

CITY OF
HAYWARD
HEART OF THE BAY

**Housing Element
City Council Public Hearing
June 22, 2010**

Erik Pearson, *Senior Planner*

Planning Division
Development Services Department



Housing Element Overview

- One of the seven mandated elements of the General Plan
- Contents:
 - Assessment of current and future housing needs
 - Identification of constraints and opportunities for meeting needs
 - Housing Plan - establishes goals, policies, and programs
- Must be certified by the State Department of Housing and Community Development (HCD) for compliance with State laws



Housing Element Process

- **June 24, 2009: Submitted Draft Housing Element to State HCD**
- **August 28, 2009: Received initial comments from HCD**
- **January 8, 2010: Submitted Revised Housing Element to HCD**
- **March 11, 2010: Received additional comments from HCD**
- **April 5, 2010: Submitted Revised Inventory to HCD**
- **May 10, 2010: Received additional comments from HCD**
- **May 11, 2010: Submitted Revised Housing Element (New Program) to HCD**
- **May 13, 2010: Planning Commission Public Hearing**

Housing Element will comply with State law when certified by HCD



Key Comments from HCD

- **Small Sites:** Many high- and medium-density sites are too small
 - *Changes to HE:* Identified policies or incentives to facilitate lot consolidation (Program 16)

- **Non-Vacant and Underutilized Sites:** Demonstrate potential for redevelopment
 - *Changes to HE:* Revised sites inventory to provide parcel-specific information of existing conditions; majority of sites in 238 Bypass Land Use Study Area are vacant



Key Comments from HCD

- **238 Bypass Land Use Study Area:** Demonstrate the suitability and availability of sites in this area for the planning period
 - *Changes to HE:* Provided estimated timeframe for disposition of Caltrans properties (Program 16)
- **Inclusionary Requirement:** Demonstrate that inclusionary housing policy is not a constraint to housing development
 - *Changes to HE:* Described the City's current effort to conduct an inclusionary housing study (Program 18)



Key Comments from HCD

- **Energy Conservation:** Provide further details on how the City will encourage its green building standards and other energy conservation measures
 - *Changes to HE:* Added details on incentives and timeframe for implementing Green Building Ordinance (Program 15)
- **Low and Moderate Income Housing fund (LMIHF):** Programs must specifically assist in the development of a variety of housing types to meet the housing needs of extremely low income households
 - *Changes to HE:* Provided more specific actions that the City is doing to help the homeless and persons with disabilities. (Housing Resources – Financial Resources and Prog. 13)



Key Comments from HCD

- **Processing and Permit Procedures:** Specifically describe and analyze the City's permit processing and approval procedures by zone and housing type
 - ***Changes to HE:*** Provided additional description of the City's processing procedures and timeframe for typical single- and multi-family projects (Program 19)

- **Large Sites:** Carlos Bee Quarry site is too large
 - ***Changes to HE:*** Specified that the City will use specific planning as a tool to facilitate development on large sites (New Program 17)



Large Sites



Regional Housing Needs Allocation

(Summary of Table 5-39 in Revised Housing Element)

Credits Toward RHNA	
RHNA	3,393
Units Built Since Jan. 2007	612
Units Entitled	<u>1,363</u>
Total Credits	1,975
Remaining RHNA	1,506*

* Discrepancy in subtraction is due to a surplus in Above-Moderate unit credits.



Capacity for Additional Housing

Residential Development Potential	
Mt. Eden Area	352
So. Hayward BART Area	443
238 Bypass Study Area	<u>2,284</u>
Total Capacity	3,079
Remaining RHNA	<u>-1,506</u>
Surplus Capacity	+ 1,573



Letters from San Francisco Baykeeper

- March 24, 2009 letter received last spring
 - Policy 2.5 added in response
 - No response to e-mail sent by staff in April 2009
- June 18, 2010 letter received last Friday
 - June 21 letter sent in response by staff
 - No need to revise CEQA documents: Countywide Clean Water Program already requires implementation of Low Impact Development practices



Benefits of Having a Certified Housing Element

- Legally adequate General Plan
- Rebuttable presumption of validity in case of a lawsuit
- Priority for funding under Proposition 1C and other State-administered funds
- Avoid penalty in subsequent Housing Element cycles
 - Four-year review instead of eight-year review

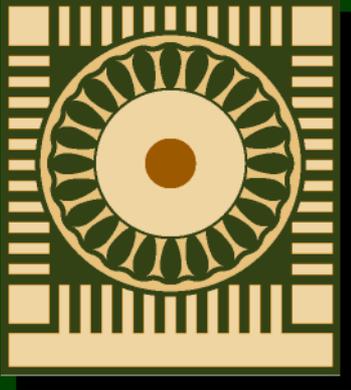


Planning Commission & Staff Recommendation:

Adopt the Resolution, which will:

- Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program
- Adopt the Housing Element of the General Plan





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