	12%	2%
Southgate	6%	13%	4%	22%	50%	4%	1%
Tennyson-Alquire	13%	16%	33%	13%	21%	3%	2%
Upper B Street	8%	19%	18%	14%	21%	13%	7%
Whitman Mocine	1%	11%	16%	16%	27%	20%	9%

Source: City of Hayward

Housing Condition Survey

The 2000 U.S. Census provides some information about the condition of Hayward's housing stock. However, this information is very limited. To better understand the condition of Hayward's housing stock, and the number of units requiring rehabilitation and replacement, City staff surveyed housing units in each of the City's 16 Neighborhood Planning Areas. These areas were defined through the neighborhood planning process that began in 1986, following the 1986 General Plan update. A total of 16 Neighborhood Planning Areas were established. The Areas were defined based on a variety of factors including homogeneity of neighborhoods, census tract boundaries, established neighborhood organizations, including homeowner associations, and topographical and man-made features. The Neighborhood Planning Areas are further described in Chapter 2 (Land Use) of the Hayward General Plan.

A "windshield" survey of housing units in these neighborhoods was conducted in order to collect qualitative data. The surveyors included staff from the Planning Department, one of the City's Property Rehabilitation Specialists and the City's Housing Development Specialist. There were two stages to the survey; first, each of the Neighborhood Planning Areas were surveyed on a "spot-check" basis in order to informally compare the condition of the housing stock in the rest of the City with that of the neighborhoods selected for the survey. Second, a detailed survey of five selected Neighborhood Planning Areas was conducted.

Hayward has a wide variety of housing types. The housing stock ranges from high-end estates in the Hayward hills to older bungalows from the 1920s in poor condition. The following table is a brief summary of the housing types in each of the neighborhood planning areas. This summary is based on housing surveys conducted during the development of the neighborhood plans and updated with recent windshield surveys by City staff as part of the housing condition survey.

Table 5.28: Housing Condition by Neighborhood Planning Area

Neighborhood Planning Area	Housing Condition
Burbank	The Burbank neighborhood is located south west of Hayward's historic down town. It is one of Hayward's older neighborhoods and is characterized by older housing units and the site of the former Hunts cannery. Almost 60% of the housing stock in the Burbank neighborhood was built before 1960. The majority of the units are single-family single-story craftsman style homes with the balance of the housing stock being multi-family units built in the 1950's and 1960's. Most single family and multi-family units are in good condition. Typical problems include neglected landscaping and deferred maintenance of exterior surfaces.
Fairway Park	Fairway Park is located at Hayward's south-eastern border with Union City. Approximately 75 percent of the housing stock was built between 1950 and 1969. More recently, the Twin Bridges development added 343 single-family units. The majority of the homes east of Mission Boulevard are in good condition. Homes west of Mission are in mixed condition. Typical problems include deferred landscape and exterior surface maintenance.

Neighborhood Planning Area	Housing Condition
Glen Eden	Glen Eden is located on Hayward's south-western border. The age of units is fairly evenly distributed with approximately 35% being built prior to 1960, 20% built during the 1960's, 33% built during the 1970's and the remaining amount built within the last 30 years. The single family housing stock consists of 1950s era Eichler style single story homes. The condition of these homes varies. Many have been retrofitted with vinyl windows. Some suffer from deferred maintenance. The southeast portion of this neighborhood has extensive tracts of 1960s era ranch style homes. These homes are in good condition. Most of the multifamily development was built in the 1980s are in good condition.
Harder Tennyson	The Harder-Tennyson neighborhood has extensive single-family residential tracts built in the 1950s along with a mix of multi-family and single family uses. This mixture resulted from the combination of large lot ranchettes subdivided before World War II and high-density zoning and development from the 1950's through the 1970's. Many of the multi-family developments were built quickly and without much concern for site design or tenant amenities. Subsequently, many of these developments suffer from deferred maintenance and are in poor condition.
Hayward Highland	Hayward Highland is located in the hills that serve as Hayward's eastern border. The bulk of the housing stock is single-family homes on large lots. While this neighborhood was originally subdivided in the early 1900s, more than 60% of the residential development in this neighborhood was built in the last 30 years and more than 40% was built since 1980. Most of the housing near Cal State Hayward is new single and multifamily high-end developments in excellent condition. The homes in the Hayward hills are all in good condition.
Jackson Triangle	Jackson Triangle is located in Hayward's geographic center. This neighborhood was extensively developed with single-family homes in the 1950s and multifamily apartments in the 1960s. Most of the single-family homes suffer from deferred maintenance and are in fair condition. There are several pockets of new, high-quality in-fill residential development.
Longwood Winton Grove	Longwood Winton Grove is located between the Hayward Executive Airport and 880 freeway on the west side of the City. This neighborhood was subdivided from agricultural land uses in the 1920s. Many long, narrow lots from this period still exist today. Almost 40% of the housing stock was built during the 1950s. Homes built during this period are now in mixed condition – exterior surfaces need some repair, roofs and gutters are of mixed condition, yet most homes are well maintained.
Mission Foothill	This neighborhood straddles Mission Boulevard, the major north/south corridor for traffic through Hayward. The housing stock ranges from early 1900s-era Queen Anne and Craftsman style cottages in mixed condition to more contemporary multifamily developments built during the 1960s and 1970s that is in mixed condition.

Neighborhood Planning Area	Housing Condition
Mission Garin	The Mission Boulevard corridor also dominates this neighborhood. The housing stock is divided between single-family and multifamily development from the 1960s through the 1980s and new construction built within the last 10 years. More than 35% of the housing stock was built between 1990 and 2000. Most single-family homes are in good condition. There are a few small pockets of older development dating from the 1920s. These homes are in fair to poor condition.
Mt. Eden	Single-family homes make up the majority of the housing stock in this neighborhood. There are two mobile home parks and a scattering of multi-family developments. A mix of older and new units characterizes the neighborhood. A portion of this neighborhood was developed prior to it being incorporated into the City of Hayward. Subsequently, design standards and quality are inconsistent. Homes located in the former County areas are smaller units on large lots and vary in condition. As a contrast, there are a number of newer subdivisions, developed in the 1980s, which are in good condition.
North Hayward	This is one of Hayward's oldest neighborhoods – approximately 25% of the housing stock was built prior to 1950 and more than 10% was built prior to 1939. The majority of the housing units in this neighborhood are well maintained. Many of the historic single-family homes have been restored and updated.
Santa Clara	This neighborhood is bordered by the Southern Pacific Rail Road right-of-way to the east and 880 freeway to the west. The primary housing type are single-family units built during the 1950s. More than 45% of the housing stock was built between 1950 and 1959. Most of these post-war units are in good condition.
Southgate	Prior to World War II, agriculture was the primary land use in this neighborhood. During the 1950s, the post-War housing boom transformed Southgate. Half of the total current housing stock was built between 1950 and 1959. Most of the homes are in good condition. Many have retrofitted dual-pane vinyl windows and newer garage doors. Most roofs and exterior surfaces are sound and landscaping is well maintained.
Tennyson-Alquire	This neighborhood is located in the southern central area of Hayward and is bordered by commercial and industrial land uses to the south. The majority of the housing in this neighborhood was built after 1960. Approximately 33% was built between 1970 and 1979 – most of these units are mobile homes. This is one of Hayward's relatively newer neighborhoods. Most units are less than 25 years old and in good condition.
Upper B Street	This neighborhood is located north east of Hayward's historic down town. It was originally subdivided prior to 1900 and many Victorian and craftsman style single-family homes remain. Many of the single-family homes on larger lots have had "granny flat" units added. Residential development in this neighborhood has occurred consistently since the 1940s. Multifamily development dominated residential construction during the 1960s and 1970s. The older single-family bungalows are in mixed condition and range from restored Victorians to craftsman bungalows in poor condition. Most of the 1960s-era multifamily developments are in fair condition.

Neighborhood Planning Area	Housing Condition
Whitman Mocine	Most of the residential development in this neighborhood occurred in the late 1940s and into the 1950s. The first residential subdivision was built in 1949 and multifamily development began in the 1970s. Additional residential development, primarily single-family dwellings on small lots, occurred in the 1990s.

Source: City of Hayward, Department of Community and Economic Development

In order to collect quantitative data about Hayward’s housing stock, a detailed housing condition survey was conducted in five Neighborhood Planning Areas: Burbank, Harder Tennyson, Jackson Triangle, Longwood Winton Grove and Tennyson-Alquire. These neighborhoods were selected because properties in these neighborhoods are known to be in need of some repair. City staff randomly selected twenty-five properties in each neighborhood for inclusion in the survey. A total of 125 properties were surveyed. Approximately 70 percent of the properties were single-family homes, 15 percent were multi-family units with two to four units each, the remaining 14 percent were multi-family units with five or more units. Of the 125 properties surveyed, all were occupied. This lack of vacancies is consistent with reports from private real estate market analysis firms that track the rental housing market.

The surveyors collected the following general information about each property: neighborhood location, building address, type of building and occupancy. The survey also collected specific information about the condition of each unit including: roof, gutters, chimney, porches, stairs, fences, doors and windows, exterior surfaces and yard/landscaping. The following table summarizes the condition of the housing units surveyed by neighborhood.

Table 5.29: Housing Condition Survey Results by Selected Neighborhood Planning Areas

Neighborhood	Census Tracts	Good		Fair		Poor	
		Units	%	Units	%	Units	%
Burbank	4363	17	68%	4	16%	4	16%
Harder Tennyson	4374, 4375, 4376, 4377, 4378	7	29%	10	42%	7	29%
Jackson Triangle	4366.01, 4366.02	17	68%	3	12%	5	20%
Longwood Winton Grove	4369	12	48%	6	24%	7	28%
Tennyson-Alquire	4382.01, 4382.02	19	73%	5	19%	2	8%
All Survey Neighborhoods		72	58%	28	22%	25	20%

Source: City of Hayward, Department of Community and Economic Development

The Harder-Tennyson neighborhood had the largest percent of housing units in poor condition. This is most likely due to the fact that there is a large concentration of poorly managed and maintained multifamily housing that was built in the late 1950s and early 1960s. While the Burbank neighborhood is characterized by a concentration of older homes (dating from the 1930s), more than two-thirds of the units are in good condition. The condition of the homes in Burbank indicates that the age of housing stock does not necessarily correspond with the condition of the housing stock. The following table summarizes the condition of the housing units surveyed by unit type.

Table 5.30: Housing Condition Survey Results by Unit Type in Selected Neighborhood Planning Areas

Property Type	Total	Good		Fair		Poor	
		Units	%	Units	%	Units	%
Single Family	88	61	69%	14	16%	13	15%
2 to 4 Units	19	9	47%	5	26%	5	26%
5 or more Units	18	2	11%	9	50%	7	39%

Source: City of Hayward, Department of Community and Economic Development

The results of the survey are consistent with a housing stock that primarily consists of units built during the housing boom following World War II. Approximately 58 percent of all the units surveyed, regardless of location or type of unit, are in good condition; having only minor defects in no more than two of the five systems surveyed. Approximately 22 percent are in fair condition (minor defects in four of the systems) and 20 percent were in poor condition (minor defects in all of the systems or major defects in two or more systems). These conclusions should *not* be extrapolated and applied to all of Hayward's housing stock since three of the neighborhoods chosen were selected on the basis of having some of the worst housing in the City. Rather, the purpose of this survey was to gauge the condition of units within these specific neighborhoods.

Housing Conditions – Multifamily Developments

The City has helped finance the acquisition and rehabilitation of multifamily developments in exchange for long-term affordability restrictions. Based on the City's experience with multifamily developments primarily occupied by lower income households, typical repairs include new roofing; plumbing; mechanical systems; rehabilitation of unit interiors, such as upgrading bathrooms and kitchens; interior and exterior painting; and landscaping.

The City of Hayward Rental Housing Inspection staff inspect approximately 2,500 rental units each year to assure that all rental units in the City meet code. According to City inspectors, the bulk of these units are in good condition. Typical unit condition problems are usually evenly divided between unit interiors and exteriors. These problems consisted of electrical, mechanical and plumbing code violations and maintenance issues.

Table 5.31: Rental Housing Condition in 2000

Condition	Number	Percentage
Good	1,750	70%
Minor Deterioration	500	20%
Moderate Deterioration	125	5%
Substantial Deterioration	75	3%
Dilapidated	50	2%

Source: City of Hayward Building Division, Rental Housing Inspection Program.

The City of Hayward operates an active residential rehabilitation program. City staff coordinates a variety of rehabilitation projects for both single and multifamily dwellings. These programs are intended to improve the quality of the housing stock occupied by lower and moderate-income households. Rehabilitation program staff primarily work in lower-income neighborhoods. They report that, given the age of the owner-occupied housing stock, there is some deterioration, but, on the whole, most owner-occupied units are in good condition. The City's rehabilitation programs address major and minor home repair problems in approximately 80 units per years. Based on the number of inquiries received by program staff, there is a high demand from low and moderate households for housing rehabilitation assistance. There are two categories that most need City assistance: senior citizens on fixed incomes whose homes have many deferred maintenance issues and those few low income families who were able to become homeowners and usually bought the house "as is" in very poor condition.

Housing Affordability

The Hayward housing market has traditionally been one of the most affordable in the Bay Area. In addition to rents and sales prices that have been relatively low in comparison with surrounding jurisdictions, Hayward has 1,542 units of subsidized housing and 1,616 households with Section 8 Housing Vouchers. The following table shows the number of subsidized units and Section 8 Voucher holders in various cities in Alameda County, as inventoried by Alameda County.

Table 5.32: Affordable Rental Housing Units

Jurisdiction	Affordable Rental Units	Section 8 Vouchers
Alameda	709	1,305
Albany	16	17
Berkeley	726	1,496
Dublin	243	20
Fremont	1,152	1,107
Hayward	1,542	1,616
Livermore	944	575
Newark	200	196
Oakland	10,642	10,446
Pleasanton	872	157
San Leandro	486	787
Union City	537	535

Source: Alameda County Housing and Community Development 2001

During the late 1990s, the San Francisco Bay Area economy expanded with unprecedented growth in high-paying jobs in the computer and high-tech industries. These economic conditions resulted in new wealth for some. However, the growth in employment opportunities was not matched by an expansion of the housing supply. The influx of highly-paid workers into the housing market resulted in skyrocketing rents and the highest home sales prices in the United States. Lower-skilled, lower-income families were forced to compete with more affluent families for fewer available housing units. These housing market conditions, coupled with a modest amount of vacant land available for residential development, have combined to create a housing crisis for low and moderate-income families.

Change in the real estate market came later to Hayward than it did to many other cities in the inner Bay Area. However, in the last four years housing costs have changed dramatically. Between 1999 and 2000, there was a 24% jump in rents in buildings of 50 units or more and an even larger percentage increase in sales prices of new and existing homes. With the demise of many of the technology companies, the intensity of demand has decreased. However, sales

prices and rents have moderated only slightly because the problem – that there is an insufficient number of housing units affordable to the households that need them -- continues.

The 2000 Census showed that approximately 32% of Hayward homeowners with a mortgage pay more than 30% of their household income for housing. Twenty-three percent (23%) pay more than 35% of household income. This is partly due to the long-term trend of Bay Area household incomes not keeping pace with increasing rental and ownership costs.

The current obstacles facing tenant households who would like to own their own homes are the limited supply of for-sale units and sale prices that exceed the financial means of many households, regardless of income. The following discussion illustrates the cost burden for owner households.

The gap between median incomes and median home prices is sizable. In 2001, according to HUD, the median household income (for a family of four) for Alameda County was \$71,600, while the median home price in Hayward was \$325,000 (Bay East Association of Realtors, August 2001). The median income for the City of Hayward was estimated to be approximately 80% of the HUD median income for the Oakland PMSA or about \$57,280, making it much more difficult for current Hayward tenants to become homeowners. Examples of the impact of the gap between incomes and sales prices are in the section on housing cost burdens for owners that follows.

Because Hayward has more ownership type housing than owner-occupied housing, opportunities exist to increase the home ownership rate by helping tenants become homeowners. However, even with relatively low interest rates, sales prices are still high -- effectively pricing low-income tenants out of the first-time homebuyer market. For example, in 1998, a three-bedroom, one bath home, could be purchased for \$165,000. As of August 2001, the median price for a three-bedroom home was approximately \$325,000. During August 2001, there were a total of 279 detached single-family homes and 72 condominiums and townhouses on the market in Hayward. By 2002, the average price of a resale home in Hayward was \$386,357 and that house was on the market an average of 28 days from listing to purchase agreement. (BayEast Association of Realtors, March 2003)

Housing Cost Burden for Owners

Using the HUD guideline of 30% of income for housing costs, almost all recent first time home buyers are overpaying for housing. Almost all lenders use 33% as the ratio for housing costs, although it may go as high as 35% of income. The following tables present examples of the ownership affordability gap. These examples are based on a household size of three persons (the average household size in Hayward) who earn no more than \$61,280 and can pay no more than \$1,532 per month for housing (33% of their monthly income). The mortgage amount is based on a 30-year term at 7 percent fixed interest and a down payment of 3 percent. The maximum mortgage amount this household can afford would be approximately \$165,000 – or \$1,532 per month. These examples are based on the actual prices of homes for sale in Hayward (as of 2002). The median price for a two bedroom, one bath home is \$298,500; a three-bedroom home is \$360,000.

Table 5.33: Ownership Affordability Gap – Single-family Home

	<i>If purchasing a two bedroom home</i>	<i>If purchasing a three bedroom home</i>
If the Median Sales Price =	\$ 298,500	\$360,000
Down payment	\$ 14,925	\$ 18,000
Maximum Mortgage Amount	\$283,575	\$342,000
Monthly Mortgage Payment <i>(excludes taxes and insurance)</i>	\$1,700	\$2,158
Annual Income <i>Three-person household@ 80% of median income for the Oakland PMSA</i>	\$61,280	\$61,280
33% of monthly income less taxes and insurance = monthly mortgage payment <i>Income amount is same for both examples</i>	\$1,500	\$1,500
Maximum feasible mortgage for household income	\$250,187	\$250,187
Monthly Gap	\$200	\$658
Total Gap	\$33,388	\$91,813

Source: City of Hayward, Neighborhood and Economic Development Division

This example demonstrates that the average size low-income household earns \$200 per month less than what is required to purchase a two-bedroom home at the median price and \$658 less than what is required to purchase a three-bedroom home.

To qualify low and moderate-income buyers for first mortgage loans, many lenders use variable interest rate loans (often with “teaser” rates). As interest rates rise, monthly payments increase, often by \$150 or more per percentage point (depending upon the index used). At the same time, the costs of repair and replacement of common area improvements can increase faster than were estimated for reserves, causing an increase in the condo fee. Lower income households can get caught in the middle because family income usually does not rise as fast as these increased expenses. Although single-family homes are more expensive than condos, owners have more control over costs and can earn higher levels of property appreciation in a single-family home.

Tenant Housing Costs as a Percentage of Household Income

Another way of looking at the need for affordable housing is to look at rental housing costs as a percentage of household income. According to the U.S. Department of Housing and Urban Development (HUD), no more than 30% of gross household income adjusted for household size should be spent on rental housing costs. Tenants who pay housing costs in excess of this amount

are considered to be “cost burdened” or overpaying for housing. As shown in the chart below, using the HUD standard, Hayward has the second highest percentage of cost burdened tenants among the comparison municipalities.

Table 5.34: Gross Rent as a Percentage of Household Income, 1999

Gross Rent As a % of Household Income in 1999	Fremont	Hayward	Oakland	San Leandro	Union City	Alameda Co.
Less than 15%	14.8	15.0	15.8	15.2	15.4	15.2
15 to 19%	17.3	15.4	13.4	15.4	18.1	14.4
20 to 24%	17.1	13.5	12.5	14.6	14.2	13.7
25 to 29%	12.1	11.3	11.7	12.4	10.3	11.5
30 to 34%	8.3	9.1	7.6	9.3	9.7	8.0
35% or more	27.2	32.4	34.6	29.0	29.1	32.5
% cost burdened (over 30% of income)	35.5	41.5	42.2	38.3	38.8	40.5
% Not computed by Census	3.3	3.3	4.3	4.0	3.2	4.3

Source: 2000 U.S. Census

Among tenant households, the high cost of housing is even more apparent. More than 41% of Hayward’s tenant households pay 30% or more of household income for housing. 2000 Census figures also show that 32% of tenant households pay 35% or more of their household income for housing and 18% pay more than 50% of their household income for housing.

Beginning in 1998, demand for rental housing in Hayward increased faster than supply which caused upward pressure on Hayward rents. (Real Facts, 12/00) Lower-skilled, lower-income families were forced to compete with more affluent families for fewer available housing units. The incomes of many of Hayward’s tenant households did not increase in proportion to the increase in rents.

With the downturn in the economy, the intensity of demand has decreased. However, sales prices continue to be high because the problem – an insufficient number of housing units affordable to the households that need them -- continues. Rents have moderated somewhat. This is supported by the fact that the rental occupancy rates from 2000 to 2002 have only declined 2.9% in Hayward-- from 98.5% to 95.4% -- although more than 40,000 jobs have been lost the Bay Area. In 2003, rents appear to have declined further; although the highest percentage decline in rents has been among those that were the most expensive. (Real Facts, 2003)

According to Eden Information and Referral’s (Eden I & R) housing database for the City of Hayward, there are approximately 4,900 rental housing units; most are one and two bedroom (4,472 units). Few of these units are vacant at any given point in time, because the rents charged for these units are typically at the low end of the market. The average rent for a one-bedroom

unit is between \$768 and \$774 per month; two bedroom units average \$892-904 per month. There are only 262 three-bedroom units in their database; their average rents are \$1169 to \$1188.

While these rents may be affordable for households at the HUD Low Income level, they are not affordable to households at or below 50% of median income. Households at 50% of median income will need to pay considerably more than 30% of their gross income, depending upon the size unit needed. Finally, discussions with ECHO and Eden I & R staff indicate that rents for the lowest-priced units were raised the most between 1998 and 2000. Rent increases of \$300 to \$400 per month were not unusual, creating an additional burden for very low-income households who are already paying more than 30 percent of their income on housing costs.

Real Facts, a residential real estate market analysis firm, found the following rents and unit mixes in their December 2002 market analysis of 7,162 units representing 58 rental properties in the City of Hayward. This inventory (designed to be a cross-section of the Hayward market) is slightly more than one third of Hayward's multifamily rental stock. Over the past two years, the occupancy rate has decreased from 98.4% in 2000 to 95.4% in 2002.

Table 5.35: Rental Housing Market Analysis

Unit Mix	# Units	% Mix	Average Square Ft	Average Low Rent	Average High Rent	Average Rent	Average Rent/Square Ft
Studio	102	1.4%	536	936	952	942	1.76
1 Bedroom/1 Bath	3,276	45.7%	699	985	1,045	1,005	1.44
2 Bedrooms/1 Bath	1,214	17.0%	891	1,185	1,194	1,188	1.33
2 Bedrooms /2 Baths	2,170	30.3%	967	1,291	1,359	1,314	1.36
2 Bedroom Townhouse	163	2.3%	901	1,196	1,196	1,196	1.33
3 Bedrooms/2 Baths	221	3.1%	1,088	1,563	1,578	1,568	1.44
3 Bedroom Townhouse	16	0.2%	1,025	1,395	1,495	1,428	1.39
Totals	7,162		828	\$1,135	\$ 1,185	\$1,151	\$1.39

Source: Real Facts, December 2002

Between 1997 and 2001, rents in this market sample increased an average of 55.3%. Then, between 2001 and 2002, rents decreased an average of -8.7% with the largest decreases in rent among studio (-10.5%), one and two bedroom apartments (-9.1% and -9.5%). Over this period, the decrease in rents has been approximately \$100 per month, with the greatest reductions occurring in the smaller size units.

Unless existing tenants negotiate with their current landlords to lower their unit rents, these tenant households will not see the benefit of the rent reductions. Since many of Hayward's poorest tenant households are recent immigrants, they may not realize that it might be possible to renegotiate their current rents or be afraid that they will lose their housing if they ask. Most of the benefit of these rent reductions have likely been realized by new tenants moving in.

In 2001, almost all lower income households were overpaying for housing, if we use the HUD income levels and rent standard of 30% of household income for housing costs. As can be seen, the highest percentage of rental units in Hayward are one bedroom/one bath units and the next highest are two bedroom/two bath units. In 2001, the low average rent for a studio was higher than 30% of the HUD Low Income for a household of one; as was the low average rent for a one-bedroom/one bath for a household of two or three. Households of four, at the top of the HUD Low Income range could afford a two-bedroom/one bath apartment or a two bedroom town house, but could not afford a two bedroom/two bath or a three bedroom apartment. Households of five could barely afford the average low rent for a two-bedroom/two bath apartment and might suffer from overcrowding. Even a household of six could not afford a three-bedroom/two bath apartment, although that household could afford a three-bedroom townhouse.

In 2003, the HUD income levels are higher and apartment rents are lower. In general, households at 60% of the Oakland PMSA median income can afford to rent a one or two-bedroom apartment or two-bedroom townhouse. Households need to be at 80% of area median income in order to rent a three-bedroom unit without overpaying.

However, some tenants are still “locked” into their current apartments. To qualify for a market-rate rental, prospective tenants generally have to have a monthly household income of at least two or two and a half times the rent. Tenants who initially qualified for their apartments at lower rental rates, often cannot re-qualify for that same (or another similar) apartment at the new rental rate. The tenant is stuck; the household must continue to pay the higher rent or try to find another apartment for which they can qualify.

The high cost of housing in the San Francisco Bay Area is as much a problem for moderate and lower-income families as is the physical condition of housing units or the incidence of neighborhood crime. High rents lead to overcrowding as families cut their expenses by living in smaller, more affordable units that may not be appropriate for the number of individuals in their family. Excessive cost burden may not be as visible as poorly maintained deteriorated buildings, but it has a significant impact on a family’s quality of life and on the ability to maintain the property. This also has an impact on the quality of life in the neighborhood since poor maintenance; too many automobiles; and insufficient park and recreational space affect the neighborhood as well as the property and the residents.

Special Needs Housing Analysis and Estimated Number of Households

People with Disabilities

Low-income persons and families with special needs, including the frail elderly, persons with disabilities, persons with HIV/AIDS, persons with alcohol or other drug problems, and victims of domestic violence need housing with support services. However, there are very few housing developments that have supportive services. Supportive housing can increase life expectancy and quality of life for persons with special needs. For many, it can be key to preventing or permanently ending homelessness.

Each special needs population requires different levels of service and support. Some people will only need physical barrier removal or the installation of special equipment in the home. Frail elderly may need case management services. A person with acute disabilities, such as end-stage AIDS or severe mental illness may require a high level of many types of services available on site. Less vulnerable populations may need fewer services at their residence, but may need to be able to access services in the broader community. Services that are often associated with supportive housing include case management, alcohol and drug counseling, health and mental health care, money management and childcare. The following table shows 2000 Census data on disabilities.

Table 5.36: Types of Disabilities

Disability	Female	Male	Total	% of Population
All types of disability	13,372	13,925	27,297	19 %
With one type of disability:	7,000	7,494	14,494	10%
Sensory disability	618	704	1,322	1%
Physical disability	1,493	1,509	3,002	2%
Mental disability	536	748	1,284	1%
Self-care disability	98	134	232	.07%
Go-outside-home disability	1,634	1,056	2,690	2%
Employment disability	4,865	4,637	9,502	7%
With two or more types of disability:	6,372	6,431	12,803	9%
Includes self-care disability	2,084	1,395	3,479	2%
Does not include self-care disability:	4,432	5,262	9,694	7%
Go-outside home and employment only	2,811	3,583	6,394	5%
Other combination	1,621	1,679	3,300	2%

Source: 2000 U.S. Census

There are many privately-operated facilities, including nursing homes and numerous licensed and unlicensed group homes, located in Hayward that serve disabled children, teens, adults, and seniors. There are 107 licensed group homes in the City. It is not known how many unlicensed group homes there are serving six or more residents; although, staff estimates that there are at least as many unlicensed as licensed homes. The City does not require a use permit for group homes serving fewer than seven residents; these are treated as single-family homes. Also, the City does not require a use permit for either child or adult day care serving fourteen or fewer residents.

The California Department of Rehabilitation estimates that 3% of the total population have disabilities which have an impact on their housing requirements to a significant degree, forcing the disabled to live near medical facilities, live in specially designed homes or live in congregate

housing. Because the sole source of support for many people with disabilities is SSI, these are extremely low-income households. Many have difficulty obtaining housing when vacancy rates are low; most market rate housing is unaffordable. Many units of affordable housing are not accessible and cannot accommodate physically disabled persons. Education of landlords and disabled tenants regarding reasonable accommodation is sporadic. The lack of understanding by landlords of the needs of disabled tenants often leads to eviction proceedings, rendering the disabled person homeless and with a poor tenant history making future rental opportunities more difficult.

Recognizing these issues, for approximately 20 years, the City of Hayward has funded Community Resources for Independent Living (CRIL), the southern Alameda County independent living center, and Eden Council for Housing Opportunities (ECHO) to educate landlords regarding the needs and rights of people with disabilities, the availability of the City's accessibility grant program and the state and federal government's fair housing requirements. ECHO also audits rental residential developments for housing discrimination as part of ECHO's Community Development Block Grant contract with the City. Their last audit on disability was conducted in the fiscal year 2000-2001. The audit tested 51 properties over a five month period in Hayward, Union City, San Leandro, Livermore and Pleasanton. Twenty of these sites were in the City of Hayward. There were no properties where the tester was denied housing because of their spouse's disability. Five Hayward sites (25%) denied the tester permission to make all of the reasonable accommodation modifications necessary for the disabled spouse to move in. After the audit was completed, ECHO followed up with an educational campaign directed at the owners and managers of the apartments involved so that they received feedback on their performance in the audit as well as information and training regarding fair housing laws.

Although services for people with identified special needs is most critical, more limited service enriched housing can be beneficial to lower income populations that do not have special needs. Each household has a range of service needs, such as childcare, health care, advice about financial matters and educational opportunities. People with adequate resources are able to purchase these services in the community. Those who lack these resources can benefit greatly from affordable housing with services. These services can help stabilize individuals and families and prevent homelessness.

Senior Citizen Households

As discussed in the section on Age, Hayward's senior population has declined in the past ten years.

Table 5.37: Number, Median Income, and Poverty Status of Hayward Seniors

	# Households	Median Income for Age Group	# Below Poverty Level	% of Households below Poverty
Householder 65 to 74 years:	4,245	\$37,833	481	0.11
Householder 75 years and over:	3,779	\$24,003	491	0.13

Source: 2000 U.S. Census

The following chart shows the percent of senior citizen households whose income was at or below HUD Low Income limits in 1990 and 2000. This may not be a true picture of the economic well-being of the senior population since personal assets are not included. As can be seen, there are fewer senior households with incomes at or below HUD Low Income in 2000 than in 1990.

Table 5.38: Percent of Senior Households with Incomes at or below HUD Low Income

	55 to 64 yrs	65 to 74 yrs	75+ yrs
1990	45.2%	71.7%	86%
2000	42%	64%	78%

Source: 1990 and 2000 U.S. Census

The following table shows the number of senior citizen households who own or rent. As can be seen, approximately 24% of Hayward's seniors rent their units.

Table 5.39: Senior Households' Tenure

Tenure/Age Range	65-74	75-84	85+	Total
Owner	4,070	3,157	692	7,919
Renter	1,112	924	495	2,531

Source: 2000 U.S. Census

As shown in the discussion of tenure by age, most of Hayward's seniors are owner-occupants. Many Hayward seniors live in one of the nine mobile home parks in the City. Although they own their mobile homes, many of these seniors have very low incomes and, therefore, must defer needed maintenance on their units. Hayward has the largest number of mobile home parks in mid- and southern Alameda County. Unincorporated Castro Valley has the next largest number. In all cities, in the 2000 Census, senior households 75 years and older had the lowest incomes and were the smallest group in absolute numbers.

The 2000 Census also shows that there are 1,267 women age 65 and older living in group quarters; the majority (845) of whom are in nursing homes. Of men, 65 years and over in group quarters, 348 out of 571 are in nursing homes.

Large Households

Prior to receiving 2000 Census information, ABAG Projections 2000 estimated that the average household size in Hayward would increase from 2.75 persons per household in 1990 to 2.92 in 2000. However, 2000 Census data showed that the average household size is 3.08 and the average family size is 3.58. In some census tracts, the average family size is as large as 4.26. As discussed in the section on household size and race/ethnicity, Hispanic, Pacific Islander and Asian households have the largest household and family sizes in Hayward. The 2000 Census showed there were 4,733 new households in Hayward. Since there were approximately 3,000 new dwelling units developed during this period, it is highly likely that there is significant overcrowding.

Since Hispanic households are about one third of Hayward's population, with slightly more than half being tenants, there are likely to be significant numbers of overcrowded Hispanic tenant households. Since Asian and Pacific Islander are more likely to be homeowners, overcrowding is likely among large families who are homeowners, and certainly present among tenant households.

There are slightly more large-family owner households than renter households. As discussed in the section on household size, while there appears to be an appropriate fit in ownership housing, there appears to be substantial overcrowding in rental housing. Most of the rental stock in Hayward are one and two bedroom apartments, although there are about 300 units of three bedroom, one bath apartments in the Harder-Tennyson. Clearly those 300 units are not sufficient to meet the need.

Overcrowding can be defined in terms of the ratio of occupants per room. A conservative standard for overcrowding is 1.51 or more occupants per room. According to the 1990 Census, 2,058 occupied housing units had a ratio of 1.51 or more persons per room, and 70 percent of these overcrowded units were occupied by renters. The incidence of serious overcrowding appears to have increased from 1980 by approximately 1400 units. The 2000 US Census showed that overcrowding had more than doubled; there were approximately 5,000 occupied housing units that had a ratio of 1.51 or more persons per room. Of those, approximately 67% are occupied by renters.

As discussed in the household composition section, the percentage of large households in Hayward has been slowly increasing since 1980. The 2000 Census identified 10,581 households with 5 or more members, almost 20% of total households and twice the number of large family households as in 1990. Large renter households are more predominant in two census tracts (4375 and 4377) in the Harder-Tennyson and in the Jackson Triangle; large households in ownership housing are more predominant in the Tennyson/Alquire, Fairway Park and Glen Eden neighborhoods.

Farm workers

There are no agricultural land uses in or near the City of Hayward.

Female/Male Single Heads of Households

The following table describes the changes over time in families regarding the gender of the head of household.

Table 5.40: Head of Household Gender

Head of Household	1980	% of Total	1990	% of Total	2000	% of Total	# Increase 1990-2000	% Increase 1990-2000
Married	19,627	79.8%	20,354	73.7%	22,555	70.6%	2,201	10.8%
Female Head	3,865	15.7%	5,247	19.0%	6,503	20.4%	1,256	23.9%
Male Head	1,107	4.5%	2,010	7.3%	2,873	9.0%	863	43.0%
Total	24,599	100.0%	27,611	100.0%	31,931	100.0%	4,320	

Source: 2000 U.S. Census and City of Hayward Neighborhood and Economic Development Department

As is true of the U.S. population as a whole, in Hayward, the percentage of married families has decreased and the percentage of unmarried heads of households has increased; particularly, male headed households. The following table contrasts the household types for selected localities.

Table 5.41: Household Types for Selected Cities and Alameda County

Head of Household	Hayward	%	Alameda County	%	Berkeley	%	Fremont	%	Oakland	%
Married	22,555	70.6%	245,766	72.5%	12,972	69.6%	42,757	81.9%	51,332	59.4%
Female	6,503	20.4%	67,886	20.0%	4,253	22.8%	6,307	12.1%	26,707	30.9%
Male	2,873	9.0%	25,444	7.5%	1,421	7.6%	3,164	6.1%	8,308	9.6%
Total Family Households	31,931	100.0%	33,9096	100.0%	18,646	100.0%	52,228	100.0%	86,347	100.0%

Source: 2000 U.S. Census

Oakland has the highest percentage of female-headed households, followed by Berkeley, Hayward, Alameda County and Fremont.

In Hayward, of the total households in poverty, 36.41% of unmarried family households are below the poverty level; 25.32% are female-headed family households and 11.10% are male-headed family households. This is a contrast to the 1990 Census where it was found that 38.86% of unmarried family households were below the poverty level; 36.19% were female-headed households, while 2.67% were households headed by men.

Homeless

The Alameda Countywide Homeless Continuum of Care Plan indicates there are an estimated 9,000 to 16,500 people homeless within Alameda County on any given night. Although three-quarters of this population identify Berkeley or Oakland as their place of residence, between 2,000 and 3,500 (23%) considered other jurisdictions within Alameda County as their primary place of residence before becoming homeless. While services and housing opportunities for homeless people have steadily increased in Alameda County, they have not kept up with the pace of people becoming homeless.

The Alameda Countywide Homeless Continuum of Care Plan estimates that families make up between 30 and 49% of the homeless population. Forty-nine percent of the shelter beds in the county serve families, however the number of beds does not meet the number of homeless who would like to sleep in them. These beds are distributed across the county in proportion to the homeless population (e.g. most of the beds are in Oakland and Berkeley, with the remaining beds spread throughout the County).

The Plan also indicates that 38-48% of the county's homeless population have alcohol or other drug problems and 22-42% have moderate to severe mental health problems. There is a high percentage of people who are dually diagnosed with both alcohol/other drug problem and some form of mental illness (19-40% of total homeless). HIV infection is estimated at 15-25% of the total homeless adult population. For women, domestic violence is a major cause of homelessness, affecting 22-60% of homeless women. Veterans (primarily male veterans) make up approximately 34% of the homeless populations.

Many of the shelter beds serve a portion of these subpopulations, however many people are more comfortable and more willing to get services from shelters that target people with their specific needs. Often general shelters are unable to deal with the complex needs of subpopulations, such as those dually diagnosed and those released from prison. Current shelters offer beds, supported housing units, and residential treatment beds, in addition to multi-service centers for day-time use. Targeted services for people with one or more special needs or disabilities are needed outside of Berkeley, Oakland and Hayward.

There are four homeless shelters within the City of Hayward, providing 104 beds each night. These facilities provide shelter and services specifically designed for either intact families, women, children or single men. All of these shelters are full on a nightly basis and often have to

turn away people in need. In addition to providing emergency shelter services, there are two transitional housing programs, serving approximately 18 families within the City of Hayward that help families moving from homelessness to permanent housing.

Table 5.42: Homeless Programs

Shelter Program	Clientele	Capacity
Emergency Shelter Program (ESP)	Women and their children who are survivors of domestic violence and women and their children who are homeless.	32 Beds
Family Emergency Shelter Coalition (FESCO)	Two parent families who are homeless and single parent headed households.	24 Beds
Human Outreach Agency (HOA)	Single men who are homeless and referred by Alameda County Social Services.	18 Beds
South County Homeless Shelter (Building Opportunities for Self Sufficiency)	Mentally disabled homeless men and women.	30 Beds
WINGS	Women and children who are survivors of domestic violence.	14 Units
FESCO	Homeless families.	4 Units

Source: City of Hayward Neighborhood and Economic Development Division

Constraints On The Production Of Housing

Background

In order to fully understand the current constraints on the production of housing in Hayward, it is first important to look at the residential development practices of the past. Between 1950 and 1960, Hayward's population increased more than 400%. This population boom created a demand for single-family detached housing; approximately 15,000 units (more than 70%) of Hayward's single-family detached homes were built between 1950 and 1960. From 1960 to 1990, very few (only 2,460) units of single-family detached housing were developed. The perception of community residents was that Hayward was supporting multifamily rental housing, to the detriment of home ownership. Out of this belief was born the City's homeownership initiative in the early 1990s. Due to this initiative and the economic boom of the 1990's, almost as many single-family detached units – slightly more than 2,000 -- were developed during the period 1990 to 2000 as had been developed in the previous thirty years.

Prior to 1960, there were relatively few multifamily housing units (approximately 1,400) in Hayward. To accommodate the substantial population increase and reduce the costs of extending city utilities, including water, storm drain and sewer, throughout Hayward, developers began to focus on building multifamily housing. Between 1960 and 1970 approximately 7,000 units of multifamily housing were built. In the next two decades, approximately 10,000 units of multifamily housing were developed. During most of that time, apartment developers/owners were allowed to maximize density and lot coverage; one parking space per unit was required. Building and planning fees were very low; little attention was paid to the quality of construction and materials and to site design, as builders rushed to meet the population boom.

Over time, these efforts to accommodate the population increase created many problems for Hayward residents and neighborhoods. Apartment developments that maximized density and lot coverage did not include play areas for children or areas where families could gather outside of their apartments as neighbors and enjoy community activities. One parking space per unit is now insufficient for the number of automobiles owned by tenants. Automobiles are now often parked in adjoining residential areas or in non-parking areas in the complexes. In many cases, the appearance, amenities, quality of materials and construction methods would not meet the standards of more recent developments. Finally, many of the early developments have been poorly maintained.

In summary, architecture, site planning, construction, landscaping, parking, open space, recreational amenities and property maintenance have had a significant impact on the overall quality of older neighborhoods and a cumulative impact on the quality of life in Hayward.

Governmental Constraints

In general, Hayward's land use controls, design guidelines, codes and enforcement, required site improvements, fees and permit processing procedures have been developed, in part to, to correct development problems that have become evident over time. For example, in the early 1990s, the

City Council adopted design guidelines for various types of development to ensure that development within Hayward met a minimum quality standard and that developers were provided with consistent information from staff.

Development Patterns and Trends

Among central and southern Alameda County cities, Hayward is the oldest and one of the largest cities. For much of its history, Hayward has been perceived as a "blue collar" town due to the Hunts Cannery, its large industrial area and relatively affordable small houses. This perception, and the low ranking of the unified school district, are some of the reasons why Hayward has not been a "hot market" for residential development. Even now, a new home in Hayward does not command as high a price as that home would in Union City, Pleasanton, or Fremont. City Council and staff planners have had to take an active role with developers to obtain new residential, commercial and industrial development of the same quality as surrounding areas to the south and east of Hayward.

The quality of development is a very important issue here. The City has experienced many problems caused by low development standards and greater density. From the 1950s through the mid-1980s, there were surges of various types of development. First, single family detached development, then, multifamily development. Between 1960 and 1970 approximately 7,000 units of multifamily housing were built, and during the next two decades, approximately more than 10,000 units of multifamily housing were added. In neighborhoods that had had "ranchettes" or parcels that were used as chicken farms, lots were rectangular, narrow across the front and very deep. Because there were few development standards until the mid-1980s, some apartment buildings were poorly designed with as many units as possible loaded on the site, built with construction methods and materials that were not the best. There was little or no play space for children in the developments. The problems caused by poor quality design in the past, continue to exacerbate troubles in Hayward's poorer neighborhoods in the present.

Over the decade from 1990 to 2000, relatively few multifamily units were built due to changes in the federal tax code, the economic recession of the early 1990s, and market acceptance of single-family homes on smaller lots. In the early 1990s, Hayward tried to stimulate higher densities and the development of multifamily housing in the downtown area by zoning the downtown Central City district 50-65 units to the acre. However, developers consistently told City staff that it was not economically feasible to build to the densities required. A 1992 study by Sedway & Company bore out this assertion and densities in the downtown were revised downward to have a lower limit of 25-30 units per acre. Even then it was very difficult to attract developers, regardless of the development incentives offered by the Redevelopment Agency. In 1995, the Redevelopment Agency negotiated with Sares-Regis to develop 83 townhouse units on a site adjacent to the downtown BART station. This developer was also concerned about the proposed density of the project (approximately 30 units per acre), but felt a townhouse development adjacent to BART would be saleable. In 1996, the Atherton Place Townhomes development was completed. This was the first residential development built in the downtown in more than thirty years. Not until Atherton Townhomes successfully sold out in 1997 were developers attracted to downtown Hayward.

Although downtown zoning densities allow more units per acre than what has been built, developers continue to maintain that the market will not support the costs of building to maximum densities. In the past fifteen years, no developer has requested a density bonus. City staff has carefully analyzed this issue and have identified several reasons:

- Developers thought of Hayward as a suburban, rather than an urban area where single family development could not be too dense; otherwise, the units might not sell. However, through the City's efforts to redevelop downtown and create transit-oriented housing, this perception is slowly changing.
- Although the City is very supportive of mixed-use development to increase the supply of housing and highlight smart growth principles, many developers would prefer not to build these types of projects because they are much more complex to finance. Unless the project is in a high demand market, there is also the risk that the retail or office space will be or become vacant.

During the period 1990 through 2000, more than 430 new residential units were added to the downtown and nearby areas, 86 of these units were permanently affordable to households at or below 60% of median income and almost one-third were affordable to households at or below 30% of median income. At least 350 more units are currently in some phase of development. When first built, the Atherton Townhomes (83 units), were affordable to moderate income first-time homebuyers. However, the past several years of extreme price inflation in the Bay Area have put the purchase of these resale homes beyond the means most moderate-income first time home buyers.

The first market rate, multifamily rental development in the downtown was developed west of the downtown BART station. One hundred and ninety-two (192) up-scale rental units were developed at 30 units to the acre. Reduced parking was allowed for this development because it was adjacent to the BART/AC Transit hub. Interestingly, the developer created more parking spaces than the minimum, because it would make the project more marketable. It has taken a long time, but Hayward has finally been successful in obtaining diversity in both product type and density --single-family ownership, lofts, and multifamily rental housing in the downtown.

Because development takes a long time and almost all of the development cost is at risk prior to a unit being occupied, developers are very sensitive to what they perceive the market wants. During the period of 1990-2000, the largest and most consistently profitable residential product in the real estate market has been detached single-family homes. Because of the risks involved, generally, developers do not like to pioneer new and different types of residential products. They want to be assured that their investment is as secure as possible; that there is strong demand for the product; and that it is priced to achieve at least the minimum required return on investment. Therefore, builders frequently base their current and proposed products on what has been successful in the past.

Similar to our experience downtown, except for one large project proposed for the hills, new single family residential development came later to Hayward than to many surrounding cities. Although the cost of development (except for land) was the same in Hayward as in other places, the sales prices of new homes could be \$100,000 lower in Hayward, than in Fremont, for

example. The price of land in Hayward has been lower than in surrounding areas, however, it was not low enough to give developers the same profit margin they received elsewhere. Beginning around 1997, as housing prices began to rise, residential developers began to be attracted to the Hayward market. Over the next three years there were more than 1,000 units in the development process. The vast majority of these homes were standard single family detached units on 5,000 square foot lots or town home developments.

Land Use Controls: General Plan and Zoning Ordinance

The City's General Plan and Zoning Ordinance provide for a wide range of housing types and densities, ranging from one unit per net acre in the Hayward Hills to a maximum of 65 units per acre in the downtown. In addition, the City allows a density bonus for developments that qualify under State Law.

Hayward's new General Plan, adopted in 2002, will guide the City for the next twenty years through the Year 2025. During the update of the General Plan, the City paid particular attention to "smart growth" principles being promoted throughout the country. The term "smart growth" has been described as an approach that can resolve the problems endemic to urban sprawl. These include loss of open space and farmland, growing traffic congestion, absence of a sense of place, poor quality housing, crowded schools and air pollution resulting from auto dependence.

While there is no single definition of "smart growth" that everyone embraces, there are certain common elements. Typically, smart growth fosters development that revitalizes central cities and suburbs, supports and enhances public transit, and preserves open spaces and agricultural lands. Smart growth creates communities that are more livable by developing efficiently within the already built environment. Smart growth advocates argue that the problems of both the cities and the suburbs can be addressed through more infill development, more concentrated development and more redevelopment, especially in areas served by transit or close to major employment centers. The basic concept is to make more efficient use of existing developed areas so that the need to accommodate growth through unfettered expansion of developed area is minimized. The basic principles can be summarized as follows:

- Mix land uses
- Take advantage of compact building design
- Create a range of housing opportunities and choices
- Create walkable neighborhoods
- Foster distinctive, attractive communities with a strong sense of place
- Preserve open space, farmland, natural beauty, and critical environmental areas
- Strengthen and direct development towards existing communities
- Provide a variety of transportation choices
- Make development decisions predictable, fair and cost-effective
- Encourage community and stakeholder collaboration in development decisions

Hayward has already undertaken various planning efforts that serve to implement smart growth principles. Examples include: establishment of redevelopment areas to revitalize the Downtown as a major focal point of the city; participation in the Hayward Area Shoreline Planning Agency to plan for the protection of our bay shore; adoption of an Historic Preservation ordinance to protect historic sites and structures; and adoption of Urban Limit Lines to preserve the shoreline and the hills. This General Plan incorporates policies and strategies that will continue to encourage the use of smart growth principles in long-range planning and development over the coming twenty years. Such policies and strategies seek to reduce our dependence on the automobile, create walkable neighborhoods, make efficient use of remaining land, preserve open space, and foster distinctive neighborhoods with a sense of place.

The City encourages mixed-use development as a tool for increasing residential use of second story space in the downtown and in neighborhood commercial areas. As shown in the table below, Central City-Plaza, Central City Commercial and Neighborhood Commercial-Residential districts allow -- by right -- residential uses above first floor commercial development. Central City-Residential permits high-density multifamily housing (as much 65 units per acre). Commercial Office (CO) also permits medium density or high-density multifamily housing. Whether the density is high or medium depends on the General Plan designation for the geographic area.

To further stimulate the development of new housing, the City has recently adopted the Cannery Area Plan for the Burbank Neighborhood which is within the Redevelopment Area and adjacent to downtown. This is one of the oldest areas in Hayward and the plan is designed to revitalize the area. Approximately, 962 units of housing will be re-developed in this area; approximately 144 will be affordable for a term of 45 years -- 58 units for very low income and 86 units for low to moderate income households.

The City does have an Urban Limit Line (ULL) that preserves the shoreline and the hills from development. Along the shoreline, the land adjacent to and outside of the Urban Limit Line is in public ownership and a plan has been developed to restore its natural habitat. The hill area outside the ULL has never been considered for affordable housing because of its topographic and geologic constraints. The ULL, therefore, is not a constraint on the development of affordable housing.

The following table lists zoning densities with the appropriate General Plan land use designation.

Table 5.43: Zoning Densities and General Plan Compatibility

<i>Residential Zoning</i>	<i>Zoning Defined ("B" symbolizes combining zone and following number references the lot size.)</i>	<i>Minimum Lot Area (Square Feet)</i>	<i>Density Per Net Acre</i>	<i>Comparable General Plan Land Use Designation</i>	<i>Defined</i>
RSB40	Single Family Residential	40,000	0.2-1.0	REDR	Rural Estate Development Residential
RSB20	Single Family Residential	20,000	1.0-4.3	SDR	Suburban Density Residential
RSB10	Single Family Residential	10,000	1.0-4.3	SDR	Suburban Density Residential
RSB8	Single Family Residential	8,000	4.3-8.7	LDR	Low Density Residential
RSB6	Single Family Residential	6,000	4.3-8.7	LDR	Low Density Residential
RS	Single Family Residential	5,000	4.3-8.7	LDR	Low Density Residential
RSB4	Single Family Residential	4,000	8.7-12.0	LMDR	Limited Medium Density Residential
RMB4	Medium Density Residential	4,000	8.7-12.0	LMDR	Limited Medium Density Residential
RMB3.5	Medium Density Residential	3,500	8.7-12.0	LMDR	Limited Medium Density Residential
MHP	Mobile Home Park	N/A	8.7-12.0	LMDR	Limited Medium Density Residential
RM	Medium Density Residential	2,500	8.7-17.4	MDR	Medium Density Residential
RH	High Density Residential	1,250	17.4-34.8	HDR	High Density Residential
RHB7	High Density Residential	750	17.4-34.8	HDR	High Density Residential
CC-C	Central City Commercial	None	30-65	HDR	Central City Commercial
CC-R	Central City Residential	None	25-50	HDR	Central City Residential
CC-P	Central City Plaza	Above 1 st Floor			Central City Plaza
CN-R	Neighborhood Commercial-Residential	Above 1 st Floor			Neighborhood Commercial-Residential
RO	Residential Office	5,000-5,914	Same as RM or RH		Residential Office

Source: City of Hayward, Department of Community and Economic Development, September 2001

Permitted Uses and Site Requirements

Table 5.44: Residential Development Standards by Zoning District

Zoning District	Permitted Uses		Conditionally Permitted Residential Uses		Density Units per acre	Yard Requirement in Feet			
	Primary	Secondary	Administrative	Conditional		Front	Side	Rear	Height
RS	Single-family dwelling, Group home, Day care home	Attached second dwelling unit, Second single-family dwelling	None	Large group home	7.0	20	5	20	30
RM	Multiple family dwellings Condominiums and Town homes, Single-family dwelling, Group home, Day care home	Attached second dwelling unit, Second single-family dwelling	Day care center	Large group home, Boarding home, Dormitory	7.0-14.0	20	5	20	40
RH	Multiple-family dwellings, Additions to existing single-family dwelling, Group home, Day care home	Second dwelling unit attached to single family dwelling	Single-family dwelling, Second single-family dwelling, Day care center		14.0-28.0	20	5	NA	40
RO	Boarding home, Group home, Multiple-family dwelling, Single-family dwelling, Day care home	Attached second dwelling unit, Second single-family dwelling	None Day care center	Large group home	7.0-28.0 ²	10	5	20	40
MH	Mobile Homes	No residential uses	None			20	10	10	40
CN/ CN-R	Residential dwelling units (above first floor commercial uses only), Day care center	No residential uses	Multiple-family dwellings with ground level units	None	14-20	10	NA	20	40
CG	Residential dwelling units (above first floor commercial uses only)	No residential uses	Some commercial uses		14-20	10	NA	None	None
CC-C	Residential dwelling unit(s) (above first floor commercial uses only), Single family dwelling	No residential uses	None	Multiple family dwellings on the first floor	30-65	NA	5	NA	55' to 140'
CC-R	Artists loft, Boarding home, Group home, Multiple-family dwellings, Second family dwelling, attached, Single-family dwelling	No residential uses	Boarding home	Large group home	25-50	NA	5	NA	NA
CO	Multiple family dwellings, Group home	No residential uses	Boarding home, single-family dwelling, attached second dwelling unit, second single- family dwelling	Dormitory, fraternity or sorority house	14-20	10	10	20	40
CL	Residential dwelling units (above first floor commercial uses only)	No residential uses	No residential uses		14-20	20	10	20	40
CB	Residential dwelling units (above first floor commercial uses only)	No residential uses	No residential uses		14-20	10	10	NA	None
PD	Land uses permitted in any other district may be permitted in this District provided such use or uses are in harmony with each other and serve to fulfill the function of the planned unit development while complying with the General Plan, including any applicable neighborhood plan.								

Source: City of Hayward, Department of Community and Economic Development, November 2002

² Contingent on underlying General Plan or Neighborhood Plan

Site plan review is not required in RS, RM, or RH districts unless “the Planning Director determines that a project materially alters the appearance and character of the property or area or may be incompatible with City policies, standards, and guidelines.” Also, the Planning Director may waive the requirement for site plan review if the proposed project meets all design and performance standards. Waiving this requirement can reduce the application review process by between four to six weeks. The Planning Director does require site plan review when the scope of the project is such that the public should be aware of it and have an opportunity to have public input.

City staff encourages developers to think about project design and quality in new construction and acquisition and rehabilitation projects. Improvements in design do not have to be costly in order to be major improvements in habitability. In new construction, the location of tot lots and community space can determine whether that space is actually used by the tenant families. In rehabilitation, the placement and use of complementary colors can bring out existing features of buildings improving the appearance, making the site feel “like new” to existing tenants.

Staff encourage developers to use the Planned Development (PD) zoning for a creative or innovative project that may involve a mixture of uses or housing types or where the terrain or natural features of the property are such that make development difficult. The PD zone can provide flexibility in terms of site layout and encourages excellent design and enhanced site amenities.

Hayward’s Design Guidelines, presented in Appendix D, are reasonable and practical guides for site development. They were developed in the mid-1990s in response to:

- City Council’s desire to set standards for development and
- requests from developers who wanted to know what the City identified as important elements of design.

These guidelines are basic principles that most architects would naturally incorporate into their plans. Under Residential Development, the General Considerations section, begins with the following guidance:

“Residences are the most personal of all spaces to be designed. Because people’s preferences, needs and financial capabilities vary widely, it is generally desirable to offer a wide range of housing choices in order to accommodate the City’s residents in the most satisfactory ways.”

These guidelines are basic and reasonable. They set a standard for well-balanced development, as shown in the following examples. “Architecture should respond to the characteristics of the site and adjoining homes to create a harmonious look for the area....One story transitional elements should be included where second stories are being added in predominantly single story neighborhoods” “As densities increase, care should be taken so that car uses do not dominate the site or the front elevations at the expense of the social functions of the street, aesthetics or open space.”

The City has four Special Design Districts:

- The “B” Street Special Design Street Car District – This district has some of the oldest housing in Hayward. It consists of the five blocks of B Street from Grand Avenue west of City Hall. Architecture and materials shall be sympathetic to original Victorian, Colonial Revival, or Craftsman styles; for example, untrimmed openings, garish colors, and plywood siding are generally not acceptable.
- The Mission Corridor Special Design District – This district runs from Jackson Street along Mission Boulevard to Harder Road. The design theme for this district is Spanish ranch, compatible with the early history of Mission Boulevard as a connection between Spanish ranches and missions on the California coast. The theme is intended to support a friendly, neighborhood character with relatively low, spreading rooflines, warm earth textures and colors, and attractive exterior spaces for pedestrians, workers, and residents.
- The Cottage Special Design District – This district is the smallest special design district, one block in length, along Montgomery Street. This overlay district allows an historic pattern of small lot, single-family cottage development near town and transit which would otherwise be precluded by contemporary lot size, front setback, and parking requirements. Cottage development may utilize lesser lot sizes and parking requirements therein; other development may utilize lesser lot sizes and parking requirements of the underlying district, respecting the context of small-scale residential development in design and siting.
- The Cannery Special Design District -- The Design Plan envisions conversion of the industrial uses to commercial uses, residential uses, or mixed uses, as appropriate.

The B Street and Cottage districts are quite small and built-out. However, the Mission and Cannery Area districts are much larger, although there are fewer opportunities for development on Mission Boulevard than in the Cannery Area. Each area has a design plan or an overlay district intended to create a unifying theme to improve the overall appearance of that portion of the City and attract new businesses and residents. These special design districts have the potential to increase the cost of development within them, *if* the developer had not previously planned to build to the quality of construction and design inherent in the standards. However, most developers do build to that standard in order to assure that their product will sell or lease quickly.

Site requirements such as front, side and rear yard setbacks and building heights and other design and performance standards are described in the Hayward Zoning Ordinance and shown above in Table 5.44. There are approximately a half-dozen different sections of the ordinance that address a variety of residential uses including single and multifamily homes, mixed-use commercial and residential uses and mobile homes. Each section defines; permitted uses, lot requirements, yard requirements, height limits, and minimum design and performance standards. These standards are typical for cities in Alameda County and are included as Appendix D.

In conclusion, Hayward has reasonable development standards that are typical for communities in the East Bay and do not appear to pose a constraint to residential development.

Parking Requirements

It has been said that one way to obtain greater housing densities, without increasing the cost of construction, is by reducing parking requirements. Hayward has reduced the parking requirements for residential developments on a case-by-case basis where development has been adjacent to transit or is a senior or special needs project. Success has been mixed. In senior and special needs projects, few problems have been noted. In market-rate rental developments, the City has gotten many complaints from the adjoining neighborhood and from tenants in the development about the proliferation of vehicles. Although many tenants take public transportation to work, each tenant has his or her own vehicle. Since rents are high, it is not unusual for three single adults to inhabit a two or three bedroom unit. There are fewer complaints about ownership developments with reduced parking; perhaps because these households perceive themselves to be more permanent, they develop a lifestyle of taking public transportation to work and feel comfortable sharing a vehicle.

The following table presents the City's parking requirements for a variety of housing types. These requirements appear to be similar to other Bay Area cities and do not present a significant constraint on the production of housing.

Table 5.45: Parking Standards for Residential Development

Use	Parking Spaces Required
Single-family dwellings:	2.0 covered per dwelling unit
If a lot abuts a public or private street that has no parking lane on either side of the street or is posted for no parking on both sides of the street.	2.0 covered per dwelling unit plus 2.0 open per dwelling unit, which shall not block access to the covered parking.
If a dwelling with a single car garage was built prior to March 24, 1959.	1.0 covered per dwelling unit.
Multiple-family dwellings:	
Studio	1.0 covered and 0.50 open per dwelling unit
One-bedroom	1.0 covered and 0.7 open per dwelling unit
Two or more bedrooms	1.0 covered and 1.10 open per dwelling unit
NOTE: Ten percent of the multiple family parking spaces required shall clearly be marked for visitor's parking, at least 70 percent of which shall accommodate standard size vehicles. Where less than 10 parking spaces are required, a minimum of one standard parking space shall clearly be marked for visitor's parking.	NOTE: Included in the rental cost, a minimum of one covered parking space shall be assigned to each studio and one-bedroom unit, and a minimum of one covered and one uncovered parking space shall be assigned to each two or more bedroom or more units. Assigned unused spaces may not be rented to any other party. Any uncovered space may be covered instead.

Use	Parking Spaces Required
Mobile Homes	2.0 per mobile home space, plus 1.0 guest parking space per three mobile home spaces within a mobile home park.
Attached Second-Family Units (Granny Units)	No additional parking spaces are required for attached second-family units.

Source: City of Hayward Planning Division

Development Incentives

The City/Redevelopment Agency has used various techniques to achieve a diverse housing market – acquiring land and assembling parcels, providing gap financing, issuing multifamily mortgage revenue bonds, and “fast-tracking” development applications to encourage developers to build to maximum densities. The City’s CDBG and HOME funds have been used to develop rental housing for lower income households. The Low and Moderate Income Housing Fund of the Redevelopment Agency has been used to subsidize the cost of building apartment units for lower income households and for assisting moderate income households to become homeowners.

Infrastructure Capacity

Except for a few areas in the hills, infrastructure capacity is not a constraint to residential development in Hayward. There is sufficient capacity to serve all Hayward residents through 2025. The City of Hayward or private companies provide the following services:

Table 5.46: Municipal Services

Service	Provider
Water Service	City of Hayward, except for those areas annexed from the County that were and continue to be on East Bay Municipal Utility District water.
Sanitary Sewers	City of Hayward, except for annexed areas that were previously and continue to be served by other providers.
Storm Drainage	City of Hayward and, for certain areas annexed from the County, the Alameda County Flood Control and Water Conservation District.
Telephone Service	Pacific Bell
Natural Gas/Electric	Pacific Gas and Electric
Garbage Service	Waste Management, Inc.
Recycling	Tri-Cities Economic Development doing business as (dba) CurbCycle.

Source: City of Hayward

Municipal and private services are available to all parcels within the City limits, with the exception of the unincorporated Alameda County portion of the Mt. Eden neighborhood. This

area currently has its own water system and no sewer or storm drains. Current policies require that, for parcels be annexed to the City, the owners must have, build or contribute to a fund to build City standard water, sewer, and storm drain infrastructure, unless there is a health threat to existing residences confirmed by the County Health Department.

Site Improvement Requirements

In the mid-1990's, the City reviewed all development requirements with an eye toward simplifying and speeding the process. At that time, we discovered conflicts between the requirements of a number of departments. For example, Public Works Engineering and the Fire Department had conflicting requirements for street widths and emergency vehicle access. All conflicts have been resolved (with public safety as the highest priority) and the City has a single standard for infrastructure that is applied uniformly. Public Works Engineering staff works with applicants to identify the development requirements that apply to their projects.

The City of Hayward requires on-site infrastructure improvements to be constructed by the builder in accordance with City standards when a new residential project is approved. This includes the construction of interior road, street lighting, water, sewer, storm drainage, and utility systems. Completed improvements are typically dedicated to the City or privately maintained by a Homeowners Association. The City has not adopted any requirements above and beyond those authorized by the State Subdivision Map Act.

Site improvement requirements on small infill sites, where interior streets are not required, are usually minimal. Such projects typically include curb and gutter replacements, street tree planting and sidewalk repair.

The City's site improvement requirements do not pose a development constraint, since the conditions required by Hayward are no greater than conditions for like subdivisions throughout Alameda County.

Government Fees

Land development within the City of Hayward is subject to direct fees imposed by the City and fees from other government agencies that are collected by the City. City fees represent the cost of staff activities in processing a development application and offsetting the capital expenditures needed to accommodate development. New housing is typically charged for site plan review fees, sewer and water connection fees, plan checking and building permit fees, park in-lieu fees, and school impact fees. If the development is a subdivision, there are additional fees for processing the tentative and final maps. In addition, the developer may have to pay the cost of preparing environmental reports, traffic studies, and soils reports.

Hayward has traditionally had permit processing and utility service hook-up fees that were about average when compared to surrounding cities. On July 5, 2003, Hayward's park dedication in-lieu fees will be increased to a level comparable with those charged by Fremont and Union City. Exempt from the park in lieu fees are:

- nonprofit owned, rental residential developments, with 30 year rent restrictions, whose tenants are at or below 60% of median income are exempt from paying the park in lieu fee;
- housing for the elderly or disabled that is owned or leased by a public agency; or
- ownership housing developed by a public agency or nonprofit agency affordable to first time homebuyers whose incomes are at or below 95% of area median income.

Appendix E contains a list of Hayward's major fees associated with new development.

Fees to construct a 2,500 square foot single-family home in Hayward total approximately \$39,953, which represents 9.9% of the average cost of a \$402,000 new home in January 2003 (BayEast Association of Realtors). If school fees were subtracted from the total, development fees would be \$29,353 or 7.3% of the average cost of a new home. In general, Hayward's fees are lower than those of Oakland, Berkeley, Fremont, Livermore, Pleasanton, and Union City.

Fees to construct a multifamily development comprised of 50 units would total approximately \$1,091,650, if each unit were 1,000 square feet. These fees are 7.3% of a \$15 million dollar project. These fees include school fees, collected for the Hayward Unified School District or the New Haven School District, and park dedication fees. As noted in the single-family example, Hayward's fees are lower than those of Oakland, Berkeley, Fremont, Livermore, Pleasanton, and Union City. If the development meets one of the criteria for exemption, total fees are \$724,000 or about 5.5% of total development cost.

For multifamily development, fees of 7.3% do not represent a significant impediment to development. For single-family development, fees represent a slightly larger percentage of the cost of an individual unit. However, when school fees are subtracted, the remaining fees total approximately 7.3% of total development costs. Due to the economy and the restrictions California cities face in raising revenues, it is financially infeasible to waive government fees for development, particularly since residential development frequently does not generate enough tax revenue to pay for the service costs it engenders.

Whether a housing development is affordable or market rate, the impacts are quite similar. The City does not waive fees for affordable housing (except a partial fee waiver for the park in-lieu fee) since there are real impacts to be mitigated. If the fees create all or part of a financing gap, then City policy has been to provide the appropriate amount of CDBG, HOME, or Low/Mod funds to bridge that gap.

Processing Time

The City of Hayward has a "one stop" permit processing center where an applicant can obtain information and feedback on plans from planners, plan checkers, and engineers. Handouts, that describe requirements, time sequence, and checklists for all phases and types of development, are available to the public. Land use and zoning maps are displayed in the center and there is a separate self-serve area for the public to use when researching land uses.

The residential development process is comprised of a number of stages. Stages in the planning process may include: obtaining appropriate zoning, approval of parcel or subdivision map, site

plan review, and environmental reviews. State law governs the processing time for planning applications, although the applicant can waive these time limits. The length of processing time also depends upon the knowledge, expertise, and ability of the development team; their ability to prepare plans in accordance with City requirements; to make timely submissions (and re-submissions); and to revise plans based on feedback received. Site plan review can take from 30 days to six months, depending upon the complexity of the project and the responsiveness and timeliness of the applicant's development team; the average time from application to approval is three months.

The following is a brief summary of the planning approvals process

1. The applicant makes an appointment with a Planning Division staff member to determine which regulations apply to their project and what materials they need to prepare.
2. The City encourages pre-application meetings for larger projects so that the developer and architect learn, in advance of application submission, all the items that City staff will be looking at when the application is submitted. At the request of the applicant, or if a Planning staff member determines it would be helpful, a pre-application meeting will be set up for the applicant with staff members from other departments in attendance as appropriate. Developers are given copies of the City's design guidelines and other requirements that may impact the project. In many cases, the development review process is shortened by the information provided to developers at these meetings.
3. The applicant submits a completed application, filing fee and required materials to the Planning Division.
4. The Planning Division reviews the application to insure it contains adequate information. If a public hearing is necessary, the Division staff will prepare a report analyzing the project for the Planning Commission.
5. Copies of the development application are referred to affected departments and other agencies for comment. Upon receipt of responses, the project planner will contact the applicant if new or additional information or revised plans need to be submitted. To speed the review process, the City utilizes parallel processing where staff members from various departments review the application simultaneously and then meet together to discuss any concerns about the application.
6. After the application has been reviewed by staff and the developer has submitted revised plans, if necessary, the appropriate approving authority acts it on. In the mid-1990's, Hayward speeded up its approval processes by combining the Board of Zoning Adjustments with the Planning Commission and by allowing the Planning Director to approve development applications. When all City design requirements are met, the Planning Director may approve the application. If the project is large or controversial and needs more public input, or requires a conditional use permit, the Planning Director will refer the project to the Planning Commission for decision. The decision of the Planning Director or the Planning Commission is final, subject to conformance with the conditions of approval, unless appealed within 15 days of the Planning Director's decision to the Planning Commission or within 10 days of the Planning Commission's decision to City Council.
7. The applicant applies for a building permit following approval of the application by the Planning Director or Planning Commission.

The following table presents the City's current processing times for single-family and multifamily building permits.

Table 5.47: Building Permit Processing Time

Application Action	# Working Days
Application submittal to first punchlist provided to developer.	25
Resubmittal of application for corrections to items on first punchlist.	10
Plans for model homes in subdivisions.	10

Source: City of Hayward Building Department

As mentioned above, in 1995, the City began conducting Pre-Application and Code Assistance meetings, to assist developers in preparing applications that meet City guidelines and can be processed quickly. When staff learns of a large or complex project, the developer and professional consultants such as architects and engineers are encouraged to meet with staff to describe the project and obtain feedback from planning, building, fire, traffic, engineering, utilities, and any other staff who may be likely to work on the project. This way the developer is able to meet those likely to work on his project and learn about the City's experience with and requirements for projects of this type; staff learns about the proposed project in the pipeline and so has some familiarity with it when reviewing plans.

At these meetings representatives from each department discuss the codes and other regulations that pertain to the proposed project and make suggestions that, if accepted by the developer, can reduce application processing time and may, subsequently, reduce development costs. Feedback from developers has been very favorable about the utility of Pre-Application meetings and subsequent Code Assistance meetings (more detailed follow-up with fire, hazardous materials, and building) and improvements in processing time and activities.

For several years, the City Manager has chaired a monthly development process policy group composed of the Planning Director, the Fire Chief and Fire Marshal, the Public Works Director, Technology Services Director and the Building Official to continually streamline and improve the development process.

Due to improvements in the City's development process, the processing of residential applications does not appear to be a constraint to the provision of housing.

Building Codes

The City of Hayward, as have many California cities, has adopted the Uniform Building, Plumbing, and Mechanical Codes and the National Electric Code with a few amendments such as the requirement for Class C (or better) fire-retardant roofing in the urban/wildland interface area east of Mission Boulevard. The State of California triennially reviews the Uniform Codes. Hearings are conducted at The State Building Standards Commission and local building

departments are mandated to enforce the State adopted codes at the local level. In turn, every three years the Hayward City Council reviews and adopts the State revisions to the Uniform Codes, which govern all building construction in the City. Local jurisdictions are allowed to make reasonable amendments, with express findings, that such modifications or changes are necessary because of local climatic, geological or topographical conditions. As a result of the East Bay Hills fire in the mid-1990s, Hayward amended the Fire Code to require single family homes located in the urban/wildland interface area, to have sprinkler systems. Although this increases the cost of the home, it decreases the cost of insurance and ensures that the home will be protected as much as possible in the event of fire.

In 1999, the Hayward City Council reviewed and adopted as amended, the 1997 editions of the Uniform Building Code, Fire Code, Mechanical Code, Housing Code, Plumbing Code and the 1996 edition of the National Electrical Code. Ordinances adopting the above editions of the Codes and any City amendments were approved by the City Council on October 8, 2002.

Changes to the Building Code were to administrative procedures and material standards. The majority of these changes were administrative in nature and will not impact the time required for City staff to review and process proposed projects or increase the cost of the production of housing.

City staff actively participated in the Bay Area Tri-Chapter Uniform Code Adoption Committee, which represents Building Officials from the East Bay, Peninsula and Monterey area. The Committee has unanimously recommended that the most recent American Institute of Steel Construction requirements be adopted as a local amendment to the 1997 edition of the Building Code. Staff, therefore, recommended that the revised AISC standards be included in the Hayward amendments to the Building Code. Fremont, San Leandro and Union City have also adopted these updated standards as local amendments to the Building Code. Adoption by all East Bay jurisdictions will provide consistency of requirements locally.

- Electrical Code: All Electrical Code changes were administrative in nature or carry forward previously adopted amendments.
- Mechanical Code: Amendments to the City's Mechanical Code were primarily administrative in nature. In past years, the Mechanical Code was more restrictive on the use of flexible gas lines than was the Plumbing Code. This year, the Mechanical and Plumbing Codes were conformed. Now, both the Plumbing Code and the Mechanical Code allow for flexible corrugated stainless steel tubing (CSST), as adopted by the State. This product has proven to be an excellent product in areas with high seismic activity, and is especially useful in retrofit applications.
- Plumbing Code: Hayward prohibits the use of plastic (PVC) pipe for drain waste and other interior plumbing systems. This used to be a relatively common requirement by California cities although, more recently, a number of cities have dropped this requirement. While forbidding the use of PVC represents an additional cost to the builder, the plumbing systems may be more durable and long-lasting.
- Housing Code: All Housing Code changes were administrative in nature.
- Fire Code: All Fire Code Changes were administrative in nature.

Except for the requirement for fire sprinklers, the City's building code requirements do not adversely impact the cost of construction. The requirements address basic health and safety considerations. The requirement for fire sprinklers is a life safety requirement for residences in the Hayward Hills due to the high fire danger.

Constraints on the Development of Housing for Persons with Disabilities

Effective January 1, 2002, State Housing Element law was amended to include a requirement that jurisdictions provide additional analysis about constraints on the provision of housing for persons with disabilities. Specifically, the Housing Element must demonstrate local efforts to remove governmental constraints that hinder the City from meeting the need for housing for persons with disabilities and must include programs that remove constraints or provide reasonable accommodations for housing designed for persons with disabilities. This section will discuss governmental constraints and Appendix F – Description of Housing Programs lists specific City efforts to assist persons with disabilities.

The City of Hayward has no zoning or land use ordinances that impede the development of housing for people with disabilities. The City has actively supported the development of housing for disabled persons. Hayward has a long history of participating with other jurisdictions in Alameda County and with Eden Housing, Inc. and Community Resources for Independent Living (CRIL) in jointly funding projects that serve Hayward residents. In addition to providing low interest, long term loans to Eden Housing and to Allied Housing to develop housing for disabled households (e.g., the 26 unit Olive Tree Plaza and the 21 unit E.C. Magnolia Court), the City has provided funding to the following programs:

- Community Resources for Independent Living (CRIL, an independent living center for the disabled) for both the housing and the independent living programs;
- Deaf Counseling, Referral and Advocacy (DCRA) for safety modifications to Deaf House for the hearing impaired;
- Housing Opportunities for People with Aids (HOPWA) program (operated by the County) for which the City does accessibility modifications to remove architectural barriers;

The City operates an active grant program to make accessibility repairs to rental and owner-occupied residential units. This program increases the availability of accessible housing stock throughout the City. The City offers an accessibility grant to investor owners who make units accessible to disabled tenants and to low income homeowners who need to make accessibility modifications for themselves or a disabled household member. The program provides assistance to those who meet the following criteria:

- The residential property must be in the City of Hayward.
- The unit must be occupied by a disabled person.
- If rental property, the owner must agree to execute a five (5) year affirmative marketing and rental agreement with the City of Hayward prior to the issuance of a grant. This agreement requires the owner to rent the unit(s) made accessible to disabled persons (when this is

possible), and to affirmatively market the unit, when vacated, to disabled persons for five years after completion of the modifications.

Funds provided through this program may be used for services and materials required to make the dwelling accessible to a disabled person. Both structural and non-structural modifications for accessibility are permitted. Where financially feasible, modifications will follow the California Disabled Accessibility Guidebook (CalDAG).

As noted above, the City works with CRIL to market the City's accessibility modifications program to provide assistance to those most in need. In addition, the City has awarded funds to assist in the construction of a long-term care facility, primarily for deaf seniors in Fremont and a supportive housing project, operated by Allied Housing, in Castro Valley.

The City is strongly committed to encouraging all people, including people with disabilities, to participate in the public process and provides accommodations in compliance with the Americans with Disabilities Act of 1990.

Table 5.48: Housing Developments Accessible to Persons with Disabilities

Housing Development	Address	Description
Cypress Glen	25100 Cypress Avenue (at Austin Street)	1,2,3 Bedrooms 27 Very Low Income Units 27 Low Income Units 4 1-BR adaptable units
E.C. Magnolia Court	22880 Watkins Street (at Willis Street)	1,2 Bedrooms 21 Very Low Income Units 21 accessible / adaptable units
Barrington Hills	655 Tennyson Road (at Mission Blvd)	1,2 Bedrooms 38 Low Income Units 150 Market Units 8 2-BR adaptable units
Huntwood Commons	263-291 W Tennyson Rd (at Huntwood Avenue)	1,2,3 Bedrooms 20 Very Low Income Units 20 Low Income Units 8 2-BR adaptable units
Huntwood Terrace	29200 Huntwood Ave (at Folsom Avenue)	1,2,3 Bedrooms 26 Low Income Units 78 Market Units 2 1-BR adaptable units
Olive Tree Plaza	671 West A Street	1,2 Bedrooms 25 Very Low Income Units All adaptable
Waterford Apartments	25800 Industrial Blvd (at Depot Road)	1,2 Bedrooms 109 Low Income Units 435 Market Units 6 1-BR adaptable units

A special section was added to the Zoning Code to specify that the City supports and encourages compliance with the federal Americans with Disabilities Act (ADA) and that the provisions of the Zoning Ordinance do not preclude making reasonable accommodations for persons with disabilities. In addition, Building Plan Checkers review development plans to ensure, among other items, that new developments meet the requirements of Title 24, Chapter 11, Volume 1 of the California Building Code. Existing Residential Development: Major changes to residential, commercial or industrial buildings are subject to review by the Planning and Building Departments. During the plan check process for Building Code compliance, Plan Checkers review plans in order for a building permit to be issued. During this review process, Plan Checkers check for Title 24 compliance. Plan checkers also review commercial buildings for disabled access to ensure that people with disabilities who live in Hayward can dine and shop here as well

Currently, there are no governmental constraints to the production of housing that is accessible for persons with disabilities. Additionally, for existing dwelling units that may have architectural barriers to accessibility, the City will continue to operate its residential rehabilitation programs to remove those barriers.

Non-Governmental Constraints

The primary non-governmental constraint to the production of housing is the cost of housing production. There are a number of costs associated with the development of housing: land, site improvements, construction costs, financing, sales and marketing.

Cost of Land

Although the cost of residential land in Hayward has typically been lower than in surrounding cities, the intense development demand of the late 1990s has increased the price of vacant land substantially. According to recent appraisals, the cost of vacant and underutilized land in Hayward is between \$20-\$30 per square foot; land zoned for medium or high-density housing is generally more expensive.

Since Hayward is almost "built-out," there are no longer a large quantity of vacant parcels available for residential development. The cost to clear an acre of land for redevelopment significantly increases the cost of development, as do the City policies requiring relocation and replacement of low income housing. Depending on the existing improvements that must be removed, the total cost to acquire parcel(s), relocate occupants, and possibly mitigate hazardous materials can be quite expensive. This can pose a problem for development if Hayward rents or sales prices cannot support the higher cost development.

Public Opinion

Recent public opinion regarding the need for and development of new affordable housing in Hayward has been relatively positive. This is due to the fact that many churches in the Hayward area have urged their members to support affordable housing and the recognition that many hard-working families are in need of affordable housing. Congregations Organizing for Renewal (COR) and the Hayward Coalition for Affordable Housing (HCAH) have organized lower and middle income Hayward residents and nonprofit social services agencies in support of programs that improve the quality of existing rental housing and the construction new rental housing. The key to acceptable developments is good design and full day or after-school child care on the premises.

This is a significant change from the attitudes of Hayward residents in the 1990's. The poor quality of design and construction that characterized high density rental housing built in lower income areas during the 1960's and 70's, caused many Hayward residents to voice opinions that were against the development of rental housing. Tenants, particularly poor tenant households on federal or state assistance, were seen as a source of neighborhood instability.

Since Hayward had lower rents and home prices than adjoining cities, it was seen as one of the most affordable areas in the East Bay. This contributed to the generalized belief that there was sufficient affordable rental housing in Hayward and that the greatest housing gap was housing for professionals and managers. The 1990's were a time when the City worked to increase the amount of upper income housing in order to have a better balanced local economy.

Environmental Constraints

- **Seismic:** Hayward is located in a seismically active area. The Hayward Fault runs through the City near Mission Boulevard and along the base of the hills. Liquefaction hazards exist in some areas of the City. In the Alquist-Priolo Special Studies Zone, which extends 100 feet on either side from known fault traces, geologic hazard investigations are required before development can be approved. Appendix G contains a map showing the location of the Hayward Fault. As can be seen, the Fault runs through the Hayward Hills. Construction in or near the Fault requires more expansive and expensive engineering than in other areas of Hayward, increasing the cost of development, particularly for multistory buildings. However, none of the vacant or underutilized sites listed in the Land Inventory are in the Alquist-Priolo Special Studies Zones.
- **Flooding:** Very little new development in Hayward is located in a flood plain. If located in a flood plain, appropriate mitigations must be implemented so that the site meets applicable FEMA standards before the development can be constructed. None of the vacant or underutilized sites listed in the Land Inventory require mitigations, except those in the South of 92 Specific Plan area. Prior to development occurring, mitigations were made (per the EIR) to meet FEMA requirements for residential construction.
- **Hazardous Materials:** The presence of hazardous materials in the soil and/or groundwater is another potential development constraint. Hazardous materials investigations are required prior to site development and remediation measures must be implemented where necessary.

This will increase the cost of development and, more importantly, the length of time from acquisition to project completion. There are a number of ways to remediate hazardous materials, depending upon their type; however, some of the least expensive ways, for example to remediate petroleum products, take time. Since time is a critical component of development, the presence of hazardous materials on a site is a constraint to development. In the Redevelopment Area, the Agency can facilitate the remediation process. None of the parcels listed on the vacant Land Inventory have hazardous materials contamination. Parcels on the Inventory of Sites with Redevelopment Potential may have some hazardous materials contamination that require remediation activities; however, information to date indicates that there is nothing that would preclude residential development.

The City of Hayward Fire Department has had a Hazardous Materials Office since 1984. The Office inspects and regulates all hazardous materials/waste use and storage facilities within the City. In addition, that Office enforces the Hazardous Materials Storage Ordinance for the City and is the designated Certified Unified Program Agency for the Hayward area. This Office also identifies contaminated sites and works with various agencies including California Regional Water Quality Board and the state Department of Toxic Substance Control to investigate, clean-up and close these sites.

Approximately two thirds of the contaminated sites identified in Hayward have been cleaned up and closed. There are approximately 125 sites with underground storage tanks in Hayward that are in the process of clean-up; of those many are gasoline stations or tanks in the industrial area that were used to service trucks. There are approximately 40 non-underground storage tank sites; all of which are in industrial or commercial areas. Outside of the Redevelopment Area, there are no contaminated sites in the vacant and underutilized land inventory. In the Redevelopment Area, there are some site contamination issues. The state of the art of dealing with sites that have hazardous materials problems has progressed greatly in the past ten years. The Redevelopment Agency is undertaking further analysis to determine the type of hazardous materials problems, the extent of the problems and the remediation activities required for clean-up. However, it does not appear that any of these would preclude housing development.

Construction Costs

The costs of construction materials and labor for new residential development appear to be fairly consistent across the Bay Area. In general, the average cost is between \$100 and \$150 per square foot, depending upon economies of scale, materials and methods used, and the type of labor employed. Given the same construction type, these costs are uniform throughout Alameda, Contra Costa, San Mateo and Santa Clara Counties and likely higher in San Francisco and Marin.

Financing Availability

For-profit residential developers have not reported problems financing new residential development in Hayward. Financing is available from a variety of sources including financial

institutions, insurance companies, and pension plans (such as CalPERS). The Federal Reserve continues to maintain low interest rates in response to the decline in the U.S. economy. However, if funds for new housing developments become more expensive or more difficult to access then financing may become more of a problem. Non-profit developers have reported some problems obtaining financing; however, with the passage of Proposition 46, this problem should ease.

The Cost of Producing Affordable Housing

Eden Housing, Inc., a large nonprofit housing developer based in Hayward, reports that it currently costs between \$230,000 - \$240,000 per three bedroom apartment unit to develop affordable family projects and, somewhat less, about \$140,000 per unit in multifamily developments for seniors, since the unit square footage is about half that of larger family units. A newly constructed single-family, owner-occupied three bedroom, two bath home on a small, in-fill lot can cost approximately \$280,000 - \$300,000 to develop depending on the cost of the land and the quality of design and construction.

In order to be financially feasible and permanently affordable for lower income, particularly very low-and extremely low income households, affordable multi-family rental residential projects require a number of financing sources. At a minimum, the financing includes:

- A first mortgage from a lending institution;
- Low Income Housing Tax Credits and or tax exempt mortgage bonds;
- Redevelopment Agency Low and Moderate Income Housing Fund monies;
- Community Development Block Grant and/or HOME Investment Partnership funds;
- State of California Multifamily Loan Program funds and/or a loan from the California Housing Finance Agency.

Financing may also include an Affordable Housing Program (AHP) grant, a Supportive Housing Program (SHP) grant, a bridge loan from a private or public lender or a foundation grant.

Depending upon the financing structure used, a multifamily development with rents affordable to families with incomes no more than 60% of median income (\$46,000 for a household of four) will have a gap between the revenue generated by rent and the debt service that is \$25,000 to \$50,000 per unit. Typically, this gap is filled by City and state subsidies.

The housing needs section of the Housing Element has two examples of the affordability gap lower income households face in obtaining ownership housing.

Preservation of Affordable Housing Projects

This section presents an analysis of existing housing developments in the City of Hayward that have units with rent restrictions that are set to expire within the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. "Assisted housing developments," typically include multifamily rental housing that has received governmental assistance federal, state or local funding programs.

Rent-Restricted Units "At Risk" of Converting to Market Rate

More than two-dozen multi-family developments in Hayward have income-restricted units. Several of these complexes have affordability restrictions set to expire during the term of this plan. The following table identifies and describes each of these complexes.

Table 5.49: Assisted Housing At Risk of Conversion to Market Rate

Project Name and Address	Government Assistance	Affordability Expiration	Total Units	Rent-Restricted Units		Conversion Risk	Notes
				Elderly	Non-Elderly		
331-353 Smalley Ave.	NA	2004	8				This project is located in an unincorporated area of Alameda County adjacent to the City of Hayward.
Alice Street Apartments 22814-22832 Alice St.	NA	2004	8	NA	NA	NA	
Tyrrell Terrace 26898 Tyrrell Avenue	NA	2005	27	NA	NA	NA	
Mayten Manor Senior Apartments 24000 Second Street	LIHC	2002	45	30	15	High	This project was sold in February 2001. The new owners elected to discontinue affordability restrictions.
Cypress Glen 25100 Cypress Avenue	Bonds, RHCP, LIHC	2004	54		54	None	This project is owned by Eden Housing Inc., a local non-profit housing developer. All units are covered by long-term affordability restrictions.
Hayward Villa 27424 Tampa Ave.	HUD 221D Loan and project-based Section 8	2005	78	78		None	
Clarendon Hills 700 Alquire Pkwy.	Mortgage Revenue Bonds	2003	285		57	High	The Owner has indicated that the rent-restricted units will convert to market rate at the end of the affordability period.
Montgomery Plaza 21659 Montgomery St.	HUD 221D Loan and project-based Section 8	2004	50	50		Very Low	The owner has indicated they will continue to participate in the Section 8 program as long as funding is available.
Summerwood Apts. 21701 Foothill Blvd.	GNMA / CDBG / 221d4	2003	162	0	32	Very Low	City has talked with owner. Affordability restrictions will continue as long as Section 8 is available.
Sycamore Square C St. & Valle Vista	HUD 221D Loan and project-based Section 8	2004	26	0	26	None	Owned by Eden Housing, Inc.
Eden Issei Terrace 200 Fagundes Court	202/Sec.8/CD BG	2005	100	100	0	None	Owned by Eden Housing, Inc.
Olive Tree Plaza 671 W. A St.	202/Sec.8/CD BG	2006	26	0	26	None	Owned by Eden Housing, Inc.

Source: City of Hayward Neighborhood and Economic Development Division

Replacement and Preservation Costs for Assisted Housing

State law requires that the City of Hayward provide an estimate of the total cost of producing new rental housing that is comparable in size and rent levels, to replace the units that could change from low-income use during the period covered by the Housing Element. The City must also present an estimated cost of preserving the assisted housing developments. Analysis of the ten developments with affordability restrictions set to expire in the next ten years indicates that few of the complex owners will elect to terminate these agreements. Therefore, it is difficult to estimate the cost to replace and/or preserve these units.

Based on the most recent affordable housing developments completed in Hayward, it would cost between \$230,000 to \$240,000 per unit to construct a new project comparable to existing affordable complexes. This estimate includes land acquisition, financing, and construction costs. Using this estimate, it would cost approximately \$ 13,680,000 to replace the 57 units for very low-income households that will be lost when Clarendon Hills' rent restrictions expire in December 2003.

Another factor that complicates estimating the preservation of rent-restricted complexes is that it is difficult to predict the behavior of the real estate market. This value is influenced by market demand for rental properties. Recently, a local non-profit housing developer, who was a general partner in an affordable rental complex, bought out their limited partner(s). The complex featured a mix of market-rate and rent-restricted units. The buy-out cost equaled the original development cost due to the value of the market-rate units.

Resources for Preserving At-Risk Units

The following public and private nonprofit corporations are known by the City of Hayward to have development and managerial capacity to acquire and manage rent-restricted housing developments at risk of converting to market rate:

- Eden Housing, Inc.
- Mid-Peninsula Housing Corporation
- Alameda County Public Housing Authority (to provide Section 8 Vouchers for tenants)

The City of Hayward is willing to work with other qualified organizations that have the capacity to preserve and maintain affordable housing developments in Hayward.

The following table identifies federal, state, and local financing and subsidy programs that may be used to finance the preservation of assisted housing developments.

Table 5.50: Funding Sources for Affordable Housing Development

Resource	Rehabilitation	Acquisition	New Construction	Homebuyer Assistance	Rental Assistance	Homeless Assistance
Federal						
CDBG	✓	✓	✓			
HOME	✓	✓	✓	✓	✓	
McKinney Act	✓	✓				✓
Supportive Housing Program	✓					✓
Section 8 Rental Assistance Program					✓	
Low-Income Housing Preservation Program		✓				
Affordable Housing Program						
Mortgage Revenue Bonds	✓	✓	✓	✓		
State						
Tax Credits	✓	✓	✓			
California Housing Finance Agency	✓	✓	✓			
Housing and Community Development Department	✓	✓	✓	✓		
Local						
Redevelopment Housing Funds	✓	✓	✓	✓		
Alameda County Housing Authority					✓	
Private						
Community Reinvestment Act	✓	✓	✓	✓		
Banks and Savings and Loans	✓	✓	✓	✓		

Source: City of Hayward Neighborhood and Economic Development Department

Hayward’s Ability to Meet the Regional Housing Needs Determination

The number of units allocated to the City by the ABAG Regional Housing Needs Determination process is shown in the table below.

Table 5.51: ABAG Regional Housing Needs Determination: 1999-2006

Total Projected Need	Very Low	Low	Moderate	Above Moderate
2,835	625	344	834	1,032

Land Available to meet the Regional Housing Needs Analysis

As discussed previously, sufficient land, zoned at appropriate densities, exists in Hayward to accommodate the ABAG Regional Housing Needs Determination allocation for Hayward. In addition to vacant acreage zoned for residential development, Redevelopment Areas such as the Hunt’s Cannery Area have been studied and rezoned from Industrial to High Density Residential to increase the amount of land available at densities appropriate for residential development. Appendix C contains the inventories of vacant residential land and sites suitable for residential redevelopment. To date, within the planning period, building permits have been issued for 655 detached single-family homes and 340 multifamily units.

Table 5.52: Units For Which Building Permits Were Issued During Planning Period

Year	Single Family	Multifamily	Total
1999	235	160	395
2000	256	0	256
2001	96	97	193
2002	68	83	151
Total	655	340	995

Source: City of Hayward Building Inspection Division 2003

The 665 permits for detached single family units will help meet the above moderate-income housing need and the 340 permits for multifamily units correspond to units which will help meet the moderate-income housing need. As a result, the remaining housing need for moderate-income housing is 494 units and the remaining need for above moderate housing is 377 units. The following tables depict the City’s Vacant Land Inventory and inventory of land that could be redeveloped.

Table 5.53: Vacant Land Inventory

Please Note: The numbers listed in shaded italics are the number of dwelling units per acre for each zoning designation at the minimum, average and maximum densities. Only vacant parcels of at least one acre were used in this calculating the acreages for medium and high density zoning designations. Housing Potential equals the number of units times the Net Acres column (which is 80% of Gross Acres to allow for infrastructure). The units in **Bold** Type are shown in Table 5.54 that follows.

Zoning	Vacant Land		Housing Potential		
	Gross Acres	Net Acres	Minimum	Average	Maximum
RSB20	3.52	2.82	<i>1.0</i> 3	<i>2.7</i> 8	<i>4.3</i> 12
RSB10	4.00	3.20	<i>1.0</i> 3	<i>2.7</i> 9	<i>4.3</i> 14
RSB8	19.40	15.52	<i>4.3</i> 67	<i>5.0</i> 78	<i>5.3</i> 82
RSB6	29.92	23.94	<i>4.3</i> 101	<i>6.5</i> 156	<i>7.0</i> 168
RSB4	0	0	<i>8.7</i> 0	<i>10.0</i> 0	<i>12.0</i> 0
Total RSB Zones	62.37	49.90	174	251	276
RS	62.53	50.00	<i>4.3</i> 215	<i>6.5</i> 325	<i>8.7</i> 435
Total Single Family	119.37	95.50	389	576	711
RMB3.5	5.53	4.43	<i>8.7</i> 13	<i>10.4</i> 13	<i>12.0</i> 13
RM	21.98	17.59	<i>8.7</i> 169	<i>13.1</i> 169	<i>17.4</i> 169
RM/PD	18.09	14.47	133	143	152
CN	6.37	5.10	<i>8.7</i> 44	<i>13.1</i> 67	<i>17.4</i> 89
Total Medium Density	51.97	41.59	359	392	423
RH	1.7	1.36	<i>17.4</i> 24	<i>26.1</i> 35	<i>34.8</i> 47
CC-R/PD	1.89	1.52	46	46	46
PD	14.01	11.20	124	124	124
CC-C	1.90	1.50	<i>30.0</i> 46	<i>47.5</i> 73	<i>65.0</i> 100
Total High Density	19.52	15.62	239	277	316

Source: Win2Data; City of Hayward Department of Community and Economic Development

Table 5.54: Inventory Of Land Zoned To Allow Residential Development That Could Be Redeveloped

Zoning	Land		Housing Potential		
	Gross Acres	Net Acres	Minimum	Average	Maximum
RSB20	7.80	6.24	1.0 6	2.7 17	4.3 27
RSB10	6.83	5.47	1.0 5	2.7 15	4.3 24
RSB8	0	0	4.3 0	5.0 0	5.3 0
RSB6	12.32	9.86	4.3 41	6.5 64	7.0 69
RSB4	1.74	1.39	8.7 12	10.0 14	12.0 17
Total of RSB Zones	28.23	22.44	64	110	137
RS	23.01	18.41	4.3 79	6.5 120	8.7 160
Total Single Family	51.70	41.37	143	230	297
RMB3.5	1.17	.94	8.7 4	10.4 6	12.0 8
RM SD4	4.04	3.23	8.7 12	13.1 39	17.4 43
RM	1.77	1.42	8.7 12	13.1 19	17.4 25
CN	2.76	2.21	10 19	12 29	15 54
Total Medium Density	9.74	7.8	47	93	130
RH SD4	41.33	33.06	20 543	25 800	30 831
RH	5.43	4.34	17.4 76	26.1 113	34.8 151
CC-R	4.13	3.30	25 63	37.5 71	50 79
Total High Density	50.80	40.70	682	984	1,061

Source: Win2Data; City of Hayward Department of Community and Economic Development

The Table 5-53 above shows that there are 183.21 acres of vacant residentially zoned land in the City of Hayward. The general rule of thumb is that 75%-80% of an acre is the portion that can actually be developed as housing. Because Hayward is mostly "built-out" with infrastructure and services throughout the city, the 80% figure has been used to calculate housing development potential. The remaining 20% of each acre is set aside for interior streets and other infrastructure typical of residential development.

A review of recent residential developments shows that single family detached homes and the City's two most recent multifamily rental developments have been built to the maximum density allowed for their zoning designations. Recent developments built under medium density zoning were built between the average and the maximum number of dwelling units per acre. Therefore, in the table that follows, maximum density is utilized for calculating the potential number of residential units affordable to above moderate-income households. The average density is utilized in the number of units affordable to moderate income households. Although projects have been built to maximum density, the average density has also been used to calculate the number of units affordable to low and very low income households, since it is not possible to ensure that every parcel is built to the maximum density.

In determining which Single Family (RS) units were affordable to above moderate-income households and which units should be attributed to moderate-income households, all units in the single family category with parcels larger than 5,000 square feet per unit were categorized as affordable to above moderate income households; single family parcels at or below 5,000 square feet were categorized as affordable to moderate income households. The City assists these households through the First Time Homebuyer Program that provides financial assistance up to \$20,000 for down payment and closing costs.

Residentially zoned land with additional capacity are sites within the City that have potential for redevelopment. Again, 80% of each acre in the inventory has been utilized to calculate the net income on which the number of units has been calculated at minimum, average, and maximum. Table 5-55 includes areas that have been rezoned from Industrial to residential (medium and high density) as the result of the Cannery Area Design Plan as well as other residentially zoned parcels located near or along major arterials.

Table 5.55: Housing Development Potential Of Residentially Zoned Land
(Please note: numbers represent number of units)

	Total	Very Low	Low	Moderate	Above Moderate
Building Permits To Date	995	0	0	340	655
Vacant Land Inventory	1,380	277	392	435	276
Residentially-zoned Land That Could Be Redeveloped	1,374	984	93	160	137
Total Housing Potential In Planning Period	3,749	1,261	485	935	1,068

Source: Department of Community and Economic Development 2003

The table below shows Hayward's ability to meet the allocated regional housing need. Regional Housing Need from Table 5-51 is subtracted from Total Housing Potential from Table 5-55 to show Hayward's Potential in Excess of Regional Housing Need.

Table 5.56: Hayward's Ability To Meet Regional Housing Need

	Total	Very Low	Low	Moderate	Above Moderate
Total Housing Potential for Period	3,749	1,261	485	935	1,068
Regional Housing Need	2,835	625	344	834	1,032
Potential in Excess of Regional Housing Need	914	636	141	101	36

Source: Department of Community and Economic Development 2003

The table above shows that the City will be able to meet its projected housing needs for units affordable to moderate, low and very low income households through a combination of vacant land that is residentially-zoned and residentially-zoned land with an existing structure that could be redeveloped. The current zoning was used to calculate housing potential for each parcel. In calculating high and medium densities in Tables 5-53 and 5-54, only parcels suitable for residential development that were greater than one acre or contiguous parcels that when taken together totaled one or more acres were included.

In 1993 the City adopted a Growth Management Element that divided the City into preservation areas and change areas. Preservation areas were the existing single-family owner-occupied neighborhoods where new development was to be low or medium density and complementary with existing development. Change areas included downtown, the Mission Boulevard corridor,

Housing

the Cannery and Burbank areas, the South Hayward BART station area and the Business and Technology (Industrial) district. Appendix H shows these Change Areas (now Focus Areas).

The City has encouraged the redevelopment of downtown adjacent to the Hayward BART station by rezoning to increase densities. There have been a number of new residential developments downtown and more are being built. Initially, it was difficult to persuade developers to build to the maximum density downtown. Now that downtown development has been successful, most developers are building at or near the maximum density. Appendix I contains a map showing the current and proposed projects in the downtown.

Housing Policies And Strategies

(Please see Appendix F for a complete description of each housing program that will implement these policies and strategies).

Expand The Housing Supply

1. Encourage the provision of an adequate supply of housing units in a variety of housing types which accommodate the diverse housing needs of those who live or wish to live in the city.

1. Maintain an adequate supply of land designated and zoned for residential use at appropriate densities to meet housing needs, consistent with the objective of maintaining a balance of land uses.
2. Promote development of infill housing units within existing residential neighborhoods in a variety of housing types.
3. Encourage high-density residential development along major arterials and near major activity or transit centers.
4. Explore ways to allow expansion of existing dwellings while maintaining the integrity of neighborhoods.
5. Encourage developers to create housing units that accommodate varied household sizes and income levels.

Conserve the Housing Stock

2. Ensure the safety and habitability of the City's housing units and the quality of its residential areas.

1. Maintain and upgrade residential areas through abatement of nuisances and provision of needed public improvements.
2. Maintain and upgrade the housing stock by encouraging the rehabilitation, maintenance and upkeep of residential properties.
3. Maintain a supply of various types of rental housing for those who do not have the desire or the resources to purchase homes.
4. Continue to implement the Residential Rental Inspection Program and explore whether changes are needed to maintain a quality housing stock.

Preserve Owner-Occupied Housing

3. Encourage the development of ownership housing and assist tenants to become homeowners in order to reach a 70% owner-occupancy rate, within the parameters of Federal and State housing law.

1. Encourage homeownership opportunities through down payment and closing costs assistance and deferred, second mortgage loans; conduct first time homebuyer workshops to prepare people for homeownership; and engage in periodic outreach to Hayward renters to inform them about the availability of homeownership workshops and other forms of assistance.
2. Develop monitoring programs to assess the potential cumulative effects of these homeownership programs.

Develop Affordable Housing

4. Ensure that the City's housing stock contains an adequate number of decent and affordable units for households of all income levels.

1. Generate housing affordable to low and moderate income households through participation in federal and state housing subsidy and mortgage bond programs and in county or non-governmental programs.
2. Periodically review the City's development process system to reduce delays or impediments to the development of new housing or the acquisition and/or rehabilitation of existing housing.
3. Consider an inclusionary zoning ordinance as a means of increasing the supply of affordable housing and reducing geographic concentration.
4. Review any proposed disposition of surplus public land within the City limits to determine its suitability as a site for low-income housing.
5. Use Redevelopment Agency resources to generate affordable housing within the Redevelopment Project Area and throughout the City, consistent with State law.
6. Work with the for-profit and nonprofit development community to create affordable housing.

Support "Special Needs" Housing

5. Ensure that special needs households have a variety of housing units from which to choose and that the emergency housing needs of Hayward households are met.

1. Analyze the special housing needs of the elderly, the disabled, female-headed households, large families, farm workers and homeless persons and families as required by State law.

2. Promote emergency housing programs that prevent or relieve homelessness.
3. Promote development of permanent affordable housing units for those defined above as special needs households.

Promote Fair Housing

6. Promote equal access to housing by educating City residents about fair housing and lending laws.

1. Promote the dissemination of information to alert homeowners about predatory lending practices.
2. Work with Bay East Association of Realtors to ensure that residential real estate agents and brokers adhere to fair housing laws and regulations; and work with tenants, tenant advocates, and rental housing owners and managers to eradicate housing discrimination and to ensure that Hayward's supply of rental housing is decent, safe and sanitary.
3. Review the Residential Rent Stabilization Ordinance and identify changes if appropriate.
4. Promote training for property owners and managers to ensure that they are knowledgeable of the requirements of Federal, State and local real estate, housing discrimination, tenant protection, housing inspection and community preservation laws; and promote training of tenants in the requirements of Federal, State, and local laws so that they are aware of their rights and obligations.

Preserve Assisted Housing

7. Avoid the loss of assisted housing units and the resulting displacement of low income residents by providing funds for the acquisition of at-risk subsidized housing developments by nonprofit housing developers.

1. Monitor at-risk projects/units.
2. Assist nonprofit acquisition of at-risk projects.
3. Participate in federal, state or county initiatives to address the preserving at-risk housing.
4. Encourage owners of existing Mortgage Revenue Bond projects to refinance bonds in order to extend the term of the Regulatory Agreement.
5. Work with Alameda County Housing Authority to obtain Section 8 Vouchers for displaced tenants of at-risk projects.

APPENDICIES

As all elements of the City's General Plan have been updated simultaneously, the Housing Element has been incorporated with the other seven elements in a single document. Some of these elements, including the Housing Element, present analysis that is so voluminous that it is best presented in an appendix to the General Plan. The following are appendices that contain information and analysis that support the Housing Element.

- A. Family Size and Households by Census Tracts
- B. ABAG Regional Housing Needs Determination
- C. Inventory of Vacant and Underutilized Parcels by Planned Land Use
- D. Hayward's Design Guidelines
- E. Fees associated with new development
- F. Description of Housing Programs
- G. Location of the Hayward Fault
- H. Growth Management Change Areas Map
- I. Map of Proposed Projects in the Downtown Area
- J. Opportunities for Energy Conservation in Residential Development
- K. Public Participation and Review Process
- L. Evaluation of Previous Housing Element Goals and Policies

Appendix A

Family Size and Households by Census Tracts

Census Tract	Total Households	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5 Person Household	6 Person Household	7+ Person Household
4312	2,639	956	925	386	238	90	27	17
4351.01	3,788	735	1,265	726	592	280	112	78
4351.02	1,720	309	633	308	308	101	34	27
4352	1,358	203	415	288	261	110	43	38
4353	1,656	408	543	285	222	97	56	45
4354	1,803	745	510	232	159	81	41	35
4355	1,454	516	409	216	152	80	39	42
4356	3,151	770	847	582	418	273	110	151
4357	1,488	312	470	268	227	129	42	40
4362	1,070	205	291	209	175	93	59	38
4363	1,879	393	416	306	297	195	129	143
4364.01	2,799	843	880	440	357	162	63	54
4364.02	1,046	154	437	198	144	72	21	20
4365	1,729	441	586	292	196	116	49	49
4366.01	1,885	308	441	345	319	211	131	130
4366.02	1,554	422	407	278	207	132	48	60
4367	831	148	206	121	107	108	56	85
4368	1,337	300	406	236	202	100	52	41
4369	1,874	238	426	335	327	237	132	179
4370	1,252	335	397	163	182	76	51	48
4371	2,704	493	689	464	463	267	189	139
4372	2,172	516	645	397	310	157	76	71
4373	951	116	230	176	199	125	54	51
4374	948	127	240	172	166	95	67	81
4375	1,205	109	229	198	237	192	113	127
4376	925	173	247	135	164	94	66	46
4377	2,178	199	363	398	459	325	194	240
4378	1,227	194	281	204	251	161	70	66
4379	690	128	170	112	125	67	51	37
4380	1,065	197	349	207	174	80	32	26
4381	2,088	272	546	372	409	236	134	119
4382.01	1,188	207	254	160	202	132	89	144
4382.02	2,975	694	872	429	428	275	148	129
4383	924	97	159	153	184	124	96	111
4384	727	134	194	146	126	62	30	35

Source: U.S. Census 2000

Appendix B

ABAG Regional Housing Needs Determination

Jurisdiction	Total Projected Need	Very Low	Low	Moderate	Above Moderate
Alameda	2,162	443	265	611	843
Albany	277	64	33	77	103
Berkeley	1,269	354	150	310	455
Dublin	5,436	796	531	1,441	2,668
Emeryville	777	178	95	226	278
Fremont	6,708	1,079	636	1,814	3,179
Hayward	2,835	625	344	834	1,032
Livermore	5,107	875	482	1,403	2,347
Newark	1,250	205	111	347	587
Oakland	7,733	2,238	969	1,959	2,567
Piedmont	49	6	4	10	29
Pleasanton	5,059	729	455	1,239	2,636
San Leandro	870	195	107	251	317
Union City	1,951	338	189	559	865
Unincorporated Remainder	5,310	1,785	767	1,395	1,363
Alameda County Total	46,793	9,910	5,138	12,476	19,269

U.S. Association of Bay Area Governments

Note: Independent rounding may affect totals.

Appendix C

Inventory of Vacant Land and Land Zoned to Allow Residential Development that Could be Redeveloped

The inventory of Vacant Land and Land Zoned to Allow Residential Development that Could be Redeveloped consists of two sets of tables and several maps. The first set of tables presents vacant residentially zoned parcels by planned land use. A similar table of Land Zoned to Allow Residential Development that Could be Redeveloped follows. The second set of tables presents the vacant land and then Land Zoned to Allow Residential Development that Could be Redeveloped organized by identification numbers. Maps that illustrate the location of each parcel in the inventory follow the tables. Due to the large number of parcels, and in an effort to clearly identify their location, the parcels are presented in maps of each Neighborhood Planning Area.

Table C-1: Inventory of Vacant Parcels by Planned Land Use

ID #	Neighborhood	Zoning	ACs Net Acres		Housing Potential		
					Min.	Avg.	Max.
V-45	Mission Garin	RSB20	2.13	1.70	2	5	7
V-46	Mission Garin	RSB20	1.40	1.12	1	3	5
TOTAL			3.52	2.82	3	8	12
V-29	Hayward Highlands	RSB10	1.43	1.14	1	3	5
V-30	Hayward Highlands	RSB10	1.33	1.06	1	3	5
V-31	Hayward Highlands	RSB10	1.24	0.99	1	3	4
TOTAL			4.00	3.20	3	9	14
V-54	South of Rte. 92/Glen Eden	RSB8	19.40	15.52	67	78	82
V-32	Hayward Highlands	RSB6	2.12	1.69	7	11	12
V-34	Hayward Highlands	RSB6	1.16	0.92	4	6	6
V-35	Hayward Highlands	RSB6	1.30	1.04	4	7	7
V-52	South of Rte. 92/Glen Eden	RSB6	2.87	2.30	10	15	16
V-53	South of Rte. 92/Glen Eden	RSB6	22.30	17.84	75	116	125
V-63	Upper B	RSB6	0.18	0.14	1	1	1
TOTAL			29.92	23.94	101	156	168
V-20	Harder Tennyson	RS	1.32	1.06	5	7	9
V-21	Harder Tennyson	RS	0.98	0.78	3	5	7
V-22	Harder Tennyson	RS	0.21	0.17	1	1	1
V-23	Hayward Highlands	RS	1.01	0.80	3	5	7
V-24	Hayward Highlands	RS	2.37	1.89	8	12	16
V-25	Hayward Highlands	RS	1.94	1.55	7	10	13
V-26	Hayward Highlands	RS	2.57	2.05	9	13	18
V-27	Hayward Highlands	RS	2.29	1.83	8	12	16
V-28	Hayward Highlands	RS	2.23	1.78	8	12	15
V-37	Longwood Winton Grove	RS	0.19	0.15	1	1	1
V-48	Mt. Eden	RS	1.94	1.55	7	10	13
V-49	Mt. Eden	RS	0.16	0.13	1	1	1
V-51	South of Rte. 92/Glen Eden	RS	39.80	31.84	137	207	277
V-58	Tennyson/Alquire	RS	1.12	0.90	4	6	8

ID #	Neighborhood	Zoning	Housing Potential				
			ACs	Net Acres	Min.	Avg.	Max.
V-59	Tennyson/Alquire	RS	1.20	0.96	4	6	8
V-61	Upper B	RS	2.68	2.15	9	14	19
V-62	Upper B	RS	0.53	0.42	2	3	4
TOTAL			62.53	50.02	215	325	435
V-41	Mission Garin	RMB3.5 SD5	5.53	4.43	13	13	13
V-42	Mission Garin	RMB4 SD5	5.54	4.44	27	27	27
V-43	Mission Garin	RMB4 SD5	3.24	2.59	27	27	27
V-44	Mission Garin	RMB4 SD5	13.20	10.56	115	115	115
TOTAL			21.98	17.59	169	169	169
V-36	Jackson Triangle	RM	1.64	1.31	11	17	23
V-50	North Hayward	RM	1.02	0.82	7	11	14
V-47	Mission Garin	RM SD5	15.43	12.35	115	115	115
TOTAL			18.09	14.47	133	143	152
V-38	Mission Garin	CN	1.92	1.53	13	20	27
V-39	Mission Garin	CN	1.38	1.11	10	15	19
V-40	Mission Garin	CN	1.50	1.20	10	16	21
V-60	Upper B	CN	1.57	1.26	11	16	22
TOTAL			6.37	5.10	44	67	89
V-33	Hayward Highlands	RH	1.70	1.36	24	35	47
V-2	Downtown	CC-R - PD	0.08	0.06	2	2	2
V-3	Downtown	CC-R - PD	0.06	0.05	1	1	1
V-4	Downtown	CC-R - PD	0.25	0.20	6	6	6
V-5	Downtown	CC-R - PD	0.10	0.08	2	2	2
V-6	Downtown	CC-R - PD	0.09	0.07	2	2	2
V-7	Downtown	CC-R - PD	0.10	0.08	2	2	2
V-8	Downtown	CC-R - PD	0.10	0.08	2	2	2
V-9	Downtown	CC-R - PD	0.10	0.08	2	2	2
V-10	Downtown	CC-R - PD	0.10	0.08	2	2	2
V-11	Downtown	CC-R - PD	0.10	0.08	2	2	2
V-12	Downtown	CC-R - PD	0.25	0.20	6	6	6
V-13	Downtown	CC-R - PD	0.08	0.06	2	2	2
V-14	Downtown	CC-R - PD	0.10	0.08	2	2	2
V-15	Downtown	CC-R - PD	0.10	0.08	2	2	2
V-16	Downtown	CC-R - PD	0.10	0.08	2	2	2
V-17	Downtown	CC-R - PD	0.10	0.08	2	2	2
V-18	Downtown	CC-R - PD	0.10	0.08	2	2	2
TOTAL			1.89	1.52	45	45	45
V-19	Harder Tennyson	PD	0.94	0.75	23	23	23
V-55	Tennyson Alquire	PD	1.22	0.98	29	29	29
V-56	Tennyson Alquire	PD	9.42	7.53	72	72	72
V-57	Tennyson Alquire	PD	2.42	1.94	0	0	0
TOTAL			14.01	11.20	124	124	124
V-1	Downtown	CC-C	1.92	1.54	46	73	100

Table C-2: Inventory of Land Zoned to Allow Residential Development that Could be Redeveloped by Planned Land Use ¹

ID#	Neighborhood	Zoning	ACs	Net Acres	Housing Potential		
					Min.	Avg.	Max.
U-57	Mission Garin	RSB20	6.66	5.33	5	14	23
U-58	Mission Garin	RSB20	1.14	0.91	1	2	4
TOTAL			7.80	6.24	6	17	27
U-46	Hayward Highland	RSB10	1.47	1.17	1	3	5
U-47	Hayward Highland	RSB10	1.50	1.20	1	3	5
U-48	Hayward Highland	RSB10	1.53	1.22	1	3	5
U-56	Mission Garin	RSB10	2.34	1.87	2	5	8
TOTAL			6.83	5.47	5	15	24
U-35	Harder Tennyson	RSB6	2.84	2.28	10	15	16
U-49	Hayward Highland	RSB6	1.00	0.80	3	5	6
U-65	Upper B	RSB6	4.98	3.98	17	26	28
U-66	Upper B	RSB6	1.11	0.89	4	6	6
U-67	Upper B	RSB6	1.07	0.86	4	6	6
U-68	Upper B	RSB6	1.32	1.05	4	7	7
TOTAL			12.32	9.86	41	64	69
U-60	Mt. Eden	RSB4	1.74	1.39	12	14	17
U-34	Harder Tennyson	RS	1.06	0.85	4	5	7
U-36	Hayward Highland	RS	1.58	1.26	5	8	11
U-37	Hayward Highland	RS	1.33	1.06	5	7	9
U-38	Hayward Highland	RS	1.19	0.95	4	6	8
U-39	Hayward Highland	RS	1.18	0.94	4	6	8
U-40	Hayward Highland	RS	1.54	1.23	5	8	11
U-41	Hayward Highland	RS	2.12	1.69	7	11	15
U-42	Hayward Highland	RS	1.77	1.41	6	9	12
U-43	Hayward Highland	RS	1.36	1.09	5	7	9
U-44	Hayward Highland	RS	1.13	0.90	4	6	8
U-45	Hayward Highland	RS	1.20	0.96	4	6	8
U-55	Mission Garin	RS	1.46	1.17	5	8	10
U-59	Mt. Eden	RS	1.79	1.44	6	9	12
U-62	Southgate	RS	1.37	1.10	5	7	10
U-63	Upper B	RS	1.87	1.50	6	10	13
U-64	Upper B	RS	1.07	0.85	4	6	7
TOTAL			23.01	18.41	79	120	160
U-53	Longwood Winton Grove	RMB3.5	1.17	0.94	4	6	8
U-1	Burbank - Cannery	RM SD4	2.44	1.95		24	24
U-14	Burbank - Cannery	RM SD4	1.60	1.28	12	15	19
TOTAL			4.04	3.23	12	39	43
U-51	Jackson Triangle	RM	1.77	1.42	12	19	25

¹ "Land Zoned to Allow Residential Development that Could be Redeveloped" is defined as parcels for which the assessed value of the land is greater than the assessed value of the improvements on that land.

ID#	Neighborhood	Zoning	ACs	Net Acres	Housing Potential		
					Min.	Avg.	Max.
U-31	Fairway Park	CN - PD	0.48	0.38	3	5	18
U-32	Fairway Park	CN - PD	0.56	0.45	4	6	18
U-33	Fairway Park	CN - PD	1.72	1.37	12	18	19
TOTAL			2.76	2.21	19	29	54

U-2	Burbank - Cannery	RH SD4	2.80	2.24		56	68
U-3	Burbank - Cannery	RH SD4	2.31	1.85	36	46	46
U-4	Burbank - Cannery	RH SD4	2.25	1.80		45	54
U-5	Burbank - Cannery	RH SD4	2.31	1.85	36	46	46
U-6	Burbank - Cannery	RH SD4	1.61	1.29		32	39
U-7	Burbank - Cannery	RH SD4	2.98	2.38	48	60	60
U-8	Burbank - Cannery	RH SD4	2.61	2.09	42	52	52
U-9	Burbank - Cannery	RH SD4	2.98	2.38	48	60	60
U-10	Burbank - Cannery	RH SD4	2.14	1.71	34	42	42
U-11	Burbank - Cannery	RH SD4	2.98	2.38	48	60	60
U-12	Burbank - Cannery	RH SD4	1.90	1.52	30	38	38
U-13	Burbank - Cannery	RH SD4	3.69	2.95	60	72	72
U-15	Burbank - Cannery	RH SD4	1.45	1.16	12	14	17
U-16	Burbank - Cannery	RH SD4	2.43	1.94	39	39	39
U-61	Santa Clara - Cannery	RH SD4	6.90	5.52	110	138	138
TOTAL			41.33	33.06	543	800	831

U-18	Downtown	RH	0.32	0.26	4	7	9
U-19	Downtown	RH	0.14	0.11	2	3	4
U-20	Downtown	RH	0.13	0.10	2	3	4
U-21	Downtown	RH	0.16	0.13	2	3	4
U-22	Downtown	RH	0.10	0.08	1	2	3
U-23	Downtown	RH	0.10	0.08	1	2	3
U-24	Downtown	RH	0.11	0.09	2	2	3
U-25	Downtown	RH	0.10	0.08	1	2	3
U-26	Downtown	RH	0.10	0.08	1	2	3
U-27	Downtown	RH	0.10	0.08	1	2	3
U-28	Downtown	RH	0.09	0.07	1	2	3
U-29	Downtown	RH	0.08	0.07	1	2	2
U-50	Hayward Highlands	RH	1.23	0.98	17	26	34
U-52	Longwood Winton Grove	RH	1.13	0.91	16	24	32
U-54	Mission Garin	RH	1.53	1.22	21	32	43
TOTAL			5.43	4.34	76	113	151

U-17	Downtown	CC-C	1.2	0.96	17	25	33
U-30	Downtown - Cannery	CC-R	2.93	2.34	46	46	46
TOTAL			4.13	3.30	63	71	79

Table C-3 Inventory of Vacant Parcels

ID #	Neighborhood	Zoning	ACs	Net Acres	Housing Potential		
					Min.	Avg.	Max.
V-1	Downtown	CC-C	1.92	1.54	46	73	100
V-2	Downtown	CC-R - PD	0.08	0.06	2	2	2
V-3	Downtown	CC-R - PD	0.06	0.05	1	1	1
V-4	Downtown	CC-R - PD	0.25	0.20	6	6	6
V-5	Downtown	CC-R - PD	0.10	0.08	2	2	2
V-6	Downtown	CC-R - PD	0.09	0.07	2	2	2
V-7	Downtown	CC-R - PD	0.10	0.08	2	2	2
V-8	Downtown	CC-R - PD	0.10	0.08	2	2	2
V-9	Downtown	CC-R - PD	0.10	0.08	2	2	2
V-10	Downtown	CC-R - PD	0.10	0.08	2	2	2
V-11	Downtown	CC-R - PD	0.10	0.08	2	2	2
V-12	Downtown	CC-R - PD	0.25	0.20	6	6	6
V-13	Downtown	CC-R - PD	0.08	0.06	2	2	2
V-14	Downtown	CC-R - PD	0.10	0.08	2	2	2
V-15	Downtown	CC-R - PD	0.10	0.08	2	2	2
V-16	Downtown	CC-R - PD	0.10	0.08	2	2	2
V-17	Downtown	CC-R - PD	0.10	0.08	2	2	2
V-18	Downtown	CC-R - PD	0.10	0.08	2	2	2
V-19	Harder Tennyson	PD	0.94	0.75	23	23	23
V-20	Harder Tennyson	RS	1.32	1.06	5	7	9
V-21	Harder Tennyson	RS	0.98	0.78	3	5	7
V-22	Harder Tennyson	RS	0.21	0.17	1	1	1
V-23	Hayward Highlands	RS	1.01	0.80	3	5	7
V-24	Hayward Highlands	RS	2.37	1.89	8	12	16
V-25	Hayward Highlands	RS	1.94	1.55	7	10	13
V-26	Hayward Highlands	RS	2.57	2.05	9	13	18
V-27	Hayward Highlands	RS	2.29	1.83	8	12	16
V-28	Hayward Highlands	RS	2.23	1.78	8	12	15
V-29	Hayward Highlands	RSB10	1.43	1.14	1	3	5
V-30	Hayward Highlands	RSB10	1.33	1.06	1	3	5
V-31	Hayward Highlands	RSB10	1.24	0.99	1	3	4
V-32	Hayward Highlands	RSB6	2.12	1.69	7	11	12
V-33	Hayward Highlands	RH	1.70	1.36	24	35	47
V-34	Hayward Highlands	RSB6	1.16	0.92	4	6	6
V-35	Hayward Highlands	RSB6	1.30	1.04	4	7	7
V-36	Jackson Triangle	RM	1.64	1.31	11	17	23
V-37	Longwood Winton Grove	RS	0.19	0.15	1	1	1
V-38	Mission Garin	CN	1.92	1.53	13	20	27
V-39	Mission Garin	CN	1.38	1.11	10	15	19
V-40	Mission Garin	CN	1.50	1.20	10	16	21
V-41	Mission Garin	RMB3.5 SD5	5.53	4.43	13	13	13
V-42	Mission Garin	RMB4 SD5	5.54	4.44	27	27	27
V-43	Mission Garin	RMB4 SD5	3.24	2.59	27	27	27
V-44	Mission Garin	RMB4 SD5	13.20	10.56	115	115	115
V-45	Mission Garin	RSB20	2.13	1.70	2	5	7
V-46	Mission Garin	RSB20	1.40	1.12	1	3	5
V-47	Mission Garin	RM SD5	15.43	12.35	115	115	115

ID #	Neighborhood	Zoning	ACs	Net Acres	Housing Potential		
					Min.	Avg.	Max.
V-48	Mt. Eden	RS	1.94	1.55	7	10	13
V-49	Mt. Eden	RS	0.16	0.13	1	1	1
V-50	North Hayward	RM	1.02	0.82	7	11	14
V-51	South of Rte. 92/Glen Eden	RS	39.80	31.84	137	207	277
V-52	South of Rte. 92/Glen Eden	RSB6	2.87	2.30	10	15	16
V-53	South of Rte. 92/Glen Eden	RSB6	22.30	17.84	75	116	125
V-54	South of Rte. 92/Glen Eden	RSB8	19.40	15.52	67	78	82
V-55	Tennyson Alquire	PD	1.22	0.98	29	29	29
V-56	Tennyson Alquire	PD	9.42	7.53	72	72	72
V-57	Tennyson Alquire	PD	2.42	1.94	0	0	0
V-58	Tennyson/Alquire	RS	1.12	0.90	4	6	8
V-59	Tennyson/Alquire	RS	1.20	0.96	4	6	8
V-60	Upper B	CN	1.57	1.26	11	16	22
V-61	Upper B	RS	2.68	2.15	9	14	19
V-62	Upper B	RS	0.53	0.42	2	3	4
V-63	Upper B	RSB6	0.18	0.14	1	1	1

Table C-4 Inventory of Land Zoned to Allow Residential Development that Could be Redeveloped

ID #	Neighborhood	Zoning	ACs	Net Acres	Housing Potential		
					Min.	Avg.	Max.
U-1	Burbank - Cannery	RM SD4	2.44	1.95		24	24
U-2	Burbank - Cannery	RH SD4	2.80	2.24		56	68
U-3	Burbank - Cannery	RH SD4	2.31	1.85	36	46	46
U-4	Burbank - Cannery	RH SD4	2.25	1.80		45	54
U-5	Burbank - Cannery	RH SD4	2.31	1.85	36	46	46
U-6	Burbank - Cannery	RH SD4	1.61	1.29		32	39
U-7	Burbank - Cannery	RH SD4	2.98	2.38	48	60	60
U-8	Burbank - Cannery	RH SD4	2.61	2.09	42	52	52
U-9	Burbank - Cannery	RH SD4	2.98	2.38	48	60	60
U-10	Burbank - Cannery	RH SD4	2.14	1.71	34	42	42
U-11	Burbank - Cannery	RH SD4	2.98	2.38	48	60	60
U-12	Burbank - Cannery	RH SD4	1.90	1.52	30	38	38
U-13	Burbank - Cannery	RH SD4	3.69	2.95	60	72	72
U-14	Burbank - Cannery	RM SD4	1.60	1.28	12	15	19
U-15	Burbank - Cannery	RH SD4	1.45	1.16	12	14	17
U-16	Burbank - Cannery	RH SD4	2.43	1.94	39	39	39
U-17	Downtown	CC-C	1.2	0.96	17	25	33
U-18	Downtown	RH	0.32	0.26	4	7	9
U-19	Downtown	RH	0.14	0.11	2	3	4
U-20	Downtown	RH	0.13	0.10	2	3	4
U-21	Downtown	RH	0.16	0.13	2	3	4
U-22	Downtown	RH	0.10	0.08	1	2	3
U-23	Downtown	RH	0.10	0.08	1	2	3
U-24	Downtown	RH	0.11	0.09	2	2	3
U-25	Downtown	RH	0.10	0.08	1	2	3
U-26	Downtown	RH	0.10	0.08	1	2	3
U-27	Downtown	RH	0.10	0.08	1	2	3
U-28	Downtown	RH	0.09	0.07	1	2	3

ID #	Neighborhood	Zoning	ACs	Net Acres	Housing Potential		
					Min.	Avg.	Max.
U-29	Downtown	RH	0.08	0.07	1	2	2
U-30	Downtown - Cannery	CC-R	2.93	2.34	46	46	46
U-31	Fairway Park	CN - PD	0.48	0.38	3	5	18
U-32	Fairway Park	CN - PD	0.56	0.45	4	6	18
U-33	Fairway Park	CN - PD	1.72	1.37	12	18	19
U-34	Harder Tennyson	RS	1.06	0.85	4	5	7
U-35	Harder Tennyson	RSB6	2.84	2.28	10	15	16
U-36	Hayward Highland	RS	1.58	1.26	5	8	11
U-37	Hayward Highland	RS	1.33	1.06	5	7	9
U-38	Hayward Highland	RS	1.19	0.95	4	6	8
U-39	Hayward Highland	RS	1.18	0.94	4	6	8
U-40	Hayward Highland	RS	1.54	1.23	5	8	11
U-41	Hayward Highland	RS	2.12	1.69	7	11	15
U-42	Hayward Highland	RS	1.77	1.41	6	9	12
U-43	Hayward Highland	RS	1.36	1.09	5	7	9
U-44	Hayward Highland	RS	1.13	0.90	4	6	8
U-45	Hayward Highland	RS	1.20	0.96	4	6	8
U-46	Hayward Highland	RSB10	1.47	1.17	1	3	5
U-47	Hayward Highland	RSB10	1.50	1.20	1	3	5
U-48	Hayward Highland	RSB10	1.53	1.22	1	3	5
U-49	Hayward Highland	RSB6	1.00	0.80	3	5	6
U-50	Hayward Highlands	RH	1.23	0.98	17	26	34
U-51	Jackson Triangle	RM	1.77	1.42	12	19	25
U-52	Longwood Winton Grove	RH	1.13	0.91	16	24	32
U-53	Longwood Winton Grove	RMB3.5	1.17	0.94	4	6	8
U-54	Mission Garin	RH	1.53	1.22	21	32	43
U-55	Mission Garin	RS	1.46	1.17	5	8	10
U-56	Mission Garin	RSB10	2.34	1.87	2	5	8
U-57	Mission Garin	RSB20	6.66	5.33	5	14	23
U-58	Mission Garin	RSB20	1.14	0.91	1	2	4
U-59	Mt. Eden	RS	1.79	1.44	6	9	12
U-60	Mt. Eden	RSB4	1.74	1.39	12	14	17
U-61	Santa Clara - Cannery	RH SD4	6.90	5.52	110	138	138
U-62	Southgate	RS	1.37	1.10	5	7	10
U-63	Upper B	RS	1.87	1.50	6	10	13
U-64	Upper B	RS	1.07	0.85	4	6	7
U-65	Upper B	RSB6	4.98	3.98	17	26	28
U-66	Upper B	RSB6	1.11	0.89	4	6	6
U-67	Upper B	RSB6	1.07	0.86	4	6	6
U-68	Upper B	RSB6	1.32	1.05	4	7	7

THE REMAINING PAGES TO APPENDIX C
REGARDING INVENTORY OF VACANT AND
UNDERUTILIZED PARCELS BY PLANNED
LAND USE, CAN BE FOUND UNDER A
SEPARATE LINK TO THIS REPORT.

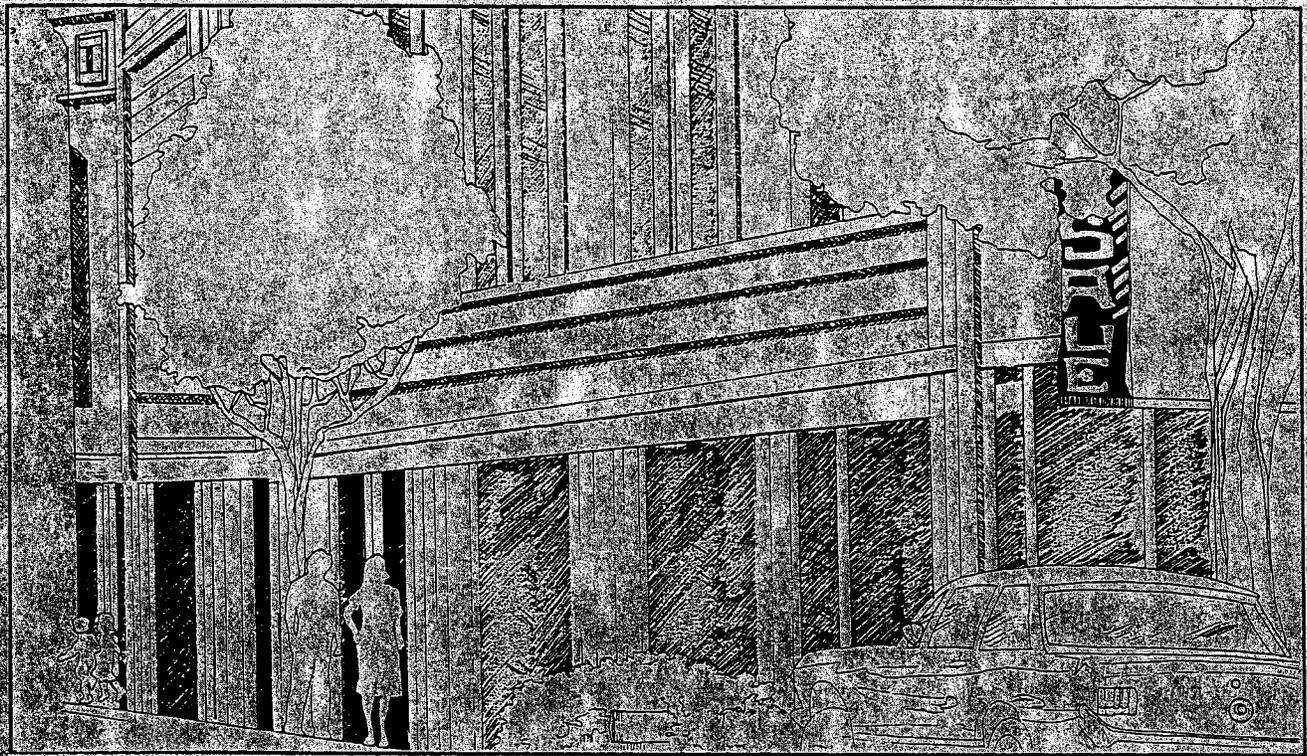
Appendix D

City of Hayward Design Guidelines

(Please refer to attached document)

APPROVED BY THE CITY COUNCIL

CITY OF HAYWARD



DESIGN GUIDELINES

DEVELOPMENT REVIEW SERVICES

777 "B" Street ■ Hayward, CA 94541 ■ 510/583-4200

Adopted November 9, 1993

**Guidelines Prepared with the Collaboration of
The Hayward Planning Commission,
the Board of Zoning Adjustments, and the Hayward Planning Staff**

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HAYWARD DESIGN GUIDELINES

The *Hayward Design Guidelines* seek to identify elements of good design which will enhance the appearance of the city and make it more livable. The framework of general guidelines to be applied to all development together with specific guidelines for specific land uses and parts of the city allows more aspects of design to be systematically considered. Consolidation of guidelines which represent the contemporary concerns of citizen review bodies, staff practice and Council direction is intended to make the guidelines more readily available to the development community and the public.

Design guidelines are flexible in order to respond to the unique set of circumstances of each site and type of development and to balance the many elements which go into a design. Reasons for deviating from the Design Guidelines should be compelling and clearly stated in the public record. Otherwise, a project or a request for a building permit may be disapproved for failure to meet the City's land use policies.

This document supercedes:

Design Review Guidelines, (1987); Policy on the Use of Walls, Fences and Other Barriers and Screening Material, (1986); and Design Requirements and Guidelines for Downtown Hayward, July 22, 1986.

Separate documents which contain design guidelines are:

Hillside Design and Urban/Wildland Interface Guidelines, 1993.

Downtown Design Plan, 1987, Recentering, 1992, Focal Point Master Plan, 1992, and Commercial Design Manual for the Hayward Downtown Historic Rehabilitation District, 1993, (Downtown).

Landscape Beautification Plan, 1987 (arterial landscaping).

Standards which also must be considered in design include the Grading, Subdivision, Security, Sign, Parking, and Zoning Ordinances of the Municipal Code.

**CITY OF HAYWARD
DESIGN GUIDELINES**

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II. DESIGN GUIDELINES FOR SPECIFIC LAND USES

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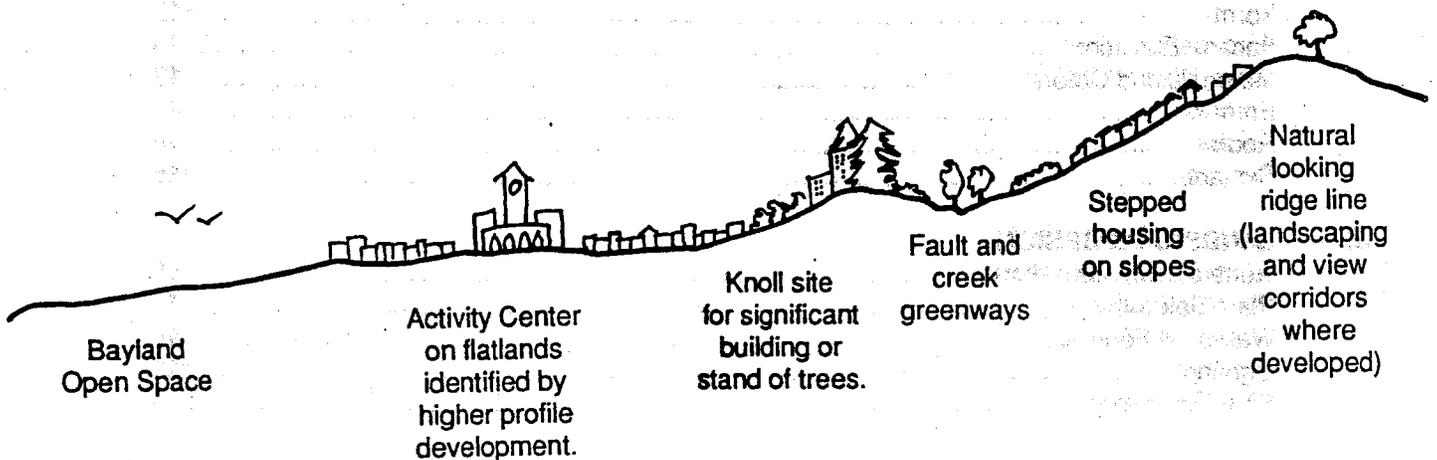
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SITE PLANNING: GENERAL CONSIDERATIONS

A good site plan creates an environment that is pleasant for human use while preserving the positive physical aspects of the site such as views, mature trees and historic buildings, and minimizing its physical problems such as flooding or noise. Compatibility of proposed uses with existing adjacent uses and the needs of the city as a whole is also a primary consideration. Site plans should indicate location of mature trees; location, use and stories of adjacent buildings and other significant site features. Photo montages, computer simulations, scale models, and/or detailed pedestrian-level elevations may be needed to assess the fit of the proposal with the site. A preapplication conference can help identify special site considerations and aid subsequent design.

- Use design to protect and feature the unique aspects of a site such as waterways, significant trees, public open space, views, and/or sense of history.

- Cluster development in order to maintain continuity of open space, to shape more usable outdoor areas, and to avoid more hazardous areas such as active fault traces.

- Give special attention to those parts of a development which interface with public environments such as street frontages or parks. Scale, landscaping and setbacks should be related.

- Site activities to avoid possible conflicts; one use can buffer another from nuisances such as noise and traffic.

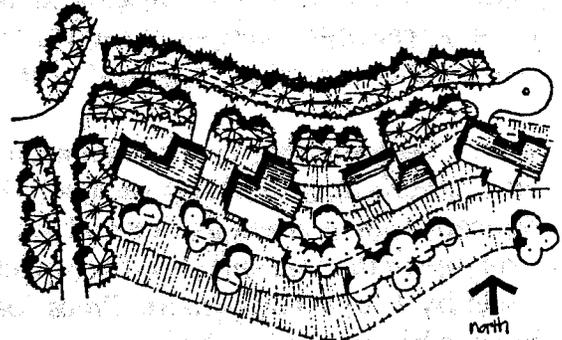
- Site new buildings and landscaping to transition gracefully to permanent development around them and to preserve privacy of adjacent residential uses.

- Coordinate development to secure mutual advantages such as sharing curb cuts, parking lots and plaza areas.

- Consider a proposed development from all aspects; e.g., the roof equipment may be visible from units above a proposed structure, or a critical view corridor may be endangered.

- Encourage landmarks such as cupolas, steeples, towers, special roofs, or chimney forms for significant buildings, centers or transportation hubs to provide points of orientation.

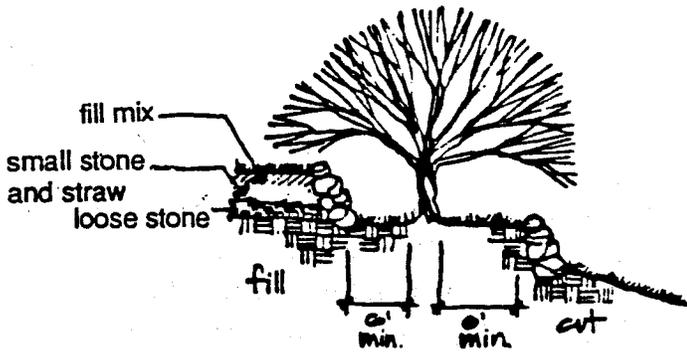
SITE PLANNING: LANDFORM



Development must reflect landform in order to contribute to an attractive pattern for the city and to avoid problems of erosion, flooding, sliding and siltation. See *Hillside Design and Urban/Wildland Interface Guidelines* for building in hill area.

- Clearly indicate portion of the site to be graded and calculate approximate percent of the site to be graded on submissions for review.

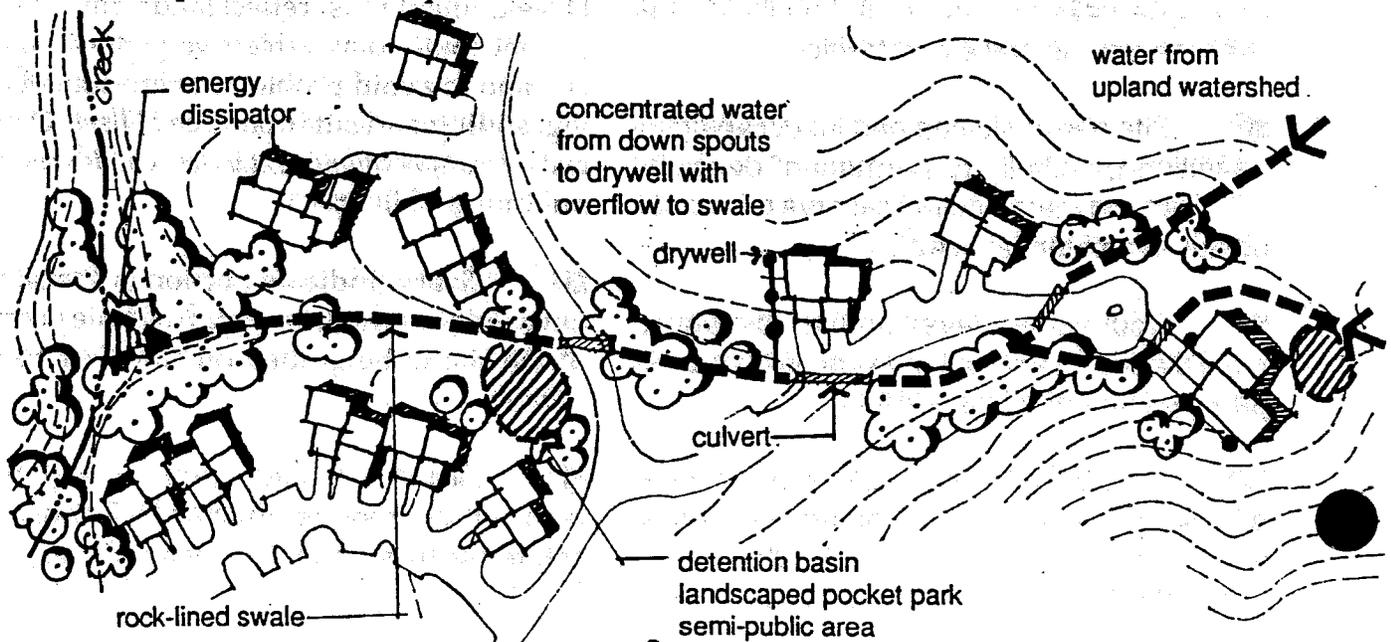
- Clearly indicate grades on adjoining land which may be affected. Fill must not create drainage problems for adjoining property.



SITE PLANNING: TREE PRESERVATION

Mature trees and shrubs help control erosion and provide immediate shade and character to a new development. (Trees with a 30" or greater circumference are protected by the Tree Preservation Ordinance; a permit is required for removal.)

- Retain existing healthy, mature plant material as much as possible, especially large trees. A certified arborist should develop a preservation program for significant trees.
- Maintain the level of soil around the tree and original water supply levels. Protect the root zone of trees as determined by the drip line of the tree and avoid compaction of roots by heavy equipment. Trees lost will have to be replaced with box specimen trees.



SITE PLANNING: DRAINAGE

Grading alters the natural drainage patterns of the site. Provision for drainage must therefore be made when planning the site, to insure that all on-site drainage is through areas designed to serve this function. Surface runoff can then be disposed of without erosion or sedimentation and may be collected for use in water features. (See Grading Ordinance; Minimum Slope is generally 1% on all surfaces except concrete.)

- Setback development from creeks to allow riparian vegetation to control erosion and slow runoff; avoid culverting.
- Use grading techniques to retain as much run-off on site as practical, allowing for percolation in detention basins, dry wells and porous surfaces. Consider porous paving materials, e.g., interlock pavers, porous asphalt mixes, decomposed granite, and turfblock as consistent with required load-bearing capacity.

SITE PLANNING: SOLAR ACCESS

By law, the design of a subdivision should provide for feasible passive or natural heating or cooling opportunities. In many instances, the psychological benefit of having the sun penetrate into interior spaces is as important as the energy-saving benefits.

- Concentrate building on south- and east-facing slopes; avoid building in steep-walled canyons due to low solar exposure and extremes in temperature.

- Orient streets on an east/west axis to maximize solar access possibilities where compatible with topography and existing street pattern.

- Vary setbacks to provide good solar access where street orientation is not favorable. In Planned Developments, zero-lot-lines may permit buildings to abut the north property line, thereby providing the greatest possible yard area to the south of each building (see p. 22).

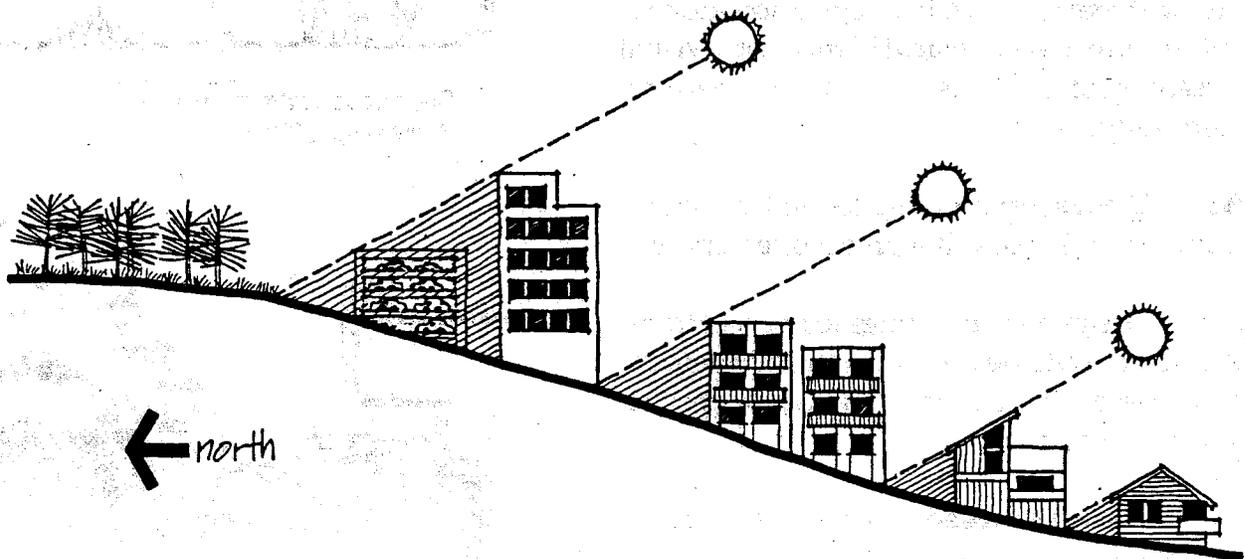
- Orient the long axis of a building east and west where consistent with other design considerations.

- Orient a sufficient amount of roof areas for roof collectors within 22.5° of south.

- Locate buildings on lots so that the sun can reach the south wall and roof of each unit without obstruction.

- Site buildings so that their shadows do not cover plazas and sitting areas. Locate buildings on the north side of outdoor use spaces whenever possible, and shape the building mass to cast a minimum shadow.

- Site taller buildings to the north of shorter ones. Utilize portions of the site with poor solar access for service functions like parking.



**SITE PLANNING:
NOISE CONTROL,
MICRO CLIMATE AND
AIR QUALITY**

The site plan can minimize the intrusion of loud noises by utilizing noise buffers, by separating incompatible uses, and by locating proposed uses in areas where they will be most compatible with surrounding noise levels.

The micro-climate can be modified through careful siting of structures, land forms and vegetation, improving outdoor living conditions and reducing energy demands for heating and cooling.

Air quality can be maintained and noise reduced by providing for pedestrian, bike and transit transportation, and by judicious siting and landscaping decisions. More trees should be planted throughout the city for reasons of environment, appearance, energy conservation, air quality, climatic impacts and pedestrian comfort.

■ Buffer noise with planting in conjunction with berms or walls. Vegetation alone is not an effective physical buffer, but visual screening of the noise source reduces perceived sound level.

■ Utilize orientation to deflect sound from sensitive uses like group open space.

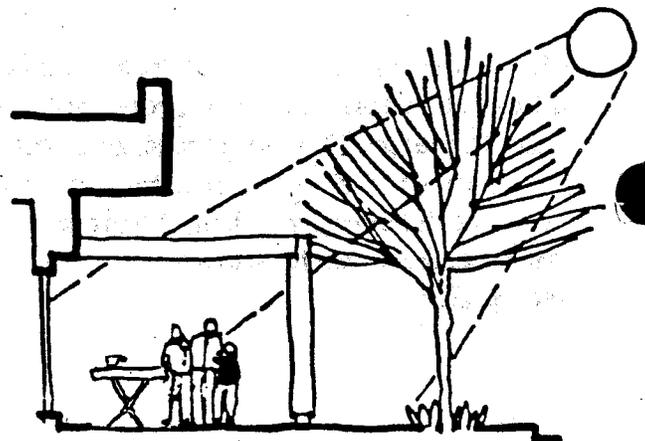
■ Design new buildings to prevent transmission of outside noise, to minimize equipment noises, and to minimize noise transmission between units.

■ Protect exposed areas from prevailing winds with evergreen windscreens.

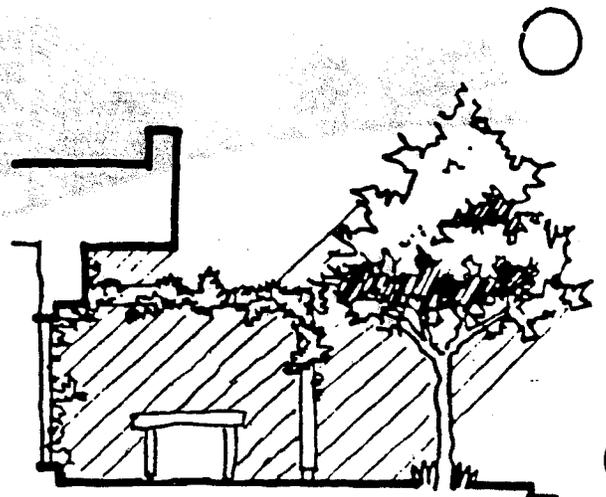
■ Provide shelter from winter rains at key access points.

■ Use deciduous landscaping to maximize winter heat gain on south side while minimizing summer heat gain.

■ Locate areas used for intensive human activities such as sports fields away from significant air pollution sources and filter pollutants with mounding and landscaping next to emission sources.



Deciduous Landscaping for Winter Heat Gain



... and Summer Shade

SITE PLANNING: OUTDOOR USE SPACES

The placement, size and proportions of outdoor spaces should relate to their function and to associated indoor spaces to maximize utilization. Outdoor spaces cut off from the buildings they serve by driveways and parking are rarely useful as outdoor living spaces except as sports courts.

When outdoor space has clearly defined boundaries and a strong relationship to a particular structure or cluster of structures, there can be a sense of proprietorship for the space by the owner or user of the structure, which discourages crime and encourages use and maintenance of the space. Clustering of units within a larger complex to create semi-public outdoor use spaces with amenities such as seating strengthens a sense of community.

- Configure buildings so that adjacent open spaces are visible and easily surveyed. Greater surveillance and safety result from encouraging a variety of uses. Minimize remote, inaccessible outdoor spaces.

- Locate uses most sensitive to noise away from noise sources; avoid enclosing noise-producing facilities such as parking lots or swimming pools with living units.

- Consider visual access for police patrol in siting of parking, buildings and selection of vegetation. Doorways and addresses should be visible from major circulation routes and lit at night.

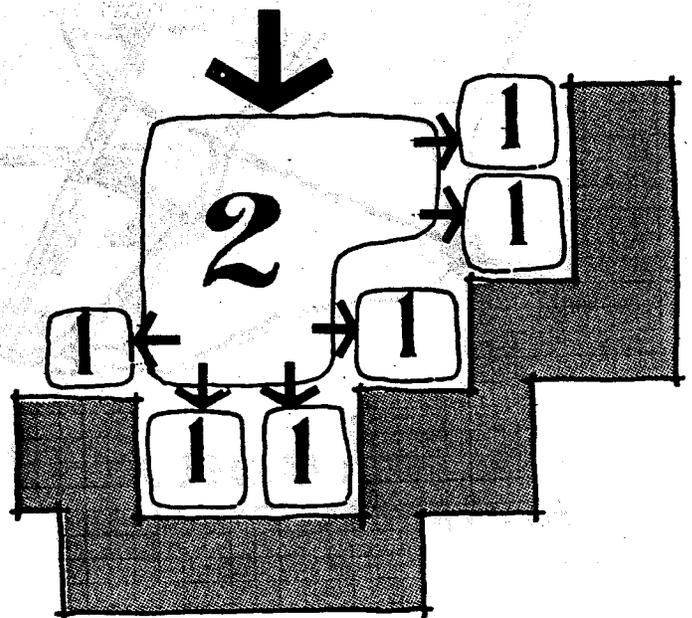
- Extend building territories into outdoor use spaces with special landscape treatment such as trellises, paving, low walls or planting edges.

- Provide separate identifiable entries for each unit wherever possible with private control of that space clearly indicated by the layout.

- Consider safety along primary circulation corridors between parking and entries. These routes should be well defined, well lit and visually accessible.

- Where security is a concern, limit access into central open spaces to a few major entries and channel pedestrians past activity areas such as building manager's office, recreation facility or seating areas for casual surveillance.

- 1** PRIVATE ENTRY:
individual identity
formal entry
most private
- 2** BUILDING GROUP ENTRY:
building identity
semi-private
building gateway
interactions with neighbors

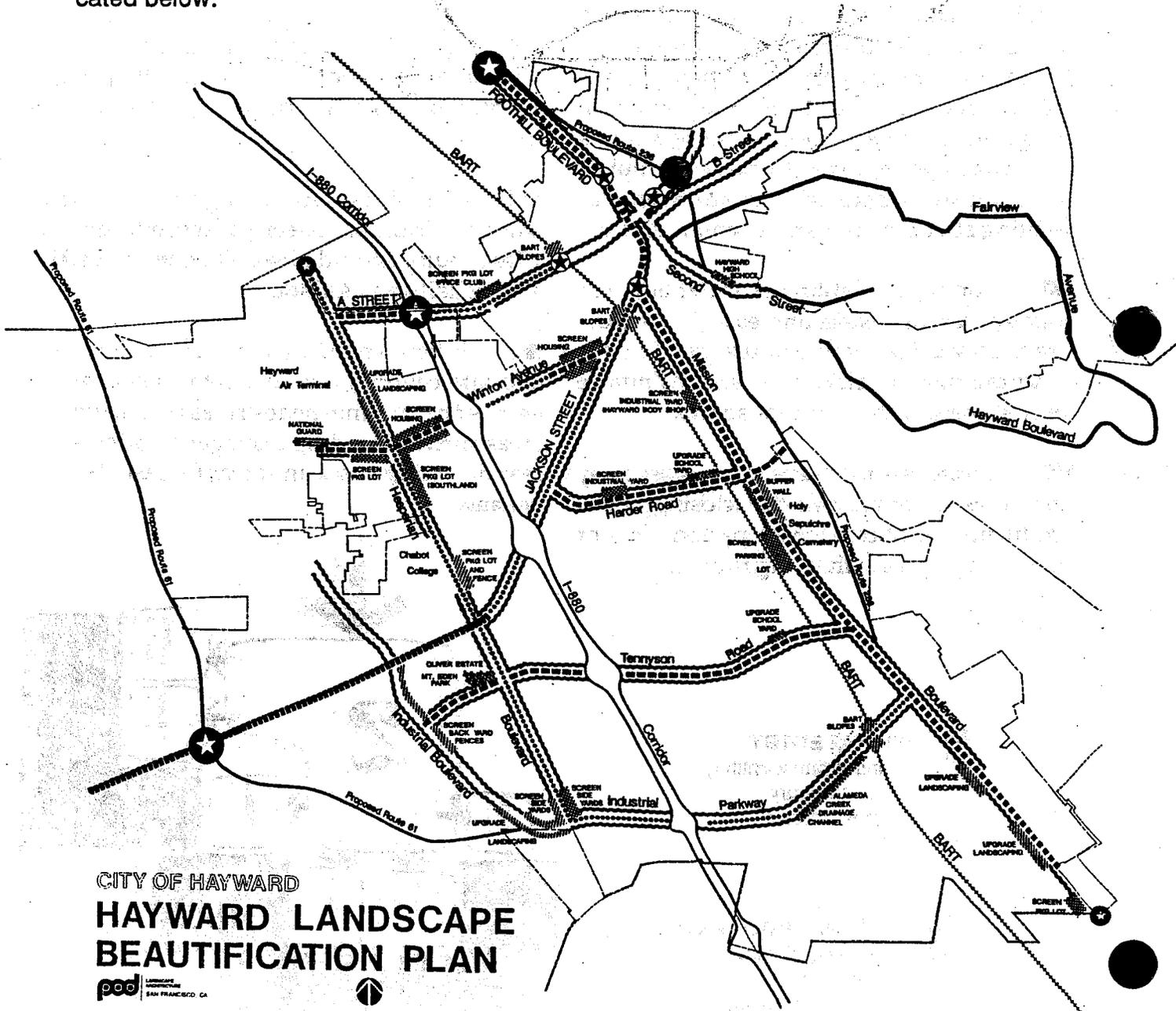


**CIRCULATION:
GENERAL CONSIDERATIONS**

Streets and pathways are special corridors providing for movement of people and goods, but they are also very important to commerce, socializing, visual orientation and city image.

■ Developments linked by the street system should make their contribution to a harmonious streetscape, with adequate sidewalk space and landscaping. *The Hayward Landscape Beautification Plan* should be consulted for development along streets indicated below:

■ Developments located along potential urban pathways, bikeways or trails as shown in *Hayward General Policies Plan* or *Hayward Recreation and Park District Master Plan* should provide suitable linkages.



CITY OF HAYWARD
**HAYWARD LANDSCAPE
 BEAUTIFICATION PLAN**
 pod | CONSULTING PLANNERS
 SAN FRANCISCO, CA

CIRCULATION: AUTO AND BUS ROUTES

New developments should contribute to a functional and cohesive streetscape with well designed driveway connections and appropriate street landscaping. Street design must also be sensitive to terrain, especially in the hills and at creek crossings. Views of the Hayward Hills, permanent open space, and other orienting features or landmarks such as All Saints Church must be considered in street layout and planting design.

- Extend existing street patterns for efficient circulation, avoiding offset intersections.
- Provide planter strips for street trees on residential collector and arterial streets, and tree wells on commercial collector and arterial streets.
- Design new streets to provide views of adjacent public open space. Open space visibility is essential to realize the value of these amenities and to maintain safety of park users.
- Accentuate creek crossings with attractive railings and narrowing of roadway where feasible by eliminating parking lane.
- Avoid single-loaded streets (development fronting on only one side) which increase paving and public maintenance costs except for single-family homes backing onto heavily traveled roads and park or open space frontage roads.
- Identify major auto entry points by special paving, lighting, signage, or landscaping.
- Maintain good visibility at street corners.

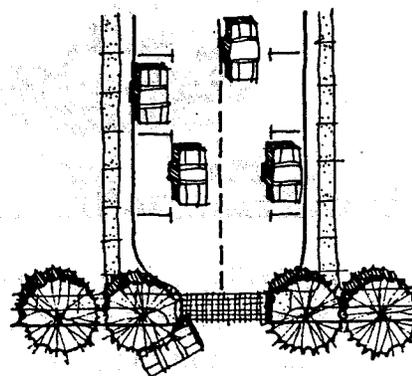
■ Restrict number of curb cuts to ease traffic and pedestrian flow on arterials and in commercial areas. Utilize alleys or shared driveways to service parking and deliveries. Do not allow loading areas to dominate street frontage.

■ Provide for access by emergency vehicles. If emergency access otherwise serves as pedestrian space, removable bollards spaced 36" apart for wheelchair access may be used to separate vehicular and pedestrian traffic. Required clearance for fire engines may combine driveway width with adjacent unobstructed sidewalk width.

■ Place bus shelters in highly visible locations near entrances to major employment centers, shopping centers and institutions. Provide turnouts at major destinations where appropriate.

■ Design bus shelters to complement style of the commercial development or residential area.

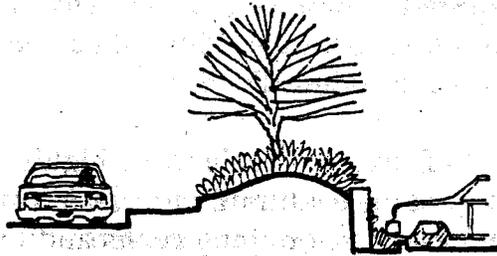
■ Consider use of special paving or crosswalks to alert drivers on heavily traveled streets. In pedestrian districts, consider reduction of roadway at selected corners to widen sidewalk, slow through traffic, and increase pedestrian amenity.



CIRCULATION: PARKING

Parking areas comprise a large amount of the urban open space. Parking should be easily located yet screened by architecture or landscaping to prevent auto storage spaces from becoming visually dominant features of the landscape. Zoning Performance Standards require a minimum of 10' of landscaping between parking lots and a public right-of-way.

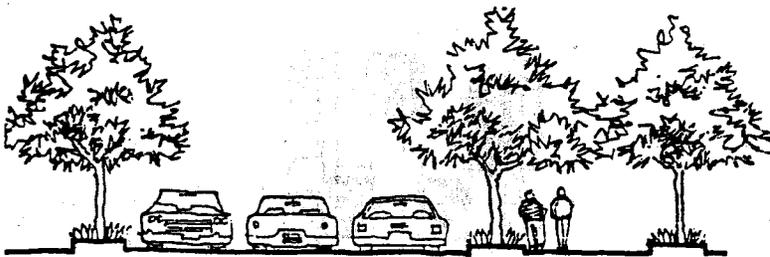
- Locate truck docking and loading areas to prevent interference with traffic. Utilize truck turning templates for design.



- Screen parking lots along streets by changes in grade, berms, walls, and/or planting. (Specifications are included in *Hayward Landscape Beautification Plan*.)

- Combine adjoining parking lots to minimize driveways on busy streets and gain parking efficiency. Reciprocal easements are suggested.

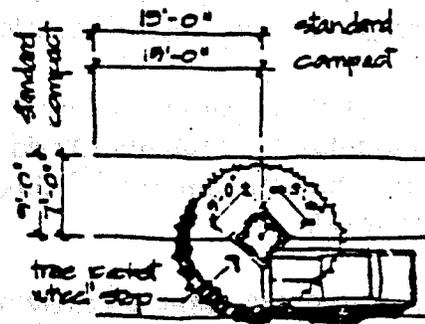
- Buffer adjoining outdoor use spaces with walls and planting.



- Minimize large expanses of paving by introducing plant materials, particularly shade trees. For small cutouts in paving, be certain to select deep-rooted species.

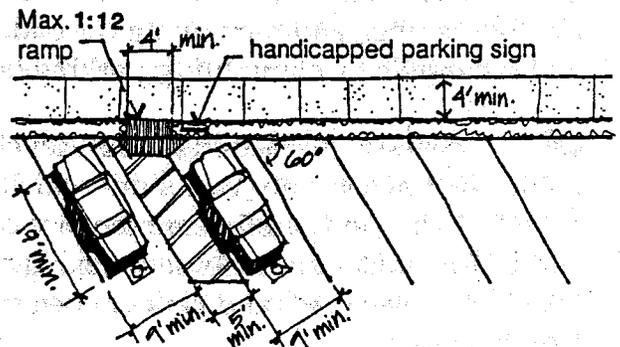
- Vary arrangement of required parking lot trees to relate to the configuration and style of building and/or to the characteristics of the trees selected, e.g., cluster to form "natural" glades or space evenly for an orchard row appearance.

- Consider 5' by 5' diamond tree cutout wheel stop at the center of four 90° opposed parking spaces to provide planting areas without reducing the number of parking stalls.



Stall length may be reduced by 2'-0" where car overhangs landscaping.

- Locate handicapped parking as close as possible to the primary entrance.



- Locate parking lots so there is some casual surveillance from the building it serves.

- Emphasize the pedestrian safety by providing pathways to move pedestrians to building entrances with ease. Consider crossing zones of special pavement to alert drivers.

CIRCULATION: PEDESTRIAN WAYS

Pedestrian ways should be destination-oriented, separated from auto traffic, and tailored to the intended use of the path. The primary circulation route should be the widest and most direct.

- Separate pedestrians from heavy traffic with parked cars and street trees wherever feasible.

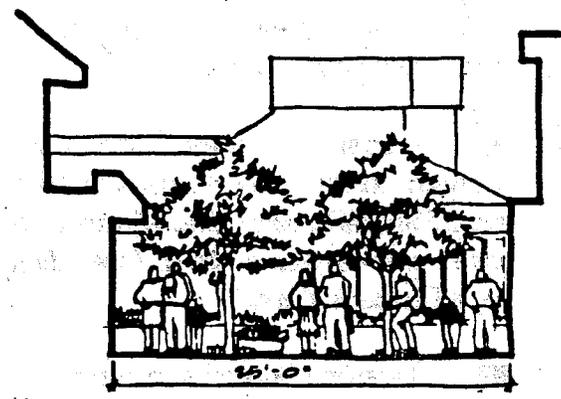
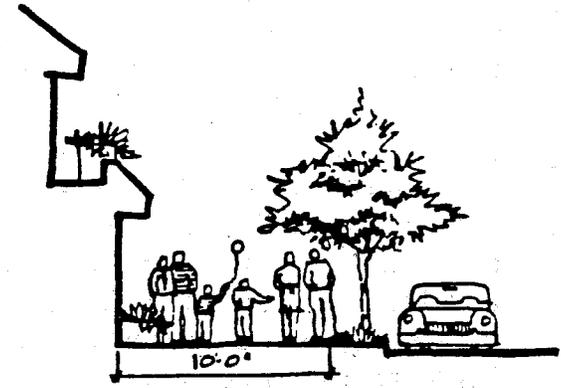
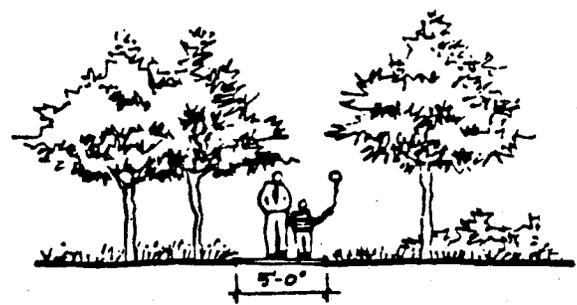
- Provide walkway from sidewalk to entrances; in large developments, call out walkways with decorative paving and landscaping.

- Design pedestrian pathways for short walking distances to transit stops, parks, shops and other walkable destinations.

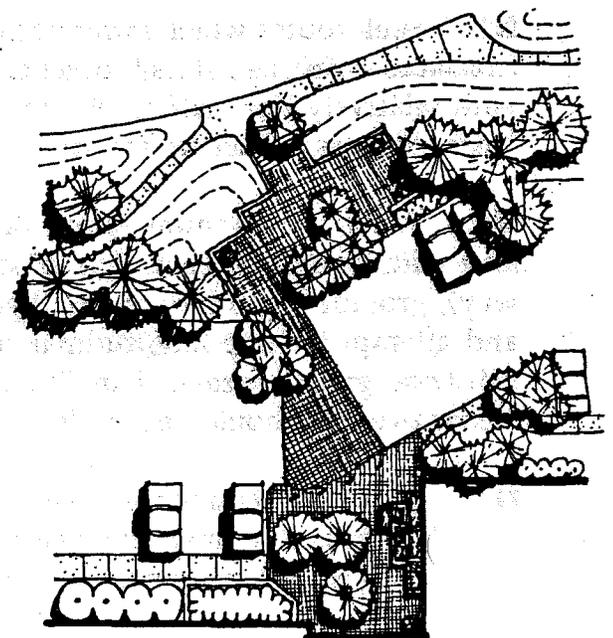
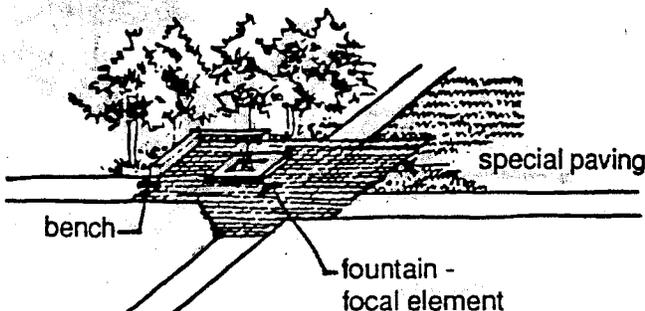
- Provide access to creeks or other natural features such as view points where suitable for public enjoyment.

- Orient the pedestrian with vistas connecting to destinations.

- Develop a sequence of spaces in conjunction with the path. Avoid long stretches of sameness and overly large spaces, and provide points of visual interest such as a fountain or other focal feature where paths cross or special function occurs.



Path Width Corresponding to Use



**CIRCULATION:
BIKEWAYS**

Bicycle use should be encouraged with the provision of safer bikeways and bicycle storage. Separation of car, bike and pedestrian circulation at the site planning stage of new development and connection to planned bike network is ideal.

■ Keep Class 1 bikeway opportunities open along the Bayland edge, along water channels A, B and D (per Alameda County Flood Control agreement), along the active fault traces, and along creeksides (i.e., Ward, Highland and San Lorenzo creeks). Provide bikeways or easements for future development as appropriate.

■ Consider wider sidewalks where designated for bikeway use on Winton Ave. from Santa Clara to Southland and on sections of Hesperian Blvd. (see *Hayward Bicycle Facilities Plan*).

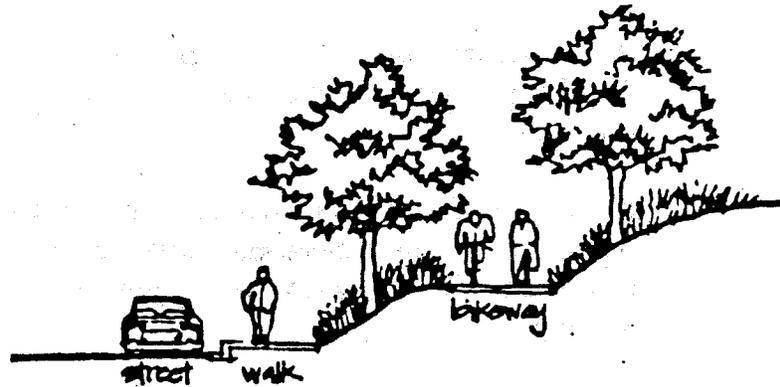
■ Design bikeways to connect to transit station bike storage, shopping center bike racks, schools, colleges and parks.

■ Seek routes which minimize danger from auto traffic, i.e., Class 1 routes or streets with relatively low traffic volumes or few places for cars to back into route.

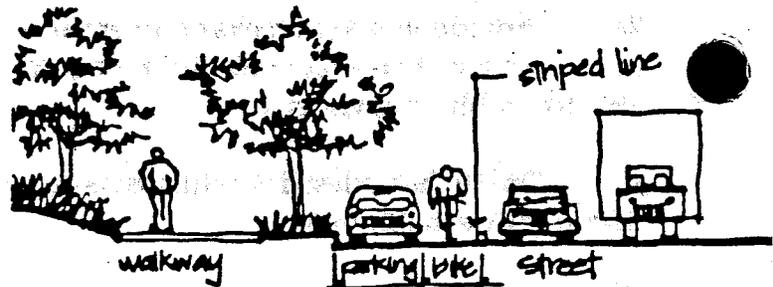
■ Allow a minimum width of 3' per lane with 2' clear on each side (8' for two-way), provide a gently curving alignment, and attempt to keep longitudinal slope to 2%. Long grades greater than 5% and side slopes over 2% should be avoided.

■ Locate bicycle racks in easily observable locations on commercial centers and in parks and near school and office entrances.

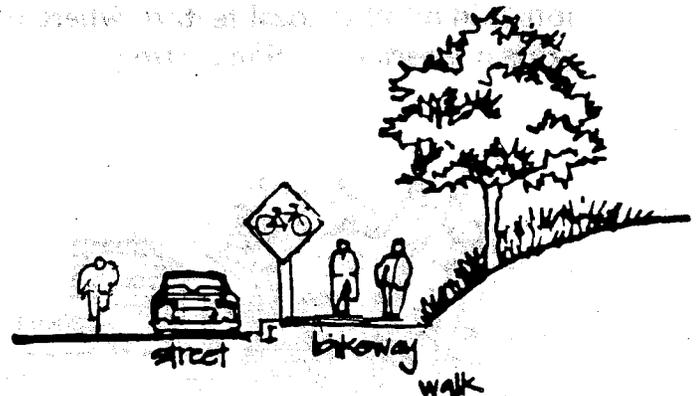
■ Consider provision of bike lockers or locked fenced bike storage for multifamily residential developments where bike storage is not incorporated in design of individual units.



Class I -
Completely separated bikeway



Class II -
Semi-exclusive right-of-way (on street)



Class III -
Shared right-of-way bicycle route designated by signs or stencils (shares car lane or walkway)

ARCHITECTURAL DESIGN: GENERAL CONSIDERATIONS

These design guidelines emphasize compatibility of new construction with existing structures, natural features, and/or specific area plans. No building can be evaluated separately from its context - whether natural land forms or surrounding development. Individual buildings should fit well with existing or planned character of surroundings and should help form a coherent pattern of circulation and open space.

To achieve a comfortable scale, buildings can be organized as a complex of smaller buildings or parts connected by arcades, plazas and paths. At higher densities, a single building can be sculpted to provide identifiable parts. Nonetheless restraint must be exercised to avoid over-building the site.

ARCHITECTURAL DESIGN: HISTORICAL CONTENT

Buildings and places can be "historical" because of association with noted activities and people of the past, or simply because they recall valued periods in the past. Maintaining some of the architectural styles from early Hayward helps give the city a sense of perspective and continuity.

Preserving a historical sense of place is not limited to maintaining the architectural style of buildings. Cohesive urban form in the block and lot patterns, building massing and view corridors for significant buildings is also critical.

- Encourage preservation of historical buildings. Consider adaptive reuse such as using old homes for restaurants or offices, and canneries for workshops or sales.

- Design new buildings in areas of historical character to be compatible with that character in their use of materials, building orientation and building form. Oldest neighborhoods generally have parking in rear and raised porches in front.

- Design additions to Victorian or other historical buildings to be compatible with the design, concept and details of the original structure.



ARCHITECTURAL DESIGN: FORM

The form of a building should derive from the context, interior and exterior functions of the building; and the symbolic importance of the building and its components. All components should be integrated into an harmonious arrangement.

Scale is created by the size and proportion of all physical elements that comprise our environment in relationship to human physical dimensions, perception and comprehension. Large buildings can be designed to blend with smaller structures by breaking building into smaller components which relate to heights of adjacent buildings, by providing views into interior spaces, and by increasing setback.

- Connect new buildings visually with the form of existing structures. Use colors, materials and a scale that are harmonious with nearby development.

- Increase setbacks for bulky structures from adjacent structures or pathways, except at major intersections where larger buildings may be appropriate.

- Break bulky buildings into components which relate to interior and exterior functions with variations in height, color and texture.

- Design buildings with public significance such as transit stations and hospitals to have a distinctive profile and/or physical setting.

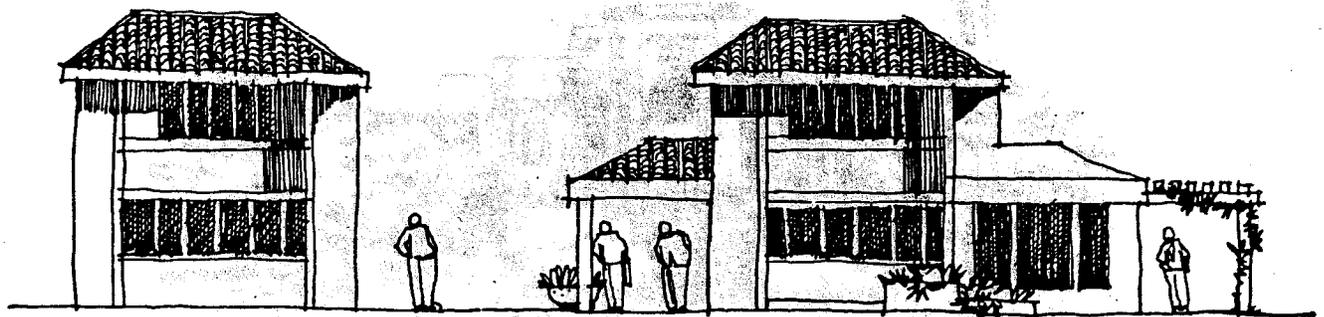
- Incorporate all the exterior components of a structure - the chimney, the decks, the eaves, the windows - in the overall configuration and form of a building.

- Give special attention to the architectural interest in pedestrian areas by using an articulated facade, sheltered pedestrian corridors and human scale detailing.

- Give attention also to building appeal as viewed from the street by motorists.

- Avoid structures which are isolated from the surrounding environment by parking lots. Tie the building to the ground with terraces, steps and planters.

- Create outdoor use spaces which are partially enclosed by the building(s), defining the open space as a useful entity rather than leftover space.



Articulate the Facade to Relate
Architecture to Human Scale

ARCHITECTURAL DESIGN: FACADE/ELEVATION

Buildings should be designed with all exterior surfaces treated as a whole, and with utility areas incorporated unobtrusively. Building components, such as windows, doors, and eaves, should have good proportions and relationships to one another.

A building should have consistent character on all elevations. Surface treatment on front elevation only generally should be avoided.

Entries, storefronts, and housing units should be articulated in the shape of roofs and walls. Flat facades with little or no articulation detract from the aesthetic quality of neighborhoods and shopping areas.

■ Generally an offset of at least 30" is needed to break up building mass into components. Large buildings would require larger offsets to break up mass.

■ Avoid extensive blank walls in neighborhoods and activity centers. Create shadow relief and high shade and light contrast with recesses, bays, trellises or other features.

■ Feature building penetrations and projections which are compatible with those of adjacent structures in order to create a rhythm of shadow patterns for the streetscape. Wall surfaces of permanent structures should suggest quality and thickness.

■ Feature balconies as an integral part of the total design. Balconies recessed into the structure generally offer greater outdoor privacy and avoid a tacked-on look.

■ Feature windows by projecting or recessing them for added shadow interest on otherwise uninteresting facades.

■ Design development to be attractive from all visible sides by providing consistent architectural detail and landscaping and enclosure of unattractive elements like refuse containers.

■ Place transformers, utility meters, pipes, vents, air conditioners, and any other equipment to avoid detracting from the architecture and landscaping. Maintain accessibility for meter readers. (Transformers are to be underground in residential areas and are not to be in front yard setback in commercial areas if not underground.)

ARCHITECTURAL DESIGN: MATERIALS AND COLORS

The selection of exterior materials and colors should take into account the existing fabric of the surrounding community.

■ Wrap the materials used on buildings around outside corners to avoid a false facade appearance. Utilize materials for additions which relate to original building to avoid tacked-on appearance.

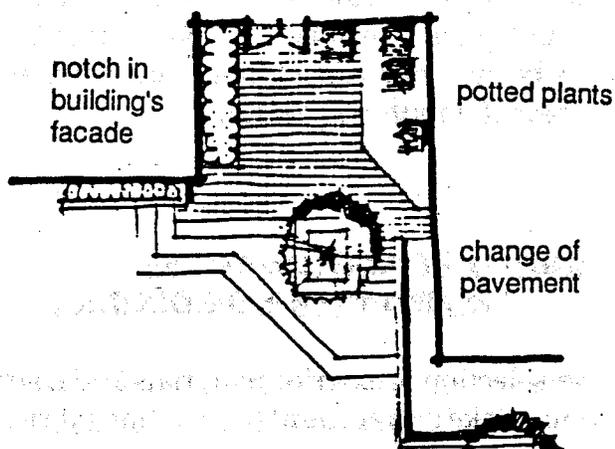
■ Select materials that are durable in order to avoid maintenance demands that may not be met. Tile roofs give an impression of permanent shelter, as well as texture and color. Avoid materials with a thin, flimsy appearance such as T1-11 plywood.

■ Select colors that are harmonious with surroundings and other building materials. Avoid harsh, glaring bright white or primary colors on large surfaces, including gas station canopies. Accent colors are encouraged to enliven commercial buildings.

ARCHITECTURAL DESIGN: ENTRIES AND AWNINGS

Entries function as a transition from the street or sidewalk to the building and are indicated by distinctive features. A change in grade or paving materials is frequently used along with a change of architectural scale. Overhead elements such as canopies or arbors can also be used to create "gateways".

- Locate the main entrance near the approach to the building so that it is visible as soon as the building itself is visible.



- Indicate the entry to a building by changes in the building footprint, elevation and volume, and in the landscaping.
- Avoid narrow or deeply recessed entries and entries hidden under exterior staircases.
- Consider awnings to provide shade from sun and protection from rain, to protect windows from excessive heat gain and glare, and to give a comfortable, human-scale to entrances. Awnings along a row of contiguous buildings should be related. A Fire Department permit is needed to check intervals for ladder access. Consider replacement/maintenance schedule of materials used in order to maintain awnings in attractive conditions.

ARCHITECTURAL DESIGN: ROOFS

The form of the roof should relate to the form of the building. It should enfold the structure or be integral to it, not sitting on top like a cap. The roof should not dominate the overall design of a building, but should be a significant feature in terms of creating a sense of shelter.

- Avoid "false" roofs, including partial mansards, which appear only on the upper portions of the exterior building walls and have no functional purposes. Mansard roofs must extend well in over the buildings and around the whole building to be satisfactory roof elements.
- Place the most dominant roof form over the most significant part of the building or complex. Roof form should help identify the main entrance of a large building.
- Respond to the general design of other roofs along the street. Avoid adding discordant roof shapes, pitches or materials unless building is appropriately a landmark.
- Continue roof lines around the building unless the building is of a historical architectural type that does not have this characteristic.
- Provide screening for mechanical and electrical equipment as an integral part of roof structure design.
- Make adequate provision for runoff.

ARCHITECTURAL DESIGN: SIGNAGE

Signs should be employed to identify uses and to offer public information. Signs should be compatible with the adjacent surroundings appropriate to their circumstance, (i.e., motorist or pedestrian-oriented) and in conformance with the standards of the Sign Ordinance. Within those parameters individual and group expression is encouraged. The graphic flavor of the signs can then reflect the shopkeeper or merchandise or reinforce the identity of an area.

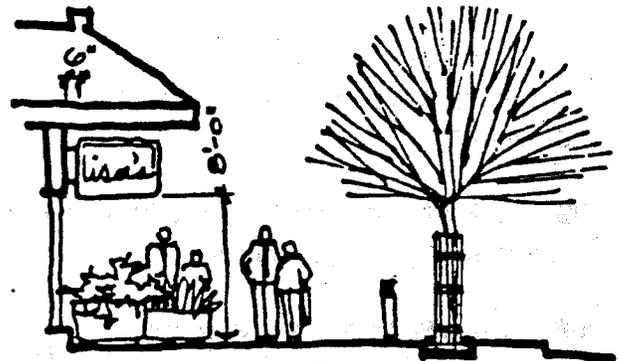
- Indicate location and form of signs in building plans. Monument signs should relate to the materials and style of the building.

- Keep signs simple; too many combinations of colors, type faces, and symbols can result in visual chaos. Signs are more legible if upper and lower case letters are combined and the image area does not exceed 40% of the total sign area.

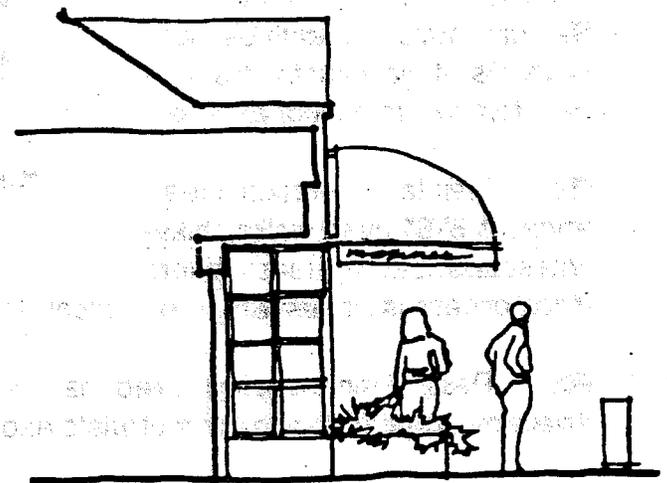
- Keep freestanding signs low, as high signs will be less visible because of street trees; if there are no parked cars, optimum height for viewing by motorists is very low.

- Identify multi-tenant developments by the name of the center and/or the address; listing tenants typically produces visual clutter illegible to passing motorists.

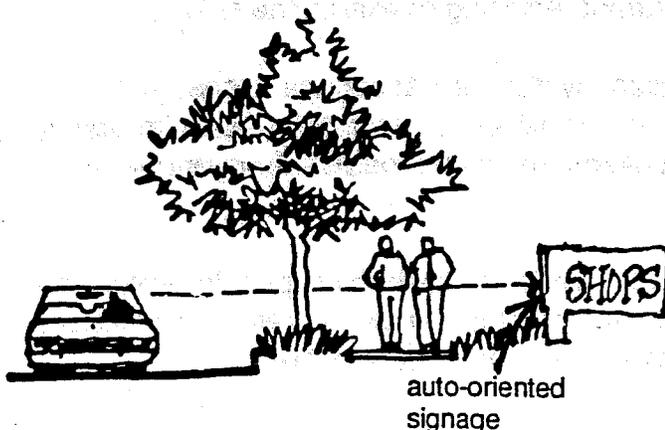
- Keep projecting signs 8' above sidewalks and, if attached to a wall, mounted 6" minimum from face of building. Such signage is appropriate for pedestrian shopping areas.



- Paint any awning signage on the awning itself. The awning's flap or end panels provide highly visible surfaces.



- Draw attention to signs with attractive landscaping, eye level placement or placement on prominent building elements. Avoid pole installations. Preferred monument signs are low, horizontal signs with incised or raised lettering set off by flowers or lawn.



LANDSCAPE DESIGN: GENERAL CONSIDERATIONS

Landscaping is versatile. For conservation, landscaping serves to stabilize hills, to reduce runoff, and to retain open space character by blending in development. For climate control landscaping can be used to provide needed shade or wind break and to buffer noise, dust and glare. Aesthetically, landscaping can form attractive streetscapes, screen ugliness, add seasonal interest, and frame architecture. Functionally, landscaping defines spaces for outdoor use, circulation and entries. Psychologically, landscaping reduces stress and provides an inviting urban environment.

- Use plant materials to define outdoor spaces such as the street edge or outdoor eating areas, or movement paths between parking area and building entry and to tie buildings into the landscape.

- Plant street frontages with large specimen trees (24" box minimum) to match existing tree planting or streetscape plan.

- Landscape around the full perimeter of the site adjacent to the property line where buffering of adjacent land use is necessary.

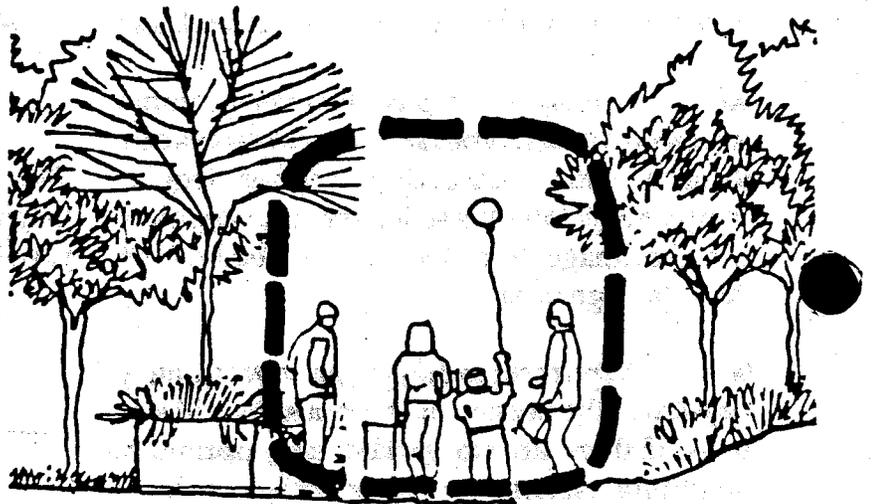
- Screen parking areas, utility areas and retaining walls. Select forms, quantities and varieties of plant materials suitable to adequately cover areas.

- Maintain a vertical clearance of 8'-6" over walks, bike-ways, and seating areas. Where truck access is necessary, the vertical clearance should be 13'-6".

- Design landscaping used near entry/exit points and circulation routes to permit adequate sight distance for motorists and pedestrians entering or exiting the site.

- Include an adequate sprinkler or irrigation system in landscape plans with fully automatic systems for commercial, industrial and residential projects. Design irrigation systems for deep root development, and water conservation by thorough, infrequent watering (see City Water-Efficient Landscape Ordinance).

- Minimize use of materials such as crushed rock, redwood bark chips, pebbles and stone or masonry slabs in place of live plant materials. Live plant materials moderate the climate, improve air quality, provide seasonal interest and relieve hard urban forms.



LANDSCAPE DESIGN: PLANT SELECTION

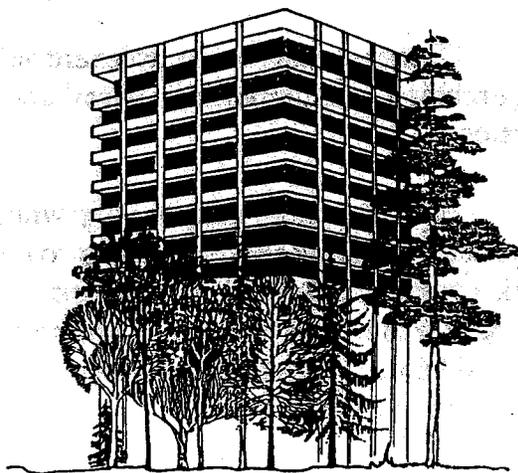
Selection of plant materials should be based on year-round interest (deciduous, color, spring flower, fruits, branching pattern) as well as form, texture, shape and ultimate growth. The plant materials should provide pleasing combinations of trees, shrubs and ground covers. Plants should be of a size that will produce the desired effect within a reasonable period of time.

■ Retain native vegetation and use drought-tolerant plants to reduce the demand for irrigation. (Consult Water Efficient Landscape Ordinance.)

■ Select plant species that are tolerant of site conditions and relatively free from pests and disease. Consider maintenance requirements

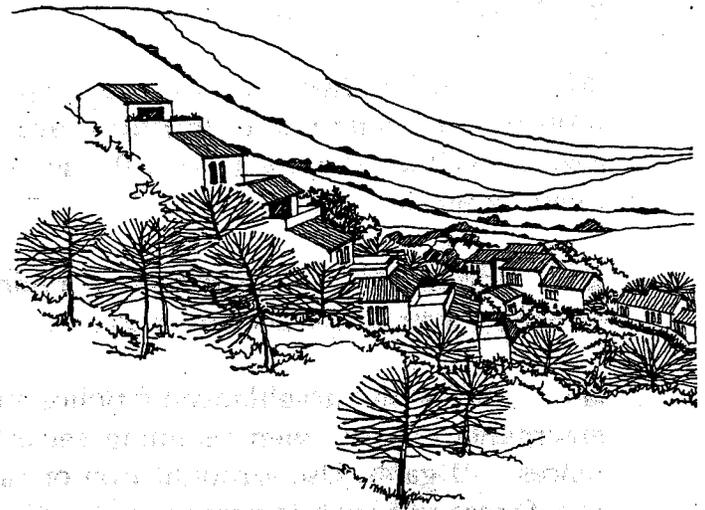
■ Select plants of the appropriate size for the intended use, maintaining clearance for doors, windows and walkways.

■ Avoid trees with aggressive roots near paving. Avoid placing plant materials near or over underground utilities if they have root systems that characteristically damage underground pipes.



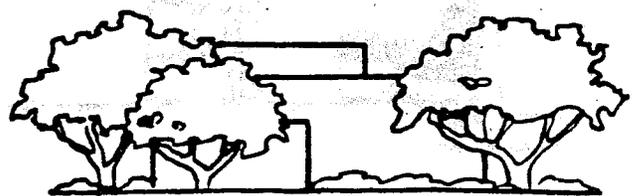
■ Select plants compatible with activity in area. Near walkways, parking lots or outdoor use areas avoid invasive plants, poisonous plants, or plants with thorns, sharp leaves, messy fruit drop or brittle branches.

■ Control erosion by planting fast-growing plants for quick soil coverage as well as slower-growing, longer-lived plants.



■ Choose plants that blend with existing natural areas. Partially screen development on prominent hillfaces with "natural" landscape patterns and fire-resistant plant materials. Plant riparian species along creeks and waterways.

■ Select plants that complement existing themes in the area and architectural design. Taller trees soften the lines of stark towers while spreading trees may complement low horizontal development.



LANDSCAPE DESIGN: WALLS AND FENCES

Walls fill a number of roles in the landscape. They serve to screen obnoxious visual elements and limit sonic intrusion. They retain slopes and provide safety from hazards or heights. Walls can create sheltered microclimates in windy areas and define territories, whether for a private residence or a neighborhood. They may also be an obnoxious visual element if they block significant views, provide a surface for graffiti, or are out of proportion to the project.

- Consider low walls to suggest spatial separation or definition of territory such as seating walls, generally 16" to 20" high, or planting walls.

- Provide 36" to 42" high walls or railing for safety from drops of more than 30".

- Allow for surveillance by police and emergency access when planning security fences and gates. Use wrought iron or cast iron fences and gates in prominent locations instead of chain link.

- Provide a 6'-8' masonry wall and landscape buffer for noise attenuation and visual screening, e.g., where commercial loading or parking areas abut residential use.

- Where significant views would be blocked or pedestrian routes cut off, limit use of sound and privacy walls. Utilize berms greater setbacks, enclosure of limited outdoor space adjoining building and plantings to provide privacy while preserving views and pedestrian options.

- Provide a 10-foot-wide landscaped area in front of walls abutting a public street.

- Reduce the perceived scale of high walls with planters, benches or berms. Consider a series of lower walls and/or riprap as an alternative to a single overbearing retaining wall. (Retaining wall height is limited to 6' by Zoning Ordinance.)

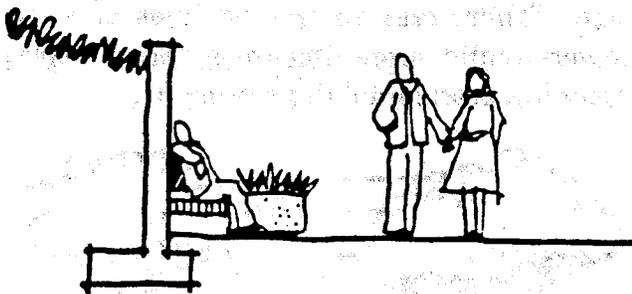
- Avoid long monotonous walls. Vary the height, elements and alignment of the wall; include gates or other penetrations; repeat modular patterns along the length of a wall.

- Provide textured surfaces for walls subject to graffiti or special surface for easy graffiti removal.

- Seek to use berms, setbacks or placement of less noise sensitive uses as buffers rather than sound walls to mitigate noise.

- Design walls to complement adjoining architecture in materials, detail and proportion.

- Modify chain link fencing where its appearance is objectionable. Color coat fence dark green or black where transparency is desired for views of open space. Where screening is desired, vines can transform the fence into a green wall.



LANDSCAPE DESIGN: LIGHTING

Night lighting has several functions in addition to contributing to safety and security for drivers and pedestrians. It can be used to identify important civic buildings; it can be used to convey a private image for commercial or residential developments; and it can be used to increase the use of public places at night.

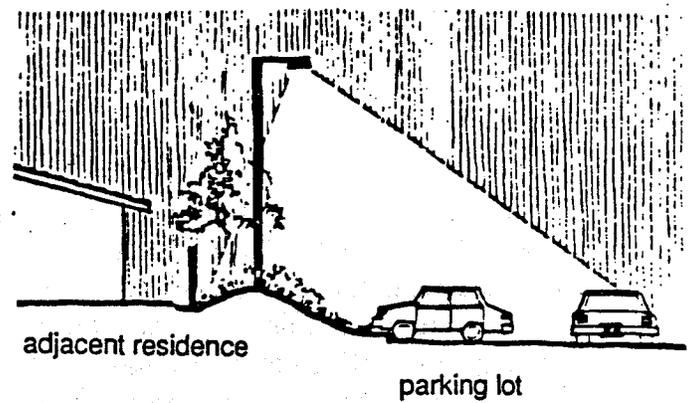
Diffused lighting, the creation of a bath of soft, shadowless light, may be attained by mounting floodlamps high in trees or on building walls. Such illumination can have application in park and plaza lighting.

Architectural lighting can be used to accent special features such as towers, cornices or columns. Spots can also be used to silhouette attractive tree forms. Night lighting must be selective to be effective and not create a nuisance for residences.

- Light premise identification for rapid emergency response and minimal confusion of visitors.

- Minimize impact of site lighting by use of downlighting and controlled sign lighting.

- Shield lights on urban streets for privacy in upper story residences. Lower level lights can be hung on street light poles for sidewalk illumination.



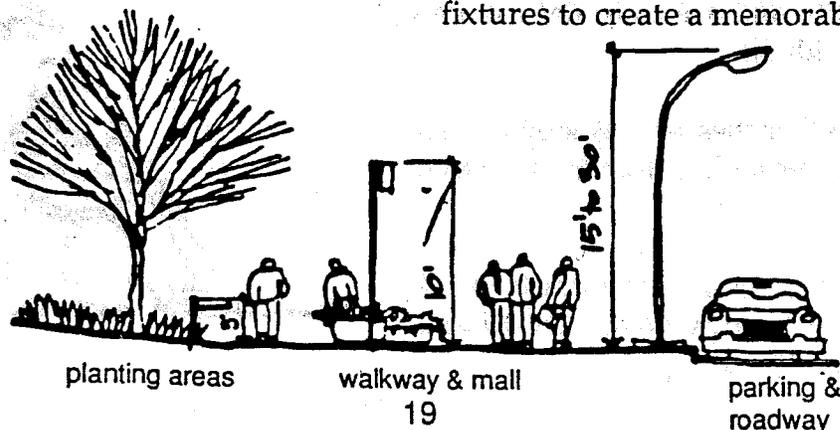
- Provide parking lot lighting for both driver safety and pedestrian security. Fixtures should have shielding to prevent spill-over of light into adjacent residential areas and be placed to avoid blockage by trees. Entry and exit points to development off roadways should be well lit. Height of light poles should generally not exceed height of main building.

- Keep walkway lighting at a pedestrian scale with mounting height 10'-12' or less.

- Utilize lighting along walkways to illuminate changes in grade, path intersections, and destination points such as seating areas and building entries.

- Place fixtures closer together in areas where security is a problem, so that light patterns overlap.

- Coordinate architecture, light fixtures and site furniture design. Use distinctive light fixtures to create a memorable image.



planting areas

walkway & mall

parking & roadway

LANDSCAPE DESIGN: SITE FURNISHING

SURFACING

Surfacing materials strongly influence the usability and comfort of a space as well as its aesthetic quality. Textural qualities of modular paving materials can scale down large spaces; distinctive paving can direct or orient uses, and color variations in pavement can enliven and distinguish outdoor use spaces.

ARBORS

Arbors can be used to keynote entries to buildings and spaces or act as gateways to large developments. They can provide protection from sun or rain, define a special area, provide privacy from overlooking units, and soften paved surfaces with shadow patterns and overhanging plants.

TRASH RECEPTACLES

Trash receptacles should be durable, covered and placed where they are visible and most likely to be needed, but not so they are obtrusive.

SEATING

Benches should be provided in places where people might want or need to spend time. They should not be located where they would obstruct pedestrian movement. Back support and arm rests provide more comfort for adults and the elderly, and are essential to many disabled individuals.

- Provide benches at bus stops to encourage employee and customer use of transit.

- Set back seating a minimum of 24" from walks in order to avoid interrupting adjacent pedestrian traffic.

TELEPHONES

Public phones are essential to many people. Plan telephones as part of the building rather than a separate structure. They should be covered and shielded from major street noise, yet visible. Adequate lighting should be provided in the telephone area for nighttime use. A shelf is needed to free hands for dialing and depositing coins.

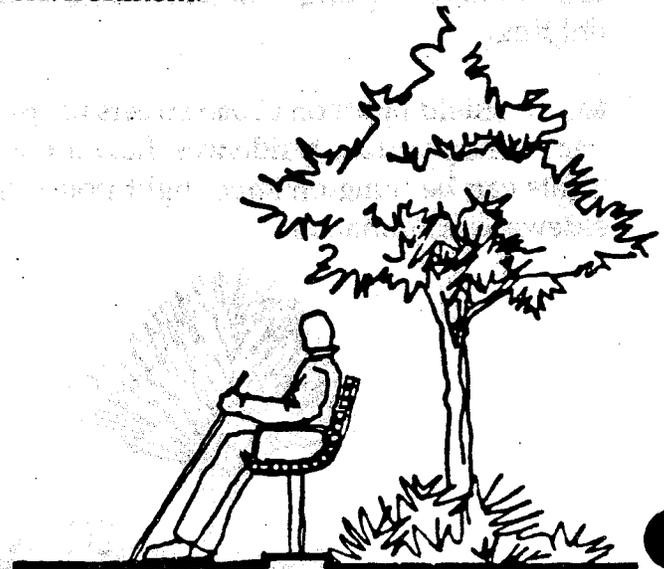
URBAN AMENITIES

Tree Guards and Grates create a desirable urban ambiance. Tree guards provide trunk protection to young trees, and grates allow water infiltration and oxygen exchange. They should be selected to accommodate tree growth.

Newspaper Racks should be consolidated.

Pots and Planters can offer seasonal display and keynote special features, such as entries.

Public Art (such as sculpture, fountains and tile work) in heavily used spaces is strongly encouraged to give unique character to the space, to provide meeting places and orientation points, and to build a stimulating urban environment.



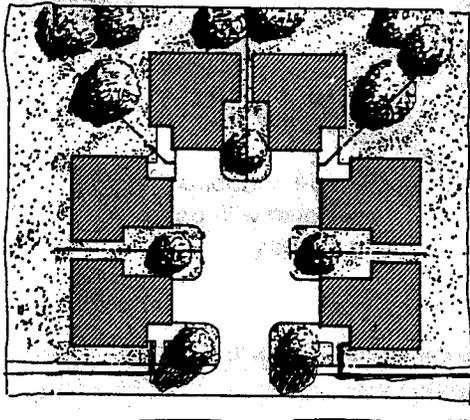
RESIDENTIAL: GENERAL CONSIDERATIONS

Residences are the most personal of spaces to be designed.

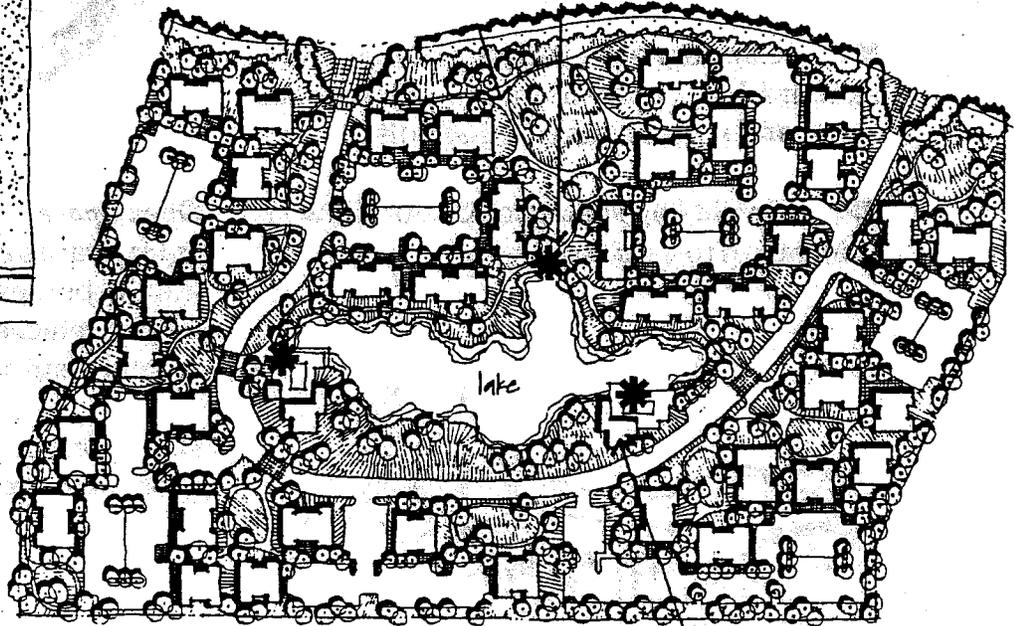
Because people's preferences, needs and financial capabilities vary widely, it is generally desirable to offer a wide range of housing choices in order to accommodate the City's residents in the most satisfactory ways. New housing should support Hayward's expressed policy of encouraging long term residency. It should add to the attractiveness of the area where it is located and provide a residential setting that will remain desirable for the type of resident it is designed for - families or singles; residents seeking transit and shop accessibility or residents seeking a natural setting; people for whom home is an escape or people for whom home is a business location.

Because the remaining sites for housing in Hayward are not always configured for standard parcelization or unit arrangement, the best development pattern may be unique to the site. These Design Guidelines cannot suggest all possible housing arrangements but do provide general design principles for developments which respond to the site (eg., provide transitions to adjoining development, feature usable or natural open space, provide solar access, etc.) As the orientation of housing affects the extent to which residents see themselves as part of a neighborhood and citizens of Hayward, the connection development makes to the public realm of streets and parks is critical.

Illustrations below begin to suggest the range of housing configurations which may respond to particular locations and resident preferences.



Courtyard housing possibility for infill development of two "ranchette" lots.



Large apartment complex with central focus and multiple recreation facilities.

**RESIDENTIAL:
SINGLE-FAMILY DETACHED**

Subdivision Pattern:

The layout of new subdivision is important to the livability, serviceability and contribution to the overall attractiveness of the city.

■ Design new street patterns and classifications to be continuous with existing adjacent patterns and appropriate to the site terrain. Avoid enclaves which discourage transit, pedestrian and bike travel. Provide for short walking distances to bus stops, schools and shops and collector streets suitable for bus service.

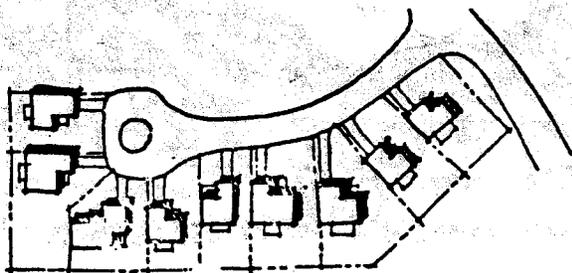
■ Minimize curb cuts on busier streets. Consider alley access to parking or shared driveways with turnaround on site.

■ Provide access to and views of existing parks and creeks. Save natural features of a site by varying lot sizes and shapes, and cluster development to preserve valuable open space.

■ Do not create negative view corridors, such as a street ending at a blank wall.

■ Consider zero-lot-line and other non-standard lots to provide more private open space and solar access on small lots.

■ Avoid flag lots which do not allow for orientation to a public street.



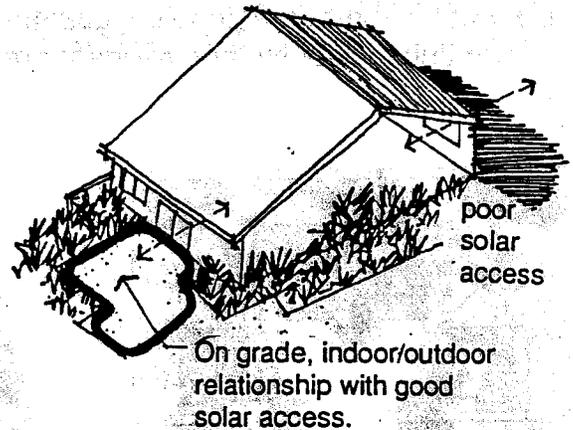
Parking:

The City generally expects two covered parking spaces (except for homes built before 1959 with a single-car garage) plus two driveway apron parking spaces plus one on-street guest space per house. Central areas with pedestrian access to transit and shops may not need so much pavement.

■ Locate driveways to allow on-street parking spaces on streets with parking lanes.

■ Limit garage to less than 50% of structure frontage in order to maintain living spaces overlooking street.

■ Consider alley access to parking, use of tandem parking or shared driveways, especially in central neighborhoods, to avoid excessive paving of frontage and loss of windows overlooking street.



Open Space:

In Hayward's excellent climate, outdoor space should be designed as part of daily living space. Detached housing should make good use of its outdoor access.

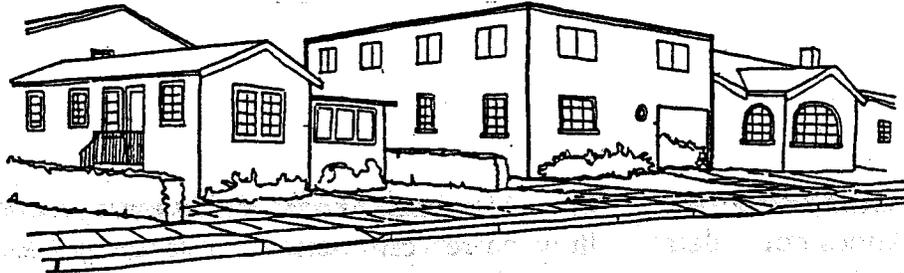
■ Orient primary outdoor use area for good solar access.

Architecture:

Architecture should respond to the characteristics of the site and adjoining homes to create a harmonious look for the area. The individuality possible in lower density development should also be expressed with variety of compatible forms, layouts and materials.



Addition of second story with one-story transitional front elevation relates to surrounding.



Addition without one-story transitional element, related roof line and consistent architectural detail is to be avoided.

■ Avoid unrelated bulk and height in the placement of one- and two-story structures. One-story transitional elements should be included where second stories are being added in predominantly single-story neighborhoods.

■ Avoid locating identical units adjacent to one another. Several floor plans and elevations should be used in large developments.

■ Alternate roof lines and change direction to create a sculptural interest while maintaining compatibility of roof forms.

■ Feature entries and windows; bay windows are allowed to extend into front setbacks. Entry and house number should be clearly visible from the street.

■ Maintain privacy of adjacent homes by sensitive window placement. Avoid placing windows directly opposite each other in side yards, especially projecting bay windows.

■ Take advantage of good views and natural light for living areas.

■ Provide for visibility of street from a living area in order to maintain the social functions of the street (which include informal surveillance preventing crime).

RESIDENTIAL: ATTACHED, MEDIUM DENSITY

New attached medium density residential housing typically takes the form of garden apartments, townhouses or duplexes. In Hayward medium density housing has a minimum lot area of 2,500 square feet per unit, not including streets.

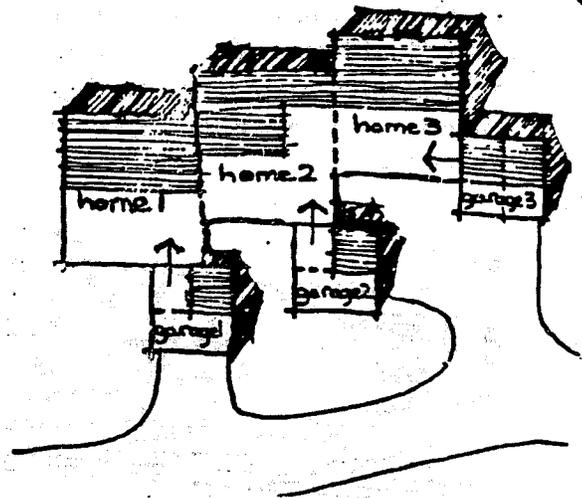
Maintenance of individual identity of units and the treatment of parking are important. As densities increase, care should be taken so that car uses do not dominate the site or the front elevations at the expense of the social functions of the street, aesthetics or open space. Landscaping along the street is very important to the visual appeal of the development.

Parking

Where possible, parking should be located where it is unobtrusive and does not isolate the project. Unless the adjacent uses are considered incompatible with residential uses, the extent of perimeter parking drives should be minimized. Decorative paving, landscaping and curved alignments for driveways make them more pleasing.

- Adjust the form of parking and homes so as to create centrally located usable open space and to have entries or living spaces overlooking street space. Parking should not dominate street frontage. Windows and entries should be featured rather than garage doors.

- Utilize sloping land for drive-under parking or split-entry adaptation in order to maximize open space and views.



- Minimize width of driveway cut to allow more continuous landscaping along street. Consider views that driveways open up; do not terminate long view with blank wall or line drive with long, flat rows of garage doors.

- Break up parking areas into small lots or garages to keep a residential neighborhood character.

- Separate surface parking from dwelling units with landscaping.

- Limit percentage of the total site area paved for street, parking drives, parking courts, or access roads to approximately 25% (not including parking located beneath dwelling units).

Architecture

Generally, continuity in the style of all structures within a project, including housing units, parking structures, recreation facilities, and entry features, creates a sense of community and harmony. In some areas a variety of architectural styles within a large project may help it blend with neighborhood architectural themes. The amenity of the individual units should also be carefully designed.

- Generally utilize a consistent design theme with compatible materials and colors. Special durable details which relate to the design theme give character to the development.

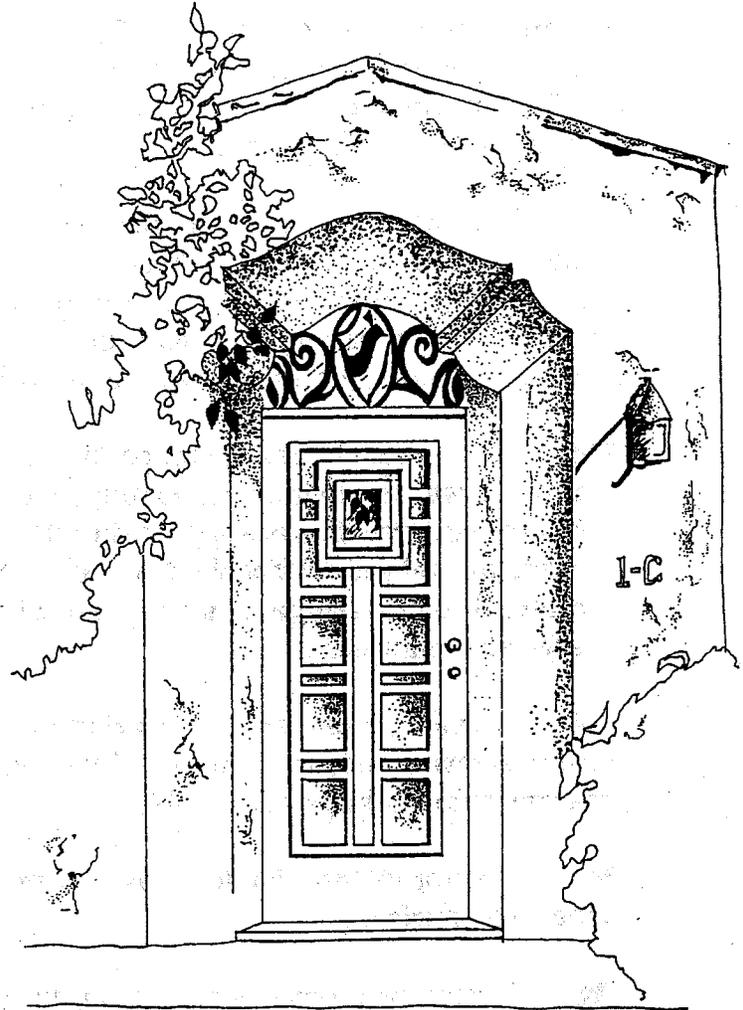
- Utilize a design theme that is suited to surrounding topography or neighborhood. Buildings with pitched roofs and overhangs are generally found more attractive and homelike in Hayward.

- Articulate individual units in multifamily structures; avoid large, flat wall surfaces, and long continuous roof lines.

- Create individual entrances by recesses, landscaping or architectural detail.

- Maintain privacy of individual units. Facing living room windows should generally be at least 35' apart to provide at least one view window. Avoid second-floor views into adjoining ground-level patios. Besides visual contact, privacy requires control over noises, lights and odors.

- Place wall extensions, windows, doors and roof treatments such as arbors or trellises so as to visually expand inside rooms out to decks or patios.



Common Open Space

The common open space system connects unit entrance spaces with outdoor use areas, and the city beyond. The configuration and size of open space should respond to the site (mature trees, topography...) and the number of units served. Group open space may be waived in small developments that provide superior private open space.

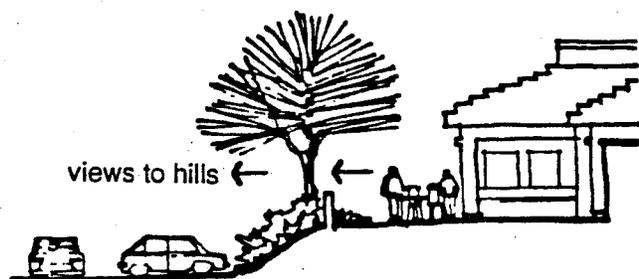
- Create group open spaces that visually link the individual buildings making up the cluster, that serve uses like children's play and barbecue areas, and that have good solar access and protection from wind and noise.

- Screen trash areas from ground level view as well as from over-looking views. Vine-covered trellises are appropriate if trash enclosure is at least 10' from building (for fire safety). Provide adequate storage space for recyclable materials.

- Provide pleasurable pedestrian ways oriented towards community facilities such as transit stops, shops or schools.

- Site tot lots in visible areas and provide a soft surface.

- Design open space around any natural features such as mature trees, rock outcroppings and creeks to give character to the landscape. Naturalistic landscaping with curving pathways, water features and informal planting arrangements is generally appealing.



Private Open Space

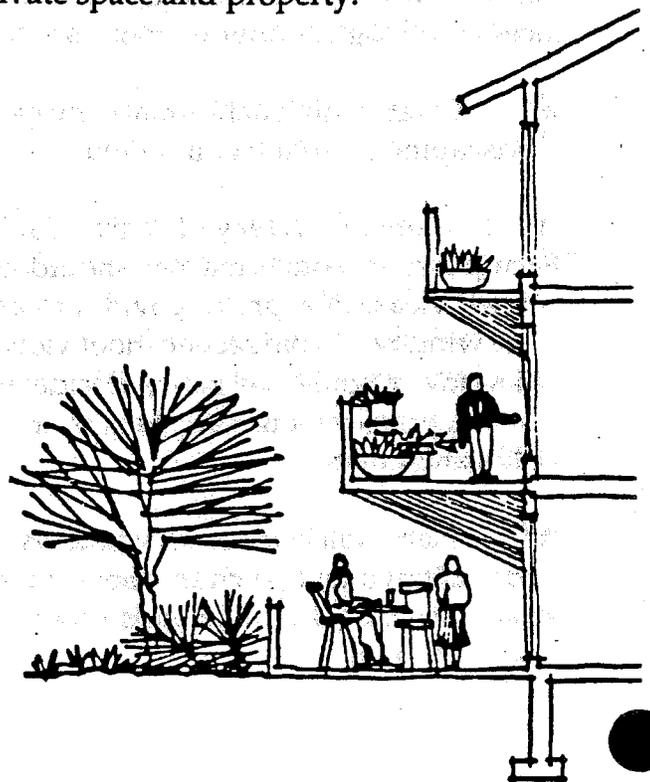
- Seek to permit views to adjacent open space. For example, a low fence, permitting a seated person to look through or over, coupled with a 3' to 5' grade change, achieves secure results.

- Locate intense use common open space away from private open space. Buffer private open space from any adjoining parking areas with fencing and landscaping.

- Design decks carefully as they affect the light admitted to lower levels of building and neighbors' privacy. Avoid placing decks within 15' of a property line that abuts other residences.

- Integrate decks in the design of the building with cantilevered support and partial recess.

- Provide solid railing sections facing major streets to deflect noise and to screen private space and property.



**RESIDENTIAL:
INFILL MULTIFAMILY**

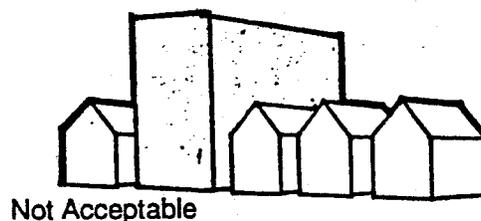
New development which is less than about a block in size (3 acres) and occurring in a developed area is considered "infill" unless there is a plan for redevelopment. Infill development should be related to the best features of surrounding neighborhood and be particularly sensitive to adjacent development when it is of greater intensity or scale than existing development. There should be no abrupt changes in height or mass, specifically, no multifamily structure at minimum setback should be over two stories where immediately adjacent to a single-family home of lesser height. Scale and rhythm of existing development should be maintained.

■ Consider privacy of neighbors. If feasible, new upper level units should not overlook or shade the primary outdoor spaces of existing dwellings. Trash enclosures, entries to large parking areas and active recreation areas should be located away from adjacent houses.

■ Maintain continuity of street frontages with related roof lines, entries, materials and landscaping.

■ Maintain equal or greater street setbacks. Taller, bulkier buildings should be set back further. Location and stories of buildings on adjacent parcels should be included in plans submitted.

■ Encourage joint development of neighboring properties to minimize driveways, to provide for better emergency access, and to provide better sites for housing and open space where such development will not detract from historic character of neighborhood. Deep narrow lots must be combined to get the maximum density allowed under the zoning classification.



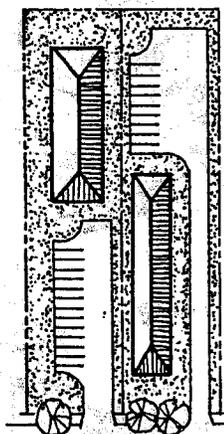
Not Acceptable



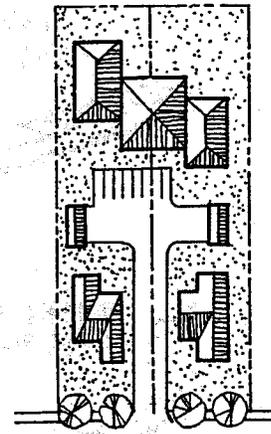
Not Acceptable



Acceptable Infill



Poor open space and relation to street.



Better open space and relation to street with shared driveway or alley access.

**RESIDENTIAL :
MULTIFAMILY INFILL/
REMODELS**

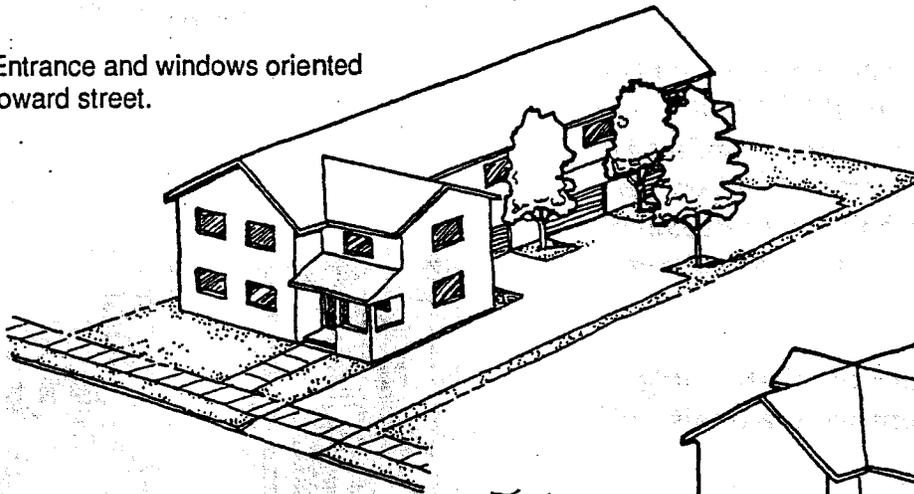
■ Maintain a neighborly pattern of front doors and living area windows towards the street, with the building screening parking areas in the rear. Front yard may be defined as an outdoor use area with a low hedge, seating walls or other landscaping that retains a filtered view of the street.

■ Make auto circulation area into a pleasant courtyard for multiple use by landscaping unused backup areas, utilizing attractive pavement and providing recreational amenities.

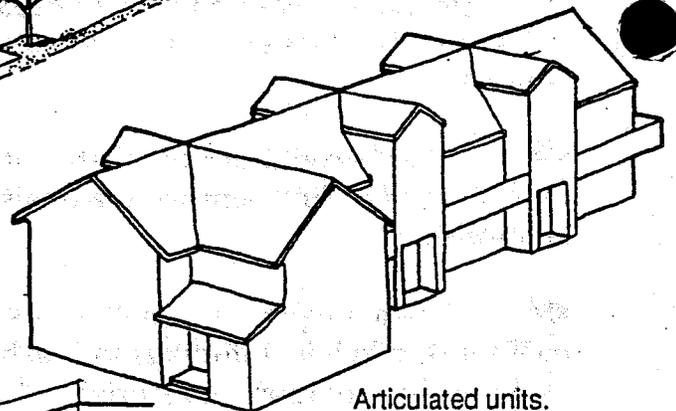
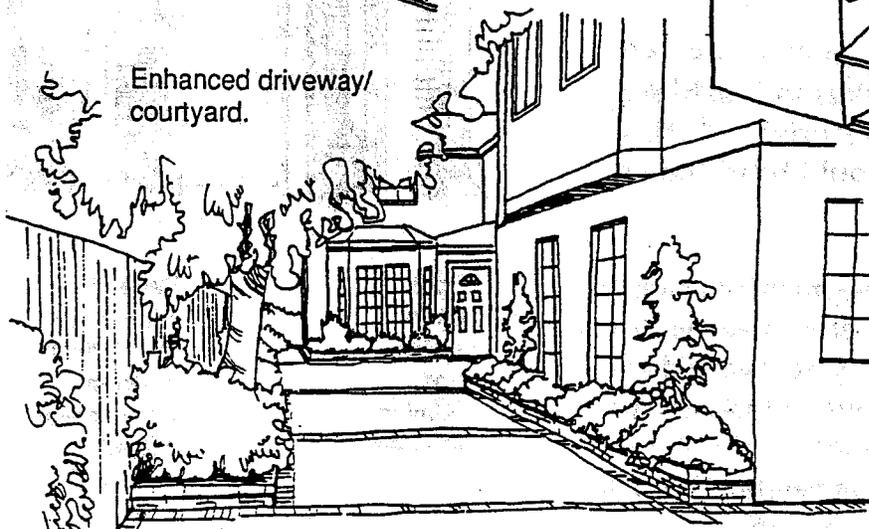
■ Articulate individual dwelling units with entry and roof forms.

■ Consider combining some units to form larger units. In addition to the amenity of more spacious units, lessened parking requirements would allow more open space, creating more desirable units for long term residency.

Entrance and windows oriented toward street.



Enhanced driveway/
courtyard.



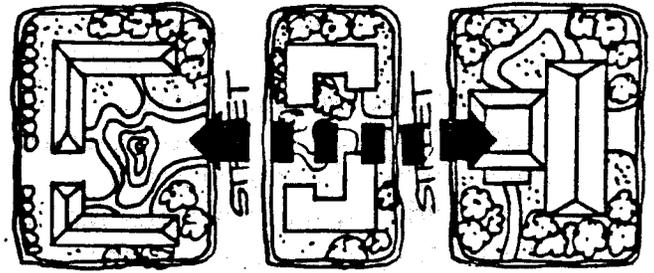
Articulated units.

RESIDENTIAL: HIGH DENSITY

High density residential development should be designed for compatibility of scale with surrounding uses and livability. Large buildings can be designed to blend with smaller structures by reducing bulkiness into smaller components, by providing visual penetrations to interior spaces and courts, and by use of overhangs, indentations, arches, etc.

High density housing is to be typically part of an activity center or located on a major transit route with nearby shopping. The design of residences in an activity center should have a distinctly urban character, contributing to a lively pedestrian orientation.

- Maximize continuous street frontages with distinctive pedestrian oriented entries.
- Create vistas with building configuration and link to pedestrian network. Views into project open space help connect the project with the rest of the city and add interest to the streetscape.
- Consider awnings or overhangs to shelter pedestrian space on principal paths.
- Choose amenities appropriate to potential residents. Older residents may be drawn by the convenience of easily accessible stores, restaurants and medical facilities; attractive outdoor seating areas, security features and elevators may be important amenities. Developments likely to have children should provide outdoor play space and consider incorporation of child care facility. Party rooms, pools, spas, exercise facilities are appropriate to large developments.
- For mixed use development, provide distinctive entries for each use. Different hours of use and separate management should be anticipated.



Residential Courtyards
and View Axes

Open Space

Common open space should be designed as centrally located outdoor use area. Open space that is the result of setback requirements serves little usable purpose without screening or other definition of space. Decks and balconies provide relatively private, desirable areas for outdoor activity and relaxation if well located and designed.

- Vary private open space to suit unit location and to provide variety, with some larger and some more enclosed.
- Develop interior courtyards sheltered from traffic noise. Avoid paved court configurations that sustain echoes.
- Tie open space of podium level (over parking garage) to ground or street level. An inviting and interesting stairway, varying in width and oriented to positive views, can effectively link the podium open space to the street open space.
- Break up expanse of podium open space with berming, planters, walks and overhead elements such as arbors, awnings and trees.
- Mitigate noise and wind problems; consider safety glass screen to retain views.

Architecture

High density housing involves greater separation from the ground level. The hallway or corridor space should receive special design attention because it is used to access each home. Because homes are normally bounded on two sides by adjacent units and hallway, or a landing on a third side, the amount of exterior wall that may be utilized for windows and ventilation is reduced and needs artful articulation with bays, alcoves, corners and setbacks. Access to open space and maintenance of privacy and security also need careful design attention.

- Avoid long monotonous facades. They result in relatively unusable open space and create a negative community image. Step structures and vary heights to reduce bulk and give individuality.

- Do not provide access via common exterior corridors which border on unit windows.

- Seek to articulate individual living units and to create individual entrances by recesses, landscaping or architectural detail.

- Reduce the number of homes being served by a given section of hall or stairway; seek to vary hall widths at entries or stair vestibules.

- Seek to stagger or offset decks above part of the living areas of the units below so that natural light and views are not obstructed. Building offsets integrate decks and balconies with buildings and provide a greater sense of privacy and security.

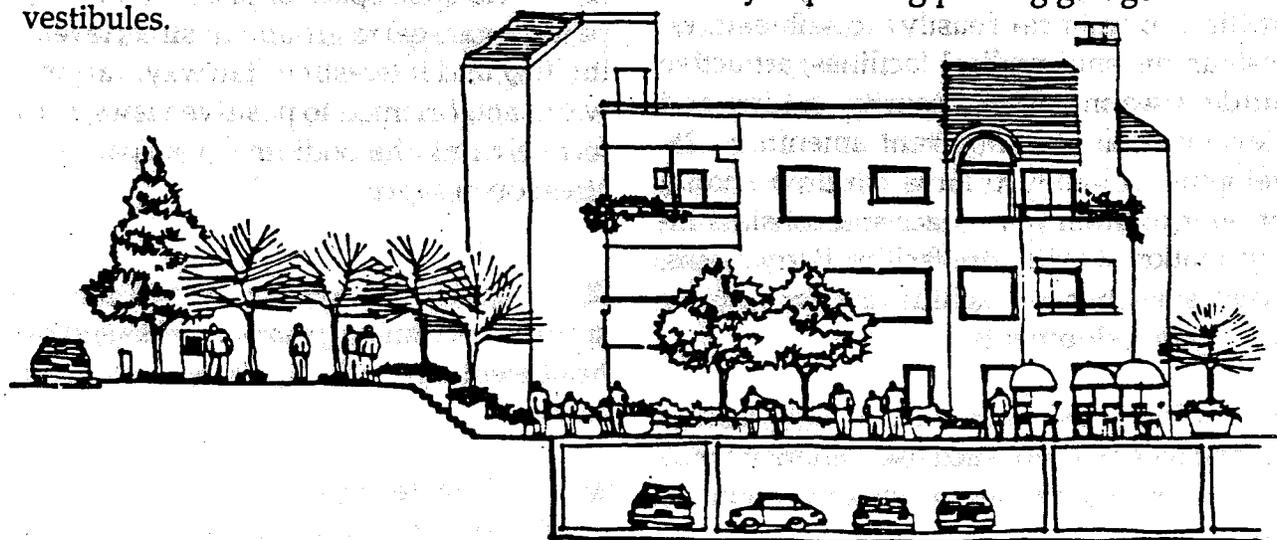
- Incorporate good solar orientation and views wherever possible; protect from prevailing winds.

Parking

Below grade parking facilities are appropriate for high density residential development to minimize separation from shops and transit by massive parking lots. Parking structures must provide clear entries, exits and circulation patterns as well as visitor/delivery space.

- Locate elevators and stairs in the most convenient and least obstructed area of the parking floors, preferably external to the structure. For security reasons the stairs should provide for visibility from outside.

- Provide for easy circulation between the building and the ground. Avoid structures over parking which are isolated from the surrounding environment by partially or fully depressing parking garage.



COMMERCIAL: GENERAL CONSIDERATIONS

Commercial development, strung along the city's main thoroughfares, is a highly visible part of the city. It should contribute to the legible, attractive pattern by respecting district character, landmarks, and views.

1. *District character*

Where there is an established theme or historic pattern in the area, new development should be designed to fit with the theme or historic pattern in order to build a cohesive district character.

a. Arterials approaching downtown - Mission Blvd., Foothill Blvd., Jackson St., and "A" St. - generally have a pedestrian orientation with shop fronts next to the sidewalk; infill development which follows the **sidewalk commercial** pattern builds a more unified appearance and supports greater use of walking, transit and mixed use development. Appealing architecture of pedestrian scale is essential.

b. Other arterials such as Harder Rd., Industrial Parkway and Hesperian Blvd. have a landscaped boulevard appearance on extensive sections. Landscaped setbacks complement their features which include hill view (Harder Rd.), bayland view (Industrial Parkway), and Victorian estates (Hesperian Blvd.). Maintaining green frontages along those arterials reinforces an attractive **suburban commercial** pattern. Landscaping should be a prominent, cohesive element.

c. Architectural themes have been chosen by some neighborhoods in the neighborhood planning process or may be derived from history of the area or preferred recent development. Incorporation of preferred architectural features builds an identity for **neighborhood shopping centers**. Generic designs of franchises are discouraged.

2. *Landmarks*

At major intersections, buildings and/or landscaping should provide strong edges for the extensive asphalt. Here, and in very large developments singular design may be desirable to provide a landmark, unless it would detract from a more significant landmark.

3. *Views*

Views along major public rights-of-way need to be taken into account in landscaping, signage, and siting of buildings. Street trees, screening of parking lots and coordinated signage are particularly important in improving areas of visual chaos.

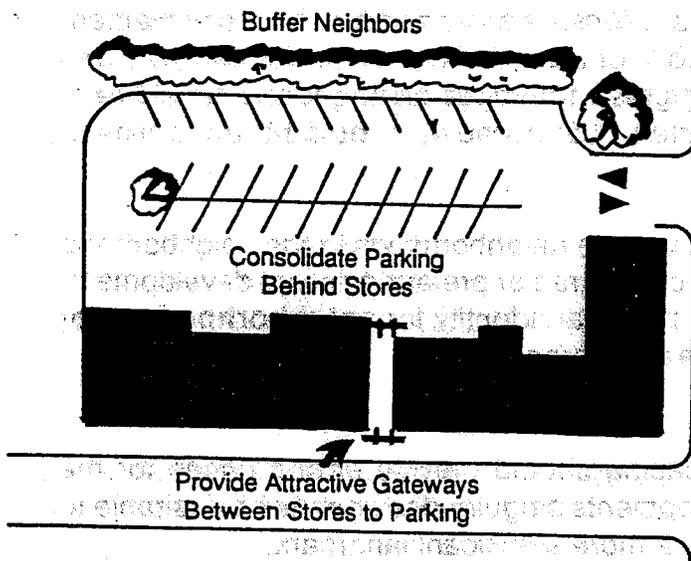
4. *Ambience*

Commercial development supplies goods, services and jobs; quality design will encourage shopping in Hayward and provide good working environments. Commercial areas are also settings for social interaction; designs support this use with amenities such as courtyard seating, notice boards and walkways connecting to residential area and thus encourage local shopping.

COMMERCIAL: SIDEWALK ORIENTED

Development with a pedestrian and transit orientation is preferred on arterials approaching the downtown and in activity centers identified in the *General Policies Plan*. Buildings are to be generally set forward to maintain continuity of architecture and pedestrian interest. Typical locations are the downtown, on Mission Blvd. north of Harder Rd., along Jackson east of Soto, and on "A" St. between San Lorenzo Creek and the overpass.

The design of buildings and spaces within these areas should encourage pedestrian and transit use.



- Coordinate rear parking lots through use of cross access easements. Provide access to parking from side streets where possible.

- Provide bus shelters that compliment commercial design, with appropriate advertising space for stores/centers which provide them. Try to locate bus stops near stores with long hours.

- Seek continuity of commercial frontage and substantial buildings in scale with streets (at least two stories).

- Utilize street trees and/or closely spaced pedestrian-oriented lighting standards and other street furniture to separate pedestrians from vehicular traffic.

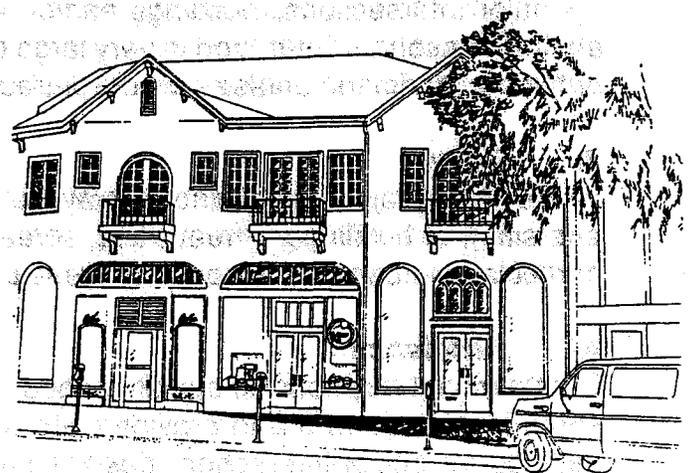
- Maintain continuity of streetscape, facades and pathways, limiting driveways, parking lots or auto service bays which detract from character.

- Provide signage oriented to pedestrians (see Signage section).

- Create outdoor use areas with building orientation, landscaping and street furniture.

- Provide high percentage of "transparency", i.e., display windows along walks to sustain pedestrian interest. Design lighting to feature wares, dining or other attractions.

- Provide detailed architectural features and well framed doorways.



COMMERCIAL: MIXED USE

Mixed use development has existed since early Hayward, exemplified now by the Green Shutter at Main and "B" St. Mixed use like the Green Shutter - housing above and shops below with a cafe on the corner - is a classic form of urban development. Residents are in close proximity to their public living rooms along the street and within walking distance of transit to additional urban attractions. Even a limited component of mixed use, such as a ground floor corner store where a large housing development meets a major intersection, can contribute to a sense of community and reduce car trips.

Mixed-use development is especially encouraged along Mission Blvd. and near downtown.

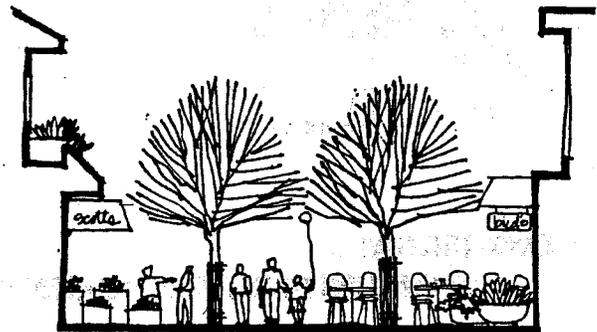
Care should be taken to provide separate access to residences and to commercial uses that may operate different hours in mixed use development. But shared parking for uses with different peak parking needs, like residential use and office use, is encouraged to reduce expanse of parking in compact, pedestrian-oriented development.

- Minimize segregated parking in order to get most efficient use of parking spaces.

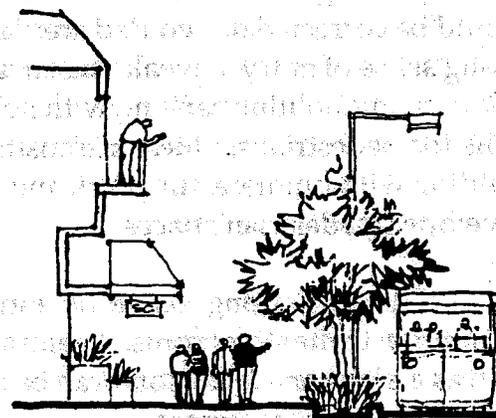
- Design distinctive entrance to residences from sidewalk. Pedestrian entrances to residences located on a side street will usually provide more privacy and space for lobbies without compromising the continuity of the retail frontage on the main street.

- Maintain high visibility for retail uses on the ground floor by placing store fronts close to sidewalk.

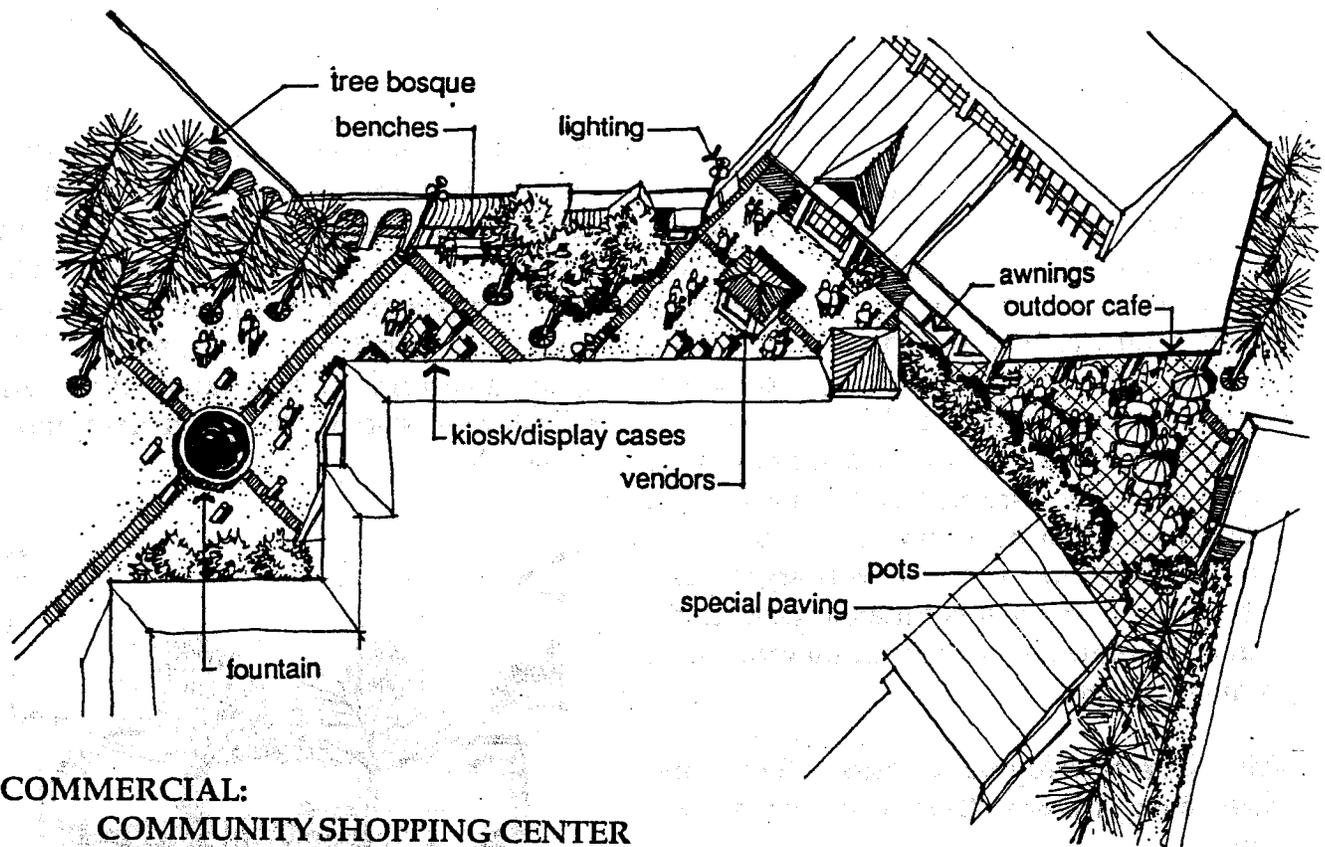
- Orient residential uses to take advantage of available views: street action and street trees, internal courtyards, adjoining creeks, parks, or historic buildings or distant hills. Private or common open space needs may be satisfied for some units by lobby space, solariums or other amenities where private open space with a good orientation is infeasible.



- Provide amenities which enhance both the commercial and residential use and create an attractive, distinctive place connected to the adjoining neighborhood.



Separate Auto and Pedestrian
Circulation with Landscaping



**COMMERCIAL:
COMMUNITY SHOPPING CENTER**

Community shopping centers are now generally 8 acres or larger, and are characterized by unified architecture for the building or buildings (which contain separate commercial establishments with at least one major anchor), weather protection and contiguous on-site parking. Typical bad qualities which should be corrected or avoided are: lack of a strong sense of entry; a weak presence along the street; monolithic parking with no provisions for pedestrians, bikes or transit; linear building with uninteresting roof; and poorly developed pedestrian spaces.

- Create a strong sense of entry and orientation to the store fronts. A central space such as a plaza or a focal point can be used to orient and direct shoppers.
- Arrange parking to provide adequate entrances, exits and acceptable walking distances.
- Accommodate public transportation as an integral part of design.

- Provide for bicycle access and storage.
- Break up mass of parking with planting and/or building masses.
- Provide pedestrian access to site with special paving differentiating where walkways cross roadways.
- Keep service functions out of the sight and hearing of adjacent property owners.
- Buffer adjoining land use from light, sound and traffic intrusion. Utilize screen planting as well as masonry wall where truck deliveries would disturb residences.
- Vary lighting to differentiate street parking, pedestrian and entry areas.
- Articulate the building footprint to create an interesting sequence of spaces. Provide architectural detail at pedestrian level such as special paving, storefronts, and site furnishings.

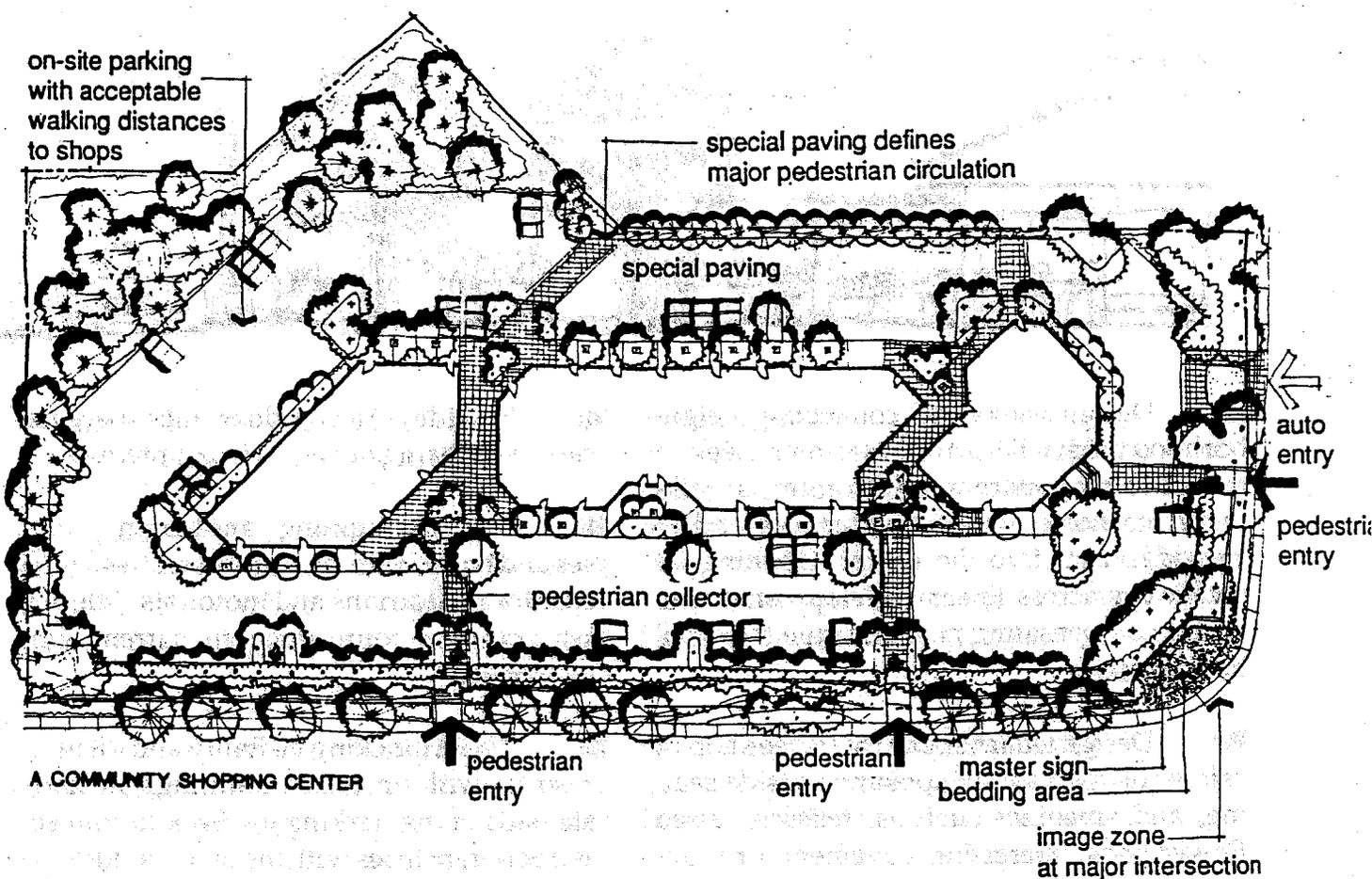
- Incorporate fast food outlets into the shopping center rather than on isolated pads in the parking lot in order to encourage linked trips and a more attractive, cohesive site development. Avoid free-standing "pad" development in the parking areas which does not integrate with the overall development.

- Design roof as an integral part of building mass and form, and house equipment within roof volumes. Use roof articulation to identify entrances.

- Establish parameters for compatible tenant signage placement and lighting.

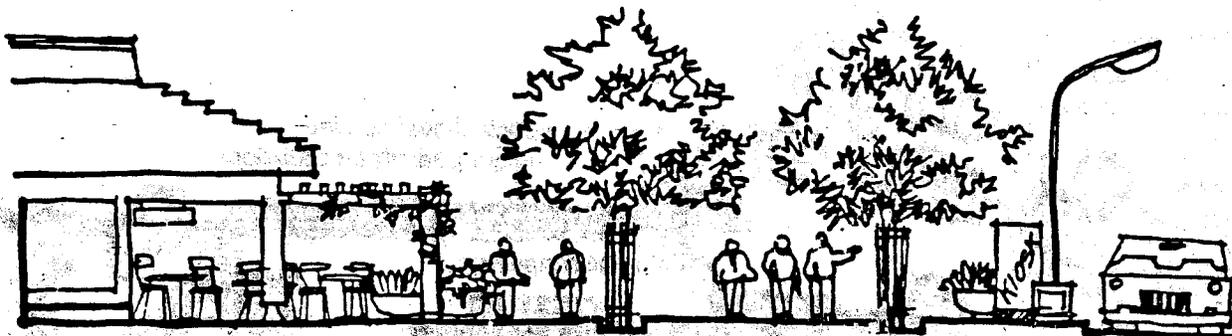
- Incorporate amenities such as sculptures, fountains, food vendors, restrooms, telephones, newspaper stands, benches, drinking fountains, kiosks and sunny seating areas.

- Provide landscaping at perimeter with accent planting at entrances and master sign.



NEIGHBORHOOD SHOPPING CENTERS

The viability of older commercial developments has continued to shift with increasing use of cars to access new or larger shopping centers. Currently, shopping centers less than about eight acres are generally considered too small to have major anchors thus too small to compete with larger centers. There is interest in Hayward in developing more neighborhood ties with such centers as their uses transition so that they become a destination for walking trips and provide more personal services and social contact.



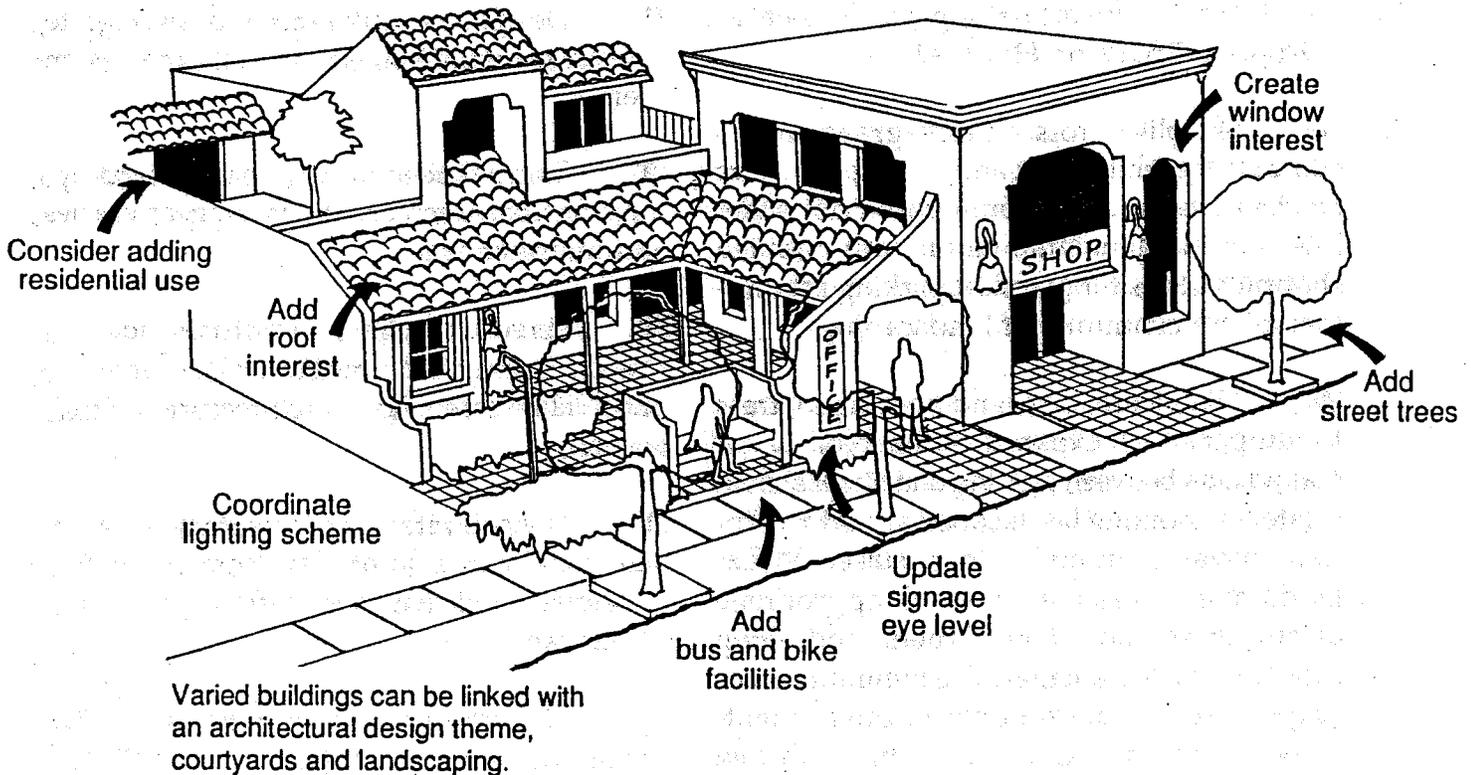
- Design walkways connecting neighborhood sidewalks with the center. Seek to extend street pattern into the center as walkways to shorten walking distances and to provide vistas into the center. Opening up walkways across linear developments may create compensating new frontage for small businesses.
- Design tenant space for coffee shop or cafe with good solar exposure, outside seating, and amenities such as trellises, raised flower beds, interesting pavement, or fountain.
- Consider utilization of space for day care of elders and/or pre-schoolers, if contiguous outdoor use space can be developed, and other local service enterprises. Provide bulletin board. Provide display space for local artists to temporarily fill in vacant storefronts.
- Provide some outdoor sales space for seasonal offerings to add visual interest.
- Add new lighting, landscaping canopies and entry features to convey a fresh welcome for pedestrians and motorists. Adopt a sign program conforming to current sign regulations.
- Avoid blocking visibility and identity of center with unrelated buildings on separate pads in the parking lot. Seek to connect fast food franchises with the main building to gain impulse shoppers and to link trips, reducing traffic and air congestion.
- Reduce driveway entries where feasible to improve traffic safety and allow more landscaping.

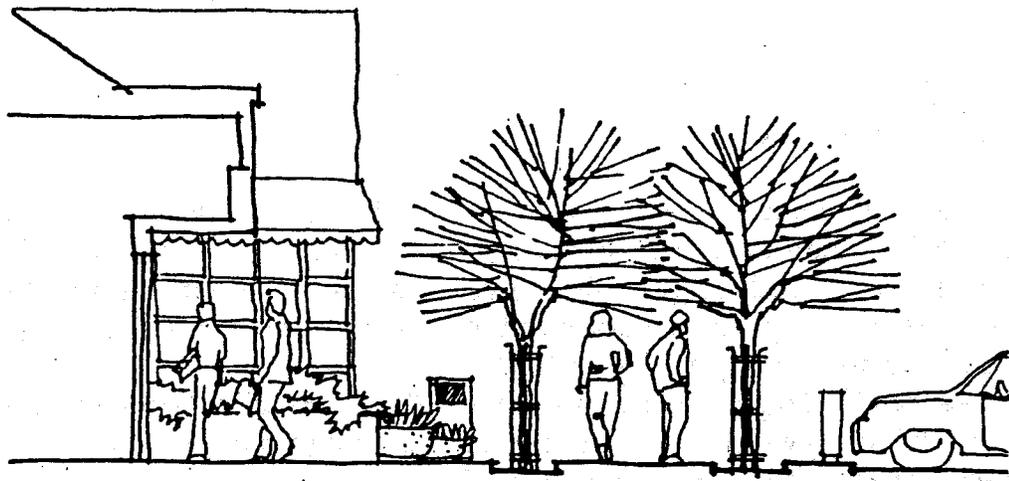
COMMERCIAL: REMODELLING

Commercial establishments need a fresh, up-to-date look for maximum appeal to customers and for the improved image of the City as a whole. Negative image problems which the City is seeking to correct include outdated signage, especially large pole-mounted installations, which gives the City a chaotic commercial strip appearance, and lack of landscaping around and in parking lots, which gives the City a bleak appearance. Signage and street trees are related issues because the old pole mounted signs rely on a lack of trees for visibility. Businesses will increasingly rely on the attractiveness of their buildings and landscaping to draw attention rather than signs hoisted in the air.

Other design issues relate to the gradual urbanization of commercial corridors. More intensive development will become feasible requiring more skillful design.

- Establish coherent design themes including updated signage and lighting.
- Landscape barren street frontages and parking lots.
- Create attractive outdoor use spaces framed by building(s).
- Consider pedestrian; bike and transit access as well as more efficient parking arrangements.





COMMERCIAL: SUBURBAN CORRIDOR

The automobile oriented shopping corridor is a miscellaneous collection of individual stores or services along major streets, which rely on ease of access and movement for vehicles. Parking is often between store and street. To compensate for extensive paving and disjointed architecture, extensive landscaping is needed to maintain an attractive boulevard appearance along such streets as Hesperian Blvd. and Harder Rd.

- Establish cross access agreements to combine parking areas and entries for more efficient use and reduction of curb cuts. Wider lots should be maintained on auto-oriented shopping strips for practical parking arrangements and continuity of landscaping.

- Plant street trees and parking lot trees to temper harsh expanses of asphalt. Landscaped area between parking and street should relate to adjoining landscaped areas to maintain visual continuity along street. Wider landscaped areas are generally appropriate at entrances and street corners, and along more extensive frontages. The minimum landscaped area required between public right-of-way and parking is 10'. Plant with low shrubs to screen parking area.

- Use low monument signs for free standing signs in suburban commercial corridors (see Signage section).

- Utilize design which contributes to cohesiveness of the existing streetscape rather than adding discordant elements. Seek compatibility of roof lines, set-backs, materials, color, character and scale.

- Use quality, durable materials.

- Design the entrance and signage to express the building use as well as the design theme.

- Emphasize low maintenance landscaping but consider accent planting at entries and intersections.

- Screen auxiliary structures such as trash, storage and mechanical equipment, and relate screening to architecture or landscaping.

- Consolidate complementary commercial uses into a joint development where possible to link trip destinations and better utilize land.

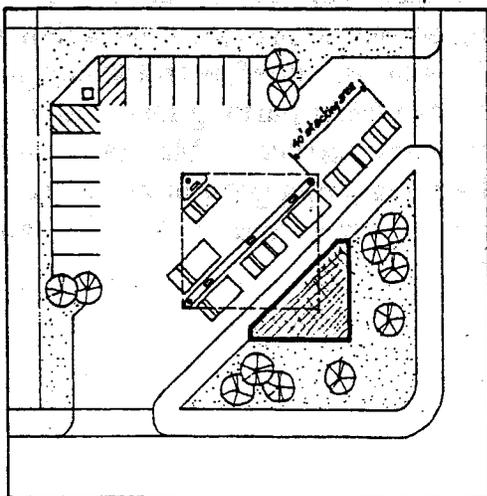
- Neighborhood plan policies for Tenyson Rd. between I-880 and the BART line call for a Spanish colonial design theme to give a more unified look to the street.

**COMMERCIAL:
AUTO SALES, SERVICING
AND DRIVE-THRU SERVICE**

Hayward residents rely heavily on automobile transportation. Consequently, a high proportion of the City is paved for auto circulation and parking. The City has landscape and screening requirements to relieve the expanse of parking lots and streets. Car sales, rental, repair and service businesses and businesses with drive-up service tend to have higher proportions of pavement, weak architectural presence and conflicts with pedestrians which need to be addressed in their design.

■ Structures should be designed to provide a solid presence on the street that relates to surrounding buildings in form, materials and/or detailing. Light-weight metal, plastic or other temporary appearing materials are not appropriate in highly visible locations. Franchise architecture which doesn't relate to the surroundings and thus contributes to a disjointed streetscape is to be avoided; such buildings do not enhance Hayward and cannot easily be used by other businesses if the original use leaves.

■ Curb cuts should be located as far as possible from conflicting movements, such as corners, and should be limited in number and width in order to maximize continuity of landscaping along the street.



Circulation patterns defined by landscaped areas, limited paved areas, and limited driveway cuts.

■ Landscaping should compensate for high proportions of paving. Drive-ins are required to have deeper landscaped areas in the Zoning Ordinance. Car dealers who keep front landscaping relatively low and simple for car visibility should provide enhanced landscaping at other perimeters to buffer neighborhood and to provide a green, inviting backdrop for the car lot.

■ Car repair and washing activities should be enclosed in structures which shield adjacent residential or commercial uses from noise. Repair and service bays should not face residential properties or open towards public streets, unless screened by street trees and other landscaping. Cars elevated on racks for service are generally considered unsightly.

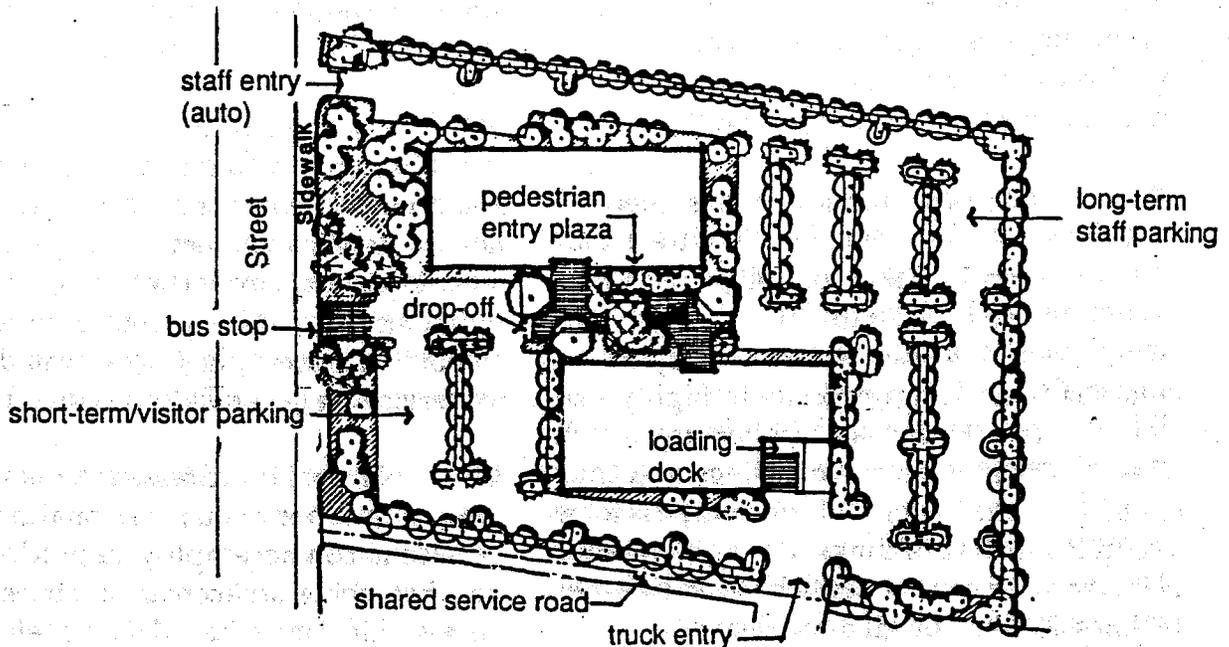
■ No public address systems should be used in outdoor areas; personal pagers can be used to contact employees outdoors without disturbing adjacent residences or businesses. Lighting should be shielded from neighbors.

■ Except for gas stations, drive through service lanes should be separated from the parking lot or public street by a landscaped strip; service lanes should not be routed near residential property and should not interfere with pedestrian access to the business.

■ Adequate stacking and parking space must be provided to prevent back-up into arterials or parking along adjoining neighborhood or commercial frontage.

INDUSTRIAL: GENERAL CONSIDERATIONS

Historically, land use in industrial areas was sharply defined and included only heavy industry, light industry and warehousing. The distinctions began to blur in the 1950s with the industrial park, in the 1960s with the research and development park, and in the 1970s with the office/business park. These "parks" have a mix of light industrial, warehouse, distribution and office. Because industrial parks have private covenant, codes and restrictions covering many design elements, the City has not required design review except where industry abuts residential use. This section is divided into Industrial Corridor and Light Industry based on proximity to residential uses.



INDUSTRIAL: INDUSTRIAL CORRIDOR

Industrial park development has been generally attractive. Provisions for transit, pedestrians and bikes need development.

- Separate incompatible elements such as: visitor and employee parking; loading zones; truck parking, stacking and circulation; storage yards; and rail sidings.

- Coordinate site access with the roadway system (e.g., setback curb cuts from intersections and provide sidewalks).

- Create legible entries for trucks, cars and pedestrians. Maintain accessibility for fire fighting equipment at all hours.

- Provide bus shelter, convenient walkway system, bike storage and preferential carpool parking to reduce traffic impacts.

- Utilize planting to define site and building entries, to provide a visual amenity for office spaces, to define traffic and walkway routes within parking lots, and to provide screening and shade. Maintain continuity of berming, large groupings of trees, below-ground wires, and controlled signage and lighting.

- Provide easement for public access where industrial development adjoins baylands or water channels connecting to baylands. Improve as recreational amenity for outdoor eating, walking and cycling where appropriate.

- Where appropriate, utilize retention ponds to lessen runoff.

- Screen loading and service areas on major streets like Industrial Parkway that are also used to access residential areas.

- Screen parking for autos and trucks, exterior storage and trash bins, etc., with earth berms, planting, walls, fences, grade changes or a combination of these elements.

- Consider provision of recreational facilities such as volleyball courts, basketball courts and exercise courses, shaded outdoor eating, changing rooms and showers to reduce employee car trips and stress.

INDUSTRIAL: LIGHT INDUSTRY

"Light industry" is a general term referring to industrial uses which are more compatible with other land uses than "heavy" industry. "Heavy" industrial uses are incompatible because of obtrusive scale or with nuisance aspects like smell, noise, vibrations, smoke, heavy truck traffic or concentrations of hazardous materials. Many kinds of "Light Industrial" businesses can occur in close proximity to residential or commercial development if operated in a neighborly fashion and properly designed.

Industrial areas which should be limited to light industrial development are those within the Burbank, Jackson Triangle, Mt. Eden and Tennyson-Alquire neighborhoods and other locations within 400'-600' of designated residential areas.

- Enclose industrial operations in a substantial building which is capable of containing operational noise and filtering out any fumes. Bays should not face residential development.

- Provide landscaping and masonry wall on perimeters adjoining residential use and landscaping along public rights of way. Provide additional setbacks and landscaping to screen buildings of larger scale than adjoining development.

- Site buildings to shield neighborhood from noise of arterials, railroad and industrial uses wherever feasible.

- Screen outdoor storage facilities near residential areas. No outdoor storage should be visible from a residence or along street serving residences unless it serves needs of residents (such as boat and RV storage and home improvement equipment rental) and is not unsightly. Auto salvage yards are considered unsightly.

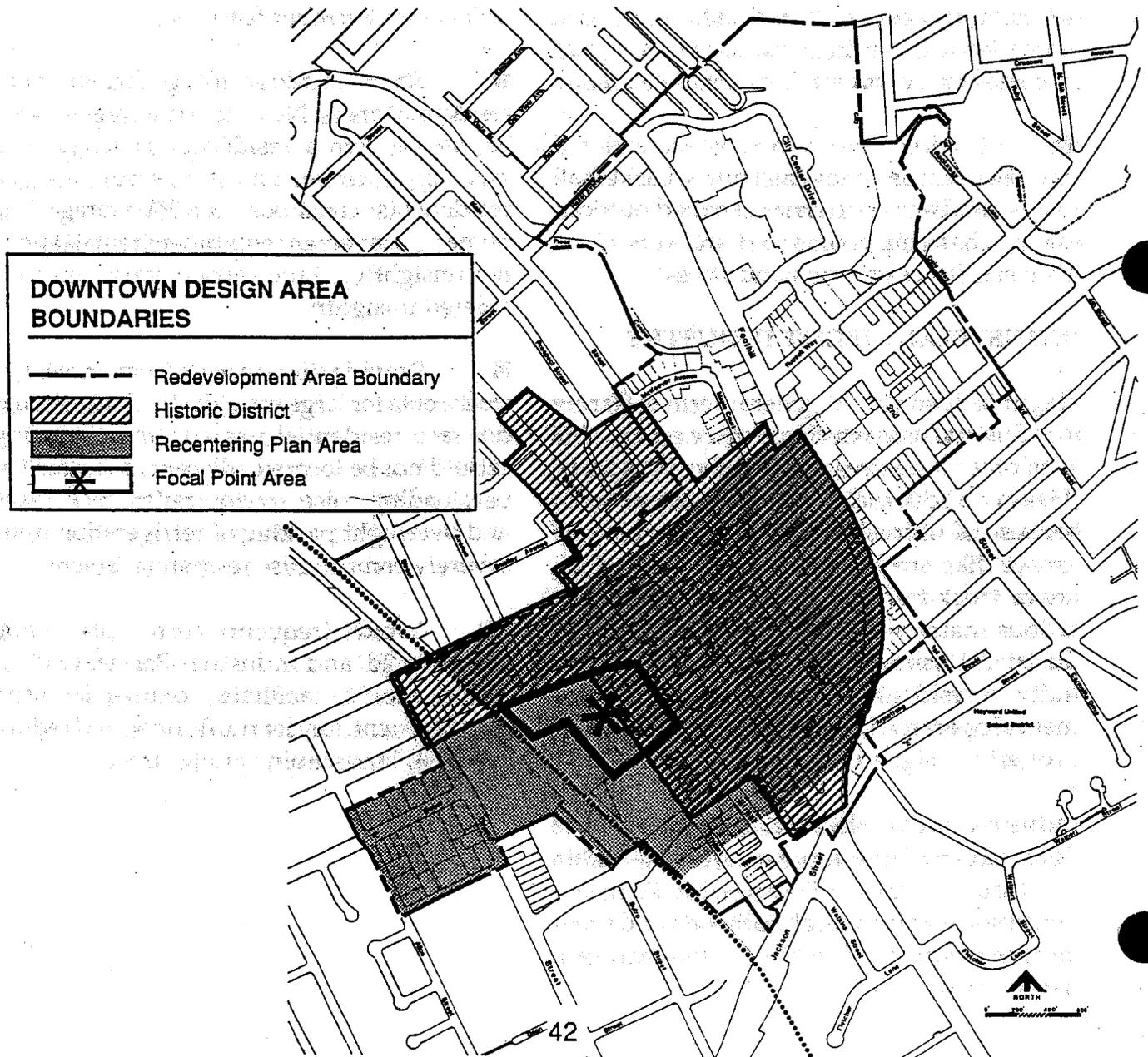
- Provide direct access from an arterial truck route for large truck docks. Docks should not face residential use and truck parking should not be located adjacent to residential use; loading noise, tractor trailer truck traffic and overnight parking of refrigeration units severely compromise residential amenity.

- Avoid frequent curb cuts along Clawiter Rd. and Industrial Parkway/Blvd. which would facilitate commercial strip development, hinder traffic flow, and reduce potential landscaping along street.

DOWNTOWN: General Considerations

The downtown is an important nexus for Hayward. It incorporates the sources of original settlement - the San Lorenzo Creek and the original Spanish road (along Mission Blvd.) - as well as the buildings and roadways which chronicle its subsequent development. Early buildings create a unique sense of place to be carefully preserved as buildings are rehabilitated. New downtown buildings should also be built to last with finer, more finished and detailed elements that express the downtown's place as the permanent center of the City. All downtown buildings should be oriented for ease of pedestrian and transit access to allow more intensive use over time; pedestrian amenity and continuity of development are essential.

Please refer to the *Commercial Design Manual* for infill commercial development in the Historic District, to the *Recentering Downtown Design Plan* for in the core area of downtown and to the *Downtown Focal Point Master Plan* for design in that area as well as for photographs of more generally appropriate downtown elements.



Downtown:

"B" Street and Main Core Area

The "core" area of downtown, with "Main Street" storefront character, has the clearest imperative to maintain pedestrian-oriented retail frontage and a classic downtown shopping district appearance.

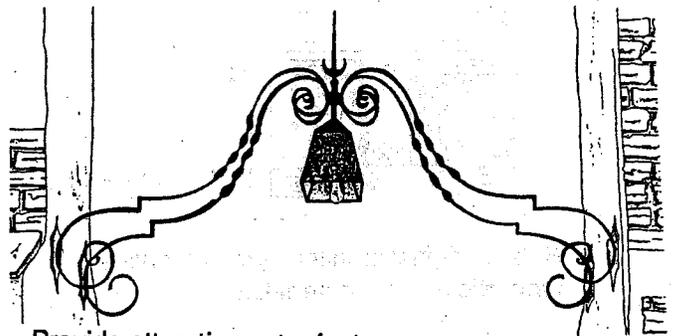
- Build to the front setback line and maintain continuous commercial frontage except for entrances to parking courts or upper level residences.

- Maintain existing rhythm of storefront display windows and recessed entries with glazed doors. Existing storefronts are 30'-50'.

- Create handsomely detailed storefronts with a high proportion of glass on the ground level.

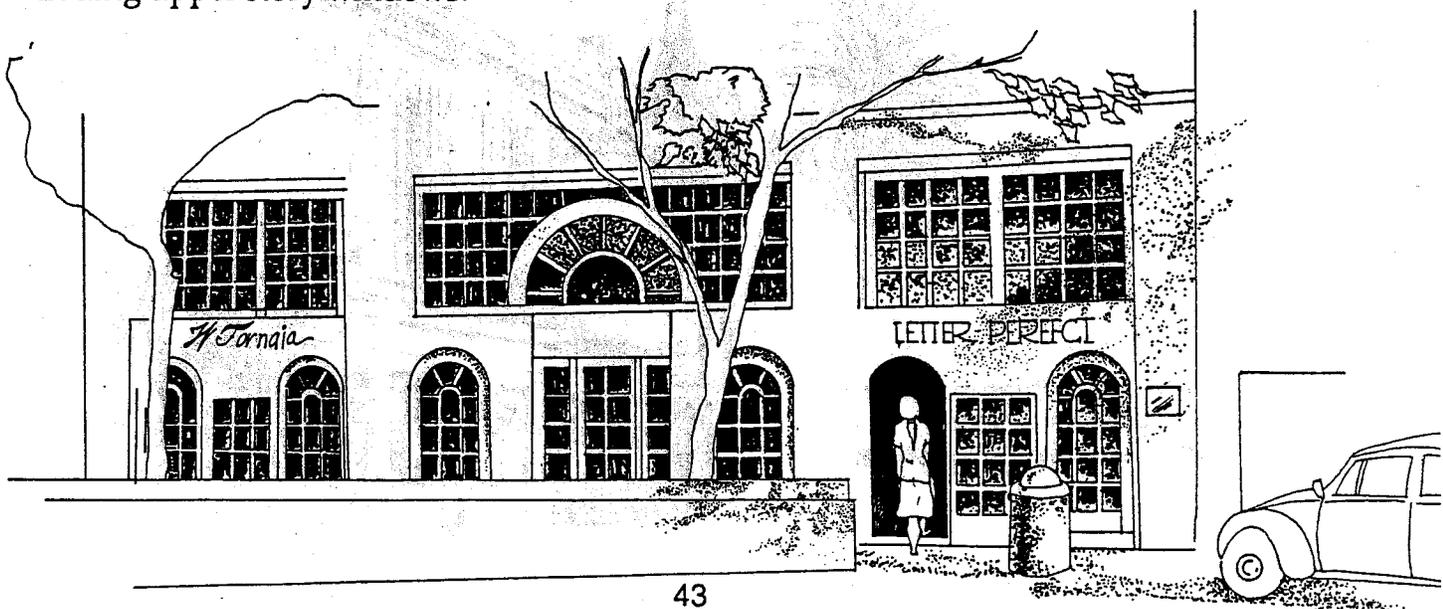
- Provide a low base (bulkhead) of durable, finished material such as marble, terra cotta, glazed brick or ceramic tile; provide interesting fenestration such as multi-paned transom windows or arched windows with window frames, mullions and muntins of wood (painted) or dark anodized metal; and provide cornices to frame storefront and to finish the building at the roofline. Maintain good proportions of all frontage elements including upper story windows.

- Provide parking in the block interior, with rear entrances to shops and services where possible. Retain original elements which add character such as metal sliding doors, shutters and hardware. Coordinate design of rear entry architecture and signage with front facade. Enclose garbage and service areas.

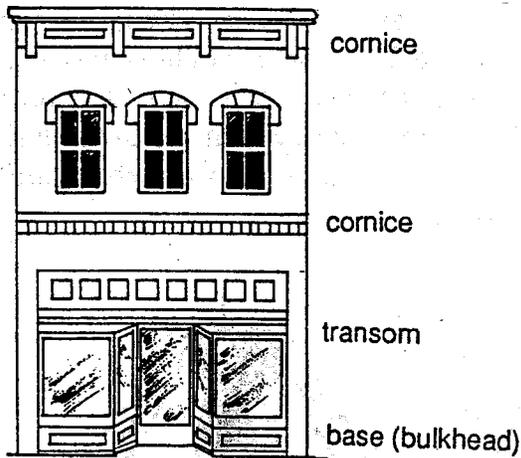


Provide attractive entry features to rear parking courts.

- Do not use rustic, shiny metal or plastic materials such as rough sawn wood, shingles, galvanized metal, or exposed concrete block.



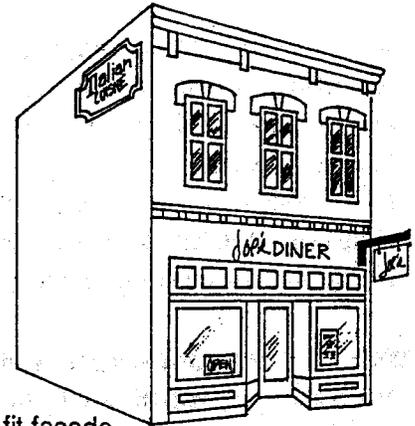
■ Restore original facades that have been covered or partially stripped, maintaining base, transom and cornice elements and original materials where possible.



Retain original architectural elements, proportions, and materials.

■ Seek to relate to existing building wall heights along the street if at least 24'; taller buildings are appropriate for corner buildings or significant public buildings. Taller buildings may be related to an existing lower street wall and allow more solar access to the shopping street by terracing uppermost stories back from street.

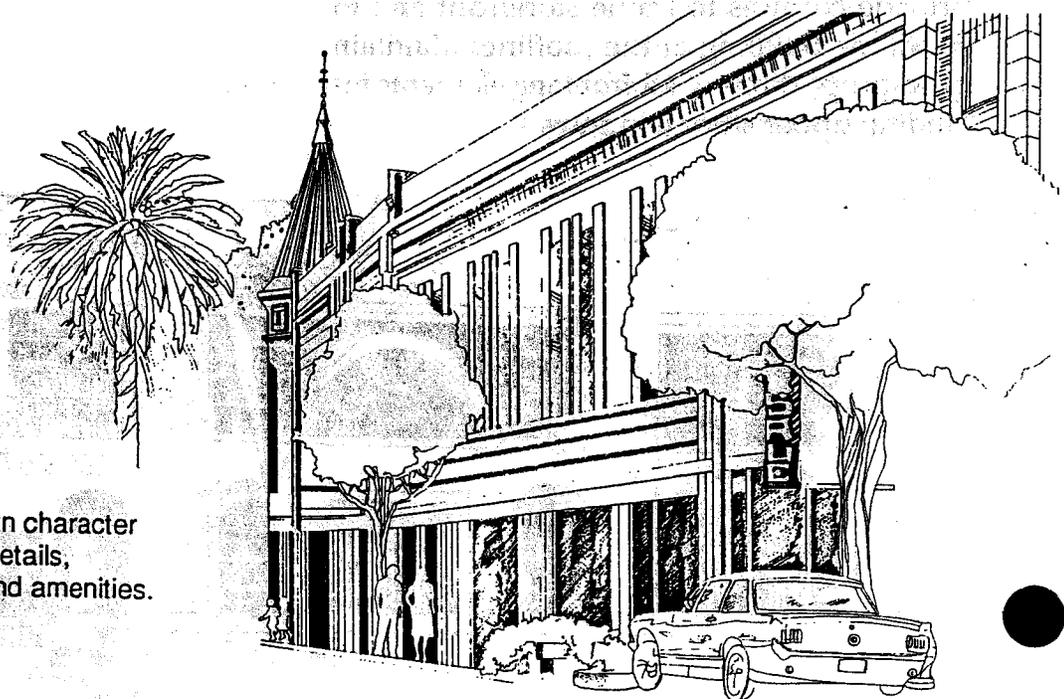
■ Provide pedestrian oriented signage (see Signage section); hanging icon or graphic signs are encouraged. Awning signage should not exceed 30% of the awning; flaps and end panel location is suitable for pedestrian visibility. Signage should not hide architectural detail. Freestanding monument, pole or internally illuminated signs are not appropriate.



Design signs to fit facade.

■ Select fabric awnings which are compatible with adjacent awnings and with the design of the building entry and windows. Continuous horizontal awnings detract from the vertical elements associated with downtown. Separate awnings should be used over upper story windows.

Extend historic town character with architectural details, pedestrian scale and amenities.



Downtown:

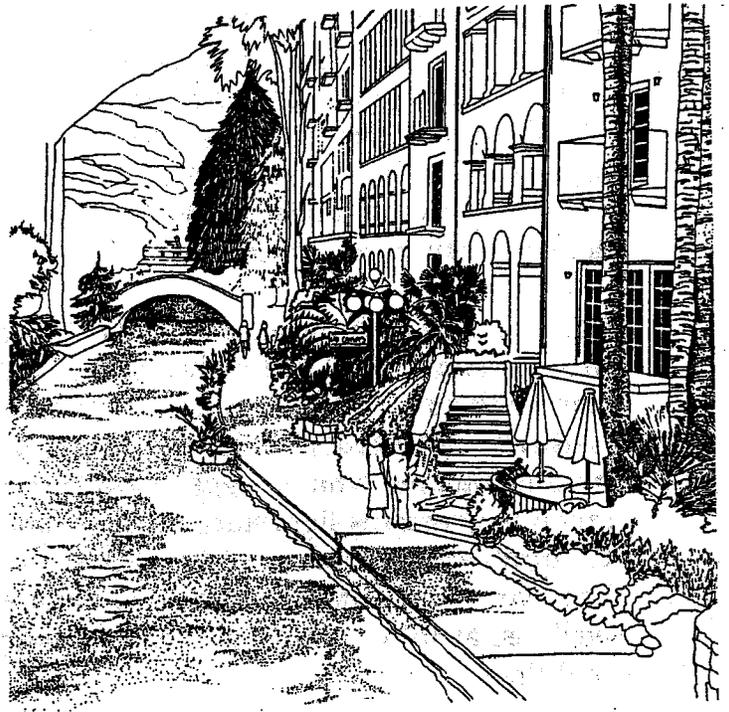
Open Space Features

Extensive downtown development has occurred on the site of the old Hayward High beyond San Lorenzo Creek. Walkway development along the Creek can help tie the downtown together and provide a downtown amenity extending from Prospect Hill to the Japanese Garden and Little Theater. The fault line could extend a greenway from Prospect Hill to Library Square and beyond to Walpert Hill.

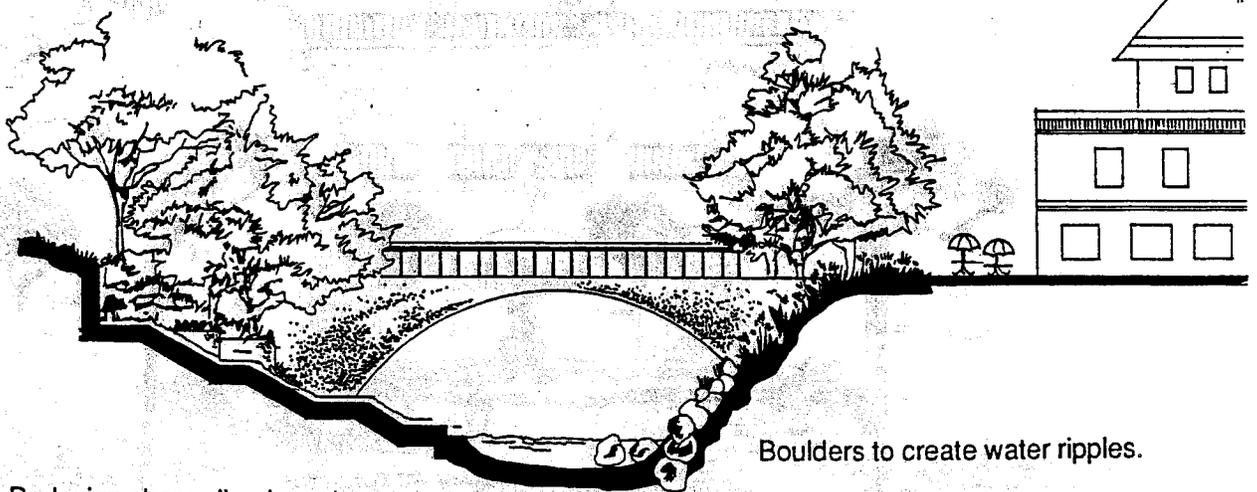
■ Incorporate public walkways along the Creek in downtown creekside development with seating areas and pedestrian-scale lighting. Provide landscaped, meandering walkway from Library Square to the Creek along the fault to extend sense of natural amenity and downtown connection.

■ Include space suitable for use as a cafe in large developments along the Creek.

■ Restore natural setting of the creek where feasible, e.g., uncovering the creek west of Foothill Blvd, and landscaping with riparian trees, vines, and boulders to soften concrete channelization.



Orient development toward open space amenities and design walkways to facilitate public access.



Redesign channelized creek to create natural amenity.

Boulders to create water ripples.

Downtown: Beyond the Core Area

Most downtown development has occurred outside the core area of the downtown. Like the Core Area, this area should have a strong pedestrian orientation expressed in lighting, landscape, transit shelters, architectural detail and display windows to maintain pedestrian interest. It is also important to make transitions to the areas surrounding downtown and to accommodate a wider variety of development types gracefully.

■ Draw enduring architectural themes from surroundings and the history of Hayward. Historic themes include Portuguese settlement reflected in All Saints Church and two mortuaries which suggest courtyards, archways, recesses, light stucco and tile roofs. Cultural expressions of other elements of Hayward also belong in the downtown as well as artfully composed contemporary buildings.

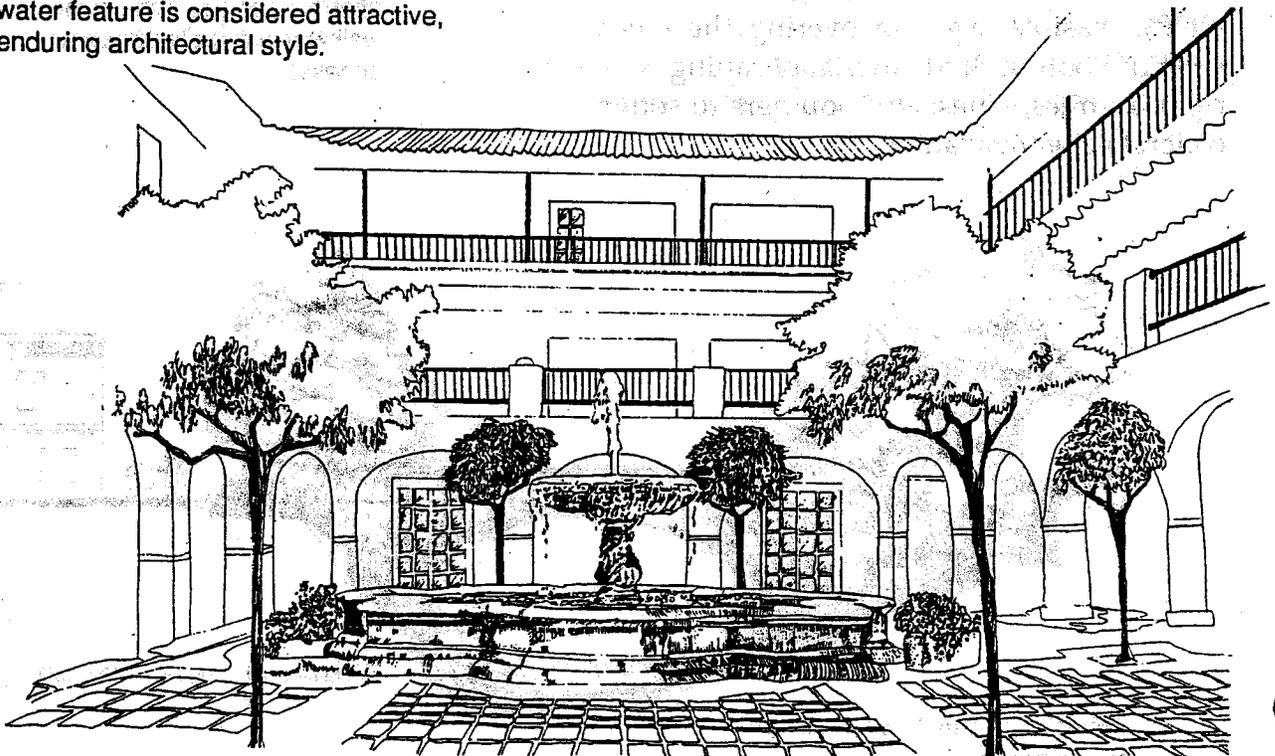
■ Frame views of surrounding hills, San Lorenzo Creek, and the Japanese Garden to take advantage of creek and hill amenities.

■ Provide high quality building materials, and interesting windows, and inviting, prominent entries at pedestrian level.

■ Use lighting to feature entrances, architectural features and merchandise at night.

■ Articulate facade at least every thirty feet. Avoid blank walls and long horizontal lines which do not engage interest and create a pass-through town. Avoid expanses of glass, metal or concrete which would give a hard, uninviting character.

Courtyard with arches, porticos, tile and water feature is considered attractive, enduring architectural style.



■ Generally site commercial buildings at front setback line to create lively downtown pedestrian space with consideration of other factors noted below.

■ Increase setback or terrace structures which are more massive than their surroundings, especially where abutting neighborhoods around the downtown.

■ Consider setback to create plaza space with attractive paving, seating walls and planters where solar access is good.

■ Consider setback on major streets with narrow sidewalks like Foothill Blvd. to provide appropriate space for street trees and pedestrian circulation.

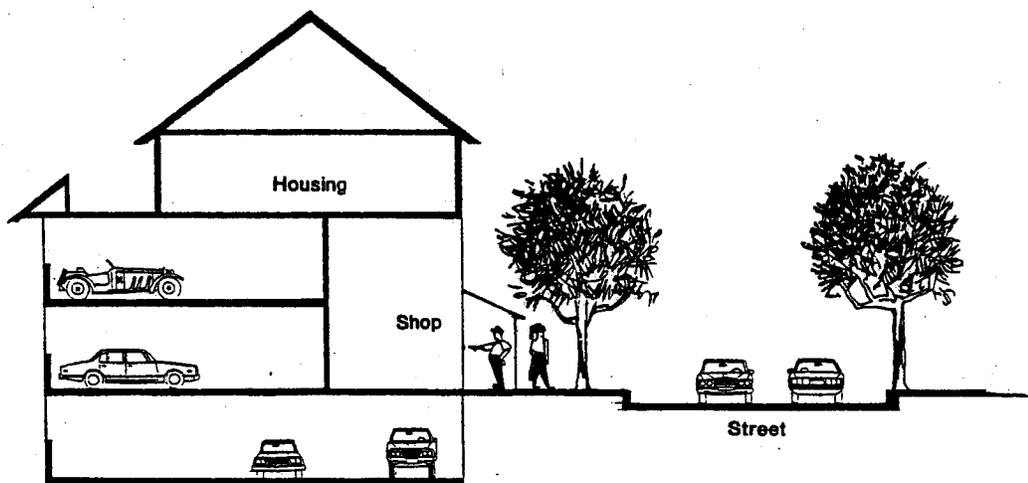
■ Consider width of street in determining appropriate building scale.

■ Orient storefronts to major street frontage; also provide pedestrian entries from rear and side streets where feasible.

■ Seek to connect new office buildings to downtown pedestrian network by providing ground floor lobbies connecting to inter-block walkways.

■ Where consistent with architectural style, provide special treatment of corners at major intersections such as walk-through arcade, cut off corner entrance or corner tower element.

■ Integrate parking with commercial areas discretely such as depressing below grade, providing retail frontage on parking structures or locating in block interior. Surface parking is not appropriate frontage for major streets.



Integrate parking unobtrusively.

ADDENDUM TO CITY OF HAYWARD DESIGN GUIDELINES

Computer simulations or photomontages or scale models will be required for:

1. *Multifamily projects on slopes over 15 percent.*
2. *Walls along public rights-of-way blocking views of natural open space from the eye level of motorists.*
3. *Projects over one story along the east side of Mission Blvd, south of downtown, limiting hill view from the west side of Mission Blvd.*
4. *Projects which would limit views of All Saints Church from the Winton Ave overpass or from "D" Street.*
5. *Projects which would limit view of other historic landmarks including the McConaghy, Oliver and Mohr Estates.*
6. *Projects which could limit views of the hills or which would have an impact on views from the hills toward development on flatter portions.*
7. *Large infill projects in the hills that would affect the character of the streetscape and surrounding area.*
8. *High-density and large residential and commercial projects.*
9. *Any project located on a site that may be difficult to visualize through standard architectural drawings.*
10. *Significant projects located at "landmark" locations such as major intersections, view corridors, or vista points.*

Vantage points must be approved by staff as representing critical views of the proposed project.

Landscaping - Anti-Graffiti

Provide a 10-foot-wide landscaped area in front of walls abutting a public street. Select landscaping that will discourage graffiti such as vines and shrubs against the wall surface.

Vegetation Management

In hill areas consider allowing replacement of Eucalyptus and pine trees with more fire-retardant trees. Replacements shall be considered whenever the canopy of such trees will, unavoidably, be located within 30 feet of a structure.

"Residential: Single-Family Detached" guidelines:

With the exception of "solar" rooms and premanufactured "patio rooms" or "patio enclosures," additions to single-family dwellings shall be constructed of materials used in the dwelling and the design shall incorporate elements of the existing design, including roof form. "Solar" rooms and premanufactured "patio rooms" or "patio enclosures" shall be limited to rear yards of interior lots and on corner lots only where there is a fence, 5 to 6 feet high, which separates the addition from the side street yard.

194-1.05

DESIGN GUIDELINES FOR ROOF FORMS AND ELEVATIONS WITHIN SINGLE-FAMILY RESIDENTIAL SUBDIVISIONS

AMENDMENT TO THE CITY OF HAYWARD "DESIGN GUIDELINES,"

Approved by City Council on October 5, 1999

RESIDENTIAL: SINGLE-FAMILY DETACHED

Architecture:

The purpose of the following guidelines is to provide neighborhood streetscapes that feature a variety of compatible housing units without creating the perception that the building overwhelms the parcel, the following guidelines.

Within single-family subdivisions of four or more dwelling units, at least 50 percent of the houses should include the following features:

- Additional stories (considered the area above the first floor plane) should be smaller in area than the first story, with the stairwell being considered in the calculation. At least one side building wall above the first floor level should be set in from the minimum side yard setback so as to minimize the appearance of bulk associated with the homes.
- The height of at least one, second-story exterior side building wall should be lower than the opposite side building wall.

In addition, the following features should be included on *all* homes situated on corner lots or where the rear elevations of houses are visible from a public or private right-of-way:

- Where dwellings are situated on corner lots, the architectural features (e.g., window projections, offsets, trim) of those side elevations shall be enhanced so as provide an attractive streetscape and to be consistent with the front elevation.
- Where dwellings are situated on lots where the rear elevations of houses are adjacent to or visible from a public or private right-of-way, rear elevations shall be enhanced and offset and roof forms shall be varied so as to provide an attractive streetscape as viewed from the right-of-way.

Appendix E

Fees associated with new development

Listed below are fees that may be applicable to your project and the appropriate department to contact for further assistance:

<i>Fees</i>	<i>Department to Contact</i>	<i>Fax Number</i>	<i>Telephone Number</i>
Building Permit	Community and Economic Development Building Division	(510) 583-3642	(510) 583-4140
Electrical Permit		(510) 583-3642	(510) 583-4140
Plumbing Permit		(510) 583-3642	(510) 583-4140
Mechanical Permit		(510) 583-3642	(510) 583-4140
Construction Tax		(510) 583-3642	(510) 583-4140
Supplemental Building Tax		(510) 583-3642	(510) 583-4112
Sewer Construction Permit		(510) 583-3642	(510) 583-4112
Driveway/Curb Cut Permit		(510) 583-3642	(510) 583-4112
School District		(510) 583-3642	(510) 583-4140
Zoning/Planning Review	Community and Economic Development Planning Division	(510) 583-3649	(510) 583-4200
Park Dedication		(510) 583-3649	(510) 583-4202
Water Permit	Public Works/Utilities Water Pollution Source Control	(510) 583-3610	(510) 583-4727
Wastewater Discharge Permit		(510) 881-7903	(510) 881-7993
Fire Permit	Fire Department	(510) 583-3641	(510) 583-4900

Please review the attached "**PROJECT FEE REFERENCE SHEET**" to determine the specific fee schedule that may be applicable to your project.

For new construction, the fee is based on the Building Valuation Sheet (Attachment A). Once the valuation has been determined, you can compute the respective plan check, building permit and permit issuance fees from Attachment B.

Please note that in addition to the building permit fee, separate permits are needed and fees charged for electrical, plumbing and mechanical work. These fees are based on specific items or fixtures (see Attachment C). Information about other fees charged by the City or local school districts are explained in Attachments D-I.

If you need further assistance, please call the respective division or department listed above, or ask for assistance at the Building Division counter located in the Permit Center on the first floor of City Hall.

PROJECT FEE REFERENCE SHEET

Developer Fees	Commercial or Industrial Building	Multi-Family Dwelling	Single Family Dwelling	Single Family Dwelling Addition	Tenant Improvement
Building Permit, Plan Check and Permit Issuance Fees	See Attachments A and B	See Attachments A and B	See Attachments A and B	See Attachments A and B	See Attachment B
Electrical, Mechanical and Plumbing Permit Fees	See Attachment C	See Attachment C	See Attachment C	See Attachment C	See Attachment C
Hayward/New Haven Unified School District Fees	See Attachment D	See Attachment D	See Attachment D	See Attachment D	N/A
Construction and Improvement Tax	See Attachment E	See Attachment E	See Attachment E	N/A	N/A
Supplemental Construction Tax	See Attachment E	See Attachment E	See Attachment E	N/A	See Attachment E
Planning Division Fees	See Attachment F	See Attachment F	See Attachment F	See Attachment F	See Attachment F
Park Dedication In-Lieu Fees	N/A	See Attachment F	See Attachment F	N/A	N/A
Fire Department Fees	See Attachment G	See Attachment G	See Attachment G	N/A	See Attachment G
Sewer Connection and Miscellaneous Fees	See Attachment H	See Attachment H	See Attachment H	N/A	See Attachment H
Water Hook-up Fees	See Attachment I	See Attachment I	See Attachment I	N/A	See Attachment I
Driveway, Curb-Cut and Miscellaneous Fees	See Attachment H	See Attachment H	See Attachment H	N/A	N/A

ATTACHMENT A - BUILDING VALUATION DATA

Valuation for use with Table 3-A of the 1994 Uniform Building Code shall be based on the valuation per square foot shown in the following table:

Occupancy and Type	Valuation Per Sq. Ft.	Occupancy and Type	Valuation Per Sq. Ft.
01. Apartment Houses:		09. Homes for the Elderly:	
Type I or II F.R.*	121.02	Type I or II F.R.	114.92
Type V or III Masonry	98.31	Type II-1 hr.	93.34
Type V Wood Frame	90.85	Type II-N	89.27
Type I Basement Garage	41.47	Type III-1 hr.	97.18
02. Auditoriums:		Type III-N	93.23
Type I or II F.R.	116.16	Type V-1 hr.	93.90
Type II-1 hr.	84.07	Type V-N	90.63
Type II-N	79.55	10. Hospitals:	
Type III-1 hr.	88.37	Type I or II F.R.*	180.80
Type III-N	83.85	Type III-1 hr.	149.73
Type V-1 hr.	84.52	Type V-1 hr.	142.83
Type V-N	78.87	11. Hotels and Motels:	
03. Banks:		Type I or II F.R.*	111.87
Type I or II F.R.*	164.08	Type III-1 hr.	96.95
Type II-1 hr.	120.91	Type III-N	92.43
Type II-N	116.96	Type V-1 hr.	84.41
Type III-1 hr.	133.45	Type V-N	82.72
Type III-N	128.59	12. Industrial Plants:	
Type V-1 hr.	120.91	Type I or II F.R.	63.05
Type V-N	155.83	Type II-1 hr.	43.84
04. Bowling Alleys:		Type II-(Stock)	40.34
Type II-1 hr.	56.50	Type III-1 hr.	48.36
Type II-N	52.77	Type III-N	45.54
Type III-1 hr.	61.47	Tilt-up	33.22
Type III-N	57.52	Type V-1 hr.	45.54
Type V-1 hr.	41.47	Type V-N	41.70
05. Churches:		13. Jails:	
Type I or II F.R.	109.95	Type I or II F.R.	176.28
Type II-1 hr.	82.49	Type III-1 hr.	161.25
Type II-N	78.42	Type V-1 hr.	120.91
Type III-1 hr.	89.72	14. Libraries:	
Type III-N	85.77	Type I or II F.R.	128.93
Type V-1 hr.	83.85	Type II-1 hr.	94.36
Type V-N	78.87	Type II-N	89.72
06. Convalescent Hospitals:		Type III-1 hr.	99.67
Type I or II F.R.*	154.25	Type III-N	94.69
Type II-1 hr.	107.01	Type V-1 hr.	93.68
Type III-1 hr.	109.72	Type V-N	89.72
Type V-1 hr.	103.40	15. Medical Offices:	
07. Dwellings:		Type I or II F.R.*	132.44
Type V-1 hr.	107.35	Type II-1 hr.	102.15
Type V-N	102.38	Type II-N	97.07
Basement		Type III-1 hr.	107.58
Finished	25.76	Type III-N	103.17
Unfinished	19.66	Type V-1 hr.	99.89
08. Fire Stations:		Type V-N	96.39
Type I or II F.R.	126.79		
Type II-1 hr.	83.39		
Type II-N	78.65		
Type III-1 hr.	91.30		
Type III-N	87.46		
Type V-1 hr.	85.65		
Type V-N	81.25		

ATTACHMENT A - BUILDING VALUATION DATA (Continued)

Occupancy and Type	Valuation Per Sq. Ft.	Occupancy and Type	Valuation Per Sq. Ft.
16. Offices:		23. Stores:	
Type I or II F.R.*	118.31	Type I or II F.R.*	91.30
Type II-1 hr.	79.21	Type II-1 hr.	55.82
Type II-N	75.48	Type II-N	54.58
Type III-1 hr.	85.54	Type III-1 hr.	67.91
Type III-N	81.81	Type III-N	63.73
Type V-1 hr.	80.12	Type V-1 hr.	57.18
Type V-N	75.48	Type V-N	52.88
17. Private Garages:		24. Theaters:	
Type V-N	26.89	Type I or II F.R.	121.70
Type V-1 hr.	30.40	Type III-1 hr.	88.59
Open Carports V-N	18.42	Type III-N	84.41
18. Public Buildings:		Type V-1 hr.	83.39
Type I or II F.R.*	136.73	Type V-N	78.87
Type II-1 hr.	110.74	25. Warehouses:	
Type II-N	105.88	Type I or II F.R.	54.69
Type III-1 hr.	115.03	Type II or V-1 hr.	32.43
Type III-N	110.97	Type II or V-N	30.51
Type V-1 hr.	105.20	Type III-1 hr.	36.84
Type V-N	101.47	Type III-N	35.03
19. Public Garages:		26. Aluminum Roof Structures:	
Type I or II F.R.*	54.24	Residential Patio Covers	contract price
Type I or II Open Parking*	40.68	add for enclosures	contract price
Type II-N	31.08	Commercial Structures	contract price
Type III-1 hr.	41.02	add for enclosures	contract price
Type III-N	36.50	27. Exterior Porches & Decks:	22.00
Type V-1 hr.	37.29	28. Demolition Permits:	contract price
20. Restaurants:		29. Reroof Permits:	
Type III-1 hr.	107.92	Built up roofing	150.00/sq.
Type III-N	104.30	Asphalt shingles	165.00/sq.
Type V-1 hr.	98.88	Wood shakes and shingles	200.00/sq.
Type V-N	94.92	All tile and special products roofs	300.00/sq.
21. Schools:		(Note: The cost of any sheathing repair, costs of addition of insulation under roof cover, the cost of any rain gutter replacement or installation and any structural strengthening of roof framing costs will be added to the per square roof covering costs in determining valuation.)	
Type I or II F.R.	123.17	30. Air Conditioning:	
Type II-1 hr.	84.07	Commercial	4.63
Type III-1 hr.	89.95	Residential	3.84
Type III-N	86.56		
Type V-1 hr.	84.30	Any permit on which an unreasonable number of inspections are required, an additional fee of \$86.00 per inspection will be charged for each inspection over and above the number deemed reasonable by the Building Official.	86.00
Type V-N	80.46		
22. Service Stations:			
Type II-N	74.47		
Type III-1 hr.	77.63		
Type V-1 hr.	66.11		
Canopies	31.08		

Plan Checking Fees: Plan Checking fees for all buildings shall be 65% of the building permit fees as set forth in the Master Fee Schedule by the City of Hayward. Where plans are incomplete or changed so as to require additional plan checking, an additional plan check fee shall be charged at the rate established by the City Building Official. Plan check fees do not apply to fire sprinkler systems.

* Add 0.5 percent to total cost for each story over three

Energy Plan Checking Fee: 12 percent of permit fee

ATTACHMENT B - BUILDING PERMITS VALUATION FEES

Building Valuation	Plan Check Fee	Building Permit Fee	Permit Issuance Fee	Building Valuation	Plan Check Fee	Building Permit Fee	Permit Issuance Fee
				40,001 - 41,000	\$359.35	\$552.85	
				41,001 - 42,000	365.92	562.95	
				42,001 - 43,000	372.48	573.05	
				43,001 - 44,000	379.05	583.15	
1.00 - 500	\$15.28	\$23.50		44,001 - 45,000	385.61	593.25	
501 - 600	17.26	26.55		45,001 - 46,000	392.18	603.35	
601 - 700	19.24	29.60		46,001 - 47,000	398.74	613.45	
701 - 800	21.22	32.65		47,001 - 48,000	405.31	623.55	
801 - 900	23.21	35.70		48,001 - 49,000	411.87	633.65	
901 - 1,000	25.19	38.75		49,001 - 50,000	418.44	643.75	
1,001 - 1,100	27.17	41.80		50,001 - 51,000	422.99	650.75	
1,101 - 1,200	29.15	44.85		51,001 - 52,000	427.54	657.75	
1,201 - 1,300	31.14	47.90		52,001 - 53,000	432.09	664.75	
1,301 - 1,400	33.12	50.95		53,001 - 54,000	436.64	671.75	
1,401 - 1,500	35.10	54.00		54,001 - 55,000	441.19	678.75	
1,501 - 1,600	37.08	57.05		55,001 - 56,000	445.74	685.75	
1,601 - 1,700	39.07	60.10		56,001 - 57,000	450.29	692.75	
1,701 - 1,800	41.05	63.15		57,001 - 58,000	454.84	699.75	
1,801 - 1,900	43.03	66.20		58,001 - 59,000	459.39	706.75	
1,901 - 2,000	45.01	69.25		59,001 - 60,000	463.94	713.75	
2,001 - 3,000	54.11	83.25		60,001 - 61,000	468.49	720.75	
3,001 - 4,000	63.21	97.25		61,001 - 62,000	473.04	727.75	
4,001 - 5,000	72.31	111.25		62,001 - 63,000	477.59	734.75	
5,001 - 6,000	81.41	125.25		63,001 - 64,000	482.14	741.75	
6,001 - 7,000	90.51	139.25		64,001 - 65,000	486.69	748.75	
7,001 - 8,000	99.61	153.25		65,001 - 66,000	491.24	755.75	
8,001 - 9,000	108.71	167.25		66,001 - 67,000	495.79	762.75	
9,001 - 10,000	117.81	181.25		67,001 - 68,000	500.34	769.75	
				68,001 - 69,000	504.89	776.75	
				69,001 - 70,000	509.44	783.75	
10,001 - 11,000	126.91	195.25		70,001 - 71,000	513.99	790.75	
11,001 - 12,000	135.01	209.25		71,001 - 72,000	518.54	797.75	
12,001 - 13,000	145.11	223.25		72,001 - 73,000	523.09	804.75	
13,001 - 14,000	154.21	237.25		73,001 - 74,000	527.64	811.75	
14,001 - 15,000	163.31	251.25		74,001 - 75,000	532.19	818.75	
15,001 - 16,000	172.41	265.25		75,001 - 76,000	536.74	825.75	
16,001 - 17,000	181.51	279.25		76,001 - 77,000	541.29	832.75	
17,001 - 18,000	190.61	293.25		77,001 - 78,000	545.84	839.75	
18,001 - 19,000	199.71	307.25		78,001 - 79,000	550.39	846.75	
19,001 - 20,000	208.81	321.25		79,001 - 80,000	554.94	853.75	
20,001 - 21,000	217.91	335.25		80,001 - 81,000	559.49	860.75	
21,001 - 22,000	227.01	349.25		81,001 - 82,000	564.04	867.75	
22,001 - 23,000	236.11	363.25		82,001 - 83,000	568.59	874.75	
23,001 - 24,000	245.21	377.25		83,001 - 84,000	573.14	881.75	
24,001 - 25,000	254.31	391.25		84,001 - 85,000	577.69	888.75	
25,001 - 26,000	260.88	401.35		85,001 - 86,000	582.24	895.75	
26,001 - 27,000	267.44	411.45		86,001 - 87,000	586.79	902.75	
27,001 - 28,000	274.01	421.55		87,001 - 88,000	591.34	909.75	
28,001 - 29,000	280.57	431.65		88,001 - 89,000	595.89	916.75	
29,001 - 30,000	287.14	441.75		89,001 - 90,000	600.44	923.75	
30,001 - 31,000	293.70	451.85		90,001 - 91,000	604.99	930.75	
31,001 - 32,000	300.27	461.95		91,001 - 92,000	609.54	937.75	
32,001 - 33,000	306.83	472.05		92,001 - 93,000	614.09	944.75	
33,001 - 34,000	313.40	482.15		93,001 - 94,000	618.64	951.75	
34,001 - 35,000	319.96	492.25		94,001 - 95,000	623.19	958.75	
35,001 - 36,000	326.53	502.35		95,001 - 96,000	627.74	965.75	
36,001 - 37,000	333.09	512.45		96,001 - 97,000	632.29	972.75	
37,001 - 38,000	339.66	522.55		97,001 - 98,000	636.84	979.75	
38,001 - 39,000	346.22	532.65		98,001 - 99,000	641.39	986.75	
39,001 - 40,000	352.79	542.75		99,001 - 100,000	645.94	993.75	

Total Valuation

\$100,001.00 to \$500,000.00 \$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00.
 \$500,001.00 to \$1,000,000.00 \$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00.
 \$1,000,001.00 and up \$5,608.75 for the first \$1,000,000.00 plus \$3.15 for each additional \$1,000.00 or fraction thereof.

ATTACHMENT C - ELECTRICAL, PLUMBING AND MECHANICAL FEES

Electrical	Each	Plumbing	Each
◆ Inspection Fee (includes one return inspection): For new residential construction including all circuits, service and sub panels.		◆ New single family residence only: Including water piping, waste, gas piping, water heater, and plumbing fixtures.	
◆ New circuits: Fees listed below include all appliances, fixtures and wiring. Fees do not include services, additional meters, industrial or commercial motors and transformers.		• One bathroom	\$125.00
• 1 to 20 ampere circuit		• Two bathrooms	150.00
• 30 ampere circuit	\$7.50	• More than two baths (each)	35.00
• 40 ampere circuit	8.20	◆ Water closet	16.70
• 50 ampere circuit	8.80	◆ Lavatory (basin)	16.70
• 70 ampere circuit	9.40	◆ Bath tub	16.70
• 100 ampere circuit	9.90	◆ Shower	16.70
• 101 to 200 ampere circuit	12.20	◆ Sinks kitchen bar service	16.70
• 201 to 300 ampere circuit	18.40	◆ Washing machine	16.70
• 301 to 400 ampere circuit	22.20	◆ Laundry tray	16.70
◆ Services: Services or service changes, including one meter service 600 volts or less.	27.80	◆ Dishwasher (residential)	16.70
• First 100 amperes capacity		◆ Dishwasher (commercial)	25.00
• Each additional 100 amperes capacity or fraction thereof	16.20	◆ Food waste disposal (residential)	16.70
• Additional meters	7.90	◆ Floor drain	16.70
• Maximum for any one service	6.40	◆ Floor sink	16.70
◆ Additions to existing circuits:	100.00	◆ Urinal	16.70
• Outlets	1.30	◆ Drinking fountain	16.70
• Switches	1.30	◆ Water piping installation, alteration, replacement:	
• Receptacles	1.30	• Residential	25.00
• Multi-outlet assemblies per ft.	1.05	• Industrial	60.00
• Light fixtures	1.30	◆ Drain, waste, vent piping alteration/replacement	25.00
◆ Signs:		◆ Gas piping, installation, alteration, replacement and gas test:	
• For installation, relocation or alteration of any electrical sign	33.50	• Residential	21.50
• Tube lighting for illumination display or outline	16.50	• Industrial	35.00
• In addition, for each transformer (sign)	2.10	◆ Water heater (gas/electric) and/or vent	16.70
◆ Power pole	35.00	◆ Gas range:	
◆ Motors: Installed for industrial or commercial uses: (Fee includes starting and controlling apparatus and connecting wiring motor.)		• Residential	10.00
• Minimum charge for any one unit, fraction thru 5 HP	24.00	• Commercial	20.00
• Maximum charge for any one unit, more than 5 HP	72.80	◆ Gas dryer:	
◆ Replacing existing fixtures:		• Residential	16.00
• Incandescent, ceiling, bracket, pendants, cord drops and other lamp holders	1.30	• Commercial	20.00
• Fluorescent each tube	1.05	◆ Grease interceptor	15.00
• Minimum fee--single tube	1.30	◆ Food waste disposal (commercial)	20.00
• Mercury vapor	6.80	◆ Industrial waste treatment and/or grease	35.00
• Floor lighting standards	6.80	◆ Neutralizer or clarifier	50.00
• Quartz lights	6.80	◆ Rainwater system	35.00
◆ Swimming pool	46.70	◆ Irrigation sprinkler system w/back flow	15.00
◆ Power transformer each kVA	3.70	◆ Back flow protection devices 1 to 4	
◆ Meter reset	25.40	• Additional over 4, each	3.50
◆ Permit fee	39.00	◆ Sewage ejector system:	
		• Residential	25.00
		• Commercial	50.00
		◆ Swimming pool:	
		• Private	100.00
		• Commercial	135.00
		◆ Solar heating system for domestic water	40.00
		◆ Permit fee	39.00

For service over 600 volts or other services not listed, please call the Building Division at 583-4140.

ATTACHMENT C - ELECTRICAL, PLUMBING AND MECHANICAL FEES (Continued)

Mechanical	Each
◆ Inspection Fee (including one return inspection): For residential construction including HVAC, register ducts, gas line and range	
◆ Heating equipment (including gas vents): Furnaces: Central, gravity, floor, wall duct Heaters: Unit, radiant, decorative room, sealed combustion	
• Up to 100,000 BTU	\$27.00
• Over 100,000 BTU	32.50
◆ Registers, diffusers, and grilles (including ducts)	3.00
◆ Heat pumps	27.00
◆ Radiators, convectors, radiant heat panels, pan coil units, etc.	8.00
◆ Gas vents	12.00
◆ Steam or hot water boiler:	
• 1 to 30 hp	45.00
• Over 30 hp	60.00
◆ Heat air conditioning unit-comb.	27.00
◆ Air conditioning equipment:	25.00
• To 100,000 BTU	35.00
• Over 100,000 to 1,000,000 BTU	50.00
• Over 1,000,000 to 1,750,000	55.00
• Over 1,750,000 BTU	
◆ Solar heating system	35.00
◆ Registers, diffusers and grilles (including ducts)	3.00
◆ Evaporate cooler	30.00
◆ Condensate drain system, ea. Inlet	6.50
◆ Refrigeration system other than comfort cooling	55.00
◆ Exhaust systems:	
• Air handling units—to 10,000 CFM	17.00
• Over 10,000 CFM	25.00
◆ Hoods—commercial cooking	45.00
◆ Hoods—commercial bathroom	18.00
◆ Range hoods—residential	10.00
◆ Kitchen or bathroom ventilation systems	10.00
◆ Industrial fume hoods	60.00
◆ Gas burners and equipment:	
◆ Ranges, ovens, dryers:	
• Residential	12.00
• Commercial	18.00
◆ Miscellaneous gas logs, log lighters, torches, lamps, etc.	
• Residential	7.00
• Commercial	11.00
◆ Gas piping—installation, alteration, replace, and gas test	
• Residential	21.50
• Commercial	35.00
◆ Fire or smoke dampers	4.00
◆ Permit Fee	39.00

ATTACHMENT D - SCHOOL DISTRICT FEES

Hayward Unified School District
 305 Elmhurst Street
 Hayward, CA 94544
Effective August 28, 2002

- * Residential Single-Family - \$3.17 per square foot of habitable space
 Multi-Family - \$2.25 per square foot of habitable space
- ** Commercial \$0.34 per square foot of covered or enclosed space

New Haven Unified School District
 (Union City and South Hayward)
 34200 Alvarado-Niles Road
 Union City, CA 94587
Effective August 28, 2002

- * Residential Single-Family - \$3.17 per square foot of habitable space
 Multi-Family - \$2.25 per square foot of habitable space
- ** Commercial \$0.34 per square foot of covered or enclosed space

San Lorenzo Unified School District
 15510 Usher Street
 San Lorenzo, CA 94580
Effective August 28, 2002

- * Residential Single-Family - \$3.17 per square foot of habitable space
 Multi-Family - \$2.25 per square foot of habitable space
- ** Commercial \$0.34 per square foot of covered or enclosed space

* Accessible Space: The square footage within the perimeter of the residential structure, exclusive of carports, walkways, garages, overhangs, patios, non-conditioned space, detached accessory structures, or similar areas.

** Chargeable Covered and Enclosed Space: The covered and enclosed space determined to be within the perimeter of a commercial or industrial structure, not including any storage area incidental to the principal use of the development, garage, parking structure, unenclosed walkways or utility and disposal areas.

ATTACHMENT E - BUILDING CONSTRUCTION AND IMPROVEMENT TAX

Type of Units or Lots	Tax Rate per Unit or Lot
One-family dwelling with less than 1,500 sq. ft. of habitable area	\$600 each
One-family dwelling with more than 1,500 sq. ft. of habitable area	\$750 each
Dwelling unit in a multiple dwelling and having less than 800 sq. ft. of habitable area	\$300 each
Dwelling unit in a multiple dwelling and having 800 sq. ft. or more of habitable area	\$450 each
Mobile home lot in a mobile home park	\$300 each

SUPPLEMENTAL BUILDING CONSTRUCTION AND IMPROVEMENT TAX

1. The tax applies to all new development and changes in development that equals or exceeds these thresholds:

Residential: One complete dwelling unit
 Non-residential: 500 gross square feet

2. The tax rates are as follows:

Residential:	Single Family Units	\$1200 each
	Multi-Family Units	\$960 each
Non-residential:	Retail/Commercial	\$3.96 per gross square foot
	Office/Service	3.00 per gross square foot
	Industrial/Warehouse	\$1.44 per gross square foot

For details of the Ordinance (Chapter 8, Article 15, Hayward Municipal Code), please contact the Engineering and Transportation Division at 293-5260.

Revised September 20, 1995

ATTACHMENT F - PLANNING DIVISION FEES**BUILDING PERMIT REVIEW**

	Account Number	Fee Amount
1. Tenant Improvement		
a) Industrial	100-2502-4840-001	\$33.00
b) Commercial	100-2502-4840-002	\$38.00
2. Building Addition		
a) Single Family Room	100-2502-4840-003	\$37.00
b) Commercial/multi-family/industrial (Not a part of a current site plan review or use permit application)	100-2502-4840-004	\$69.00
3. Accessory Structures	100-2502-4840-005	\$35.00
4. Single Family Homes	100-2502-4840-006	\$83.00
5. Industrial Building (Not a part of a current site plan review or use permit application)	100-2502-4840-007	\$189.00
6. Tree Removal	100-2502-4840-008	\$66.00
7. No fee payable now. Labor and overhead charges will be charged to project activity number.	Project Number	Labor and Overhead
8. Landscape Inspection	100-1502-4868	
a) Residential Sub-Division and Multifamily Development		\$162.00
b) Commercial & Industrial Development		\$108.00
c) Hillside Single-Family Dwellings		\$54.00
d) Re-inspection		\$54.00
e) Miscellaneous		\$54.00
Other		\$15.00

PARK DEDICATION IN-LIEU FEE SCHEDULE

Type of Housing	In-Lieu Fee per Dwelling Unit
Single family	\$3,000
Multi-family and single family attached	2,300
Mobilehome	2,000
Second family unit	1,300
Senior Housing	
Units with Kitchens:	
Efficiency or One Bedroom Unit	1,000
2+ Bedroom Unit	2,000
Units without Kitchens (per bed)	1,000

NOTE: Certain projects may qualify for a lower fee or partial exemption based on a previous project approval. Such projects may include developments with substantial private recreational facilities, projects in the Downtown Redevelopment area, and non-profit rental or ownership housing developed by non-profit agencies. Contact the Planning Division at (510) 583-4200 for specifics.

DEVELOPMENT PROCESSING FEE SCHEDULE

Type of Permit	Fee
<ul style="list-style-type: none"> ◆ Site Plan Review/Conditional Use Permit <ul style="list-style-type: none"> • One single-family home on one lot (not part of subdivision) • Other Site Plan Review/Conditional Use Permit • Site inspection for waiver of Site Plan Review 	<ul style="list-style-type: none"> \$150 + time and material MAX: \$600* \$200 + time and material \$30 per parcel
<ul style="list-style-type: none"> ◆ Administrative Use Permit <ul style="list-style-type: none"> • Preparation of documents in connection with utility service to property outside City limits • Residential, Commercial or Industrial uses • Livestock • Temporary Uses • Food Vendor 	<ul style="list-style-type: none"> \$100 + time and material \$125 + time and material MAX: \$600* \$125 + time and material MAX: \$600* \$125 + time and material MAX: \$600* \$150
<ul style="list-style-type: none"> ◆ Variance and Administrative Approval of a Minor Variance Between 10% and 25% of Any Yard Requirement <ul style="list-style-type: none"> • Owner-Occupied, single-family dwelling • Other 	<ul style="list-style-type: none"> \$125 + time and material MAX: \$400* \$150 + time and material
<ul style="list-style-type: none"> ◆ Rezoning and Prezoning <ul style="list-style-type: none"> • Zone Change (routine) • Planned Development <ul style="list-style-type: none"> Preliminary Plan Precise Plan Major Modifications 	<ul style="list-style-type: none"> \$350 + time and material \$350 + time and material \$150 + time and material \$350 + time and material
<ul style="list-style-type: none"> ◆ Tract and Parcel Map/Lot Line Adjustment 	Time and material (No Filing Fee)
<ul style="list-style-type: none"> ◆ Time Extension Request (Excluding Tentative Maps) <ul style="list-style-type: none"> • Administrative • Planning Commission/City Council 	<ul style="list-style-type: none"> \$25 + time and material MAX: \$500* \$50 + time and material MAX: \$500*
<ul style="list-style-type: none"> ◆ Modification or Rehearing of Approved Development Plan by Planning Commission/City Council 	1/2 basic fee + time and material
<ul style="list-style-type: none"> ◆ Modification of Approved Development Plan by Planning Director 	\$50 + time and material MAX: \$400*
<ul style="list-style-type: none"> ◆ General Policies Plan Amendment/Text Change 	\$300 + time and material
<ul style="list-style-type: none"> ◆ Sign Permit 	\$60 + \$30 per additional establishment (as part of the same permit)
<ul style="list-style-type: none"> ◆ Review of Business License 	\$8
<ul style="list-style-type: none"> ◆ Designation of Historical or Architectural Significance 	\$50 + time and material
<ul style="list-style-type: none"> ◆ Verification of Property Ownership 	\$10 per parcel
<ul style="list-style-type: none"> ◆ Annexation <ul style="list-style-type: none"> • Preliminary Services • Annexation Fees 	<ul style="list-style-type: none"> \$200 + time and material \$385 per acre

Note: Time and material fee is for staff time (including overhead rate of \$54 per hour) and materials used to process an application.

* Maximum fee is for time and material only, and does not include the basic filing fee.

For information about fees for the following, please contact the Planning Division at 583-4200:

- Development Agreement
- Environmental Impact Report Processing
- House Moving
- Mobilehome Park
- Private Access Approval

Revised September 25, 1995

ATTACHMENT G - FIRE DEPARTMENT FEES

A. FIRE PREVENTION FEES	
1. Plan check of a building or alteration of building for fire protection and related safety requirements	\$266.00/hr. minimum \$133.00/additional hour or fraction
2. Fire Prevention Fees:	
a. Plan check and any required on-site inspection of systems:	
(1) Fire sprinkler systems, new installations	\$399.00/application
(A) Alterations, repairs, improvements	Less than 30 heads \$133.00 30 to 300 heads \$266.00 301 heads or more \$0.95/head
(B) Underground only	\$266.00/application
(2) Wet, dry or combination standpipe systems, fire hose racks	\$266.00/application
(3) On-site private hydrant systems	\$266.00/application
(4) Fire alarm systems	Less than 8 devices \$133.00 8 to 24 devices \$266.00 25 to 49 devices \$399.00 50 or more devices \$532.00
(5) Special Fire Protection System: installation, repairs, or alterations	\$266.00/application
b. Plan check and any required on-site inspection of the installation, removal, repair or abandonment of flammable, combustible, or other hazardous material liquid tanks.	\$399.00/application
c. Plan check and any required on-site inspection of the installation, deactivation or removal of liquefied flammable, combustible or oxidizing gas tank. Example: LPG tanks.	\$266.00/application, limited to one inspection
d. Plan check and any required on-site inspection of the installation, removal or deactivation of industrial or medical compressed gas installations.	\$266.00/application, limited to one inspection
e. Plan check and any required on-site inspection for temporary activities requiring one-time permits:	
(1) Air supported structures	\$133.00/application
(2) Bonfires plus fire watch	\$133.00/application, plus additional \$133.00/inspector-hour and \$240.00/engine company hour
(3) Bowling pin/alley refinishing	\$133.00/application
(4) Christmas Tree Lots	\$133.00/application
	\$133.00/application, plus applicable fire

(5) Explosives/blasting agents	watch charges
(6) Fire watch	\$133.00/inspector-hour plus \$240.00/engine company
(7) Fireworks - public display	\$133.00/application, plus fire watch charges
(8) Lock Box Fee	\$75.00/box
(9) Malls-Structures within, displays, public assembly use, compressed flammable gases, fueled equipment	\$133.00/application
(10) Tent Erection	\$133.00/application
(11) Asbestos Removal	\$133.00/application
(12) Carnivals, Fairs, or Parade Floats	\$133.00/application
(13) Fumigation or Thermal Insecticide Fogging	\$266.00/hour
(14) Emergency underground repairs	\$240.00/hour
h. Truck or Engine Company Recovery	
B. HAZARDOUS MATERIALS FEES:	
1. Plan check and any required on-site inspections of hazardous materials storage facilities using liquids, gases, or solids for compliance with hazardous materials storage ordinance.	\$216.00/application, plus \$108.00/additional hour
2. Underground Storage Tank Installation, Removal or Closure in Place, including required, limited number of on-site inspections.	\$540.00/application, which includes five (5) hours of inspections
3. After hours inspections (other than 8am-5pm)	\$148.00/hour, minimum four (4) hours
6. Contamination Investigation and Remediation Cases, Including Spills and Other Hazardous Materials Emergencies	
(a) Fire Department Staff Time	\$108.00/staff hour
(b) Other Costs incurred including, but not limited to third-party review, laboratory work, third-party oversight, and inspection, communication and correspondence	Actual Costs
7. Risk Management Plan (RMP)	
(a) Fire Department Staff Time	\$108.00/staff hour
(b) Other Costs incurred including, but not limited to third-party review, laboratory work, third-party oversight and inspection, public notice, communication and correspondence	Actual Costs
11. Additional Fees may be assessed by the Fire Chief under this section	\$133.00/hour
C. FIRE CODE VARIANCE	\$133.00/hour, one (1) hour minimum

Revised July 1, 2001

ATTACHMENT H - PUBLIC WORKS FEES AND INSPECTION CHARGES

(Effective September 1, 2000)

A. Concrete	
1. Curb, gutter, and/or sidewalk (including driveway) first 100 linear feet	\$65.00
2. Each additional 100 lineal feet or fraction thereof	\$32.00
3. Driveway, handicapped ramp, curb return	\$65.00
4. Each additional installation on same site	\$32.00
5. Planter strip fill (each property)	\$52.00
B. Drainage	
1. Drainage system and appurtenance, first 100 linear feet	\$65.00
2. Each additional 100 linear feet or fraction thereof	\$32.00
3. Drainage tie-in to existing structures	\$44.00
4. Non-standard structures (other than above)	\$44.00
5. Manholes, vaults, area drains, storm water, inlets, other standard structures	\$44.00
C. Street Work and Miscellaneous	
1. Street improvement plan review	Time & Materials
2. Street cuts, trenches, up to 100 linear feet	\$65.00
3. Each additional 100 linear feet or fraction thereof	\$32.00
4. Street cuts, other, up to 100 square feet	\$65.00
5. Each additional 100 sq. feet or fraction thereof	\$32.00
6. Compaction tests – each test as required per hour	Actual Consult Fee
D. Utility Pole Location or Relocation	
1. Minimum permit fee	\$62.00
2. Each additional pole over five	\$13.00
E. Sewer System Connection Charge Per Unit	
1. Single family, 2-4 multi-family units	\$3,391.00
2. Five or more multi-family units or mobile home	\$3,018.00
3. Commercial, industrial, institutional, or all other connections - \$9.524 per gallon of daily capacity, plus \$6.643 per pound per year of biochemical oxygen demand (BOD) and \$4.857 per pound per year of suspended solids (SS), but in no case less than \$3,391.	
F. Sanitary Sewer (Laterals)	
1. From main in street or easement to building up to 100 linear feet	\$230.00
2. Each additional 100 linear feet or fraction thereof	\$32.00
3. Add for monitoring structure if required	\$52.00
4. From existing stub at right-of-way to building up to 100 linear feet	\$104.00
5. Each additional 100 linear feet or fraction thereof	\$32.00
6. Each building sewer to building court main	\$32.00
7. Each building sewer repair or replacement	\$230.00
8. In public right-of-way, complete	\$104.00

**ATTACHMENT H - PUBLIC WORKS FEES AND INSPECTION CHARGES
(Continued)**

G. Wastewater Discharge Permit	
1. Categorical	\$640.00
2. Non-Categorical	\$430.00
3. Groundwater	\$470.00
4. Exterior Wash	\$440.00
5. Optional (User Requested)	\$795.00
6. Special Purpose	\$225.00
H. Survey	
1. Curb and gutter staking, up to 100 linear feet	\$287.00
2. Each additional 50 linear feet	\$78.00
3. Grade calculations and cut sheets per location	\$126.00
4. Form check up to 100 linear feet	\$126.00
5. Each additional 50 linear feet	\$39.00
I. Gasoline Monitoring Wells	
1. Fuel well	
(a) Inspection	\$65.00
(b) Plan Review	\$196.00
2. Each additional well at same site	
(a) Inspection	\$32.00

ATTACHMENT I - WATER SERVICE HOOK-UP FEES

(Effective September 1, 2001)

New Water Service Installation Charges				
Service Size Meter & Service Line	Installation Costs	Facilities Fees		Total
5/8" x 3/4"	\$1,680		\$3,342	\$5,022
3/4" x 3/4"	1,680		5,010	6,690
3/4" x 1"	1,810		5,010	6,820
1" x 1"	1,810		8,360	10,170
1" x 1 1/2"	2,150		8,360	10,510
1 1/2" x 1 1/2"	2,150		16,710	18,860
1 1/2" x 2"	2,480		16,710	19,190
2" x 2"	2,480		26,740	29,220
3"	Over 2" services cost for time and material		53,470	Over 2" services cost for time and materials for installation plus facilities fees
4"			83,550	
6"			167,100	
8"			267,360	
10"			384,330	
Combination Meter Installation Charges				
1" manifold service and two 3/4" meters			\$1,810	
1 1/2" manifold service and two 1" meters			2,720	
2" manifold service with one 1 1/2" meter and one 1" meter			2,720	(Plus applicable Facilities Fees per meter as designated above)
2" manifold service and two 1 1/2" meters			2,880	
2" manifold service with one 2" meter and one 1 1/2" meter			2,880	
2" manifold and two 2" meters			4,520	
Charges for Installing Meters Only On Existing Services				
5/8"			\$120	
3/4"			300	(Plus applicable Facilities Fees per meter as designated above)
1"			300	
1 1/2"			420	
2"			420	
Over 2"			Actual Cost	
Facilities Fees				
Residential units with standard service (5/8" meter) or residential units with inside sprinkler system required by Fire Department (1" meter)				\$3,342
Each single-family dwelling or each one-family dwelling in a multiple dwelling, or each mobile home lot in a mobile home park				3,342
Fire service (regardless of size)				3,342
Non-residential units, each separate irrigation service, or residential units with meter size larger than 5/8" (or larger than 1" with required inside sprinkler system) shall pay an amount according to the Facilities Fees column in the schedule above.				
Construction Meters for Temporary Use				
Meter Size	Deposit	Service	Monthly Charges	
			Min. Use	Min. Charge
3/4"	\$ 200	\$ 2.00	1,000 Cu. Ft.	\$ 18.20
3"	800	7.00	2,800 Ct. Ft.	53.36
4"	1,100	37.50	4,000 Cu. Ft.	78.80
6"	3,000	75.00	6,000 Cu. Ft.	121.20

Appendix F

Description of Housing Programs

This section provides a brief description of the federal, state, local governmental and private resources that are available to the City of Hayward to address housing needs. The second portion of this appendix presents policies, strategies and programs the City of Hayward will implement to address the community's housing needs.

A. HOUSING RESOURCES:

1. *Federal*

- **Community Development Block Grant (CDBG):** The City of Hayward receives an annual allocation of U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) funds. The CDBG program allows the City to use federal funds to address specific local housing and community development needs. Until FY 2003, on average, the City of Hayward received an entitlement grant of \$1,750,000 and had between \$500,000 and \$800,000 of program income generated by deferred loans for housing rehabilitation and construction. Over the past ten years, the average annual percentage of program funds spent on acquiring land and constructing or rehabilitating affordable housing has been 74%. The affordable housing includes new construction and rehabilitation of apartments, owner and renter occupied single family attached and detached homes, and mobile homes. When fair housing, landlord-tenant, and rental assistance programs are added, as well as supportive services for very low income Hayward residents, the average annual percentage of program funds expended for housing and neighborhood services was 82%. Recently, HUD increased the City's entitlement grant to \$2,130,000.
- **HOME Investment Partnerships Program (HOME):** The City of Hayward receives funding from the HOME Investment Partnership through its participation in the Alameda County HOME Consortium. HOME funds can be used to acquire, rehabilitate, finance and construct affordable housing. On average, the City of Hayward receives about \$450,000 each year. That allocation is "banked" with the Consortium until enough funds have been collected to acquire land and construct affordable housing.
- **Affordable Housing Program of the Federal Home Loan Bank Board (AHP):** The AHP provides gap financing as a subsidy to projects that provide affordable rental or ownership housing for a minimum of 15 years. These grants are competitive and a federally-chartered bank or savings and loan must be the grant applicant.
- **HUD Section 8 Rental Assistance Funds:** Section 8 is a federally funded, locally administered rental assistance program for low income families, senior citizens, and the disabled. The Alameda County Housing Authority administers the HUD Section 8 rental subsidy program for most Alameda County jurisdictions including the City of Hayward. The Housing Authority manages an allocation of approximately 1,600 vouchers for people living in Hayward.

- **HUD Section 202/811 Program Funds:** Funds are available on a competitive basis through the HUD Section 202 program for new construction of rental housing serving seniors and through the Section 811 program for housing for disabled persons.
- **Housing Opportunities for Persons with AIDS:** HUD makes funding available through the Housing Opportunities for Persons with AIDS (HOPWA) program for a variety of housing and supportive services activities for persons living with HIV and AIDS. The Alameda County Housing and Community Development (HCD) department administers the HOPWA program for Alameda County, under contract from the City of Oakland, which receives the HOPWA entitlement from HUD. HOPWA funded activities serve all Alameda County jurisdictions.
- **Supportive Housing Program (SHP):** This HUD program implements the McKinney Act and is designed to promote the development of supportive housing and services for homeless persons. SHP funds can be used for acquisition, rehabilitation, new construction, operating costs and supportive services.

2. *State*

- **California Department of Housing and Community Development:** The mission of HCD is to provide leadership, policies and programs to expand and preserve safe and affordable housing opportunities and promote strong communities for all Californians. HCD manages a variety of programs including:
 - **CalHome** - This program enables low and very-low income households to become or remain homeowners by providing grants to local public agencies and nonprofit developers to assist individual households through deferred-payment loans and forgivable loans to assist development projects involving multiple ownership units, including single-family subdivisions. Note: CalHome does not loan directly to individuals.
 - **Multifamily Housing Program** – This program assists with new construction, rehabilitation and preservation of permanent and transitional rental housing for lower income households by providing low-interest, deferred-payment loans. MHP funds will be provided for post-construction permanent financing only. Eligible costs include the cost of child care, after-school care and social service facilities integrally linked to the assisted housing units; real property acquisition; refinancing to retain affordable rents; necessary onsite and offsite improvements; reasonable fees and consulting costs; and capitalized reserves. Eligible funding recipients include: local public entities, for-profit and nonprofit corporations, limited equity housing cooperatives, individuals, Indian reservations and rancherias, and limited partnerships in which an eligible applicant or an affiliate of an applicant is a general partner. Applicants or their principals must have successfully developed at least one affordable housing project.
- **California Housing Finance Agency:** The California Housing Finance Agency (CHFA) provides various types of loans for the development and preservation of affordable housing.

CHFA also provides loan assistance to eligible homebuyers. The Housing Enabled by Local Partnerships (HELP) program provides affordable housing opportunities through program partnerships with local government entities consistent with local housing priorities.

- **Mortgage Revenue Bonds:** The City of Hayward may apply to the California Debt Limit Allocation Committee (CDLAC) for an allocation of mortgage bond authority to provide financing to developers of qualified rental developments.
- **Low Income Housing Tax Credits:** Affordable housing developers can apply to the State for an allocation of tax credits to finance low-income rental housing developments. The tax credits are syndicated in order to raise funds to develop affordable housing. The City supports and reviews applications for Tax Credits for the California State Tax Credit Allocation Committee.

3. *Local*

- **Low and Moderate-Income Housing Fund (Low/Mod Fund):** The City of Hayward Redevelopment Agency is authorized to use tax-increment financing to fund redevelopment projects in specific target areas. California State redevelopment law mandates that 20% of the tax-increment revenue generated by these projects must be set-aside to fund affordable housing. Until FY 2003-2004, increases in tax revenue in redevelopment project areas were anticipated to generate an annual average of approximately \$500,000 in tax-increment funds for affordable housing. Due to expansions of the Redevelopment Area, the new annual amount of tax increment funds is approximately \$950,000. These funds can be used for the acquisition, construction, and rehabilitation of all types of housing serving very low, low, and moderate-income households. Hayward has used these funds as gap financing to create affordable rental housing for very low income households and for the first time homebuyer program. Prior to FY 1998, all funds expended from the Low/Mod Fund were in support of very low income housing. Below is a table showing the amount and expected uses of RDA funds over the planning period.

Table F-1: Revenues and Expenditures for the Low/Mod Fund 1999-2006

	1999/2000	2000/2001	2001/2002	2002/2003	2003/2004	2004/2005	2005/2006
Total Revenues*	683,030	817,142	1,109,862	1,021,114	974,366	1,000,720	1,027,864
Program Operations	102,110	136,834	170,140	180,000	165,000	170,000	175,000
1 st Time Homebuyers Down Payment Assistance	169,090	236,691	78,944	150,000	200,000	200,000	200,000
New Construction							
Moderate Income Housing	737,773	460,271	353,913	470,000			
Low Income Housing							
Very Low Income Housing	47,000				700,000	1,000,000	600,000
Total Expenditures							
Total Expenses	1,055,973	833,796	602,997	800,000	1,015,000	1,330,000	935,000
Revenue Minus Expenses	-372,943	-16,654	506,865	221,114	-90,634	-369,280	92,864

Source: Redevelopment Agency Audits 1999-2002 and Projections 2003-2006

* includes property tax increment, interest earned, and other revenue in fund

- **City of Hayward Housing Authority:** In addition to the City issuing multifamily or single family mortgage bonds directly, the City can issue those bonds through its housing authority for residential projects that have set aside at least 20% of the units for very low income households. The City Housing Authority contracts with the Alameda County Housing Authority to operate the jurisdiction's share of Section 8 program.
- **Publicly Owned Land:** The City of Hayward anticipates developing housing on Site Four in the Redevelopment Area during the period of this Housing Element Update.
- **Mortgage Credit Certificates:** The City of Hayward participates in the Alameda County Mortgage Credit Certificates (MCC) Program. The MCC Program provides additional federal income tax relief to low and moderate-income first-time homebuyers. Due a transfer

in Single Family Mortgage Bond allocation from cities and counties to the California Housing Finance Agency by California Debt Limit Advisory Committee (CDLAC), the number of MCCs available has been severely reduced. The City's share of Alameda County's allocation has decreased from approximately 100 per year to about 20 per year.

- **Social Services Program:** The City of Hayward has a policy of allocating approximately \$350,000 from the City's general fund for grants to nonprofit social services agencies that will conduct a variety of public service activities. Until FY 2003/2004, an additional \$170,000 was available to fund special social service projects. Due to the California economy's impacts on City revenues, \$350,000 is the maximum amount that will be allocated to social services programs for next several years.

4. *Private*

- **Community Reinvestment Act/ Banks and Savings and Loan Corporations:** The Community Reinvestment Act (CRA) requires private banks and lenders to provide financing for a variety of community-improvement projects. The City of Hayward works with a variety of private lenders to provide favorable terms for mortgages to first-time homebuyers, special financing for affordable rental projects and loans for small businesses. The CRA places a responsibility on financial institutions to address the credit needs of low-income families.

5. *Enforcement*

- **Community Preservation Program:** The City has eight inspectors who are responsible for resolving violations of the Community Preservation, Graffiti Abatement, Vehicle Abatement, Weed Abatement, Sign and Zoning Ordinances.
- **Residential Rental Inspection Program:** The City has four inspectors who are responsible for inspecting all residential rental units in the City on a rotating basis for compliance with the Uniform Housing Code. Units are also inspected on a complaint basis when that complaint is made by the current tenant.

B. EXPENDITURES FOR HOUSING PRODUCTION, CONSERVATION AND RELATED SERVICES 1990-2000

The following table lists the projects, number of units, type and amount of funding for the period 1990-2000.

Table F-2: EXPENDITURES FOR HOUSING PRODUCTION, CONSERVATION AND RELATED SERVICES 1990-2000

Project Name	Project Description	Total Units	Income Limit	Funding Source					TOTAL
				LM Fund	HOME	CDBG	MRB		
Allied Housing	New construction of transitional housing	28	Very Low			\$100,000			\$100,000
B St. Bungalows	New construction of ownership housing	4	Low			\$800,000			\$800,000
Community Resources for Independent Living	Housing-related services for special needs		Very Low			\$280,000			\$280,000
DCARA Deaf House	Financing for transitional shelter	6	Very Low			\$430,000			\$430,000
EC Magnolia Court	New construction of disabled rental housing	21	Very Low	\$288,000					\$288,000
Eden Council for Hope and Opportunity	Fair Housing services		Very Low			\$1,300,000			\$1,300,000
Eden Information and Referral	Housing-related services		Very Low			\$311,000			\$311,000
FESCO	Emergency Shelter	5	Very Low			\$214,000			\$214,000
Glen Berry	New Construction of affordable rental housing	50	Very Low	\$680,000	\$500,000	\$179,000			\$1,359,000
Glen Eden	New Construction of affordable rental housing	36	Very Low	\$490,000		\$129,000			\$619,000
Green Shutter	Rehabilitation of an SRO apartment complex	63	Very Low	\$650,000					\$650,000
GT Arms	Home ownership assistance	8	Moderate	\$907,000					\$907,000
Harris Court	Acquisition and rehab of affordable rental housing	24	Very Low	\$275,000	\$990,000				\$1,265,000
Human Outreach Agency	Homeless Shelter	18	Very Low			\$282,000			\$282,000
First Time Homebuyer Assistance Program	Home ownership assistance	150	Moderate	\$860,000					\$860,000
Down Payment Assistance Program	Home ownership assistance	35	Low			\$1,100,000			\$1,100,000
Housing Conservation Loan Program	Residential rehab for families and seniors	90	Low / Very Low			\$4,100,000			\$4,100,000
Minor Home Repair Program	Residential Rehab for Seniors and Disabled Owners	530	Low / Very Low			\$1,500,000			\$1,500,000
SAVE/WINGS	Transitional Housing	14	Very Low			\$370,000			\$370,000
Spring Court	Home ownership assistance	32	Moderate	\$300,000					\$300,000
Tennyson Gardens	Acquisition and rehab of affordable rental housing	96	Low		\$800,000			\$6,450,000	\$7,250,000
The Timbers	New construction of affordable rental housing	27	Low					\$9,500,000	\$9,500,000
Westporte Duets	New construction of affordable ownership housing	18	Low			\$360,000			\$360,000
	TOTAL	1,255		\$4,450,000	\$2,290,000	\$11,455,000	\$15,950,000		\$34,145,000

C. HOUSING PROGRAM GOALS

The law requires the City to provide a program that sets forth a five-year schedule of actions the City will undertake or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element. In order to make adequate provision for the housing needs of all economic segments of the community, the program shall do all of the following:

New Housing Development:

In accordance with Housing Element Law, the City of Hayward has a goal of developing the following number of housing units—

- 625 units for very low-income households;
- 344 units for low-income households;
- 834 units for moderate-income households;
- 1,032 units for above moderate-income households

The City of Hayward has a total of 20.81 acres of vacant land and 49.43 acres of underutilized land zoned for high-density residential development with a total housing development potential of 1,276 units. The City has 37.5 acres of vacant land and 14.7 acres of underutilized land zoned for medium-density residential development with a total housing development potential of 507 units. The City has 124.9 acres of vacant land and 56.92 acres of underutilized land zoned for single-family residential development with a total housing development potential of 1,087 units. The attached map identifies specific sites for residential development.

According to the ABAG needs determination, the majority of units that will need to be developed in Hayward are for moderate and above moderate-income households. These needs can be served by the private sector creating new market-rate housing. There are, however 625 units of housing for very low-income households and 344 units for low-income households will need to be developed. Meeting this need will require assistance from the Federal, State, and City/Redevelopment Agency resources.

Since the majority of Hayward is built-out, urban services including public services and facilities are available throughout the City.

Quantified Objectives

It is anticipated that based on the supply of land appropriate for residential development, the activities of private developers and the activities of developers working with the City of Hayward to provide housing affordable to lower-income households that the total residential development activity will meet the ABAG Regional Housing Needs Determination with the exception of approximately 42 units of housing for above moderate income households. Residential development activity in Hayward for the period of 1999 through 2006 will include the following activities, new construction, rehabilitation and conservation. New construction projects may include the creation of new housing units by private developers and developers working with the City to create affordable housing. Residential rehabilitation projects will include the City's on-going rehabilitation programs and acquisition and rehabilitation projects conducted by private developers. Conservation programs will include the City's effort to secure

long-term affordability requirements for existing developments that have expiring affordability restrictions.

The following table presents quantified objectives, by income category, for new construction, rehabilitation and conservation.

Table F-3: Quantified Objectives for the Planning Period 1999-2006

Household Income	New Construction (units)	First-Time Homebuyer Assistance		Property Rehabilitation (units)	Housing Conservation (units)
		Homebuyer Workshops	Loans*		
Very Low	625	0	0	300	57
Low	344	500	0	4,090**	0
Moderate	834	1,600	100	0	0
Above Moderate	1,032	0	0	0	0
TOTAL	2,835	2,100	100	4,390	57

* only includes down payment assistance loans made directly by the City; does not include first mortgage loans made by the City's participating lenders

**includes repairs made as a result of the rental inspection program.

Units Needing Rehabilitation/Conservation:

Since the many of Hayward's single-family units were built between 1950 and 1960 and the majority of multifamily units were built between 1960 and 1980, housing rehabilitation is a very important program activity for Hayward. Approximately, 4,000 rental units will be brought up to code during this period due to the City's Residential Rental Inspection Program. Approximately, 400 conventional and mobile homes will receive repairs through the City's property rehabilitation programs.

Housing Units Needing Replacement:

There are few units in Hayward that are so blighted that they need to be replaced. In the past ten years, there were approximately 40 units that required demolition. When Hayward's Redevelopment Agency or Community Development Block Grant funded program demolishes low income housing, that housing unit must be replaced on a one-for-one basis with a unit of the same type (e.g. three bedroom units must be replaced with the same, although houses can be replaced by apartment units).

Preservation of Existing Affordable Units:

The City of Hayward will make every effort to preserve and extend the affordability requirements of existing multifamily developments. Whenever possible, the City will work with local nonprofit affordable housing developers to acquire subsidized housing developments at risk of converting to market rate. There are only 57 units at-risk during this planning period. Staff discussed preservation options with the owner. However, the owner told City staff that these

units would need to be raised to market in 2004 and that he was not interested in selling the development.

SECTION D: POLICIES, STRATEGIES AND PROGRAMS

Please Note:

- Policies appear in UPPER CASE LETTERS; Strategies appear in *italics* and Programs appear in standard 12 point type)
- The financing under each program, identifies the revenue source(s) that may be used to fund a given program and does not represent a specific commitment of funds. Funding commitments are made by City Council through the City Budget.

I. EXPAND THE HOUSING SUPPLY

POLICY 1.0: ENCOURAGE THE PROVISION OF AN ADEQUATE SUPPLY OF HOUSING UNITS IN A VARIETY OF HOUSING TYPES WHICH ACCOMMODATE THE DIVERSE HOUSING NEEDS OF THOSE WHO LIVE OR WISH TO LIVE IN THE CITY.

Strategy 1.1: Maintain an adequate supply of land designated and zoned for residential use at appropriate densities to meet housing needs consistent with the objective of maintaining a balance of land uses.

Program 1.1.1: Ensure that there is sufficient capacity to accommodate the dwelling units needed to maintain a jobs/housing balance by evaluating the remaining housing potential in relation to the projected housing need based on population and employment forecasts.

Implementation:

- The Planning Division will implement this program by monitoring the demand for housing and the availability of vacant and underutilized land.
- If there is an insufficient amount of vacant and underutilized residentially-zoned land to support the Regional Housing Needs Determination, then the City Council will consider rezoning residential, commercial, or industrially-zoned land to appropriate residential densities.

Financing: None required

Time Frame:

- As projects are approved.
- On an annual basis, the Advance Planning Program will generate a table that shows remaining housing potential.
- During the year it is established that an insufficient amount of vacant and underutilized residentially-zoned land exists, Planning staff will prepare and present to City Council recommendations for the locations of and type(s) of rezoning needed to assure an adequate

supply of land at appropriate residential densities.

Program 1.1.2: Identify opportunities for increased housing potential (land and/or densities) citywide in order to accommodate the citywide need for new dwelling units.

Implementation:

- The Planning Division and the Redevelopment Agency will implement this program by developing Area Plans that assess the feasibility of residential development throughout the city and within the Redevelopment Area.
- As plans are adopted land will be rezoned as appropriate.
- It is not known at this time what densities will be proposed for various sub-areas, except the Cannery Area, because the establishment of densities and the expected development capacity to be achieved are part of the plan development phase.

Financing: General Fund.

Time Frame:

- In 2001, the Cannery Area Design Plan was adopted.
- The South Hayward BART Area Plan is scheduled to be developed in FY 2003.
- A plan for the Mt. Eden neighborhood is scheduled to be developed in FY 2003.

Strategy 1.2: Promote development of infill housing units within existing residential neighborhoods in a variety of housing types.

Program 1.2.1: Identify sites throughout Hayward that may be appropriate for infill housing and make this information available to developers who express interest in developing residential projects.

Implementation:

- The Neighborhood and Economic Development Division and the Redevelopment Agency implemented this program by identifying potential sites on the City's map of vacant and underutilized properties. The map will be updated as potential infill sites are identified as part of the process of developing plans for Redevelopment sub-areas.
- In 2001, the Redevelopment Agency adopted a "Cannery Area Design Plan" that describes the City/Agency's plans for development in that area. The Plan contains the adopted densities, types and numbers of units for the area. At least 90 units will be restricted to occupancy by very low (36 units) and low-mod households (54 units).
- An RFP was issued to development groups to obtain a developer for the major portion of the Area.

Financing: Redevelopment funds

Time Frame:

- Vacant and underutilized sites were identified as part of the research effort for the Housing Element.
- As soon as it is completed in 2003, the Vacant and Underutilized Parcel Map will be displayed in the City's Permit Center for review by any developer interested in residential infill projects.
- The Cannery Area Design Plan was adopted and has been available to developers since 2001.
- Unfortunately the recent downturn in the economy has impacted the ability to simultaneously carry out both the private housing development and the public facilities portions of the Design Plan. The Agency anticipates re-issuing the RFP for housing development in 2004 in coordination with the Hayward Unified School District's application to the State by the for bond funds to build a new elementary school.

Program 1.2.2: The City shall apply condominium construction and parking standards to new rental housing developments.

Implementation: Planning and Building Inspection staff will apply condominium construction and parking standards to new rental housing development in order to ensure that the design of rental housing is equivalent to that of for-sale units.

Financing: General Fund

Time Frame: As projects are proposed

Strategy 1.3: Encourage medium and high-density residential and mixed-use development along major arterials and near major activity or transit centers.

Program 1.3.1: Designate areas along major arterials and near major activity or transit centers for medium and high-density residential development. Amend Commercial zones to allow residential development above commercial uses along major arterials. In addition, encourage planned development zoning that includes mixed commercial and residential uses.

Implementation:

- The 2002 Updated General Plan designates areas along major arterials and near major activity or transit centers for medium and high-density residential development.
- By 2000, commercial zones were amended to allow residential development above commercial uses along major arterials.
- On an on-going basis, Planning Division staff inform developers looking for building sites about the zoning and development potential along major arterials and encourage planned development (PD) that implements smart growth principles.
- Since 2002, multicolored citywide zoning and land use maps have been displayed in the Permit Center for all interested parties to review.
- By the end of FY 2003, the City will place the zoning and land use maps on the City's web

site so that they is available to all interested parties.

Financing: None required.

Time Frame:

- Whenever inquiries are made about areas for potential development or whether a development concept is appropriate for a given area, Planning staff will inform those inquiring about the potential for development along major arterials.
- In addition, staff will inform residential developers of the opportunity to have pre-application meetings with City development process staff to discuss concepts including planned development.
- As soon as the zoning and land use maps are on the City's web site, information regarding same will be put on the government access cable television channel and callers with zoning inquiries will be encouraged to use the website.

Program 1.3.2: As appropriate, allow reductions in parking requirements for housing developments in close proximity to major transit routes (BART and express bus lines) or major activity centers.

Implementation:

- Continue to allow residential developments in the Downtown to have fewer parking spaces per unit than elsewhere in Hayward (1.5 per unit vs. up to 2.25 per unit) to encourage transit-oriented development.
- Consider changes in the City's off-street parking regulations for housing developments within 1/2 mile of the South Hayward BART Station to encourage transit-oriented development.

Financing: None required

Time Frame: These changes will be considered as part of the South Hayward BART Station Area Concept Plan is completed in 2004.

Strategy: 1.4: Explore ways to allow expansion of existing dwellings while maintaining the integrity of neighborhoods.

Program 1.4.1: Consider reducing rear setback requirements in existing single family neighborhoods to allow owners to build additional bedrooms and bathrooms to their homes to reduce overcrowding.

Implementation:

- Planning staff will undertake this review and make recommendations to Council when the Zoning Ordinance is revised.
- If a change in the Zoning Ordinance is adopted to allow expansion of existing dwellings, that information will be listed on the City's TV channel's scrolling bulletin board.

- Additionally, such bedroom and bathroom additions will then become an eligible activity under the City's property rehabilitation programs serving lower income households.

Financing: CDBG funds for housing rehabilitation for lower income Hayward residents.

Time Frame: The Zoning Ordinance is scheduled for revision in FY 2003.

Strategy 1.5: Encourage developers to create residential units that accommodate varied household sizes and income levels.

Program 1.5.1: Include a mix of housing types for households at various income levels in area design plans.

Implementation:

- As the City develops area design plans a mix of housing types will be included.
- In addition, any acquisition and rehabilitation or new construction projects financed by City Housing Authority mortgage revenue bonds will contain units affordable to households at various income levels, including households at or below 50% of area median income.
- If the City adopts an Inclusionary Ordinance, then new residential development will provide for the range of income groups specified for various development types.

Financing: Redevelopment Low and Moderate-income Housing Fund and Mortgage Revenue Bonds and Low Income Tax Credits

Time Frame: As plans are developed. For example, the Cannery Area Design Plan was developed in FY2001 and the South Hayward BART Area Concept Plan will be completed in 2004. See Strategy 4.3 in regard to the Inclusionary Ordinance.

2. CONSERVE THE HOUSING STOCK

POLICY 2.0 ENSURE THE SAFETY AND HABITABILITY OF THE CITY'S HOUSING UNITS AND THE QUALITY OF ITS RESIDENTIAL AREAS.

Strategy 2.1: Maintain and upgrade residential areas through abatement of nuisances and provision of needed public improvements.

Program 2.1.1 Continue to implement the City's Community Preservation (CP) Ordinance and revise it to make the Ordinance more comprehensive and easier to enforce. Continue to enforce the Building, Housing, Mechanical, Electrical, Plumbing and Fire Codes to ensure decent, safe and sanitary housing.

Implementation:

- In 2002, the CP Ordinance was revised to be more comprehensive and more specific for improved enforcement.
- In 2003, an Administrative Citations Ordinance was adopted by the City. This ordinance makes violations of City Codes subject to an administrative citations process that is designed to speed and improve enforcement efforts.
- Community Preservation enforces the CP Ordinance, the Sign Ordinance and the Zoning Ordinance. The Building Division enforce the Uniform Building, Housing, Mechanical, Electrical and Plumbing Codes and the Fire Code.

Financing: General Fund

Time Frame:

- A revised CP Ordinance was adopted in 2002.
- Code enforcement continues on an ongoing basis.

Strategy 2.2: Maintain and upgrade the housing stock by encouraging the rehabilitation, maintenance and upkeep of residential properties. Maintain a supply of various types of rental housing for those who do not have the desire or the resources to purchase homes.

Program 2.2.1: Operate property rehabilitation programs that assist low-income households.

Implementation:

- Programs operated by the City include, but are not limited to: minor home repairs, accessibility repairs, and substantial rehabilitation. The City spends more than \$800,000 each year in CDBG funds on property rehabilitation projects.
- Eligible housing stock includes conventional and mobile homes and multifamily housing. Please note: The City of Hayward is one of the few jurisdictions that provides deferred loans to mobile home owners to bring their properties up to code and make general property improvements.
- Eligible owners include: Seniors, persons with disabilities and low-income families and investor-owners of rental property that houses lower income households.

Financing: Community Development Block Grant, HOME Investment Partnership funds, Low/ Mod Fund and Mortgage Revenue Bond monies and other federal, state and private funds as available.

Time Frame:

- CDBG funds are available on an annual basis.

- The City uses other funding (such as Mortgage Revenue Bonds) in conjunction with specific projects.

Strategy 2.3: Continue to implement the Residential Rental Inspection Program and explore whether changes are needed to maintain a quality housing stock.

Program 2.3.1: To ensure habitability of rental units, continue to inspect residential buildings and require correction of deficiencies. Revise the Residential Inspection Ordinance to improve habitability and compliance.

Implementation and Time Frame:

- Inspection of residential buildings by City Rental Housing Inspection staff and correction of deficiencies is mandatory.
- The Residential Rental Inspection program was revised in 2003 to focus on the areas that have the highest percentage of rental housing. The turn-around time has been shortened from 5-7 years to 3.5 years for these areas. In the non-focus areas, there will be “spot checks” approximately 10% of the housing will be inspected on a regular basis every 3.5 years.
- Individual units will be inspected as complaints are received.

Financing: General Fund

3. SUPPORT OWNER-OCCUPIED HOUSING

POLICY 3.0: ENCOURAGE THE DEVELOPMENT OF OWNERSHIP HOUSING AND ASSIST TENANTS TO BECOME HOMEOWNERS IN ORDER TO REACH A 70% OWNER-OCCUPANCY RATE, WITHIN THE PARAMETERS OF FEDERAL AND STATE HOUSING LAW

Strategy 3.1. Provide down payment and closing costs assistance loans in order to encourage homeownership opportunities. Conduct first time homebuyer workshops to prepare people for homeownership. Engage in periodic outreach to Hayward renters to inform them about the availability of homeownership workshops and other forms of assistance

Program 3.1.1. Continue to operate the City’s first time homebuyer program and change loan amounts and terms in accordance with changes in the housing market to better assist eligible home buyers.

Implementation:

The Homeownership Coordinator conducts the following program activities:

- Conduct at least 18 first time home buyer workshops each year, including four in Spanish.

- Coordinate 12 Hayward Lender's Round Table, networking with local real estate professionals, title companies and lenders.
- Make presentations to community groups about the Hayward First-Time Homebuyers Program.
- Counsel potential homebuyers about credit and other issues.
-

Loans terms are:

- Up to \$20,000 may be borrowed for down payment and closing cost assistance;
- Term is for 30 years;
- Interest rate is set at the Federal Home Loan Bank 11th District cost of funds which is currently 2.21%
- Maximum sales price is \$330,000

Periodically, as sales prices change, the City Manager authorizes changes in the maximum sales price and changes in the loan amount .

Financing: Low and Moderate Housing Fund

Time Frame: These activities take place monthly throughout the year.

Strategy 3.2: Develop monitoring programs to assess the potential cumulative effects of these homeownership programs.

Program 3.2.1: Continue to monitor the cumulative effects of homeownership programs on the overall housing stock in Hayward.

Implementation: Advance Planning staff monitor these impacts as part of the General Plan annual review.

Financing: None Required

Time Frame: Continuing effort

4. DEVELOP AFFORDABLE HOUSING

POLICY 4.0. ENSURE THAT THE CITY'S HOUSING STOCK CONTAINS AN ADEQUATE NUMBER OF DECENT AND AFFORDABLE UNITS FOR HOUSEHOLDS OF ALL INCOME LEVELS.

Strategy 4.1: Generate housing affordable to low and moderate-income households through participation in federal and state housing subsidy and mortgage bond programs and in county or non-governmental programs.

Program 4.1.1: To generate new affordable housing for very low, low and moderate-income Hayward residents, the City will continue to utilize the Tax-Exempt Multifamily Mortgage Revenue Bond program, Low Income Tax Credits and all other sources of federal, state and local financing to create affordable housing.

Implementation:

- The Neighborhood and Economic Development Division and the Redevelopment Agency assist residential developers in the acquisition, rehabilitation or new construction of affordable housing by --
 - providing them with information and materials needed to compete successfully for state and federal funds;
 - providing them with information about financial resources available;
 - by making “gap financing” loans.
- If a source of funds for affordable housing requires that the City, rather than the developer, apply for funds, then the City will make application to the appropriate funding source.
- The City has a Housing Authority through which it issues tax-exempt multifamily mortgage bonds to construct new or acquire and rehabilitate rental housing. This form of financing is available to developer(s) whose project is located in an appropriate residential zone and meets the City’s design guidelines.
- The City’s primary partner in the development of affordable housing has been Eden Housing, Incorporated (EHI). EHI is a Hayward-based nonprofit developer and property manager of permanently affordable housing developments. Over that time, EHI has developed more than 1,250 units in 23 developments throughout Hayward.
- In the FY 2003 budget, the City has provided CDBG pre-development funds to EHI to develop a 50-75 unit affordable housing project for lower income families.

Financing:

- Federal, state and local resources, including Community Development Block Grant funds, HOME Investment Partnership funds, Low/Moderate Fund monies and loans from private sector lenders.
- Although many sources of funds are listed above, the cost to develop a 50 unit project can be \$15 million or more. This generally requires the use of all available public and private funding sources. The “financing gap” for such projects can be between \$2 - \$5 million in order to permanently reduce rents so that they are affordable to very low and extremely low income households.

Time Frame: Continuing effort as projects are proposed.

Program 4.1.2. To provide rent subsidies to very low-income households who would otherwise be unable to afford housing, the City will continue to contract with the Alameda County Housing Authority to operate the Section 8 program in Hayward.

Implementation: Alameda County Public Housing Authority staff will implement this program.

Financing: Federal Section 8 Program

Time Frame: Continuing effort

Strategy 4.2: Periodically review the City's development process system to reduce delays or impediments to the development of new housing or the acquisition and/or rehabilitation of existing housing.

Program 4.2.1. Continue to review and improve the City's development process system.

Implementation: The City Manager, Fire Department, Public Works and the Planning and Building Divisions of the Community and Economic Development Department evaluate the City's development process to improve its efficiency and effectiveness.

Financing: None Required

Time Frame: Meetings are conducted quarterly.

Strategy 4.3. Consider an inclusionary zoning ordinance as a means of increasing the supply of affordable housing and reducing geographic concentration.

Program 4.3.1. Prepare an inclusionary zoning ordinance that requires that any new residential development (single family or multifamily) provide a minimum number of moderate, low and very low-income units. In-lieu fees may be assessed to meet the developer's obligation.

Implementation: Neighborhood and Economic Development Division and the City Attorney's Office will prepare the ordinance and implement this program.

Financing: None Required

Time Frame:

- In April 2003, a draft Inclusionary Ordinance was discussed in Worksession with City Council.
- In June 2003, the City Council adopted an inclusionary housing ordinance.

Strategy 4.4. Review any proposed disposition of surplus public land within the City limits to determine its suitability as a site for low-income housing.

Program 4.4.1: To increase the number of sites available for low-income housing development, the City will continue to review any proposed disposition of surplus public land within the City limits. Where consistent with adopted land use plans and standards, make proposals for assisted

housing the highest priority (e.g. parks have highest priority in under-served areas).

Implementation and time frame:

- Neighborhood and Economic Development Division review the City's surplus property list on a quarterly basis to identify sites.
- In addition, the City's Real Property Associate (responsible for surplus property) has been requested to identify sites for affordable housing when a site is entered on the list.
- The Community and Economic Development Department is on the list of other public agencies with property located in Hayward in order to receive their notices of surplus property. These notices are reviewed by the Neighborhood and Economic Development Division to identify available sites.

Financing: None needed.

Strategy 4.5. Use Redevelopment Agency resources to generate affordable housing within the Redevelopment Project Area and throughout the City, consistent with State law.

Program 4.5.1: Low and Moderate-Income Housing Funds will be used to leverage additional funds for the development of housing for very low, low, and moderate-income Hayward residents

Implementation: Neighborhood and Economic Development Division and the Redevelopment Agency will implement this program in accordance with State Redevelopment Law production and replacement requirements.

Financing: Low and Moderate-Income Housing Fund

Time Frame: Continuing effort as projects are developed.

Program 4.5.2: Spend Low/Mod Fund monies to assist moderate, low and very low income households in the same ratio as units for those households were allocated through the Regional Housing Needs Determination. Agency funds will be used to provide direct or indirect financial assistance to affordable housing developments, both within and outside the Redevelopment Project Area.

Implementation:

- Neighborhood and Economic Development will monitor the Low/Mod Fund to ensure that expenditures from this fund during a ten year period serve the proportion of very low, low and moderate-income households as Hayward's allocation under the Regional Housing Needs Determination.
- The first priority for the use of Low/Mod Fund monies is in the Redevelopment Area, particularly for "gap financing" of affordable housing on Site 4 and in the Cannery Area.

Financing: Low and Moderate-Income Housing Fund

Time Frame:

- Continuing effort as projects are proposed.
- Expenditures from the Low and Moderate-Income Housing Fund will continue to be reviewed annually to determine the percentage of funds spent on each income group and plan adjustments as necessary.

5. SUPPORT "SPECIAL NEEDS" HOUSING

POLICY 5.0 ENSURE THAT SPECIAL NEEDS HOUSEHOLDS HAVE A VARIETY OF HOUSING UNITS FROM WHICH TO CHOOSE AND THAT THE EMERGENCY HOUSING NEEDS OF HAYWARD HOUSEHOLDS ARE MET.

Strategy 5.1 Analyze the special housing needs of the elderly, the disabled, female headed households, large families, and homeless persons and families as required by State law.

Program 5.1.1: Review 2000 Census data to determine the types of special needs of Hayward residents.

Implementation and Time Frame:

- Neighborhood and Economic Development staff have analyzed the 2000 Census data and identified special housing needs.
- Neighborhood and Economic Development staff will work with developers of affordable housing to ensure, in as much as possible, that the special needs of these groups will be met in residential development projects as they are being developed.
- In FY 2003, this data will be discussed with CRIL, homeless shelters and other agencies that serve special needs households to determine whether their programs meet the identified needs and whether any program changes are needed.

Financing: None Required

Strategy 5.2 Promote emergency housing programs that prevent or relieve homelessness.

Program 5.2.1: Utilize available resources to support emergency shelters, transitional housing and support services which directly benefit homeless households.

Implementation:

- Every year, Neighborhood and Economic Development staff provide information to local nonprofit organizations that serve the homeless, informing them about the availability of and process for obtaining grants from CDBG and Social Services funds.
- Once funds are allocated, staff monitors programs to ensure that those in need are being served appropriately.
- The City participates in the Alameda County Continuum of Care in support of programs that relieve homelessness.

- In FY 2003, Neighborhood and Economic Development Division participated in the Alameda County homeless count.
- Annually, the City utilizes its CDBG and General Fund monies to fund services in two homeless shelters, one transitional housing development, one motel voucher program, two food programs for the homeless, one program providing court support for survivors of domestic violence and one information and referral telephone line for homeless and low income households.

Financing: General Revenue funds, CDBG, and Federal and State Supportive Housing Programs.

Time Frame: Continually

Program 5.2.2: To prevent homelessness, the City will continue to assist programs that assist households to retain their housing (e.g. landlord-tenant mediation services and short-term rent/mortgage assistance programs).

Implementation:

- The City funds and provides technical assistance to the following homelessness prevention programs:
 - ECHO's rental assistance and landlord tenant programs;
 - CRIL's housing counseling for people with disabilities; and
 - Eden I&R's CHAIN Line (for affordable housing information).

Financing: CDBG Funds

Time Frame: Annually

Program 5.2.3: The City will monitor and evaluate the impact of Hayward's zoning requirements for homeless shelters and, if necessary, revise the process to facilitate shelter development.

Implementation:

- Neighborhood and Economic Development Division staff and Planning staff will review the impact of Hayward's zoning and development process for homeless shelters to identify any impediments to shelter development.
- When an application for a homeless shelter is received by Planning, the Neighborhood and Economic Development staff will participate in the review of that project to ensure that the project developer is proposing a sound program, has met with community residents to obtain support, and understands the planning and building process.
- If the requirements are creating impediments to shelter development, staff will propose changes to the Zoning Ordinance.

Financing: Affordable Housing Fund

Time Frame: Annually

Strategy 5.3 Promote the development of permanent affordable housing units for those defined as special needs households.

Program 5.3.1: The City will enforce State and Federal Laws including the Uniform Building and Housing Codes.

Implementation and Time Frame:

- As projects are developed, Building Division Plan Check staff review plans to ensure that Title 24 requirements are met.
- On a continuous basis, Rental Housing Inspectors inspect rental units for code violations and require repairs as needed.

Financing: None Required

Program 5.3.2: Assist persons with disabilities to locate suitable units.

Implementation:

- On an annual basis, the City funds CRIL's housing counseling staff. This staff assists people with disabilities to locate suitable units. CRIL is well-known throughout the area and advertises its services to people with disabilities.
- The City also funds Eden I&R's CHAIN Line which provides information to tenants and case managers about low rent apartments that may be available and lobbies landlords to accept tenants with disabilities.

Financing: CDBG Funds

Time Frame: Continuing effort

Program 5.3.3: Encourage developers to build three bedroom units in multifamily rental projects and four and five bedrooms in single family residential projects.

Implementation:

- Demand in the housing market is requiring developers of single family homes to build four and five bedroom homes in order to be competitive.
- Developers of affordable rental projects that obtain assistance from the City will be required to build developments where at least 40% of the units are three bedrooms. It is the experience of local nonprofit housing developers that there is great demand for smaller units and little demand for four bedroom units (for families of seven or more); the four bedroom units also reduce the number of units on the site.

Financing: No additional financing required.

Time Frame: Whenever affordable developments are planned.

Program 5.3.4: Continue to fund residential accessibility repairs and improvements for tenants and homeowners with disabilities.

Implementation:

- Neighborhood and Economic Development staff continue to operate residential rehabilitation programs on an annual basis.
- City staff coordinate with CRIL regarding this program; CRIL conducts outreach activities in support of the program and refers people with disabilities to the accessibility program.
- At least five properties will receive accessibility repairs annually.

Financing: CDBG Funds

Time Frame: Continuing effort

6. PROMOTE FAIR HOUSING

POLICY 6.0: PROMOTE EQUAL ACCESS TO HOUSING BY EDUCATING CITY RESIDENTS ABOUT FAIR HOUSING AND LENDING LAWS.

Strategy 6.1. Promote the dissemination of information to alert homeowners about predatory lending practices.

Program 6.1.1 Encourage non-profit organizations that provide fair housing services and senior citizen programs to disseminate information about predatory lending practices.

Implementation:

- The City's Homeownership Coordinator discusses predatory lending practices with participants in First Time Homebuyer Workshops.
- The City's Homeownership Coordinator works with realtors and lenders in the Hayward Lender's Roundtable to ensure that none of the participants engage in predatory lending activities. In order to participate in Hayward's First Time Homebuyers' Program, lenders and title companies must commit to charging no more than one point in fees.

Financing: CDBG

Time Frame: Continuing effort

Strategy 6.2. Work with Bay East Association of Realtors and others to ensure that residential real estate agents and brokers adhere to fair housing laws and regulations. Work with tenants, tenant advocates, and rental housing owners and managers to eradicate housing discrimination and to ensure that Hayward's supply of rental housing is decent, safe and sanitary.

Program 6.2.1 To prevent or remedy illegal housing discrimination, the City will continue to fund a fair housing activities.

Implementation:

- The City funds ECHO to provide fair housing services, investigate complaints, identify housing discrimination practices and develop effective techniques to eliminate housing discrimination.
- The City also funds ECHO to conduct an annual fair housing audit of at least 20 rental properties in Hayward.

Financing: CDBG Funds

Time Frame: Continuing effort

Strategy 6.3 Review the Residential Rent Stabilization Ordinance and other City Ordinances to identify changes, as appropriate.

Program 6.3.1. Review City ordinances pertaining to rental housing and recommend changes as appropriate.

Implementation:

- Continue to conduct a rental housing work group with tenant, landlord, nonprofit housing developer representatives, and City staff to make recommendations on ordinance changes.
- In FY 2003, the City Council adopted an updated Residential Rent Stabilization Ordinance.

Financing: None Required

Time Frame: Throughout 2002 various ordinances will be reviewed and changes forwarded to the City Council for adoption.

Strategy 6.4 Promote training for property owners and managers to ensure that they are knowledgeable of the requirements of Federal, State and local real estate, housing discrimination, tenant protection, housing inspection and community preservation laws. Promote training of tenants in the requirements of Federal, State, and local laws so that they are aware of their rights and obligations.

Program 6.4.1: Educate owners, managers and tenants about fair housing.

Implementation: The City will contract with non-profit organizations that provide fair

housing services to promote and conduct education programs, produce educational materials in at least four of the languages spoken by Hayward residents and conduct counseling sessions with Hayward residents on fair housing issues.

Financing: CDBG

Time Frame: Continuing effort. CDBG funds are allocated annually

Program 6.4.2: Participate with the Rental Housing Owners Association (RHO) in the implementation of the Multifamily Management Assistance Program (MMAP) for property managers in Hayward.

Implementation: City staff will make presentations and conduct sessions of the MMAP that focus on City activities that affect rental housing. The MMAP improves the knowledge and skills of property managers by teaching them federal, state, and local housing regulations, effective property management skills, tenant screening techniques, and introducing them to the Neighborhood Watch and other programs operated by the City of Hayward.

Financing: None Required

Time Frame: Continuing effort; each time the course is taught.

7. PRESERVE ASSISTED HOUSING

POLICY 7.0 AVOID THE LOSS OF ASSISTED HOUSING UNITS AND THE RESULTING DISPLACEMENT OF LOW INCOME RESIDENTS BY PROVIDING FUNDS TO NON-PROFIT DEVELOPERS TO BE USED FOR THE ACQUISITION OF AT-RISK SUBSIDIZED HOUSING DEVELOPMENTS AT-RISK OF CONVERTING TO MARKET RATE.

Strategy 7.1 Monitor at-risk projects/units.

Program 7.1.1. Identify and maintain an updated inventory of at-risk projects

Implementation: Neighborhood and Economic Development staff will use existing databases (e.g., HUD, State of California Department of Housing and Community Development, California Housing Partnership Corporation, Alameda County), as well as other sources that provide information about the affordability restrictions on subsidized residential developments at-risk of converting to market rate.

Financing: None Required

Time Frame: Annually

Program 7.1.2: Ensure that residential developments with affordability restrictions that have been preserved through government action are well-managed, maintained and operated in accordance with local, state and federal regulations.

Implementation: Neighborhood and Economic Development staff will monitor rent-restricted residential developments that have been acquired by non-profit or for-profit entities to ensure that commitments to tenants have been kept and properties are well managed.

Financing: Affordable Housing (Mortgage Revenue Bond) Fund

Time Frame: Continuing effort; each project will be monitored annually

Strategy 7.2 Whenever feasible, assist non-profit housing developers with the acquisition of rent-restricted residential developments that are at-risk of conversion to market-rate rents.

Program 7.2.1: Encourage the sale or transfer of rent-restricted residential developments to non-profit organizations who will agree to maintain the affordability restrictions for the life of the project.

Implementation:

1. Neighborhood and Economic Development staff will monitor and respond to any Notice of Intent or Plan of Action that may be filed with the U.S. Department of Housing and Urban Development for existing rent-restricted developments and recommend possible action to preserve and extend affordability restrictions; actively participate in the plan of action process;
2. When feasible, finance the acquisition of existing rent-restricted developments through the issuance of mortgage revenue bonds.

Financing: All available Federal, State and local funds and private sector loans and grants

Time Frame: Contingent on the owners of rent-restricted developments choosing to opt out of maintaining affordability requirements at the end of the rent-restriction term. Continuing effort beginning with discussions with owners approximately one year prior to rent restrictions terminating, through the process where owners file Notices of Intent or Plans of Action

Strategy 7.3 Participate in federal, state or county initiatives to address the preservation of rent-restricted developments at-risk of converting to market rate.

Program 7.3.1: Participate in federal, state or local initiatives and programs designed to preserve affordable housing.

Implementation: As initiatives and programs are proposed, Neighborhood and Economic Development staff will assess their feasibility for preserving rent-restricted housing

developments at risk of conversion to market rate.

Financing: None Required

Time Frame: Continuing effort as legislation is proposed

Strategy 7.4 Extend the duration of rent-restrictions for existing affordable residential developments.

Program 7.4.1: Encourage owners of existing rent-restricted residential developments to preserve and extend the duration of rent restrictions.

Implementation: As regulatory agreements expire, Neighborhood and Economic Development staff will encourage the owners of existing rent-restricted projects that were financed with Mortgage Revenue Bonds to refinance the bonds through the City's Mortgage Revenue Bond program in order to extend the term of rent restrictions.

Financing: Mortgage Revenue Bonds (MRBs) and other available funds. Note: In addition to MRBs, other subsidies may need to be provided, since most of the existing projects were developed prior to the current affordability requirement to serve very low-income households.

Time Frame: Continuing effort as rent restrictions expire. City staff will meet with owners at least one year prior to the expiration of restrictions.

Strategy 7.5 Work with Alameda County Housing Authority to obtain Section 8 Vouchers for tenants who are displaced from rent-restricted residential developments that are at-risk of converting to market rate.

Policy 7.5.1. Working in conjunction with Alameda County Public Housing Authority, establish procedures to provide Section 8 Vouchers to tenants displaced from projects converting to market rate rents and to residents of projects that are being preserved for long-term affordability.

Implementation: Neighborhood and Economic Development staff will encourage ACPHA staff to make Section 8 Vouchers available to these populations.

Financing: Federal Section 8 Program

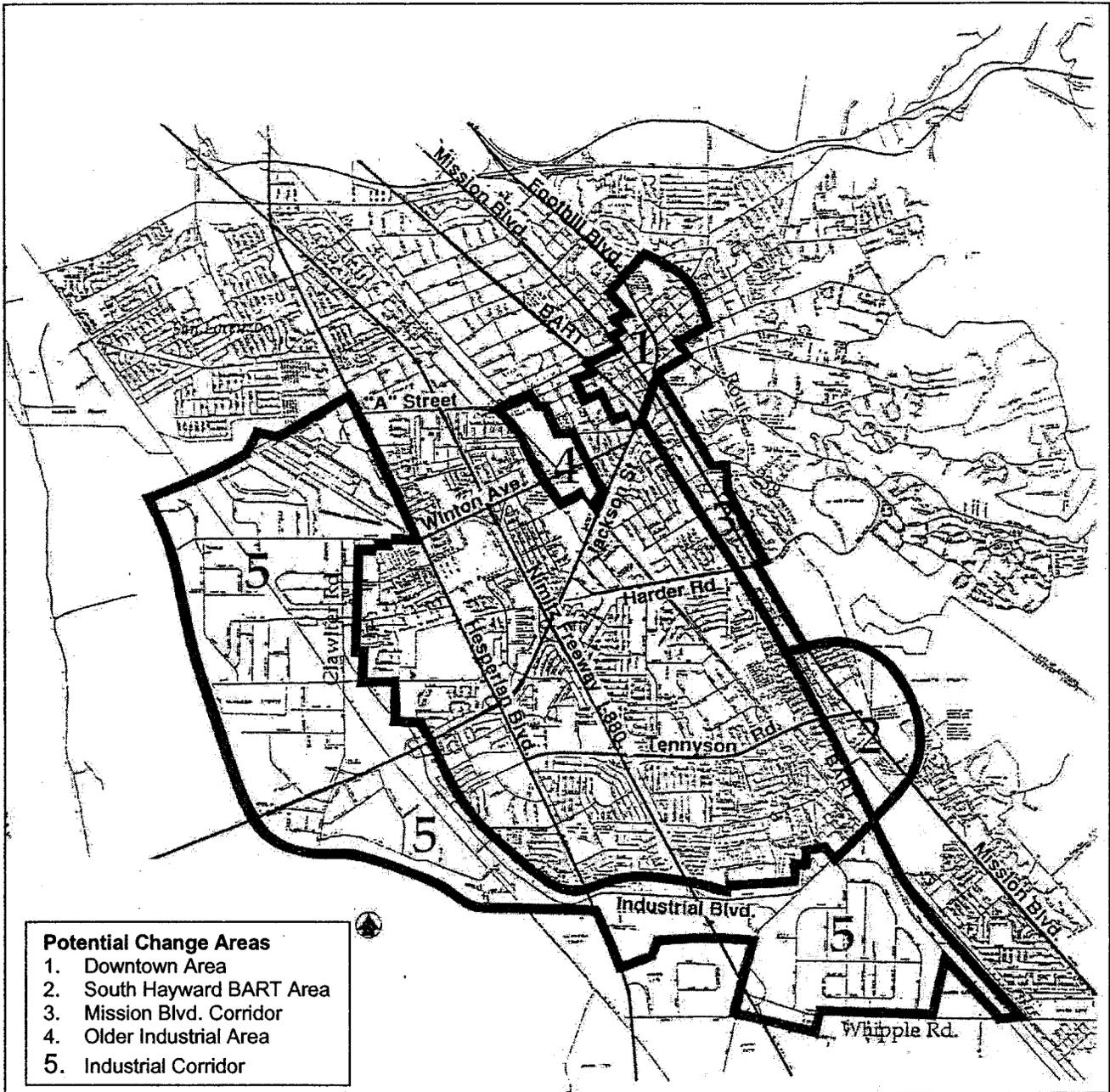
Time Frame: Continuing effort; as projects are converted.

APPENDIX "G" CAN BE FOUND UNDER A

SEPARATE LINK TO THIS REPORT

Appendix H

Growth Management Change Areas Map (1993)



APPENDIX "I" CAN BE FOUND UNDER

A SEPARATE LINK TO THIS REPORT

Appendix J

Opportunities for Energy Conservation in Residential Development

The recent energy crisis affecting much of California added another expense to the high cost of housing in the San Francisco Bay Area. A typical home in Hayward contains a number of electric and gas devices and appliances ranging from air conditioners and refrigerators to alarm clocks. While appliances contribute to the amount of energy used in a residential building, other factors also contribute to energy usage including:

- Age of building
- Type of construction
- Location
- Amount and type of landscaping
- Climate
- Type and age of appliances
- Type and amount of insulation
- Heating, ventilation and cooling

The following table presents an estimate of the cost of operating home appliances.

Home Appliance Energy Costs

Appliance	Cost to Operate
Hair Dryer	\$.01 per 5-minute use
100 Watt Incandescent Light Bulb	\$.01 per hour
Color Television	\$.01 to \$.05 per hour
Stereo System	\$.01 to \$.03 per hour
Refrigerator	\$10 to \$22 per month
Microwave Oven	\$.01 to \$.03 per 10-minute use
Personal Computer	\$.01 to \$.02 per hour
Dishwasher	\$.37 per load
Water Heater	\$20 to \$70 per month
Clothes Washer	\$.03 to \$.23 per load
Dryer	\$.30 to \$.60 per load
Vacuum Cleaner	\$.05 to \$.09 per hour
Gas Furnace	\$16 to \$40 per month – small home, <2,000 square feet \$114 to \$400 per month – large home, >4,000 square feet

Source: Pacific Gas and Electric. Costs are based on the average 1997 residential rates of about 12 cents per kilowatthour of electricity and 63 cents per therm of gas.

Since lower income households have less disposable income, they are impacted even more by increasing energy costs. An increase in utility expenses are similar to a rent increase. According to Alameda County Housing Authority staff, a typical lower-income household can barely afford basic shelter costs. Therefore, utility bills must compete with other non-shelter expenses including, food, clothing, and transportation.

The City of Hayward addresses energy use and conservation at three levels:

1. New construction
2. Rehabilitation of residential buildings
3. Resident conservation

New Construction – City building codes and recycling requirements support energy efficient construction techniques, materials and minimizing the amount of material added to the waste stream. City building codes implement the 2001 Energy Code Title 24 Energy Standard Building Codes/State Energy requirements for new construction and additions. The Energy Efficiency Standards for Residential and Nonresidential Buildings were established in 1978 in response to a state mandate to reduce California's energy demand. Since their establishment, the standards (along with standards for energy efficient appliances) have helped Californians save more than \$15.8 billion in electricity and natural gas costs. It is estimated that number will save an additional \$43 billion by 2011. The standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. The 1998 Standards, on line now, have an effective date of July 1, 1999.

Rehabilitation – The City conducts several residential rehabilitation programs that include work ranging from minor repairs (installing smoke detectors and water heater restraints) to replacing roofs and whole-house remodeling. These modifications have evolved over the life of the conservation programs and are periodically updated to reflect new building code requirements, construction techniques and new energy efficiency technologies. The following are items that are often included in the scope of work for a typical rehabilitation project conducted through the City's Housing Conservation programs:

- Furnish and install a new gas fired energy efficient furnace.
- Furnish all labor and materials to install a 3" foam insulated roof system.
- Furnish and install new weather stripping on front/side door.
- Replace existing exterior light fixtures with fluorescent fixtures.
- Furnish and install new standard energy efficient gallon water heater.
- Re-glaze/Repair/Replace damaged/deteriorated windows.
- Furnish and install/Replace defecting energy efficient dishwasher.
- Replace/Install new electric/gas energy efficient range.
- Replace/Install new electric/gas energy efficient cook top.
- Replace/Install new electric/gas energy efficient built in oven.

- Replace/Install new energy efficient range hood.
- Install ceiling/wall energy efficient exhaust fan with new fan equivalent in capacity to existing and vented to the exterior.
- Furnish and install a new toilet to meet water conservation requirements of 1.6 gallons per flush.
- Furnish and install a new single/dual control shower mixer valve, arm and low flow shower head with maximum 3 1/2 gallons per minute discharge.
- Furnish and install R-13, batt insulation in the walls and R-30 batt insulation in the ceiling.

Housing Conservation Program staff estimate that improvements such as those listed above may result in savings to residents by reducing the demand for gas and electricity.

Resident Conservation: The City of Hayward advocates the following strategies for reducing energy costs at home:

- Cool naturally. Take advantage of breezy days and nights by opening doors and windows and turning off your cooling system. Portable or ceiling fans can help you stay cool for a fraction of the cost of air conditioning.
- Give appliances a break during hot afternoons and evenings. Many appliances create added heat and moisture, making your air conditioner work harder. Unplug electronic devices when not in use.
- Take showers instead of baths, and shorten shower time. Baths call for 4.5 times as much hot water as showers. Cutting a shower in half will reduce water-heating costs by 33%.
- Don't preheat the oven. If you have a microwave, use it instead if a conventional stove for reheating and cooking small quantities of food. This will save 50% of the cooking energy needs.
- Don't over light. While more light is typically needed in reading and work areas, lighting levels can be comfortably reduced in other areas. Switch to lower wattages whenever possible. Remember to turn off lights whenever they are not needed.
- Wash only full loads in a dishwasher on the shortest cycle. That cycle is enough clean dishes; then open the door and let the dishes dry naturally.
- Operate all computer components on a single power strip, and switch off when not in use.
- Replace items such as refrigerator, clothes washer, and dishwasher with an ENERGY STAR-labeled model to save energy.
- Set the thermostat to 78 degrees F or more during the summer to save 10-20% of cooling costs.
- Consider a solar water heating system for swimming pools. Switch pool filter and sweeper operations to off-peak hours, and consider replacing pool pumps and motors with updated, more efficient equipment.

Appendix K

Public Participation and Review Process

The Housing Element update was conducted as a part of the overall update of the City's General Plan. This strategy provided City residents with the opportunity to look at housing needs and potential programs as an integral part of the General Plan. Community members, housing developers, housing advocates, and social service providers were invited to participate in a variety of public forums. Workshops, seminars and City Council meetings were conducted to obtain residents' comments on a variety of housing and community development issues.

City residents were encouraged to attend:

- General Plan and Housing Element Community Workshops
- Joint City Council / Planning Commission work sessions
- City Council meetings
- Housing Element issues and policies workshop

In addition there were several meetings on housing needs sponsored by community organizations.

Table K-1: Workshops and Community Meetings

Date	Location	Meeting Summary
Saturday, October 21, 2000	Ochoa Middle School 2121 Depot Road	City-sponsored, neighborhood-based community meeting for residents to identify housing and community development issues.
Monday, October 23, 2000	Dr. Martin Luther King Jr. Middle School 26890 Holly Hill Avenue	City-sponsored, neighborhood-based community meeting for residents to identify housing and community development issues.
Wednesday, October 25, 2000	Winton Middle School 119 Winton Avenue	City-sponsored, neighborhood-based community meeting for residents to identify housing and community development issues.
Saturday, October 28, 2000	Cesar Chavez Middle School 27845 Whitman Street	City-sponsored, neighborhood-based community meeting for residents to identify housing and community development issues.
Monday, October 30, 2000	Bret Harte Middle School 1047 E Street	City-sponsored, neighborhood-based community meeting for residents to identify housing and community development issues.
Wednesday, November 15, 2000	Ochoa Middle School 2121 Depot Road	City-sponsored, neighborhood-based community meeting for residents to identify housing and community development issues.
Saturday, November 18, 2000	Winton Middle School 119 Winton Avenue	City-sponsored, neighborhood-based community meeting for residents to identify housing and community development issues.

Date	Location	Meeting Summary
		development issues.
Monday, November 20, 2000	Cesar Chavez Middle School 27845 Whitman Street	City-sponsored, neighborhood-based community meeting for residents to identify housing and community development issues.
Thursday, February 8, 2001	Westminster Hills Presbyterian Church	The South Hayward Neighborhood Collaborative (SoHNC) hosted a community meeting to discuss housing issues.
Tuesday, February 13, 2001	Westminster Hills Presbyterian Church	A follow-up to the February 8 SoHNC meeting regarding housing issues.
Tuesday, April 24, 2001	City Hall 777 B Street	City Council/Planning Commission Joint Work Session.
Thursday, May 3, 2001	City Hall 777 B Street	City-sponsored housing stakeholders workshop.
Thursday, May 10 2001	City Hall 777 B Street	Alameda County Department of Housing and Community Development sponsored housing issues workshop.
Saturday, June 9, 2001	Chabot College 25555 Hesperian Boulevard	City-sponsored, neighborhood-based community meeting for residents to identify housing and community development issues.
Tuesday, June 26, 2001	City Hall 777 B Street	EBHO sponsored meeting with the City and representatives from Congregations Organizing for Renewal and the Hayward Coalition for Affordable Housing.
Tuesday, July 24, 2001	City Hall 777 B Street	City Council and Planning Commission joint workshop to comment on the preliminary policies and strategies to be included in the draft Housing Element.
Tuesday, September 11, 2001	City Hall 777 B Street	City Council Meeting: The City Council conducted a meeting to follow up on the issues originally presented at the July 24 workshop.
Wednesday, September 19, 2001	City Hall 777 B Street	Congregations Organizing for Renewal met with City staff to discuss housing issues.
Thursday, October 4, 2001	All Saints Church	The Hayward Coalition for Affordable Housing sponsored this community meeting to debut their presentation on the lack of affordable housing in Hayward.
Monday, October 15, 2001	CRIL	Community Resources for Independent Living (CRIL) sponsored community meeting to specifically address the housing needs of persons with mobility impairments.
Monday, October 15, 2001	St. Joachim's Church	Congregations Organizing for Renewal sponsored community meeting at St. Joachim's Church.
Tuesday, October 16, 2001	City Hall 777 B Street	City Council/Planning Commission Joint Work Session.

Information about the General Plan and the Housing Element was published on the City of Hayward's website. A Braille version of the draft Housing Element was prepared and made available for persons with visual impairments.

These community meetings generated a wide variety of comments about the current state of housing in Hayward and suggestions for improving the City's housing supply and housing conditions. The following section presents each of these comments and how and why they were, or were not, incorporated into the draft Housing Element.

General Plan and Housing Element Community Workshops:

Beginning in late 2000, a series of public meetings were conducted to gather ideas from community members about issues that needed to be addressed in the General Plan and Housing Element revision process. The meetings were held at a variety of locations including middle school campuses, the local community college campus and at the Hayward City Hall on both weekday evenings and Saturday mornings. The locations for the meetings were selected to serve every geographic area of the City. The following is a summary of comments received from residents attending the community workshops regarding housing issues and how these comments were incorporated into the draft Housing Element.

Housing Rehabilitation:

Comment	Incorporation into Housing Element
<p>We need to rehabilitate some of the older housing areas in Hayward.</p> <p>Older neighborhoods need to help maintaining themselves so that they do not become another problem area.</p> <p>Incentives should be offered to public for restoration and re-conditioning of older housing stock.</p> <p>The City should seek methods and means to fix up the existing older housing stock.</p> <p>Ask "Habitat for Humanity" to come into Hayward to rehabilitate houses and neighborhoods to provide homes for more families who need their own houses.</p> <p>Revitalization in all of the City not just the worst areas.</p>	<p>Community interest in preserving and improving the quality of the current housing stock was addressed through the following policy and strategies:</p> <p>Policy 2.0: Ensure The Safety And Habitability Of The City's Housing Units And The Quality Of Its Residential Areas.</p> <p><i>Strategy 2.1: Maintain and upgrade residential areas through abatement of nuisances and provision of needed public improvements.</i></p> <p><i>Strategy 2.2: Maintain and upgrade the housing stock by encouraging the rehabilitation, maintenance and upkeep of residential properties.</i></p> <p><i>Strategy 2.3: Continue to implement the Residential Rental Inspection Program and explore whether changes are needed to maintain a quality housing stock</i></p>

A wide variety of comments were received regarding affordable housing. Comments ranged from simply creating more affordable housing, to rent control, to shifting emphasis away from affordable housing. The City received many of the same comments regarding this issue; "more affordable housing." The following is a summary of each unique comment:

Creation of more affordable housing:

Comment	Incorporation into Housing Element
<p>Affordable housing for middle income families. With new homes what is the percentage for low or below market rate homes?</p> <p>Housing must become more affordable.</p> <p>Lack of low and moderate cost housing. Young families being forced out of city to valley.</p> <p>Low-income housing is needed. Hayward is slowly changing from blue-collar town to a new economy.</p> <p>Where and how will rents remain affordable?</p> <p>Provide more affordable housing so that there is not so much doubling up of families under current high rent/high cost of housing.</p> <p>Cheaper and more available housing in Hayward. This would allow people to live where they work instead of commuting to Tracy or Stockton.</p> <p>Making housing inaccessible to low-income families is bad for Hayward. Gentrification keeps working class people from buying homes.</p> <p>Please include the current community members when planning. Many of us cannot afford the \$500,000 homes that are going up.</p> <p>Provide more opportunity to low-income single parent families to purchase homes.</p> <p>We need more housing options that we can actually afford! The new houses look nice but they are displacing our families.</p>	<p>The creation of more affordable housing is addressed in draft Housing Element through the following policy and strategies:</p> <p>Policy 4.0. Ensure that the city's housing stock contains an adequate number of decent and affordable units for households of all income levels.</p> <p><i>Strategy 4.1: Generate housing affordable to low and moderate-income households through participation in federal and state housing subsidy and mortgage bond programs and in county or non-governmental programs.</i></p> <p><i>Strategy 4.2: Periodically review the City's development process system to reduce delays or impediments to the development of new housing or the acquisition and/or rehabilitation of existing housing.</i></p> <p><i>Strategy 4.4. Review any proposed disposition of surplus public land within the City limits to determine its suitability as a site for low-income housing</i></p> <p><i>Strategy 4.5. Use Redevelopment Agency resources to generate affordable housing within the Redevelopment Project Area and throughout the City, consistent with State law</i></p>
<p>Developers should be required to offer affordable housing with each new development.</p> <p>Every new housing development cost more money to purchase for families who make close to minimum wage. We need affordable housing.</p>	<p>The City's experience with requiring developers to create affordable units as part of new residential development has often resulted in the perception that those requirements may actually be a barrier to new housing development. The current market for residential development may now be strong enough for developers to accept requirements to provide affordable units in their projects. Therefore, community interest in inclusionary housing was incorporated into the draft Housing Element through the following strategy:</p>

Comment	Incorporation into Housing Element
	<p><i>Strategy 4.3. Consider an inclusionary zoning ordinance as a means of increasing the supply of affordable housing and reducing geographic concentration.</i></p>

Hayward has met its affordable housing needs:

Comment	Incorporation into Housing Element
<p>Hayward has done enough to provide affordable housing for the Bay Area.</p> <p>Do not concentrate on low income/affordable housing.</p>	<p>While most comments regarding housing focused on the need to create more affordable housing, the City recognizes the housing needs for above-moderate households. Therefore, Policy 1.0 states that the City will encourage the provision of an adequate supply of housing units in a variety of housing types which accommodate the diverse housing needs of those who live or wish to live in the city. In this case, "variety" may mean providing housing to moderate and above-moderate households.</p>

Rent control:

Comment	Incorporation into Housing Element
<p>Please address the rent control issue that is lacking in Hayward. My apartment rent went up \$300 in one month.</p> <p>Many of our families in Harder/Tennyson corridor are renting. There is a serious need to re-look at rent control strategies.</p> <p>We should concentrate on the revision of the rent stabilization ordinance. Issues pertaining to rent control.</p> <p>I am concerned about rent increases combined with low vacancy rates resulting in higher potential of evictions for our families.</p>	<p>Throughout the Housing Element update process there has been community-wide interest in rent control. However, the 1995 Costa-Hawkins Rental Housing Act severely limited the City's ability to institute or re-institute rent control. The City will work within the limitations of State law. However, the current Rent Stabilization Ordinance will be reviewed to determine improvements allowable under State law. A specific strategy in the draft Housing Element addresses rent control:</p> <p><i>Strategy 6.4 Review the Residential Rent Stabilization Ordinance and other City Ordinances to identify changes, as appropriate.</i></p>

Redevelopment and affordable housing:

Comment	Incorporation into Housing Element
<p>What housing will be affordable for residents presently in the redevelopment areas?</p>	<p>Any residential development in the City's redevelopment area will be subject to State redevelopment law which requires that a certain percentage of housing developed in these areas be made affordable. Additionally, the draft Housing Element contains a strategy that specifically addresses the development of housing in these areas:</p>

	<p><i>Strategy 4.5. Use Redevelopment Agency resources to generate affordable housing within the Redevelopment Project Area and throughout the City, consistent with State law.</i></p>
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Housing as a Regional Issue:

Comment	Incorporation into Housing Element
<p>Housing element needs to consider strategies for addressing regional issues.</p> <p>Work with other cities for more choices in housing and land use.</p>	<p>No policy or strategy was incorporated into the draft Housing Element. However, the City is a member of a county-wide consortium that works together on housing issues.</p>

Housing Development and City Services:

Comment	Incorporation into Housing Element
<p>Keep in mind before new homes are built all of the services they will need to use.</p> <p>Require all grandfather tracts to meet current design standards (to avoid developments like the recent one on hillside below Garin Park.)</p>	<p>The City will seek to minimize this impact of new residential development by encouraging new development in established neighborhoods with existing utilities in place. There are two strategies in the draft Housing Element that related to in-fill residential development:</p> <p><i>Strategy 1.2: Promote development of infill housing units within existing residential neighborhoods in a variety of housing types.</i></p> <p><i>Strategy 1.3: Encourage medium and high-density residential and mixed-use development along major arterials and near major activity or transit centers.</i></p> <p>The City also has a practice of requiring new development to "pay for itself" so that only the residents of the new development bear the costs of providing services.</p>

Types and Locations:

Comment	Incorporation into Housing Element
<p>Build compact, transit-oriented development, not more big houses on big lots.</p> <p>Build transit-oriented density around BART stations.</p> <p>Continue to emphasize more living units near BART.</p> <p>Large lots on lower B and A Streets could be made higher density.</p> <p>Create downtown housing incentives that support less use of cars for transportation, shopping, and community.</p>	<p>The City currently encourages the development of high-density rental and owner-occupied housing near public transit stations. Since 1999, 275 residential units have been built adjacent to the Hayward BART station and AC Transit bus station. The City's commitment to future transit-oriented development is presented in the following strategy from the draft Housing Element:</p> <p><i>Strategy 1.3: Encourage medium and high-density residential and mixed-use development along major arterials and near major activity or transit centers.</i></p>

<p>Stop developing in populated and established neighborhoods without concern for traffic and quality of life for those residents already located in the area.</p> <p>Increased traffic by over-development is diminishing quality of life.</p> <p>Keep housing development to a minimum. Dense housing to cram people in is not any better.</p>	
<p>Encouragement of home ownership is a must. Lower percentage of rental units.</p> <p>Do not raise older homes to put in multiple housing units.</p> <p>We need smaller homes.</p>	<p>In 1995, the City Council approved an amendment to the current Housing Element that seeks to have 70 percent of Hayward residents own their own homes. This commitment to home ownership is continued in the draft Housing Element through the following policy:</p> <p><i>Policy 3.0: Encourage the development of ownership housing and assist tenants to become homeowners in order to reach a 70% owner-occupancy rate, within the parameters of federal and state housing law</i></p>
<p>Urge Caltrans to sell all its housing and land to Hayward.</p>	<p>No policy or strategy was incorporated into the draft Housing Element.</p>
<p>More regulation of multi-family dwellings in the Hayward Hills.</p>	<p>No policy or strategy was incorporated into the draft Housing Element.</p>
<p>Do not put people out of their homes without just fair compensation. Better still, make loans or grants available to upgrade homes and/or businesses.</p>	<p>The City attempts to not displace households as a result of City supported development or redevelopment activities. In the event that Redevelopment activities may result in displacement, the Redevelopment Agency prepares a specific relocation plan per State redevelopment law.</p> <p>The following strategy specifically address residential rehabilitation:</p> <p><i>Policy 2.0: Ensure the safety and habitability of the city's housing units and the quality of its residential areas.</i></p>
<p>The City has zoning in residential areas, however in some areas there are 3 to 4 families living in one house and the cars are not only parking in the street but in other people's driveways.</p> <p>Provide more than 1.5 parking spaces per unit for housing and businesses in and around the "old" neighborhood.</p> <p>Require at least two parking spaces per unit in new developments. Forget those conditional use permits staff seems to give to certain developers.</p> <p>New housing units must have 2 parking spots per unit and sufficient parking for guests.</p>	<p>The current parking requirements for developments in areas zoned single family residential are two covered spaces in a garage per unit. For multi-family developments of two or more bedrooms the requirement is 2.1 spaces per unit. If a project is in an area identified in the General Plan as an area suited to transit-oriented development parking can be reduced and the project can be designed to encourage residents and visitors to use public transit.</p>

<p>What are we doing for the homeless, mentally ill and drug addicts?</p> <p>We need more shelters for the homeless and include drug and alcohol counseling.</p>	<p>The City of Hayward serves those with special needs by supporting a variety of housing and social service programs funding by local and federal sources. The draft Housing Element presents a policy and several strategies for assisting households with special needs:</p> <p>Policy 5.0: Ensure that special needs households have a variety of housing units from which to choose and that the emergency housing needs of Hayward households are met.</p> <p><i>Strategy 5.1 Analyze the special housing needs of the elderly, the disabled, female headed households, large families, farm workers and homeless persons and families as required by State law.</i></p> <p><i>Strategy 5.2 Promote emergency housing programs that prevent or relieve homelessness.</i></p> <p><i>Strategy 5.3 Promote the development of permanent affordable housing units for those defined as special needs households.</i></p>
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Housing Stakeholders Workshop

On May 3, 2002, City staff conducted an issues workshop to gather information from local housing developers, housing advocates, real estate professionals and community service providers, members of the City's Planning Commission and Hayward residents. Representatives from the following organizations participated in the workshop:

Organization	Description
All-Saints Church	Local Church
Eastwood Homeowners Association	Neighborhood organization
Fairway Park Association	Neighborhood organization
Jackson Triangle Task Force	Neighborhood organization
Mission-Foothill Task Force	Neighborhood organization
St. Francis Church	Neighborhood organization
South Hayward Neighborhood Collaborative	Neighborhood organization
Upper "B" Street Task Force	Neighborhood organization
Housing Authority of Alameda County	Local Government Agency
City of Hayward, Neighborhood and Economic Development Department	Local Government Agency
City of Hayward, City Attorney	Local Government Agency
City of Hayward Police Department	Local Government Agency
City of Hayward Planning Commission	Local Government Agency
Eden Housing, Inc.	Local non-profit affordable housing development and management company

Organization	Description
Allied Housing	Local non-profit affordable housing development company
Eden Council for Hope and Opportunity	Local non-profit Fair Housing and landlord/tenant dispute mediation
Eden Information and Referral	Local non-profit referral service for affordable housing information
Eden Youth Center	Local non-profit social services organization
Rental Housing Owners Association	Trade organization for rental housing owners

Workshop participants identified three main issue areas; expanding the supply of housing; opportunities for creating affordable housing and constraints to the production of affordable housing. Each of the comments received during the workshop are presented in the following tables along with their incorporation into the draft Housing Element.

Expanding Supply of Housing:

Comment	Incorporation into Housing Element
<p>How do you create livable neighborhoods?</p> <p>Need to carefully design new development for impact on existing (neighborhoods).</p> <p>Because of (the) market economy, etc., it's really hard to balance the needs of existing neighborhoods quality and amenities</p> <p>40's, 50's and 60's housing needs maintenance. Where will (the funds) come from to fix (these units) up?</p> <p>Approval of new office buildings brings demand for housing – how do you deal with (this demand)?</p> <p>Opportunity for smart growth and sustainable and livable neighborhoods – choices for folks who live there.</p>	<p>The City's current strategy for preserving the quality of housing and neighborhoods that includes code enforcement, working with property owners and apartment managers, and supporting residential rehabilitation programs. The City's response to community interest in housing and neighborhood preservation is addressed in the draft Housing Element through the following policy and strategies:</p> <p>Policy 2.0: Ensure the safety and habitability of the city's housing units and the quality of its residential areas.</p> <p><i>Strategy 2.1: Maintain and upgrade residential areas through abatement of nuisances and provision of needed public improvements.</i></p> <p><i>Strategy 2.2: Maintain and upgrade the housing stock by encouraging the rehabilitation, maintenance and upkeep of residential properties. Maintain a supply of various types of rental housing for those who do not have the desire or the resources to purchase homes.</i></p> <p><i>Strategy 2.3: Continue to implement the Residential Rental Inspection Program and explore whether changes are needed to maintain a quality housing stock.</i></p>
<p>Is our community driven by the developers or by the quality of life/needs of existing residents – outside of housing?</p>	<p>The City of Hayward strives to have a balanced approach.</p>
<p>Does the City want growth?</p>	<p>No policy or strategy was incorporated into the draft Housing Element.</p>

Comment	Incorporation into Housing Element
<p>Problems with building permits, process and code requirements.</p>	<p>The City continually seeks to improve the development review process and customer service in general. Community interest in problems with the permit process will be addressed through the following strategy:</p> <p><i>Strategy 4.2: Periodically review the City's development process system to reduce delays or impediments to the development of new housing or the acquisition and/or rehabilitation of existing housing.</i></p>
<p>ABAG guidelines based on Contra Costa/Alameda County PMSA – not based on Hayward's needs.</p> <p>Reduce ABAG's (housing production) requirements.</p> <p>Change ABAG/State income standard.</p>	<p>California State Housing Element Law requires that the Association of Bay Area Governments (ABAG) allocate a "fair share housing need" that the City must to consider in the development of the Housing Element. The fair share need is an estimate of the number of new units that must be produced in the City to meet anticipated demand over a five-year period.</p>
<p>Potential of Mission Boulevard redevelopment decreasing/upgrading the existing (housing) stock that is affordable – loss of affordable units.</p> <p>Redevelopment should have quality and amenities.</p>	<p>The City is committed to quality redevelopment and positive improvements in blighted neighborhoods. A component of any redevelopment activity will be providing for the housing needs of lower-income households. The following strategy addressing housing needs in redevelopment areas:</p> <p><i>Strategy 4.5. Use Redevelopment Agency resources to generate affordable housing within the Redevelopment Project Area and throughout the City, consistent with State law.</i></p>
<p>Change zoning from Commercial to Residential</p> <p>Reconsider land use downtown to do more housing.</p>	<p>The City encourages residential development in downtown Hayward. There are approximately XXX acres of land zoned Center City Residential. This zoning allows for residential uses on the second floor of multi-story retail buildings. Additionally, the draft Housing Element presents the following strategy that specifically addresses residential zoning:</p> <p><i>Strategy 1.1: Maintain an adequate supply of land designated and zoned for residential use at appropriate densities to meet housing needs consistent with the objective of maintaining a balance of land uses.</i></p>
<p>Create policies in the Housing Element that take all issues into account, specifically inter-connectedness of all elements of neighborhoods – development should add to quality of neighborhood life.</p>	<p>In order to allow broader public participation and comment as new Housing Element strategies and policies were developed, the Council integrated housing issues into the community-wide General Plan update workshops and conducted work sessions so that any interested member of the public could attend and comment. This approach provided the community an opportunity to comment on housing and community development issues and make connections between the two issue areas.</p>
<p>Add day care.</p>	<p>No policy or strategy was incorporated into the draft Housing Element.</p>

Opportunities for Creating Affordable Housing:

Comment	Incorporation into Housing Element
<p>Resources are here - if the political will is also here.</p> <p>800 acres of vacant and under (utilized land provides) ability to increase density on some sites.</p> <p>View current residents as resources and develop housing to meet their needs.</p> <p>Habitat for Humanity model – use it.</p> <p>Looking at housing as only buildings neglects the quality of life needs of our families and neighborhoods – don't be too narrow.</p>	<p>???</p> <p><i>Strategy 4.4. Review any proposed disposition of surplus public land within the City limits to determine its suitability as a site for low-income housing</i></p> <p><i>Strategy 4.5. Use Redevelopment Agency resources to generate affordable housing within the Redevelopment Project Area and throughout the City, consistent with State law.</i></p>
<p>Controls of City have helped keep housing and neighborhoods up.</p> <p>Quality of construction because of codes.</p>	<p>The implementation of the following policy and strategies includes revision and expansion of the Community Preservation Ordinance. The programs that enforce this ordinance have successfully cleared blighting conditions throughout the City.</p> <p>Policy 2.0: Ensure the safety and habitability of the city's housing units and the quality of its residential areas.</p> <p><i>Strategy 2.1: Maintain and upgrade residential areas through abatement of nuisances and provision of needed public improvements.</i></p> <p><i>Strategy 2.2: Maintain and upgrade the housing stock by encouraging the rehabilitation, maintenance and upkeep of residential properties. Maintain a supply of various types of rental housing for those who do not have the desire or the resources to purchase homes.</i></p> <p><i>Strategy 2.3: Continue to implement the Residential Rental Inspection Program and explore whether changes are needed to maintain a quality housing stock.</i></p>
<p>Permit research and development to have greater lot coverage if they also build affordable housing.</p> <p>Approval of new office buildings brings demand for housing.</p>	<p>An inclusionary zoning ordinance is proposed in the draft Housing Element. This ordinance would apply to residential development only. It is unlikely that non-residential developers would be willing to produce affordable housing as a condition to developing research and development facilities.</p>
<p>Higher densities need to be near transportation and services.</p>	<p>The City currently encourages the development of high-density rental and owner-occupied housing near public transit stations. Since 1999, 275 residential units have been built adjacent to the Hayward BART station and AC Transit bus station. The City's commitment to future transit-oriented development is presented in the</p>

Comment	Incorporation into Housing Element
	<p>following strategy from the draft Housing Element:</p> <p>Strategy 1.3: Encourage medium and high-density residential and mixed-use development along major arterials and near major activity or transit centers.</p>
<p>Potential to save existing affordable housing stock in new redevelopment area.</p> <p>Redevelopment quality and amenities.</p>	<p>The City is committed to quality redevelopment and positive improvements. The following strategy addressing housing needs in redevelopment areas:</p> <p>Strategy 4.5. Use Redevelopment Agency resources to generate affordable housing within the Redevelopment Project Area and throughout the City, consistent with State law.</p>

Constraints to Production of Affordable Housing:

Comment	Incorporation into Housing Element
<p>Political will – do we have the will to build affordable housing?</p> <p>How do you balance the needs of current residents against those of new and future residents who will need affordable housing?</p> <p>“Affordable units” are too few – waiting list goes on for years.</p>	<p>The City is committed to meeting the housing needs of all residents – regardless of their income. The following policy and supporting strategies and programs address this commitment:</p> <p>Policy 4.0. Ensure that the city's housing stock contains an adequate number of decent and affordable units for households of all income levels.</p>
<p>Female headed-households (need to earn) adequate wages and (need) child care.</p> <p>All “special needs” folks have severe problems affording decent housing. How do we address these problems?</p>	<p>The City of Hayward serves those with special needs by supporting a variety of housing and social service programs funding by local and federal sources. The draft Housing Element presents the following strategies for assisting households with special needs:</p> <p>Strategy 5.1 Analyze the special housing needs of the elderly, the disabled, female headed households, large families, farm workers and homeless persons and families as required by State law.</p> <p>Strategy 5.2 Promote emergency housing programs that prevent or relieve homelessness.</p> <p>Strategy 5.3 Promote the development of permanent affordable housing units for those defined as special needs households</p>
<p>Most units are decontrolled – not many units left.</p> <p>There is a lack of accountability. RE: Decontrolled units – were they properly decontrolled? How do we know?</p>	<p>Throughout the HE update process there has been community-wide interest in rent control. The 1995 Costa-Hawkins Rental Housing Act severely limits the City’s ability to create rent-control regulations. However, a specific strategy was added to the draft HE addresses rent control:</p>

Comment	Incorporation into Housing Element
	<i>Strategy 6.4 Review the Residential Rent Stabilization Ordinance and other City Ordinances to identify changes, as appropriate.</i>

Hayward City Council/Planning Commission Work Sessions:

Joint work sessions with the City Council and Planning Commission were conducted on Tuesday, April 24, 2001, Tuesday, July 24, 2001 and Tuesday, October 16, 2001. These work sessions were opportunities for the Council and Commissioners to discuss housing-related issues, take comments from the audience and review staff reports.

April 24, 2001 Work Session

The main topics included a presentation of a staff report that included information on housing issues and the City's land inventory, and discussion about housing-related policies to address those issues. This workshop was open to the public and included a public comment period.

July 24, 2001 Work Session:

Comment	Incorporation into Housing Element
A representative from the HCAH suggested the City establish a Housing Element advisory committee to keep the community involved in the decision-making process.	<p>In the past, the City had a Housing element advisory Committee that consisted of a representatives from the Building Industry Association, the Hayward Area Planning Association, the Alameda County Housing Authority, the Human Services Commission, the Citizens' Advisory Committee, a local non-profit developer, local social service organizations, the Hayward Chamber of Commerce, the Board of Realtors, and other housing-related organizations. This committee met several times during the development of the current housing element, but did not conduct public workshops.</p> <p>In order to allow broader public participation and comment as new Housing Element strategies and policies were developed, the Council integrated housing issues into the community-wide General Plan update workshops and conducted work sessions so that any interested member of the public could attend and comment.</p>
A representative from the HCAH stated that the City's emphasis on homeownership assistance was a constraint on meeting the housing needs of low and very-low income households.	Households of all income levels have been severely impacted by high rents and home prices in the San Francisco Bay Area. The total amount of resources available from the Community Development Block Grant and Low and Moderate Income Housing Fund is approximately \$2.5 million annually. Of that amount, approximately \$200,000 to \$300,000 is allocated to home ownership assistance programs for households with incomes between 81 percent and 120 percent of the area median income.
A representative from the HCAH asked for universal	The City complies with State Building Code Title 24 as

Comment	Incorporation into Housing Element
access in any housing project developed with public funds.	it applies to developments funded with local, state or federal resources. The City always considers accessibility needs of tenants in new developments and rehabilitation projects.
A representative from ECHO asked the City to conduct an audit of "decontrolled" rental units; research "just cause" evictions and excessive rent increases.	<p>One limitation of the current Residential Rent Stabilization Ordinance is that there was no requirement for a written statement from the vacating tenant that the unit was vacated voluntarily which makes it impossible to determine whether a unit was appropriately deregulated.</p> <p><i>Strategy 6.4 Review the Residential Rent Stabilization Ordinance and other City Ordinances to identify changes, as appropriate.</i></p> <p><i>Strategy 6.5 Promote training for property owners and managers to ensure that they are knowledgeable of the requirements of Federal, State and local real estate, housing discrimination, tenant protection, housing inspection and community preservation laws. Promote training of tenants in the requirements of Federal, State, and local laws so that they are aware of their rights and obligations.</i></p>
A representative from Eden Housing, Inc. asked for additional community input into the development of the draft Housing Element. They also suggested the City consider an inclusionary zoning ordinance.	<p>Community interest in inclusionary housing was incorporated into the draft Housing Element though the following strategy:</p> <p><i>Strategy 4.3: Consider an inclusionary zoning ordinance as a means of increasing the supply of affordable housing and reducing geographic concentration.</i></p>

October 16, 2001 Work Session:

Comment	Incorporation into Housing Element
A representative from COR asked the City to consider it's three "first steps" to addressing affordable housing.	<i>Please refer to the discussion of COR's proposals on page ??? of this appendix.</i>
An audience member discussed the "legacy of poor construction in rental housing," and the expiration of Section 8 contracts.	<p>The bulk of Hayward's multi-family housing stock was constructed from 1950 through 1980. Subsequently, the City is very interested in preserving and improving this aging resource. The following policy is presented in the draft Housing Element:</p> <p>Policy 2.0 Ensure the safety and habitability of the city's housing units and the quality of its residential areas.</p>
An audience member asked if the City could provide a Braille version of the draft Housing Element.	A Braille version of the draft Housing Element was prepared and made available for persons with visual impairments.
A representative from the HCAH indicated that many tenants are afraid to speak out that there are few	The tight rental market in Hayward makes it difficult for renters on many levels – rents are high landlords may

Comment	Incorporation into Housing Element
<p>affordable housing options in Hayward and that it is difficult to find apartment managers willing to accept Section 8 vouchers.</p>	<p>be abusive and vacant units are often rented before fair housing testers can investigate allegations of discrimination. The City is committed to assisting renters by working with local fair housing organizations and the Alameda County Housing Authority to ensure tenants rights and to help educate landlords about the Section 8 program. The following policy in the draft Housing Element specifically addresses fair housing issues.</p> <p>Policy 6.0: Promote equal access to housing by educating city residents about fair housing and lending laws.</p> <p><u>Program 4.1.2.</u> To provide rent subsidies to very low-income households who would otherwise be unable to afford housing, the City will continue to contract with the Alameda County Housing Authority to operate the Section 8 program in Hayward.</p>
<p>A local homeowner and landlord commented on the large size of many households that rent. He also indicated that the Section 8 program is a "problem."</p>	<p>No policy or strategy was incorporated into the draft Housing Element.</p>
<p>A representative from Community Resources for Independent Living asked that accessibility be addressed in the draft Housing Element. He also stated that the time frame for Element goals was "too vague."</p>	<p>The following policy specifically addresses households with special needs:</p> <p>Policy 5.0 Ensure that special needs households have a variety of housing units from which to choose and that the emergency housing needs of Hayward's households are met.</p> <p>The latest version of the draft Housing Element includes specific implementation time frames for each program.</p>
<p>A representative from the Continuum of Care Council indicated that people who work in Hayward are unable to afford to live in Hayward. She also asked that the City consider the needs of households who earn no more than 30 percent of the area median income.</p>	<p>The creation of more affordable housing is addressed in draft Housing Element through the following policy and strategies:</p> <p>Policy 4.0. Ensure that the city's housing stock contains an adequate number of decent and affordable units for households of all income levels.</p> <p><i>Strategy 4.1: Generate housing affordable to low and moderate-income households through participation in federal and state housing subsidy and mortgage bond programs and in county or non-governmental programs.</i></p>
<p>A representative from the Eden Council for Hope and Opportunity asked that the City enforce building code regulations as they relate to infestations of vermin. They mentioned that many tenants are afraid to contact the City about squalid living conditions.</p>	<p>The bulk of Hayward's multi-family housing stock was constructed from 1950 through 1980. Subsequently, the City is very interested in preserving and improving this aging resource. The following policy is presented in the draft Housing Element:</p> <p>Policy 2.0 Ensure the safety and habitability of the city's housing units and the quality of its residential areas.</p>

Hayward City Council Meetings:

The City Council reviewed and commented on the draft Housing Element at their September 11, 2001 meeting. City staff presented a report that summarized the draft Housing Element development process. The Council thanked the community members that attended and indicated that the presence of those in attendance reinforced the importance of housing issues. During the discussion about the Housing Element, a number of speakers made presentations to the Council regarding issues they wanted addressed in the draft Housing Element.

Comment	Incorporation into Housing Element
<p>A representative of the Hayward Coalition for Affordable Housing asked for more meetings outside of City Hall and emphasized the need for a true voice from the community.</p> <p>A representative from Allied Housing noted that the public is eager to participate and encouraged additional public input regarding housing issues. The housing element will benefit from more public input.</p> <p>A representative of the Hayward Coalition for Affordable Housing. He said there are many things that could be included in the element. He said they could discuss many points in an outside meeting. The issues are very important and suggested that further meetings on the issues take place. He noted that the Coalition is pro-affordable housing for very low-income people.</p> <p>A member of the Citizens Advisory Commission, and a recent graduate of Leadership Hayward, said her experience on the CAC reflects the input of all its citizens. She asked for everyone to learn about affordable housing.</p>	<p>In the past, the City had a Housing element advisory Committee that consisted of a representatives from the Building Industry Association, the Hayward Area Planning Association, the Alameda County Housing Authority, the Human Services Commission, the Citizens' Advisory Committee, a local non-profit developer, local social service organizations, the Hayward Chamber of Commerce, the Board of Realtors, and other housing-related organizations. This committee met several times during the development of the current housing element, but did not conduct public workshops.</p> <p>In order to allow broader public participation and comment as new Housing Element strategies and policies were developed, the Council integrated housing issues into the community-wide General Plan update workshops and conducted work sessions so that any interested member of the public could attend and comment.</p>
<p>A deacon from St. Joachim's Catholic Church commented that there is a lack of justice for non-homeowners. He asked Council to consider their needs.</p>	<p>The City is committed to assisting renters by working with local fair housing organizations and the Alameda County Housing Authority to ensure tenants rights and to help educate landlords about the Section 8 program. The following policy in the draft Housing Element specifically addresses fair housing issues.</p> <p>Policy 6.0: Promote equal access to housing by educating city residents about fair housing and lending laws.</p>
<p>Another deacon at from St. Joachim's discussed inclusionary zoning. He noted that the amount of money allocated is not enough to make the projection a reality.</p>	<p>Community interest in inclusionary housing was incorporated into the draft Housing Element though the following strategy:</p> <p><i>Strategy 4.3: Consider an inclusionary zoning ordinance as a means of increasing the supply of</i></p>

Comment	Incorporation into Housing Element
<p>An audience member said the leadership should make sure that the diversity is continued and that all people are able to live here if they so choose. He said he is making plans to move out of Hayward because housing is not affordable.</p> <p>A member of COR, discussed concerns of her neighbor, Kathy Watson, who had to leave. She noted that it is an injustice for those who have made Hayward a livable community, not be able to afford to live here.</p> <p>A Hayward resident of 22 years commented that with affordable housing, the majority of those here would be able to stay.</p> <p>An audience member described the experiences of young people that led to homelessness. She asked about affordable housing. She noted that the reality is a need for low-income housing.</p> <p>An Eden I & R employee described how low-income housing would enhance the community. She commented on the circumstances of many of their clients and the desperate need for low-income housing in the City. People have the right to live where they feel safe and comfortable.</p> <p>A representative from EBHO thanked the City for the work they have done but described the lack of work in very low-income and low-income areas. He said the number of units the State has required of the City of Hayward.</p>	<p><i>affordable housing and reducing geographic concentration.</i></p> <p>The creation of more affordable housing is addressed in draft Housing Element through the following policy:</p> <p>Policy 4.0. Ensure that the city's housing stock contains an adequate number of decent and affordable units for households of all income levels.</p> <p>The City's performance in meeting the housing production goals of the current Housing Element are described in Appendix F Evaluation of Previous Housing Element Goals And Policies.</p>
<p>A local Section 8 tenant said she would like to see affordable housing remain in Hayward.</p> <p>An audience member described her experiences with Whitman Villa Townhomes. The new property management no longer accepts Section 8 housing. She noted that the new rents have increased up to \$1300 a month. All 63 units will have to move. They are having a difficult time finding Section 8 housing in Hayward. She described the number of people who are being displaced.</p>	<p>The City has historically worked with the Alameda County Housing Authority to administer the Section 8 program. The draft Housing Element presents a program that specifically addresses Section 8. The City will also work to preserve existing affordable housing developments that accept Section 8 participants.</p> <p><u>Program 4.1.2.</u> To provide rent subsidies to very low-income households who would otherwise be unable to afford housing, the City will continue to contract with the Alameda County Housing Authority to operate the Section 8 program in Hayward.</p> <p>Policy 7.0: Avoid the loss of assisted housing units and the resulting displacement of low income residents by providing funds to non-profit developers to be used for the acquisition of at-risk subsidized housing developments at-risk of converting to market rate.</p>

Comment	Incorporation into Housing Element
An audience member commented on rent increases and would like to see rental housing available for purchasing.	Policy 3.0: Encourage the development of ownership housing and assist tenants to become homeowners in order to reach a 70% owner-occupancy rate, within the parameters of federal and state housing law.
<p>A representative from FESCO thanked the City of Hayward for all of their help. Transitional housing has served over 1,500 individuals. She asked for the City of Hayward to take a leadership role in considering all the people of Hayward. She noted that affordable housing is not the same as low-income housing. She commented on the rent increases creating homelessness.</p> <p>An audience member said she and her two children live in motels from day-to-day. She has been on an affordable housing list for three years. It is difficult to get into housing with only two shelters in Hayward.</p>	<p>Serving the homeless and preventing homelessness is addressed in draft Housing Element through the following policy:</p> <p><i>Strategy 5.2 Promote emergency housing programs that prevent or relieve homelessness.</i></p>
A representative from the Rental Housing Owners' Association of Southern Alameda County expressed concern about the rental housing issues. He asked Council to include a comparison of what other cities are doing.	No policy or strategy was incorporated into the draft Housing Element.

Alameda County Housing Element Workshop

The Alameda County Department of Housing and Community Development sponsored a workshop on housing-related issues on May 10, 2001. Representatives from a variety of housing, social service, and environmental organizations were in attendance.

Organization	Description
Greenbelt Alliance	Regional non-profit environmental advocacy group.
Bay Area Council	Regional business-sponsored, CEO-led, public-policy organization representing employers.
BayEast Association of Realtors	Regional trade organization representing real estate professionals.
East Bay Housing Organization	Regional non-profit organizations representing affordable housing developers
Non-Profit Housing Association	Regional association of nonprofit organizations sponsoring, developing, owning, or managing rental or cooperative housing for low income people.
Sierra Club	National non-profit environmental advocacy group.
Homebuilders Association of Northern California	Regional association comprised of home builders, developers, trade contractors, suppliers, and industry specialists.
Emergency Services Network	Local non-profit social service provider.

Organization	Description
California Housing Partnership Corporation	Regional non-profit affordable housing consultants.

Workshop participants identified the following housing-related issues. Each of the comments received during the workshop are presented in the following tables along with their incorporation into the draft Housing Element.

Comment	Incorporation into Housing Element
<p>Sufficient land must be zoned for high density residential development.</p> <p>Smart growth.</p> <p>Designate sufficient land for housing.</p>	<p>The City currently encourages the development of high-density rental and owner-occupied housing near public transit stations. Since 1999, 275 residential units have been built adjacent to the Hayward BART station and AC Transit bus station. The City's commitment to future transit-oriented development is presented in the following strategy from the draft Housing Element:</p> <p><i>Strategy 1.3: Encourage medium and high-density residential and mixed-use development along major arterials and near major activity or transit centers.</i></p>
<p>Increase the housing set-aside to 25%.</p>	<p>The redevelopment areas in Hayward are small. Subsequently, they do not generate a substantial amount of tax-increment revenue or housing set-aside funds. Urban redevelopment is a sequential process. The Redevelopment Agency must establish a foundation of tax increment-generated funds that may be invested in removing blight and increasing property values. These increased values generate more tax increment and more housing set-aside funds. Increasing the housing set-aside percentage at this point in the redevelopment process will limit the funds available to invest in improvements and limit the increases in property values. The most strategic approach is to maintain the 20 percent housing set aside and work to increase property values which will help to increase the amount of tax increment thereby increasing housing set aside funds over the long-term.</p>
<p>Create a jobs/housing linkage.</p>	<p>No policy or strategy was incorporated into the draft Housing Element.</p>
<p>Waive or reduce fees for affordable housing developments.</p>	<p>No policy or strategy was incorporated into the draft Housing Element.</p>
<p>Reform State Tort laws.</p>	<p>No policy or strategy was incorporated into the draft Housing Element.</p>
<p>Watch out for NIMBY's.</p>	<p>No policy or strategy was incorporated into the draft Housing Element.</p>
<p>Inclusionary zoning increases the cost of market-rate housing.</p> <p>Create an affordable housing linkage fee.</p> <p>Linkage fees make more sense than inclusionary zoning.</p>	<p>The cost of acquiring land and constructing housing in the current Bay Area development market is far greater than the amount of funds that would be generated by a linkage fee. By requiring developers to set aside a percentage of their new developments as affordable, the developer can take advantage of economies of scale in</p>

Comment	Incorporation into Housing Element
	<p>terms of land, labor and material expenses. It would be more economically feasible to set aside units rather than require developers to set aside funds to build units in another development.</p>
<p>People want non single-family type housing.</p>	<p>There are two strategies in the draft Housing Element that related to in-fill residential development that promote non single-family development:</p> <p>Strategy 1.2: Promote development of infill housing units within existing residential neighborhoods in a variety of housing types.</p> <p>Strategy 1.3: Encourage medium and high-density residential and mixed-use development along major arterials and near major activity or transit centers.</p>
<p>Rethink residential parking requirements.</p>	<p>The City's commitment to future transit-oriented development is presented in the following strategy from the draft Housing Element:</p> <p>Strategy 1.3: Encourage medium and high-density residential and mixed-use development along major arterials and near major activity or transit centers.</p> <p>Program 1.3.2: As appropriate, allow reductions in parking requirements for housing developments in close proximity to major transit routes (BART and express bus lines) or major activity centers.</p>
<p>Inclusionary zoning.</p> <p>The market is not producing affordable housing – inclusionary zoning will.</p>	<p>Community interest in inclusionary housing was incorporated into the draft Housing Element though the following strategy:</p> <p>Strategy 4.3: Consider an inclusionary zoning ordinance as a means of increasing the supply of affordable housing and reducing geographic concentration.</p>
<p>Build-by-right zoning.</p>	<p>Quality development is key to quality neighborhoods. Waiving development review may result in poor quality development that puts the City at risk of repeating poor planning practices of the past.</p>
<p>Prevent homelessness.</p> <p>Preserving SRO-type housing is key to preventing homelessness.</p> <p>Housing Element should promote development of transitional housing.</p>	<p>The City of Hayward serves those with special needs by supporting a variety of housing and social service programs funding by local and federal sources. The draft Housing Element presents a policy and several strategies for assisting households with special needs:</p> <p>Policy 5.0: Ensure that special needs households have a variety of housing units from which to choose and that the emergency housing needs of Hayward households are met.</p> <p>Strategy 5.1 Analyze the special housing needs of the elderly, the disabled, female headed households, large</p>

Comment	Incorporation into Housing Element
	<p><i>families, farm workers and homeless persons and families as required by State law.</i></p> <p><i>Strategy 5.2 Promote emergency housing programs that prevent or relieve homelessness.</i></p> <p><i>Strategy 5.3 Promote the development of permanent affordable housing units for those defined as special needs households.</i></p>
<p>Include extremely low-income housing in the Housing Element.</p>	<p>The following strategy specifically addresses funding sources for affordable housing development:</p> <p><i>Strategy 4.1: Generate housing affordable to low and moderate-income households through participation in federal and state housing subsidy and mortgage bond programs and in county or non-governmental programs.</i></p>
<p>Protect renters.</p>	<p>The tight rental market in Hayward makes it difficult for renters on many levels – rents are high, landlords may be abusive and vacant units are often rented before fair housing testers can investigate allegations of discrimination. The City is committed to assisting renters by working with local fair housing organizations and the Alameda County Housing Authority to ensure tenants rights and to help educate landlords about the Section 8 program. The following policy in the draft Housing Element specifically addresses fair housing issues.</p> <p>Policy 6.0: Promote equal access to housing by educating city residents about fair housing and lending laws.</p> <p>Program 4.1.2. To provide rent subsidies to very low-income households who would otherwise be unable to afford housing, the City will continue to contract with the Alameda County Housing Authority to operate the Section 8 program in Hayward.</p>
<p>Monitor expiring tax credit projects.</p>	<p>The City is concerned with the preservation of existing below market-rate housing with expiring rent restriction agreements. Community interest in this issue is addressed in the following policy:</p> <p>Policy 7.0: Avoid the loss of assisted housing units and the resulting displacement of low income residents by providing funds to non-profit developers to be used for the acquisition of at-risk subsidized housing developments at-risk of converting to market rate.</p>

Housing Meetings Sponsored by Community Organizations:

During the preparation of the Housing Element, several community organizations focused their interest on housing and housing-related issues. City staff attended meetings coordinated by these community-based organizations and hosted other, more informal meetings with community groups and housing advocates. The following is a summary of the housing issues raised by each organization along with how those issues were addressed in the draft Housing Element.

South Hayward Neighborhood Collaborative (SoHNC): The mission of the South Hayward Neighborhood Collaborative is to improve the quality of life for people who live in its community. Comprised of slightly, over 22,000 people, South Hayward is 48% Latino, 14% African American, 9% Asian, and about 29% European American. The Collaborative is not a separate non-profit but a mechanism for ensuring community input into the use of public and private resources. A management team meets every two weeks to oversee all of its operations. In addition to its members, the SoHNC Management Team receives community input from the Advisory Team, which is made up primarily of neighborhood residents.

The SoHNC sponsored several community meetings at which Hayward residents expressed their concerns about increasing rental housing costs and the difficulties in finding and maintaining affordable housing. The first SoHNC meeting, conducted February 8, 2001, was attended by more than 200 Hayward residents from a variety of socio-economic and ethnic backgrounds. City leaders and staff also attended the meeting. The bulk of the meeting consisted of neighborhood residents describing their own personal housing problems. The most common problems were dramatic rent increases, abusive landlords, and squalid living conditions.

Comment	Incorporation into Housing Element
Rent increases.	<p>Throughout the HE update process there has been community-wide interest in rent control. The 1995 Costa-Hawkins Rental Housing Act severely limits the City's ability to create rent-control regulations. However, a specific strategy was added to the draft HE addresses rent control:</p> <p>Strategy 6.4 Review the Residential Rent Stabilization Ordinance and other City Ordinances to identify changes, as appropriate.</p>
Abusive landlords.	<p>The tight rental market in Hayward makes it difficult for renters on many levels – rents are high, landlords may be abusive and vacant units are often rented before fair housing testers can investigate allegations of discrimination. The City is committed to assisting renters by working with local fair housing organizations and the Alameda County Housing Authority to ensure tenants rights and to help educate landlords about the Section 8 program. The following policy in the draft Housing Element specifically addresses fair housing issues.</p>

Comment	Incorporation into Housing Element
	<p>Policy 6.0: Promote equal access to housing by educating city residents about fair housing and lending laws.</p>
<p>Rental properties in poor condition.</p>	<p>Community interest in preserving and improving the quality of the current housing stock was addressed through the following policy and strategies:</p> <p>Policy 2.0: Ensure the safety and habitability of the city's housing units and the quality of its residential areas.</p> <p>Policy 4.0: Ensure that the city's housing stock contains an adequate number of decent and affordable units for households of all income levels.</p>

Following this meeting SoHNC sponsored several follow-up meetings to further investigate their role in the creation and preservation of affordable housing. One of the issues discussed was Hayward's Rent Stabilization Ordinance. A local attorney agreed to review the existing RSO on behalf of the SHNC.

The Hayward Coalition for Affordable Housing (HCAH): The HCAH is a collaborative organization dedicated to working with the Community of Hayward to address its affordable housing concerns. The HCAH is made up of members from various organizations including: All Saints Peace and Justice, Second Chance, Alameda County Public Health Department, Community Resources for Independent Living, East Bay Housing Organization, South Hayward Neighborhood Collaborative, Family Emergency Shelter Coalition, Bay Area Legal Aid, Eden Housing, Inc., and Allied Housing.

The Hayward Coalition for Affordable Housing sponsored a community meeting at All Saints Church. Several Hayward City Council members along with the City Manager and City staff attended. The HCAH debuted a presentation about the lack of affordable housing in Hayward. HCAH presented several policies for inclusion in the draft HE.

HCAH developed a set of proposed policies for the Hayward City Council to consider incorporating into the Housing Element: ensure universal housing access for the disabled; prioritize redevelopment money for low and very low income new rental housing; identify specific sites for affordable and special needs housing development; effectively enforce housing and building codes in rental units; revise and enforce rent control just cause eviction language, and protect affordable and accessible rental housing. They also prepared an analysis of the State HCD's review of the draft Housing Element.

The following is a summary of the HCAC recommended actions for inclusion in the draft Housing Element and how these actions have been incorporated.

Public Participation:

Comment	Incorporation into Housing Element
<p><i>Establish an Advisory Committee.</i> The City Council should immediately establish a Housing Element Advisory Committee composed of stakeholders and concerned groups to advise the City Council on key strategies and policies for inclusion in the revised housing element.</p>	<p>In the past, the City had a Housing element advisory Committee that consisted of a representatives from the Building Industry Association, the Hayward Area Planning Association, the Alameda County Housing Authority, the Human Services Commission, the Citizens' Advisory Committee, a local non-profit developer, local social service organizations, the Hayward Chamber of Commerce, the Board of Realtors, and other housing-related organizations. This committee met several times during the development of the current housing element, but did not conduct public workshops.</p> <p>In order to allow broader public participation and comment as new Housing Element strategies and policies were developed, the Council integrated housing issues into the community-wide General Plan update workshops and conducted work sessions so that any interested member of the public could attend and comment.</p>
<p><i>Audit of "Deregulated" Units.</i> The City of Hayward should immediately conduct an audit of all claimed "deregulated" units to see if they are in compliance with the current Rent Stabilization Ordinance. The results of this audit would be used to establish the effectiveness of the Rent Stabilization Ordinance and baseline needs to be addressed through the housing element update process.</p>	<p>One limitation of the current Residential Rent Stabilization Ordinance is that there was no requirement for a written statement from the vacating tenant that the unit was vacated voluntarily which makes it impossible to determine whether a unit was appropriately deregulated.</p> <p><i>Strategy 6.4 Review the Residential Rent Stabilization Ordinance and other City Ordinances to identify changes, as appropriate.</i></p> <p><i>Strategy 6.5 Promote training for property owners and managers to ensure that they are knowledgeable of the requirements of Federal, State and local real estate, housing discrimination, tenant protection, housing inspection and community preservation laws. Promote training of tenants in the requirements of Federal, State, and local laws so that they are aware of their rights and obligations.</i></p>
<p><i>Improve Just Cause Protections for Tenants.</i> We recommend that City staff meet with the Coalition to examine how the existing ordinance can be amended to provide improved Just Cause protection for all tenants.</p>	<p>The current Rent Stabilization Ordinance contains a section requiring "just cause" evictions for all tenants in units built before January 1980. However, the "just cause" protections do not apply to units built after that date.</p> <p><i>Strategy 6.4 Review the Residential Rent Stabilization Ordinance and other City Ordinances to identify</i></p>

Comment	Incorporation into Housing Element
	<p><i>changes, as appropriate.</i></p> <p>Implementation: Continue to conduct a rental housing work group with tenant, landlord, nonprofit housing developer representatives, and City staff to make recommendations on ordinance changes.</p>
<p><i>Prioritize the Use of Scarce Funding.</i> The City of Hayward should prioritize the use of its scarce funding resources, including the Redevelopment Agency's low/moderate housing set aside funds, to develop new rental housing for very low and low income families.</p>	<p>A significant amount of the funds available to the City for affordable housing development are allocated to multi-family projects affordable to low and very-low income households.</p> <p>The following strategy specifically addresses funding sources for affordable housing development:</p> <p><i>Strategy 4.1: Generate housing affordable to low and moderate-income households through participation in federal and state housing subsidy and mortgage bond programs and in county or non-governmental programs.</i></p>
<p><i>Increase Local Funding for Affordable Housing.</i> The City of Hayward should increase the amount of Redevelopment Agency funding that is allocated to housing from the State mandated 20 percent to at least 30 percent. This would ensure that there is adequate funding available to leverage the necessary State and Federal subsidy financing required to develop rental housing affordable to very low and low income households.</p>	<p>The redevelopment areas in Hayward are small. Subsequently, they do not generate a substantial amount of tax-increment revenue or housing set-aside funds. Urban redevelopment is a sequential process. The Redevelopment Agency must establish a foundation of tax increment-generated funds that may be invested in removing blight and increasing property values. These increased values generate more tax increment and more housing set-aside funds. Increasing the housing set-aside percentage at this point in the redevelopment process will limit the funds available to invest in improvements and limit the increases in property values. The most strategic approach is to maintain the 20 percent housing set aside and work to increase property values which will help to increase the amount of tax increment and housing set aside funds over the long-term.</p>
<p><i>Identify Specific Sites for Affordable Housing Development.</i> To ensure that adequate sites will be available to meet housing goals, over the next five years, the City should identify potential sites for the development of new affordable rental housing, special needs housing and housing that serves the homeless, and provide for expedited approval of entitlements.</p>	<p>The draft Housing Element contains an analysis of the number of acres of vacant and underutilized parcels of various zoning designations and development densities. This analysis shows that sufficient land is available to meet the City's allocated housing production need.</p> <p>Policy 1.0: Encourage the provision of an adequate supply of housing units in a variety of housing types which accommodate the diverse housing needs of those who live or wish to live in the city.</p> <p><i>Strategy 1.1: Maintain an adequate supply of land designated and zoned for residential use at appropriate densities to meet housing needs consistent with the objective of maintaining a balance of land uses.</i></p> <p><i>Strategy 4.2: Periodically review the City's</i></p>

Comment	Incorporation into Housing Element
	<p><i>development process system to reduce delays or impediments to the development of new housing or the acquisition and/or rehabilitation of existing housing.</i></p>
<p><i>Universal Access for the Disabled.</i> The City should establish universal access for the disabled to ensure that any development built with public subsidy has accessible units. In addition, the City should provide disabled residents living in existing housing with the necessary resources to complete required accessibility modifications.</p>	<p>The City complies with State Building Code Title 24 as it applies to developments funded with local, state or federal resources. The City always considers accessibility needs of tenants in new developments and rehabilitation projects.</p> <p><i>Strategy 5.1 Analyze the special housing needs of the elderly, the disabled, female headed households, large families, farm workers and homeless persons and families as required by State law.</i></p> <p><i>Strategy 5.2 Promote emergency housing programs that prevent or relieve homelessness.</i></p> <p><i>Strategy 5.3 Promote the development of permanent affordable housing units for those defined as special needs households.</i></p>

Congregations Organizing for Renewal (COR): The Eden Area COR chapter includes three churches located in Hayward, St. Joachim's Parish, St. Clement's Catholic Church, Eden United Church of Christ. Approximately 5,000 families attend these three churches. Additionally, approximately 20 COR members are actively involved in housing issues. COR is a member of the Pacific Institute for Community Organizing (PICO) network.

City staff met several times with different representatives of the local COR chapter during the preparation of the Housing Element. COR sponsored a community meeting at St. Joachim's Church on October 15, 2001. During this meeting COR presented three "first steps" for improving housing conditions in Hayward:

Comment	Incorporation into Housing Element
<p>Allocate 20% of the units in the Cannery redevelopment areas as affordable.</p>	<p>The Cannery Area is part of Hayward's Downtown Redevelopment Project Area. Therefore, residential development within the Cannery Area will be subject to affordable housing production requirements per redevelopment law.</p>
<p>Adopt an inclusionary zoning ordinance requiring 20% affordable units in each development.</p>	<p>Community interest in inclusionary housing was incorporated into the draft Housing Element through the following strategy:</p> <p><i>Strategy 4.3: Consider an inclusionary zoning ordinance as a means of increasing the supply of affordable housing and reducing geographic concentration.</i></p>
<p>Improve the Rental Inspection Program to improve the habitability of rental units.</p>	<p>Community interest in preserving and improving the quality of the current housing stock was addressed</p>

	<p>through the following policy and strategies:</p> <p>Policy 2.0: Ensure The Safety And Habitability Of The City's Housing Units And The Quality Of Its Residential Areas.</p> <p><i>Strategy 2.1: Maintain and upgrade residential areas through abatement of nuisances and provision of needed public improvements.</i></p> <p><i>Strategy 2.2: Maintain and upgrade the housing stock by encouraging the rehabilitation, maintenance and upkeep of residential properties.</i></p> <p><i>Strategy 2.3: Continue to implement the Residential Rental Inspection Program and explore whether changes are needed to maintain a quality housing stock.</i></p>
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Community Resources for Independent Living

Community Resources for Independent Living (CRIL) sponsored a community meeting to specifically address the housing needs of persons with mobility impairments. These concerns are addressed through the strategies and implementing programs of the draft Housing Element Policy 5.0. The policy states that the City will ensure that special needs households have a variety of housing units from which to choose and that the emergency housing needs of Hayward households are met.

East Bay Housing Organizations

EBHO organized a meeting on June 26, 2001 with City staff and representatives from Congregations Organizing for Renewal and the Hayward Coalition for Affordable Housing.

Comment	Incorporation into Housing Element
COR asked about community input during the HE update process, what was the role of specific City staff in the update, how the current HE was developed, and progress towards meeting the current HE goals.	<p>In the past, the City had a Housing element advisory Committee that consisted of a representatives from the Building Industry Association, the Hayward Area Planning Association, the Alameda County Housing Authority, the Human Services Commission, the Citizens' Advisory Committee, a local non-profit developer, local social service organizations, the Hayward Chamber of Commerce, the Board of Realtors, and other housing-related organizations. This committee met several times during the development of the current housing element, but did not conduct public workshops.</p> <p>In order to allow broader public participation and comment as new Housing Element strategies and policies were developed, the Council integrated housing</p>

Comment	Incorporation into Housing Element
	issues into the community-wide General Plan update workshops and conducted work sessions so that any interested member of the public could attend and comment.
<p>HCAC representatives asked about tenant's rights and rent stabilization and indicated that they would be presenting specific proposals about this issue.</p>	<p>Throughout the Housing Element update process there has been community-wide interest in rent control. However, the 1995 Costa-Hawkins Rental Housing Act severely limited the City's ability to institute or re-institute rent control. The City will work within the limitations of State law. However, the current Rent Stabilization Ordinance will be reviewed to determine improvements allowable under State law. A specific strategy in the draft Housing Element addresses rent control:</p> <p>Strategy 6.4 Review the Residential Rent Stabilization Ordinance and other City Ordinances to identify changes, as appropriate.</p>

City of Hayward Consolidated Plan

Some of the demographic, housing, and special needs information and analysis presented in the Housing Element was adapted from the City of Hayward's Consolidated Plan. Each jurisdiction that receives federal funding through the Community Development Block Grant and HOME Investment Partnership program must prepare and submit a Consolidated Plan to the U.S. Department of Housing and Urban Development. This plan includes a housing and community development needs assessment, a survey of resources available to address these needs, a five-year strategy and a one-year action plan that this updated annually and presents programs and projects that will receive funding through both the CDBG and HOME programs. The Consolidated Plan is actually very similar to the Housing Element and much of the information on special needs populations and the homeless helped to inform the development of the Housing Element.

The Consolidated Plan was developed during a six-month period and included research on housing and community development issues by City staff, workshops with local service organizations, and public hearings conducted by the Alameda County Housing and Community Development Department, the Hayward Citizen's Advisory Commission, and the Hayward City Council.

During March 2000 City staff conducted three round-table discussions with local housing and service providers to obtain their perspective on affordable housing, homeless, and social service needs and priorities.

On May 2, 2000, a Work Session was held with City Council to discuss the CP. At that meeting Council discussed the need to continue activities to upgrade and maintain Hayward neighborhoods, assist low-income households and seniors, and preserve existing housing stock.

The final City action on the Consolidated Plan was on May 9, 2000. There were no public comments during the hearing and the Council voted to adopt the plan. The Consolidated Plan meeting held by the City of Hayward was held in addition to the citizen participation process conducted by Alameda County as the lead agency for the County's HOME Consortium.

Appendix L

EVALUATION OF PREVIOUS HOUSING ELEMENT GOALS AND POLICIES

I. EXPANSION OF THE HOUSING SUPPLY

GOAL: 1. ENCOURAGE THE PROVISION OF AN ADEQUATE SUPPLY OF HOUSING UNITS IN A VARIETY OF HOUSING TYPES WHICH ACCOMMODATE THE DIVERSE HOUSING NEEDS OF THOSE WHO LIVE, OR WISH TO LIVE IN THE CITY.

POLICY 1.1: Maintain an adequate supply of available (vacant and underutilized) land with sufficient infrastructure and appropriate densities to meet projected housing needs.

Program 1.1.1: To ensure that there is sufficient capacity to accommodate the dwelling units needed to maintain a jobs/housing balance, the City will evaluate as part of the General Plan Annual Review, the remaining housing potential in relation to the projected housing need based on population and employment forecasts.

Responsibility:	Planning
Financing:	General Fund
Objective:	7,700 units over five years
Time Frame:	1990-1995 (General Plan Annual Review)
Accomplishment:	Annual housing activity reports were compiled and reviewed. Approximately 3,000 units were built from 1990-1999. Fewer units were constructed due to the severe economic decline in California real estate in the early 1990s.
Evaluation:	Due to the severe economic decline in real estate in the early 1990s, only 43% of the projected units were built.

Program 1.1.2: To ensure an adequate supply of land available for development of housing, the City will encourage and be receptive to private proposals to re-designate non-residential (e.g. industrial) land to residential uses, where there are adequate support facilities (e.g. transportation, schools, parks) and where otherwise appropriate.

Responsibility:	Planning
Financing:	General Fund
Objective:	Provide sufficient land at appropriate densities.
Time Frame:	1990 General Plan Annual Review (also as requested)
Accomplishment:	Based on requests by property owners, the City rezoned approximately 60 acres of land zoned open space/parks and recreation to low density residential (343 units); 132 acres of open space to single family residential (537 units); approximately 25 acres of industrially zoned land to single family residential (76 units). Approximately 50 acres of industrially zoned land in the Cannery area was rezoned to medium density residential (approximately 900 units). In summary, more than 267 acres of non-residentially zoned land was rezoned to residential, totaling 1856 units.

	<p>Of that total, approximately 1721 units were available to households whose income was greater than 80% of median. Between 1999-2006, over 100 units of housing for low and very low income households will be developed in the Cannery Design Plan Area.</p>
Evaluation:	<p>The 1990 Census showed that the Hayward did not contain an even distribution of income groups and was particularly deficient in middle and upper income households. In part, that was due to the lack of middle and upper income housing in Hayward.</p> <p>Homes in Hayward are affordably priced when compared with homes in other areas of Alameda County. In the early 90s, newly constructed homes were priced within the reach of moderate income households. Resale homes, condominiums and rental apartments were priced within the means of households with incomes at or below 80% of area median income.</p> <p>Because of this, the City focused on encouraging the development of housing for middle and upper income households and very low-income households. The assumption was that units resulting from the rezonings would meet the demand of households in other income groups and that very low-income housing would need financial support through CDBG and the Low/Mod Housing Fund.</p> <p>However, extreme changes took place in the Hayward real estate market in the late 1990s. Beginning in 1997, the sales prices of newly constructed homes, resale homes and condominiums increased far beyond the means of moderate income buyers. Rental rates also increased dramatically creating affordability problems for lower income households. Hayward, like other localities, was taken by surprise by the sizable increases and proliferation of these increases in the housing market.</p> <p>Housing for low and very low-income residents was developed during the 1990s through several projects with Eden Housing Inc. and the acquisition and rehabilitation of market rate multifamily housing developments using mortgage revenue bonds (e.g., the Timbers and Harris Court). Over one hundred units of lower income housing will be developed between 1999-2006 in the Cannery Design Plan Area due to rezoning parcels from industrial to medium density residential.</p>

Program 1.1.3: To optimize utilization of designated residential land, the City will analyze possible revisions to the General Policies Plan establishing a permitted density range of 12.0 to 17.4 units per acre within Medium Density Residential areas; consistent with other adopted policies.

Responsibility:	Planning
Financing:	General Fund
Objective:	Maximize housing potential
Time Frame:	1990-1995 General Plan Annual Review
Accomplishment:	Land was not rezoned.
Evaluation:	Since developers were not availing themselves of the increased densities allowed under current zoning during this period, it was determined that revising the density range upward was not necessary to optimize use of residentially-zoned land.

Program 1.1.4: To accommodate the citywide need for new dwelling units, the City will

identify opportunities for increased housing potential (land and/ or densities) within each neighborhood planning area as part of the Neighborhood Planning Program.

Responsibility:	Planning
Financing:	General Fund
Objective:	Provide sufficient land at appropriate densities
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	The City completed the Neighborhood Planning Program in 1989. Opportunities for increased housing potential were identified in those plans.
Evaluation:	Neighborhood plans for the Jackson Triangle, Glen Eden, Whitman-Mocine, and Mt. Eden areas identified opportunities for increased housing potential. Neighborhood plans for areas that were built-out did not identify an increase in housing potential. Overall, there was sufficient land at appropriate densities to meet the assigned need.

Program 1.1.5: To provide opportunities for above-moderate income housing, the city will encourage the creation of large-lot, estate-type housing with appropriate amenities in selected areas.

Responsibility:	Planning
Financing:	General Fund
Objective:	Identify candidate areas
Time Frame:	1990-1995 General Plan Annual Review
Accomplishment:	The City approved the development of the Blue Rock and Bailey Ranch projects. Both of these developments included high-end, estate-type products.
Evaluation:	This program provided opportunities that were utilized by developers building estate-type housing.

Program 1.1.6: To ensure adequate infrastructure and minimize traffic constraints the City will seek completion of those circulation improvements identified in the General Plan.

Responsibility:	City Manager: Public Works
Financing:	Variable Sources
Objective:	Mitigate traffic constraints
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	The City has continued to make improvements in accordance with the revised General Plan Circulation Element (completed in 1998) and the City's Capital Improvement Program.
Evaluation:	Infrastructure improvements have and continue to be made but at a slower pace than anticipated due to CalTrans' schedule, prolonged review time required by the federal government in reviewing the Route 238 EIS, and negotiations with CalTrans to reduce the number of properties taken in creating the I-880/Route 92 interchange.

POLICY 1.2: Promote development of infill housing units within existing residential neighborhoods in a variety of housing types.

Program 1.2.1: The City will engage in outreach efforts to promote the development of secondary dwelling units in single-family residential areas through the distribution of brochures. The brochures developed in 1990, will describe the benefits of such an addition, the work involved to construct the second unit, as well as a guide taking the homeowner through the process involved in securing the necessary City approvals. The brochures are distributed to homeowners associations' boards and their members, City special events and fairs, and will also be available through the Community and Economic Development and Planning Departments.

Responsibility:	Planning; Community and Economic Development
Financing:	General Fund
Objective:	Prepare and distribute Brochures
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	Brochures were created and distributed to residents in 1990.
Evaluation:	It is difficult to determine if any second units were constructed based on the information presented in the brochures since no statistics were collected.

Program 1.2.2: The City will promote development opportunities for manufactured housing on scattered sites, in subdivisions, and within mobile home parks through the distribution of brochures promoting such opportunities. The brochures will describe manufactured housing and the benefits of utilizing this special housing type; companies to contact for additional information will also be included. Distribution will occur through the Planning Department and brochures will also be available at City special events and fairs.

Responsibility:	Planning
Financing:	General Fund
Objective:	Develop and distribute brochures
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	This program was not conducted.
Evaluation:	This program was cancelled due to a general lack of interest in this type of housing by local developers and staff concerns about product quality and durability.

Program 1.2.3: The City will use the Neighborhood Planning Program as an opportunity for identifying in-fill parcels suitable for residential development or redevelopment.

Responsibility:	Planning
Financing:	General Fund

Objective:	Maximize housing potential
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	The City identified opportunities for in-fill housing during the Neighborhood Planning Program. During the period 1990-2000, approximately 2,800 units of housing were approved. Neighborhood plans were made available to the general public and residential real estate developers and brokers on request.
Evaluation:	This program successfully identified opportunities for in-fill residential units.

Program 1.2.4: The City will evaluate opportunities for new types of alternative housing arrangements (e.g. co-housing) and identify any regulatory constraints.

Responsibility:	Planning
Financing:	General Fund
Objective:	Remove barriers to innovative housing concepts
Time Frame:	1991
Accomplishment:	The City identified opportunities for live-work housing developments near mass transit stations in the downtown area. However, two units of live-work housing were developed during this period by owners of retail stores in the downtown. These units were leased at market rent (which was affordable to low income households) at the time these were developed. There are no affordability restrictions on these units so it is not known whether these units remain affordable.
Evaluation:	In spite of the City identifying sites appropriate for the development of live-work units, there was no interest from local developers in producing these types of units. Approximately 70 new live-work units have been approved for the downtown and will be completed by 2004. It is anticipated that these units will be affordable to moderate, and above moderate, income households.

Program 1.2.5: To ensure high quality design, appropriate interface with adjacent development and the optimal number of dwelling units within housing projects, the city will develop and implement design review guidelines for all types of housing, with particular consideration to medium density and high density development.

Responsibility:	Planning
Financing:	General Fund
Objective:	Maximize housing potential and quality design
Time Frame:	1990
Accomplishment:	Citywide design guidelines and guidelines for specific areas including the hillsides and the area south of Route 92 were developed beginning in 1990.
Evaluation:	Use of the guidelines has had a positive impact on all development by reducing the amount of time needed to approve projects. Since developers have a better understanding of what is acceptable design, there are fewer time consuming arguments about what is and is not acceptable. One purpose of the guidelines was to ensure that the standards for development in Hayward were commensurate with the standards in the surrounding mid and southern

	Alameda County cities. Therefore, the guidelines have not significantly increased the cost of developing housing in Hayward in comparison with the cost to develop housing elsewhere in southern Alameda County.
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POLICY 1.3: Encourage development of additional housing units in the Downtown-City Center area.

Program 1.3.1: Establish minimum densities for residential development within the Downtown Design Plan area.

Responsibility:	Redevelopment Agency; Planning
Financing:	General Fund; Tax Increment
Objective:	Maximize housing potential
Time Frame:	1990
Accomplishment:	The Downtown Design Plan established density ranges for this area.
Evaluation:	The densities approved in the Design Plan were higher than developers thought were feasible in the Hayward market. The CC-R (Central City – Residential) density allows 25-50 units per gross acre. In reality, the City has had to work hard to persuade developers to build at 30 units per net acre. Currently, 35 units per acre appear to be the highest density that developers are willing to build.

Program 1.3.2: The City will promote new mixed-use development that includes residential uses above commercial/retail uses and will promote the conversion of upper floor space within existing commercial structures to residential uses within the Central City Zoning District. Promotion will be achieved through a special zoning for this type of mixed-use activity in the Central City area. Additionally, new developments or conversion of structures into mixed-use developments will be supported through the use of HOME funds, expected to be available to the City of Hayward in late 1991.

Responsibility:	Redevelopment Agency; Planning
Financing:	Tax Increment; General Fund
Objective:	Maximize housing potential
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	The City implemented changes to the CC and CN zoning in the downtown area that allow residential uses above retail uses in multi-story developments. One mixed-use affordable project, with 36 rent-restricted very low-income units, has been built since those zones were revised. Three smaller mixed-use projects have also been developed, each with one or two market-rate residential units. However, none of these units had rent restrictions, although at the time these came on line, rents were affordable to households with incomes at or below 80% of the area median income.
Evaluation:	Although a program to convert downtown second story space to residential use was promoted, it proved very expensive to redevelop existing vacant commercial space (mostly storage space) into residential space meeting Uniform Building Code requirements – particularly when there

	was a restaurant or bakery on the ground floor.
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Program 1.3.3: Consider rezoning additional areas from Central City-Commercial to Central City-Residential.

Responsibility:	Redevelopment Agency; Planning
Financing:	Tax Increment; General Fund
Objective:	Maximize housing potential
Time Frame:	1990
Accomplishment:	<p>The following projects were built on parcels that were originally zoned Central City-Commercial and rezoned to Central City-Residential or Planned Development.</p> <p><i>Denova Homes</i> – Rezoned to Planned Development for a 161 unit single-family attached townhouse residential development. The resulting density is approximately 35 dwelling units per net acre.</p> <p><i>Pinnacle City Centre</i> – Rezoned to Central City – Residential for a 192 unit multifamily rental condominium residential development. The resulting density is approximately 32 dwelling units per net acre.</p> <p><i>Atherton Townhomes</i> – Rezoned to Planned Development for a 83 unit single-family attached townhouse residential development. The resulting density is approximately 30 dwelling units per net acre.</p> <p><i>City Walk</i> – Rezoned to Planned Development for a 77 unit single-family attached townhouse residential development. The resulting density is approximately 30 dwelling units per net acre.</p> <p><i>Hayward Lofts</i> -- Rezoned to Central City – Residential for a 70 unit single-family attached townhouse residential development. The resulting density is approximately 35 dwelling units per net acre.</p>
Evaluation:	Rezoning parcels to Central City – Residential and Planned Development Housing facilitated the development of residential projects in the downtown area.

Program 1.3.4: The Redevelopment Agency will continue to acquire and consolidate parcels for larger housing developments. Over the past year, two parcels have been acquired with a remaining parcel identified for acquisition later this year. Mixed-use developments as well as high-density housing developments where at least 10% of the units will be affordable to very low- and low-income households are planned for these sites.

Responsibility:	Redevelopment Agency
Financing:	Tax Increment
Objective:	Maximize Housing Potential
Time Frame:	1990 - 1995 (continuing effort)
Accomplishment:	Atherton Townhomes an 83-unit market-rate development, and EC Magnolia a 21-unit multi-family development for lower-income disabled tenants were both constructed. City Walk, a 77-unit market-rate development is under construction.
Evaluation:	This program successfully facilitated the acquisition and subsequent development of both

market rate and affordable housing units.

Program 1.3.5: The City of Hayward conducted a housing market study in 1990 to determine appropriate housing densities, types and costs for housing development in the downtown. This information will be used to guide future developments.

Responsibility:	Redevelopment Agency
Financing:	Tax Increment
Objective:	Maximize Housing Potential
Time Frame:	1990
Accomplishment:	A housing market study was conducted in 1990 by Lynne Sedway and Associates.
Evaluation:	This study revealed that Hayward's market rents would not support the cost of development at the upper ranges of the density scale and developers do not believe that the market for that type of dense development exists in Hayward. In order to encourage downtown development, the City stopped requiring developers responding to City/Redevelopment Agency Request for Proposals (RFPs) to propose development at the maximum density. As a result, the Atherton Townhomes were built, Hayward's first new residential development in the downtown in thirty years.

POLICY 1.4: Encourage higher-density residential development along major arterials and near major activity or transit centers.

Program 1.4.1: Evaluate reduction in parking requirements for housing developments in close proximity to major transit routes (BART and express bus lines) or activity centers.

Responsibility:	Planning, Redevelopment Agency
Financing:	General Fund, Tax Increment
Objective:	Elimination of possible constraints
Time Frame:	1990
Accomplishment:	The off-street parking ordinance was revised to reduce the number of parking spaces required of developments located in the downtown from 2.1 to 1.5 spaces per two bedroom unit.
Evaluation:	The City will continue to evaluate the reduction of parking requirements as a technique to provide for increased housing densities near public transportation centers. However, residential developers have resisted building at the reduced parking requirement and are building more parking spaces than the minimum for their developments since they believe that sufficient on-site parking is an important amenity, particularly for rental housing. Typically, in rental housing, each adult tenant has a car which (s)he may or may not use for travel to work.

Program 1.4.2: The City will promote zoning (e.g. the new CN-R Neighborhood Commercial-Residential zoning with density bonuses and other incentives encourages mixed-use (residential with commercial) development in selected locations outside the Downtown-City Center area by informing the public and developers of the opportunity for such developments.

Responsibility:	Planning
Financing:	General Fund
Objective:	Maximize housing potential
Time Frame:	1990-1998 (continuing effort)
Accomplishment:	The City has encouraged mixed-use development.
Evaluation:	Both developers and lenders are still reluctant to build and finance mixed-use developments. From the development perspective, financing mixed use is difficult because residential lenders and commercial lenders are usually in different departments of the lending institution and have different timing and financing requirements. Each project (residential or commercial) must demonstrate financial feasibility on its own merits. However, the City will continue to support these types of projects in downtown Hayward and along major arterials.

Program 1.4.3: Evaluate mixed-use or housing potential along major arterial routes (e.g. Mission Boulevard and Foothill Boulevard corridors) in conjunction with the Neighborhood Planning Program, General Plan Review, or other special studies.

Responsibility:	Planning, Community and Economic Development
Financing:	General Fund
Objective:	Maximize housing potential
Time Frame:	1990-1991
Accomplishment:	The City studied the potential for mixed-use development along these corridors and concluded that it would be feasible.
Evaluation:	The City will continue to support quality mixed-use development along the Mission Boulevard and Foothill Boulevard corridors.

POLICY 1.5: The City shall encourage the development of ownership housing and conversion of existing rental units to ownership housing in order to reach a 70% owner-occupancy rate, within the parameters of Federal and State housing law.

Program 1.5.1: The City shall provide financial assistance to qualifying low and moderate income first time homebuyers.

Continue to jointly participate with Alameda County in the Mortgage Credit Certificate (MCC) Program

Responsibility:	Community Planning and Economic Development
Financing:	Mortgage Credit Certificate Program
Objective:	Assist up to 135 households per year through the MCC program

Time Frame:	1990-1995 (continuing effort)
Accomplishment:	In the early 1990s, the price of housing in Hayward was a good fit with the housing prices allowed under the MCC program, providing excellent opportunities for first time homebuyers. In total, approximately 850 MCCs were used in Hayward from 1989 to the present. However the vast majority of those, approximately 600, were used prior to 1995. During the last five years, approximately 250 homebuyers participated in the MCC program.
Evaluation:	The total number of homebuyers participating in this program was severely limited due to CDLAC's decision to give the majority of the single-family bond allocation to the California Housing Finance Agency rather than to localities for use in the MCC program. The City will continue participating in the Alameda County MCC program despite the reduced allocation.

Initiate new programs to assist lower and moderate income tenants to purchase the properties they are currently renting. Coordinate quarterly Community Homebuyer Workshops in Hayward by Fannie Mae-approved lenders to educate prospective first-time homebuyers about available mortgage programs and the general homeownership process.

Responsibility:	Community Planning and Economic Development
Financing:	Private sector lending institutions
Objective:	Public outreach and education
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	City staff conducted biweekly first-time homebuyer seminars since 1996. Since 1997, approximately 1500 potential homebuyers have attended the City's workshops.
Evaluation:	This program successfully educated potential first-time homebuyers. The City will continue to provide these classes and will expand them to include classes conducted in Spanish and other languages.

Refer low and moderate income tenants who may qualify as first-time homebuyers to qualified agencies that conduct credit counseling.

Responsibility:	Community Planning and Economic Development
Financing:	Private sector credit counseling organizations
Objective:	Improve prospective first-time homebuyers credit worthiness to successfully secure a home mortgage.
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	City staff provided information about credit repair agencies to all potential first-time homebuyers attending home ownership seminars and encouraged potential homebuyers to participate in credit repair activities.
Evaluation:	For first-time homebuyers, purchasing their first home is a process that often includes credit repair. Providing credit repair information to potential homebuyers was a critical element of the City's homebuyer education curriculum. The City will continue to make this information available through it's on-going homebuyer education programs.

The City will develop a program which provides up to 50% of the minimum down payment required in the form of a grant for low and moderate income households that qualify for a first mortgage but lack the household income to repay a loan. The City will develop a program which provides mortgage subsidy assistance in the form of a second mortgage loan that requires owner occupancy of the unit. Continue the City's First-Time Homebuyer Down Payment and Closing Costs Assistance Program.

Responsibility::	Community Planning and Economic Development
Financing:	Community Development Block Grant and Low and Moderate Income Housing Fund
Objective:	Adjust existing program requirements to increase down payment assistance to qualified first-time homebuyers.
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	The City developed two home ownership programs to assist low and moderate income homebuyers with loans and grants for down payment and closing costs. Approximately, 35 low income households became first time homebuyers through CDBG financing and approximately 130 moderate income households became first time homebuyers using the City's Downpayment and Closing Cost program financed through the Low and Moderate Income Housing Program.
Evaluation:	Program financed with Low and Moderate Income Housing Funds was successful in helping first time homebuyers purchase a home. The loan amount has increased from \$7,300 to \$20,000. The City will continue to operate this program. However, the Community Development Block Grant-funded program was suspended, due to changes in federal lead-based paint regulations that significantly increased the costs of this program from \$40,000 per household to \$50,000-60,000 due to the cost of identifying and mitigating lead paint hazards after acquisition and prior to the buyer being allowed to live in the home.

The City shall engage in direct outreach to existing tenants of proposed condominium conversion projects to provide information regarding the availability of homebuyer assistance programs.

Responsibility:	Community Planning and Economic Development
Financing:	Low and Moderate Income Housing Fund
Objective:	Public outreach and education – Condominium conversions
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	Tenants were apprised of first-time homeowner assistance when the 32 unit Spring Court Apartments were converted to condominiums; however, few qualified for a first mortgage due primarily to credit problems.
Evaluation:	Staff learned that many tenants had credit problems that were severe enough to prevent them from obtaining conventional first mortgages.

Engage in periodic outreach to renters citywide to provide information regarding the availability of homebuyer assistance programs.

Responsibility:	Community Planning and Economic Development
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Financing:	Community Development Block Grant and Low and Moderate Income Housing Fund
Objective:	Public outreach and education – Renters
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	The City's Homeownership Coordinator conducts biweekly home ownership seminars and has prepared and distributed program marketing materials and coordinated annual home buyer faires. Approximately, 5,000 households have been informed about the first time homebuyer program.
Evaluation:	This objective has been implemented successfully. The City will continue to conduct these types of activities.

Program 1.5.2: Remove regulatory barriers to condominium conversions.

Reduce parking standards for condominium conversions from 2.0 per unit to 1.7 per unit for apartment developments in close proximity to transit corridors and hubs.

Responsibility:	Development Review Services
Financing:	General Fund
Objective:	Remove local regulatory constraints to developing ownership housing – vis a vis reducing parking standards for condominium conversions.
Time Frame:	One time change in City ordinance codes by 7/96
Accomplishment:	NA
Evaluation:	This program was not implemented because the City decided to de-emphasized condominium conversions due to continuing unforeseen problems that occur in older buildings built as rentals after the condo conversion has been completed.

Program 1.5.3: The City shall facilitate the processing of development applications for ownership housing.

Responsibility:	Development Review Services
Financing:	General Fund
Objective:	To encourage and assist development applications for ownership housing
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	Overall improvements in the application and permit review processing procedures have reduced the amount of time required to process all development applications. Time from application to first "punch list" has been decreased by 50%.
Evaluation:	The City has successfully improved the development review process. The City will continue to review and improve the process including the implementation of an automated permit tracking system from Eden Systems.

Program 1.5.4: The City will evaluate opportunities for increasing the housing development potential for the provision of ownership housing when considering development proposals.

Responsibility:	Development Review Services
Financing:	General Fund
Objective:	To increase ownership housing stock by increasing the housing development potential
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	City staff have encouraged the development of high quality ownership housing in support of the City's objective to increase the percentage of homeowners.
Evaluation:	This policy was in response to the City's desire to increase the percentage of Hayward residents that are homeowners.

Program 1.5.5: The City shall apply condominium construction and parking standards to new rental housing developments.

Responsibility:	Development Review Services
Financing:	General Fund
Objective:	To improve housing quality and design of rental housing and to enhance ability to convert rental housing to ownership housing.
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	NA. What this policy was intended to say was that the City would treat new multifamily rental housing and new multifamily ownership housing the same, by applying the same standards.
Evaluation:	This policy was implemented improving the quality of housing stock in Hayward. Since this standard was typical of building standards employed by cities throughout southern Alameda County, it had little, if any, negative impact on the amount of housing developed.

Program 1.5.6: To preserve neighborhoods, improve neighborhood quality and retain existing homeowners, the City shall implement the following rehabilitation programs.

Expand the existing single family owner-occupied housing rehabilitation program for low income homeowners

Responsibility:	Community Planning and Economic Development
Financing:	Community Development Block Grant
Objective:	To retain existing homeowners by maintaining existing stock
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	During the last five years, the Housing Conservation Loan Program provided assistance to 55 low-income residents and the MHRP provided grants to 368 elderly or disabled lower-income households.
Evaluation:	This program successfully helped maintain health and safety of the homes of a special segment of Hayward residents while also improving Hayward's existing housing stock.

Re-establish a multifamily rental rehabilitation program and target neighborhoods where there is the need for such assistance.

Responsibility:	Community Planning and Economic Development
Financing:	Community Development Block Grant and HOME Investment Partnership program
Objective:	Maintain neighborhood quality to attract and retain homeowners and stabilize tenant transiency.
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	Approximately 24 units in the Harder-Tennyson target area were acquired and rehabilitated by Eden Housing. These units are rent-restricted and will remain affordable to households at or below 60% of area median income in perpetuity. Approximately 27 units were made affordable to households whose incomes were at or below 50% of area median income through issuance of a multifamily mortgage revenue bond to acquire and rehabilitate the Timbers Apartments.
Evaluation:	Harris Court was a successful project that used HOME, Low Income Tax Credits and Low and Moderate Housing Fund monies. The project was quite expensive, however, at approximately \$125,000 per unit. The Timbers, because it was a mortgage bond project funded in the mid-90s, required no additional public subsidy.

Assist in purchasing and rehabilitating rental projects of less than 16 units when the purchaser agrees to be an owner-occupant in that project.

Responsibility:	Community Planning and Economic Development
Financing:	Community Development Block Grant and HOME Investment Partnership
Objective:	To help stabilize neighborhoods by promoting better management of smaller rental developments and by discouraging absentee landlords
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	The City did not assist in the purchase of these types of projects.
Evaluation:	This program was not feasible due to the increasing sales prices of existing multifamily residential developments.

Continue to fund the Senior Minor Home Repair Program which provides assistance to low income elderly and disabled persons who need emergency repairs.

Responsibility:	Community Planning and Economic Development
Financing:	Community Development Block Grant
Objective:	To help retain existing lower income homeowners – Senior Minor Home Repair Program
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	During this period the MHRP provided grants to 368 elderly or disabled lower-income households.
Evaluation:	This program successfully improved and maintained the health and safety of Hayward's

	lower-income senior households. The City will continue to operate this program as funds are available.
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Program 1.5.7: The City shall develop monitoring programs to assess the potential cumulative effects of homeownership programs.

Responsibility:	Community Planning and Economic Development
Financing:	General Fund
Objective:	To ensure compliance with applicable housing laws
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	City staff tracked the performance of all home ownership assistance programs and collected data on household size and income in order to evaluate the effectiveness of each program.
Evaluation:	The City constantly monitored housing market conditions by working with local real estate organizations and tracking industry publications and adjusted program parameters accordingly. These changes ensured that the program provided an appropriate amount of assistance to program participants. The City will continue to track the housing market by working with local real estate agents, lenders, and the BayEast Association of Realtors.

GOAL: 2. CONSERVATION OF THE HOUSING STOCK

ENSURE THE SAFETY AND HABITABILITY OF THE CITY'S HOUSING UNITS AND THE QUALITY OF ITS RESIDENTIAL AREAS.

POLICY 2.1: Seek to identify and rehabilitate substandard residential units.

Program 2.1.1: To ensure habitability of multi-family rental units, the City will continue to inspect all apartment buildings on a mandatory basis and require correction of deficiencies.

Responsibility:	Building Inspection
Financing:	Fees
Objective:	NA
Time Frame:	1990-1995 (continuing effort per Mandatory Apartment Inspection Program)
Accomplishment:	During the last five years the Rental Inspection Program completed the cycle of inspections of rental units in Hayward.
Evaluation:	This program has successfully identified and mitigated countless health and safety issues in multifamily housing projects throughout the City. The City will continue to conduct this program.

Program 2.1.2: To conserve the single-family housing stock, the City will continue inspections on a request basis and prepare an ordinance for Council consideration requiring inspections for code violations at the time of resale with funds for required repairs to be held in escrow until

repairs are completed.

Responsibility:	Building Inspection
Financing:	Fees, escrow funds
Objective:	1,500 units per year
Time Frame:	1992
Accomplishment:	The City added single-family rental homes to the RRI ordinance. It was determined that inspection upon resale was not feasible.
Evaluation:	It was determined that inspection upon resale would require that the City hire many additional building inspectors in order to conduct timely inspections. Delays created by the length of time needed to make the repairs and conduct the reinspections would significantly slow the transfer of properties and negatively impact the housing market by increasing costs.

Program 2.1.3: To ensure correction of identified deficiencies, the City will continue its practice of reporting owners of units in non-compliance to the Franchise Tax Board.

Responsibility:	Building Inspection
Financing:	General Fund
Objective:	
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	The City places liens on properties where owners have not paid their CP and or RRI fees and/or charges. Furthermore, the City notifies the Franchise Tax Board so that rental owners are not able to deduct on their taxes the expenses incurred in building ownership.
Evaluation:	Over time there has been some improvement in the maintenance of most rental properties.

Program 2.1.4: Operate a property rehabilitation program which assists low-income owner-occupants to upgrade their homes. The City continually searches for additional funding sources and applies for state and federal loans or grants as they become available. In addition to CDBG, funding sources used for past programs include HUD Section 312 and CHRP-O, administered by the State of California, Department of Housing and Community Development.

Program 2.1.5: Assist low-income senior citizens and disabled homeowners in implementing home repairs to prevent housing deterioration as a result of deferred maintenance. Funding sources used for past programs include CDBG funds.

Responsibility:	Community and Economic Development Division
Financing:	CDBG, HUD Section 312, CHRP-O
Objective:	75 (15 units per year)
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	Beginning in 1997, the City rehabilitated more than 15 units per year. The Minor Home

	Repair program provided approximately 70 senior and/or disabled households with repairs.
Evaluation:	This program successfully improved and maintained the quality of Hayward's housing stock. The City will continue to operate this program, as funds are available.

Program 2.1.6: Operate a rehabilitation program for rental units occupied by low-income households and continue to search for new funding sources. Funding sources used for past programs include the HUD Rental Rehabilitation Program.

Responsibility:	Community and Economic Development
Financing:	Rental Rehabilitation Program, other funds as available
Objective:	180 units (36 units per year)
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	HUD's Rental Rehabilitation Program ended in 1990. Since the City began participating in the HOME program in 1993, approximately 70 units have been rehabilitated. The City is currently coordinating the rehabilitation of 96 units with an additional 80 units in the planning stages.
Evaluation:	This program is implemented on a case-by-case basis as funds are available. Since the HUD program ended, the City has had to rely on private developers coordinating a combination of funding sources that are typically used to support acquisition and rehabilitation projects. These types of projects result in the creation and/or preservation of housing affordable to lower income households.

Program 2.1.7: To promote seismic safety, the City will conduct programs to encourage residents to make improvements which minimize loss of life and property as a result of earthquakes.

Responsibility:	Fire; Building Inspection; Planning
Financing:	General Fund
Objective:	NA
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	The City conducted "Earthquake Fairs" to promote seismic safety awareness.
Evaluation:	No evaluation of this activity took place; however, staff at Earthquake Fairs said that people in attendance said they appreciated getting the information.

Program 2.1.8: To conserve the single-family housing stock, the City will prepare an ordinance for Council consideration requiring inspections for seismic safety protection measures and energy conservation measures at the time of resale.

Responsibility:	Building Inspection
Financing:	Fees
Objective:	1,500 units per year

Time Frame:	1990-1995 (continuing effort)
Accomplishment:	It was determined that this ordinance would not be feasible and was not undertaken.
Evaluation:	Given the income levels of Hayward households, it was thought that this program would create a hardship on the seller. It would also require that the City hire additional building inspectors.

POLICY 2.2: Replenish the housing stock on a one-for-one basis for any existing low and moderate income housing units which are lost as a direct result of City actions.

Program 2.2.1: The City will fulfill its commitment to generate the low and moderate income rental units required for the Route 238 Replenishment Housing Program.

Responsibility:	Community and Economic Development, Cal Trans
Financing:	Route 238 Relocation and Replenishment Housing Fund
Objective:	86 remaining units
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	The final draft Environmental Impact Statement was completed in 2000 and the final draft was circulated in 2001.
Evaluation:	In 2001, there was a Superior Court ruling that the freeway as proposed could not be built with the Measure B funding. The Congestion Management Agency has decided to appeal this ruling. Until the funding issues are determined, the City cannot go further on this program.

Program 2.2.2: The Redevelopment Agency will replace in a timely manner (within 4 years) any housing units which are lost (through demolition or conversion to non-residential use) due to direct Agency activities in the Downtown Redevelopment Area and relocate displaced households in comparable units.

Responsibility:	Redevelopment Agency
Financing:	Tax Increment
Objective:	One-for-One replacement
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	Plans were prepared for each project that may trigger relocation assistance.
Evaluation:	The relocation plans prepared for the Downtown Redevelopment Area met the criteria established by State law. The City/Redevelopment Agency will continue to implement these plans whenever redevelopment activities result in the displacement of households.

POLICY 2.3: Maintain a supply of rental housing of various types for those who do not have the desire or the resources to purchase homes.

Program 2.3.1: To prevent an unreasonably large loss of existing rental units through conversion to ownership housing, the City will continue to enforce its condominium conversion ordinance.

Responsibility:	Planning, City Attorney
Financing:	General Fund
Objective:	NA
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	The ordinance was completed and is in effect but few projects have been completed that have triggered its requirements.
Evaluation:	Even though these types of projects are rare, the City will continue to enforce this ordinance in order to protect the rights of tenants.

POLICY 2.4: Maintain and upgrade residential areas through abatement of nuisances and provision of needed improvements.

Program 2.4.1: To remove hazards and unsightly nuisances, the City will continue to enforce the Community Preservation and Improvement Ordinance as well as the Building, Housing, Mechanical, Electrical, Plumbing, and Fire Codes.

Responsibility:	Community Preservation Building Inspection, Fire
Financing:	General Fund
Objective:	NA
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	The City expanded its Community Preservation Program staff in 1998 to seven inspectors. In 2000, for example, community preservation staff closed approximately 1500 cases.
Evaluation:	The Community Preservation Program has successfully mitigated blighting conditions throughout the City by enforcing a variety of City codes. The City will continue to operate this program and expand if necessary.

Program 2.4.2: To maintain the quality of existing residential neighborhoods, the City will review and adjust fees for new construction to levels consistent with infrastructure needs and in accordance with state law.

Responsibility:	Planning, Public Works, Finance
Financing:	General Fund, Fees
Objective:	NA
Time Frame:	1990
Accomplishment:	The City of Hayward reviews and adjusts building permit fees on a periodic basis consistent

	with California Building Codes adoption cycle.
Evaluation:	Starting in FY 2001-2002, the City will adjust fees on an annual basis in accordance with the annual building standards review. This policy will result in fees that are consistent with the California Building Code and the building standards per square footage cost.

Program 2.4.3: To provide infrastructure and other improvements in existing residential areas, the City will promote public understanding of identified needs and initiate establishment of assessment districts for public improvements (e.g. parks, sidewalks, underground utilities) as appropriate.

Responsibility:	Public Works, Planning, Finance
Financing:	Assessment Districts
Objective:	NA
Time Frame:	1990
Accomplishment:	Landscape and Lighting Districts were established during this period for new single family subdivisions.
Evaluation:	The establishment of these assessment districts has allowed the costs of new development to be borne by the beneficiaries.

Program 2.4.4: To upgrade existing residential areas, the City will continue to support neighborhood centers, stimulate neighborhood commercial centers and provide community development improvements in targeted neighborhoods.

Responsibility:	Community and Economic Development
Financing:	CDBG, Small Business Administration, General Fund
Objective:	NA
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	The implementation of these types of projects was supported through the allocation of CDBG funds and is described in the CAPER. Between 1990 and 2000, more than 20 community facilities serving lower income households have been rehabilitated or acquired and rehabilitated. More than a dozen small business loans have been made to stimulate job development and commercial center improvements.
Evaluation:	The City will continue to allocate CDBG and other funds to eligible projects and programs that stimulate neighborhood improvement.

GOAL: 3. DEVELOPMENT OF AFFORDABLE HOUSING.

ENSURE THAT THE CITY'S HOUSING STOCK CONTAINS AN ADEQUATE NUMBER OF DECENT AND AFFORDABLE UNITS FOR HOUSEHOLDS OF ALL INCOME LEVELS.

POLICY 3.1: Generate housing affordable to low and moderate income households through

participation in federal and state housing subsidy programs and county or other local programs.

Program 3.1.1 To provide rent subsidies to very low income households who would otherwise be unable to afford housing, the City will continue to contract with the Alameda County Housing Authority to operate the Section 8 program in Hayward.

Responsibility:	Alameda County Housing Authority
Financing:	Federal Section 8 Program
Objective:	250 units (50 units per year)
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	The City contracts with the Alameda County Housing Authority (ACHA) to operate the Section 8 program in Hayward. The City has supported ACHA's application for additional Section 8 Certificates and Housing Vouchers when requested. These programs provided a tenant-based subsidy enabling extremely low- and low- income households to pay no more than 30% of their incomes on housing costs. Continuation of these programs is important in order to prevent homelessness. During FY 1999 the Housing Authority managed an allocation of approximately 1,845 rental certificates and vouchers in Hayward.
Evaluation:	The City's partnership with ACHA has successfully assisted thousands of lower income families to obtain decent, safe and sanitary housing at an affordable price. The City will continue working with the Housing Authority to implement the Section 8 program.

Program 3.1.2: To generate new affordable rental units for low and very low income households, the City will continue to participate in state and federal grant and loan and tax incentive programs, as development opportunities occur and funds are made available.

Responsibility:	Community and Economic Develop.
Financing:	HUD Section 202/8, State Rental Housing Construction Program, Mortgage Revenue Bonds, Low Income Housing Tax Credits
Objective:	500 units (100 units per year)
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	The City of Hayward used resources from the Federal government, State of California, and local tax revenue to support housing and community development activities during this period. These resources were leveraged with investment by private for-profit and not-for-profit organizations. Please refer to the following tables for resources used and units assisted by income category
Evaluation:	Leveraging all available resources is key to the development of affordable housing. The City will continue to facilitate access to a variety of funding sources for the development of affordable housing.

Housing and Community Development Funding Sources

Resource	Use Codes	1995	1996	1997	1998	1999
Federal						
CDBG	1, 2, 3	\$1,785,000	\$1,810,000	\$1,777,000	\$1,734,000	\$1,744,000
CDBG Program Income	1, 2, 3					
HOME	1, 2, 3, 4, 5	\$448,807	\$462,380	\$454,908	\$486,933	\$524,752
HOWPA	1, 2, 3, 5, 6	NA	NA	NA	NA	NA
McKinney Act	1, 2, 6	NA	NA	NA	NA	NA
Supportive Housing Program	1	NA	NA	NA	NA	NA
Section 8 Rental Assistance Program	5	NA	NA	NA	NA	NA
Section 8 Moderate Rehab	1	NA	NA	NA	NA	NA
Low-Income Housing Preservation Program	2	NA	NA	NA	NA	NA
HUD 202 Program	3	NA	NA	NA	NA	NA
HUD 811 Program	3	NA	NA	NA	NA	NA
HOPE Program	4	NA	NA	NA	NA	NA
Shelter Plus Care Program	5, 6	NA	NA	NA	NA	NA
SAFAH Program	6	NA	NA	NA	NA	NA
State						
Mortgage Revenue Bonds	2, 3, 4					
Tax Credits	1, 2, 3, 4				\$176,431 (Harris Court)	
MCC's	4	\$25,558,406	\$3,497,022	\$5,497,277	\$9,450,432	\$3,053,447
California Housing Finance Agency	1, 2, 3, 4	NA	NA	NA	NA	NA
Local						
Redevelopment Housing Funds	1, 2, 3, 4	\$440,251	\$484,293	\$439,901	\$500,530	\$504,003
City of Hayward General Fund	6	\$350,000	\$350,000	\$350,000	\$451,000	\$479,000
Lead Abatement	1	NA	NA	NA	NA	NA
Development Fee	1, 3, 4	NA	NA	NA	NA	NA
Owner Funds	1	NA	NA	NA	NA	NA
Alameda County Housing Authority Reserves	3	NA	NA	NA	NA	NA
Housing Scholarship Program	6	NA	NA	NA	NA	NA
Alameda Recycling Funds	6	NA	NA	NA	NA	NA
Private						
Community Reinvestment Act	1, 2, 3, 4					

Use Codes: 1 - Rehabilitation, 2 - Acquisition, 3 - New Construction, 4 - Homebuyer Assistance, 5 - Rental Assistance, 6 - Homeless Assistance

Housing Units Assisted, Produced or Rehabilitated

Project Name	Project Description	Very Low Income	Low Income	Moderate Income
Glen Eden	New Construction	16	20	
Glen Berry	New Construction	22	28	
B Street Bungalows	New Construction			4
Harris Court	Acquisition and Rehabilitation	20		
742 Harris Court	Acquisition and Rehabilitation		4	
TOTAL		58	52	4

Program 3.1.3: To generate affordable homeownership opportunities for moderate income first-time homebuyers, the City will continue to participate in state and federal programs earmarked for that purpose.

Responsibility:	Community and Economic Develop.
Financing:	Federal Mortgage Credit Certificates
Objective:	60 units
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	<p>During the five-year period covered by the Consolidated Plan, 353 first-time homebuyers participated in the MCC program. Unfortunately, the State of California's California Debt Limit Allocation Committee decided that the majority of the State's single family bond allocation would go to the California Housing Finance Agency instead of local jurisdictions, substantially cutting the amount of MCCs available to first-time homebuyers in Alameda County and Hayward.</p> <p>In addition, during this period the City provided assistance to 35 low-income first-time homebuyers with the CDBG-funded Home Ownership Assistance Program's down payment and closing cost grants. The City also assisted 121 homebuyers through the Redevelopment Agency's Low/Mod Housing Fund-funded First-Time Homebuyer Program's down payment and closing cost deferred-payment loans.</p> <p>In 1997 the City hired a full-time Homeownership Coordinator to administer the City's homebuyer programs. Part of their responsibilities is conducting homebuyer education classes. Since 1997, approximately 1,300 potential homebuyers attended these classes. The City also sponsored and conducted several one-day homebuyer fairs at local shopping malls. These events provided information about the homeownership to thousands of Hayward residents.</p>
Evaluation:	The City's first-time homebuyer programs have successfully assisted hundreds of families to become homeowners in Hayward. The City will continue to operate these programs as funds are available.

Program 3.2.2: To assist in reducing the cost of housing, the City will periodically review its system of development processing and revise it as appropriate, consistent with state law.

Responsibility:	Planning Division, Public Works
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Financing:	General Fund
Objective:	NA
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	The City implemented a new automated permit tracking system to improve the efficiency of the development process.
Evaluation:	The automated permit tracking system has produced information on the number of days it takes to process various types of permits. This information makes it possible for the City to institute changes in the development process and determine whether these changes have reduced processing time.

Program 3.2.3: To ensure that City building requirements do not unnecessarily increase the cost of housing production, the City will encourage innovative techniques and materials for housing construction in accordance with Uniform Building Code updates.

Responsibility:	Planning Division, Building Inspection
Financing:	General Fund
Objective:	NA
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	The City of Hayward's Building Code has provisions for alternative building materials and construction methods. City staff is willing to approve these materials and methods when appropriate. However, the City does continue to require that metal, not plastic, pipe be used in construction because of the risk of earthquake—although plastic is generally cheaper to install.
Evaluation:	Builders rarely seek approval of alternative construction techniques in residential projects. It's difficult to determine if these techniques have any impact on the cost of residential development. Regardless, the UBC provides for alternative methods and the City will continue to support these techniques if appropriate.

Program 3.2.4: The City will discourage any form of speculation in housing through its planning approvals process, which allows for input by staff and the general public. Additionally, the City has adopted ordinances to discourage speculation and protect tenants who reside in housing investment property. The Condominium Conversion Ordinance is an example of such an ordinance as it sets forth certain conditions under which a conversion may occur, as well as establishes guidelines by which a tenant must be noticed. The ordinance also establishes tenants rights under a conversion and requires the owner to provide a minimum level of compensation to tenants due to conversion activities.

Responsibility:	City Attorney, City Council
Financing:	None
Objective:	NA
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	One project occurred during this period.

Evaluation:	It is difficult to determine the exact impact this policy has had on condominium conversions. Regardless, the City will continue to enforce the Condominium Conversion Ordinance.
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POLICY 3.3: Promote distribution of low and moderate income housing throughout the City.

Program 3.3.1: Prepare an inclusionary zoning ordinance for council consideration that requires that any new residential development (single-family and multi-family developments) provide some minimum obligation to create low-income units. In-lieu fees may be used to meet the developer's obligation. The following is an outline of the target dates for ordinance development:

- Dec. 31,1991 Produce working draft of ordinance
- Jan. 31,1992 Conduct series of meetings for review of draft by interested community members
- March 31,1992 City Council Work Session
- June 30,1992 Formal Council consideration

Responsibility:	Planning Division, Community and Economic Development, City Attorney
Financing:	General Fund
Objective:	NA
Time Frame:	1990
Accomplishment:	A draft ordinance was prepared in 1991. An inclusionary housing ordinance was adopted in June 2003.
Evaluation:	In 1991 the City determined that adoption of an inclusionary zoning ordinance would discourage housing development in Hayward. By 2003 the economics of the housing market changed such that an inclusionary housing ordinance would not be an impediment to housing development.

Program 3.3.2: To provide affordable housing in mixed-income developments, the City will prepare and promote a density bonus ordinance, as required by State law, which increases the number of allowable units in a development when some of the units are reserved for low and very low income households.

Responsibility:	Community and Economic Development
Financing:	General Fund
Objective:	NA
Time Frame:	1991 (continuing effort)
Accomplishment:	This ordinance was not developed or implemented. The City uses the State's density bonus ordinance as described in State Code.
Evaluation:	Upon further study, it was determined that adopting a City density bonus ordinance would be redundant given the existing State density bonus standards already in effect. Additionally, during the period of this plan, there were no requests from developers for density bonuses.

Program 3.3.3: To ensure the availability of affordable housing for workers in Hayward, the City will analyze the feasibility of an in-lieu housing fees program which requires that new commercial and industrial development contribute to a fund for low income housing.

Responsibility:	Community and Economic Development
Financing:	Developer fees
Objective:	NA
Time Frame:	1990
Accomplishment:	Since the commercial/industrial development market was soft in Hayward, this type of "linkage fee" would further reduce the amount of new commercial/industrial development in Hayward.
Evaluation:	Analysis conducted in 1991 indicated that an in-lieu fee would actually reduce the amount of new residential construction in Hayward. It was determined that such fees would create an unneeded barrier to new construction of commercial and industrial development by making Hayward less attractive.

Program 3.3.4: To increase the number of sites available for low-income housing development, the City will continue to review any proposed disposition of surplus public land within the City limits and, where consistent with adopted land use plans and standards, make proposals for assisted housing the highest priority (e.g. parks have highest priority in under-served areas).

Responsibility:	Community and Economic Development, Planning, Public Works
Financing:	General Fund
Objective:	NA
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	In 1993, the City financed 18 units of housing affordable to low-income first-time homebuyers using a surplus school site. These units were codeveloped by a non-profit (Eden Housing) and for-profit (Citation Homes) as part of a larger single-family subdivision, located on the Mohr school site purchased by the City. Throughout this period the City also reviewed the inventory of surplus land to determine which, if any, parcels would be appropriate for the development of affordable housing. With the exception of the Mohn school site, none of the available parcels were appropriate for residential development.
Evaluation:	There were 18 units of ownership housing produced as a result of this program. The City will continue to assess the feasibility of developing housing on City-surplus land.

POLICY 3.4: Use Redevelopment Agency powers and funds to generate affordable housing within the Downtown Redevelopment Project Area and throughout the City.

Program 3.4.1: To encourage homeownership opportunities in the Downtown, the Redevelopment Agency will use the Low and Moderate Income Housing Fund for construction of condominiums to be sold to moderate-income first-time buyers.

Responsibility:	Redevelopment Agency
Financing:	Tax Increment
Objective:	NA
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	In 1995 the First Time Homebuyer Downpayment and Closing Cost Assistance Program was developed and funded through the Redevelopment Agency's Low and Moderate-Income Housing Fund.
Evaluation:	Since developing affordable for-sale housing requires substantial subsidies (\$100,000+ per unit) of public funds, the City will continue to assist moderate-income homebuyers purchase existing homes through the down payment and closing cost assistance program.

Program 3.4.2: To provide housing assistance commensurate with housing needs, the Redevelopment Agency will expend the monies in the Low and Moderate Income Housing Fund to assist low and very low income households in at least the proportion that the unmet need bears to the total number of units needed for moderate, low and very low income households within the City. Agency funds will be used to provide direct or indirect financial assistance to desirable developments, both within and outside the Redevelopment Project Area.

Responsibility:	Redevelopment Agency
Financing:	Tax Increment
Objective:	50 Units
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	Resources from the Low and Moderate-Income Housing Fund were used to develop single family and multi-family rental and ownership affordable housing projects including Glen Eden, Glen Berry, EC Magnolia, Harris Court and the B Street Bungalows—for very low, low and moderate income households.
Evaluation:	These resources have been spent on income groups in approximately the same proportion as identified as unmet need in the housing needs allocation from ABAG. The City will continue to support projects that help meet housing production obligations.

POLICY 3.5: Protect low income households who face demolition or conversion of their homes to market-rate housing or non-residential uses.

Program 3.5.1: To provide assistance to households living in the Route 238 Expressway Corridor as provided in the Consent Decree, the City (in conjunction with Caltrans) will provide relocation and moving benefits to tenants displaced as a result of construction of the freeway.

Responsibility:	Planning Division, Community and Economic Development
Financing:	Route 238 Relocation and Replenishment Housing Fund

Objective:	386 units
Time Frame:	1996
Accomplishment:	No action was required or taken during this period.
Evaluation:	Since final expressway approval has not yet been granted, no households were going to be displaced and this program was not implemented.

Program 3.5.2: To avoid undue impact on low income residents of the Downtown, the City or its Redevelopment Agency will provide relocation and moving benefits to low or moderate income households displaced due to direct Agency activity.

Responsibility:	Redevelopment Agency
Financing:	Tax Increment
Objective:	NA
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	Relocation plans were developed and implemented as required.
Evaluation:	The City will continue to provide appropriate relocation assistance in the event of the displacement of households.

Program 3.5.3: To avoid loss of low income units and the resulting displacement of low income residents, the City will negotiate with existing owners for the non-profit acquisition of existing federally subsidized housing.

Responsibility:	Community and Economic Development
Financing:	General Fund
Objective:	374 units preserved
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	There were no sales of existing federally-subsidized housing projects in Hayward to non-profits during this period. There were 3 mortgage bond projects containing 203 affordable units that were refinanced during this period. Affordability restrictions were extended for 15 years from the date of refinancing.
Evaluation:	Project refinancing has been an effective strategy in preserving units in tax-exempt mortgage bond projects and extending the term of affordability for rent-restricted units.

Program 3.5.4: To avoid loss of low income units and the resulting displacement of low income residents, the City will provide funds for the acquisition of at-risk subsidized housing developments by nonprofit housing developers.

Responsibility:	Community and Economic Development
Financing:	CDBG, General Fund

Objective:	NA
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	As appropriate and needed, the City discussed with project owners and local nonprofit housing developers how to extend expiring affordability restrictions. In the case of Tennyson Gardens, a 96 unit multifamily development, although the City worked with Eden Housing to bring the development into nonprofit ownership, the owners chose to extend their Section 8 contract for at least 10 additional years rather than sell.
Evaluation:	This program was successful in preserving approximately 300 units of below market rate housing.

Program 3.5.5: To maximize the continued affordability of new housing units assisted with CDBG, Redevelopment or other City funds, the City will establish measures to lengthen the period for rent restrictions on new projects and enforce them through legal mechanisms like deed restrictions.

Responsibility:	Community and Economic Development
Financing:	General Fund
Objective:	NA
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	The City requests that developers of affordable housing commit to keep their projects affordable for no less than 55 years.
Evaluation:	This program was successful in ensuring that two new affordable housing developments with a total of 86 units maintain their affordability for at least 55 years. Additionally, the City assisted in the acquisition and rehabilitation of 24 units of affordable multifamily housing that will also remain affordable for at least 55 years. Each of these projects received assistance through the HOME program in addition to other funding sources.

GOAL: 4. SPECIAL HOUSING NEEDS

ENSURE THAT ALL HOUSEHOLDS HAVE A VARIETY OF HOUSING UNITS FROM WHICH TO CHOOSE AND THAT THE EMERGENCY HOUSING NEEDS OF HAYWARD HOUSEHOLDS ARE MET.

POLICY 4.1: Promote emergency housing programs which prevent or relieve homelessness.

Program 4.1.1 Utilize available resources to support emergency shelters, transitional housing and support services which will directly benefit homeless households. Financing for these services in the past have come from General Revenue funds, CDBG, and HUD McKinney Programs.

Responsibility:	Community and Economic Development
Financing:	CDBG, General Fund

Objective:	NA
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	During this period, HOA – Direct Client Services for Homeless Men served more than 520 clients. WINGS Transitional Housing program assisted more than 180 victims of domestic violence. The Alameda County Food Project provided for the nutritional needs of 357 homeless and very low-income households. The Family Emergency Shelter Program (FESCO), Tri-Cities Homeless Coalition, Building Opportunities for Self Sufficiency (BOSS) and Eden I&R’s Roving Housing Counselor and CHAIN housing hotline programs were also funded during this period.
Evaluation:	The City successfully leveraged funding from a variety of sources to support a range of services for the homeless in Hayward.

Program 4.1.2: To prevent homelessness, the City will continue to assist programs which allow households to retain their housing (e.g. landlord-tenant mediation services and short-term rent/mortgage assistance programs).

Responsibility:	Community and Economic Development
Financing:	General Fund, Rental Assistance Program
Objective:	NA
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	During this period, ECHO housing provided fair housing services to approximately 150 households. ECHO provided landlord/tenant dispute mediation to more than 3,900 households. The Southern Alameda County Legal Aid Society assisted approximately 450 families. The Roving Housing Specialist assisted approximately 130 homeless individuals in their search for appropriate housing.
Evaluation:	It is difficult to quantify exactly how many households were actually able to maintain their housing, however, even a conservative estimate of the total number of households served would show that at least 3,000 of them were able to maintain their housing as a result of the services provided by the various landlord/tenant dispute mediation and fair housing programs supported by the City of Hayward.

Program 4.1.3: To provide adequate sites for housing for the homeless, the City will revise its ordinance as necessary to permit development of emergency shelters in designated Commercial/High Density Residential areas (subject to standard conditions of approval) and continue to permit development of shelters in all other residential zones throughout the City (subject to issuance of a use permit).

Responsibility:	Planning
Financing:	General Fund
Objective:	NA
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	The Zoning Ordinance was revised to permit large group homes in the RS zone subject to the approval of an administrative use permit, and in the RM, RH, RO, RNP and Central City

	Residential zones subject to the approval of a conditional use permit.
Evaluation:	The Zoning Ordinance now provides for the location of shelters in a variety of residential and non-residential zones.

POLICY 4.2: Promote equal access to housing by enforcing fair housing laws.

Program 4.2.1 To prevent or remedy illegal housing discrimination, the City will continue to fund a fair housing agency to investigate complaints of illegal housing discrimination and seek redress or resolution.

Responsibility:	Community and Economic Development
Financing:	CDBG
Objective:	NA
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	During this period, ECHO housing provided fair housing services to approximately 150 households. ECHO provided landlord/tenant dispute mediation to more than 3,900 households. The Southern Alameda County Legal Aid Society assisted approximately 450 families. The Roving Housing Specialist assisted approximately 130 homeless individuals in their search for appropriate housing.
Evaluation:	The City's strategy of funding several fair housing-related service providers helped to address a range of housing discrimination issues.

Program 4.2.2: To assist local efforts to address problems caused by housing discrimination, the City will continue to fund a fair housing agency to identify housing discrimination practices and develop effective means of eliminating such discrimination (e.g. the child discrimination ordinance).

Responsibility:	Community & Economic Development
Financing:	CDBG
Objective:	One fair housing practices audit per year
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	ECHO conducted housing discrimination audits annually. The following audits were conducted during this period: sexual orientation, source of income, marital status, race, disability, family status. ECHO will repeat audits of protected categories as necessary. In addition, during this period, ECHO housing provided fair housing services to approximately 150 households. ECHO provided landlord/tenant dispute mediation to more than 3,900 households. The Southern Alameda County Legal Aid Society assisted approximately 450 families. The Child Discrimination Ordinance was adopted in 1989.
Evaluation:	The practice of funding private non-profit service providers to address housing discrimination problems was a cost-effective strategy that successfully leveraged federal funding with the expertise provided by these organizations.

POLICY 4.3: Promote development of housing units in structures which meet the various special needs of those who live, or wish to live, in Hayward.

Program 4.3.1: To provide units with features required by the disabled, the City will enforce the access and adaptability requirements of state and federal law in new multi-family residential construction.

Responsibility:	Planning, Building Inspection
Financing:	General Fund
Objective:	NA
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	The Building Division has enforced the accessibility regulations as per in the California Building Code.
Evaluation:	Enforcement of accessibility regulations opened housing opportunities for people with disabilities.

Program 4.3.2: To assist disabled individuals to locate suitable units, the City will continue to fund an agency to provide housing counseling and placement services for the disabled.

Responsibility:	Community and Economic Development
Financing:	CDBG
Objective:	NA
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	The City accomplished these objectives by supporting CRIL's Housing Counseling Services for Persons with Disabilities.
Evaluation:	Funding private non-profit service providers to address special needs housing issues was a cost-effective strategy that successfully leveraged federal funding with the expertise provided by these organizations.

Program 4.3.3: To assist disabled individuals to live in suitable rental units, the City will continue to offer grants to investor owners to make existing rental units accessible to the disabled.

Responsibility:	Building Inspection
Financing:	CDBG
Objective:	10 (2 per year)
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	The City accomplished this objective by operating an accessibility repairs and improvement program which has served approximately 60 households during the last ten years.
Evaluation:	Staff from the Neighborhood and Economic Development Division (rather than the Building

Inspection department) was responsible for successfully implementing this program.
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Program 4.3.4: To provide increased opportunities for rental units suitable for large families, the city will analyze the feasibility of requiring new multi-family developments of 20 or more units to provide three or more bedrooms in at least 5 percent of the units. This particular program will be developed as a part of the proposed inclusionary zoning ordinance and will therefore follow the same schedule of target dates (See Program 3.3.1).

Responsibility:	Planning Division, City Attorney
Financing:	General Fund
Objective:	NA
Time Frame:	1991
Accomplishment:	This program was intended to work in conjunction with the inclusionary zoning ordinance. Due to changes in the economy neither of these programs was implemented.
Evaluation:	In inability to implement this program speaks to the reality that City policies are often subject to market conditions. This program may have been successful if there had been greater multi-family development during this period. It is difficult to request, let alone mandate, certain elements be included in new developments if there is no development activity occurring. The City was more successful in requesting (and receiving) large units in projects that received financial assistance. Specifically, both the Glen Berry and Glen Eden projects received assistance through local and federal sources and also featured three bedroom units. Additionally, the Harris Court acquisition and rehabilitation project (another recipient of City assistance) also included three-bedroom units as well.

Program 4.3.5: To provide units for the elderly which meet their physical and service needs, the City will continue to enforce the requirements of the Federal Fair Housing Amendments Act of 1988.

Responsibility:	Community and Economic Development (working with Fair Housing agencies)
Financing:	General Fund
Objective:	NA
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	The City accomplished this objective by supporting by funding the Eden Council for Hope and Opportunity's fair housing activities on an annual basis.
Evaluation:	Funding a private non-profit service provider to address fair housing issues was a cost-effective strategy that successfully leveraged federal funding with the expertise provided by this organization.

Program 4.3.6: To provide opportunities (e.g. shared housing) for student housing, the City will continue to cooperate with housing programs at California State University, Hayward, and Chabot College.

Responsibility:	Planning Division
Financing:	General Fund
Objective:	NA
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	In the early 1990's staff from both colleges and the City discussed how this program may be accomplished. A process was developed to cooperate with housing programs developed by each school.
Evaluation:	Neither campus developed any student housing during this period. The cost of new construction was a primary factor in the inability of either school to develop housing.

1992 Preservation of Assisted Housing Units Amendment

Goals, Policies and Programs for Preserving Affordable Units

The following goals, programs and policies describe the City of Hayward's strategy to minimize the loss of multifamily rental units with affordability restrictions. These efforts use existing City resources including technical and direct financial assistance, as well as other local resources such as nonprofit housing developers to acquire and maintain at-risk projects for permanent affordability.

GOAL 1: THE CITY WILL SEEK TO MAINTAIN AND EXTEND AFFORDABILITY RESTRICTIONS INPLACE AT EXISTING MULTIFAMILY COMPLEXES WITH BELOW MARKET-RATE UNITS.

POLICY 1.1: The City will monitor projects with use-restricted affordable units that are at risk of converting to market rate.

Program.1.1.1: Monitor owners on an annual basis to determine owners' interest in selling, prepaying, or terminating participation in a subsidy program.

Responsibility:	Community and Economic Development
Financing:	Mortgage Revenue Bonds
Objective:	Monitor the owners of developments with expiring rent-restriction agreements on an annual basis to determine if they are interested in selling, prepaying or terminating their participation in a subsidy program.
Time Frame:	1992-2000
Accomplishment:	The City worked with Eden Housing, Inc. (EHI), a local non-profit affordable housing developer, to negotiate the acquisition of Tennyson Gardens, a troubled 96-unit multi-family development that was originally financed using a HUD loan. The owner's asking price was simply too high to make the transaction financially feasible for EHI.
Evaluation:	The dramatic increase in the market value of multi-family developments made it difficult to implement this program. In many cases it did not make financial sense for owners to continue participating in below-market programs given the profit they could make by

selling their properties.

Program 1.1.2: Identify and maintain an updated inventory of at-risk projects through the use of existing databases (e.g., HUD, State of California Department of Housing and Community Development, California Housing Partnership Corporation), as well as information from other sources (e.g., Deeds of Trust, Regulatory Agreements, MRB project compliance reports, etc.) which provide information on the use restrictions of projects.

Responsibility:	Housing and Economic Development Division
Financing:	Mortgage Revenue Bonds
Objective:	NA
Time Frame:	1992-2000 (annually or as changes require)
Accomplishment:	The City worked with the Alameda County Community Development department in the preparation and maintenance of their Inventory of Subsidized Rental Housing in Alameda County. This inventory provides information on all subsidized housing in the County including the project name, location, owner and management information, the subsidy program, total units, units reserved for below-market, elderly, disabled, and families, the date the project will convert to market-rate and the income restrictions.
Evaluation:	The Subsidized Rental Housing Inventory has been very helpful in keeping track of subsidized units.

Program 1.1.3: Create an early-warning system that would track projects that become eligible for conversion approximately two years prior to the earliest conversion date. By attempting to determine an owner's intentions at the two-year mark, the City can prepare a strategy for the preservation of the project's affordability controls (i.e., the City can work to assist in the nonprofit acquisition of the at-risk project).

Responsibility:	Housing and Economic Development Division
Financing:	Mortgage Revenue Bonds
Objective:	NA
Time Frame:	1992-2000 (annually or as changes require)
Accomplishment:	The City developed a database of rent-restricted projects in Hayward that included information about the ownership and the date when affordability restrictions expire. This information was used in a County-wide inventory of affordable housing developments.
Evaluation:	This database was a useful tool for identifying projects at risk to conversion. However, rising real estate prices complicated using this information to help non-profits acquire these types of projects.

Program 1.1.4: Monitor and respond to any Notice of Intent or Plan of Action that may be filed for a project and recommend possible mitigation; actively participate in the plan of action process to encourage transfer to a nonprofit organization that will maintain the affordability restrictions for the life of the project.

Responsibility:	Housing and Economic Development Division
Financing:	Mortgage Revenue Bonds
Objective:	NA
Time Frame:	1992-2000 (continuous as needed)
Accomplishment:	City staff monitored projects with expiring rent-restrictions and attempted to facilitate their transfer or sale to qualified non-profit organizations.
Evaluation:	This program was effective in terms of identifying potential projects that could be purchased by non-profits. However, in at least one example, the asking price for the project was simply too high for the non-profit to afford. Regardless, the City will continue to track the status of these projects and attempt to facilitate their purchase by non-profits.

Program 1.1.5: After reviewing a submitted Plan of Action, inform affected tenants of any programs that may be available to assist them in preserving their housing units.

Responsibility:	Housing and Economic Development Division
Financing:	Mortgage Revenue Bonds
Objective:	NA
Time Frame:	1992-2000 (continuous as needed)
Accomplishment:	When a Plan of Action was submitted for Tennyson Gardens, tenants were informed of their rights. No other Plans were submitted during this time period.
Evaluation:	City staff will review Plans of Action and take appropriate action to assist tenants.

Program 1.1.6: Monitor projects with approval to convert to market-rate to ensure that any required assistance (or assistance that the owner has agreed to provide) to displaced tenants, is carried out in a timely manner. Projects that may be subject to other state or local requirements regarding the provision of assistance to displaced tenants, will also be monitored.

Responsibility:	Housing and Economic Development Division
Financing:	Mortgage Revenue Bonds
Objective:	NA
Time Frame:	1992-2000 (continuous upon HUD approval of projects)
Accomplishment:	NA
Evaluation:	This program was not implemented since there were no projects converting to market rate during this period. The City will continue to monitor at-risk projects.

Program 1.1.7: Monitor at-risk projects that have been acquired by non-profit or for-profit entities during the ten-year analysis period, to ensure that properties are well-managed and well-maintained and being operated in accordance with the City's property rehabilitation standards.

Responsibility:	Housing and Economic Development Division
Financing:	Mortgage Revenue Bonds and Building Inspection Fees
Objective:	NA
Time Frame:	1992-2000 (annually)
Accomplishment:	City staff conducted desk audits and on-site inspections to ensure effective management of complexes with rent-restricted units.
Evaluation:	City staff will continue to both audit project records and conduct field inspections. This has ensured that units are well managed.

POLICY 2: Ensure the long-term affordability of existing affordable units by working with property owners, tenants and nonprofit organizations to assist in the nonprofit acquisition of at-risk developments.

Responsibility:	Housing and Economic Development Division
Financing:	Mortgage Revenue Bonds and Building Inspection Fees
Objective:	NA
Time Frame:	1992-2000 (continuous as opportunities arise)
Accomplishment:	City staff monitored projects with expiring rent-restrictions and attempted to facilitate their transfer or sale to qualified non-profit organizations.
Evaluation:	The City will continue to track the status of at-risk affordable complexes and, if possible, assist non-profit organizations with their acquisition.

POLICY 3: Monitor and participate in federal, state or local initiatives that address the preservation problem (e.g., support state or national legislation that addresses at-risk projects, support full funding of programs that provide resources for preservation activities).

Responsibility:	Housing and Economic Development Division
Financing:	Mortgage Revenue Bonds
Objective:	NA
Time Frame:	1992-2000 (Continuous)
Accomplishment:	The City participated in efforts by the California Housing Partnership Corporation in support of preservation activities.
Evaluation:	The City will continue to monitor and support legislation that helps preserve affordable housing.

POLICY 4: Use Low and Moderate Income Housing Funds as available to provide the necessary equity requirement for federally-assisted preservation projects, where financially feasible.

Responsibility:	Housing and Economic Development Division
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Financing:	Mortgage Revenue Bonds, Low and Moderate-Income Housing Fund
Objective:	NA
Time Frame:	1992-2000 (Continuous)
Accomplishment:	No projects occurred during this period.
Evaluation:	N/A

POLICY 5: Function as a clearinghouse of preservation information by informing tenants and landlords (owners) of the availability and requirements of various preservation programs.

Responsibility:	Housing and Economic Development Division
Financing:	Mortgage Revenue Bonds
Objective:	N/A
Time Frame:	1992-2000 (Continuous)
Accomplishment:	City staff maintained a database of information about affordable housing resources available to low and moderate-income households.
Evaluation:	The City will continue to provide information to anyone with questions about affordable housing resources.

POLICY 6: Pursue funding sources at the federal, state or local levels that may become available for the preservation of at-risk projects-particularly those sources that facilitate nonprofit acquisition.

Responsibility:	Housing and Economic Development Division
Financing:	Mortgage Revenue Bonds, Low and Moderate-Income Housing Fund
Objective:	NA
Time Frame:	1992-2000 (Continuous as opportunities arise)
Accomplishment:	The City of Hayward used the federal Community Development Block Grant and HOME Investment Partnership programs in conjunction with Mortgage Revenue Bonds and locally-generated sources to facilitate the acquisition and rehabilitation of at-risk projects.
Evaluation:	The City's participation in the Alameda County HOME Consortium has helped generate resources for the construction, acquisition and rehabilitation of affordable multi-family housing. The City will continue to participate in the Consortium and also explore other funding sources.

POLICY 7: Combine local preservation efforts with the apartment inspection programs administered by the Building Inspection Division of the City of Hayward, to determine and enforce code compliance and/or needed repairs. Schedule at-risk projects as a high priority (one year prior to the project's opt-out date). Inspections will be performed approximately once every seven years.

Responsibility:	Building Inspection Division, Housing and Economic Development Division
Financing:	Building Inspection Fees
Objective:	NA
Time Frame:	1992-2000 (once every seven years; at least one year prior to at-risk project's conversion date)
Accomplishment:	During the last five years, the Rental Inspection Program completed the cycle of rental unit inspections in Hayward. City inspectors visited rental apartments and single-family homes. All apartment developments in Hayward have been inspected within the period.
Evaluation:	This program has helped reveal health and safety issues and to improve the quality of rental housing. The City will continue to operate the Rental Inspection Program in an effort to maintain the health and safety of the City's rental housing stock.

POLICY 8: Identify and assess the interest of potential non-profit purchasers who would be willing and able to acquire and permanently maintain the affordability restrictions of at-risk projects if such projects are offered for sale.

Responsibility:	Housing and Economic Development Division
Financing:	Mortgage Revenue Bonds
Objective:	NA
Time Frame:	1992-2000 (Continuous)
Accomplishment:	City staff maintained open communication with local non-profit housing developers regarding the purchase of at-risk projects.
Evaluation:	The City is fortunate to have qualified local non-profit housing developers who are interested in the purchase of at-risk developments. The City will continue to monitor the status of at-risk projects and will alert these developers of any appropriate projects for their consideration.

POLICY 9: Assist owners of existing Mortgage Revenue Bond (MRB) projects to refund their bonds in exchange for extended affordability controls.

Responsibility:	Housing and Economic Development Division
Financing:	Mortgage Revenue Bonds
Objective:	NA
Time Frame:	1992-2000 (Continuous)
Accomplishment:	City staff worked with the owners of Barrington Hills apartments, a 150 unit complex with 38 units restricted to low-income households, to extend the affordability restrictions to 2010.
Evaluation:	The City will continue to work with the owners of MRB complexes to find ways to extend the affordability restrictions on below-market rate units.

POLICY 10: Finance the acquisition of local projects with the issuance of mortgage revenue bonds, where financially feasible. For mixed-income MRB and tax-credit projects, which are

most at-risk of conversion, assist in the nonprofit acquisition of these developments via 501(c)(3) bonds where financially feasible.

Responsibility:	Housing and Economic Development Division
Financing:	Mortgage Revenue Bonds, Low and Moderate-Income Housing Fund
Objective:	NA
Time Frame:	1992-2000 (Continuous)
Accomplishment:	N/A during this period. Hayward did assist Eden Housing to acquire and rehabilitate 24 units (six four-plexes) using tax credits, HOME, and the Low and Moderate Income Housing Fund to create permanently affordable units in nonprofit ownership.
Evaluation:	This was a very successful project and supported neighborhood revitalization in the Tyrell Street area of the Harder-Tennyson Target Area.

POLICY 11: For mixed-income MRB and tax-credit projects, which are most at-risk of conversion, assist in the non-profit acquisition of these developments via 501 (c)(3) bonds where financially feasible.

Responsibility:	Housing and Economic Development Division
Financing:	Mortgage Revenue Bonds
Objective:	NA
Time Frame:	1992-2000 (Continuous)
Accomplishment:	There was one case in which a non-profit attempted to purchase an at-risk project but the owners' asking price exceeded their financial capacity even with City assistance.
Evaluation:	For these projects to be successful, in addition to a willing buyer and City support, there must be a willing owner who desires to sell at market price.

POLICY 12: Provide down payment funds for the nonprofit acquisition of these mixed-income projects through the Low/Moderate Income Housing fund, where financially feasible.

Responsibility:	Housing and Economic Development Division
Financing:	Mortgage Revenue Bonds
Objective:	NA
Time Frame:	1992-2000 (Continuous)
Accomplishment:	The City provided "gap" financing assistance for Glen Eden, Glen Berry, E.C. Magnolia Court, Harris Court and GT Arms with the Low/Mod Fund.
Evaluation:	By focusing on "gap" financing, rather than down payment funds, the City/Redevelopment Agency is able to provide a broader range of funding.

POLICY 13: The City will work with the Housing Authority of Alameda County to obtain available Section 8 certificates or vouchers for displaced tenants of non-federal at-risk projects.

Responsibility:	Housing and Economic Development Division
Financing:	Mortgage Revenue Bonds, Section 8 Certificate/Voucher Program
Objective:	NA
Time Frame:	1992-2000 (Continuous)
Accomplishment:	The City of Hayward assists the Housing Authority of Alameda County by providing information about the Section 8 program to lower-income households. In addition, the City provided letters of support to the Housing Authority in its pursuit of additional Section 8 vouchers.
Evaluation:	The City and the Housing Authority have a good working relationship.

EXPENDITURES FOR HOUSING PRODUCTION, CONSERVATION AND RELATED SERVICES 1990-2000

The following table lists the projects, number of units, type of units and type and amount of funding for the period 1990-2000.

Table F - 1: EXPENDITURES FOR HOUSING PRODUCTION, CONSERVATION AND RELATED SERVICES 1990-2000

Project Name	Project Description	Total Units	Income Limit	Funding Source				TOTAL
				LM Fund	HOME	CDBG	MRB	
Allied Housing	New construction of transitional housing	28	Very Low			\$100,000		\$100,000
B St. Bungalows	New construction of ownership housing	4	Low			\$800,000		\$800,000
Community Resources for Independent Living	Housing-related services for special needs		Very Low			\$280,000		\$280,000
DCARA Deaf House	Financing for transitional shelter	6	Very Low			\$430,000		\$430,000
EC Magnolia Court	New construction of disabled rental housing	21	Very Low	\$288,000				\$288,000
Eden Council for Hope and Opportunity	Fair Housing services		Very Low			\$1,300,000		\$1,300,000
Eden Information and Referral	Housing-related services		Very Low			\$311,000		\$311,000
FESCO	Emergency Shelter	5	Very Low			\$214,000		\$214,000
Glen Berry	New Construction of affordable rental housing	50	Very Low	\$680,000	\$500,000	\$179,000		\$1,359,000
Glen Eden	New Construction of affordable rental housing	36	Very Low	\$490,000		\$129,000		\$619,000
Green Shutter	Rehabilitation of an SRO apartment complex	63	Very Low	\$650,000				\$650,000
GT Arms	Home ownership assistance	8	Moderate	\$907,000				\$907,000
Harris Court	Acquisition and rehab of affordable rental housing	24	Very Low	\$275,000	\$990,000			\$1,265,000
Human Outreach Agency	Homeless Shelter	18	Very Low			\$282,000		\$282,000
First Time Homebuyer Assistance Program	Home ownership assistance	150	Moderate	\$860,000				\$860,000
Down Payment Assistance Program	Home ownership assistance	35	Low			\$1,100,000		\$1,100,000
Housing Conservation Loan Program	Residential rehab for families and seniors	90	Low / Very Low			\$4,100,000		\$4,100,000
Minor Home Repair Program	Residential Rehab for Seniors and Disabled Owners	530	Low / Very Low			\$1,500,000		\$1,500,000
SAVE/WINGS	Transitional Housing	14	Very Low			\$370,000		\$370,000
Spring Court	Home ownership assistance	32	Moderate	\$300,000				\$300,000
Tennyson Gardens	Acquisition and rehab of affordable rental housing	96	Low		\$800,000		\$6,450,000	\$7250000
The Timbers	New construction of affordable rental housing	27	Low				\$9,500,000	\$9,500,000
Westporte Duets	New construction of affordable ownership housing	18	Low			\$360,000		\$360,000
TOTAL		1,255		\$4,450,000	\$2,290,000	\$11,455,000	\$15,950,000	\$34,145,000