

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

AGENDA DATE 05/14/02

AGENDA ITEM \_\_\_\_\_

WORK SESSION ITEM ws 2

**TO:** Mayor and City Council  
**FROM:** Director of Community and Economic Development  
**SUBJECT:** Draft Housing Element

**RECOMMENDATION:**

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

**BACKGROUND:**

The purpose of this worksession is to review and comment on the revised draft of the City's Housing Element. On October 16, 2001, staff presented a draft of the Housing Element to the City Council and Planning Commission for review and comment. Following that meeting, staff incorporated comments from the Council, Commissioners and the audience into the draft Housing Element. The revised draft was then submitted to the State Department of Housing and Community Development (HCD) on November 1, 2001 for initial review. On January 7, 2002, staff received HCD's written review of the draft Housing Element and proceeded to make changes accordingly.

HCD's comments focused on several areas, including:

- the review and evaluation of the effectiveness of programs in the 1990 Housing Element and Amendments. HCD wanted the City to quantify results whenever possible and evaluate the success of each program.
- proposed housing programs. HCD wanted the City to identify who is responsible for program implementation, be more descriptive about how the programs will be implemented and have specific time frames for programs where ever possible;
- housing needs, resources and constraints. HCD wanted the City to be as specific as possible that sufficient sites at appropriate densities exist to accommodate the City's share of regional housing need by income category and to analyze constraints on housing more thoroughly.

On March 12, 2002, staff met with representatives from HCD to discuss their comments, our proposed revisions and obtain a general endorsement of the approach the City was using in revising the Housing Element.

The attached Housing Element draft differs from the one that Council previously reviewed as follows:

- **Text of Housing Element Chapter:** There are few changes to the body of the Housing Element; all of which amplify the discussion in the previous draft. The Constraints section (pages 5-31 through 5-41) has been re-written to be more specific and descriptive. The text has been reformatted to integrate the draft Housing Element into the City's General Plan as Chapter 5. The Housing Element Programs have been separated from the Policies and Strategies in the body of the text and made into Appendix I.
- **Housing Element Appendices:** The Appendices have also been integrated into the General Plan. As a result, the Housing Element's Appendices are no longer labeled sequentially – A through G -- rather, they are now labeled according to their sequence within the General Plan – Appendices B, E, H, I, O, P, and Q. The major changes in the Element are in the Appendices.
- **Review of current programs:** Appendix Q, an evaluation of the 1990 Housing Element and Amendments, was expanded to include a detailed analysis of the effectiveness of each program presented in that Element. This evaluation showed that the City made progress regarding the quality of its housing efforts but the quantity of housing produced fell short of the mark due to the downturn in the California economy in the early 1990s and the fact that Hayward's housing market was slower to develop than many in the Bay Area.
- **Residential development potential:** The amount of residentially zoned land available for new residential construction was reviewed in detail. This analysis showed that there is a sufficient supply to meet housing production requirements. Appendix E, which shows the City's residential development potential, contains charts that show that, in addition to vacant land, there is enough appropriately-zoned underutilized land to meet ABAG's housing needs allocation requirements for all income categories. A map showing residentially and commercially zoned vacant and underutilized sites is also included in the Housing Element. It should be noted, in reviewing the map, that any judgment on the appropriateness of a site for housing development must take into account the specifics of the proposed project and the availability of services at that location.

The Association of Bay Area Governments (ABAG) has allocated a projected need of 2,835 units to Hayward over the period from 2000 through 2006. Nine hundred and sixty-nine of which are projected to be needed to be affordable to lower income households. Charts of housing potential in both the General Plan and the Housing Element show that the City has more than enough housing potential to meet this requirement. However, the total number of dwelling units listed differ from each other because the General Plan chart uses net acres and the Housing Element chart uses gross acres. In addition, the General Plan chart does not include approximately 500 dwelling units proposed for the Cannery Area.

- **Public participation:** Appendix P contains a description of the public comments received throughout the update process and describes how they were incorporated into

the Housing Element. This Appendix was created in response to feedback from HCD. The vast majority of comments were incorporated into the Housing Element. Appendix P also notes which comments were not addressed.

As noted previously, the Association of Bay Area Governments (ABAG) has allocated a projected need of 2,835 units to Hayward over the period from 2000 through 2006.

### Regional Housing Needs Determination

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

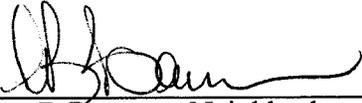
*Source: Association of Bay Area Governments 2001*

Approximately two-thirds of the units are for Moderate and Above Moderate Income households. These needs will 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 that will need assistance from federal, state and local funding sources in order to become a reality. The new dwelling units developed to serve households at these income levels will more than likely need to be multifamily rental housing. The Housing Element identifies policies, strategies and programs to meet this housing need. In cases where the private market does not meet the need, the City/Redevelopment Agency will need to be a catalyst for housing development.

#### *Next Steps*

Staff will incorporate any revisions discussed at this worksession into the draft Housing Element. The revised version will be presented to the Planning Commission at a worksession on June 20. The Planning Commission will conduct a public hearing on the draft Housing Element on June 27 and make a recommendation to the City Council. A public hearing will then be conducted by the City Council. The final Housing Element will be submitted to HCD for certification. Attached is the latest version of the draft Housing Element.

Prepared by:



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Ann R Bauman, Neighborhood and  
Economic Development Manager

Recommended by:



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Sylvia Ehrental  
Director of Community and Economic Development

Approved by:



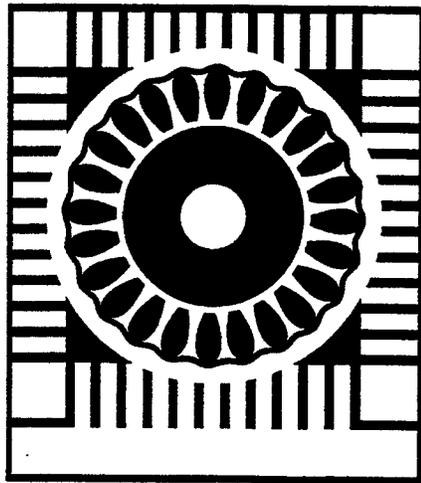
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Jesús Armas, City Manager

Attachment: Draft Housing Element and Appendices

***DRAFT***

**CITY OF HAYWARD**



**GENERAL PLAN**

**Housing Element**

**DUE TO THE LENGTH OF REFERENCED EXHIBITS, THEY ARE NOT AVAILABLE FOR WEBSITE VIEWING. THE AGENDA REPORT IN ITS ENTIRETY IS AVAILABLE FOR REVIEW IN THE CITY CLERK'S OFFICE AND AT THE MAIN LIBRARY.**