

CITY OF
HAYWARD
HEART OF THE BAY

**Text Amendment related to
Housing Element Update**

Planning Commission

November 7, 2013

Sara Buizer, AICP, *Senior Planner*
Development Services Department



Outline

1. Housing Element Update Process Overview
2. Proposed Text Amendment
 - a) Transitional and Supportive Housing
 - b) Reasonable Accommodations
3. Next Steps



Major Steps

Stakeholder Meeting – August 2013

Update Housing Element / Background Report – Fall 2013

Related Text Amendment – November/December 2013

PRD Housing Element – December 2013/January 2014

Submit to HCD – January 2014

Housing Element CEQA – April 2014

Adopt New Housing Element – June/July 2014



Proposed Text Amendment

What?

1. Add a definition for Transitional and Supportive Housing to the Zoning Ordinance
2. Amend Table 9 of the South Hayward BART/Mission Boulevard Form Based Code related to Transitional and Supportive Housing
3. Replace the Reasonable Accommodations Section of the Zoning Ordinance



Proposed Text Amendment

Why?

1. To be consistent with State Law Requirements
 - Transitional and Supportive Housing are considered residential uses subject to the same restrictions
 - A defined process for providing reasonable accommodations for housing designed for and intended for persons with disabilities
2. Qualify for HCD's Streamlined Review of our Housing Element
3. Receive HCD certification of our Housing Element
 - Funding Opportunities



Staff Recommendation

That the Planning Commission recommends the City Council adopt the Negative Declaration and approve the Text Amendment to:

1. Add definition for Transitional and Supportive Housing to the Zoning Ordinance
2. Amend Table 9 of the South Hayward BART/Mission Boulevard Form Based Code related to Transitional and Supportive Housing; and
3. Replace a Section of the Zoning ordinance related to establishing a procedure for providing Reasonable Accommodations



Next Steps

City Council Public Hearing – December 17, 2013

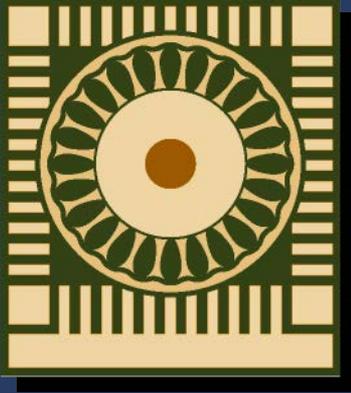
Update the Draft Housing Element and related Background Report

Release Draft Housing Element for Public Review

Submit to HCD for Review

Adoption





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