

CITY OF
HAYWARD
HEART OF THE BAY

Housing Element

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Development Services Department



Housing Element Requirements

- One of the seven mandated elements of the general plan
- New 8-year timeframe, set by State law
 - Fifth cycle Housing Element, 2015-2023 (8 years)
 - Fourth cycle Housing Element, 2009-2014 (5 years)
- Plan to meet the existing and projected housing needs of all economic segments of the community
- Review by California Department of Housing and Community Development (HCD) for compliance with State law



HCD Streamlined Review

- New HCD streamlined review process
 - Expedites the review
 - Streamlines the update process
- Submitted to HCD in June 2014 and approved in August with a few changes



HCD Review – Changes from April

- Discuss public outreach
- Compliance with Employee Housing Act
- Discussion of Priority Development Areas
- Program 8, timeframe modification



Housing Element Contents

Background Report

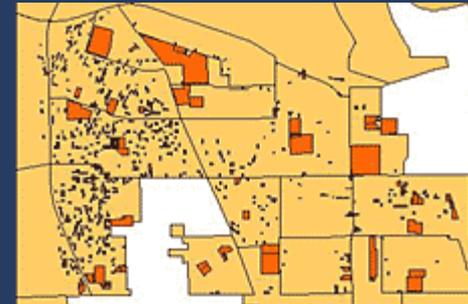
❖ Community Profile

- Existing Needs
- Special Housing Needs
- Projected Needs



❖ Housing Constraints

- Governmental
- Non-Governmental



❖ Housing Resources

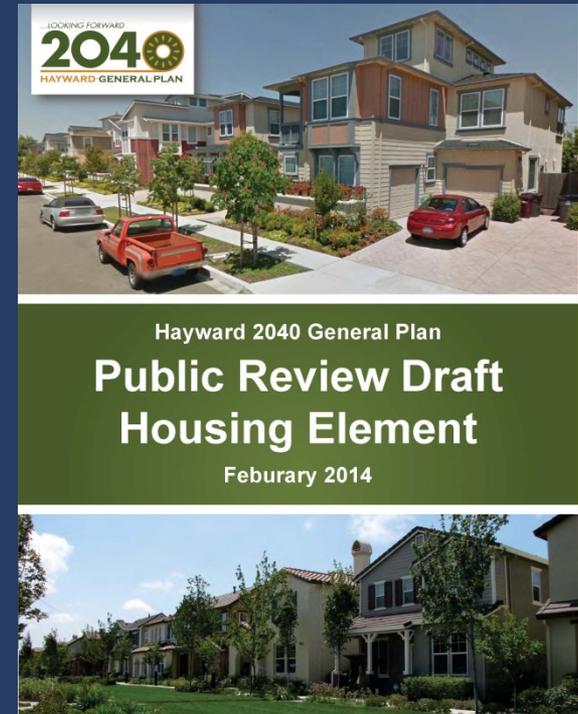
- Residential Sites Inventory



Housing Element Contents

Policy Document

- ❖ Goals, Policies, Programs, & Quantified Objectives
 - Adequate vacant residential sites
 - Assist in development of affordable housing
 - Remove governmental constraints
 - Preserve existing affordable housing
 - Promote equal housing opportunities



Draft Policy Document

Integrity of 2010 Element has been maintained

❖ New Goal 6: Housing for Persons with Special Needs

- Senior Housing Needs
- Family Housing Needs
- Student/Faculty Housing Needs

❖ Maintain Implementation Programs

- Universal Design
- Inclusionary Housing



Regional Housing Needs Allocation



Regional Housing Needs Allocation

RHNA for City of Hayward by Income Category, 2014-2022

Income Category	Number of Housing Units
Extremely Low Income (<30% Median Income)	425
Very Low Income (<50% Median Income)	426
Low Income (51-80% Median Income)	480
Moderate Income (81-120% Median Income)	608
Above Moderate Income (>120% Median Income)	1981
TOTAL	3,920



Housing Types and Affordability

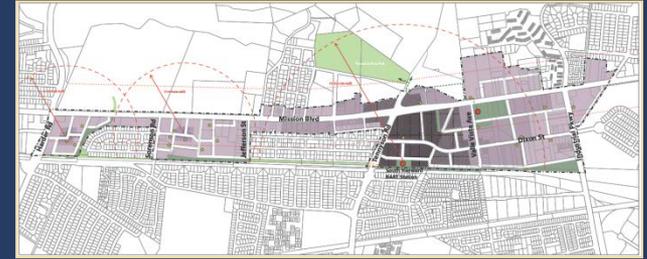
Housing Element basic assumption: Density = Affordability



Regional Housing Needs Allocation

How Hayward will meet the RHNA...

- ❖ Approved projects
- ❖ Vacant and underutilized sites
 - Cannery Area Design Plan
 - South Hayward BART/Mission Boulevard Concept Design Plan
 - Mission Boulevard Corridor Specific Plan
 - Walpert Ridge Specific Plan
 - 238 Bypass Land Use Study Area
 - Mt. Eden Area



Regional Housing Needs Allocation

	Number of Housing Units					
	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
RHNA	425	426	480	608	1,981	3,920
Total Planned/ Approved Units	0	173	10	0	2,257	2,440
Remaining RHNA	425	253	470	608	+276	1,756
Potential Units (Sites Inventory)	2,118			768	190	3,076
Remaining RHNA with Potential and Planned Units)	+970			+160	+466	+1,320



CEQA Review

- CEQA Guidelines allow for an Addendum if no new significant impacts
 - No additional impacts
 - Impacts assessed in the General Plan EIR
 - Update is consistent with the General Plan



Public Comment

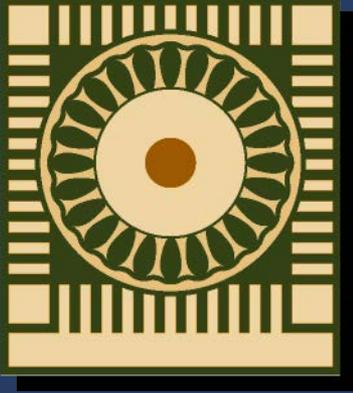
- One letter from Building Industry Association of the Bay Area
 - Primarily focused around modifications to reduce governmental constraints



Staff Recommendation

- Planning Commission recommends approval to the City Council of :
 - The 2015-2023 Housing Element
 - Addendum to the general Plan EIR for the 2015-2023 Housing Element Update





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