

CITY OF
HAYWARD
HEART OF THE BAY

City Council Meeting
February 23, 2010

Developer Incentives Package



of SFD – Finalized = 115

of MFD – Issued = 3

of MFD – Finalized = 2

Residential Construction Activity

	FY 2006	FY 2007	FY 2008	FY 2009
No. of Single-Family Units for Which Permits Were Issued	200	130	88	116
No. of Single-Family Units for Which Permits Were Finalized	102	136	137	115
No. of Multi-Family Units for Which Permits Were Issued	90	4	2	3
No. of Multi-Family Units for Which Permits Were Finalized	69	9	15	2

Extensions of Initial Approval Period for Zoning Discretionary Approvals

What:

- Initial approval period increased by two years
- Approval period for development applications would remain valid as long as the associated tentative map is valid
- Time extension can be approved by the Planning Director and conditions may be modified or added as a result of the extension

Applicability:

- Projects that have not expired at the time the revised ordinance becomes effective

Tentative Maps

What:

- Amend the Subdivision Ordinance to allow the initial life of tentative maps to be increased from 24 to 36 months
- Allows the Planning Director to approve the first extension up to 3 years

Applicability:

- Projects that have not expired at the time the revised ordinance becomes effective

Deferral of Certain Fee Payments

What:

- Deferral of Park In-Lieu Fee
- Deferral of Supplemental Building Construction and Improvement Tax

Deferred until close of escrow or until one year after issuance of certificate of occupancy, whichever occurs first

Applicability:

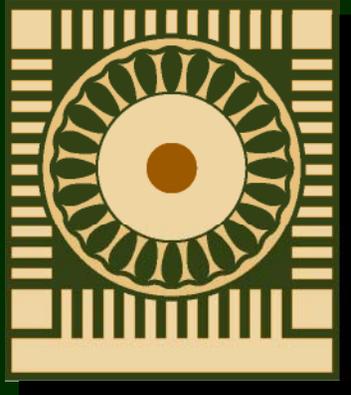
- Projects that have not expired at the time the revised ordinance becomes effective
- All residential projects for which a final inspection is requested prior to December 31, 2012
- Any residential project that is built in accordance with the City's Green Building Ordinance that is not required to do so

Existing Process for Building Permit Fees

	Building Permit Submittal	Issuance of Building Permit	Certificate of Occupancy	Close of Escrow
Plan Check Fees	X			
Inspection Fees		X		
Building Construction Improvement Tax		X		
School Fee		X		
Supplemental Construction Improvement Tax			X	
Park In Lieu Fee			X	

Proposed Process for Deferral of Some Fees

	Building Permit Submittal	Issuance of Building Permit	Certificate of Occupancy	Close of Escrow
Plan Check Fees	X			
Inspection Fees		X		
Building Construction Improvement Tax		X		
School Fee		X		
Supplemental Construction Improvement Tax				X
Park In Lieu Fee				X



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