

...LOOKING FORWARD



HAYWARD · GENERAL · PLAN

DRAFT HAYWARD 2040 GENERAL PLAN

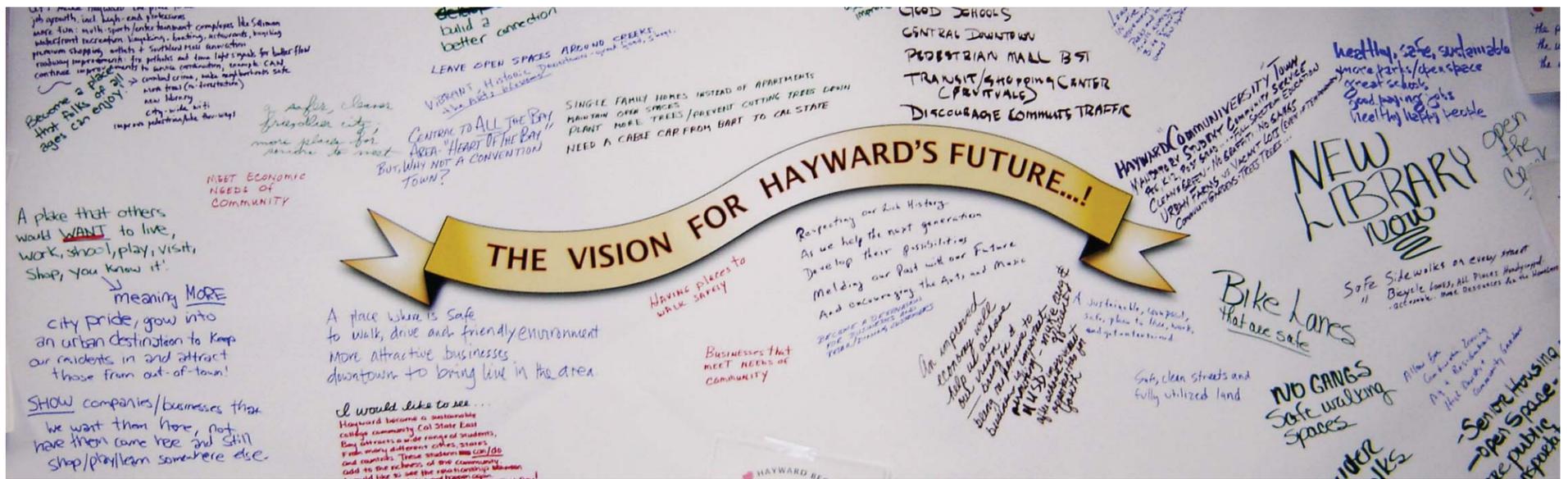


welcome to the community open house

March 8, 2014
9:00 a.m.- 12:00 p.m.
Hayward City Hall Rotunda
777 B Street, Hayward

Short overview presentations will be given by City staff
every 45 minutes throughout the Open House
(9:00, 9:45, 10:30, and 11:15 a.m.)

Hayward will be a distinct and desirable community known for its central Bay Area location, vibrant Downtown, sustainable neighborhoods, excellent schools, robust economy, and its growing reputation as a great college town. With a variety of clean, safe, and green neighborhoods, and an accessible network of parks and natural open space, Hayward will be home to one of the most diverse, inclusive, educated, and healthy populations in the Bay Area. It will be a destination for life-long learning, entertainment, arts and culture, recreation, and commerce. It will be a community that values diversity, social equity, transparent and responsive governance, civic engagement, and volunteerism. Hayward will be a thriving and promising community that individuals, families, students, and businesses proudly call home.



Vision board created by Hayward community members



Presentation and discussion at a community workshop



Hayward hillside



Students identifying seeds

Guiding Principle #1: Hayward should value, challenge, and support youth by providing excellent public schools and youth enrichment activities and programs.



Guiding Principle #2: Hayward should have safe and clean neighborhoods with an expanded network of parks and thriving commercial centers that incorporate attractive design, provide easy access to jobs, support a diverse population, encourage long-term residency, and inspire all residents to live active, healthy and green lifestyles.



Guiding Principle #3: Hayward should develop and enhance its utility, communications, and technology infrastructure; and provide exceptional police, fire, and emergency services.



Guiding Principle #4: Hayward should be a business-friendly community that has a robust and diversified economy based in innovation, creativity, and local entrepreneurship.



Guiding Principle #5: Hayward should have a safe, walkable, vibrant, and prosperous Downtown that serves as an attractive area for business and a destination for shopping and dining, arts and entertainment, and college-town culture.



Guiding Principle #6: Hayward should have a reputation as a great college town and a community that offers a range of opportunities for life-long learning.



Guiding Principle #7: Hayward residents, workers, and students should have access to an interconnected network of safe, affordable, dependable, and convenient transportation options.



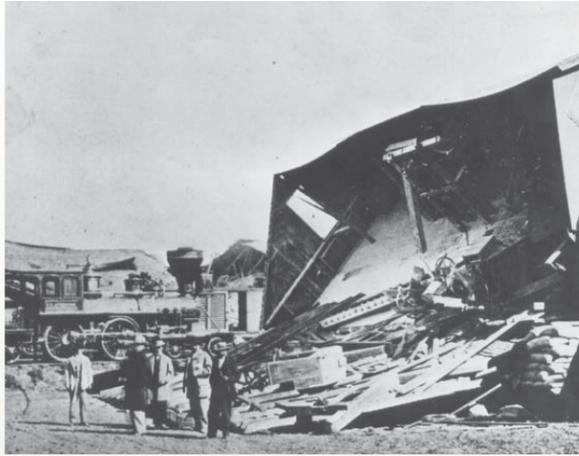
Guiding Principle #8: Hayward should preserve, enhance, increase, and connect its baylands, hillsides, greenway trails, and regional parks to protect environmental resources, mitigate the impacts of rising sea levels, and provide opportunities to live an active outdoor lifestyle.



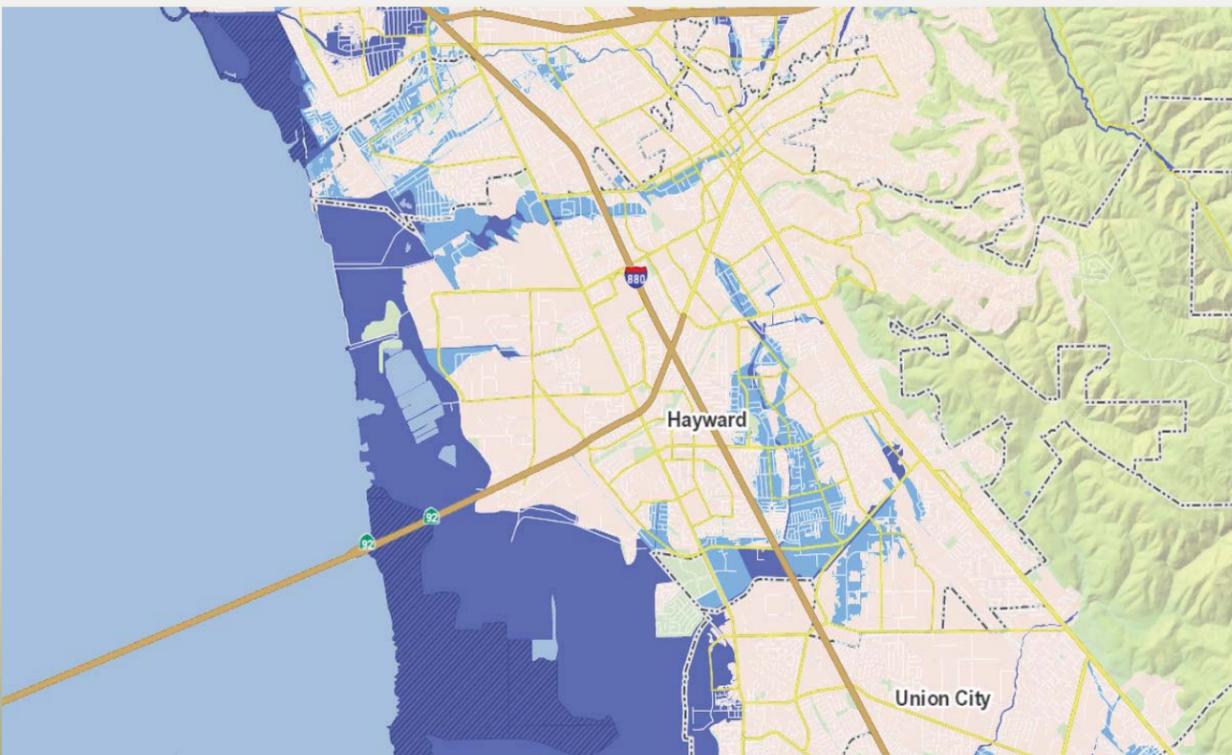
Overview

The city of Hayward is located in a region that is prone to a variety of natural disasters. The city's geologic setting was formed by regional and local earthquake faults, many of which are still active and can generate devastating damage to buildings and infrastructure in the event of an earthquake. The city's climate can also create hazardous conditions. Severe winter and spring storms can cause landslides in hillside areas and flooding along stream corridors and low lying areas near the San Francisco Bay. Dry weather during spring and summer months can create hazardous conditions related to wildland fires, which when combined with strong Diablo winds, pose a significant risk to hillside neighborhoods. Climate change and rising sea levels are anticipated to increase the severity of weather conditions in the future, and will likely increase flood, landslide, and wildfire risks. In addition to natural hazards, Hayward also has a number of transportation facilities and industrial businesses that create risks for man-made hazards, such as aircraft accidents, hazardous material spills, and exposure to excessive noise.

While it is impossible to completely avoid natural and man-made hazards, the Hazards Element establishes goals and policies to protect life and minimize property damage during future disasters and emergencies. The goals and policies address regional hazards mitigation, seismic and geologic hazards, flood hazards, rising sea levels, wildland wildfires, hazardous materials, airport hazards, and noise.



Photographs showing damage from the 1868 Hayward Earthquake. Courtesy of the Hayward Area Historical Society.



Areas of Hayward that are subject to flooding during a 100-year storm with coastal waves (purple), a 100 year storm (dark blue), and a 500-year storm (light blue). Source: Association of Bay Area Governments

GOALS

HAZ-1 Regional Coordination

Promote a disaster-resilient region by reducing hazard risks through regional coordination and mitigation planning

HAZ-2 Seismic and Geologic Hazards

Protect life and minimize property damage from potential seismic and geologic hazards

HAZ-3 Flood Hazards

Protect life and minimize property damage from potential flood hazards

HAZ-4 Rising Sea Levels

Safeguard the Hayward shoreline, open space, recreational resources, and urban uses from flooding due to rising sea levels

HAZ-5 Urban Wildfire Hazards

Protect life and minimize potential property damage from urban wildfire hazards in hillside areas

HAZ-6 Hazardous Materials

Protect people and environmental resources from contaminated hazardous material sites and minimize risks associated with the use, storage, transport, and disposal of hazardous materials

HAZ-7 Airport Hazards

Minimize exposure to safety hazards associated with aircraft using the Hayward Executive Airport

HAZ-8 Noise Hazard

Minimize human exposure to excessive noise and ground vibrations.

Overview

Mobility, defined as the ability to move people and goods within and through a city or region, greatly affects a community's economy, environment, and overall quality of life. When mobility networks are overburdened and inefficient, communities can fail to live up to their full potential, and the economy and overall quality of life can suffer. Time is lost in traffic congestion, businesses are less efficient and less profitable, energy resources are wasted, and air quality and natural resources are degraded. In contrast, efficient and convenient mobility networks, when combined with compatible land use patterns, have the potential to increase economic efficiency, reduce pollution and greenhouse gas emissions, and improve community health and quality of life.

The Mobility Element establishes goals and policies to improve the mobility of people and goods within and through the city of Hayward. Rather than focusing on automobile transportation, the Mobility Element seeks to create a balanced transportation network that supports and encourages walking, bicycling, and transit ridership. The goals and policies address a variety of topics, including multimodal transportation, regional coordination, complete streets, local circulation, pedestrian facilities, bikeways, public transit, transportation demand management, parking, aviation, goods movement, and transportation funding. A number of the goals and policies also serve as Climate Action Plan actions, which are designed to reduce local greenhouse gas emissions.

GOALS

M-1 Multimodal System

Provide a comprehensive, integrated, and connected network of transportation facilities and services for all modes of travel

M-2 Regional Transportation Context

Connect Hayward to regional and adjacent communities' transportation networks and reduce the impacts of regional through traffic in Hayward

M-3 Complete Streets

Provide complete streets that balance the diverse needs of users of the public right-of-way

M-4 Local Circulation

Enhance and maintain local access and circulation, while protecting neighborhoods from through traffic

M-5 Pedestrian Facilities

Provide a universally accessible, safe, convenient, and integrated pedestrian system that promotes walking

M-6 Bikeways

Create and maintain a safe, comprehensive, and integrated bicycle system and support facilities throughout the city that encourage bicycling that is accessible to all

M-7 Public Transit

Improve coordination among public agencies and transit providers to meet public transit needs and provide greater mobility

M-8 Transportation Demand Market

Encourage transportation demand management strategies and programs to reduce vehicular travel, traffic congestion, and parking demand

M-9 Parking

Provide and manage a balanced approach to parking that meets economic development and sustainability goals

M-10 Aviation

Develop the airport to meet projected airside and landside facilities needs and improve the overall efficiency of operations as a reliever airport

M-11 Goods Movement

Balance the safe and efficient movement of goods with local access and circulation needs

M-12 Funding

Maintain sufficient funding to provide for existing and future transportation facility and service needs, including the operation and maintenance of the transportation system



Bike lane marking on Wittman Street



AC Transit bus at the Hayward BART Station



Car sharing program in Hayward



Example of a pedestrian walkway through a shopping center parking lot

Overview

The global, national, and regional economy has experienced dramatic changes in the last several decades. The U.S. economy has evolved from an emphasis on manufacturing to one increasingly based on innovation, creativity, technology, information, and global trade. These changing economic conditions provide both challenges and opportunities for the Hayward economy. With its centralized Bay Area location and a variety of economic, community, and transportation assets, Hayward possesses a strong foundation to develop a robust, diversified, and stable economy with a diverse range of employment, shopping, and cultural opportunities for local residents.

The Economic Development Element contains goals and policies to improve the local economy of Hayward by diversifying the economic base, supporting entrepreneurship and innovation, expanding employment opportunities through business retention and expansion programs, and collaborating with local colleges to develop a college-town economy and culture. The Economic Development Element also includes goals and policies to improve the image and reputation of Hayward so that it is recognized as the most desirable and business-friendly place to locate and conduct business in the East Bay.

GOALS

ED-1 A Diversified and Robust Economy

Diversify the economic base of Hayward to support a robust and stable economy with a diverse range of employment, shopping, and cultural opportunities for local residents

ED-2 Local Entrepreneurship

Cultivate a culture of entrepreneurship to encourage and support local business start-ups

ED-3 Business Expansion and Retention

Grow the local economy and employment base by supporting efforts to expand and retain local businesses

ED-4 Town-Gown Economy

Develop a robust college-town economy through "town-gown" and "communiversity" partnerships

ED-5 City Image

Encourage economic investment by enhancing the image and reputation of Hayward

ED-6 A Business-Friendly City

Achieve recognition as the most desirable and business-friendly place to locate and conduct business in the East Bay



Example of a neighborhood commercial development



College students celebrating at a Downtown Street Party



Business park at the Hayward Executive Airport



Warehouse and distribution in Hayward



Utility box murals used to reduce graffiti



Downtown street party

Overview

Community safety is one of the top challenges and priorities of Hayward. Like most urban communities in the San Francisco Bay Area, Hayward's safety challenges range from protecting people and property from crime, to responding to fires, medical emergencies, and natural disasters. The City recognizes that safety concerns, both real and perceived, have a major impact on the health, economic viability, and quality of life of the community. To achieve its full potential, the City will need to improve community safety and diligently work to enhance the image of Hayward.

The Community Safety Element contains goals and policies that are designed to improve community safety by enhancing the programs and services of the Hayward Police Department and Hayward Fire Department. The goals and policies focus on crime prevention, police protection services, fire prevention, fire and emergency medical services, and disaster preparedness, response, and recovery. The goals and policies recognize that the Police Department and Fire Department are not solely responsible for the safety of Hayward. Rather, the City recognizes that community safety is the responsibility of all members of the Hayward community and that partnerships and collaboration between the City, residents, businesses, and neighborhood and community organizations are key factors to improving the safety and well-being of the community.

GOALS

CS-1 Crime Prevention

Strengthen partnerships with the Hayward community to develop strategies and solutions that prevent crime

CS-2 Police Protection Services

Provide exceptional police protection services to promote a safe and secure community

CS-3 Fire Prevention

Prevent fires by conducting routine inspections, incorporating fire safety features in new development, and educating the public to take proactive action to minimize fire risks

CS-4 Fire Protection and Emergency Medical Services

Provide coordinated fire protection and emergency medical services to promote a safe and healthy community

CS-5 Disaster, Preparedness, Response and Recovery

Prepare the Hayward community for future emergencies and disasters to minimize property damage, protect and save lives, and recover as a resilient community



Hayward Fire Department teaching youth about fire prevention



Hayward Police building relationships with the Woodland Estates community



Hayward Police on patrol



Hayward Fire Department fighting a local fire

Overview

The Hayward community places a high value on its natural resources and is committed to the preservation and enhancement of its baylands, hillsides, and creek and open space corridors. These natural resources provide habitat for a variety of plant and animal species, function as part of the Pacific Flyway for migratory birds, contribute to the ecological health of the San Francisco Bay, and provide residents and visitors with opportunities to exercise, enjoy nature, and view scenic resources. Water and air are also important natural resources that are critical to sustaining a healthy population and growing economy. Improving air and water quality, conserving water and energy resources, reducing greenhouse gas emissions, and supporting renewable energy are also major priorities of Hayward.

The Natural Resources Element establishes goals and policies to protect and enhance the natural resources within the Hayward Planning Area. The goals and policies address a variety of topics, including biological resources, air quality and greenhouse gas reduction, open space, energy resources and efficiency, mineral resources, hydrology and water quality, water conservation, paleontological resources, and scenic resources. A number of goals and policies also serve as Climate Action Plan actions, which are designed to reduce local greenhouse gas emissions.



The eastern hillsides of Hayward.



A snowy egret on Hayward's shoreline



Solar power panels in the backyard of a single-family residential property

GOALS

NR-1 Biological Resources

Protect, enhance, and restore sensitive biological resources, native habitat, and vegetation communities that support wildlife species so they can be sustained and remain viable

NR-2 Air Quality and Greenhouse Gas Reduction

Improve the health and sustainability of the community through continued local efforts to improve regional air quality, reduce greenhouse gas emissions, and reduce community exposure to health risks associated with toxic air contaminants and fine particulate matter

NR-3 Open Space

Preserve, enhance, and expand natural baylands, wetlands, marshes, hillsides, and unique ecosystems within the Planning Area in order to protect their natural ecology, establish the physical setting of the city, provide recreational opportunities, and assist with improved air quality and carbon dioxide sequestration

NR-4 Energy Resources and Efficiency

Reduce energy consumption through increased production and use of renewable energy, sustainable energy purchasing, and improved energy efficiency

NR-5 Mineral Resources

Protect the economic viability of State-identified mineral resource extraction areas, while avoiding potential land use conflicts and minimizing adverse environmental impacts

NR-6 Hydrology, Water Quality, and Conservation

Improve overall water quality by protecting surface and groundwater sources, restoring creeks and rivers to their natural state, and conserving water resources

NR-7 Paleontological Resources

Identify, honor, and protect historically significant paleontological resources so they can be scientifically studied and preserved for current and future generations

NR-8 Scenic Resources

Enhance, preserve, and increase the aesthetic qualities of Hayward's undisturbed natural hillsides and shoreline, and designated scenic transportation corridors

EDUCATION AND LIFELONG LEARNING ELEMENT

Overview

Improving Hayward’s public schools, enriching the education of Hayward’s youth, and expanding the role of career training, higher education, and lifelong learning are major priorities of the Hayward community. While the City of Hayward does not have direct control over school administration or curriculum, it does provide a variety of services and programs related to education and learning through the Library and Community Services Department. The city is also home to several educational assets, including trade schools, Chabot College, and California State University, East Bay. By developing strategic and innovative partnerships between the City, school districts, local colleges, businesses, and community organizations, Hayward has the potential to improve the quality of its public schools, enhance the education and job skills of its residents, and develop into a recognized center of quality education and lifelong learning.

The Education and Lifelong Learning Element establishes goals and policies to improve education and learning opportunities for all Hayward residents. The goals and policies address childcare and early childhood development, school performance and reputation, school facilities and amenities, the education-to-jobs bridge, lifelong learning, and library facilities.

GOALS

EDL-1 Childcare and Early Childhood Development

Improve access to quality childcare and early childhood development programs so that more children succeed in school and life

EDL-2 Public School Performance and Reputation

Enhance the performance and reputation of Hayward’s public schools to improve student education and attract families and businesses to the Hayward community

EDL-3 School Facilities and Amenities

Provide exceptional school facilities and learning environments that give students, parents, teachers, and administrators a strong sense of school and community pride

EDL-4 Education-to-Jobs Bridge

Improve Hayward’s “education-to-job bridge” through community partnerships that prepare students and residents for the future economy and expand their career choices

EDL-5 Lifelong Learning

Provide a variety of opportunities for residents to engage in an ongoing pursuit of knowledge and lifelong learning

EDL-6 Library Facilities

Enhance and expand Hayward’s library facilities to meet the evolving educational and life-long learning needs of the community



Classroom learning



Hayward residents engaging in a writing workshop.



Burbank Elementary School



Conceptual images of the planned Downtown Library

Overview

Communities throughout the United States are facing rising levels of obesity, heart disease, asthma, diabetes, and other health issues resulting from a sedentary lifestyle, unhealthy diet, and exposure to poor air quality. Recent research has found that land use planning and neighborhood design have the potential to improve the overall health and quality of life of residents by incorporating uses and design features that encourage people to live active and healthy lifestyles. Neighborhoods with safe and pleasant pedestrian and bicycle networks that provide convenient access to parks, transit, and a mix of commercial and service uses generally encourage outdoor recreation and active transportation (i.e. walking and bicycling). In addition, neighborhoods that provide residents with convenient access to grocery stores, farmers markets, and/or community gardens generally encourage residents to eat healthier food. Land use planning and neighborhood design can also encourage social interaction, reduce crime, help seniors age in place, and minimize exposure to pollution.

The focus of the Community Health and Quality of Life Element is to foster the health and well-being of all Hayward residents. The Element contains goals and policies related to a variety of topics, including active living, access to healthy food, health care access, safe and cohesive neighborhoods, aging in place, environmental health, and parks, recreation, and open space.



Tot lot within the Stonbrae neighborhood of Hayward



Trail along the Hayward shoreline



Green space in Hayward

GOALS

HQL-1 Overall Health and Well Being

Improve the health and well-being of all Hayward residents

HQL-2 Active Living

Create convenient and safe opportunities to incorporate physical activity into the everyday activities of residents, employees, and visitors

HQL-3 Access to Healthy Foods

Expand year-round access to affordable, fresh, and healthy foods throughout the city

HQL-4 Health Care Access and Disease Prevention

Promote access to affordable health care and medical services for all residents

HQL-5 Safe and Cohesive Neighborhoods

Facilitate social interaction and foster a sense of security and community pride by assuring safety in neighborhoods and public spaces

HQL-6 Aging in Place

Create neighborhoods that enable residents to remain in their homes and live healthy, productive lives as they age

HQL-7 Environmental Health

Protect residents from the harmful effects of pollution, toxic substances, and environmental contaminants

HQL-8 Urban Forest

Maintain, enhance, and increase the city's urban forest as an environmental, economic, and aesthetic resource to improve Hayward residents' quality of life

HQL-9 Community Resiliency

Build a foundation for community resiliency to future threats and challenges to help ensure the City of Hayward will be able to respond and recover as quickly as possible to such threats and challenges

HQL-10 Parks, Open Space, and Recreation

Create and support a diverse public park system, connecting trails, and recreation facilities suited to the needs of Hayward residents and visitors

HQL-11 Trails and Open Space Corridors

Provide a continuous system of trails and open space corridors that connect local parks, regional open space areas and other destination points within and beyond the city of Hayward

HQL-12 Recreation Programs

Create development opportunities for, and support, both public and private recreation programs suited to the broad needs and interests of all Hayward residents

Overview

Businesses and residents in Hayward are supported by a variety of public facilities and services. To sustain existing households and businesses and to accommodate future population and employment growth, water, wastewater, stormwater drainage, flood control, solid waste, energy, and telecommunications infrastructure will need to be improved, expanded, and maintained. Obtaining adequate funding for infrastructure and public facilities is also a key challenge and priority for the City of Hayward.

The Public Facilities and Services Element establishes goals and policies to guide the overall provision of public facilities and services in Hayward. The goals and policies address general public facilities and services, efficient municipal operations, water distribution, wastewater collection and disposal, stormwater drainage, flood control infrastructure, solid waste and recycling, energy utilities, and telecommunications. A number of the goals and policies also serve as Climate Action Plan actions, which are designed to reduce local greenhouse gas emissions.

GOALS

PFS-1 General Public Facilities and Services

Ensure the provision of adequate and efficient facilities and services that maintain service levels, are adequately funded, accessible, reliable, and strategically allocated

PFS-2 Efficient Municipal Operations

Operate and function in a sustainable manner, use public revenues and resources efficiently, and provide professional, high-quality service to residents and businesses

PFS-3 Water Distribution

Maintain a level of service in the City's water system that meets the needs of existing and future development while improving water system efficiency

PFS-4 Wastewater Collection and Disposal

Maintain a level of service in the City's wastewater collection and disposal system to meet the needs of existing and future development

PFS-5 Stormwater Drainage

Maintain an adequate level of service in the City's storm drainage system to accommodate runoff from existing and future development, prevent property damage due to flooding, and improve environmental quality

PFS-6 Flood Control Infrastructure

Maintain flood control infrastructure to adequately protect life and property from flooding

PFS-7 Solid Waste and Recycling

Minimize the generation of solid waste, increase recycling, and provide for the collection and disposal of solid waste

PFS-8 Energy Utilities

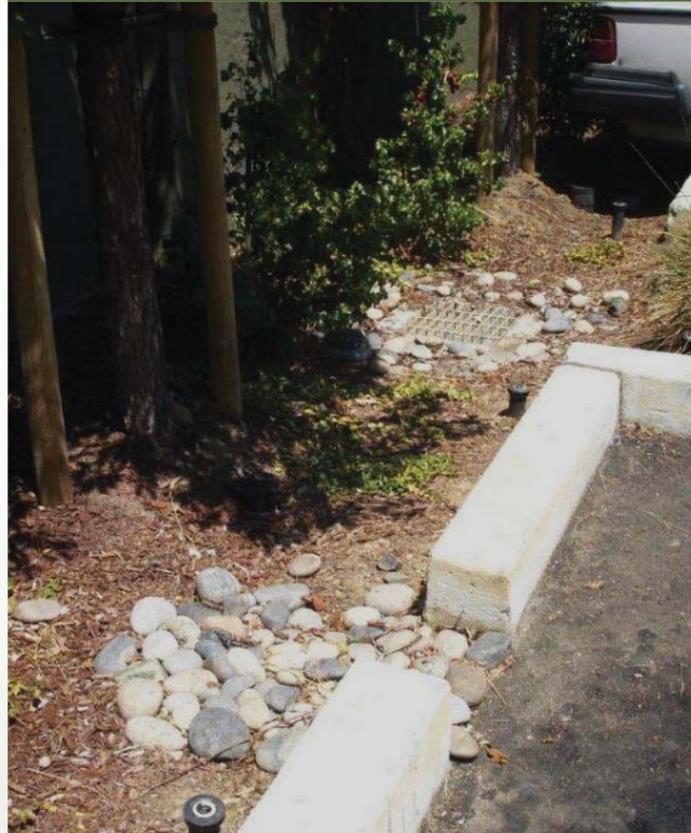
Ensure the provision of adequate gas and electric services to Hayward residents and businesses, and ensure energy facilities are constructed in a fashion that minimizes their impacts on surrounding development and maximizes efficiency

PFS-9 Telecommunications

Encourage state-of-the-art technology and telecommunication services for households, businesses, institutions, and public agencies throughout the city to connect Hayward residents to the City, nation, and world



Example of Bay-Friendly landscapes in Hayward



Landscaping along a parking lot that filters pollutants from stormwater



Aerial view of the City of Hayward Water Pollution Control Facility

Overview

With the exception of Downtown Hayward and a few residential neighborhoods, the majority of Hayward neighborhoods and districts were developed during the post-World War II housing boom of the 1950s, 60s, and 70s. As a result, the city's land use patterns and urban design features are generally characterized by single-use neighborhoods and centers, low-density housing tracts, strip commercial centers, and auto-oriented street networks. In the 1990s and 2000s, the City of Hayward began a new era of land use planning and urban design based on the principles of "smart growth." The preservation of open space, infill development and revitalization, compact and mixed-use neighborhoods, pedestrian and bicycle-friendly streets, and transit-oriented developments are key principles of smart growth that the City of Hayward embraced and applied to planning and revitalization efforts for the Downtown, the Cannery Neighborhood, the South Hayward BART Station Neighborhood, and the Mission Boulevard Corridor. To accommodate future population and employment growth and enhance Hayward's overall quality of life, the City will continue to implement the principles of smart growth and sustainability, and seek opportunities to improve and revitalize the Downtown, established neighborhoods, corridors, and shopping centers. To diversify and expand Hayward's economic base, the City will strive to further develop the Industrial Technology and Innovation Corridor with uses that create a healthy balance between a manufacturing-based economy and an information- and technology-based economy.

The Land Use and Community Character Element establishes goals and policies to strategically accommodate future growth and change while preserving and enhancing the qualities and characteristics that make Hayward a desirable place to live, work, learn, and play. The goals and policies are designed to enhance Hayward's neighborhoods and districts with an attractive mix of uses and amenities that expand the local economy, enhance social interaction, protect environmental resources, and improve the overall quality of life of residents. A variety of topics are discussed within the Element, including growth and sustainable development, the development of the city's Priority Development Areas, the revitalization of corridors and centers, the development of complete neighborhoods, the enhancement of the Industrial Technology and Innovation Corridor, the design of hillside developments, the preservation of historic resources and districts, and the design of compatible public and quasi-public land uses.



Example of a compatible neighborhood mixed-use project

GOALS

LU-1 Growth and Sustainable Development

Promote local growth patterns and sustainable development practices that improve quality of life, protect open space and natural resources, and reduce resource consumption, traffic congestion, and related greenhouse gas emissions

LU-2 Priority Development Areas

Revitalize and enhance Hayward's Priority Development Areas to accommodate and encourage growth within compact, mixed-use, and walkable neighborhoods and districts that are located near the city's job centers and regional transit facilities

LU-3 Complete Neighborhoods

Create complete neighborhoods that provide a mix of housing options and convenient access to parks, schools, shopping, jobs, and other community amenities

LU-4 Corridors

Create attractive commercial and mixed-use corridors that serve people traveling through the city, while creating more pedestrian-oriented developments that foster commercial and social activity for nearby residents and businesses

LU-5 Centers

Promote attractive and vibrant community and regional centers that provide convenient and enhanced opportunities for shopping, services, entertainment, social interaction, and culture.

LU-6 Industrial Technology and Innovation Corridor

Enhance the Industrial Technology and Innovation Corridor to expand the economic and employment base of Hayward and to achieve a healthy balance between a manufacturing-based economy and an information- and technology-based economy

LU-7 Hillside Development

Preserve the rural and natural character of hillside development areas

LU-8 Historic Districts and Resources

Preserve Hayward's historic districts and resources to maintain a unique sense of place and to promote an understanding of the regional and community history

LU-9 Public and Quasi-Public Uses

Provide quality public and quasi-public uses that benefit residents and businesses and enhance the city's overall quality of life and economic viability

Overview

The purpose of the Housing Element is to achieve an adequate supply of decent, safe, and affordable housing for Hayward’s existing and future workforce, residents, and special needs populations. Housing Element law is designed to ensure that low-income families are not excluded from opportunities in all communities and to promote economic and environmental sustainability throughout the region. The Housing Element strives to conserve the city’s existing housing stock, while providing opportunities for new housing for all economic segments of the community.

State Housing Element law requires that local jurisdictions describe and analyze the housing needs of their community, the barriers or constraints to providing that housing, and actions proposed to address these concerns over an eight-year period. In addition, Housing Element law requires each city and county to accommodate its “fair share” of projected housing need over the Housing Element planning period. Cities and counties must demonstrate that adequate sites are available to accommodate this need, and that the jurisdiction allows for development of a variety of housing types. This housing need requirement is known as the Regional Housing Need Allocation (RHNA) and apportions to each jurisdiction its portion of the Bay Area’s projected need.

GOALS

H-1 Conserve and Improve the Existing Housing Stock

Maintain and enhance the existing viable housing stock and neighborhoods within Hayward.

H-2 Assist in the Development of Affordable Housing

Assist in the provision of housing that meet the needs of all socioeconomic segments of the community.

H-3 Provide Adequate Sites for a Variety of Housing Types

Provide suitable sites for housing development that can accommodate a range of housing by type, size, location, price, and tenure

H-4 Remove Constraints

Mitigate any potential constraints to housing production and affordability.

H-5 Equal Housing Opportunities for All Persons

Promote equal access to housing by educating City residents about fair housing and lending laws

H-6 Housing for Persons with Special Needs

Provide housing choices that serve the needs of “special needs” populations, including seniors, homeless, female-headed households, large families, and persons with disabilities, including developmental disabilities.



Student Housing at California State University



College Students celebrating at a Downtown Street Party



Family walking on pedestrian path



Urban forest on “B” street



High-density housing



Low-density housing

EIR Overview

Under the California Environmental Quality Act (CEQA), the City of Hayward is the Lead Agency for the proposed City of Hayward 2040 General Plan. As the Lead Agency, the City prepared a program Environmental Impact Report (EIR) to serve as the CEQA-required environmental document for City decision-makers, the public, and responsible agencies and trustee agencies to consider with the proposed 2040 General Plan. The EIR is intended to serve as a public information document identifying those environmental impacts resulting from the project and describing mitigation measures and alternatives that could minimize or avoid significant impacts.

REASONS FOR CEQA

- Provide information for public and decision-makers
- Analyze environmental impacts of project (2040 General Plan)
- Avoid or reduce environmental impacts
- Evaluate alternatives to project
- Enable public participation

SCHEDULE

NOP comment period:

August 5 - September 5, 2013

Draft General Plan Policy Document released: January 2014

Draft EIR Public Review Period:

February 4 - March 21, 2014

Draft EIR Public Hearing:

March 13, 2014 (Planning Commission)

March 18, 2014 (City Council)

Final EIR (Responses to Comments):

June 2014

Final EIR Public Hearings:

Summer 2014

EIR TOPICS

- Visual Resources
- Agriculture
- Air Quality
- Biological Resources
- Geology, Soils, and Minerals
- Global Climate Change and GHGs
- Hazards
- Historical and Cultural Resources
- Hydrology and Water Quality
- Land Use
- Noise
- Population and Housing
- Public Services
- Transportation
- Utilities
- Project Alternatives