



**CITY OF HAYWARD**  
**AGENDA REPORT**

AGENDA DATE 2/13/01  
AGENDA ITEM \_\_\_\_\_  
WORK SESSION ITEM WS#2

**TO:** Mayor and City Council  
**FROM:** Director of Community and Economic Development  
**SUBJECT:** Housing Choices in Hayward

**RECOMMENDATION:**

It is recommended that the City Council review and comment on this report.

**Background**

Much of Hayward's housing stock was developed with single-family dwellings on 5,000 square foot lots during the 1950s and 1960s. This development pattern was the result of post-World War II federal and state taxation and transportation policies. These policies were supported by local land use policies that encouraged and subsidized low-density, suburban development patterns. American families anxious to participate in the post-war prosperity enthusiastically embraced the concept of a single-family, detached home with a small garden and a car in the driveway.

The mid-1960s brought a rush to build multi-family apartments in south Hayward to meet the demands of the "baby boom" populations that were coming of age, leaving home and striking out on their own. Unfortunately, during this surge of apartment development little consideration was given to the adequacy of site amenities and infrastructure to accommodate the anticipated residents. Nor was the visual appearance of the structures given much attention.

These two intense construction periods consumed the majority of Hayward's buildable residential acreage, and little changed with regard to Hayward's housing stock during the 1970s and 1980s. Recognizing the rising cost of, and continued market demand for, single-family homes in the 1990s, Hayward began to provide for individual homes on smaller lots (as small as 3,500 square feet). However, these developments highlighted the negative implications of suburban housing development, including the greater dispersion of activity centers (shopping, employment and recreation facilities) and the consequent need to depend on the automobile for all trips.

**Smart Residential Growth**

One of the most central aspects of creation of a healthy community is the construction and maintenance of attractive and well-serviced residential areas. By demanding good design,