

CITY OF
HAYWARD
HEART OF THE BAY

City Council Work Session
June 23, 2009

Local Economic/Incentives Package



Residential Construction Activity

	FY 2006	FY 2007	FY 2008	FY 2009 (through 5/31)
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	93
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

Deferral of Certain Fee Payments

What:

Deferral of Park In-Lieu Fee and Supplemental Building Construction and Improvement Tax until close of escrow or until one year after issuance of certificate of occupancy, whichever occurs first

Applicability:

All residential projects for which a final inspection is requested prior to June 30, 2012 or to any project that is built in accordance with the City's Green Building Ordinance that is not required to be

Next Steps:

Staff will return with program implementation details, which would include a lien and collection process, and the anticipated administrative costs associated with such a program.

Revisions to Hayward's Inclusionary Housing Ordinance (IHO)

What:

- 1) payment of inclusionary housing in-lieu fees be allowed by right, and
- 2) a nexus study/analysis be conducted to determine what the appropriate fee amount should be to offset the impacts on affordable housing of those projects

Applicability:

Projects that are approved and not built prior to June 30, 2012

Next Steps:

Staff will return to Council in the upcoming fiscal year with a recommended Code change and associated study/analysis, including determination of the in-lieu fee amount, as part of an overall set of recommended revisions to the Inclusionary Housing Ordinance.

Extensions of Initial Approval Period for Discretionary Approvals

What:

The initial approval period be increased by two years and that such approvals be valid as long as any associated tentative map is valid.

Applicability:

Projects for which discretionary planning approvals granted will expire in 2009 and 2010.

Next Steps:

Staff will return with recommendations for ordinance amendments, as appropriate.

Tentative Maps

What:

Hayward's Subdivision Ordinance be amended to allow the initial life of tentative maps to be increased from 24 to 36 months.

Applicability:

All projects with approved tentative maps, including those projects for which maps will expire in 2010 and 2011.

Next Steps:

Staff will return with recommendations for ordinance amendments.

Enhancements to Development Review Process

What:

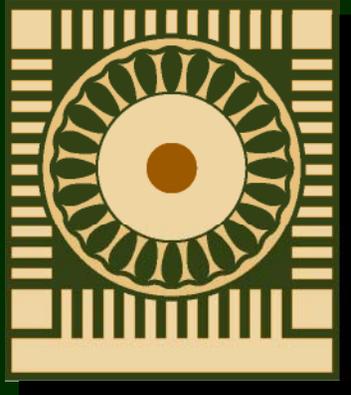
- 1) Staff will no longer require submittal and approval of Precise Plans prior to submittal of Improvement Plans;
- 2) Staff will revise handouts and checklists, to include flowcharts.

Applicability:

All projects.

Next Steps:

Item #1 above already implemented; staff will complete revisions to handouts by end of calendar year.



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