CITY OF
HAYWARD
HEART OF THE BAY

City Council Agenda

January 27, 2015

Mayor Barbara Halliday
Mayor Pro Tempore Greg Jones
Council Member Francisco Zermeño
Council Member Marvin peixoto
Council Member Al Mendall
Council Member Sara Lamnin
Council member Elisa Márquez

Table of Contents

Agenda 3

Approval of Minutes of the City Council Meeting on January 13, 2015

Draft Minutes 8

Adoption of Ordinance Granting Exclusive Franchise to Waste Management of Alameda County for Solid Waste, Recyclable Materials and Organic Materials Services

Staff Report 15

Attachment I Summary of Ordinance 16

Water Pollution Control Facility Cogeneration System: Authorization for the City Manager to Execute a Professional Services Agreement with Trimark Associates Inc., for Third Party Performance Data Provider Services for the Self Generation Incentive Program (SGIP), and Appropriation of Funds

Staff Report 17

Attachment I Resolution 20

Car Sharing Grant – Resolution of Support

Staff Report 22

Attachment I Resolution 27

Attachment II Map 31

Adoption of Resolution Authorizing the City Manager to Negotiate and Execute an Agreement with 4Leaf, Inc., to Provide Building Official Services through June 30, 2015, for an Amount not to Exceed $80,000

Staff Report 32

Attachment I 34

Attachment II 36

Summary Vacation of a Portion of West Jackson Frontage Road

Staff Report 39

Attachment I 41

Attachment Ia 43

Attachment II 44

Adoption of Resolution Approving an Amendment to the City of Hayward Salary Plan for Fiscal Year 2015

Staff Report 45

Attachment I 48

Attachment II 50

Adoption of a Resolution Authorizing Application for Housing Related Parks Program Funding

Staff Report 58

Attachment I Resolution 62

Attachment II Proposed Park Location 64

Economic Development Catalyst Site Concept Review – Mission Hills Middle School – Marina Drive at Industrial Boulevard (Eden Shores) (Report from Economic Development Manager Hinkle)

Staff Report 65
Attachment I 69
Attachment II 70
Attachment III 71

Proposed Subdivision and Construction of Ten Townhomes and Common Areas on a 0.73-acre Site at 123-197 A Street, Requiring Adoption of a Resolution and Introduction of an Ordinance for a Zone Change from Medium Density Residential to Planned Development, Vesting Tentative Tract Map 8104 and a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program. Natalie Monk, Habitat for Humanity East Bay/Silicon Valley (Applicant), The Housing Authority of The City of Hayward (Owner)(Report from Development Services Director Rizk)

Staff Report 78
Attachment I Draft Resolution 87
Attachment II Draft Ordinancee 116
Attachment III Area and Zoning Map 118
Attachment IV Initial Study/MND and MMRP 119
Attachment V Draft Planning Commission Minutes 147
Attachment VI Project Plans 152

Introduction of Affordable Housing Ordinance and Adoption of Affordable Housing Impact Fees (Report from Assistant City Manager McAdoo)

Staff Report 176
Attachment I CEQA Resolution 183
Attachment II Housing Ordinance 185
Attachment III Housing Fees Resolution 205
Attachment IV Nexus Study 209

CITY OF HAYWARD
HEART OF THE BAY

CITY COUNCIL MEETING FOR JANUARY 27, 2015
777 B STREET, HAYWARD, CA 94541
WWW.HAYWARD-CA.GOV

CLOSED SESSION
Closed Session Room 2B – 5:00 PM

1. **PUBLIC COMMENTS**

2. Conference with Labor Negotiators
   Pursuant to Government Code 54957.6
   - Lead Negotiators: City Manager David; City Attorney Lawson; Assistant City Manager McAdoo; Finance Director Vesely; Public Works-Engineering & Transportation Director Fakhrai; Human Resources Director Collins; Senior Human Resources Analyst Lopez; Assistant City Attorney Vashi; Community and Media Relations Officer Holland; Jack Hughes, Liebert, Cassidy and Whitmore

   Under Negotiation: All Groups

3. Conference with Legal Counsel
   Pursuant to Government Code 54956.9
   - Pending Litigation
     - I Biz, LLC v. City of Hayward, U.S. District Court, N.D. of CA, C-13-1537

4. Conference with Real Property Negotiators
   Pursuant to Government Code 54956.8
   - Under Negotiation: Parcels located at Mission Boulevard and Valle Vista Avenue; APNs: 078C043800600; 078C043800800; 078C043800900; 078C043801000; 078C043800700; 078C043800500
     Lead Negotiators: City Manager David; City Attorney Lawson; Assistant City Manager McAdoo; Public Works-Engineering &Transportation Director Fakhrai; Director of Development Services Rizk; and Assistant City Attorney Brick.

5. Adjourn to City Council meeting

CITY COUNCIL MEETING
Council Chambers – 7:00 PM

CALL TO ORDER **Pledge of Allegiance** Council Member Mendall

ROLL CALL

CLOSED SESSION ANNOUNCEMENT

PRESENTATION Certificate of Commendation to Rotary Scholars

PUBLIC COMMENTS

The Public Comment section provides an opportunity to address the City Council on items not listed on the agenda or Work Session or Information Items. The Council welcomes your comments and requests that speakers present their remarks in a respectful manner, within established time limits, and focus on issues which directly affect the City or are within the jurisdiction of the City. As the Council is prohibited by State law from discussing items not listed on the agenda, your item will be taken under consideration and may be referred to staff.

ACTION ITEMS: (*The Council will permit comment as each item is called for the Consent Calendar, Public Hearings, and Legislative Business. In the case of the Consent Calendar, a specific item will need to be pulled by a Council Member in order for the Council to discuss the item or to permit public comment on the item. Please notify the City Clerk any time before the Consent Calendar is voted on by Council if you wish to speak on a Consent Item.)*

CONSENT

1. Approval of Minutes of the Special Joint City Council/Housing Authority Meeting on January 13, 2015
   Draft Minutes

2. Adoption of Ordinance Granting Exclusive Franchise to Waste Management of Alameda County for Solid Waste, Recyclable Materials and Organic Materials Services
   Staff Report
   Attachment I Summary of Ordinance

3. Water Pollution Control Facility Cogeneration System: Authorization for the City Manager to Execute a Professional Services Agreement with Trimark Associates Inc., for Third Party Performance Data Provider Services for the Self Generation Incentive Program (SGIP), and Appropriation of Funds
   Staff Report
   Attachment I Resolution

4. Car Sharing Grant – Resolution of Support
   Staff Report
   Attachment I Resolution
   Attachment II Map

5. Adoption of Resolution Authorizing the City Manager to Negotiate and Execute an Agreement with 4Leaf, Inc., to Provide Building Official Services through June 30, 2015, for an Amount not to Exceed $80,000
   Staff Report
   Attachment I
   Attachment II

6. Summary Vacation of a Portion of West Jackson Frontage Road
   Staff Report
   Attachment I
   Attachment Ia
   Attachment II

7. Adoption of Resolution Approving an Amendment to the City of Hayward Salary Plan for Fiscal Year 2015
   Staff Report
   Attachment I
   Attachment II

8. Adoption of a Resolution Authorizing Application for Housing-Related Parks Program Funding
   Staff Report
   Attachment I Resolution
   Attachment II Proposed Park Location

NON-ACTION ITEMS: *(Work Session and Informational Staff Presentation items are non-action items. Although the Council may discuss or direct staff to follow up on these items, no formal action will be taken. Any formal action will be placed on the agenda at a subsequent meeting in the action sections of the agenda.)*

WORK SESSION (60-Minute Limit)

9. Economic Development Catalyst Site Concept Review – Mission Hills Middle School – Marina Drive at Industrial Boulevard (Eden Shores) (Report from Economic Development Manager Hinkle)
   Staff Report
   Attachment I
   Attachment II
   Attachment III

The following order of business applies to items considered as part of Public Hearings and Legislative Business:

- *Disclosures*
- *Staff Presentation*
- *City Council Questions*
- *Public Input*
- *Council Discussion and Action*

PUBLIC HEARING

10. Proposed Subdivision and Construction of Ten Townhomes and Common Areas on a 0.73-acre Site at 123-197 A Street, Requiring Adoption of a Resolution and Introduction of an Ordinance for a Zone Change from Medium Density Residential to Planned Development, Vesting Tentative Tract Map 8104 and a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program. Natalie Monk, Habitat for Humanity East Bay/Silicon Valley (Applicant), The Housing Authority of The City of Hayward (Owner)(Report from Development Services Director Rizk)
    Staff Report
    Attachment I Draft Resolution
    Attachment II Draft Ordinancee
    Attachment III Area and Zoning Map
    Attachment IV Initial Study/MND and MMRP
    Attachment V Draft Planning Commission Minutes
    Attachment VI Project Plans

11. Introduction of Affordable Housing Ordinance and Adoption of Affordable Housing Impact Fees (Report from Assistant City Manager McAdoo)
    Staff Report
    Attachment I CEQA Resolution
    Attachment II Housing Ordinance
    Attachment III Housing Fees Resolution
    Attachment IV Nexus Study

Information items are presented as general information for Council and the public. Should Council wish to take action on any of the "information" items, they will direct the City Manager to bring them back on a future Council agenda as an Action Item.

INFORMATION ITEMS

None

CITY MANAGER'S COMMENTS

An oral report from the City Manager on upcoming activities, events, or other items of general interest to Council and the Public.

COUNCIL REPORTS, REFERRALS, AND FUTURE AGENDA ITEMS

Oral reports from Council Members on their activities, referrals to staff, and suggestions for future agenda items.

ADJOURNMENT

NEXT MEETING – 7:00 PM, Tuesday, February 3, 2015

PUBLIC COMMENT RULES: *The Mayor may, at the beginning of the hearing, limit testimony to three (3) minutes per individual and five (5) minutes per an individual representing a group of citizens or organization. Speakers will be asked for their name before speaking and are expected to honor the allotted time. Speaker Cards are available from the City Clerk at the meeting.*

PLEASE TAKE NOTICE *that if you file a lawsuit challenging any final decision on any public hearing or legislative business item listed in this agenda, the issues in the lawsuit may be limited to the issues that were raised at the City's public hearing or presented in writing to the City Clerk at or before the public hearing.*

PLEASE TAKE FURTHER NOTICE *that the City Council has adopted Resolution No. 87-181 C.S., which imposes the 90 day deadline set forth in Code of Civil Procedure section 1094.6 for filing of any lawsuit challenging final action on an agenda item which is subject to Code of Civil Procedure section 1094.5.*

****Materials related to an item on the agenda submitted to the Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office, City Hall, 777 B Street, 4th Floor, Hayward, during normal business hours. An online version of this agenda and staff reports are available on the City's website. Written comments submitted to the Council in connection with agenda items will be posted on the City's website. All Council Meetings are broadcast simultaneously on the website and on Cable Channel 15, KHRT. ****

Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Interested persons must request the accommodation at least 48 hours in advance of the meeting by contacting the City Clerk at (510) 583-4400 or TDD (510) 247-3340.

Please visit us on:

MINUTES OF THE SPECIAL JOINT CITY COUNCIL/HOUSING AUTHORITY MEETING OF THE CITY OF HAYWARD
City Council Chambers
777 B Street, Hayward, CA 94541
Tuesday, January 13, 2015, 7:00 p.m.

The City Council meeting was called to order by Mayor Halliday at 7:00 p.m., followed by the Pledge of Allegiance led by Council Member Márquez.

ROLL CALL

Present:	COUNCIL MEMBERS Zermeño, Jones, Mendall, Peixoto, Lamnin, Márquez MAYOR Halliday
Absent:	None

CLOSED SESSION ANNOUNCEMENT

City Attorney Lawson announced that the Council met in closed session regarding three items: (1) City Attorney's performance evaluation pursuant to Government Code 54957; (2) conference with labor negotiators pursuant to Government Code 54957.6 regarding all groups; and (3) conference with property negotiators pursuant to Government Code 54956.8 related to 22400, 22412, and 22422 Rockaway Lane, Hayward, CA. City Attorney Lawson announced there was no reportable action.

PUBLIC COMMENTS

Mr. Kim Huggett, Hayward Chamber of Commerce President, announced six events: a Monthly Mixer; "Phobias of Finance" by the Hayward Nonprofit Alliance; Latino Business Roundtable; the 71st Annual Chamber Awards Celebration Gala; the Dine Hayward Restaurant Month; and the international speaker series.

Mr. Jim Drake, Hayward resident, spoke about the need for more police officers in Hayward and asked Council to consider reducing the police officers' wages.

Mr. Charlie Peters, representing Clean Air Performance Professionals, spoke about the need to make ethanol voluntary, provided documents for the record, and urged Council for its support with legislation efforts.

Council Member Zermeño acknowledged Mt. Eden High School students in attendance at the meeting.

City Clerk Lens announced the resignation of Mr. Vishal Trivedi from the Planning Commission and the vacancy created as a result of his resignation, provided recruitment information, and noted the Council would approve a process for filling the vacancy at its January 20, 2015 Council meeting.

CONSENT

Consent Items 1, 2, 5, 6 and 7 were removed for separate vote and discussion.

Council Member Jones noted he would be abstaining from voting on Items 1 and 2 because he did not attend the December 16, 2014 Council meeting.

1. Approval of Minutes of the City Council Meeting on December 16, 2014

It was moved by Council Member Peixoto, seconded by Council Members Lamnin and Márquez, and carried unanimously with Council Member Jones abstaining, to approve the minutes of the City Council Meeting on December 16, 2014.

2. Adoption of Ordinance Amending Chapter 10, Article 1 of the Hayward Municipal Code by Rezoning Certain Property in Connection with Zone Change Application No. PL-2013-0092 Relating to a Residential Development at 1818 Hill Avenue

> Staff report submitted by City Clerk Lens, dated January 13, 2015, was filed.

It was moved by Council Member Peixoto, seconded by Council Members Lamnin and Márquez, and carried unanimously with Council Member Jones abstaining, to adopt the following:

> Ordinance 15-01, "An Ordinance Amending Chapter 10, Article 1 of the Hayward Municipal Code by Rezoning Certain Property in Connection with Zone Change Application No. PL-2013-0092 Relating to a Residential Development at 1818 Hill Avenue"

3. Resignation of Sarahi Bautista from the Hayward Youth Commission and Appointment of Vicky Tran to Fulfill Bautista's Unexpired Term

> Staff report submitted by City Clerk Lens, dated January 13, 2015, was filed.

It was moved by Council Member Mendall, seconded by Council Member Peixoto, and carried unanimously, to adopt the following:

> Resolution 15-001, "Resolution Accepting the Resignation of Sarahi Bautista from the Hayward Youth Commission and Appointing Vicky Tran to Fulfill Sarahi Bautista's Term"

4. East Bay Dischargers Authority: Approval of Fourth Amended Joint Exercise of Powers Agreement

> Staff report submitted by Director of Utilities and Environmental Services Ameri, dated January 13, 2015, was filed.

It was moved by Council Member Mendall, seconded by Council Member Peixoto, and carried unanimously, to adopt the following:

> Resolution 15-002, "A Resolution Approving the Fourth Amended Joint Exercise of Powers Agreement of the East Bay Dischargers Authority; and Authorizing the City Manager to Execute the Fourth Amended Joint Exercise of Powers Agreement"

5. Water Pollution Control Facility (WPCF) Digesters Improvement Project: Authorization for the City Manager to Execute a Professional Services Agreement for Engineering Services

> Staff report submitted by Senior Utilities Engineer England, dated January 13, 2015, was filed.

Mr. Jim Drake, Hayward resident, inquired about the cost of the proposed service agreement and the process for selecting West Yost Associates.

Assistant City Manager McAdoo noted the cost would not exceed $675,000 and that staff had issued requests for proposals to three consulting firms and it was determined that West Yost Associated was the best qualified firm.

It was moved by Council Member Mendall, seconded by Council Member Zermeño, and carried unanimously, to adopt the following:

> Resolution 15-005, "Resolution Authorizing the City Manager to Execute an Agreement between the City of Hayward and West Yost Associates, for Professional Services for Design Services for the Digester Improvements Project No. 07566 in an Amount Not to Exceed $675,000"

6. New Highland 1530 Reservoir: Approval of Plans and Specifications and Call for Bids

> Staff report submitted by Senior Utilities Engineer Louie, dated January 13, 2015, was filed.

Mr. Jim Drake, Hayward resident, spoke about the importance of having a competitive bidding process.

It was moved by Council Member Jones, seconded by Council Member Mendall, and carried unanimously, to adopt the following:

Resolution 15-006, "Resolution Approving Plans and Specifications for the New Highland 1530 Reservoir Project and Call for Bids, Project No. 07184"

7. Adoption of Resolution Authorizing the City Manager to Negotiate and Execute a Contract for up to $50,000 with Buchalter-Nemer for Development of Land Use/Zoning Regulations and Related Environmental Impact Analysis for the Hayward Executive Airport Influence Area

Staff report submitted by Administrative Analyst Kim, dated January 13, 2015, was filed.

Mr. Jim Drake, Hayward resident, was concerned that the proposed project would be achieved with $50,000.

Mr. Edward Bogue, Southgate Area Homeowners Association President, requested that as land use and zoning regulations are completed for the Hayward Executive Airport influence area, his neighborhood not be impacted and that current uses for the surrounding commercial properties continue to be the same.

It was moved by Council Member Mendall, seconded by Council Member Zermeño, and carried unanimously, to adopt the following:

Resolution 15-007, "Resolution Authorizing the City Manager to Negotiate and Execute a Contract for Up to $50,000 with Buchalter-Nemer for Development of Land Use/Zoning Regulations and Related Environmental Impact Analysis for the Hayward Executive Airport Influence Area"

8. Mission Aqueduct Seismic Improvements Project: Award of Contract and Appropriation of Funds

Staff report submitted by Associate Civil Engineer Schurman, dated January 13, 2015, was filed.

It was moved by Council Member Mendall, seconded by Council Member Peixoto, and carried unanimously, to adopt the following:

Resolution 15-003, "Resolution Awarding Contract to Cratus, Inc., for the Mission Aqueduct Seismic Improvements Project, Project No. 07122"

Resolution 15-004, "Resolution Amending Resolution 14-098, As Amended, the Budget Resolution for Capital Improvements Projects for Fiscal Year 2015, Relating to Appropriation of Funds from the Water System Improvements Fund (604) to the Mission Aqueduct Seismic Improvements Project, Project No. 07122"

PUBLIC HEARING

9. Introduction of an Ordinance to Approve an Amendment to the City of Hayward's Contract with the California Public Employees Retirement System (CalPERS)

> Staff report submitted by Human Resources Director Collins, dated January 13, 2015, was filed.

Human Resources Director Collins provided a synopsis of the staff report.

There being no public comments, Mayor Halliday opened and closed the public hearing at 7:30 p.m.

It was moved by Council Member Zermeño, seconded by Council Members Mendall and Peixoto, and carried unanimously, to adopt the following:

> Introduction of Ordinance 15-_, "An Ordinance Authorizing the Amendment of the Contract between the City of Hayward and the Board of Administration of the California Public Employees' Retirement System"

LEGISLATIVE BUSINESS

10. Massage Therapy Permit Ordinance: New Ordinance Regulating Massage Therapy Establishments Following the Enactment of AB 1147

> Staff report submitted by Deputy City Attorney Nishioka and Assistant City Attorney Alvarado, dated January 13, 2015, was filed.

City Attorney Lawson introduced the report and noted a memorandum was distributed at the meeting which included two amendments to the proposed Ordinance: Section 6-10.18(a)(7)(f)(3) and Section 6-10.20(d). Section 6-10.18(a)(7)(f)(3) was modified by moving the second sentence of this subsection "*Sexual and genital parts shall include the genitals, pubic area, anus, perineum of any person and the breast of any female*" to Section 6-10.02(o) DEFINITIONS. Section 6-10.20(d) was amended by adding the language "*shall accompany the application for renewal*" at the end of the subsection.

City Attorney Lawson introduced Assistant City Attorney Alvarado and Deputy City Attorney Nishioka who provided a synopsis of the report. Police Chief Urban spoke about AB 1147 related to human trafficking and sexual and labor exploitation.

City Attorney Lawson added that in response to an inquiry, staff was proposing to amend Section 6-10.09 (Hearing on Denial of Permit) of the proposed Ordinance by deleting the first reference to "Chief of Police" in the first sentence and replacing it with "City Manager or her/his designee." The second reference to "Chief of Police" in the first sentence would be unchanged. The subsection would be further modified by deleting the "Chief of Police" in the second sentence and replacing it with "City Manager or her/his designee."

Discussion ensued among Council members and City staff regarding the proposed Ordinance and a process for revocation of a massage therapy establishments' permit, CAMTC training and certification; permit and inspection fees; and zoning regulations.

There being no public comments, Mayor Halliday opened and closed the public hearing at 8:16 p.m.

Council Member Mendall expressed his support for the passage of Assembly Bill No. 1147 which returned the authority to local agencies to regulate massage therapy establishments and offered a motion per staff recommendation with three amendments to the proposed Ordinance: Section 6-10.18(a) (7) (f) (3); Section 6-10.20(d); and Section 6-10.09.

Council Member Zermeño seconded the motion noting there had been an explosion of massage establishments in Hayward and the legislation was needed for the City to be able to regulate such businesses.

Council Member Lamnin supported the motion and recommended that local massage establishments, concerned about keeping the front door of their business establishments unlocked, work with the Police Department to obtain crime prevention recommendations.

Mayor Halliday supported the motion and thanked the State legislature for passing Assembly Bill No. 1147 and giving control back to the local jurisdictions. Ms. Halliday also noted it was reassuring for the public to be confident they would be patronizing legitimate establishments.

It was moved by Council Member Mendall, seconded by Council Member Zermeño, and carried unanimously, to adopt the following:

> Introduction of Ordinance 15-_, "An Ordinance Repealing Section 6-10.00 to Section 6-10.27 of the City of Hayward Municipal Code and Adding Chapter 6, Article 10 to the Hayward Municipal Code Regarding Massage Establishments"

INFORMATION ITEMS

There were none.

CITY MANAGER'S COMMENTS

Assistant City Manager McAdoo made two announcements: the City of Hayward Job Fair on March 7, 2015 at City Hall and the Hayward Police Department Promotion and Swearing-in Ceremony on January 16, 2015 at City Hall. Ms. McAdoo noted that Hayward's water consumption is low and there were inaccuracies on the data presented in the Daily Review article about the city's water conservation efforts.

COUNCIL REPORTS, REFERRALS, AND FUTURE AGENDA ITEMS

Council Member Zermeño announced the Dr. Martin Luther King Jr. Birthday Celebration on January 19, 2015, 4:30 p.m., at Chabot College.

Mayor Halliday announced the South Hayward Parish was sponsoring a Martin Luther King Jr. Peace Walk at City Hall Plaza on January 19, 2015, at 9:30 a.m.

ADJOURNMENT

Mayor Halliday adjourned the meeting at 8:31 p.m., in memory of Ms. Pilar Manning and Ms. Katie Cetinich.

Ms. Pilar Manning, a longtime resident of Schafer Park, was an active volunteer at the Hayward Senior Center for 30 years. She passed away on December 31, 2014.

Ms. Katie Cetinich, a resident of Hayward, passed away at the age of 103. She was a volunteer at the Hayward Unified School District and encouraged students to become nurses. She was known as "St. Bede's and Tyrrell School's grandma" and was active in the Croatian American community.

Mayor Halliday asked staff to work with both families and plant trees in memory of Pilar Manning and Katie Cetinich.

APPROVED:

Barbara Halliday
Mayor, City of Hayward

ATTEST:

Miriam Lens
City Clerk, City of Hayward

CITY OF
HAYWARD
HEART OF THE BAY

DATE: January 27, 2015

TO: Mayor and City Council

FROM: City Clerk

SUBJECT: Adoption of Ordinance Granting Exclusive Franchise to Waste Management of Alameda County for Solid Waste, Recyclable Materials and Organic Materials Services

RECOMMENDATION

That the City Council adopts the Ordinance introduced on January 20, 2015.

BACKGROUND

The Ordinance was introduced by Council Member Zermeño at the January 20, 2015 meeting of the City Council with the following vote:

AYES:	Council Members:	Zermeño, Jones, Mendall, Peixoto, Lamnin, Márquez
	Mayor	Halliday
NOES:	Council Members:	None
ABSENT:	Council Members:	None
ABSTAIN:	Council Members:	None

The summary of the Ordinance was published in the Hayward Daily Review on Saturday, January 24, 2015. Adoption at this time is therefore appropriate.

Prepared and Recommended by: Miriam Lens, City Clerk

Approved by:

Fran David, City Manager

Attachment:

Attachment I Summary of Ordinance Published on 1/24/15

ATTACHMENT I

PUBLIC NOTICE OF AN INTRODUCTION OF ORDINANCE
BY THE CITY COUNCIL OF THE CITY OF HAYWARD

AN ORDINANCE GRANTING EXCLUSIVE FRANCHISE TO WASTE MANAGEMENT OF ALAMEDA COUNTY FOR SOLID WASTE, RECYCLABLE MATERIALS AND ORGANIC MATERIALS SERVICES

THE CITY COUNCIL OF THE CITY OF HAYWARD DOES ORDAIN AS FOLLOWS:

Section 1. Pursuant to the authority granted under Hayward Municipal Charter Article XV, Franchises, and Hayward Municipal Code Sections 11-1.00 et seq., the City Council hereby grants an exclusive franchise to Waste Management of Alameda County for solid waste, recyclable materials, and organic materials according to the terms and conditions set forth in the "Franchise Agreement for Solid Waste, Recyclable Materials, and Organics Materials between the City of Hayward and Waste Management of Alameda County, Inc.", a copy of which can be reviewed in the City Clerk's Office.

Section 2. The provisions contained herein describe and constitute all rights and obligations granted under the franchise, and supercede any prior agreements.

Section 3. The effective date of this ordinance shall be 30 days following adoption by the City Council. The franchise granted hereby shall not become effective until written acceptance thereof by Waste Management of Alameda County, Inc., shall have been filed with the City Clerk.

Introduced at the meeting of the Hayward City Council held January 20, 2015, the above-entitled Ordinance was introduced by Council Member Zermeño.

This Ordinance will be considered for adoption at a regular meeting of the Hayward City Council, to be held on January 27, 2015, at 7:00 p.m., in the Council Chambers, 777 B Street, Hayward, California. The full text of this Ordinance is available for examination by the public in the Office of the City Clerk.

Dated: January 24, 2015
Miriam Lens, City Clerk
City of Hayward

CITY OF
HAYWARD
HEART OF THE BAY

DATE: January 27, 2015

TO: Mayor and City Council

FROM: Director of Utilities & Environmental Services Department

SUBJECT: Water Pollution Control Facility Cogeneration System: Authorization for the City Manager to Execute a Professional Services Agreement with Trimark Associates Inc., for Third Party Performance Data Provider Services for the Self Generation Incentive Program (SGIP), and Appropriation of Funds

RECOMMENDATION

That Council adopts the attached resolution (Attachment I) authorizing the City Manager to execute a service agreement with Trimark Associates Inc., to provide third-party performance data provider services as required under PG&E's Self-Generation Incentive Program (SGIP) for the City's new cogeneration system, and appropriates funds in an amount not-to-exceed $50,000 to fund these services.

BACKGROUND

The Water Pollution Control Facility (WPCF) Cogeneration Upgrade Project is nearing completion. The new cogeneration system was commissioned in December of 2014 and is now in continuous operation. As part of the project, the City submitted an application to PG&E for a rebate incentive under the Self-Generation Incentive Program (SGIP). Under the SGIP, the City is eligible for a grant incentive of $2,665,000. Upon project completion, 50% of the incentive is paid to the City upfront, and the remaining 50% is a performance-based incentive (PBI) payable over a five-year period based on cogeneration system performance. The PBI is based on total kilowatt hours (kWh) of energy production.

Metering and monitoring requirements for the PBI are described in the SGIP handbook. In addition, a proposed monitoring plan was provided as part of the grant application. The monitoring plan includes a description of the plant's electrical loads, proposed metering systems for both natural gas and digester gas, electrical power metering, and monitoring of thermal energy produced. These meters were provided and installed as part of the project, and are used to calculate the fuel consumption, electricity generated by the engine, and useful thermal energy produced.

The SGIP PBI requires the City to enter into a contract with a third party Performance Data Provider (PDP) who is responsible for monitoring and reporting to the Program Administrator (PA) on the actual performance of the system. The PDP must verify the metering equipment

installed, setup a data transfer system for recording and storing data on a fifteen-minute interval basis, and generating monthly reports to the PA for a minimum of five (5) years.

DISCUSSION

The SGIP handbook refers to a program website for a listing of approved and conditionally approved third party PDPs. City staff contacted four of the listed firms to determine if they would be willing to provide this service to the City. Three firms indicated they would be willing to assist the City. Requests for proposals were sent to the interested parties, and two proposals were received by the December 26, 2014 deadline. Proposals were received from Trimark Associates Inc., and National Energy Solutions and ranged in fees from $34,200 to $70,000, respectively. After review of the proposals, staff selected Trimark Associates to perform the required engineering services based on the responsiveness of its proposal to the SGIP requirements, prior experience on similar projects, and reasonableness of fee. The firm focuses on providing systems and services required to support cogeneration facilities, and is providing similar services for another cogeneration project at a neighboring agency.

ECONOMIC IMPACT

The PDP service funding does not have a direct and immediate impact on sewer rates. Power produced from co-generation using renewable bio-fuel reduces the need to purchase electricity from the grid.

FISCAL IMPACT

The cost of Trimark's services for this contract is $34,200. To cover unforeseen and potentially added costs for required servers, switches, or other devices to enable remote data transmitting and logging in an off-site, secure location, staff proposes a not-to-exceed amount of $50,000 for the PDP services for five years ($34,200 base and $15,800 contingency)

As reported in previous staff reports on this project, sufficient sewer capital improvement funds were budgeted to cover the installation cost of the new cogeneration system. Additional funding is required, however, for PDP services. Therefore, , an additional $50,000 is required to be reallocated from Sewer Capital Improvement Fund to cover the total cost of the five-year service agreement. Sufficient monies are available in the Fund balance to cover this expense.

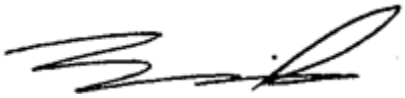
SCHEDULE

The PDP service agreement is expected to be executed in January 2015 and is anticipated to remain in effect through January 2020.

Prepared by: Suzan England, Senior Utilities Engineer

Recommended by: Alex Ameri, Director of Utilities & Environmental Services

Approved by:



Fran David, City Manager

Attachments:

Attachment I: Draft Resolution

HAYWARD CITY COUNCIL

RESOLUTION NO. 15-

Introduced by Council Member _____

RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT BETWEEN THE CITY OF HAYWARD AND TRIMARK ASSOCIATES INC. FOR THIRD PARTY PERFORMANCE DATA PROVIDER SERVICES FOR THE SELF GENERATION INCENTIVE PROGRAM (SGIP) IN AN AMOUNT NOT-TO-EXCEED $50,000, AND APPROPRIATION OF FUNDS

WHEREAS, the Water Pollution Control Facility (WPCF) Cogeneration Upgrade Project is nearing completion and the cogeneration system is now in continuous operation producing energy at the plant since December 2014; and

WHEREAS, under the Self-Generation Incentive Program (SGIP) grant, the City is required to enter into an agreement with a third party performance data provider for monitoring and reporting system performance for a minimum five-year period in order to satisfy the performance based incentive requirements for reimbursement; and

WHEREAS, the City desires to enter into an agreement with Trimark Associates Inc. for providing the third party performance data provider services;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hayward that the City Manager is hereby authorized and directed to execute, on behalf of the City of Hayward, an agreement with Trimark Associates Inc. for the third party performance data provider services in an amount not-to-exceed $50,000, in a form to be approved by the City Attorney.

BE IT FURTHER RESOLVED by the City Council of the City of Hayward that an amount not to exceed $50,000 be appropriated from the Sewer Improvement Fund to the Co-Generation System Project No. 07508.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2015

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:
MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

_____
City Attorney of the City of Hayward

CITY OF
HAYWARD
HEART OF THE BAY

DATE: January 27, 2015

TO: Mayor and City Council

FROM: Director of Utilities and Environment Services

SUBJECT: Car Sharing Grant – Resolution of Support

RECOMMENDATION

That the City Council adopts the attached Resolution of Support for a grant from the Metropolitan Transportation Commission (MTC) to provide car sharing services in the City of Hayward.

SUMMARY

The City of Hayward has been approved for funding from the Metropolitan Transportation Commission's (MTC) Climate Initiatives Program (Climate Program) to expand car sharing to the Hayward community. MTC has secured funding for the Climate Program as part of the Federal Congestion Mitigation Air Quality Program (CMAQ). The Climate Program is aimed at reducing transportation-related emissions and is an integral strategy of Plan Bay Area. The grant will be used to administer a request for proposals (RFP) process to select a car sharing provider and to subsidize start-up costs for the provider. Adoption of the attached resolution by City Council is a requirement for funding and will allow grant funds to be distributed to the City for program implementation.

BACKGROUND

Car sharing is a model of car rental by which people can rent cars for shorter, more frequent trips, often as an extension of existing public transportation. Car sharing began in Europe in the 1960s and made its way to the United States by the late 1990s, and has since expanded. Car sharing is designed to reduce or replace car ownership for people who do not need a car to commute. Joining a car share saves individuals the cost of buying, maintaining, and parking personal vehicles by charging a smaller membership fee, with additional fees for each trip. In addition, most car sharing programs have the goals of reducing congestion and greenhouse gas (GHG) emissions. Car sharing vehicles are often newer and more fuel efficient than the average privately owned car, with some providers offering electric vehicle options[1]. The only car sharing provider currently operating within Hayward boundaries is Zipcar®, which has five vehicles at the Cal State University East Bay campus. These cars are intended for residential students and do not serve the larger Hayward community.

Plan Bay Area – The Plan is a comprehensive MTC transportation and land-use/housing strategy that, according to the regional agencies, aims to "expand housing and transportation choices, create

[1] http://carsharingus.blogspot.com/search/label/electric%20vehicles

healthier communities, and build a stronger regional economy" through 2040. Plan Bay Area was approved in July 2013 by the MTC and the Association of Bay Area Governments (ABAG) as the region's first long-range plan to meet the requirements of California's 2008 Senate Bill 375, which establishes ambitious greenhouse gas reduction targets for the State. Plan Bay Area projects that car sharing will reduce per capita CO2 emissions by 2.6% over the course of the Plan. The car sharing grant program is part of MTC's Climate Program, which is a critical strategy of Plan Bay Area aimed at reducing transportation-related GHG emissions.

General Plan – The expansion of car sharing options in Hayward would align with the City's GHG reduction efforts as well as a number of General Plan policies and implementation programs. Specifically, the following is a list of the City policies and implementation programs that support car sharing:

- *Policy M-1.2 Multimodal Choices* – The City shall promote development of an integrated, multimodal transportation system that offers desirable choices among modes including pedestrian ways, public transportation, roadways, bikeways, rail, and aviation.
- *Policy M-7.1 Transit System* – The City shall support a connected transit system by improving connections between transit stops/stations and roadways, bikeways, and pedestrian facilities.
- *Policy M-8.6 Car/Bike Sharing Programs* – The City shall assist businesses in developing and implementing car and bike sharing programs, and shall encourage large employers (e.g., colleges, Hayward Unified School District (HUSD)) and the BART stations to host car and bike sharing programs available to the public.
- *Policy M-8.7 Public-Private Transportation Partnerships* – The City shall encourage public-private transportation partnerships (e.g., car sharing companies) to establish programs and operations within the city to reduce single-occupant vehicle use.
- *Policy M-12.1 Federal and State Funding* – The City shall identify, develop, and prioritize transportation projects to compete for Federal and State funds for freeway, highway, transit, bicycle and pedestrian improvements.
- *Policy HQL-2.1 Physical Activity and the Built Environment* – The City shall support new developments or infrastructure improvements in existing neighborhoods that enable people to drive less and walk, bike, or take public transit more.
- *Policy NR-2.10 Zero-Emission and Low-Emission Vehicle Use* – The City shall encourage the use of zero-emission vehicles, low-emission vehicles, bicycles and other non-motorized vehicles, and car-sharing programs by requiring sufficient and convenient infrastructure and parking facilities throughout the City.
- *Implementation Program M-17: City Employee Car/Bike Share Programs* – The City shall conduct a study that explores the development of car-sharing and/or bike sharing programs for City employees. Based on findings from the study, the City shall prepare and submit recommendations to the City Council about establishing such programs. (Responsible Department(s): Public Works – Engineering and Transportation; Supporting Department(s)/ Partner(s): City Manager, Development Services, Public Works –

Utilities and Environmental Services, Human Resources; Implementation Timeframe: 2020 – 2040).

- *Implementation Program M-21: Downtown Parking Management Plan* – The City shall prepare and implement a Downtown Parking Management Plan. The preparation of the plan shall consider providing dedicated parking spaces for car-sharing programs and establishing incentives to encourage car-sharing programs. (Responsible Department(s): Development Services; Supporting Department(s)/Partner(s): Public Works – Engineering and Transportation, Public Works – Utilities and Environmental Services, City Manager; Implementation Timeframe: 2017 – 2019).

City Council Sustainability Committee – An overview of car sharing was presented to the Council Sustainability Committee on January 12, 2015[2]. The Committee expressed support for the program and made the following comments:

- Staff should look into the possibility of working with Zipcar® to see if they would be interested in expanding their presence in Hayward.
- Staff might consider the Hayward Executive Airport, Southland Mall, and the industrial area as additional possible locations.

DISCUSSION

Staff submitted an application for a car sharing grant in October 2014 and MTC approved the application on December 18, 2014, formally selecting Hayward to be included in the 2015 Transportation Improvement Program (TIP). Funding for the grant comes from Federal Congestion Mitigation and Air Quality Improvement (CMAQ) funds. The grant is intended as a one-time funding source to help with the implementation costs of setting up a car sharing program.

The grant will allow Hayward to administer a request for proposals (RFP) process to select a car sharing provider to expand services to the downtown and other areas. Taking into consideration demographics, housing density, and transit lines, staff is hopeful that a car sharing model will be feasible in several locations throughout Hayward. However, staff also understands that car sharing providers may not want to invest the full upfront cost of entering an untested market. For this reason, the grant application proposes to subsidize the costs of the cars and marketing and outreach. The grant application also includes in-kind matching resources including free parking in the downtown Watkins Street garage, exclusive use of up to two of the City's electric vehicle chargers, and assistance with marketing and outreach efforts.

Once funds are received by the City, a contractor will be hired to provide technical assistance with development of the RFP. Within six months of being awarded a contract, the car sharing provider will be expected to launch at least two locations in Hayward and staff is prepared to assist with the launch with a comprehensive marketing and outreach campaign.

[2] See http://www.hayward-ca.gov/CITY-GOVERNMENT/COUNCIL-STANDING-COMMITTEES/COUNCIL-SUSTAINABILITY-COMMITTEE/2015/CSC-CCSC011215full.pdf

The RFP would require the car sharing provider to launch services at a minimum of two locations, one of which must be the Downtown BART area. Extra points would be given to any vendor that would use electric vehicles (the provider would be responsible for the cost of electricity). In addition to the Downtown BART area, the provider would be required to consider three additional locations, which staff identified as priority locations: 1) Cannery Area/Amtrak Station, 2) Life Chiropractic/Chabot Colleges, and 3) South Hayward BART area. If a vendor/proposer determines that car sharing would not be feasible at any of these three sites, the provider would be allowed to select another location as its second location.

The first phase of program evaluation will begin a year after the start of the mobilization period and will be based on at least six months of usage data. Possible expansion to additional sites will be considered based on this evaluation.

ECONOMIC IMPACT

To the extent that car sharing can reduce the need for community members to own their own cars, a local program could increase consumer spending on other non-automobile purchases. Car sharing can also decrease the need for parking spaces in the community and make more efficient use of cars. More detailed economic impacts, while they may be small, may be determined upon the implementation of the program

FISCAL IMPACT

The grant amount is $200,480 and includes a City match of $40,000 in in-kind project management costs, which will be absorbed by existing staff. In addition, the project will include free use parking spaces for a car sharing provider in the Watkins Street garage, with potential use of up to two electric vehicle charging stations, an incentive that will have no impact on the City's General Fund.

PUBLIC CONTACT

Staff made an initial presentation to the Council Sustainability Committee on January 12, 2015, during which community members had the opportunity to comment, but no comments were made. When funding is allocated, staff will commence comprehensive public outreach and marketing efforts.

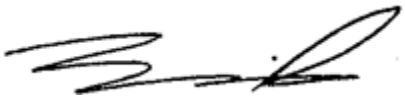
NEXT STEPS

MTC is expected to incorporate the car sharing grants into the 2015 TIP in February 2015. After MTC approves the revised TIP, funding will be available in March or April 2015. After the RFP has been prepared, staff will present it to Council prior to its release.

Prepared by: Jennifer Yee, Sustainability Technician

Recommended by: Alex Ameri, Director of Utilities & Environmental Services

Approved by:



Fran David, City Manager

Attachments:

Attachment I	Draft Resolution
Attachment II	Map of Proposed Car Sharing Locations

HAYWARD CITY COUNCIL

RESOLUTION NO. 15-

Introduced by Council Member _____

RESOLUTION SUPPORTING A GRANT FROM THE METROPOLITAN TRANSPORTATION COMMISSION TO THE CITY OF HAYWARD FOR IMPLEMENTATION OF A CAR SHARING PROGRAM

WHEREAS, the City of Hayward (herein referred to as City) has submitted an application to the Metropolitan Transportation Commission (MTC) for grant funding assigned to MTC for programming discretion, which includes federal funding administered by the Federal Highway Administration (FHWA) and federal or state funding administered by the California Transportation Commission (CTC) such as Surface Transportation Program (STP) funding, Congestion Mitigation and Air Quality Improvement (CMAQ) funding, Transportation Alternatives (TA)/Active Transportation Program (ATP) funding, and Regional Transportation Improvement Program (RTIP) funding (herein collectively referred to as REGIONAL DISCRETIONARY FUNDING) for the City of Hayward RFP for Car Sharing Services (herein referred to as PROJECT) for the Climate Initiatives Program (herein referred to as PROGRAM); and

WHEREAS, the City of Hayward General Plan includes policies supporting car sharing and the availability of transportation alternatives; and

WHEREAS, the City is an eligible sponsor for REGIONAL DISCRETIONARY FUNDING; and

WHEREAS, on December 18, 2014, the MTC approved the City's application for a car sharing grant in the amount of $200,480; and

WHEREAS, the Moving Ahead for Progress in the 21st Century Act (Public Law 112-141, July 6, 2012) and any extensions or successor legislation for continued funding (collectively, MAP 21) authorize various federal funding programs including, but not limited to the Surface Transportation Program (STP) (23 U.S.C. § 133), the Congestion Mitigation and Air Quality Improvement Program (CMAQ) (23 U.S.C. § 149) and the Transportation Alternatives Program (TA) (23 U.S.C. § 213); and

WHEREAS, state statutes, including California Streets and Highways Code §182.6, §182.7, and §2381(a)(1), and California Government Code §14527, provide various funding programs for the programming discretion of the Metropolitan Planning Organization (MPO) and the Regional Transportation Planning Agency (RTPA); and

WHEREAS, pursuant to MAP-21, and any regulations promulgated thereunder, eligible project sponsors wishing to receive federal or state funds for a regionally-significant project shall

submit an application first with the appropriate MPO, or RTPA, as applicable, for review and inclusion in the federal Transportation Improvement Program (TIP); and

WHEREAS, MTC is the MPO and RTPA for the nine counties of the San Francisco Bay region; and

WHEREAS, MTC has adopted a Regional Project Funding Delivery Policy (MTC Resolution No. 3606, revised) that sets out procedures governing the application and use of REGIONAL DISCRETIONARY FUNDING; and

WHEREAS, as part of the application for REGIONAL DISCRETIONARY FUNDING, MTC requires a resolution adopted by the responsible implementing agency stating the following:

- the commitment of any required matching funds; and
- that the sponsor understands that the REGIONAL DISCRETIONARY FUNDING is fixed at the programmed amount, and therefore any cost increase cannot be expected to be funded with additional REGIONAL DISCRETIONARY FUNDING; and
- that the PROJECT will comply with the procedures, delivery milestones and funding deadlines specified in the Regional Project Funding Delivery Policy (MTC Resolution No. 3606, revised); and
- the assurance of the sponsor to complete the PROJECT as described in the application, subject to environmental clearance, and if approved, as included in MTC's federal Transportation Improvement Program (TIP); and
- that the PROJECT will have adequate staffing resources to deliver and complete the PROJECT within the schedule submitted with the project application; and
- that the PROJECT will comply with all project-specific requirements as set forth in the PROGRAM; and
- that the City has assigned, and will maintain a single point of contact for all FHWA- and CTC-funded transportation projects to coordinate within the agency and with the respective Congestion Management Agency (CMA), MTC, Caltrans. FHWA, and CTC on all communications, inquires or issues that may arise during the federal programming and delivery process for all FHWA- and CTC-funded transportation and transit projects implemented by the City; and

WHEREAS, that the City is authorized to submit an application for REGIONAL DISCRETIONARY FUNDING for the PROJECT; and

WHEREAS, there is no legal impediment to the City making applications for the funds; and

WHEREAS, there is no pending or threatened litigation that might in any way adversely affect the proposed PROJECT, or the ability of the City to deliver such PROJECT; and

WHEREAS, the City authorizes its Executive Director, General Manager, or designee to execute and file an application with MTC for REGIONAL DISCRETIONARY FUNDING for the PROJECT as referenced in this resolution; and

WHEREAS, MTC requires that a copy of this resolution be transmitted to the MTC prior to inclusion of the PROJECT in the TIP.

NOW, THEREFORE, BE IT RESOLVED that the City is authorized to execute and file an application for funding for the PROJECT for REGIONAL DISCRETIONARY FUNDING under MAP-21; and

BE IT FURTHER RESOLVED that the City will provide any required matching funds; and

BE IT FURTHER RESOLVED that the City understands that the REGIONAL DISCRETIONARY FUNDING for the project is fixed at the MTC approved programmed amount, and that any cost increases must be funded by the City from other funds, and that the City does not expect any cost increases to be funded with additional REGIONAL DISCRETIONARY FUNDING; and

BE IT FURTHERRESOLVED that the City understands the funding deadlines associated with these funds and will comply with the provisions and requirements of the Regional Project Funding Delivery Policy (MTC Resolution No. 3606, revised) and the City has, and will retain the expertise, knowledge and resources necessary to deliver federally-funded transportation and transit projects, and has assigned, and will maintain a single point of contact for all FHWA- and CTC-funded transportation projects to coordinate within the agency and with the respective Congestion Management Agency (CMA), MTC, Caltrans. FHWA, and CTC on all communications, inquires or issues that may arise during the federal programming and delivery process for all FHWA- and CTC-funded transportation and transit projects implemented by the City; and

BE IT FURTHER RESOLVED that PROJECT will be implemented as described in the complete application, subject to environmental clearance, for the amount approved by MTC and programmed in the federal TIP; and

BE IT FURTHER RESOLVED that the City has reviewed the PROJECT and has adequate staffing resources to deliver and complete the PROJECT within the schedule submitted with the project application; and

BE IT FURTHER RESOLVED that the PROJECT will comply with the requirements as set forth in MTC programming guidelines and project selection procedures for the PROGRAM; and

BE IT FURTHER RESOLVED that the City is an eligible sponsor of REGIONAL DISCRETIONARY FUNDING funded projects; and

BE IT FURTHER RESOLVED that the City is authorized to submit an application for REGIONAL DISCRETIONARY FUNDING for the PROJECT; and

BE IT FURTHER RESOLVED that there is no legal impediment to the City making applications for the funds; and

BE IT FURTHER RESOLVED that there is no pending or threatened litigation that might in any way adversely affect the proposed PROJECT, or the ability of the City to deliver such PROJECT; and

BE IT FURTHER RESOLVED that the City authorizes the City Manager or her designee to execute and file an application with MTC for REGIONAL DISCRETIONARY FUNDING for the PROJECT as referenced in this resolution; and

BE IT FURTHER RESOLVED that the MTC is requested to support the application for the PROJECT described in the resolution, and if approved, to include the PROJECT in MTC's federal TIP upon submittal by the project sponsor for TIP programming; and

BE IT FURTHER RESOLVED that the MTC is requested to include the PROJECT in MTC's federal TIP, and

BE IT FURTHER RESOLVED that a copy of this resolution will be transmitted to the MTC; and

BE IT FURTHER RESOLVED that the City Council of the City of Hayward hereby supports the City's receipt of grant funds for implementation of the PROJECT.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2015

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:
MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

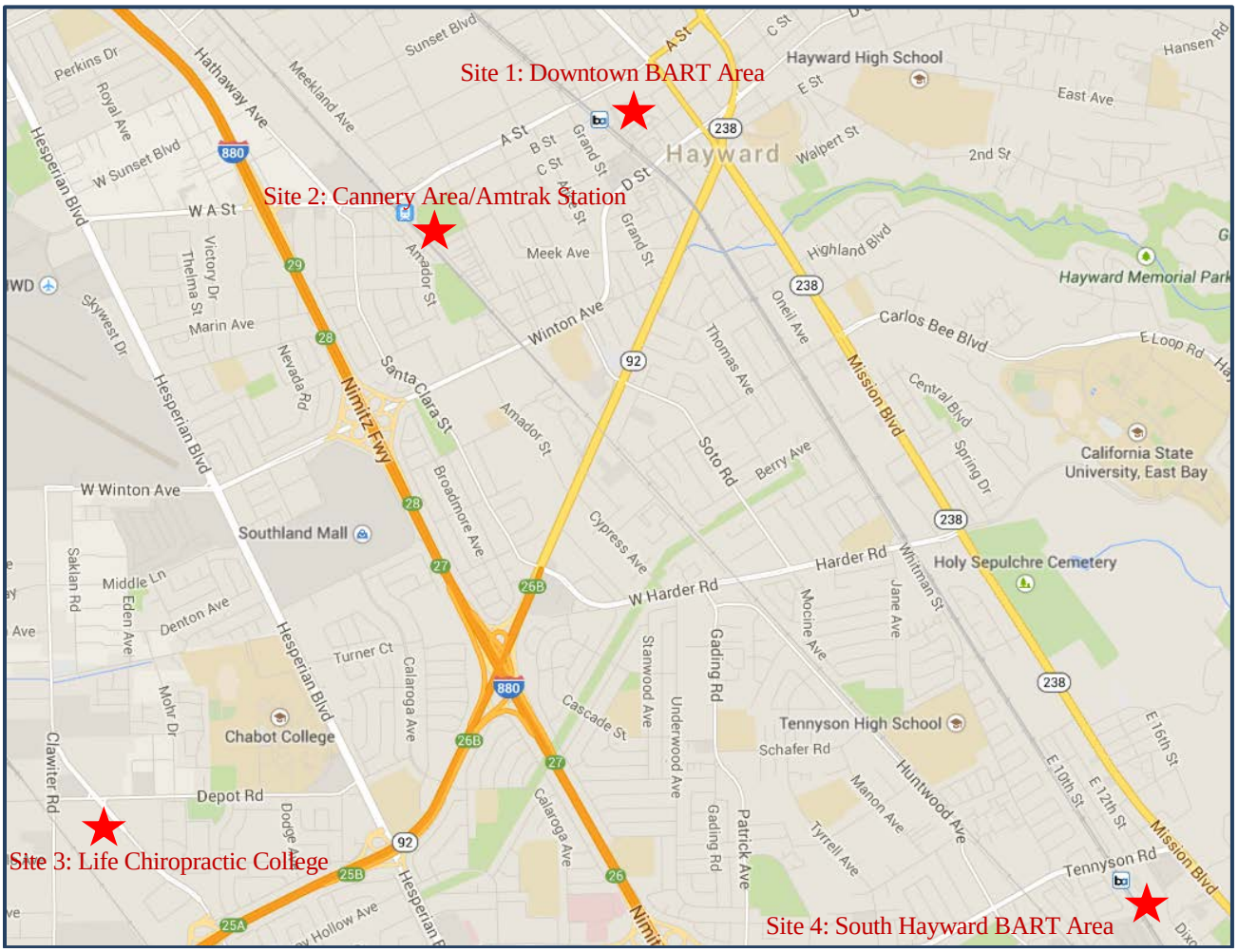
ABSENT: COUNCIL MEMBERS:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

_____
City Attorney of the City of Hayward

Proposed Car Sharing Locations



CITY OF
HAYWARD
HEART OF THE BAY

DATE: January 27, 2015

TO: Mayor and City Council

FROM: Development Services Director

SUBJECT: Adoption of resolution authorizing the City Manager to negotiate and execute an agreement with 4Leaf, Inc., to provide Building Official services through June 30, 2015, for an amount not to exceed $80,000.

RECOMMENDATION

Staff recommends that the City Council adopts the attached resolution authorizing the City Manager to contract for temporary Building Official services through June 30, 2015.

BACKGROUND

The position of City Building Official is required by state law, and is vital to the day-to-day operation of the Building Division. The primary function of this position is to enforce the City's construction codes, which are based on the California Code of Regulations, Title 24 Building Code, Mechanical Code, Electrical Code, and Plumbing Code; and oversee plan checking, issuance of permits, and construction inspections based on these codes and standards.

DISCUSSION

The Development Services Department currently employs eighteen full-time positions in the Building Division. The position of City Building Official has been vacant since June 2014 due to the unexpected resignation of the former Building Official. In the interim, current staff was handling both the enforcement and oversight duties of the Building Official, and the management of the Permit Center. The increasing demand for permits and inspection services created an unrealistic expectation for staff to continue to oversee both the management of the Division, as well as participate in the day-to-day operations.

Recruitment efforts were coordinated with the Human Resources department, and an announcement was advertised in September. After the initial screening of applications by HR Department staff and interviews by an outside panel, two applicants met the qualifications and were interviewed by Department staff. However, after further consideration given the demands and expectations of the position, it was determined that the recruitment would again be initiated and remain open until the position is filled.

Staff seeks Council authorization for the City Manager to execute a contract to fill the position of City Building Official for an interim period of time. Staff communicated with two of its four consultant firms that provide such services, who could not find a qualified candidate. Staff also contacted another consulting firm, 4Leaf, Inc., who was able to provide a qualified, experienced candidate. Contracting for an experienced Building Official until the end of the fiscal year is expected to allow time to again conduct a thorough recruitment process to secure a Building Official for Hayward.

The consultant, 4Leaf, Inc., is able to provide qualified Building Official services in accordance with the Scope of Services, at a cost of $120.00 per hour, as shown on the Fee Schedule in Attachment II. It is anticipated such candidate would work four days a week. The total cost to utilize these services for the remainder of FY 2015 would not exceed $80,000.

FISCAL IMPACT

All costs for this professional services agreement will be offset by salary savings via the vacant authorized position of City Building Official within the Development Services Department FY 2015 approved budget.

PUBLIC CONTACT

No public contact has occurred associated with this action.

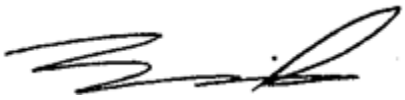
NEXT STEPS

Upon Council approval of this resolution, staff will execute an agreement with 4Leaf, Inc.

Prepared by: Jade Kim, Administrative Analyst

Recommended by: David Rizk, AICP, Development Services Director

Approved by:



Fran David, City Manager

Attachments:

Attachment I: Resolution
Attachment II: Scope of Services & Fee Schedule

HAYWARD CITY COUNCIL
RESOLUTION NO. 15-

Introduced by Council Member _____

RESOLUTION AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN AGREEMENT WITH 4LEAF, INC., TO PROVIDE CITY BUILDING OFFICIAL SERVICES FOR AN AMOUNT NOT TO EXCEED $80,000.

WHEREAS, the position of City Building Official has been vacant since June, 2014; and

WHEREAS, California state law requires that all local government agencies have a certified Building Official to ensure the compliance with the California Building Standards Code in Title 24, California Code Regulations; and

WHEREAS, the City conducted a recruitment for the position of City Building Official; and

WHEREAS, it was determined that no candidates were available that met the expectations and demand of the Building Official position; and

WHEREAS, it has been decided to conduct another open recruitment for the position of Building Official; and

WHEREAS, 4Leaf, Inc., is able to provide qualified Building Official services for an interim period until recruitment is anticipated to be completed; and

WHEREAS, the additional cost for such services can be accommodated with salary savings within the FY 2015 Building Division budget.

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Hayward hereby authorizes the City Manager to negotiate and execute an agreement with 4Leaf, Inc., for Building Official services through June 30, 2015, for an amount not to exceed $80,000, and in a form to be approved by the City Attorney.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2015.

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:
MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

_____
City Attorney of the City of Hayward

Consultant has 1 key task:

1. Provide Certified Building Official on an as-needed basis.

1. Building Official Services

- The Consultant shall review provide a Certified Building Official. The assigned Building Official will have the following duties:

A. Develops, coordinates, and maintains the overall building inspection and plan check programs for the City ensuring compliance with all applicable codes, ordinances, and regulations.
B. Supervises and directs employees involved in the operation of the division; selects, trains, and evaluates subordinate employees
C. Provides technical training and direction to program managers and other employees involved in the operation of the division; prepares and implements efficient counter procedures in plan check and inspection activities.
D. Interprets building, housing, state-mandated, and other applicable codes adopted or enforced by the City related to the construction and life-safety of buildings and occupants.
E. Ensures buildings are constructed in accordance with approved plans and in accordance of applicable codes, regulations, and ordinances.
F. Meets with engineers, architects, contractors, business community, property owners, and the public to discuss and interpret codes, ordinances, and division polices.
G. Performs plan checking, site inspections, and issues Certificate of Occupancy, as necessary.
H. Provides technical assistance in the investigation of complaints related to building and other related matters.
I. Coordinates and supervises damage assessment teams and operations; inspects and collects field data; reports findings in time of disaster.
J. Represents the City at professional and technical meetings; provides comments and analysis concerning new and revised codes and standards.
K. Coordinates the preparation, training, and implementation of the adoption of new and/or revised codes, standards, ordinances, or other regulations applicable to the building, fire prevention, and code enforcement activities of the division.
L. Performs other work as assigned by the Director or Deputy Director.

2. **Provide On-Call Building Department Support Staff (As-needed)**

- 4LEAF will provide building department support staff to include building inspectors, permit technicians, on-site plans examiners/engineers, off-site plan

review, code enforcement personnel, etc. on an on-call basis for the City of Hayward.

- 4LEAF will provide interim staff within one business day and full-time staff within two business days. 4LEAF will provide staff from their database of qualified personnel. For requests made with less than 24 hours notice, 4LEAF will make every effort possible to secure suitable candidates.

- These positions vary from full-time staff, idle staff (temporarily in-between assignments, and pre-qualified staff which include personnel who are available subject to client demand.

- All on-call requests should be made directly to 4LEAF management. 4LEAF's recruiting manager, will handle the placement of all 4LEAF staff. 4LEAF's designated manager is:

  Craig Tole
  2110 Rheem Drive
  Pleasanton, CA 94588
  (925) 462-5959 – Office
  (925) 462-5958 – Fax
  (925) 580-4055 – Cell
  ctole@4leafinc.com

- Rates will be based on the Fee Schedule submitted to the City of Hayward under Exhibit B.

Staff Augmentation Building Department Services

Interim Chief Building Official $120/hour
Senior Combination Building Inspector (Building Inspector III) ..... $85 - 95/hour
Commercial Building Inspector (Building Inspector II) ..... $75 - 85/hour
Residential Building Inspector (Building Inspector I)..... $65 - 75/hour
Training Building Inspector $50/hour
Code Enforcement..... $85/hour
Permit Technician ..... $45 - 55/hour
Inspector of Record/Project Inspector ..... $95 - 125/hour
Public Works Inspector $120/hour
CASp Inspection $155/hour
Hourly overtime charge per inspector/Official..... 1.5 x hourly rate

NATURE OF BUILDING SERVICES	COST STRUCTURE
Plan Review & CASp Services	Plan Review Percentage Cost: 70% Plan Review Hourly Cost: $85 per hour for Non Structural Review and $120 per hour for Structural Review CASp Inspection and/or Review: $155/hour Fire Review: $155/hour * Fee includes initial review and two (2) rechecks.

Larger complex plan reviews can be negotiated to achieve the best possible pricing. 4LEAF has a proven track record of working with municipalities to provide expedited reviews with special discounted pricing when applicable.

Rates are inclusive of “tools of the trade” such as forms, telephones, and consumables.

- *Inspectors rates will be negotiated based on class (1-3)
- All invoicing will be done monthly
- Staff Augmentation work (excluding off-site plan review) is subject to 4-hour minimum charges unless stated otherwise. Services billed in 4-hour increments
- All approved billable expenses will be charged at cost plus 20%
- Mileage will be billed at the IRS Rate plus 20%
- Payment due on receipt. All payments over 30 days will be assessed a 1.5% interest charge
  Overtime must have approval from Director of Deputy Director

CITY OF
HAYWARD
HEART OF THE BAY

DATE: January 27, 2015

TO: Mayor and City Council

FROM: Director of Public Works – Engineering & Transportation

SUBJECT: Summary Vacation of a Portion of West Jackson Frontage Road

RECOMMENDATION

That the City Council adopts the attached resolution (Attachment I) for the summary vacation and sale of a portion of West Jackson Frontage Road.

BACKGROUND

During the late 1950s and early 1960s, Caltrans constructed grade separations and bypass roads along Jackson Street at the railroad crossings. When the projects were completed in 1964, Caltrans relinquished several right-of-way parcels to the City; the West Jackson frontage road is a portion of one of those right-of-ways. The City does have utilities that run through this section of right-of-way; therefore, the City will be retaining an easement for them until the approval of the proposed Final Map, which grants the City new utility easements within the proposed development. Attachment II to this report presents a vicinity map showing the locations of the proposed project and parcel to be sold.

DISCUSSION

The adjacent property owner at 73 W. Jackson Street has submitted a request to vacate a portion of the West Jackson frontage road so they can develop a planned residential development. The area to be vacated only serves the parcels that would encompass the development. The proposed plan calls for the subdivision of the properties into a fifty-unit residential townhome development. The City has determined that this portion of the West Jackson frontage road is no longer needed for public street purposes.

The proposed vacation conforms to the general guidelines of the General Plan, which calls for improving the local economy, increasing the tax base, and generating public revenue. The vacation will return the unused right-of-way to the adjoining landowner for use in its planned development, eliminate the need for ongoing cleanup and maintenance by the City, and will return the area to the public property tax roll.

Under California Environmental Quality Act Guidelines (CEQA), Section 15305, Class 5, Minor Alterations of Land Use Limitations and City Guidelines, the vacation of excess right-of-way is exempt from the application of CEQA.

FISCAL AND ECONOMIC IMPACT

Staff has negotiated a sales price in the amount of $20 per square foot from the adjoining property owner for the portion of right-of-way to be vacated. The area to be vacated is approximately 11,326 square feet, therefore resulting in a sale price to $226,520. Unless otherwise directed by Council, and as with other sales of excess right-of-way, the monies will be deposited into the Streets System Improvement Fund for future roadway improvements. There will also be additional property tax revenue generated for the General Fund once the land reverts back to the adjoining property owner and the area is developed.

PUBLIC CONTACT

This action qualifies as a summary vacation as defined under the California Streets and Highways Code Section 8334 (a). A summary vacation is appropriate, based on the fact that this portion of the Jackson Street frontage road is not being utilized as intended. No public hearing is necessary since it is a summary vacation.

NEXT STEPS

The effective date of the vacation and sale of the property will be when the Tentative Tract Map is approved.

Prepared by: Brian Spore, Surveyor

Recommended by: Morad Fakhrai, Director of Public Works – Engineering & Transportation

Approved by:

Fran David, City Manager

Attachments:

Attachment I:	Resolution for Vacation
Attachment Ia:	Vacation Legal Description
Attachment II:	Vicinity Map

ATTACHMENT I

HAYWARD CITY COUNCIL

RESOLUTION NO. 15-

Introduced by Council Member _____

RESOLUTION SUMMARILY VACATING A PORTION OF
WEST JACKSON FRONTAGE ROAD

WHEREAS, a portion of West Jackson frontage road, located north of West Jackson Street between Amador and the Union Pacific Railroad, is no longer needed for public street right-of-way purposes; and

WHEREAS, the City of Hayward desires to vacate approximately 11,326 square feet of this frontage road and sell the land to the adjacent property owner for development of the property; and

WHEREAS, once vacated, the City will retain an easement for existing utilities until the utilities are realigned by the developer and new easements are created by the Final Map; and

WHEREAS, vacation of excess right-of-way is categorically exempt under the California Environmental Quality Act Guidelines (CEQA), Section 15305, Class 5, Minor Alterations of Land Use Limitations, and qualifies as a summary vacation as defined under California Streets and Highways Code Section 8334(a).

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hayward that, pursuant to California Streets and Highways Code section 8334(a), it is hereby ordered that the portion of the street right-of-way of West Jackson Street, between Amador Street and the Union Pacific Railroad, as more described in Exhibit "A" attached hereto and made a part hereof, is hereby vacated. The effective date of this vacation will be determined by the City Engineer prior to City Council approval of the Final Map. The City Clerk is authorized and directed to cause a certified copy of this resolution to be recorded in the office of the County Recorder of Alameda, upon notification by the City Engineer and from and after the date this resolution is recorded, the street, highway, or public service easement vacated no longer constitutes a street, highway, or public service easement.

BE IT FURTHER RESOLVED, that the City Manager is authorized to execute quitclaim deeds to the adjoining property owners for the portion of right-of-way to be vacated.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2015

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:
MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

_____
City Attorney of the City of Hayward

EXHIBIT "A"

LEGAL DESCRIPTION

Vacation of a portion of West Jackson Street.

A portion of that certain real property situate in the City of Hayward, County of Alameda, State of California described as follows:

Being a portion of the Parcel 2, in the document entitled "Relinquishment of Highway Right of Way Rights in the City of Hayward Road (IV-Ala-105-Hay), Relinquishment No. 31314", to the City of Hayward , dated January 23, 1964 in Book 1114 at page 881, Official Records of Alameda County more particularly described as follows;

Beginning at a point on the line between two existing City of Hayward street monuments (taken as the basis of bearings for this description) as said monuments are shown on that certain map entitled "Amended Map Tract 5992", filed on April 25th, 1991 in Book 195 of Maps, at Page 94 through 96, Alameda County records, distant thereon, North 19° 19' 56" East, 106.24 feet from the southernmost monument as shown on said Map;

Thence leaving said monument line, along a prolongation of the general Northeastern line of Lot 1 as shown on said map, North 41° 16' 50" West, 33.28 feet to the Northwestern Right of Way Line of the aforementioned Parcel 2, and also being the most Northeastern corner of said lot 1;

Thence along the last named right of way line, North 19° 19' 55" East, 205.65 feet to the Northern most corner of said Parcel 2;

Thence Leaving the last mentioned right of way line, along the Northeastern and Southeastern lines of said Parcel 2, South 41° 16' 50" East, 63.21 feet and South 19° 19' 55" West, 205.65 feet to aforementioned prolongation of the Northeastern line of said Lot 1;

Thence Along last named prolongated line, North 41° 16' 50" West, 29.93 feet to the point of beginning.

And containing an area of 11,326 square feet of land more or less.

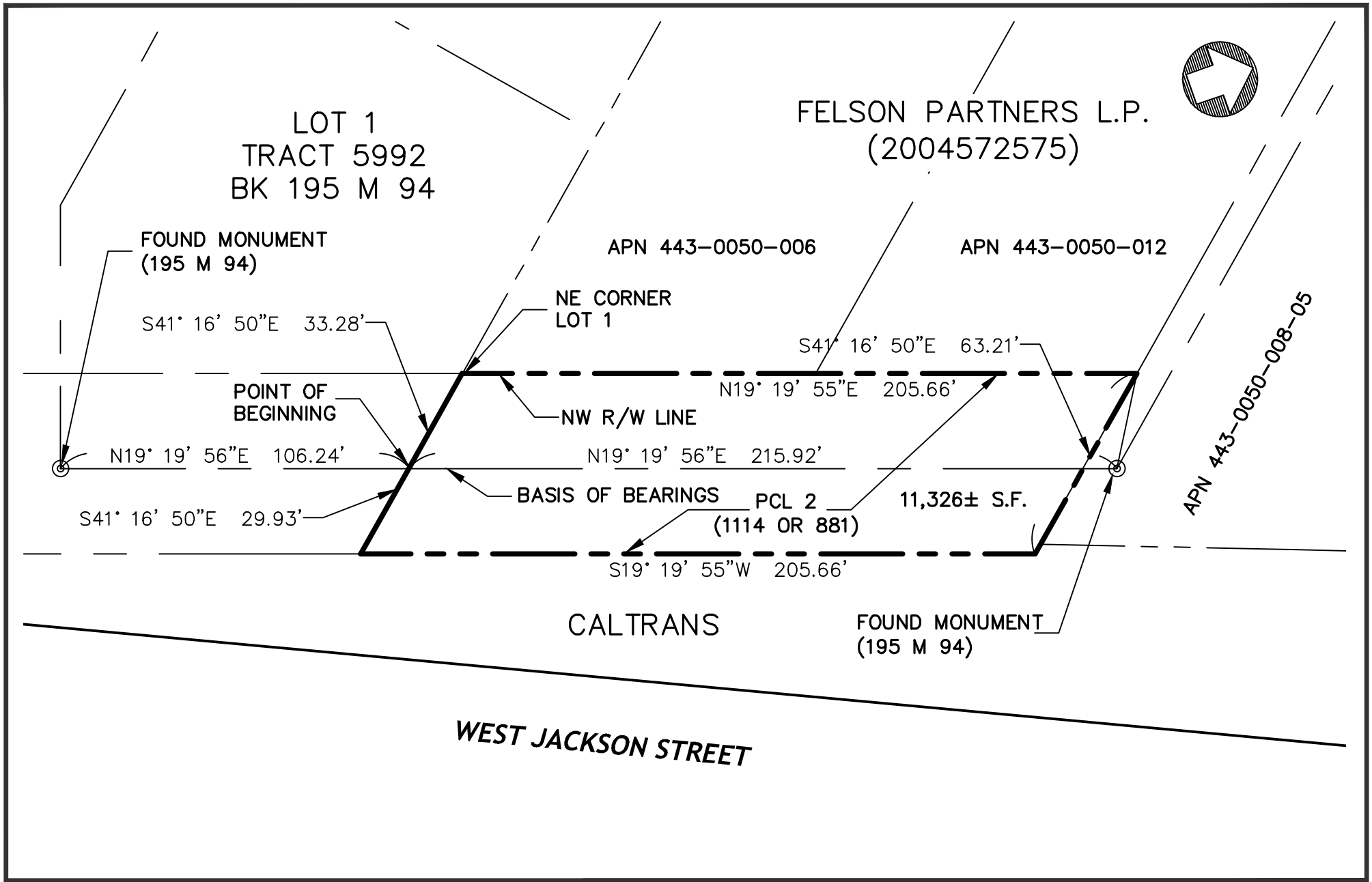
A plat of the above described parcel of land is attached hereto as exhibit B and by reference made a part hereof.

All distance are ground level distances.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

_____

Ronald R. Archer Jr. / PLS 8427



WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
4301 HACIENDA DR. STE 100 TEL 925.847.1556
PLEASANTON, CA 94588 FAX 925.847.1557

WEST JACKSON STREET VACATION

HAYWARD ALAMEDA COUNTY CALIFORNIA

PROJECT#: 410.334	SCALE: 1"=30'	DATE: 10/23/14	SHEET: 1 OF 1 SHEETS

CITY OF
HAYWARD
HEART OF THE BAY

DATE: January 27, 2015

TO: Mayor and City Council

FROM: Human Resources Director

SUBJECT: Adoption of Resolution Approving an Amendment to the City of Hayward Salary Plan for Fiscal Year 2015

RECOMMENDATION

That the City Council adopts the attached Resolution approving an amendment to the City of Hayward Salary Plan for Fiscal Year 2015 ("FY 2015"), which designates all classifications and the corresponding salary range for employment in the City government of the City of Hayward as of December 28, 2014, superseding Resolution No. 14-202 and all amendments thereto.

BACKGROUND/DISCUSSION

After a public hearing on January 8, 2015, the Personnel Commission recommended that the City Council adopt an amended FY 2015 Salary Plan. As required by the Municipal Code, the Salary Plan for FY 2015 (Attachment II) has been updated to reflect all of the classifications in the City's classified service, including the creation of the Chemist classification. The Salary Plan has also been updated to reflect the adjusted salary for one classification and the elimination of nine classifications. The following changes were made:

1. Chemist –The Chemist classification formerly existed in the City's Classification Plan and was utilized by the water and wastewater laboratory at the Water Pollution Control Facility for testing and analysis of water and wastewater. The position has not been utilized since its removal from the City's Classification Plan in 2003. Due to the increased complexity of the water and wastewater testing and analytical process, the position has been revitalized and reintroduced to the City's Classification Plan. The re-introduction of the Chemist will allow for the lab to successfully test and analyze water and wastewater, ensure quality control in the lab, and maintain compliance with State and Federal standards for water and wastewater treatment. The salary range for the Chemist was set internally, 15% above the Laboratory Technician[1], due to the increased complexity of the nature of the work and the additional years of experience required for the position. The hourly salary range for Chemist is $37.36 at Step 1 and $45.41 at Step 5.

2. Supervising Building Inspector – Supervising Building Inspector is a classification that currently exists on the City's Classification Plan but has not been funded or utilized since the former incumbent retired in 2005. Due to the need for an added level of supervision over the Building Inspection staff and the creation of a more efficient departmental structure, the

position has been revitalized and funding will be requested through the mid-year budget adjustment process. The hourly salary range for Supervising Building Inspector is $47.97 at Step 1 and $58.31 at Step 5.

3. The following classifications were deleted from the class plan as they no longer are being utilized, are outdated and/or have been reclassified to new positions and the City does not have an immediate plan to utilize the classifications. Human Resources staff met with representatives from the International Federation of Professional and Technical Engineers – Local 21 on December 4, 2014 and agreed to the deletion of nine classifications. The positions will be categorized as unauthorized and should a future need arise, the classification(s) may be revived and updated.
    a. Collections Officer
    b. Community Development Specialist
    c. Community Programs Aide
    d. Computer Operator
    e. Computer Operator Analyst
    f. Housing Rehabilitation Coordinator
    g. Junior Civil Engineer
    h. Junior Transportation Engineer
    i. Redevelopment Specialist

FISCAL IMPACT

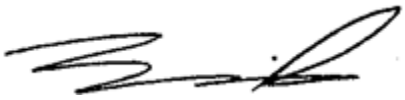
The addition of the Supervising Building Inspector classification, if approved by City Council through the mid-year budget adjustment process, will cost the General Fund approximately $180,000 annually. Funding for this position has been requested, but not yet approved, as part of the FY 2015 operating budget.

The addition of the Chemist classification will not impact or increase cost to the General Fund, as the approximate $152,000 annual salary for the position will be funded entirely from the City's Enterprise Funds, which are sufficiently funded to cover these costs. However, funding for this position will also need to be approved by the City Council during the mid-year budget adjustment process.

Prepared by: Samantha Halverson, Human Resources Analyst I

Recommended by: Nina S. Collins, Director of Human Resources

Approved by:



Fran David, City Manager

Attachments:

Attachment I: Resolution Approving Amendment to the FY 2015 Salary Plan

Attachment II: Revised FY 2015 Salary Plan

HAYWARD CITY COUNCIL

RESOLUTION NO. _____

Introduced by Council Member _____

RESOLUTION APPROVING THE AMENDED FISCAL YEAR 2015 SALARY PLAN DESIGNATING POSITIONS OF EMPLOYMENT IN THE CITY GOVERNMENT OF THE CITY OF HAYWARD AND SALARY RANGE; AND SUPERSEDING RESOLUTION NO. 14- 202 AND ALL AMENDMENTS THERETO

BE IT RESOLVED by the City Council of the City of Hayward, as follows:

Section 1. That a revised Positions and Salaries Schedule relating to the positions of employment in the City of Hayward, and the hourly rates of pay for those positions, is hereby set forth in Attachment "II," attached hereto and made a part hereof. The positions enumerated under the columns headed "Class Title" are hereby designated as the positions of employment in the City of Hayward, and the hourly rates of pay shown in the columns under the heading "Hourly Salary Range" are the salary rates or the maximum rates of pay for such positions.

Section 2. Salaries paid to occupants of said positions shall be administered in accordance with the Personnel Rules and Memoranda of Understanding and Side Letter Agreements approved by the City Council and currently in effect.

Section 3. All class titles used herein refer to the specifications of the position classification plan as reviewed by the Personnel Commission of the City of Hayward, or as set forth in the City Charter.

Section 4. The City Manager may approve in advance of an established effective date, payment to certain classifications in the Management Unit of all or a portion of a general salary increase previously approved by the City Council. Such advance payments shall be made only for those management classifications where the salary range is less than ten percent above an immediately subordinate classification. The amount of advance payment approved by the City Manager shall not exceed the amount required to establish a ten percent salary differential between the affected classifications. The City Manager shall advise the City Council and each bargaining unit in advance of any payments made pursuant to the provisions of this section.

Section 5. The salary ranges set forth in Attachment "II" shall be revised to reflect salary changes provided in any Memorandum of Understanding, Side Letters of Agreement, or resolution setting forth the wages, hours, and other terms and conditions of

employment for a bargaining unit or group of unrepresented employees of the City. Any revisions made pursuant to the provisions of this section shall be incorporated into a document prepared by the Human Resources Director and distributed to affected employees or their representatives that reflects the date of the revision and cites both the authority provided by this section and the provision of the memorandum or resolution being effectuated by the revision.

Section 6. This resolution supersedes Resolution No. 14-202 and all amendments thereto.

IN COUNCIL, HAYWARD, CALIFORNIA_____, 2015

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:
MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST:
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward

SALARY PLAN FOR ALL CLASSIFICATIONS
(PER MUNI CODE SEC.2-4.30)
FY 2015

ATTACHMENT II
Recommended by
Personnel Commission
on January 8, 2015
Approved by Council
on _____, 2015

Classification Title	Hourly Salary Range A	B	C	D	E	Job Code	Service Type
CITY WIDE ADMINISTRATIVE/ANALYTICAL SUPPORT							
ADMINISTRATIVE ANALYST III	42.64	44.77	47.01	49.36	51.83	723	Classified
ADMINISTRATIVE ANALYST II	38.38	40.30	42.31	44.43	46.65	724	Classified
ADMINISTRATIVE ANALYST I	34.90	36.65	38.48	40.40	42.42	744	Classified
EXECUTIVE ASSISTANT	34.79	36.39	38.03	39.66	41.41	418	Unclassified
ADMINISTRATIVE SECRETARY	30.62	31.89	33.14	34.38	35.76	108	Classified
SENIOR SECRETARY	27.99	29.09	30.27	31.38	32.59	107	Classified
SECRETARY	24.63	25.76	27.05	28.31	29.66	106	Classified
ADMINISTRATIVE CLERK II	22.71	23.63	24.59	25.69	26.95	102	Classified
ADMINISTRATIVE CLERK I	19.99	21.04	22.11	23.28	24.50	101	Classified
ADMINISTRATIVE INTERN				15.00	20.00	907	Classified
MAIL CLERK			12.47	13.12	13.76	134	Classified
CITY WIDE MAINTENANCE							
ELECTRICIAN II	39.14	40.70	42.30	44.09	45.92	329	Classified
ELECTRICIAN I	35.59	37.06	38.53	40.15	41.77	328	Classified
LABORER	22.72	23.56	24.50	25.50	26.42	336	Classified
CITY ATTORNEY DEPARTMENT							
CITY ATTORNEY					88.99	1216	Unclassified
ASSISTANT CITY ATTORNEY	59.90	62.90	66.05	69.35	72.82	1134	Classified
DEPUTY CITY ATTORNEY II	49.50	51.97	54.57	57.30	60.17	1179	Classified
DEPUTY CITY ATTORNEY I	45.01	47.26	49.62	52.10	54.70	1178	Classified
PARALEGAL	31.93	33.53	35.21	36.97	38.82	1130	Classified
LEGAL SECRETARY II	28.89	30.57	32.87	33.56	35.29	416	Classified
LEGAL SECRETARY I	26.02	27.39	28.83	30.38	32.00	415	Classified
CITY CLERK DEPARTMENT							
CITY CLERK					54.84	1225	Unclassified
DEPUTY CITY CLERK	32.63	34.26	35.97	37.77	39.66	747	Classified
CITY MANAGER DEPARTMENT							
OFFICE OF THE CITY MANAGER							
CITY MANAGER					107.04	1297	Unclassified
ASSISTANT CITY MANAGER	78.15	82.06	86.16	90.47	94.99	1122	Unclassified
DEPUTY CITY MANAGER	64.02	67.22	70.58	74.11	77.82	1121	Unclassified
ASSISTANT TO CITY MANAGER	46.10	48.41	50.83	53.37	56.04	1126	Classified
COMMUNITY AND MEDIA RELATIONS OFFICER	40.34	42.36	44.48	46.70	49.04	1103	Classified
MANAGEMENT FELLOW					21.63	1128	Classified
CODE ENFORCEMENT SUPERVISOR	40.37	42.39	44.51	46.74	49.08	786	Classified
SENIOR CODE ENFORCEMENT INSPECTOR	36.71	38.55	40.48	42.50	44.62	687	Classified
CODE ENFORCEMENT INSPECTOR II	33.37	35.04	36.79	38.63	40.56	686	Classified
CODE ENFORCEMENT INSPECTOR I	30.33	31.85	33.44	35.11	36.87	685	Classified
ECONOMIC DEVELOPMENT							
ECONOMIC DEVELOPMENT MANAGER	56.50	59.32	62.29	65.40	68.67	709	Classified
ECONOMIC DEVELOPMENT COORDINATOR	50.82	53.36	56.03	58.83	61.77	711	Classified
ECONOMIC DEVELOPMENT SPECIALIST	40.53	42.57	44.65	46.92	49.21	669	Classified

SALARY PLAN FOR ALL CLASSIFICATIONS
(PER MUNI CODE SEC.2-4.30)
FY 2015

ATTACHMENT II
Recommended by
Personnel Commission
on January 8, 2015
Approved by Council
on _____, 2015

Classification Title	Hourly Salary Range A	B	C	D	E	Job Code	Service Type
NEIGHBORHOOD PARTNERSHIP SERVICES							
NEIGHBORHOOD DEVELOPMENT MANAGER	56.50	59.32	62.29	65.40	68.67	799	Classified
NEIGHBORHOOD PARTNERSHIP MANAGER	50.82	53.36	56.03	58.83	61.77	703	Classified
HOUSING AUTHORITY							
~~REDEVELOPMENT SPECIALIST~~	~~40.53~~	~~42.57~~	~~44.65~~	~~46.92~~	~~49.21~~	~~649~~	~~Classified~~
HOUSING MANAGER	50.82	53.36	56.03	58.83	61.77	726	Classified
HOUSING DEVELOPMENT SPECIALIST	40.53	42.57	44.65	46.92	49.21	674	Classified
HOMEOWNERSHIP COORDINATOR	35.60	37.39	39.19	41.18	43.20	605	Classified
DEVELOPMENT SERVICES DEPARTMENT							
DEVELOPMENT SERVICE ADMINISTRATION							
DIRECTOR OF DEVELOPMENT SERVICES	66.64	69.97	73.47	77.14	81.00	1116	Unclassified
DEPUTY DIRECTOR OF DEVELOPMENT SERVICES	62.14	65.25	68.51	71.94	75.54	1132	Classified
BUILDING DIVISION							
CITY BUILDING OFFICIAL	58.76	61.70	64.79	68.03	71.43	740	Classified
~~HOUSING REHABILITATION COORDINATOR~~	~~37.35~~	~~39.29~~	~~41.29~~	~~43.32~~	~~45.44~~	~~662~~	~~Classified~~
SUPERVISING BUILDING INSPECTOR	47.97	50.37	52.89	55.53	58.31	741	Classified
SENIOR BUILDING INSPECTOR/STRUCTURAL	40.04	42.17	44.30	46.40	48.71	663	Classified
SENIOR BUILDING INSPECTOR/PLUMBING-MECHANICAL	40.04	42.17	44.30	46.40	48.71	659	Classified
SENIOR BUILDING INSPECTOR/ELECTRICAL	40.04	42.17	44.3	46.4	48.71	658	Classified
BUILDING INSPECTOR	34.57	36.19	38.04	39.97	42.59	656	Classified
PLAN CHECKING ENGINEER	46.81	49.08	51.55	54.23	57.00	610	Classified
SUPERVISING PLAN CHECKER AND EXPEDITOR	51.58	54.16	56.87	59.71	62.70	798	Classified
SENIOR PLAN CHECKER	40.04	42.17	44.30	46.40	48.71	611	Classified
PLAN CHECKER	36.41	38.33	40.27	42.19	44.29	609	Classified
SENIOR PERMIT TECHNICIAN	31.66	32.96	34.24	35.74	37.56	179	Classified
PERMIT TECHNICIAN	28.55	29.69	30.88	32.21	33.85	180	Classified
PLANNING DIVISION							
PLANNING MANAGER	56.50	59.32	62.29	65.40	68.67	797	Classified
PRINCIPAL PLANNER	50.82	53.36	56.03	58.83	61.77	720	Classified
SENIOR PLANNER	45.52	47.80	50.19	52.70	55.34	796	Classified
ASSOCIATE PLANNER	40.65	42.64	44.77	47.07	49.32	650	Classified
ASSISTANT PLANNER	33.36	34.99	36.87	38.67	40.65	624	Classified
JUNIOR PLANNER	29.57	31.14	32.60	34.23	35.90	622	Classified
GRAPHICS/PLANNING ILLUSTRATOR	28.12	29.48	31.04	32.59	34.17	627	Classified
DEVELOPMENT REVIEW ENGINEER	49.19	51.65	54.23	56.94	59.79	781	Classified
DEVELOPMENT REVIEW SPECIALIST	35.54	37.27	39.29	41.22	43.32	604	Classified
LANDSCAPE ARCHITECT	45.52	47.80	50.19	52.70	55.34	753	Classified
FINANCE DEPARTMENT							
ADMINISTRATION DIVISION							
DIRECTOR OF FINANCE	73.94	77.64	81.52	85.60	89.88	1118	Unclassified
DEPUTY DIRECTOR OF FINANCE	59.17	62.13	65.24	68.50	71.93	1106	Classified
BUDGET OFFICER	45.34	47.61	49.99	52.49	55.11	700	Classified
FINANCIAL ANALYST	41.22	43.28	45.44	47.71	50.10	712	Classified
~~COLLECTIONS OFFICER~~	~~33.40~~	~~35.11~~	~~36.90~~	~~38.75~~	~~40.67~~	~~653~~	~~Classified~~
FINANCE TECHNICIAN	31.21	32.77	34.41	36.13	37.94	115	Classified

SALARY PLAN FOR ALL CLASSIFICATIONS
(PER MUNI CODE SEC.2-4.30)
FY 2015

ATTACHMENT II
Recommended by
Personnel Commission
on January 8, 2015
Approved by Council
on _____, 2015

Classification Title	Hourly Salary Range A	B	C	D	E	Job Code	Service Type
ACCOUNTING DIVISION							
ACCOUNTING MANAGER	51.48	54.05	56.75	59.59	62.57	730	Classified
SENIOR ACCOUNTANT	41.2	43.26	45.42	47.69	50.07	749	Classified
ACCOUNTANT	33.02	34.67	36.40	38.22	40.13	754	Classified
SENIOR ACCOUNT CLERK	26.11	27.38	28.56	29.95	31.34	156	Classified
ACCOUNT CLERK	23.80	24.84	26.02	27.22	28.58	155	Classified
REVENUE DIVISION							
REVENUE MANAGER	47.23	49.59	52.07	54.67	57.40	729	Classified
FINANCE SUPERVISOR	41.2	43.26	45.42	47.69	50.07	734	Classified
SENIOR CUSTOMER ACCOUNT CLERK	26.11	27.38	28.56	29.95	31.34	130	Classified
CUSTOMER ACCOUNT CLERK	23.80	24.84	26.02	27.22	28.58	125	Classified
PURCHASING DIVISION							
PURCHASING AND SERVICES MANAGER	47.23	49.59	52.07	54.67	57.40	739	Classified
PURCHASING TECHNICIAN	28.39	29.82	31.28	32.83	34.49	110	Classified
MAIL AND PURCHASING CLERK	21.55	22.63	23.69	24.92	26.15	112	Classified
FIRE DEPARTMENT							
SWORN							
FIRE CHIEF	77.25	81.11	85.17	89.43	93.90	1101	Unclassified
DEPUTY FIRE CHIEF (40 HR)	71.47	75.04	78.79	82.73	86.87	1006	Classified
FIRE MARSHAL (40 HR)	64.97	68.22	71.63	75.21	78.97	1003	Classified
FIRE TRAINING OFFICER (40 HR)	64.97	68.22	71.63	75.21	78.97	1007	Classified
BATTALION CHIEF (56 HR)	42.19	44.30	46.51	48.84	51.28	1004	Classified
BATTALION CHIEF (40 HR)	59.06	62.01	65.11	68.37	71.79	1005	Classified
STAFF FIRE CAPTAIN (40 HR)			56.87	59.71	62.70	244	Classified
FIRE CAPTAIN (56 HR)			36.92	38.77	40.71	245	Classified
FIRE CAPTAIN (40 HR)			51.70	54.28	56.99	246	Classified
FIRE PREVENTION INSPECTOR (40 HR)	43.77	45.96	48.26	50.67	53.20	230	Classified
FIRE PREVENTION INSPECTOR (56 HR)	31.28	32.84	34.48	36.20	38.01	231	Classified
APPARATUS OPERATOR (56 HR)	29.62	31.10	32.66	34.29	36.00	220	Classified
APPARATUS OPERATOR (40 HR)	41.43	43.50	45.68	47.96	50.36	221	Classified
FIREFIGHTER (56 HR)	27.91	29.31	30.78	32.32	33.94	215	Classified
FIREFIGHTER (40 HR)	39.09	41.04	43.09	45.24	47.50	216	Classified
FIREFIGHTER TRAINEE (40 HR)	35.54	37.31				973	Classified
PROFESSIONAL STAFF							
HAZARDOUS MATERIALS PROGRAM COORDINATOR	47.97	50.37	52.89	55.53	58.31	705	Classified
FIRE PROTECTION ENGINEER	46.81	49.08	51.55	54.23	57.00	640	Classified
EMERGENCY MEDICAL SERVICES COORDINATOR	43.05	45.20	47.46	49.83	52.32	710	Classified
ENVIRONMENTAL SPECIALIST	41.41	43.48	45.65	47.93	50.33	677	Classified
HAZARDOUS MATERIALS INVESTIGATOR	39.45	41.42	43.49	45.67	47.93	676	Classified
FIRE SERVICES SUPERVISOR	43.05	45.20	47.46	49.83	52.32	701	Classified
FIRE TECHNICIAN II	27.85	29.24	30.70	32.24	33.85	113	Classified
FIRE TECHNICIAN I	25.30	26.57	27.90	29.30	30.77	109	Classified
HUMAN RESOURCES DEPARTMENT							
DIRECTOR OF HUMAN RESOURCES	67.45	70.82	74.36	78.08	81.98	1119	Unclassified
HUMAN RESOURCES MANAGER	45.81	48.10	50.50	53.03	55.68	1156	Classified
SENIOR HUMAN RESOURCES ANALYST	41.64	43.72	45.91	48.21	50.62	1155	Classified
HUMAN RESOURCES ANALYST II	37.86	39.75	41.74	43.83	46.02	1177	Classified
HUMAN RESOURCES ANALYST I	34.42	36.14	37.95	39.85	41.84	1176	Classified
HUMAN RESOURCES TECHNICIAN	27.49	28.86	30.30	31.81	33.40	1174	Classified
HUMAN RESOURCES ADMINISTRATIVE SECRETARY	30.88	32.42	34.04	35.74	37.53	1175	Classified

SALARY PLAN FOR ALL CLASSIFICATIONS
(PER MUNI CODE SEC.2-4.30)
FY 2015

ATTACHMENT II
Recommended by
Personnel Commission
on January 8, 2015
Approved by Council
on _____, 2015

Classification Title	Hourly Salary Range A	B	C	D	E	Job Code	Service Type
LIBRARY AND COMMUNITY SERVICES DEPARTMENT							
ADMINISTRATION DIVISION							
DIRECTOR OF LIBRARY AND COMMUNITY SERVICES	67.52	70.90	74.45	78.17	82.08	1120	Unclassified
COMMUNITY SERVICES							
COMMUNITY SERVICES MANAGER	51.73	54.32	57.04	59.89	62.88	774	Classified
~~COMMUNITY DEVELOPMENT SPECIALIST~~	~~40.53~~	~~42.57~~	~~44.65~~	~~46.92~~	~~49.21~~	~~647~~	~~Classified~~
COMMUNITY PROGRAMS SPECIALIST	37.35	39.29	41.29	43.32	45.44	670	Classified
~~COMMUNITY PROGRAMS AIDE~~	~~24.24~~	~~25.37~~	~~26.60~~	~~27.83~~	~~29.15~~	~~648~~	~~Classified~~
SENIOR PROPERTY REHABILITATION SPECIALIST	41.08	43.21	45.41	47.64	49.97	673	Classified
PROPERTY REHABILITATION SPECIALIST	37.35	39.29	41.29	43.32	45.44	665	Classified
PARATRANSIT COORDINATOR	35.60	37.39	39.19	41.18	43.20	664	Classified
EDUCATIONAL SERVICES COORDINATOR	27.76	29.15	30.61	32.14	33.75	644	Classified
LIBRARY SERVICES DIVISION							
LIBRARY OPERATIONS MANAGER	36.01	37.81	39.70	41.68	43.76	768	Classified
SUPERVISING LIBRARIAN I	36.01	37.81	39.70	41.68	43.76	736	Classified
LIBRARIAN II	30.65	32.18	33.75	35.46	37.13	626	Classified
LIBRARIAN I	27.79	29.19	30.64	32.10	33.75	625	Classified
LEAD LIBRARY ASSISTANT	25.17	26.45	27.71	29.07	30.59	191	Classified
SENIOR LIBRARY ASSISTANT	23.24	24.27	25.39	26.51	27.79	189	Classified
LIBRARY ASSISTANT	21.06	22.04	23.03	24.09	25.22	187	Classified
SENIOR LIBRARY PAGE					16.47	199	Classified
LIBRARY PAGE					15.03	198	Classified
LITERACY PROGRAM COORDINATOR	27.79	29.19	30.64	32.10	33.75	623	Classified
VOLUNTEER PROGRAM ASSISTANT	20.16	21.17	22.23	23.34	24.51		Classified
MAINTENANCE SERVICES DEPARTMENT							
ADMINISTRATION DIVISION							
DIRECTOR OF MAINTENANCE SERVICES	67.62	71.00	74.55	78.28	82.19	1113	Unclassified
FACILITIES MANAGEMENT							
FACILITIES AND BUILDING MANAGER	48.18	50.59	53.12	55.78	58.57	760	Classified
FACILITIES LEADWORKER	43.30	45.02	46.78	48.71	50.79	300	Classified
FACILITIES MAINTENANCE SUPERVISOR	35.68	37.46	39.33	41.30	43.37	792	Classified
HVAC MECHANIC	39.14	40.70	42.30	44.09	45.92	315	Classified
FACILITIES PAINTER II	31.95	33.25	34.55	35.98	37.48	330	Classified
FACILITIES PAINTER I	29.07	30.24	31.47	32.79	34.08	324	Classified
FACILITIES CARPENTER II	31.82	33.08	34.47	35.89	37.39	327	Classified
FACILITIES CARPENTER I	28.94	30.14	31.38	32.65	34.01	326	Classified
STOREKEEPER - EXPEDITER	25.86	26.93	27.94	29.01	30.13	371	Classified
FACILITIES SERVICEWORKER II	23.51	24.45	25.45	26.34	27.39	320	Classified
FACILITIES SERVICEWORKER I	21.42	22.20	23.08	24.03	24.88	318	Classified
FLEET MANAGEMENT DIVISION							
EQUIPMENT MANAGER	48.18	50.59	53.12	55.78	58.57	738	Classified
FLEET MANAGEMENT SUPERVISOR	43.70	45.89	48.18	50.59	53.12	771	Classified

SALARY PLAN FOR ALL CLASSIFICATIONS
(PER MUNI CODE SEC.2-4.30)
FY 2015

ATTACHMENT II
Recommended by
Personnel Commission
on January 8, 2015
Approved by Council
on _____, 2015

Classification Title	Hourly Salary Range A	B	C	D	E	Job Code	Service Type
EQUIPMENT MECHANIC II	29.76	31.15	32.73	34.44	36.15	312	Classified
EQUIPMENT MECHANIC I	27.10	28.46	29.90	31.38	32.92	310	Classified
EQUIPMENT PARTS STOREKEEPER	24.78	26.09	27.35	28.72	30.17	307	Classified
EQUIPMENT SERVICE ATTENDANT	22.86	23.76	24.75	25.58	26.57	308	Classified
LANDSCAPE MAINTENANCE DIVISION							
LANDSCAPE MAINTENANCE MANAGER	48.18	50.59	53.12	55.78	58.57	752	Classified
LANDSCAPE MAINTENANCE SUPERVISOR	43.70	45.89	48.18	50.59	53.12	761	Classified
GROUNDSKEEPER III	32.41	33.72	35.08	36.56	37.99	343	Classified
GROUNDSKEEPER II	28.42	29.55	30.76	31.84	33.07	342	Classified
GROUNDSKEEPER I	25.81	26.84	27.97	28.93	30.08	338	Classified
TREE TRIMMER	29.16	30.32	31.55	32.67	33.95	340	Classified
STREET MAINTENANCE DIVISION							
STREETS MAINTENANCE MANAGER	48.18	50.59	53.12	55.78	58.57	756	Classified
STREETS MAINTENANCE SUPERVISOR	43.70	45.89	48.18	50.59	53.12	764	Classified
SENIOR MAINTENANCE LEADER	33.03	34.35	35.73	37.25	38.71	367	Classified
MAINTENANCE LEADER	29.00	30.13	31.38	32.48	33.73	360	Classified
SWEEPER EQUIPMENT OPERATOR	27.09	28.00	29.12	30.36	31.56	362	Classified
MAYOR AND COUNCIL DEPARTMENT							
MAYOR			Annual Salary:		39,960.00	1300	Unclassified
CITY COUNCIL			Annual Salary:		24,975.00	1301	Unclassified
POLICE DEPARTMENT							
SWORN							
CHIEF OF POLICE	81.92	86.02	90.32	94.84	99.58	1102	Unclassified
POLICE CAPTAIN	65.79	69.08	73.23	76.89	80.73	802	Classified
POLICE LIEUTENANT				66.67	69.91	555	Classified
POLICE SERGEANT			55.06	57.72	60.67	545	Classified
INSPECTOR	47.29	49.65	52.08	54.55	57.22	520	Classified
POLICE OFFICER	41.95	43.96	46.10	48.33	50.62	515	Classified
POLICE OFFICER TRAINEE	29.95	31.44				174	Classified
PROFESSIONAL STAFF							
PERSONNEL AND TRAINING ADMINISTRATOR	54.90	57.65	60.53	63.56	66.74	751	Classified
CRIME ANALYST	42.64	44.77	47.01	49.36	51.83	731	Classified
POLICE PROGRAMS ANALYST	38.38	40.30	42.31	44.43	46.65	704	Classified
SPECIAL OPERATIONS DIVISION							
CRIME PREVENTION SPECIALIST	27.58	28.96	30.41	31.93	33.53	188	Classified
INVESTIGATION DIVISION							
YOUTH AND FAMILY SERVICES ADMINISTRATOR	54.90	57.65	60.53	63.56	66.74	790	Classified
COUNSELING SUPERVISOR	43.05	45.20	47.46	49.83	52.32	737	Classified
FAMILY COUNSELOR I	34.80	36.52	38.36	40.12	42.21	632	Classified
SUPPORT SERVICES DIVISION							
OPERATIONS SUPPORT SERVICES MANAGER	65.79	69.08	73.23	76.89	80.73	1104	Classified
PROPERTY/EVIDENCE ADMINISTRATOR	42.57	44.70	46.94	49.29	51.75	725	Classified
PROPERTY AND EVIDENCE SUPERVISOR	38.71	40.65	42.68	44.81	47.05	776	Classified
POLICE ID SPECIALIST	30.68	32.21	33.83	35.53	37.21	652	Classified
CRIME SCENE TECHNICIAN	27.37	28.59	29.91	31.26	32.76	175	Classified
PROPERTY TECHNICIAN	26.23	27.37	28.69	30.00	31.43	170	Classified

SALARY PLAN FOR ALL CLASSIFICATIONS
(PER MUNI CODE SEC.2-4.30)
FY 2015

ATTACHMENT II
Recommended by
Personnel Commission
on January 8, 2015
Approved by Council
on _____, 2015

Classification Title	Hourly Salary Range A	B	C	D	E	Job Code	Service Type
ANIMAL SERVICES ADMINISTRATOR	42.57	44.70	46.94	49.29	51.75	714	Classified
SHELTER OPERATIONS SUPERVISOR	28.85	30.14	31.54	32.99	34.56	146	Classified
ANIMAL CONTROL OFFICER	24.81	26.09	27.28	28.56	29.90	185	Classified
ANIMAL CARE ATTENDANT	20.65	21.52	22.38	23.36	24.51	181	Classified
SHELTER VOLUNTEER COORDINATOR	20.65	21.52	22.38	23.36	24.51	192	Classified
COMMUNICATIONS ADMINISTRATOR	42.57	44.70	46.94	49.29	51.75	775	Classified
COMMUNICATIONS SUPERVISOR	35.33	37.11	38.96	40.89	42.96	141	Classified
COMMUNICATIONS OPERATOR	30.65	32.21	33.80	35.51	37.30	165	Classified
CALL TAKER	25.50	26.77	28.11	29.52	31.00		Classified
RECORDS ADMINISTRATOR	42.57	44.70	46.94	49.29	51.75	707	Classified
RECORDS SUPERVISOR	32.05	33.65	35.33	37.10	38.95	143	Classified
POLICE RECORDS CLERK II	24.92	25.91	26.95	28.14	29.52	120	Classified
POLICE RECORDS CLERK I	21.90	23.04	24.26	25.48	26.84	119	Classified
JAIL ADMINISTRATOR	42.57	44.70	46.94	49.29	51.75	706	Classified
JAIL SUPERVISOR	31.53	32.85	34.44	36.05	37.78	142	Classified
COMMUNITY SERVICE OFFICER	27.54	28.74	30.12	31.50	33.00	169	Classified
PUBLIC WORKS/UTILITIES & ENVIRONMENTAL SERVICES DEPARTMENTS							
ADMINISTRATION DIVISION							
DIRECTOR OF PUBLIC WORKS	74.50	78.23	82.14	86.25	90.56	1111	Unclassified
DEPUTY DIRECTOR OF PUBLIC WORKS	64.13	67.34	70.71	74.25	77.96	1112	Classified
SENIOR UTILITY SERVICE REPRESENTATIVE	32.19	33.79	35.40	37.21	39.03	373	Classified
STOREKEEPER - EXPEDITER	25.86	26.93	27.94	29.01	30.13	371	Classified
AIRPORT DIVISION SUMMARY							
AIRPORT MANAGER	56.50	59.32	62.29	65.40	68.67	713	Classified
AIRPORT OPERATIONS SUPERVISOR	45.23	47.49	49.86	52.35	54.97	732	Classified
NOISE ABATEMENT ANALYST	27.79	29.19	30.64	32.10	33.75	643	Classified
SENIOR AIRPORT MAINTENANCE WORKER	30.35	31.47	32.72	34.06	35.43	302	Classified
AIRPORT MAINTENANCEWORKER	27.57	28.58	29.70	30.94	32.21	303	Classified
AIRPORT ATTENDANT	20.64	21.55	22.34	23.32	24.48	301	Classified
ENGINEERING/TRANSPORTATION DIVISION							
ASSISTANT CITY ENGINEER	56.56	59.39	62.36	65.48	68.75	721	Classified
SENIOR UTILITIES ENGINEER	49.19	51.65	54.23	56.94	59.79	765	Classified
SENIOR CIVIL ENGINEER	49.19	51.65	54.23	56.94	59.79	788	Classified
ASSOCIATE CIVIL ENGINEER	43.75	45.95	48.18	50.63	53.10	606	Classified
ASSISTANT CIVIL ENGINEER	37.69	39.63	41.66	43.68	45.85	602	Classified
~~JUNIOR CIVIL ENGINEER~~	~~32.78~~	~~34.39~~	~~36.05~~	~~37.82~~	~~39.75~~	~~601~~	~~Classified~~
REAL PROPERTY MANAGER	41.46	43.53	45.71	48.00	50.40	763	Classified
REAL PROPERTY ASSOCIATE	36.80	38.72	40.67	42.64	44.75	667	Classified
REAL PROPERTY ASSISTANT	31.36	32.92	34.50	36.22	38.05	666	Classified
ENGINEERING TECHNICIAN	29.91	31.35	32.94	34.59	36.24	668	Classified
SURVEY ENGINEER	45.52	47.80	50.19	52.70	55.34	778	Classified
SURVEYOR	35.58	37.34	39.20	41.14	43.21	612	Classified
TRANSPORTATION MANAGER	54.11	56.82	59.66	62.64	65.77	757	Classified
SENIOR TRANSPORTATION ENGINEER	49.19	51.65	54.23	56.94	59.79	733	Classified
ASSOCIATE TRANSPORTATION ENGINEER	43.75	45.95	48.18	50.63	53.10	608	Classified
ASSISTANT TRANSPORTATION ENGINEER	37.69	39.63	41.66	43.68	45.85	615	Classified
~~JUNIOR TRANSPORTATION ENGINEER~~	~~32.78~~	~~34.39~~	~~36.05~~	~~37.82~~	~~39.75~~	~~616~~	~~Classified~~
SENIOR TRANSPORTATION PLANNER	45.52	47.80	50.19	52.70	55.34	770	Classified

SALARY PLAN FOR ALL CLASSIFICATIONS
(PER MUNI CODE SEC.2-4.30)
FY 2015

ATTACHMENT II
Recommended by
Personnel Commission
on January 8, 2015
Approved by Council
on _____, 2015

Classification Title	Hourly Salary Range A	B	C	D	E	Job Code	Service Type
ASSOCIATE TRANSPORTATION PLANNER	40.65	42.64	44.77	47.07	49.32	671	Classified
TRAFFIC SIGNAL TECHNICIAN	29.91	31.35	32.94	34.59	36.24	675	Classified
SUPERVISING CONSTRUCTION INSPECTOR	47.97	50.37	52.89	55.53	58.31	780	Classified
SENIOR CONSTRUCTION INSPECTOR	40.04	42.17	44.30	46.40	48.71	642	Classified
CONSTRUCTION INSPECTOR	33.55	35.27	36.92	38.79	40.76	661	Classified
RECYCLING-SOLID WASTE							
SOLID WASTE MANAGER	42.64	44.77	47.01	49.36	51.83	727	Classified
RECYCLING SPECIALIST	31.64	33.20	34.83	36.60	38.42	636	Classified
SUSTAINABILITY TECHNICIAN	30.90	32.44	34.06	35.76	37.55	678	Classified
WATER POLLUTION CONTROL FACILITY (WPCF)							
WATER POLLUTION CONTROL FACILITY MANAGER	54.76	57.50	60.37	63.39	66.56	759	Classified
WPCF OPERATIONS AND MAINTENANCE MANAGER	49.44	51.91	54.51	57.24	60.10	717	Classified
WPCF MAINTENANCE SUPERVISOR	44.59	46.82	49.16	51.62	54.20	719	Classified
WPCF OPERATIONS SUPERVISOR	44.59	46.82	49.16	51.62	54.20	718	Classified
WPCF LEAD OPERATOR	34.66	36.04	37.46	38.94	40.51	351	Classified
WPCF OPERATOR	31.51	32.77	34.08	35.41	36.84	350	Classified
OPERATOR-IN-TRAINING	28.84	29.99	31.24	32.30	33.56	347	Classified
LAB SUPERVISOR	44.59	46.82	49.16	51.62	54.20	702	Classified
CHEMIST	37.36	39.23	41.19	43.25	45.41	638	Classified
LABORATORY TECHNICIAN	32.49	33.71	35.01	36.45	37.81	637	Classified
WATER POLLUTION SOURCE CONTROL							
ENVIRONMENTAL SERVICES MANAGER	51.28	53.84	56.53	59.36	62.33	738	Classified
WATER POLLUTION CONTROL ADMINISTRATOR	44.59	46.82	49.16	51.62	54.20	769	Classified
SENIOR WATER POLLUTION SOURCE CONTROL INSPECTOR	37.15	39.08	41.04	42.98	45.17	680	Classified
WATER POLLUTION SOURCE CONTROL INSPECTOR	33.76	35.52	37.14	39.05	40.99	679	Classified
TECHNICAL INTERN					15.00	908	Classified
WATER DISTRIBUTION							
UTILITIES OPERATIONS AND MAINTENANCE MANAGER	56.18	58.99	61.94	65.04	68.29	716	Classified
UTILITIES OPERATIONS AND MAINTENANCE SUPERVISOR	46.82	49.16	51.62	54.20	56.91	773	Classified
UTILITIES FIELD SERVICES SUPERVISOR	46.82	49.16	51.62	54.20	56.91	784	Classified
WASTEWATER COLLECTIONS SYSTEM SUPERVISOR	44.59	46.82	49.16	51.62	54.20	746	Classified
WATER INSTALLATION AND MAINTENANCE SUPERVISOR	38.78	40.72	42.76	44.90	47.14	793	Classified
SENIOR UTILITY CUSTOMER SERVICE LEADER	33.63	34.98	36.37	37.91	39.42	378	Classified
CROSS CONNECTION CONTROL SPECIALIST	29.47	30.49	31.69	33.00	34.31	376	Classified
WATER METER MECHANIC	28.64	29.74	30.97	32.24	33.53	375	Classified
WATER METER READER	25.60	26.61	27.70	28.71	29.85	369	Classified
BACKFLOW/CROSS CONNECTION TESTER	24.77	25.95	27.16	28.48	29.85	370	Classified
UTILITIES MAINTENANCE SUPERVISOR	44.59	46.82	49.16	51.62	54.20	766	Classified
UTILITIES SERVICE WORKER	28.24	29.36	30.57	31.64	32.87	368	Classified
GENERAL MAINTENANCE							
EQUIPMENT OPERATOR	28.39	29.43	30.60	31.84	33.13	361	Classified
MAINTENANCE WORKER	26.33	27.39	28.53	29.50	30.68	357	Classified
SENIOR UTILITY LEADER	35.35	36.77	38.23	39.88	41.46	377	Classified
UTILITY LEADER	31.06	32.30	33.64	34.82	36.16	374	Classified
UTILITY WORKER	28.24	29.36	30.57	31.64	32.87	372	Classified
SENIOR UTILITY LEADER - SEWER	35.35	37.06	38.91	40.86	42.90	379	Classified
UTILITY LEADER - SEWER	32.05	33.32	34.69	35.90	37.30	311	Classified
UTILITY WORKER - SEWER	29.14	30.29	31.54	32.64	33.91	309	Classified

SALARY PLAN FOR ALL CLASSIFICATIONS
(PER MUNI CODE SEC.2-4.30)
FY 2015

ATTACHMENT II
Recommended by
Personnel Commission
on January 8, 2015
Approved by Council
on _____, 2015

Classification Title	Hourly Salary Range A	B	C	D	E	Job Code	Service Type
UTILITIES MAINTENANCE MECHANIC	32.39	33.64	34.96	36.37	37.84	325	Classified
TECHNOLOGY SERVICES DEPARTMENT							
DIRECTOR OF INFORMATION TECHNOLOGY/CHIEF INFORMATION OFFICER (CIO)	67.71	71.10	74.65	78.38	82.30	1105	Unclassified
INFORMATION SYSTEMS MANAGER	50.57	53.10	55.76	58.55	61.48	772	Classified
DATA AND SYSTEMS COORDINATOR	45.50	47.78	50.17	52.68	55.31	728	Classified
NETWORK SYSTEMS SPECIALIST	40.90	42.95	45.10	47.35	49.72	755	Classified
GEOGRAPHIC INFO SYSTEMS COORDINATOR	39.30	41.26	43.22	45.40	48.41	635	Classified
PROGRAMMER ANALYST	38.58	40.47	42.57	44.67	46.87	628	Classified
WEB SPECIALIST	38.02	39.94	41.92	44.01	46.21	634	Classified
INFORMATION TECHNOLOGY ANALYST II	38.56	40.49	42.51	44.64	46.87	655	Classified
INFORMATION TECHNOLOGY ANALYST I	35.06	36.81	38.65	40.58	42.61	646	Classified
TECHNOLOGY SOLUTIONS ANALYST II	38.56	40.49	42.51	44.64	46.87	684	Classified
TECHNOLOGY SOLUTIONS ANALYST I	35.06	36.81	38.65	40.58	42.61	683	Classified
NETWORK/MICROCOMPUTER SPECIALIST	35.02	36.77	38.60	40.52	42.58	630	Classified
INFORMATION SYSTEMS SUPPORT TECHNICIAN	28.68	30.11	31.65	33.22	34.83	633	Classified
~~COMPUTER OPERATOR ANALYST~~	~~32.42~~	~~34.03~~	~~35.69~~	~~37.50~~	~~39.37~~	~~629~~	~~Classified~~
~~COMPUTER OPERATOR~~	~~27.33~~	~~28.66~~	~~30.13~~	~~31.63~~	~~33.14~~	~~631~~	~~Classified~~
DATA SYSTEMS OPERATOR	24.65	25.78	27.05	28.33	29.67	160	Classified
AUDIO VIDEO SPECIALIST	27.33	28.66	30.13	31.63	33.14	641	Classified
VIDEO ASSISTANT					15.00	645	Classified

CITY OF
HAYWARD
HEART OF THE BAY

8

DATE: January 27, 2015

TO: Mayor and City Council

FROM: Assistant City Manager

SUBJECT: Adoption of a Resolution Authorizing Application for Housing-Related Parks Program Funding

RECOMMENDATION

That the City Council:

- Adopts the attached resolution (Attachment A) authorizing the City Manager to: a) submit a Housing-Related Parks Program (the Program) funding application for the 2014 Designated Program Year to the State of California Department of Housing and Community Development, and 2) execute all the documents necessary for the Program application and, if successful, to accept the award.

BACKGROUND

On December 10, 2014, the State of California Department of Housing and Community Development (HCD) released the 2014 Designated Program Year (DPY) Notice of Funding Availability (NOFA) for the Housing-Related Parks Program (HRPP, the Program) grant funding. The HRPP is funded through Proposition 1C, the Housing Emergency Shelter Trust Fund Act of 2006. Approximately $35 million statewide is available for the 2014 DPY.

The HRPP is an innovative program designed to reward jurisdictions that create housing affordable to very-low and low-income households (incomes up to 50% and up to 80% of AMI, respectively) and are in compliance with State housing element law by providing funding to create and/or improve parks and recreational facilities that provide benefits to the community. "Park and recreation facility," within the Program guidelines, is defined broadly[1] and the list of eligible uses of funds provides jurisdictions the flexibility to use the funds in projects that further their local priorities.

[1] Pursuant to the Program guidelines, "Park and Recreation Facility" includes, but is not limited to: places for organized team sports, outdoor recreation, and informal turf play; non-motorized recreational trails; permanent play structures; landscaping; community gardens; places for passive recreation; multipurpose structures designed to meet the special recreational, educational, vocational, and social needs of youth, senior citizens, and other population groups; recreation areas created by the redesign and retrofit of urban freeways; community swim centers; regional recreational trails; and infrastructure and other improvements that support these facilities.

The HRPP is a non-competitive grant program. All applicants that meet the threshold requirements will be funded. There is no maximum award; however, if the program is oversubscribed, funds will be proportionally reduced among successful applicants. In the event the Program is undersubscribed, any unused funds will roll over to the next program year.

There are four threshold requirements to be eligible to receive Program funding. All applicants must:

- Have a Housing Element in compliance with State housing element guidelines pursuant to Government Code Section 65585,
- Have submitted their Housing Element Annual Progress Reports for all years in which they have eligible units,
- Submit documentation of affordable units permitted during the DPY, and
- Meet a minimum grant amount of $75,000.

DISCUSSION

The City meets all the threshold requirements for the 2014 DPY, which covers eligible units permitted, substantially rehabilitated, converted, and/or preserved from January 1, 2010 through December 31, 2014. The funds are actually awarded on a per bedroom (not per unit) basis. Thus, the Program application will document the creation of the affordable bedrooms in the Leidig Court Apartments, the B & Grand Senior Housing Apartments, and the South Hayward BART Affordable Project. These three affordable projects received building permits or final inspections during the eligibility period established for the 2014 DPY. Staff calculates that, based on the number of bedrooms in the three projects, the City may obtain approximately $250,000 if only the *base award* criteria is taken into account.

In addition to the base Program award, the Program provides substantial bonuses both based on certain characteristics of the affordable units created by the jurisdiction during the DPY (project-based bonuses) and the location of the proposed park or recreation facility project (park-based bonuses). There are three project-based bonuses and up to four park-based bonuses – both per bedroom. The project-based per-bedroom bonuses are as follows:

- $300 for newly constructed units;
- $250 for units reserved for occupancy by extremely low-income (30% of AMI) households;
- $250 for housing units built in an infill project.

The park-based per-bedroom bonuses are as follows:

- $500 if the park project is located in a Disadvantaged Community: i.e., if it is within or bordered by at least one Qualified Census Tract (QCT), as determined by the US Department of Housing and Urban Development (HUD);
- $500 if the park project will serve a Park-Deficient Community, meaning that it will be within walking distance to a neighborhood where the ratio of usable park space (in acres) per 1,000 residents is considered low by HCD standards;

- $500 if the park project is in close proximity to an infill development; and/or
- $50-75 if the jurisdiction has made substantial progress in meeting a Regional Housing Needs Allocation income category target.

If the *project-based bonuses* are taken into account, staff estimates that the City may receive up to $275,000 in addition to the base award, for a total Program grant of almost $525,000. In consultation and coordination with staff from the Hayward Area Recreation District (HARD), City staff proposes to use the funds, if awarded, for the purchase of land for future development of the Valle Vista site,[2] which is an eligible use of the Program funds.

Given the flexibility of the Program application, the City can later (but prior to submitting the grant application) identify a different park project. Staff estimates that this funding would allow the City to purchase two of the Valle Vista site parcels currently owned by CalTrans, which under the 238 Corridor Program must give the City the right of first refusal to purchase those parcels. This would help the City assemble a major portion of the site for development as a park as other site parcels are already owned by either the City or HARD.

Staff will prepare an application with the goal of receiving all the bonuses listed above while supporting a park project that meets the City Council and HARD priorities.

ECONOMIC IMPACT

As mentioned earlier in this report, the HRPP provides jurisdictions a financial reward for the creation of a public good (affordable housing) to create or improve another much-needed public good (parks). Developing the Valle Vista site as a park will greatly benefit present and future residents of an area that is rapidly developing with housing and other urban uses and where, therefore, the need for spaces for recreation or play will continue to grow.

FISCAL IMPACT

There is no fiscal impact on the City to apply for and receive the Program funds. Staff estimates that the City could receive approximately $620,000 if: a) the Program is not oversubscribed, b) the City uses the funds for the Valle Vista site park project, and c) the City receives the maximum funding possible for the type of affordable units permitted during the 2014 DPY.

PUBLIC CONTACT

Submitting the HRPP application and receiving the funding do not require any public outreach. Staff has worked closely with HARD staff on the development of the Program proposal presented in this report. If the grant application is successful, there will be future public outreach in the process of the future park development.

[2] A group of six undeveloped parcels currently zoned for public use generally located on the southern corner of Valle Vista Avenue and Mission Street (see Attachment II).

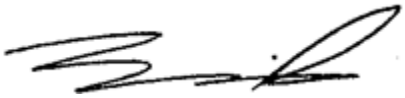
NEXT STEPS

No other Council action will be required if the resolution hereby attached as Attachment I is adopted. Adoption of this resolution will authorize staff to submit the funding application and the City Manager to execute all the documents required or deemed necessary or appropriate to secure the HRP funding from the HCD. The Program application is due February 5, 2015.

Prepared by: Omar Cortez, Housing Development Specialist

Recommended by: Kelly McAdoo, Assistant City Manager

Approved by:



_____

Fran David, City Manager

Attachment I Resolution Authorizing the Submittal of a Housing Related Parks Program Funding Application and the Execution of Related Documents.

Attachment II Proposed Park Project Location

ATTACHMENT I

HAYWARD CITY COUNCIL

RESOLUTION NO. 15-____

Introduced by Council Member _____

RESOLUTION AUTHORIZING SUBMITTAL OF AN APPLICATION FOR HOUSING-RELATED PARKS PROGRAM FUNDING AND THE EXECUTION OF RELATED DOCUMENTATION

WHEREAS, The State of California, Department of Housing and Community Development (Department) has issued a Notice of Funding Availability dated December 10, 2014 (NOFA), under its Housing-Related Parks (HRP) Program.

WHEREAS the City of Hayward (Applicant) desires to apply for HRP Program funding and submit the 2014 Designated Program Year Application Package released by the Department for the HRP Program.

WHEREAS the Department is authorized to approve funding allocations for the HRP Program, subject to the terms and conditions of the NOFA, Program Guidelines, Application Package, and Standard Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HAYWARD THAT:

Section 1. The foregoing recitals are true and correct and incorporated into this resolution by this reference.

Section 2. Applicant is hereby authorized and directed to apply for and submit to the Department the HRP Program Application Package released December 10, 2014 for the 2014 Designated Program Year. If the application is approved, the Applicant is hereby authorized and directed to enter into, execute, and deliver a State of California Standard Agreement (Standard Agreement), and any and all other documents required or deemed necessary or appropriate to secure the HRP Program Grant from the Department, and all amendments thereto (collectively, the "HRP Grant Documents").

Section 3. Applicant shall be subject to the terms and conditions as specified in the Standard Agreement. Funds are to be used for allowable capital asset project expenditures to be identified in Exhibit A of the Standard Agreement. The application in full is incorporated as part of the Standard Agreement. Any and all activities funded, information provided, and timelines represented in the application are enforceable through the Standard Agreement. Applicant hereby agrees to use the funds for eligible capital asset(s) in the manner presented in the application as approved by the Department and in accordance with the NOFA and Program Guidelines and Application Package.

Section 4. That the City Manager or her designee is authorized to execute in the name of Applicant the HRP Program Application Package and the HRP Grant Documents as required by the Department for participation in the HRP Program.

ATTACHMENT I

IN COUNCIL, HAYWARD, CALIFORNIA January 27, 2015

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:

MAYOR: Halliday

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____

City Clerk of the City of Hayward

APPROVED AS TO FORM:

_____

City Attorney of the City of Hayward

ATTACHMENT II

PROPOSED PARK PROJECT LOCATION

CITY OF
HAYWARD
HEART OF THE BAY

DATE: January 27, 2015

TO: Mayor and City Council

FROM: Economic Development Manager

SUBJECT: Economic Development Catalyst Site Concept Review - Mission Hills Middle School – Marina Drive at Industrial Boulevard (Eden Shores)

PURPOSE OF REVIEW

The concept review of preliminary project proposals is a service offered through the City's Economic Development Program and is targeted for catalyst developments where upfront feedback would provide beneficial information for potential development. Since the concept is in a preliminary phase, there are no technical studies or complete plans to evaluate and formulate staff recommendations from a land use entitlement perspective.

The purpose of the work session should be for Council to gain a basic understanding of what is being proposed and to provide high-level feedback to the project proponents as to whether or not the project concepts, particularly related to land use, meet Council's goals for the catalyst opportunity site. This is not to be considered by either Council or the proponents as any formal "approval" or "denial" of the project itself, as there is no formal application.

Council reserves the right to make an approval or denial determination at a later time as is appropriate during the formal project review process based on project details; and the proponents reserve the right to change the project as it moves through that same project review process.

BACKGROUND

The proposed project site is located off Marina Drive in part of the South of Route 92 Specific Plan Area, which was adopted in 1992 for the development of 332 acres, including business park, light manufacturing, retail, residential, parks and open space. A majority of the residential, retail, parks,and open space have been built or entitled. Besides the neighborhood retail site along Hesperian Boulevard between the Costco store and Eden Shores Boulevard that has an interested developer, the only remaining properties that have not been entitled and have received limited development interest are the properties west of the Costco store along each side of Marina Drive currently designated with Business Park zoning.

PROJECT/CONCEPT DESCRIPTIONS

Per the project proponent, Mission Hills Middle School (MHMS) is a K-8 "private" school whose mission is to offer a high caliber educational environment for students who want to challenge themselves in an environment that is customized to their individual learning needs. MHMS is currently located in Union City and serves families and students who live in or near the City of Hayward. Currently MHMS houses 370 K-8 students and is looking to build a new facility that will house up to 700 K-8 student by Fall 2017 (or sooner). Due to the rapidly increasing student enrollment and the limited and leased space at MHMS' current location, it is time for MHMS to locate to a new and permanent location.

MHMS is currently looking at the 5.7 acre Eden Shore property east of Marina Drive (see Attachment I) with the goal to build the school in two phases. The first phase will be for 28,300 square feet on 3.1 acres to house up to 476 K-8 students. The second phase will be an additional 10,200 square feet on the remaining acreage (2.6 acres) to house another 230 students. The first phase will include twenty-two teaching stations, administration offices and reception area, teachers lounge, library and computer lab (interim), restrooms, and a 7,300 square foot multi-use facility (gym and food service). There will also be an outside eating area. The second phase would add facilities that will house up to 170 six to eight grade students and include a Language Lab and Science Lab. The "interim" library and computer lab built in Phase I will be converted to Kindergarten classrooms and a new, more state-of-the-art media center will be built in Phase II. There would be play areas segregated for each age grouping with outside basketball courts contiguous with the gym. A ball field will be part of Phase II. At build-out, the total square footage of MHMS will be 38,500.

The project would be be fully landscaped and integrated into the surrounding residential and commercial development. The parking and entry to the school would be contiguous to the residential development. To separate the school from Costco, there would be a row of trees and fencing so nobody can access the school from the back. The campus would be designed to be fully secure to protect the students and the only access to the classrooms would be through the reception area. Project concept plans are included as Attachment III.

POLICY GUIDANCE AND CURRENT ZONING

- *General Plan Land Use Designation*:

The proposed project site is designated as Industrial Technology and Innovation Corridor. The Industrial Technology and Innovation Corridor designation applies to the large crescent-shaped industrial area located along Hayward's western Urban Limit Line and southwestern city limit and encompasses a majority of the City's industrial lands. Typical building types include warehouses, office buildings, research and development facilities, manufacturing plants, business parks, and corporate campus buildings. Future changes to the Industrial Technology and Innovation Corridor are expected to include building and landscaping improvements, infill development, and the redevelopment of under-utilized properties. The Corridor is expected to grow as an economic and employment center and evolve to achieve a healthy balance of traditional manufacturing and information and technology-based uses.

The site is along the edge of the Industrial Technology and Innovation Corridor, with residential development and a residential land use designation to the west across Marina Drive. The school project would require a General Plan land use amendment.

- *General Plan Goals and Policies:*

Please see Attachment II for a listing of applicable General Plan Goals and Policies.

- *Zoning District and District Purpose*:

The subject site is designated Business Park District (BP): The purpose of the Business Park District is to provide for establishment of high quality business office parks in a campus environment at key locations within the Industrial Corridor. The two sites off of Marina Drive and Industrial Parkway are the only sites within the City that are designated BP.

STAFF DISCUSSION

The Economic Development Strategic Plan identifies the Marina Drive site as a catalyst location which is made up of two sites totallying 20.3 acres (see attachment 1). The school would like to locate on the 5.7 acre site east of Marina Drive The vacant 14.3 acres west of Marina Drive has also generated renewed development interest as City staff has received preliminary development inqueries for a light industrial/office project with potential research and development space. No formal applications have been filed at this time.

With respect to the City land use designations and vision of the catalyst location, the City was targeting development of a professional office campus. With the current economic cycle, office development has been the slowest sector to recover and new construction of office has not materialized. The last development concept presented to the City for this site was a gym and a medical office which was in 2007 and 2008 respectivly.

The proposed school would provide varying level of jobs and pay ranging from administration to custodial with the primary job type of educator. Per the school operational mission, the school would offer affordable education that includes childcare that is more convenient to working parents. There is market potential for Hayward for private schools as there are only a handful of non-public schools. The school currently serves the Hayward community at its location in Union City. The proposed school development would be new construction and be of a quality design similar to a new office complex and offer a transitional use from retail to residential.

Land use designation and potential job creation are the underlying economic development issues. It has been twenty years since the vision of an office campus was originally contemplated and office campuses have been built throughout the Bay Area increasing the market supply.

PROJECT/POLICY-RELATED ISSUES:

- Land Use Designation – The proposed concept would convert land designated as Business Park and remove the site from potential professional office development. Is the change in land use designation desired?

- Job Creation – Would the job creation from the proposed school meet the expected job creation for the economic development catalyst site, or, if not, provide community benefits (new high quality education facility) to offset the job loss?
- Transitional Uses – Would the school be an appropriate transitional use for this site as it is adjacent to residential and commercial?
- Educational Offerings – The project is a educational facility that is geared for working parents. Is this type of facility appropriate for the catalyst site?
- Project Design - The architectural design will be a key component of the project given the site's visible location.

Prepared by: Micah Hinkle, Economic Development Manager

Approved by:

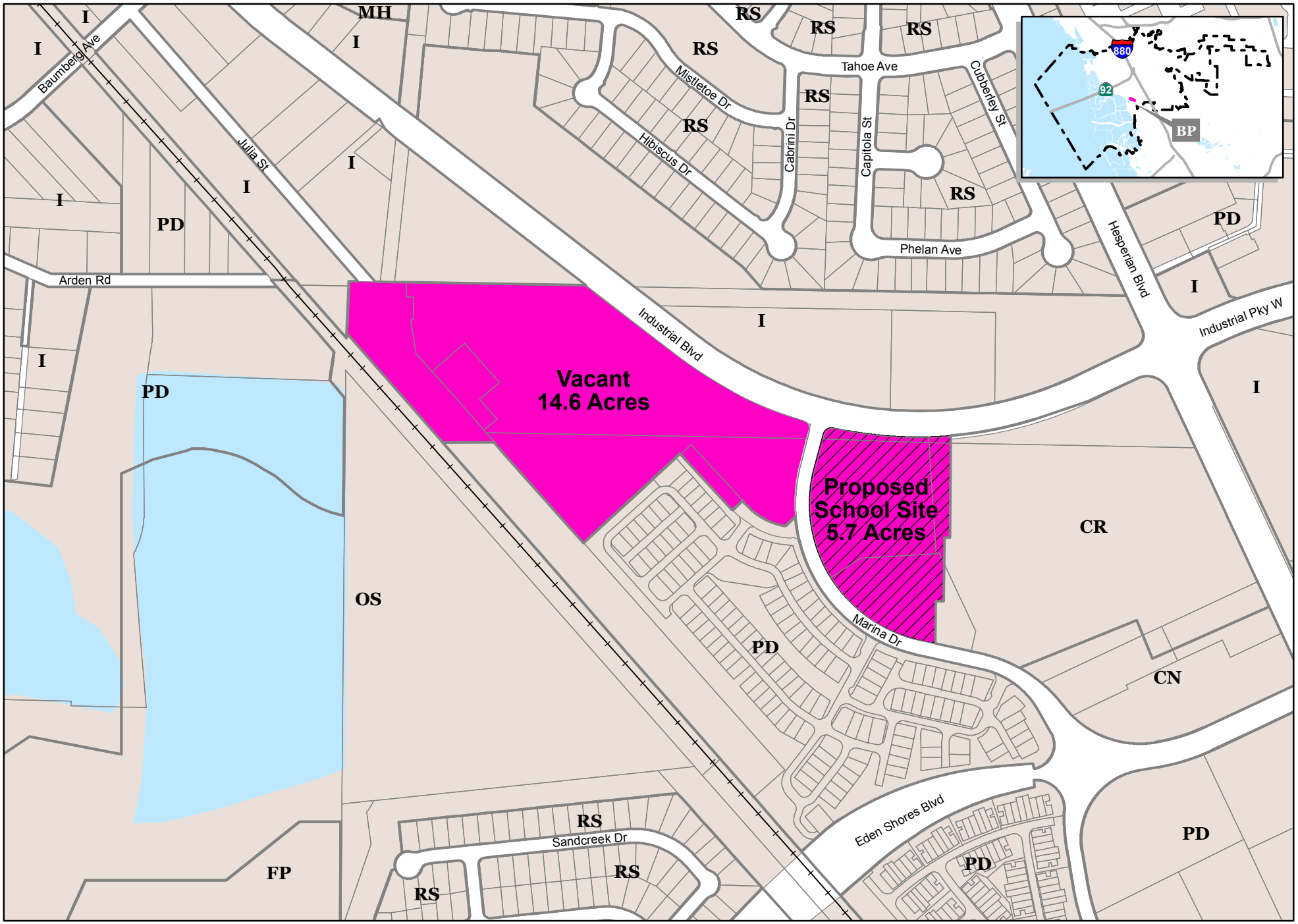
_____

Fran David, City Manager

Attachments:

Attachment I: Site/Vicinity Map
Attachment II: General Plan Goals and Policies
Attachment III: Mission Hills Middle School Project Concept Plans

Marina Drive Catalyst Site



Education and Lifelong Learning Element:

GOAL EDL-1
Improve access to quality childcare and early childhood development programs so that more children succeed in school and life.

POLICY EDL1.1 Childcare and Early Childhood Development Centers
The City shall encourage efforts to expand the overall capacity of local childcare and early childhood development centers in the Hayward community.

Land Use Element:

GOAL LU-3
Create complete neighborhoods that provide a mix of housing options and convenient access to parks, schools, shopping, jobs, and other community amenities.

GOAL LU-6
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.

POLICY LU-1.3 Growth and Infill Development
The City shall direct local population and employment growth toward infill development sites within the city, especially the catalyst and opportunity sites identified in the Economic Development Strategic Plan.

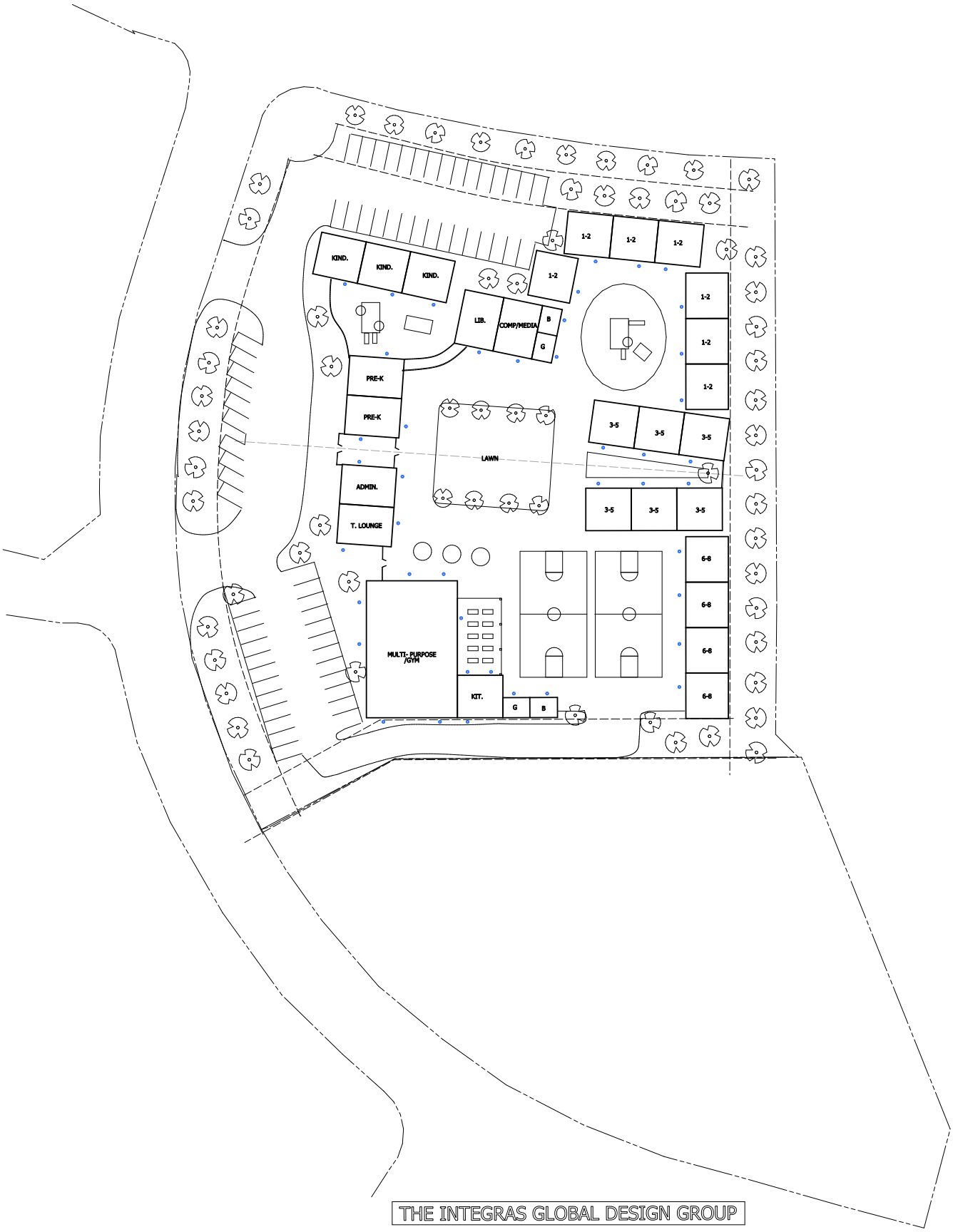
POLICY LU-3.1 Complete Neighborhoods
The City shall promote efforts to make neighborhoods more complete by encouraging the development of a mix of complementary uses and amenities that meet the daily needs of residents. Such uses and amenities may include parks, community centers, religious institutions, daycare centers, libraries, schools, community gardens, and neighborhood commercial and mixed-use developments.

POLICY LU-6.1 Land Uses
The City shall encourage employee intensive uses, such as professional office, corporate campuses, research and development, traditional and specialized manufacturing, throughout the Industrial Technology and Innovation Corridor.

POLICY LU-6.5 Incompatible Uses
The City shall protect the Industrial Technology and Innovation Corridor from the encroachment of uses that would impair industrial operations or create future land use conflicts.

MISSION HILLS MIDDLE SCHOOL

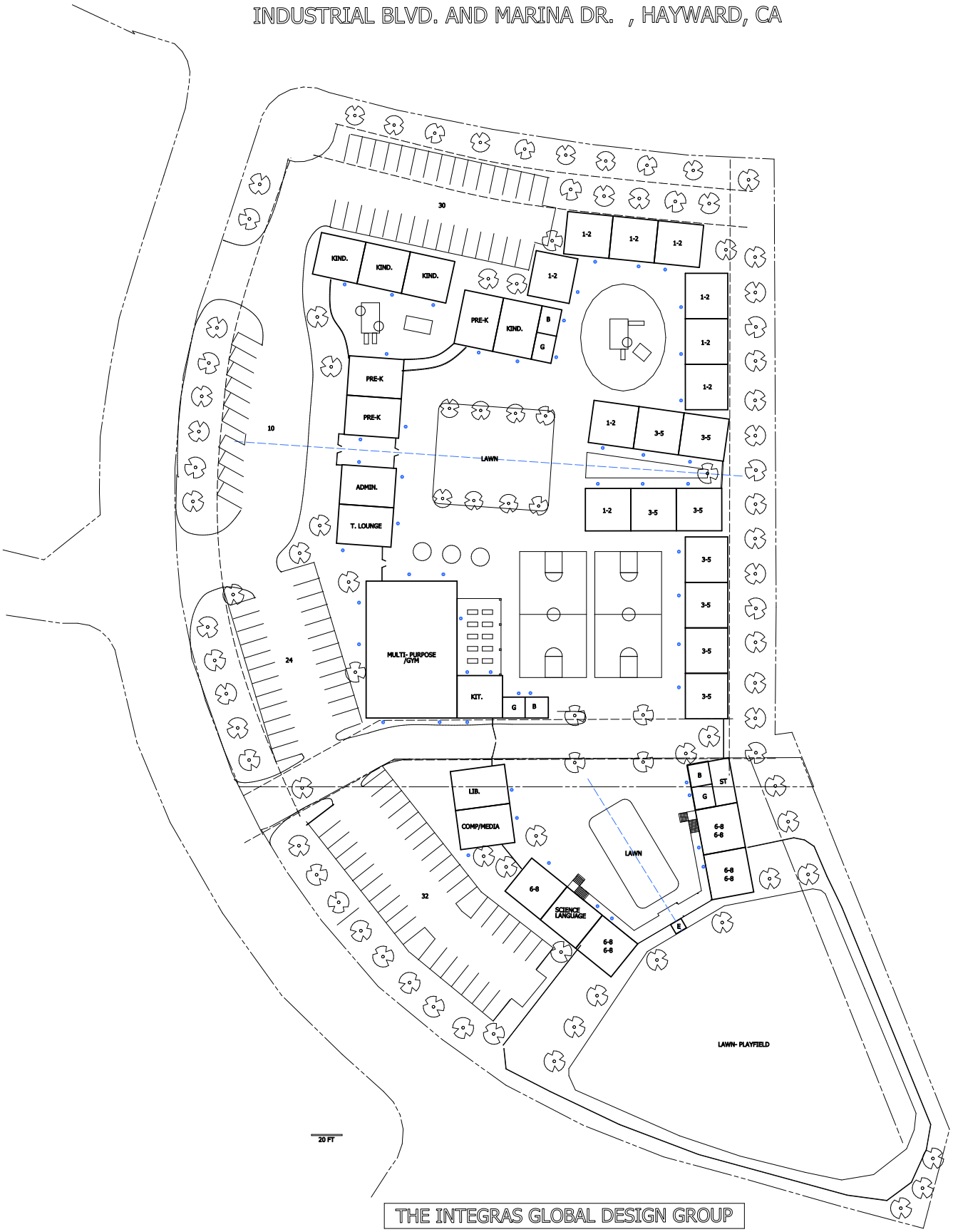
INDUSTRIAL BLVD. AND MARINA DR. , HAYWARD, CA



THE INTEGRAS GLOBAL DESIGN GROUP

MISSION HILLS MIDDLE SCHOOL

INDUSTRIAL BLVD. AND MARINA DR. , HAYWARD, CA

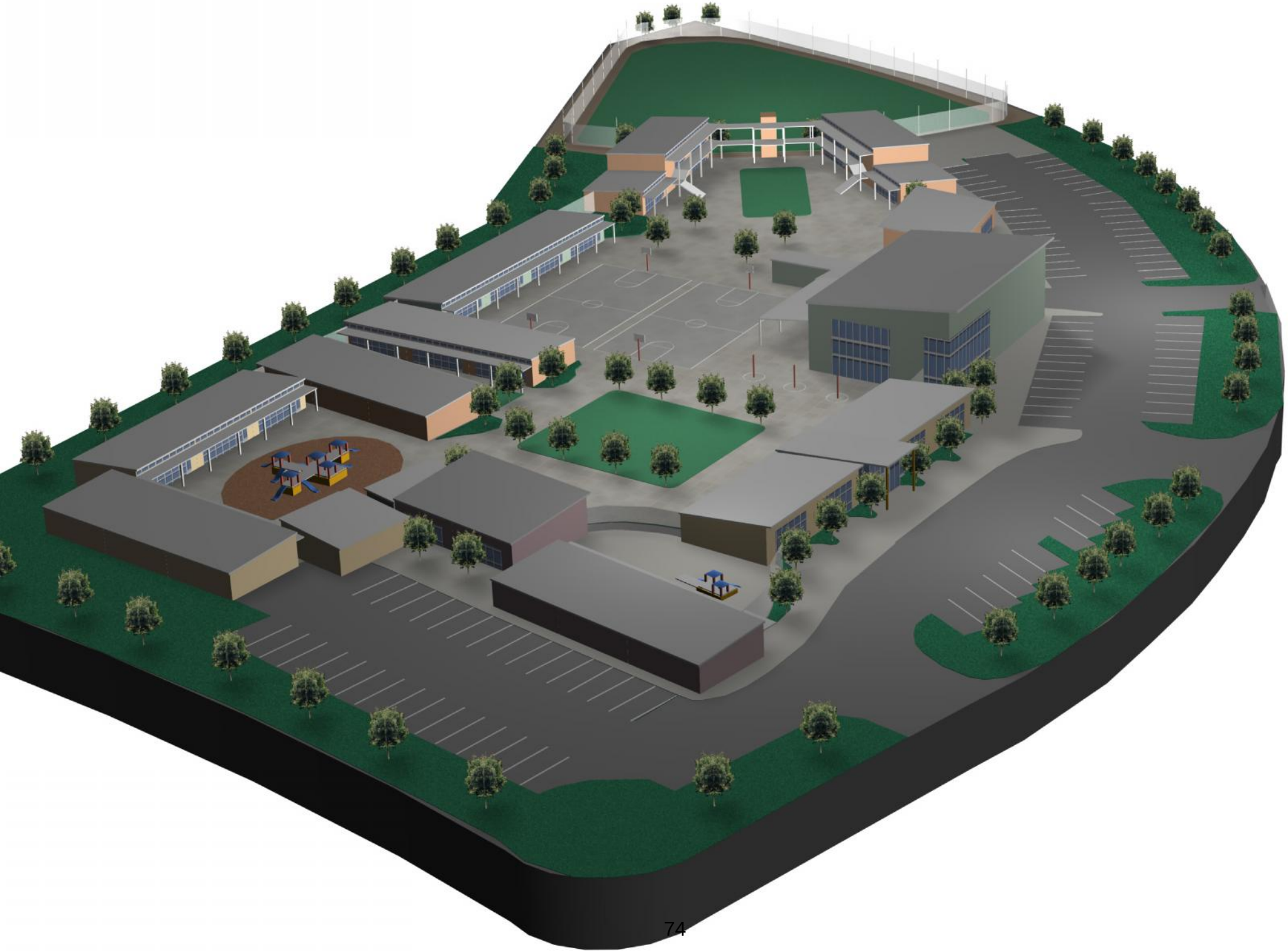


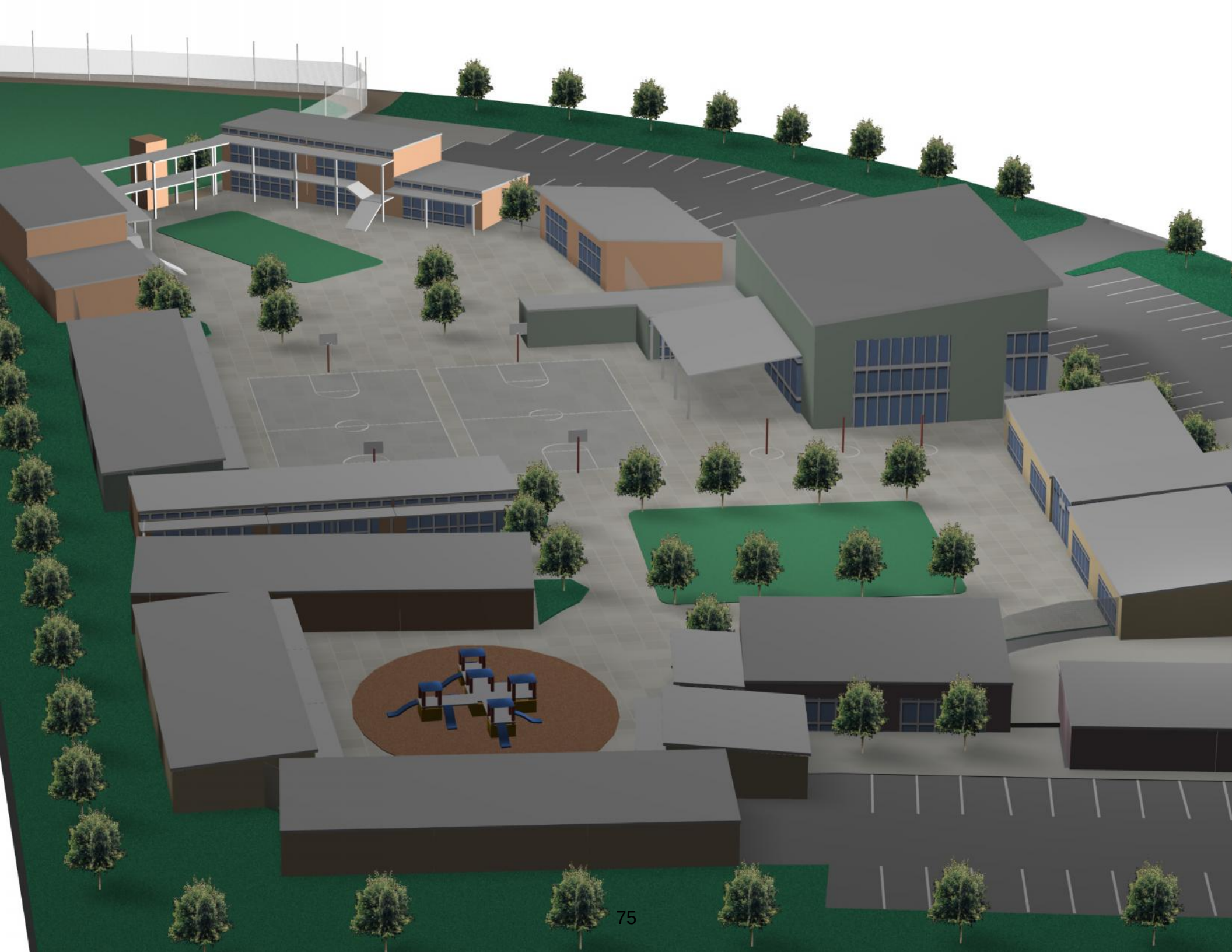
THE INTEGRAS GLOBAL DESIGN GROUP

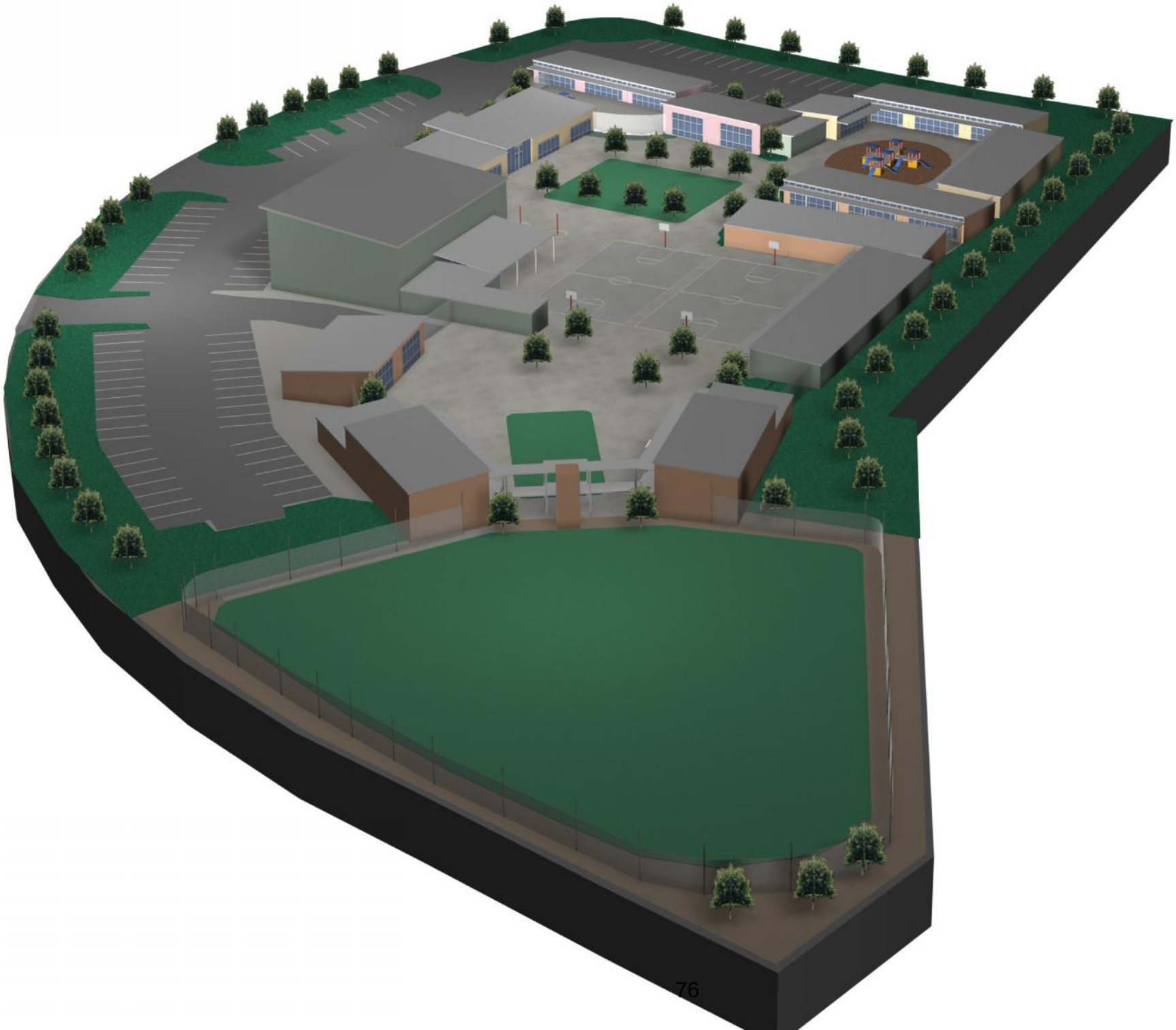
MISSION HILLS MIDDLE SCHOOL

INDUSTRIAL BLVD. AND MARINA DR. , HAYWARD, CA

THE INTEGRAS GLOBAL DESIGN GROUP







CITY OF
HAYWARD
HEART OF THE BAY

10

DATE: January 27, 2015

TO: Mayor and City Council

FROM: Development Services Director

SUBJECT: Proposed subdivision and construction of ten townhomes and common areas on a 0.73-acre site at 123-197 A Street, requiring Adoption of a Resolution and Introduction of an Ordinance for a Zone Change from Medium Density Residential to Planned Development, Vesting Tentative Tract Map 8104 and a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program. Natalie Monk, Habitat for Humanity East Bay/Silicon Valley (Applicant), The Housing Authority of The City of Hayward (Owner).

RECOMMENDATION

That the City Council adopts the attached resolution (Attachment I) adopting the Mitigated Negative Declaration (MND) and Mitigation and Monitoring and Reporting Program (MMRP) (Attachment IV), and approving the Vesting Tentative Tract Map (Application PL-2013-0291), and introduces the attached ordinance (Attachment II) approving the Zone Change (Application PL-2013-0290) to build ten two-story townhomes.

SUMMARY

The Project is supported by the Planning Commission and staff because the proposed density, 15.8 dwelling units per net acre, is consistent with the General Plan designation of Medium Density Residential (8.7-17.4 dwelling units/net acre) and is consistent with the surrounding development, which includes a mix of single-family and multi-family dwellings and commercial uses. The Project is comprised of two pairs of duplex units and three sets of triplex units on an oddly shaped parcel. The townhomes are well-designed, with high-quality architectural features that are consistent with the neighborhood character that has been created in other residential developments throughout the City. In addition, as described in this report, the project includes amenities to support making the required Planned Development (PD) rezone findings.

BACKGROUND

Habitat for Humanity - Over the past twenty-seven years, Habitat for Humanity East Bay/Silicon Valley (Habitat) has served over 460 low and very-low income families in Alameda, Contra Costa, and Santa Clara counties by providing affordable homeownership opportunities to low-income families who meet three criteria:

- Earn an income between 30%-80% of area median income, as defined by the U.S. Department of Housing and Urban Development.
- Have a need for housing.
- Are willing to partner with Habitat for Humanity and contribute hundreds of hours of "sweat equity" hours to the construction of their own home, or their neighbor's home.

Based on these criteria, Habitat's volunteer-based Family Selection Committee recommends families that will work to build a community of active homeowners.

Habitat approaches the challenge of providing affordable homeownership opportunities to low-income families in an innovative way. Affordable homes are built using a large amount of volunteer labor, donated funds and materials. Then the homes are sold at affordable prices to qualifying low-income families. Long-term affordability restrictions (with a maximum of thirty years) are ensured through legal covenants recorded on the homes pursuant to the regulations governing the use of the different sources of funding for the Project.

Since 2010, Habitat has successfully renovated 22 homes in Hayward. Habitat used a combination of Hayward Neighborhood Stabilization Program[1] (NSP1) funds, Alameda County NSP2 funds, and Habitat's own funds. By targeting vacant, abandoned, or foreclosed homes, renovating them, and bringing them back to active use, Habitat helps eliminate blight. The properties often had code enforcement or deferred maintenance issues, which Habitat addressed during renovation. Many of Habitat's NSP1 and NSP2 homes are located in Hayward's Palma Ceia neighborhood, just south of Tennyson Avenue. As work progressed on our renovations, we noticed that neighbors were increasingly taking on their own renovation projects and improving their homes.

Recent Action for Project Site - On June 24, 2014, City Council approved a Disposition Development and Loan Agreement for disposition of the project site and a $600,000 loan of Housing Authority funds for the development of a ten-unit affordable homeownership project to be constructed by the project applicant. All ten units will be affordable to very low- and low-income first-time homebuyers, providing homeownership opportunities for that segment of our population. Current (2014) very low- and low-income limits for a four-person household are $46,750 and $67,600, respectively.

December 18, 2014 Planning Commission Hearing- The Planning Commission heard the matter at its regular meeting on December 18, 2014 and recommended approval of the project on a 6:0:1 vote (one absence) (see draft meeting minutes, Attachment IV). The Commission supported the project and thanked the applicant for providing a well-designed affordable housing project that would provide home ownership opportunities to low- and very-low income households in Hayward.

DISCUSSION AND STAFF ANALYSIS

Project Description – The project proposes the construction of ten single-family homes affordable to low-income families – those earning at-or-below 80% of the area median income (AMI).

[1] The NSP is a HUD program. The purpose of the program is to stabilize communities that have suffered from foreclosures and abandonment.

Long-term affordability restrictions (with a maximum of thirty years) will be ensured through legal covenants recorded on the homes pursuant to the regulations governing the use of the different sources of funding for the Project.

The project requires a Zone Change from Medium Density Residential to Planned Development, because the project does not meet certain development standards of the existing zoning district (e.g., parking, minimum setbacks), as identified later in this report; and a Vesting Tentative Tract Map to subdivide the property in order to construct ten townhomes and two common parcels for three group open space areas and a private road with designated parking areas (see plans, Attachment V).

The common areas in the plan are designed to instill a sense of community within the development by providing places to meet and gather with other neighbors. The three common areas include a centrally located open space with picnic and play area, a large lawn area with benches, bicycle storage and a community garden located on the west side of the site.

The private street will be constructed to the same standards as a public street and meet all City standards. The private street shall be designated as a fire lane and no parking will be allowed except in the designated twenty uncovered off-street parking areas within the development. The existing utilities in the project vicinity, including sanitary sewer, water and storm drain systems, have sufficient capacity to adequately serve the proposed development. On-site sewer and water utilities will be installed within the new public utility easements within the project site and connected to existing utilities in Walnut Street. Sanitary sewer and water mains will be publicly owned and maintained by the City.

Existing Site – The project site is an infill site located on the corner of A and Walnut Streets, within the Burbank Neighborhood and the Cannery Area Special Design District, and consists of one undeveloped, triangular-shaped property, totaling approximately 31,798 square feet (0.73 acres) in size. The flat site contains twelve trees of varying size and species. There is a sidewalk on the north and east sides of the property along A and Walnut Streets and single curb-cut abutting Walnut Street. Properties abutting the Project site include single-family and multi-family residential land uses. The site, which is currently vacant, was previously developed with single-family structures that were demolished in 1980 as part of the A Street overpass and road-widening project.

Development Site Plan – The proposed townhomes will be constructed on lots ranging from approximately 1,054 square feet to 1,796 square feet in size, with an average lot size of 1,430 square feet. Internal circulation will be provided via a pedestrian walkway through the development. Two of the units will front on Walnut Street and will have similar setbacks to the existing duplex on the adjacent site and will create a continuous residential streetscape. The remaining unit will front within the site with three units fronting along the private road and five units fronting onto common open space.

Building Elevations and Floor Plans – As shown on sheets A2.1, A2.2, A2.6A, A2.6B and A2.7, of the plan set (Attachment V), the project proposes two different floor plans. Table 1 on the following page provides details on the proposed units. Note that the two four bedroom units have a bedroom and full bathroom on the ground floor, on the same level as the kitchen and main living area, which would accommodate multi-generational households or aging in place. The exterior

design of the townhomes include pitched asphalt shingle roofs, painted horizontal cement fiber siding, vertical painted cement fiber board and batten wainscot, private back yards, covered front entry porches and painted wood window sunshades. The units will have a mix of contrasting building colors and articulation through the integration of recessed wall planes, and covered front and rear porches. The proposed exterior color palate consists of warm earth tones, which will blend with the surrounding landscape and will be compatible with the neighboring residential development and the City's Design guidelines.

Table 1: Unit Summary

Building Type (Number Proposed)	Number of Stories	Number of Bedrooms/Bathrooms	Living Area (sq. ft.)	Other
Townhomes				
Unit A (8)	2	3/1.5	1,341	--
Unit B (2)	2	4/2	1,553	Ground floor bedroom and bath

The preliminary landscape plan provides a variety of drought tolerant landscaping throughout the site. The plan also includes a resident vegetable garden and the preservation of five existing significant Sequoia trees on the site along A Street, preservation of a variety of mature trees on adjacent sites, and planting of fifteen new trees along Walnut Street and within the project site. The stormwater treatment area is located on the west side of the site and will incorporate landscaping and pervious pavers throughout the site. Bio-retention areas will be designed to collect water during rainstorm events and filter it back into the groundwater ecosystem. Final landscape plan details will be reviewed and approved during the Precise Plan phase of the project.

Green Building Components – The applicant incorporates green building materials and techniques in its construction practices above what is required by building code, so each home will be energy efficient and will provide a healthy environment for its residents. Green elements will include photovoltaic solar panels, radiant-barrier roof sheathing, double-pane, low-e windows, raised heel trusses, and recycling or reuse of more than 90% of construction waste. All of the landscaped areas will have drought tolerant and/or native landscaping. As with its other projects, the project applicant intends to get the homes certified as sustainable through Build-It-Green's *Green Point Rated* Program.

Parking - As shown in the table below, the City's parking regulations require a minimum of 1.0 covered and 1.10 open parking spaces per unit, with at least one covered, standard size parking space provided per unit. The plan provides 20 centrally located uncovered on-site parking spaces where 10 covered and 11 uncovered are required. Additionally, two of the units front onto Walnut Street, which provides additional on-street parking. Such parking would be along public streets and available to the general public and not specifically for this development's residents. The project site also includes eight on-site bicycle parking spaces. Per the City's Off-Street Parking Regulations, a credit for one parking space shall be given for each four bicycle spaces provided, which results in a

credit of two parking spaces, and thus the project exceeds the total required on-site parking by one space.

Table 2: Parking Summary

Home Type	Number of Lots	Minimum Number of On-Site Parking Spaces Required (total)	Total Spaces Proposed	Bicycle Parking	Meets minimum requirements?
Townhomes	10	1.0 covered and 1.10 uncovered spaces per dwelling unit (21)	20 (2 uncovered spaces per unit)	8 spaces (2 parking space credit)	No (no covered spaces provided)

Habitat's Sequoia Grove development includes twenty uncovered on-site surface parking spaces serving a total of ten homes (two parking spaces per unit), a parking ratio of 2:1, which is higher than similar Habitat projects in the area. Table 3 below shows the parking ratio for other Habitat Project and the proposed project.

Table 3: Parking Ratio for Completed Habitat Projects vs Proposal

Kinsell Commons Oakland Townhomes 2-3 bd Completed 2010		Brookfield Court Oakland Townhomes 2, 3 & 4 bd Completed 2014		Pleasant Creek Homes Walnut Creek Townhomes 2, 3 & 4 bd Completed 2014		Sequoia Grove Hayward Townhomes 3 & 4 bd *Pre-Construction*	
Homes	Parking Spaces	Homes	Parking Spaces	Homes	Parking Spaces	Homes	Parking Spaces
22	22	12	22	10	18	10	20
1:1		1.83:1		1.8:1		2:1	

As a non-profit developer of affordable housing, the applicant has indicated that they prefer to utilize as much of its development funds as possible for home construction rather than automobile structures and feel that covered parking structures/carports would create a visual barrier between the homes and the surrounding community. Also, due to the proximity to the parking area from the existing mature redwood trees on the site, construction of covered parking could potentially compromise the root system of the trees. Several of the applicants other developments (Kinsell Commons, Brookfield Court, and Pleasant Creek Homes) all feature uncovered surface parking, and this has not been an issue for the residents and surrounding community.

Open Space – The project provides a total of 2,793 square feet of group open space, including a resident vegetable garden and two central open space areas with seating, barbeques and lawn area (see Plan Sheet A1.0 and L-PL-2 in Attachment V). Additionally, each unit includes a private rear yard ranging from 200 to 300 square feet, and an average of 248 square feet of conforming private open space per unit. Overall, the combined conforming private and common open space areas exceed the minimum requirements, as shown in the table below.

Table 4: Open Space Summary

Open Space Type	Minimum Amount Required	Amount of Conforming Open Space Provided	Meets Requirement?
Private Open Space[2]	None	2,484 sq. ft.	Yes
Group Open Space[3]	Minimum100 sq. ft. of usable open space per dwelling unit Total: 1,000 sq. ft.	2,799 sq. ft.	Yes
Total Open Space	350 sq. ft. of usable open space for each dwelling unit Total: 3,500 sq. ft.	5,283 sq. ft.	Yes (+1,783 sf)

Public Parkland Obligations – Because the project is ownership housing developed by a non-profit housing developer and all units will be affordable to first-time homebuyers with incomes at-or-below 80% of the area median income, the parkland obligations do not apply, per Hayward's regulations.

Zone Change/Preliminary Development Plan – Under the current zoning designation, the project would not be feasible without modifications to some of the development standards. The purpose of the Planned Development District is to encourage development through efficient and attractive space utilization that might not otherwise be achieved through strict application of the existing zoning development standards.

The code requirements not met as part of this request are for covered, on-site parking and front yard setbacks on Walnut Street. To offset such deviations, the applicant is proposing project amenities in order for the findings to be made for project approval (see discussion below under Planned Development District Finding No. 4).

Findings for the Zone Change/Preliminary Development Plan - In order for a Planned Development District to be approved, the City Council must make the following findings, the justification for which is incorporated into the attached resolution, as recommended by the Planning Commission and staff:

(1) The development is in substantial harmony with the surrounding area and conforms to the General Plan and applicable City policies.

(2) Streets and utilities, existing or proposed, are adequate to serve the development.

[2] Private open space may not include required front or street side yards, exceed 3 percent slope, be less than 100 square feet in area, or have a dimension less than 10 feet.
[3] Group open space must be centrally located to all residents, cannot have a greater than 5 percent slope, and not be at least 400 square feet in area.

(3) The development creates a residential environment of sustained desirability and stability, that sites proposed for public facilities, such as playgrounds and parks, are adequate to serve the anticipated population and are acceptable to the public authorities having jurisdiction thereon, and the development will have no substantial adverse effect upon surrounding development or neighborhoods.

(4) Any latitude or exception(s) to development regulations or policies is adequately offset or compensated for by providing functional facilities or amenities not otherwise required or exceeding other required development standards, which, in the judgment of the Planning staff provides for a high quality and attractive development.

The applicant is seeking a Planned Development zoning designation to provide flexibility in the site layout of the units, and to offset certain development standards, such as setbacks and on-site covered parking. To offset these deviations from development standards, the following project amenities are proposed to support the Planned Development zoning and shall be required and shown/indicated on the Precise Plan:

- Provide ten (100% of units) affordable housing units to very low- and low-income first-time homebuyers.
- Install photovoltaic solar systems on all units.
- Provide conforming common and private open space within the development in excess of the minimum required.
- Include enhanced landscaping throughout the site, including a community garden for the residents of the development.

Vesting Tentative Tract Map 8104 - The proposed subdivision creates twelve parcels for ten townhomes and two common parcels on approximately 0.73 acres of land. The Homeowners' Association will own and maintain the two common parcels. A vesting tentative tract map is being processed with this proposal to create individual parcels of land onto which each residential unit will be constructed and sold individually. If the vesting tentative map is approved, a final map and improvement plans will be submitted to the City for review and approval. The City Engineer must find that the improvement plans and final map are in substantial compliance with the approved vesting tentative map and recommend to the City Council for approval of Final Map 8104 for recordation with the Alameda County Recorder's Office. The developer will enter into a Subdivision Agreement and post bonds with the City prior to commencing any construction activities. The developer is proposing a vesting tentative map so that the developer gains, for a period of three years after the date of approval or conditional approval, the right to proceed with the proposed development in substantial compliance with the ordinances, policies, and standards in effect on the date the vesting tentative map application was deemed complete, which was October 23, 2014.

The formation of a Homeowners' Association (HOA) and the creation of the Covenants, Conditions and Restrictions (CC&R's) will be required so that the HOA will be responsible for maintaining all private infrastructure and other privately owned common areas and facilities on the site, including, but not limited to, clean water treatment facilities, landscaping, preservation and replacement of trees, as well as decorative paving. For any necessary repairs performed by the City in locations

under the on-site decorative paved areas, the City shall not be responsible for the replacement cost of the decorative paving. The replacement cost shall be borne by the HOA established to maintain the common areas within the association boundary.

Findings for the Vesting Tentative Tract Map - In order for a Vesting Tentative Tract Map to be approved, the City Council must make certain findings. The Planning Commission recommended that Council make such findings, which are reflected in the attached resolution.

Environmental Review - Staff has prepared an Initial Study, Mitigated Negative Declaration and a Mitigation Monitoring and Report Program for the project (Attachment IV), which indicates there will be no significant environmental impacts resulting from the project, provided mitigation measures are incorporated into the project.

Mitigation measures include adherence to the Bay Area Air Quality Management District's *Basic Construction Mitigation Measures*, implementation of tree preservation measures outlined in the applicant's arborist report, and implementation of recommended measures per the geotechnical report.

The environmental document was made available for public review from November 13 through December 3, 2014. No comments were received as of the publishing date of this report.

ECONOMIC IMPACT

The project would contribute to the neighborhood by redeveloping a vacant infill site allowing for the development of ten ownership homes available to low- and very-low first time homebuyers. Such development would contribute to the character and revitalization of the neighborhood.

Residential development of higher densities (e.g., small lot, single-family homes) will generate higher overall land value than older traditional large lot detached single-family developments typical of this neighborhood.

FISCAL IMPACT

The sales price of each home will be determined on the purchaser's income to ensure that monthly costs will not exceed 35 percent of their monthly income. Staff has conducted a rough fiscal impact analysis of the project, which estimates that the project will generate $14,712 of new revenue annually; however, the project is projected to annually cost the City General Fund $20,280, for a net annual cost of $5,569 ($557 per unit). This analysis is preliminary to give Council a general idea of fiscal impacts.

PUBLIC CONTACT

On June 18, 2012, staff and Habitat for Humanity held a community meeting to present the Project proposal and Habitat's qualifications to the Burbank Neighborhood Forum. The proposal was well received by the attendees who were thankful with City and Habitat staff for the opportunity to comment on a new development in their neighborhood.

Two hundred and eighty-eight notices of this public hearing and availability of a Draft Mitigated Negative Declaration were sent to all property owners and residents within a 300-foot radius of the project site on January 16, 2015 and published in *The Daily Review* newspaper on January 17, 2015. No comments were received at the time this staff report was completed.

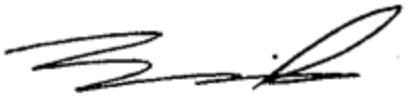
NEXT STEPS

Should the Council approve the project, the applicant will work with staff toward complying with the conditions of approval to allow submittal and approval of a Precise Development Plan, approval of a Final Map and Improvement Plans, issuance of building permits, and ultimately allow for construction of the project.

Prepared by: Linda Ajello, AICP, Associate Planner

Recommended by: David Rizk, AICP, Development Services Director

Approved by:



Fran David, City Manager

Attachments:

Attachment I	Draft Resolution
Attachment II	Draft Ordinance
Attachment III	Area and Zoning Map
Attachment IV	Initial Study, Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program
Attachment V	December 18, 2014 Draft Planning Commission Meeting Minutes
Attachment VI	Project Plans

HAYWARD CITY COUNCIL

RESOLUTION NO. 15-

Introduced by Councilmember _____

RESOLUTION ADOPTING THE MITIGATED NEGATIVE DECLARATION AND THE MITIGATION MONITORING AND REPORTING PROGRAM AND APPROVING VESTING TENTATIVE TRACT MAP APPLICATION PL-2013-0291 AND ZONE CHANGE APPLICATION PL-2013-0290 PERTAINING TO THE DEVELOPMENT OF TEN TOWNHOMES AT 123-197 A STREET

WHEREAS, on July 29, 2013, Natalie Monk, Habitat for Humanity East Bay/Silicon Valley (Applicant) submitted Zone Change Application No. PL-2013-0290 and Vesting Tentative Tract Map Application No. PL-2013-0291 for the property located at 123-197 A Street, which applications requested a zoning reclassification from Medium Density Residential to Planned Development District and a property subdivision to facilitate construction of ten (10) townhomes (the "Project'); and

WHEREAS, a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program has been prepared to assess and mitigate the potential environmental impacts of the Project; and

WHEREAS, the Planning Commission considered the Project at a public hearing held on December 18, 2014, and recommended that the City Council adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; approve Zone Change Application No. PL-2013-0290, reclassifying the property from Medium Density Residential to Planned Development District; and approve Vesting Tentative Tract Map Application No. PL-2013-0291; and

WHEREAS, notice of the hearing was published in the manner required by law and the hearing was duly held by the City Council on January 27, 2015.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby finds and determines as follows:

CALIFORNIA ENVIRONMENTAL QUALITY ACT

1. Pursuant to CEQA Guidelines Section 15220, an Initial Study ("IS") was prepared for this project with the finding that a Mitigated Negative Declaration ("MND") was appropriate because all potentially significant impacts could be reduced to a level of insignificance.

2. That the proposed MND was prepared by the City of Hayward as the Lead Agency and was circulated with a twenty (20) day public review period, beginning on November 13, 2014 and ending on December 3, 2014.

3. That the proposed MND was independently reviewed, considered and analyzed by the City Council and reflects the independent judgment of the City Council; that such independent judgment is based on substantial evidence in the record (even though there may be differences between or among the different sources of information and opinions offered in the documents, testimony, public comments and such responses that make up the proposed MND and the administrative record as a whole); that the City Council adopts the proposed MND and its findings and conclusions as its source of environmental information; and that the proposed MND is legally adequate and was completed in compliance with CEQA.

4. That the proposed MND identified all potential significant adverse impacts and feasible mitigation measures that would reduce these impacts to less-than-significant levels, and that all of the applicable mitigation measures identified in the MND and Mitigation Monitoring and Reporting Program will be adopted and implemented. Based on the MND and the whole record before the City Council, there is no substantial evidence that the project will have a significant effect on the environment.

5. That the project complies with CEQA, and that the proposed MND was presented to the City Council, which reviewed and considered the information contained therein prior approving the project. The custodian of the record of proceedings upon which this decision is based in the Development Services Department of the City of Hayward located at 777 B Street, Hayward, CA 94544.

6. The monitoring and reporting of CEQA mitigation measures in connection with the project will be conducted in accordance with the attached Mitigation Monitoring and Reporting Program (attached as Exhibit B), which is adopted as conditions of approval for the project. Adoption of this program will constitute fulfillment of the CEQA monitoring and/or reporting requirement set forth in Section 21081.6 of CEQA. All proposed mitigation measures are capable of being fully implemented by the efforts of the project sponsor, City of Hayward or other identified public agencies of responsibility.

ZONE CHANGE

7. **The development is in substantial harmony with the surrounding area and conforms to the General Plan and applicable City policies.**

The project is consistent with the existing General Plan designation and policies related to density and providing a variety of housing types, specifically:

Land Use Policies

LU-3.6 Residential Design Strategies: The City shall encourage residential developments to incorporate design features that encourage walking within neighborhoods by:

- Creating a highly connected block and street network.

- Orienting homes, townhomes, and apartment and condominium buildings toward streets or public spaces.
- Enhancing the front facade of homes, townhomes, and apartment and condominium buildings with porches, stoops, balconies, and/or front patios.
- Ensuring that windows are provided on facades that front streets or public spaces.

LU-3.7 Infill Development in Neighborhoods: The City shall protect the pattern and character of existing neighborhoods by requiring new infill developments to have complimentary building forms and site features.

Housing Policies

Goal H-2.1 Homeownership Housing: The City shall encourage the development of ownership housing and assist tenants to become homeowners to reach a 60 percent owner occupancy rate, within the parameters of federal and state housing laws.

H-2.2 Provide Incentives for Affordable Housing: The City shall promote the use of density bonuses and other incentives to facilitate the development of new housing for extremely low-, very low-, and low- income households.

H-3.1 Diversity of Housing Types: The City shall implement land use policies that allow for a range of residential densities and housing types, prices, ownership, and size, including low density single family uses, moderate-density townhomes, and higher-density apartments, condominiums, transit-oriented developments, live-work units, and units in mixed-use developments.

H-3.3 Sustainable Housing Development: The City shall improve affordability by promoting sustainable housing practices that incorporate a 'whole system' approach to siting, designing, and constructing housing that is integrated into the building site, consumes less water and improves water quality, reduces the use of energy use, and other resources, and minimizes its impact on the surrounding environment.

H-3.4 Residential Uses Close to Services: The City shall encourage development of residential uses close to employment, recreational facilities, schools, neighborhood commercial areas, and transportation routes.

H-3.6 Flexible Standards and Regulations: The City shall allow flexibility within the City's standards and regulations to encourage a variety of housing types.

H-4.1 Flexible Development Standards: The City shall review and adjust as appropriate residential development standards, regulations, ordinances, departmental processing procedures, and residential fees that are determined to be a constraint on the development of housing, particularly housing for lower- and moderate-income households and for persons with special needs.

The Project is located on an in-fill site within an existing commercial and residential neighborhood. The proposed development utilizes similar massing as the surrounding residential development, which include a mix of pre- and post-World War II homes, and compatible architectural design, which ensures the development is harmonious with the surrounding neighborhood. In addition, the project has been designed to retain several substantial mature trees to reduce visual impacts from adjacent properties and retain the streetscape of mature trees along A Street.

8. **Streets and utilities, existing or proposed, are adequate to serve the development.**

The proposed project is an in-fill development site surrounded by existing streets and there are utilities available with adequate capacity to serve the proposed development. In addition, the project is required to underground any overhead utilities in front of their project site and fronting any public street.

9. **The development creates a residential environment of sustained desirability and stability, that sites proposed for public facilities, such as playgrounds and parks, are adequate to serve the anticipated population and are acceptable to the public authorities having jurisdiction thereon, and the development will have no substantial adverse effect upon surrounding development.**

The project applicant has proposed a development that integrates density, livability and renewable energy sources (solar energy systems). The project provides a well-balanced neighborhood of three and four-bedroom townhomes that include usable private outdoor spaces along with large common open spaces, a community garden, and pedestrian pathways. The site design maintains the continuity of the surrounding development by using similar size and massing and similar architecture, including covered front porches, building finishes, landscaping and pedestrian connectivity to provide a seamless transition. Useable open space and pedestrian connectivity is provided, allowing for better circulation to encourage interaction with neighbors and access to on-site amenities, such as common open space, and edible gardens. Lastly, the home designs offer a wide and flexible range of livability and lifestyles by offering a bedroom suite on the first floor of all of the four-bedroom units to allow for aging in place and multi-generational lifestyles.

Furthermore, as demonstrated by the Mitigated Negative Declaration, Initial Study and Mitigation Monitoring and Reporting Plan, which identified potential impacts associated with the development of the proposed project and provided mitigation measures to eliminate or reduce those impacts, the Project will have no significant impacts or adverse impacts on surrounding development.

10. **Any latitude or exception(s) to development regulations or policies is adequately offset or compensated for by providing functional facilities or amenities not otherwise required or exceeding other required development standards.**

The applicant is seeking a Planned Development zoning designation to provide flexibility in the site layout of the units, and to offset certain development standards, such as setbacks and on-site covered parking. To offset these deviations from development standards, the

following project amenities are proposed to support the Planned Development zoning and shall be required and shown/indicated on the Precise Plan:

- Provide ten (100% of units) affordable housing units to very low- and low-income first-time homebuyers.
- Install photovoltaic solar systems on all units.
- Provide conforming common and private open space within the development in excess of the minimum required.
- Include enhanced landscaping throughout the site, including a community garden for the residents of the development.

VESTING TENTATIVE TRACT MAP

11. The approval of Vesting Tentative Map Tract 8104, as conditioned, will have no significant impact on the environment, cumulative or otherwise. A Mitigated Negative Declaration was prepared per the guidelines of the California Environmental Quality Act (CEQA) for the development of this site.

12. The vesting tentative tract map substantially conforms to the State Subdivision Map Act, the City's Subdivision Regulations, and the General Plan.

13. The preliminary geotechnical investigation performed by Rockridge Geotechnical (dated July 19, 2012) demonstrates that the proposed residential development is feasible and the proposed subdivision would occur on a site suitable for the proposed development with the recommendation that specific measures be reviewed and implemented to mitigate impacts from expansive soils, to be overseen by the project geotechnical engineer. The site provides sufficient lane widths and ingress/egress points, pedestrian facilities and infrastructure locations, such as water and sewer lines, storm drains and stormwater treatment areas, to support the number of units being proposed.

14. The design of this infill project and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

15. The design of the subdivision and the proposed improvements are not likely to cause serious health problems.

16. Upon completion of the proposed improvements, the streets and utilities would be adequate to serve the project.

17. None of the findings set forth in Section 66474 of the Subdivision Map Act for denial of a tentative map have been made.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Hayward, based on the foregoing findings, hereby adopts the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (Exhibit "B") and approves Zone Change

Application No. PL-2013-0290 and Vesting Tentative Tract Map Application PL-2013-0291, subject to the adoption of the companion ordinance (Ordinance No. 15-XXX) rezoning the property located at 123-197 A Street from Medium Density Residential to Planned Development District, subject to the attached conditions of approval (Exhibit "A").

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2015

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

_____
City Attorney of the City of Hayward

Exhibit A

CONDITIONS OF APPROVAL

Sequoia Grove – Natalie Monk, Habitat for Humanity East Bay/Silicon Valley (Applicant)
The Housing Authority of The City of Hayward (Owner)

Zone Change Application No. PL-2013-0290, and
Vesting Tentative Tract Map Application No. PL-2013-0291 (Tract 8104)

Zone Change from Medium Density Residential to Planned Development (PD), and Vesting Tentative Tract Map 8104, associated with the subdivision and construction of 10 townhomes and common areas on a 0.73-acre site at 123-197 A Street

General

1. In accordance with Zoning Ordinance §10-1.2500 (Planned Development District), this approval is for the Preliminary Development Plan, subject to all conditions listed below, included herein as:

   Exhibit A – Planned Development and Vesting Tentative Tract Map 8104 submitted by Habitat for Humanity East Bay/Silicon Valley, dated September 30, 2014.

2. The project approval shall coincide with the approval period for the Vesting Tentative Tract Map. If a building permit is issued for construction of improvements authorized by the General Plan Amendment and Zone Change approval, said approval shall be void two years after issuance of the building permits, or three years after approval of Precise Plan application, whichever is later, unless the construction authorized by the building permits has been substantially completed or substantial sums have been expended in reliance upon the Precise Plan approval.

3. This approval is subject to the Mitigation Monitoring and Reporting Program included in the City's Project files as Exhibit B.

4. The subdivider shall assume the defense of and shall pay on behalf of and hold harmless the City, its officers, employees, volunteers and agents from and against any or all loss, liability, expense, claim costs, suits and damages of every kind, nature and description directly or indirectly arising from the performance and action of this permit excluding any claims for gross negligence or willful misconduct of city or its officers or employees.

PRECISE PLAN SUBMITTAL

5. In accordance with Zoning Ordinance §10-1.2550 and prior to submitting a building permit application, a Precise Development Plan shall be submitted for review and approval.

6. The Precise Development Plan shall be in substantial conformance with the approved Preliminary Development Plan and incorporate conditions herein, and shall be submitted in conjunction with the subdivision improvement plans and Final Map.

7. The project approval includes the following project amenities to support the finding required to be made that "any latitude or exception(s) to development regulations or policies is adequately offset or compensated for by providing functional facilities or amenities not otherwise required or exceeding other required development standards". Details of all project amenities shall be submitted for review and approval by the Planning Director during the Precise Plan phase of the project. These four (4) amenities include:

- Provide ten (100% of units) affordable housing units to very low- and low-income first-time homebuyers.
- Install photovoltaic solar systems on all units.
- Provide conforming common and private open space within the development in excess of the minimum required.
- Include enhanced landscaping throughout the site, including a community garden for the residents of the development.

8. The applicant shall submit revised project plans for review and approval by the Planning Director that clearly shows the details of each project amenity. Such project amenity details shall be included in the Precise Plan submittal for final approval.

9. The Precise Development Plan shall include the following information and/or details:
   a. A copy of these conditions of approval shall be included on a full-sized sheet(s).
   b. Proposed location for construction staging, designated areas for construction employee parking (on- and off-site), construction office, sales office (if any), hours of construction, provisions for vanpooling construction workers or having them use transit to access the site, provisions for noise and dust control, and common area landscaping.
   c. Details of address numbers shall be provided. Address number shall be decorative. Building addresses shall be minimum 4-inch self-illuminated or 6-inch on contrasting background. Address numbers shall be installed so as to be visible from the street.
   d. Proposed locations, heights, materials and colors of all walls and fences.
   e. A minimum of one exterior hose bib shall be provided for each residential unit.
   f. Proposed pavement materials for all drive aisles, parking areas, and pedestrian paths. All surfaces should be enhanced by the use of decorative pavement materials such as colored, stamped concrete (bomanite or equal), brick, concrete interlocking pavers or other approved materials.
   g. Proposed mailbox design and locations, subject to Post Office approval.
   h. A final lighting plan prepared by a qualified illumination engineer shall be included to show exterior lighting design. Exterior lighting shall be erected and maintained so that adequate lighting is provided along the private street. The Planning Director shall approve the design and location of lighting fixtures, which shall reflect the architectural style of the building(s). Exterior lighting shall be shielded and deflected away from neighboring properties and from windows of houses within the project.
   i. All air conditioners and utility connections for air conditioners shall be located behind solid board fences or walls and shall not exceed the height of the fence or wall, unless otherwise approved.

j. Proposed color and materials board for all buildings, fences and walls. No changes to colors shall be made after construction unless approved by the Planning Director.

k. All above-ground utility meters, mechanical equipment and water meters shall be enclosed within the buildings or shall be screened with shrubs and/or an architectural screen.

l. No mechanical equipment, other than solar panels, shall be placed on the roof unless it is completely screened from view by the proposed roof structure. All roof vents shall be shown on roof plans and elevations. Vent piping shall not extend higher than required by building code. Roof apparatus, such as vents, shall be painted to match the roof color.

m. Large expanses of blank wall shall not be allowed. Articulate or otherwise treat such expanses to avoid bulkiness.

n. All decorative window treatments shall be extended to all elevations as shown on the Preliminary Development Plan.

o. All rear and side entries visible from the street shall be protected by roofs with rooflines to match the pitch of the roof.

p. An area within the fenced side yard or on-site trash enclosure shall be provided for the garbage and recycling containers as approved on the Preliminary Development Plan. Any changes are subject to review and approval of the Planning Director and Solid Waste Manager.

q. All parking stall dimensions shall conform to the approved plans and/or the City's Off-street Parking Ordinance. All two car garages shall have minimum interior dimensions of 20-foot width by 19-foot depth. The dimensions shall be shown on plans. No doors, stairs, landings, laundry facilities, trash/recycle containers or HVAC shall project within the required interior parking areas.

10. Any proposal for alterations to the proposed site plan and/or design which does not require a variance to any zoning ordinance standard must be approved by the Development Services Director or his/her designee, prior to implementation.

11. All final exterior building finishes, paint colors and other architectural details shall be reviewed and approved by the Planning Division in accordance with the City of Hayward's Design Guidelines prior to issuance of a building permit for the project.

12. The project shall comply with the 2013 California Energy Code Section 110.10 for Solar Ready Homes, involving coordination between the project architect and energy consultant regarding the design and orientation of roof surfaces.

Planning Division

13. ***Mitigation Measure 1***[1]**:** The Project shall adhere to the following Bay Area Air Quality Management District (BAAQMD) "Basic Construction Mitigation Measures".

- All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.

[1] BAAQMD's recommendation to require, "All vehicle speeds on unpaved roads shall be limited to 15 mph" has not been included with Air-1 since the Project would not result in unpaved roads or surfaces where vehicles could exceed 15 mph.

- All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

14. ***Mitigation Measure 2*:** The applicant shall follow all recommendations in the tree evaluation report including protection of all trees adjacent to the project site to be preserved during all phases of the development. Any modifications to the arborist recommendations shall require an updated arborist report to be submitted to the City for review and approval by the City's Landscape Architect:

Pre-construction

i) Hand dig or use an airspade to trench adjacent to redwoods #13-14 along the proposed perimeter footing for the driveway where within 12' of the trees. The trenching shall avoid any damage to roots over 2" in diameter and shall extend down to the depth of the proposed footing. Design adjustments, such as bridging the roots, to avoid damage to roots over 2" will be necessary to avoid significant damage to the trees.

ii) Establish a Tree Protection Zone (TPZ) around trees #11-15, 23, 24 and 26 as indicated on the Tree Inventory Map using 6' chain-link fencing attached to metal stakes driven firmly into the ground.

iii) Apply a 4" layer of chipper mulch throughout the tree protection zones.

iv) Irrigate trees to a depth of 14" throughout their driplines where extending over the project property 2 weeks prior to grading.

Grading and Construction Phase

v) Keep all equipment, debris, supplies, trenching, grading, stockpiling, or any other encroachments outside of the TPZ. Any desired adjustment or encroachment within the TPZ shall require consult with an arborist.

vi) All pruning shall be performed by an ISA certified arborists or certified tree workers under the project arborist's supervision. Pruning to comply with all ISA and ANSI pruning standards and best management practices.

vii) Trees #11-15, 24 and 26 shall be irrigated weekly to a depth of 12-14" throughout all accessible driplines, and at a minimum the entire TPZ.

viii) Since trees #23, 24, 25 and 2 are all off site trees that hang over the project, written permission from the tree owners will need to be granted prior to accessing their canopies.

15. ***Mitigation Measure 3*:** Prior to issuance of a Building Permit for the project, the applicant shall implement all measures as recommended by the project geotechnical consultant. Such measures will reduce the significance of impacts related to the expansive soils to a level of insignificance.

PRIOR TO SUBMITTAL OF SUBDIVISION IMPROVEMENT PLANS AND FINAL MAP

16. In conjunction with the Precise Plan, the applicant/developer shall submit subdivision improvement plans including Landscape and irrigation plans and a final map application for the entire project. Said improvement plans and final map shall meet all City standards and submittal requirements except as expressly approved for this Planned Development. The following information shall be submitted with, or in conjunction with, improvement plans and final map. The City reserves the right to include more detailed conditions of approval regarding required infrastructure based on these more detailed plans.

17. Unless otherwise stated, all necessary easements shall be dedicated, and all improvements shall be designed and installed, at no cost to the City of Hayward.

18. Unless indicated otherwise, the design for development shall comply with the following:

a) All improvements shall be designed and constructed in accordance with the City of Hayward Municipal Code – Chapter 10, Articles 1 and 3, and Standard Specifications and Details.

b) All construction shall meet the California Building Codes (CBC) and all applicable City of Hayward Building Codes and amendments in effective at the time of submitting a building permit application.

c) Design and construction of all pertinent life safety and fire protection systems shall meet the California Fire Code and all applicable City of Hayward Fire Codes and amendments if effective at the time of submitting a building permit application.

19. A Registered Civil Engineer shall prepare all Civil Engineering improvement plans; a Licensed Architect shall prepare all architectural plans; and a Licensed Landscape Architect shall prepare all landscape plans unless otherwise indicated herein.

Exhibit A

Subdivision Improvement Plans

20. Subdivision Improvement Plans shall be approved in concurrence with the Precise Development Plan. Submit the following proposed improvement plans with supporting documents, reports and studies:

    a) A detailed drainage plan, to be approved by the Alameda County Flood Control and Water Conservation District (ACFC&WCD) and the City Engineer, designing all on-site drainage facilities to accommodate the runoff associated with a ten (10) year storm and incorporating onsite storm water detention measures sufficient to reduce the peak runoff to a level that will not cause capacity of downstream channels to be exceeded. Existing offsite drainage patterns, i.e., tributary areas, drainage amount and velocity shall not be altered by the development. The detailed grading and drainage plan with supporting calculations and a completed Drainage Review Checklist shall be approved by the City Engineer and by the ACFC&WCD prior to issuance of any construction or grading permit.
    b) A detailed Stormwater Treatment Plan and supporting documents, following City ordinances and conforming to Regional Water Quality Control Board's Staff recommendations for new development and redevelopment controls for storm water programs.

Storm Water Quality Requirements

21. The following materials related to the Storm water quality treatment facility requirements shall be submitted with improvement plans and/or grading permit application. All reports such as Geotechnical Report, SWPPP, and SWMP, etc. are to be submitted in bound form. Reports that are clipped or stapled will not be accepted:

    a) Hydromodification Management Worksheet.
    b) Infiltration/Rainwater Harvesting and Use Feasibility Screening Worksheet.
    c) Development and Building Application Information Impervious Surface Form.
    d) Project Applicant Checklist of Stormwater Requirements for Development Projects.
    e) C.3 and C.6 Data Collection Form.
    f) Numeric Sizing Criteria used for stormwater treatment (Calculations).
    g) A detailed Stormwater Treatment Plan and supporting documents conforming to the City ordinances and Regional Water Quality Control Board's Staff recommendations for new development and redevelopment controls for storm water programs.
    h) The project plans shall include the storm drain design in compliance with post-construction stormwater requirements to provide treatment of the stormwater according to the National Pollutant Discharge Elimination System (NPDES) permit's numeric criteria. The design shall comply with the C.3 established thresholds and shall incorporate measures to minimize pollutants to the maximum extent practicable (MEP).
    i) The project plans shall identify Best Management Practices (BMPs) appropriate to the uses conducted on-site in order to limit the entry of pollutants into storm water runoff to the maximum extent practicable.
    j) The proposed BMPs shall be designed to comply with the hydraulic sizing criteria listed in Provision of the ACCWP NPDES permit (page 30). In addition, the

California Stormwater Quality Association's Stormwater Best Management Practice Handbook New Development and Redevelopment, Subsection 5.5 on pages 5-12 has a section titled "BMP Design Criteria for Flow and Volume". These materials are available on the internet at www.cabmphandbooks.com.

k) The design of the bioretention treatment area shall use a Bioretention Soil Mix (BSM) per Attachment L of the C.3 Stormwater Technical Guidance dated May 14, 2013, with a minimum infiltration rate of 5 inches per hour.

l) The inlet rims in the Bioretention Treatment Area (BTA) shall be set at a minimum of six inches above the flow line of the BTA. The design of the longitudinal flow line shall be level.

m) The proposed (storm water treatment facility) Bioretention Treatment Area (BTA) shall be encircled with decorative fence and gated with lock to be used for maintenance use only.

22. The developer shall be responsible for ensuring that all contractors are aware of all storm water quality measures and implement such measures. Failure to comply with the approved construction BMPs will result in the issuance of correction notices, citations or a project stop order.

Private Street

23. The private streets, driveways, and parking areas shall be designed to facilitate street sweeping, including the layout of the tree and pedestrian ramps. The HOA shall be responsible for street sweeping on a regular basis.

24. The on-site streetlights and pedestrian lighting shall be LED lights and have a decorative design approved by the Planning Director. The locations of the lights shall be shown on the improvement plans and shall be approved by the City Engineer. Submit photometric plans with the improvement plans. Such fixtures shall have shields to minimize "spill-over" lighting on adjacent properties that are not part of the tract.

25. The proposed street shall be private, owned and maintained by the HOA.

26. The driveway access on A Street shall conform to City Standard Detail SD-108A, Alternate "A".

Public Streets (A and Walnut Streets)

27. Any damaged and/or broken curb, gutter and sidewalks along the property frontages shall be removed and replaced as determined by the City.

28. The new streetlight on Walnut Street shall be a Standard LED luminaire.

Storm Drainage

29. The Hydrology and Hydraulics Criteria Summary, Alameda County Flood Control and Water Conservation District, latest edition shall be used to determine storm drainage runoff. A detailed drainage plan, to be approved by the Alameda County Flood Control and Water Conservation District (ACFC&WCD) and the City Engineer, designing all on-site drainage

facilities to accommodate the runoff associated with a ten (10) year storm and incorporating onsite storm water detention measures sufficient to reduce the peak runoff to a level that will not cause capacity of downstream channels to be exceeded. Existing offsite drainage patterns, i.e., tributary areas, drainage amount and velocity shall not be altered by the development. The detailed grading and drainage plan with supporting calculations and a completed Drainage Review Checklist shall be approved by the City Engineer and by the ACFC&WCD prior to issuance of any construction or grading permit.

30. The project shall also include erosion control measures to prevent soil, dirt, debris and contaminated materials from entering the storm drain system, in accordance with the regulations outlined in the ABAG Erosion and Sediment Control Handbook.

31. The on-site storm drain system shall be a private system owned and maintained by the HOA.

32. Improvements for storm drain system shall incorporate the following:

    a) The project shall not block runoff from, or augment runoff to, adjacent properties. The drainage area map developed for the project hydrology design shall clearly indicate all areas tributary to the project area. The developer is required to mitigate unavoidable augmented runoffs with offsite and/or on-site improvements.

    b) No surface runoff is allowed to flow over the sidewalks and/or driveways. Area drains shall be installed behind the sidewalks to collect all runoff from the project site.

    c) Storm drain pipes in streets and courts shall be a minimum of twelve inches in diameter with a minimum cover of three feet over the pipe.

    d) All storm drain inlets must be labeled "No Dumping - Drains to Bay," using City-approved methods.

    e) Storm water inlets shall be installed at the curb face per the City of Hayward Standard Details. The design and location shall be approved by the City Engineer.

    f) Post-development flows should not exceed the existing flows. If the proposed development warrants a higher runoff coefficient or will generate greater flow, mitigation measures shall be implemented.

Sanitary Sewer System

33. The development's sanitary sewer mains and appurtenances shall be privately owned-and-maintained by the HOA.

34. All public sewer mains and appurtenances shall be constructed in accordance to the City's "Specifications for the Construction of Sanitary Sewer Mains and Appurtenances," latest revision at the time of permit approval (available on the City's website at http://user.govoutreach.com/hayward/faq.php?cid=11188).

35. Manholes shall be installed in the sewer main at any change in direction or grade, at intervals not to exceed 400 feet, and at the upstream end of the pipeline.

36. Each single family dwelling unit shall have an individual sanitary sewer lateral. The sewer laterals shall have cleanouts and be constructed per City Standard Detail SD-312. Sewer

cleanouts shall be installed on each sewer lateral at the connection with the building drain, at any change in alignment, and at uniform intervals not to exceed 100 feet.

37. The Sanitary Sewer Connection Fees for a single-family residence are due and payable prior to final inspection.

Water System

38. The project water mains and valves shall be public, and shall be owned and maintained by the City. If the water mains are located in a private roadway, a minimum 10 feet wide easement shall be granted to the City.

39. All water mains and hydrants shall be constructed in accordance with the City's "Specifications for the Construction of Water Mains (12" Diameter or Less) and Fire Hydrants, "latest revision at the time of permit approval (available on the City's website at http://user.govoutreach.com/hayward/faq.php?cid=11188).

40. All water services from existing water mains shall be installed by City Water Distribution Personnel at the applicant/developer's expense. The developer may only construct new services in conjunction with the construction of new water mains.

41. Water mains shall be configured in a looped system and located 5 feet from the face of curb. Dead-end water mains are not allowed.

42. Each single family residence shall have an individual domestic water meter. Separate water meters and services shall be installed for development private fire hydrant and landscaping.

43. All domestic and irrigation water meters shall be radio-read type.

44. Residential combined domestic and fire services are allowed, per City Standard SD-216. The minimum size for a residential fire service connection is 1-inch and the maximum size for combined services is 2 inches. If the fire demand exceeds 160 GPM, a separate fire service will be required. Note that, per CBC 2010 R313, flow-through or multipurpose systems may not require a backflow device.

45. A dedicated irrigation water meter shall be installed for the HOA's maintained-landscaping. A Reduced Pressure Backflow Prevention Assembly shall be installed on each irrigation water meter, per City Standard SD-202. Backflow preventions assemblies shall be at least the size of the water meter or the water supply line on the property side of the meter, whichever is larger.

46. An above-ground Double Check Valve or Detector Assembly, per City Standards SD-201 and SD-204 shall be installed for on-site private fire hydrants.

47. Fire flow data for the hydrants in the vicinity of the proposed development shall be obtained for the design water pressure for all fire protection systems that is either a maximum of 80 psi or the actual supply pressure, whichever is lower. Fire flow tests are performed by City Water Distribution Personnel at a charge of **$300** each.

48. Water meters and services are to be located a minimum of two feet from top of driveway flare as per City Standard Details SD-213 thru SD-218.

49. Water mains and services, including the meters, must be located at least 10 feet horizontally from and one-foot vertically above any parallel pipeline conveying untreated sewage (including sanitary sewer laterals), and at least six feet from and one foot vertically above any parallel pipeline conveying storm drainage, per the current California Waterworks Standards, Title 22, Chapter 16, Section 64572. The minimum horizontal separation distances can be reduced by using higher grade (i.e. pressure) piping materials.

Solid Waste

50. Applicants must comply with City standards to obtain building permits, as follows:

a. Residential Collection of Garbage and Recyclables: Residents are required to place their garbage, recycling, and organics carts at the curb for weekly collection service by contracted service providers:

i. The standard type of garbage, recycling, and organics containers are (1) 32-gallon cart for Garbage, (1) 64-gallon cart for Recycling, and (1) 64-gallon cart for Organics.
ii. Trash and recycle containers shall be stored out of public view on non-pickup days. Sufficient storage space for garbage carts shall be provided for each residential unit. The total space required for the standard service is approximately 3 feet by 9 feet.
iii. Residents shall not place carts at the curb any earlier than 6:00 a.m. the day before scheduled collection, and are required to retrieve them no later than midnight the days the carts are emptied. (Hayward Municipal Code Section 5-1.15).

b. Trash Enclosures: Adequate indoor and outdoor storage space for recyclables is required by state law (California Public Resources Code 42910-42912 and Hayward Municipal Code 5-1.27). Federal provisions require a roof on all outdoor trash *enclosures where food or other organics is disposed* (Federal Clean Water Act). The enclosures shall be adequately sized for collection of trash and recyclables. To deter illegal dumping, a gate on each enclosure is required. Adequate provisions must be provided to ensure that all residents, regardless of physical ability, are able to easily dispose of their garbage and recyclables in the bins. Any arrangements required to provide reasonable access to these trash enclosures shall be included in the CC&R's for this development.

c. Requirements for Recycling Construction & Demolition Debris: City regulations require that applicants for all construction, demolition, and/or renovation projects, in excess of $75,000 (or combination of projects at the same address with a cumulative value in excess of $75,000) must recycle all asphalt and concrete and all other materials generated from the project. Applicants must complete the *Construction & Demolition Debris Recycling Statement*, a *Construction and Demolition Debris Recycling Summary Report*, and weigh tags for all materials disposed during the entire term of the project, and

obtain signature approval from the City's Solid Waste Manager prior to any off haul of construction and demolition debris from the project site.

Other Utilities

51. All service to dwellings shall be an "underground service" designed and installed in accordance with the Pacific Gas and Electric Company, AT&T (phone) Company and Comcast cable company regulations. Transformers and switch gear cabinets shall be placed underground unless otherwise approved by the Planning Director and the City Engineer. Underground utility plans must be submitted for City approval prior to installation.

52. All proposed surface-mounted hardware (fire hydrants, electroliers, etc.) along the proposed streets shall be located outside of the sidewalk within the proposed Public Utility Easement in accordance with the requirements of the City Engineer or, where applicable, the Fire Chief.

53. The developer shall provide and install the appropriate facilities, conduit, junction boxes, etc., to allow for installation of a fiber optic network within the subdivision.

54. All utilities shall be designed in accordance with the requirements of the City of Hayward and applicable public agency standards.

Landscape and Irrigation Plans

55. Prior to the approval of improvement plans or issuance of the first building permit, detailed landscape and irrigation plans shall be reviewed and approved by the City and shall be part of approved improvement plans and the building permit submittal. The plans shall be prepared by a licensed landscape architect on an accurately surveyed base plan and shall comply with the City's *Bay-Friendly Water Efficient Landscape Ordinance, Hayward Environmentally Friendly Landscape Guidelines and Checklist for the landscape professional, and Municipal Codes*. Dripline of the existing trees to be saved shall be shown on the plan.

56. Mylar of the approved landscape and irrigation improvement plans shall be submitted to the Engineering Department. The size of Mylar shall be 22" x 34" without an exception. A 4" wide x 4" high blank signing block shall be provided in the low right side on each sheet of Mylar. The signing block shall contain two signature lines and dates for City of Hayward, Landscape Architect/Planner and City Engineer. Upon completion of installation, As-built/Record Mylar shall be submitted to the Engineering Department by the developer.

57. Prior to the issuance of a grading or building permit, a tree preservation bond, surety or deposit, equal in value to the trees to be preserved, shall be provided by the developer. If any trees that are designated as saved are removed or damaged during construction they shall be replaced with trees of equal size and equal value. The bond, surety or deposit shall be returned when the tract is accepted if the trees are found to be in a healthy, thriving and undamaged condition. The developer shall provide an arborist's report evaluating the conditions of the trees.

58. A tree pruning and removal permit is required prior to pruning or removal of any existing trees. If off-site trees to be pruned to minimize impacts from the construction, a written permission from the neighboring property shall be submitted with the tree pruning/removal

permit.

59. Masonry walls, solid building walls, trash enclosures or fences facing a street or driveway shall be continuously buffered with shrubs and vines. Trash enclosure shall have a minimum 5' interior planting width on 3 sides and shall be screened with a minimum 5-gallon shrubs and vines.

60. Above ground utilities and equipment shall be screened from the street with five gallon shrubs.

61. A tree removal permit is required prior to the removal of any existing trees.

Fire Protection

62. Duplex buildings shall be required to install fire sprinkler systems in accordance with NFPA 13D. Triplex buildings shall be required to install fire sprinkler systems in accordance with NFPA 13D when the demising walls between residential units are provided with one two-hour-rated wall or two one-hour-rated walls. Otherwise, sprinkler systems installed in accordance with NFPA 13 shall be provided in triplex buildings.

63. Maximum 80 PSI water pressure should be used when water data indicates a higher static pressure. Residual pressure should be adjusted accordingly.

64. Underground fire service line serving NFPA 13D sprinkler system shall be installed in accordance with the Hayward Public Work Department SD-216. Water meters shall be minimum one-inch in diameter. Sprinkler monitoring systems shall be provided for NFPA 13 sprinkler systems.

65. Underground fire service line serving NFPA 13 sprinkler system shall be installed in accordance with the Hayward Public Work Department SD-204. Water meter shall be minimum four-inch in diameter.

66. An audible alarm bell (device) shall be installed on the fire sprinkler system riser.

67. An interior audible alarm device shall be installed within the dwelling in a location so as to be heard throughout the home. The device shall activate upon any fire sprinkler system waterflow activity.

68. All bedrooms and hallway areas shall be equipped with smoke detectors, hard-wired with battery backup. Installation shall conform to the California Building Code (CBC).

69. CO detectors should be placed near the sleeping area on a wall about 5 feet above the floor. The detector may be placed on the ceiling. Each floor needs a separate detector.

70. An approved type spark arrestor shall be installed on any chimney cap.

71. A minimum 4" self-illuminated address shall be installed on the front of the dwelling in a location so as to be visible from the street. Otherwise, a minimum 6" address shall be installed on a contrasting background and shall be in a location approved by the Fire

Department.

Hazardous Materials

72. Prior to issuance of Building or Grading Permits, the Developer shall provide a final report submitted by a qualified professional to the Hayward Fire Department that demonstrates the environmental condition of the property is appropriate for the proposed residential development. Depending on the results of the report, additional concurrence may be required to be obtained from either the California Regional Water Quality Control Board, California Department of Toxic Substance Control, or Alameda County Environmental Health. Allowance may be granted for some grading activities if necessary to ensure environmental clearances.

73. Prior to grading: Structures and their contents shall be removed or demolished under permit in an environmentally sensitive manner. Proper evaluation, analysis and disposal of materials shall be done by appropriate professional(s) to ensure hazards posed to development construction workers, the environment, future residents and other persons are mitigated. All hazardous materials and hazardous waste must be properly managed and disposed of in accordance with state, federal and local regulations.

74. Any wells, septic tank systems and others subsurface structures - including hydraulic lifts for elevators - shall be removed properly in order not to pose a threat to the development construction workers, future residents or the environment. Removal of these structures shall be documented and done under permit, as required by law.

75. The Hayward Fire Department's Hazardous Materials Office shall be notified immediately at (510) 583-4910 if hazardous materials are discovered during demolition or during grading. These shall include, but shall not be limited to, actual/suspected hazardous materials, underground tanks, vessels that contain or may have contained hazardous materials.

76. During construction, hazardous materials used and hazardous waste generated shall be properly managed and disposed.

77. If hazardous materials storage and/or use are to be a part of the facility's permanent operations then a Chemical Inventory Packet shall be prepared and submitted with building plans to the City of Hayward Fire Department at the time of application for construction permits.

Final Tract Map

78. Prior to recordation, a proposed Final Tract Map shall be submitted for review by the City. The Final Tract Map shall be presented to the City Council for review and action. The City Council meeting will be scheduled approximately sixty (60) days after the Improvement Plans with supporting documents and Final Map are deemed technically correct, and Subdivision Agreement and Bonds are approved by the City. The executed Final Map shall be returned to the City Public Works Department if Final Map has not been filed in the County Recorder's Office within ninety (90) days from the date of the City Council's approval.

79. Prior to the recordation of the Final Tract Map, all documents that need to be recorded with the final map shall be approved by the City Engineer and any unpaid invoices or other

outstanding charges accrued to the City for the processing of the subdivision application shall be paid.

80. The final map shall reflect all easements needed to accommodate the project development. The private street shall be dedicated as a Public Utility Easement (PUE), Public Assess Easement (PAE), Water Line Easement (WLE), Sanitary Sewer Easement (SSE), Emergency Vehicle Access Easement (EVAE), and Ingress and Egress Easement (IE).

PRIOR TO ISSUANCE OF BUILDING OR GRADING PERMITS AND CONSTRUCTION WITH COMBUSTIBLE MATERIALS

81. Pursuant to the Municipal Code §10-3.332, the developer shall execute a subdivision agreement and post bonds with the City that shall secure the construction of the public improvements. Insurance shall be provided per the terms of the subdivision agreement.

82. Prior to issuance of building permits, a final map that reflects and is in substantial compliance with the approved vesting tentative tract map, shall be approved by the City Engineer and is in the process for filing with the office of the Alameda County Clerk Recorder.

83. Submit the following documents for review and approval, or for City project records/files:

    a. Engineer's estimate of costs, including landscape improvements;
    b. Signed Final Map;
    c. Signed Subdivision Agreement;
    d. Certificate of Insurance; and
    e. Subdivision bonds.

84. Plans for building permit applications shall incorporate the following:

    a) The approved Precise Plan;
    b) The approved Improvement Plan; and
    c) The approved Landscaping and Irrigation Plan.

85. Required water system improvements shall be completed and operational prior to the start of combustible construction.

86. A representative of the project soils engineer shall be on the site during grading operations and shall perform such testing as deemed necessary by the City Engineer. The representative of the soils engineer shall observe all grading operations and provide any recommended corrective measures to the contractor and the City Engineer.

87. The minimum soils sampling and testing frequency shall conform to Chapter 8 of the Caltrans Construction Manual. The subdivider shall require the soils engineer to daily submit all testing and sampling and reports to the City Engineer.

Exhibit A

PRIOR TO COMPLETION OF SITE IMPROVEMENTS AND ISSUANCE OF CERTIFICATES OF OCCUPANCY

During Construction

88. The developer shall ensure that unpaved construction areas are sprinkled with water as necessary to reduce dust generation. Construction equipment shall be maintained and operated in such a way as to minimize exhaust emissions. If construction activity is postponed, graded or vacant land shall immediately be revegetated.

89. The following control measures for construction noise, grading and construction activities shall be adhered to, unless otherwise approved by the Planning Director or City Engineer:

    a. Grading and site construction activities shall be limited to the hours 7:00 AM to 7:00 PM Monday through Saturday and 10:00 AM to 6:00 PM Sunday and Holidays. Grading hours are subject to the City Engineer's approval. Building construction hours are subject to Building Official's approval;
    b. Grading and construction equipment shall be properly muffled;
    c. Unnecessary idling of grading and construction equipment is prohibited;
    d. Stationary noise-generating construction equipment, such as compressors, shall be located as far as practical from occupied residential housing units;
    e. Applicant/developer shall designate a "noise disturbance coordinator" who will be responsible for responding to any local complaints about construction noise. Letters shall be mailed to surrounding property owners and residents within 300 feet of the project boundary with this information and a copy provided to the Planning Division.
    f. The developer shall post the property with signs that shall indicate the names and phone number of individuals who may be contacted, including those of staff at the Bay Area Air Quality Management District, when occupants of adjacent residences find that construction is creating excessive dust or odors, or is otherwise objectionable. Letters shall also be mailed to surrounding property owners and residents with this information prior to commencement of construction and a copy provided to the Planning Division.
    g. Daily clean-up of trash and debris shall occur on streets fronting project site, and other neighborhood streets utilized by construction equipment or vehicles making deliveries.
    h. Gather all construction debris on a regular basis and place them in a dumpster or other container which is emptied or removed on a weekly basis. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to storm water pollution;
    i. Remove all dirt, gravel, rubbish, refuse and green waste from the sidewalk, street pavement, and storm drain system adjoining the project site. During wet weather, avoid driving vehicles off paved areas and other outdoor work;
    j. The site shall be watered twice daily during site grading and earth removal work, or at other times as may be needed to control dust emissions;
    k. All grading and earth removal work shall follow remediation plan requirements, if soil contamination is found to exist on the site;
    l. Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites;

m. Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites;
n. Sweep public streets daily if visible soil material is carried onto adjacent public streets;
o. Apply (non-toxic) soil stabilizers or hydroseed to inactive construction areas (previously graded areas inactive for 10-days or more);
p. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).
q. Broom sweep the sidewalk and public street pavement adjoining the project site on a daily basis. Caked on mud or dirt shall be scraped from these areas before sweeping;
r. No site grading shall occur during the rainy season, between October 15 and April 15, unless approved erosion control measures are in place.
s. Install filter materials (such as sandbags, filter fabric, etc.) at the storm drain inlet nearest the downstream side of the project site prior to: 1) start of the rainy season; 2) site dewatering activities; or 3) street washing activities; and 4) saw cutting asphalt or concrete, or in order to retain any debris or dirt flowing into the City storm drain system. Filter materials shall be maintained and/or replaced as necessary to ensure effectiveness and prevent street flooding. Dispose of filter particles in the trash;
t. Create a contained and covered area on the site for the storage of bags of cement, paints, flammables, oils, fertilizers, pesticides or any other materials used on the project site that have the potential for being discharged to the storm drain system through being windblown or in the event of a material spill;
u. Never clean machinery, tools, brushes, etc., or rinse containers into a street, gutter, storm drain or stream. See "Building Maintenance/Remodeling" flyer for more information;
v. Ensure that concrete/gunite supply trucks or concrete/plasters finishing operations do not discharge washwater into street gutters or drains; and
w. The developer shall immediately report any soil or water contamination noticed during construction to the City Fire Department Hazardous Materials Division, the Alameda County Department of Health and the Regional Water Quality Control Board.

90. In the event that human remains', archaeological resources, prehistoric or historic artifacts are discovered during construction of excavation, the following procedures shall be followed: Construction and/or excavation activities shall cease immediately and the Planning Division shall be notified. A qualified archaeologist shall be retained to determine whether any such materials are significant prior to resuming groundbreaking construction activities. Standardized procedure for evaluation accidental finds and discovery of human remains shall be followed as prescribed in Sections 15064.f and 151236.4 of the California Environmental Quality Act.

91. Prior to final inspections, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the Planning Director.

92. Prior to the issuance of Certificate of Occupancy, all landscape and irrigation shall be completed and installed in accordance with the approved plan and accepted by the project landscape architect prior to submitting a Certificate of Completion. The final acceptance form must be submitted prior to requesting an inspection with the City Landscape Architect. An Irrigation Schedule shall be submitted prior to the final inspection and acceptance of landscape improvements.

93. Landscape and tree improvements shall be installed according to the approved plans prior to the occupancy of each building. All common area landscaping, irrigation, and other required improvements shall be installed prior to acceptance of tract improvements, or occupancy of eighty percent of the dwelling units, whichever first occurs, and a Certificate of Completion, as-built Mylar and an Irrigation Schedule shall be submitted prior to the Final Approval of the landscaping for the Tract to the Public Works – Engineering and Transportation Department by the developer.

Homeowners Association (HOA)

94. Prior to the sale of any parcel, or prior to the acceptance of site improvements, whichever occurs first, Conditions, Covenants and Restrictions (CC&R's) creating a homeowners association (HOA) for the property shall be reviewed and approved by the Planning Director and City Attorney and recorded. The CC&R's shall describe how the storm drain system, including stormwater treatment facilities BMP, private street and infrastructure, common landscaping areas and amenities for the developments shall be maintained by the association. The CC&Rs shall include the following provisions:

    f. Each owner shall automatically become a member of the association(s) and shall be subject to a proportionate share of maintenance expenses.
    g. A reserve fund shall be maintained to cover the costs of improvements and landscaping to be maintained by the Association(s).
    h. The HOA shall be managed and maintained by a professional property management company.
    i. The HOA shall own and maintain the private access road.
    j. The HOA shall own and maintain the on-site storm drain system.
    k. The HOA shall maintain the common area irrigation system and maintain the common area landscaping in a healthy, weed–free condition at all times. The HOA shall inspect the landscaping on a monthly basis and any dead or dying plants (plants that exhibit over 30% die-back) shall be replaced within thirty days of notification to the homeowner. Plants in the common areas shall be replaced within thirty days of the inspection. Trees shall not be severely pruned, topped or pollarded. Any trees that are pruned in this manner shall be replaced with a tree species selected and size determined by the City Landscape Architect, within the timeframe established by the City and pursuant to the Hayward Municipal Code.
    l. A provision that if the HOA fails to maintain the common outdoor patio areas, and all other landscaping and irrigation in all other common areas for which it is responsible so that owners, their families, tenants, or adjacent owners will be impacted in the enjoyment, use or property value of the project, the City shall have the right to enter upon the project and to commence and complete such work as is necessary to maintain the common areas and private streets, after reasonable notice, and lien the properties for their proportionate share of the costs, in accordance with Section 10-3.385 of the Hayward Subdivision Ordinance.
    m. A provision that the building exteriors and fences shall be maintained free of graffiti. The owner's representative shall inspect the premises on a weekly basis and any graffiti shall be removed within 48 hours of inspection or within 48 hours of notification by the City.

n. A tree removal permit is required prior to the removal of any protected tree, in accordance with the City's Tree Preservation Ordinance.

o. The residents shall not use common parking spaces for storage of recreational vehicles, camper shells, boats or trailers. These parking spaces shall be monitored by the HOA. The CC&R's shall include authority for the HOA to tow illegally-parked vehicles.

p. Individual homeowners shall maintain in good repair the exterior elevations of their dwelling. The CC&Rs shall include provisions as to a reasonable time period that a unit shall be repainted, the limitations of work (modifications) allowed on the exterior of the building, and the right of the home owners association to have necessary work done and to place a lien upon the property if maintenance and repair of the unit is not executed within a specified time frame. The premises shall be kept clean and free of debris at all times. Color change selections shall be compatible with the existing setting.

q. The HOA shall maintain all fencing, parking surfaces, common landscaping, lighting, drainage facilities, project signs, exterior building elevations, etc. The CC&Rs shall include provisions as to a reasonable time period that the building shall be repainted, the limitations of work (modifications) allowed on the exterior of the buildings, and its power to review changes proposed on a building exterior and its color scheme, and the right of the home owners association to have necessary work done and to place a lien upon the property if maintenance and repair of the unit is not executed within a specified time frame. The premises shall be kept clean.

r. Any future major modification to the approved site plan shall require review and approval by the Planning Commission.

s. On-site streetlights and pedestrian lighting shall be owned and maintained by the HOA and shall have a decorative design approved by the Planning Director and the City Engineer.

t. Street sweeping of the private street and private parking stalls shall be conducted at least once a month.

u. A covenant or deed restriction shall be recorded with each lot requiring the property owner to properly maintain the front yard landscaping and street trees, and replace any dead or dying plant material

Prior to the Issuance of Certificate of Occupancy or Final Report

95. All buildings shall be designed using the California Building Codes in effective at the time of submitting building permit applications.

96. All tract improvements, including the complete installation of all improvements relative to streets, fencing, sanitary sewer, storm drainage, water system, underground utilities, etc., shall be completed and attested to by the City Engineer before approval of occupancy of any unit. Where facilities of other agencies are involved, such installation shall be verified as having been completed and accepted by those agencies.

97. Park Dedication In-Lieu Fees are required for all new dwelling units. Fees shall be those in effect at the time of the Vesting Tentative Tract Map is approved. All Park dedication in-lieu fees shall be paid prior to issuance of a Certificate of Occupancy for a residential unit.

98. All landscape improvements shall be completed in accordance with approved plan and accepted by the project landscape architect prior to submitting a Certificate of Completion. The final acceptance form must be submitted prior to requesting an inspection to the City Landscape Architect. An Irrigation Schedule shall be submitted prior to the final inspection and acceptance of improvements.

99. Landscaping shall be maintained in a healthy, weed-free condition at all times and shall be designed with efficient irrigation practices to reduce runoff, promote surface filtration, and minimize the use of fertilizers and pesticides, which can contribute to runoff pollution. The owner's representative shall inspect the landscaping on a monthly basis and any dead or dying plants (plants that exhibit over 30% dieback) shall be replaced within ten days of the inspection. Three inches deep mulch should be maintained in all planting areas. Mulch should be organic recycled chipped wood in the shades of Dark Brown Color. Trees shall not be severely pruned, topped or pollarded. Any trees that are pruned in this manner shall be replaced with a tree species selected by, and size determined by the City Landscape Architect, within the timeframe established by the City and pursuant to the Municipal Code. Irrigation system shall be tested periodically to maintain uniform distribution of irrigation water; irrigation controller shall be programed seasonally; irrigation system should be shut-off during winter season; and the whole irrigation system should be flushed and cleaned when the system gets turn on in the spring.

100. The developer/subdivider shall be obligated for the following additional fees. The amount of the fee shall be in accordance with the fee schedule in effect at the time Vesting Tentative Tract Map was accepted as complete, unless otherwise indicated herein:

    a. Supplemental Building Construction and Improvement Tax, and
    b. School Impact Fee.

101. Final Hayward Fire Department inspection is required to verify that requirements for fire protection facilities have been met and actual construction of all fire protection equipment have been completed in accordance with the approved plan. Contact the Fire Marshal's Office at (510) 583-4910 at least 24 hours before the desired final inspection appointment.

102. The improvements associated with the Pacific Gas and Electric Company, AT&T (phone) company and local cable company shall be installed to the satisfaction of the respective companies.

103. The Stormwater Treatment Measures Maintenance Agreement for the project, prepared by Public Works Engineering and Transportation Division staff, shall be signed and recorded in concurrence with the Final Map at the Alameda County Recorder's Office to ensure that the maintenance is bound to the property in perpetuity.

104. The applicant/subdivider shall submit "as built" plans and final reports for the following:

    a. Final Storm Water Management Plan (SWMP) prepared by a QSD and signed by a Qualified Inspector;
    b. AutoCAD file format (release 2010 or later) in a CD of approved final map and 'as-built' improvement plans showing landscape and irrigation improvements, lot and all

underground facilities, sanitary sewer mains and laterals, water services (including meter locations), Pacific Gas and Electric, AT&T (phone) facilities, local cable company, etc. that can be used to update the City's Base Maps; and

c. Final Geotechnical Report.

Exhibit B

Sequoia Grove

Mitigation Monitoring and Reporting Program

Zone Change Application No. PL-2013-0290 and Vesting Tentative Tract Map Application No. PL-2013-0291 (8104);
Natalie Monk, Habitat for Humanity East Bay/Silicon Valley (Applicant)
City of Hayward (Owner)

January 27, 2015

Mitigation 1

Significant environmental Impact:

Based on the Bay Area Air Quality Management District's (BAAQMD) established screening criteria for potentially significant air quality impacts, construction of the proposed project would not violate any air quality standards. However, implementation of BAAQMD "Basic Construction Mitigation Measures" are recommended, as follows:

Mitigation Measure 1[2]

The Project shall adhere to the following Bay Area Air Quality Management District (BAAQMD) "Basic Construction Mitigation Measures".

i) All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.

ii) All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

iii) All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

iv) All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

v) Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]).

[2] BAAQMD's recommendation to require, "All vehicle speeds on unpaved roads shall be limited to 15 mph" has not been included with Air-1 since the Project would not result in unpaved roads or surfaces where vehicles could exceed 15 mph.

Clear signage shall be provided for construction workers at all access points.

vi) All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

vii) Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

Implementation Responsibility: Project developer
Monitoring Responsibility: City of Hayward Planning and Building Divisions
Timing: During project construction

Mitigation 2

Significant environmental Impact:

The project site contains mature trees that will be impacted and the applicant proposes removal of 8 trees to accommodate 10 new townhomes. Preservation and/or protection of trees on adjacent properties are suggested as part of the project. Traverso Tree Service prepared an arborist report and tree appraisal dated August 6, 2012 identifying methods for tree preservation and tree replacement to mitigate for the potential impacts. The following requirements will reduce impacts to a level of insignificance.

Mitigation Measure:

The applicant shall follow all recommendations in the tree evaluation report including protection of all trees adjacent to the project site to be preserved during all phases of the development:

Pre-construction

ii) Hand dig or use an airspade to trench adjacent to redwoods #13-14 along the proposed perimeter footing for the driveway where within 12' of the trees. The trenching shall avoid any damage to roots over 2" in diameter and shall extend down to the depth of the proposed footing. Design adjustments, such as bridging the roots, to avoid damage to roots over 2" will be necessary to avoid significant damage to the trees.

ii) Establish a Tree Protection Zone (TPZ) around trees #11-15, 23, 24 and 26 as indicated on the Tree Inventory Map using 6' chain-link fencing attached to metal stakes driven firmly into the ground.

iii) Apply a 4" layer of chipper mulch throughout the tree protection zones.

iv) Irrigate trees to a depth of 14" throughout their driplines where extending over the project property 2 weeks prior to grading.

Exhibit B

Grading and Construction Phase

ix) Keep all equipment, debris, supplies, trenching, grading, stockpiling, or any other encroachments outside of the TPZ. Any desired adjustment or encroachment within the TPZ shall require consult with an arborist.

x) All pruning shall be performed by an ISA certified arborists or certified tree workers under the project arborist's supervision. Pruning to comply with all ISA and ANSI pruning standards and best management practices.

xi) Trees #11-15, 24 and 26 shall be irrigated weekly to a depth of 12-14" throughout all accessible driplines, and at a minimum the entire TPZ.

xii) Since trees #23, 24, 25 and 2 are all off site trees that hang over the project, written permission from the tree owners will need to be granted prior to accessing their canopies.

Implementation Responsibility: Project developer
Monitoring Responsibility: City of Hayward Planning Division
Timing: Prior to any project construction and during project construction

<u>Mitigation 3</u>

Significant environmental Impact:

According to the Geotechnical Investigation prepared by Rockridge Geotechnical dated July 19, 2012, moderately to highly expansive clay soils were observed on the near-surface of the project site. The Geotechnical Investigation recommends specific criteria be followed for all site preparation and grading, foundation support, flatwork and pavements, retaining walls, seismic design, and other geotechnical considerations and concludes with a recommendation that they be retained to: 1) review project plans and specifications to verify that they conform to the intent of their recommendations; 2) to be present to provide on-site observation during site preparation, placement, compaction fill, and installation of building foundation. Provided the recommendations in the geotechnical investigation report are followed, the impacts of the expansive soils will be mitigated to a less than significant level.

Mitigation Measure:

Prior to issuance of a Building Permit for the project, the applicant shall implement all measures as recommended by the project geotechnical consultant. Such measures will reduce the significance of impacts related to the expansive soils to a level of insignificance.

Implementation Responsibility: Project developer
Monitoring Responsibility: City of Hayward Building Division
Timing: Prior issuance of a Building Permit for the project

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 10, ARTICLE 1 OF THE HAYWARD MUNICIPAL CODE BY REZONING CERTAIN PROPERTY IN CONNECTION WITH ZONE CHANGE APPLICATION NO. PL-2013-0290 RELATING TO A RESIDENTIAL DEVELOPMENT AT 123-197 A STREET

THE CITY COUNCIL OF THE CITY OF HAYWARD DOES ORDAIN AS FOLLOWS:

Section 1. Rezoning.

Article 1 of Chapter 10 of the Hayward Municipal Code is hereby amended to rezone the property located at 123-197 A street (APN: 431-0016-088-03) from Medium Density Residential (RM) to Planned Development (PD) District.

Section 2. Severance.

Should any part of this ordinance be declared by a final decision by a court or tribunal of competent jurisdiction to be unconstitutional, invalid or beyond authority of the City, such decision shall not affect the validity of the remainder of this ordinance, which shall continue in full force and effect, provided the remainder of the ordinance, absent the excised portion, can be reasonable interpreted to give effect to intentions of the City Council.

Section 3. Effective Date.

This ordinance shall become effective immediately upon adoption.

INTRODUCED at a regular meeting of the City Council of the City of Hayward, held on the 27th day of January, 2015, by Council Member _____.

ADOPTED at a regular meeting of the City Council of the City of Hayward held the _____ day of February, 2015, by the following votes of members of said City Council.

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

APPROVED: _____

Mayor of the City of Hayward

DATE:_____

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

_____
City Attorney of the City of Hayward

Area & Zoning Map

PL-2013-0290 ZC

Address:
123 - 197 A Street

Applicant:
Natalie Monk

Owner:
City of Hayward

Zoning Classifications

RESIDENTIAL

RH	High Density Residential, min lot size 1250 sqft
RM	Medium Density Residential, min lot size 2500 sqft
RS	Single Family Residential, min lot size 5000 sqft
SMU	Sustainable Mixed Use, up to 100.0 units/net acre

COMMERCIAL

CN	Neighborhood Commercial
CN-R	Neighborhood Commercial/Residential

Zoning Classifications

OPEN SPACE

OS	Open Space

OTHER

PD	Planned Development
PF	Public Facilities

SPECIAL DESIGN DISTRICT OVERLAY

SD4	Cannery Area Special Design District Overlay

Attachment IV

CITY OF
HAYWARD
HEART OF THE BAY

November 12, 2014

Alameda County Clerk
1106 Madison Street, 1st Floor
Oakland, CA 94607

Subject: **Notice of Intent to Adopt a Mitigated Negative Declaration for Zone Change Application No. PL-2013-0290 – from Medium Density Residential to Planned Development and Vesting Tentative Tract Map 8104 (Application No. PL-2013-0291) associated with the subdivision and construction of 10 townhomes and common areas on a 0.73-acre site located at 123-197 A Street.**
Natalie Monk, Habitat for Humanity East Bay/Silicon Valley (Applicant), City of Hayward (Owner)

Dear Mr. O'Connell,

Please post this letter with the attached Mitigated Negative Declaration and Initial Study for a period of 20 days to conform to CEQA Guideline Section 15072. The specific posted comment period is from Thursday, November 13, 2014 to Wednesday, December 3, 2014.

The Planning Commission of the City of Hayward has scheduled a public hearing on Thursday, December 18, 2014, at 7:00 p.m., Council Chambers, 2nd Floor, City Hall, 777 B Street, Hayward, to obtain citizen input on the proposed project and the Mitigated Negative Declaration and Initial Study. A copy of the staff report can be viewed on the City's website at www.hayward-ca.gov after December 12, 2014.

Following the Planning Commission public hearing this matter will then be heard by the City Council. Notice of the City Council hearing will be sent out at a later date. The Planning Commission can either recommend approval to the City Council or deny the application. If denied, the denial action is appealable. The appeal period is 10 days from the date of the decision. If recommended for approval or appealed, a public hearing will be scheduled before the City Council for final decision. Notice of the City Council hearing will be sent out at a later date.

Department of Development Services
Planning Division
777 B Street, Hayward, CA 94541-5007
Tel: 510/583-4200 Fax: 510/583-3649

If the Mitigated Negative Declaration is approved, a copy will be sent to the General Business Division of your office for recordation. If you have any questions, please contact me at (510) 583-4210 or e-mail me at linda.ajello@hayward-ca.gov.

Sincerely,

Linda Ajello. AICP
Associate Planner

CITY OF HAYWARD
MITIGATED NEGATIVE DECLARATION

Notice is hereby given that the City of Hayward finds that could not have a significant effect on the environment as prescribed by the California Environmental Quality Act of 1970, as amended will occur for the following proposed project:

I. PROJECT DESCRIPTION:

Project title: Sequoia Grove; Zone Change Application PL-2013-0290 and Vesting Tentative Tract Map Application No. PL-2013-0291 (8104).

Description of project: The project proposes a subdivision of an approximately .73 acre vacant site in order to develop 10 townhomes and common open space that would be provide access from existing public streets.

Project review involves consideration of a vesting tentative map and rezoning.

II. FINDING PROJECT WILL NOT SIGNIFICANTLY AFFECT ENVIRONMENT:

The proposed project, with the mitigation measures identified in the attached initial study checklist, will not have a significant effect on the environment.

III. FINDINGS SUPPORTING DECLARATION:

1. The proposed project has been reviewed according to the standards and requirements of the California Environmental Quality Act (CEQA) and an Initial Study Environmental Evaluation Checklist has been prepared for the proposed project. The Initial Study has determined that the proposed project, with the recommended mitigation measures, could not result in significant effects on the environment.

2. The project will not adversely affect any scenic resources. A lighting plan will be required to ensure that light and glare do not affect area views. Also, compliance with the City's Design Guidelines will ensure visual impacts are minimized. Landscape plans will also be required to ensure that structures are appropriately screened.

3. The project will not have an adverse effect on agricultural land since the subject site is not used for such purposes, does not contain prime, unique or Statewide important farmland.

4. The project will not result in significant impacts related to changes in air quality. When the property is developed the City will require the developer to submit a construction Best Management Practice (BMP) program prior to the issuance of any grading or building permit.

5. The project, proposed on properties surrounded by other residential development and within an urbanized area, will not result in significant impacts to biological resources. Any trees removed are required to be replaced as per the City's Tree Preservation ordinance.

6. The project will not result in significant impacts to known cultural resources including historical resources, archaeological resources, paleonotological resources, unique topography or disturb human remains.

7. The project will not result in significant impacts to geology and soils. The project is located west of the Hayward fault, which poses potential risk to any development in the city of Hayward. Recommendations of the project geotechnical engineer will be required to be incorporated into project design and implemented throughout construction, to address such items as seismic shaking. Construction will also be required to comply with the California Building Code standards to minimize seismic risk due to ground shaking.

8. The project will not lead to the exposure of people to hazardous materials.

9. The project will be required to meet all water quality standards as part of the normal development review and construction process, to be addressed in a Stormwater Pollution Prevention Plan and Erosion Control Plan that utilize best management practices. Drainage improvements will be required to accommodate stormwater runoff, so as not to negatively impact the existing downstream drainage system of the Alameda County Flood Control and Water Conservation District.

10. The project is consistent with the overall density supported by the Hayward General Plan. In addition, the project will be required to be consistent with the City of Hayward's Design Guidelines.

11. The project will not result in any long-term noise impacts. Construction noise will be mitigated through restriction on construction hours, mufflers, etc., to be approved as part of the future building permits for the homes.

12. The project will not result in significant impacts related to population and housing in that the amount of development proposed is within the range of development analyzed in the Hayward General Plan.

13. The project will not result in a significant impact to public services in that development is at least as intensive as that proposed was analyzed in the Hayward General Plan EIR and found to have less-than-significant impacts.

14. The project will not result in significant impacts to traffic since it would not generate sufficient traffic to cause nearby intersections to operate at an unacceptable level of service.

IV. PERSON WHO PREPARED INITIAL STUDY:

Linda Ajello, AICP, Associate Planner
Dated: November 7, 2014

V. COPY OF ENVIRONMENTAL CHECKLIST IS ATTACHED

For additional information, please contact the City of Hayward, Planning Division, 777 B Street, Hayward, CA 94541-5007, telephone (510) 583-4200

CITY OF
HAYWARD
HEART OF THE BAY

DEPARTMENT OF DEVELOPMENT SERVICES
Planning Division

INITIAL STUDY CHECKLIST

Project Title: Sequoia Grove Residential Development

Lead agency name/address: City of Hayward / 777 B Street, Hayward

Contact person: Linda Ajello, AICP, Associate Planner

Project location: 123-197 A Street; Assessor's Parcel Number: 431-0016-088-03

Project sponsors:
Name and Address: Natalie Monk, Habitat for Humanity East Bay/Silicon Valley, 2619 Broadway, Oakland, CA 94612

Existing General Plan Designation: Medium Density Residential

Existing Zoning: RM/SD4 (Medium Density Residential/Special Design Overlay District)

Project description: The project proposes a subdivision of an approximately .73 acre vacant site in order to develop 10 townhomes and common open space that would be provide access from existing public streets.

Approval of the project would require a change to the zoning designation for the site, from *Medium Density Residential* (RM) to *Planned Development* (PD).

Surrounding land uses and setting: The project site is located within an already developed area just west of downtown Hayward. The project site is comprised of a single parcel, which previously contained residential development. The project site is surrounded by residential uses to the south, residential and commercial uses to the north and east and the Amtrak Station to the west.

Other public agencies whose approval is required: None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐	Aesthetics	☐	Agriculture and Forestry Resources	☒	Air Quality
☒	Biological Resources	☐	Cultural Resources	☒	Geology /Soils
☐	Greenhouse Gas Emissions	☐	Hazards & Hazardous Materials	☐	Hydrology / Water Quality
☐	Land Use / Planning	☐	Mineral Resources	☐	Noise
☐	Population / Housing	☐	Public Services	☐	Recreation
☐	Transportation/Traffic	☐	Utilities / Service Systems	☐	Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Linda Ajello

Linda Ajello, AICP, Associate Planner

11.07.14

Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

ENVIRONMENTAL ISSUES:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista? **Comment** *There are no designated scenic vistas in the vicinity of the project; thus, no impact.*	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? **Comment** *The project is not located within a state scenic highway; thus, no impact.*	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings? **Comment** *The existing site is vacant and was previously developed with single family homes. The proposed townhomes will be consistent with surrounding residential development and will add to the visual character of the site; thus, no impact.*	☐	☐	☐	☒
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? **Comment** *The new residential units will add some additional light to this area, but the amount is considered less than significant given the surrounding developed area; no mitigation is required.*	☐	☐	☒	☐
II. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -- Would the project:				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? **Comment** *The project does not involve any Prime Farmland, Unique Farmland or Farmland of Statewide Importance; thus, no impact.*	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? **Comment** *The project site is not zoned for agricultural uses nor under a Williamson Act contract; thus, no impact.*	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? **Comment** *The project does not involve the rezoning of forest land or timberland; thus, no impact.*	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use? **Comment** *The project does not involve the loss of forest land or involve conversion of forest land; thus, no impact.*	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? **Comment** *The project does not involve changes to the environment that could result in conversion of Farmland or forest land; thus no impact.*	☐	☐	☐	☒
III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan? **Comment** *The project is a residential in-fill project located near public transit and will not conflict with the goals of the air quality plan; thus no impact.*	☐	☐	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? **Comment** *The Bay Area Air Quality Management District (BAAQMD) has established screening criteria as part of their CEQA*	☐	☒	☐	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
guidance to assist in determining if a proposed project could result in potentially significant air quality impacts. Based on the District's criteria, the proposed project of 10 new townhomes screens below what would require additional evaluation; thus the proposed project and impacts caused by construction activities will not violate any air quality standard and the impact is less than significant. However, implementation of the following measures for the Project is recommended to reduce fugitive dust and exhaust emissions:				
Mitigation Measure 1[1]: *The Project shall adhere to the following Bay Area Air Quality Management District (BAAQMD) "Basic Construction Mitigation Measures".*				
i) All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.				
ii) All haul trucks transporting soil, sand, or other loose material off-site shall be covered.				
iii) All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.				
iv) All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.				
v) Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.				
vi) All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.				

1 BAAQMD's recommendation to require, "All vehicle speeds on unpaved roads shall be limited to 15 mph" has not been included with Air-1 since the Project would not result in unpaved roads or surfaces where vehicles could exceed 15 mph.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
vii) Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.				
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? **Comment** *The proposed project meets the screening criteria in Table 3-1 of the Air District's CEQA Guidelines; thus, it can be determined that the project would result in a less-than-significant cumulative impact to air quality from criteria air pollutants and precursor emissions.*	☐	☐	☒	☐
d) Expose sensitive receptors to substantial pollutant concentrations? **Comment** *The project is an in-fill development located in an already developed area that will not involve exposing sensitive receptors to substantial pollutant concentrations; thus the impact is less than significant.*	☐	☐	☒	☐
e) Create objectionable odors affecting a substantial number of people? **Comment** *The project is an in-fill residential development that will not create any objectionable odors; thus no impact.*	☐	☐	☐	☒
IV. BIOLOGICAL RESOURCES -- Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? **Comment** *The General Plan EIR notes that the City's urban area (which encompasses the project area), is composed of common upland habitat which does not provide suitable habitat conditions for special-status animal species. The General Plan EIR also notes that special-status plant species are found along the bay front and within the Hayward hills area, neither of which includes the project area. Since the project area is an in-fill site that was previously developed and disturbed, no significant impact related to special-status species is anticipated as a result of the project.*	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? **Comment** *The project site is an in-fill site that was previously developed and does not contain any riparian habitat or known sensitive natural communities; thus, no impact.*	☐	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? **Comment** *The project site, located in an urban setting, contains no wetlands; thus, no impact.*	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? **Comment** *The project site is an in-fill site that was previously developed with urban uses that preclude movement of fish and wildlife species. No impacts related to wildlife movement or corridors are anticipated as a result of the project.*	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? **Comment** *The project site contains mature trees that will be impacted and the applicant proposes removal of 8 trees and preservation of 9 trees. To be preserved are five Sequoia trees onsite and 4offsite trees, including a Coast Live Oak, Willow, Plum and Avocado tree. Of the trees to be removed, 3 were rated in poor condition, 3 in fair condition, and 2 were rated in good condition. Traverso Tree Service prepared an arborist report and tree appraisal dated August 6, 2012 which identified 17 protected trees (13 on-site, 4 off-site) per the City's Tree Preservation Ordinance, 8 of which are proposed to be removed. Traverso Tree Service prepared a Tree Protection Plan, dated August 6, 2012, identifying methods for tree preservation to mitigate for the potential impacts. The following recommendations will reduce impacts to a level of insignificance.*	☐	☒	☐	☐

Mitigation Measure 2: *The applicant shall follow all recommendations in the tree evaluation report including protection of all trees adjacent to the project site to be preserved during all phases of the development:*

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Pre-construction				
i) Hand dig or us an airspade to trench adjacent to redwoods #13-14 along the proposed perimeter footing for the driveway where within12' of the trees. The trenching shall avoid any damage to roots over 2" in diameter and shall extend down to the depth of the proposed footing. Design adjustments, such as bridging the roots, to avoid damage to roots over 2" will be necessary to avoid significant damage to the trees.				
ii) Establish a Tree Protection Zone (TPZ) around trees #11-15, 23, 24 and 26 as indicated on the Tree Inventory Map using 6' chain-link fencing attached to metal stakes driven firmly into the ground.				
iii) Apply a 4" layer of chipper mulch throughout the tree protection zones.				
iv) Irrigate trees to a depth of 14" throughout their driplines where extending over the project property 2 weeks prior to grading.				
Grading and Construction Phase				
v) Keep all equipment, debris, supplies, trenching, grading, stockpiling, or any other encroachments outside of the TPZ. Any desired adjustment or encroachment within the TPZ shall require consult with an arborist.				
vi) All pruning shall be performed by an ISA certified arborists or certified tree workers under the project arborist's supervision. Pruning to comply with all ISA and ANSI pruning standards and best management practices.				
vii) Trees #11-15, 24 and 26 shall be irrigated weekly to a depth of 12-14" throughout all accessible driplines, and at a minimum the entire TPZ.				
viii) Since trees #23, 24, 25 and 2 are all off site trees that hang over the project, written permission from the tree owners will need to be granted prior to accessing their canopies.				
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? **Comment** *The project site is not located in an area covered by an adopted Habitat Conservation Plan or Natural Community Conservation Plan; thus, no impact.*	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES -- Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5? **Comment:** *There are no historical resources associated with the improvements on the site or the affected parcels. Moreover, the project site was previously developed with structures. Due to the prior disturbance, there is a very low likelihood of impacting archeological or paleontological resources or disturbing human remains. In addition, the surrounding properties, which are fully developed, have no historical significance. Should any disturbance occur below previously developed areas, a remote possibility exists that historical or cultural resources might be discovered. If that should occur, standard measures should be taken to stop all work adjacent to the find and contact the City of Hayward Development Services Department for ways to preserve and record the uncovered materials. If standard procedures are followed in the event cultural/historical resources are uncovered at the project site, the proposed impact is less than significant.*	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5? **Comment** *No known archaeological resources exist on the currently developed site. Due to prior disturbance, there is a very low likelihood of impacting archeological resources. Should any disturbance occur below develop areas, a remote possibility exists that historical or cultural resources might be discovered. If that should occur, standard measures should be taken to stop all work adjacent to the find and contact the City of Hayward Development Services Department for ways to preserve and record the uncovered materials. If standard procedures are followed in the event cultural/historical resources are uncovered at the project site, the proposed impact is less than significant.*	☐	☐	☒	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? **Comment** *No known paleontological resources exist on the site, which was previously developed. Due to extensive prior disturbance, there is a very low likelihood of impacting paleontological resources. There are no unique geological features on or near the site; thus, no impact.*	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Disturb any human remains, including those interred outside of formal cemeteries? **Comment** *There are no known human remains nor cemeteries nearby the project site; however, standard procedures for grading operations would be followed during development, which require that if any such remains or resources are discovered, grading operations are halted and the resources/remains are evaluated by a qualified professional and, if necessary, mitigation plans are formulated and implemented. These standard measures would be conditions of approval should the project be approved.*	☐	☐	☒	☐
VI. GEOLOGY AND SOILS -- Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. **Comment:** *Based upon a Geotechnical Investigation Report prepared by Rockridge Geotechnical dated July 19, 2012, the project site is not within the State-designated Alquist-Priolo Earthquake Fault Zone. Impacts related to fault rupture are not anticipated, thus no impact.*	☐	☐	☐	☒
ii) Strong seismic ground shaking? **Comment:** *An earthquake of moderate to high magnitude could cause considerable ground shaking at the site; however, all structures will be designed using sound engineering judgment and adhere to the latest California Building Code (CBC) requirements, thus the impact is considered less than significant.*	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction? **Comment:** *The site is located within a State-designated Liquefaction Hazard Zone (Geotechnical Investigation, Rockridge Geotechnical dated July 19, 2012) and could potentially be susceptible to liquefaction. Based on the analysis, the Investigation concluded that the potential for surface manifestation of liquefaction, such as ground fissures or sand boils, to be low, thus the impact is considered less than significant.*	☐	☐	☒	☐
iv) Landslides? **Comment:** *Due to the relatively flat site topography, landslides are not likely; thus*	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
no impact.				
b) Result in substantial soil erosion or the loss of topsoil? **Comment:** *Although the project would result in an increase in impervious surface, the project site is relatively flat and erosion control measures that are typically required for such projects, including but not limited to gravelling construction entrances and protecting drain inlets will address such impacts. Therefore, the potential for substantial erosion or loss of topsoil is considered less than significant.*	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? **Comment:** *The site is relatively flat and such impacts are not anticipated, thus no impact.*	☐	☐	☐	☒
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? **Comment:** *According to the Geotechnical Investigation prepared by Rockridge Geotechnical dated July 19, 2012, moderately to highly expansive clay soils were observed on the near-surface of the project site. The Geotechnical Investigation recommends specific criteria be followed for all site preparation and grading, foundation support, flatwork and pavements, retaining walls, seismic design, and other geotechnical considerations and concludes with a recommendation that they be retained to: 1) review project plans and specifications to verify that they conform to the intent of their recommendations; 2) to be present to provide on-site observation during site preparation, placement, compaction fill, and installation of building foundation. Provided the recommendations in the geotechnical investigation report are followed, the impacts of the expansive soils will be mitigated to a less than significant level.*	☐	☒	☐	☐
Mitigation Measure 3: *All measures as recommended by the project geotechnical consultant shall be implemented. Such measures will reduce the significance of impacts related to expansive soils to a level of insignificance.*				
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? **Comment** *The project will be connected to an existing sewer system with sufficient capacity and does not involve septic*	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
tanks or other alternative wastewater; thus, no impact.				
VII. GREENHOUSE GAS EMISSIONS -- Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? **Comment** *The Bay Area Air Quality Management District (BAAQMD) has established screening criteria as part of their CEQA guidance to assist in determining if a proposed project could result in operational-related impacts to Greenhouse Gases. The project involves the construction of 10 new residential townhomes. General condo/townhouse projects with less than 78 dwelling units have been identified by the BAAQMD Air Quality Guidelines as having emissions less than 1,100 metric tons of CO^2e per year which is below the threshold recommended by the Air District for evaluation of greenhouse gas emissions for new land use projects; thus no impact.*	☐	☐	☐	☒
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? **Comment:** *As discussed in VII(a) above, the project will not exceed the threshold for operational greenhouse gases. In addition, the project proposes incorporating such amenities as solar panels on all of the residential units; thus no impact.*	☐	☐	☐	☒
VIII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? **Comment:** *The project is an in-fill residential project that does not involve the transport or use of hazardous materials; thus, no impact.*	☐	☐	☐	☒
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? **Comment:** *A Phase I assessment was conducted on the site by Environ, dated October 2011. The assessment revealed no evidence of "Recognized Environmental Conditions", as defined in the ASTM standards; thus no impact.*	☐	☐	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
proposed school? **Comment:** *The project will not emit hazardous materials, substances, or waste; thus no impact.*				
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? **Comment** *See VIII(b) above. The project site is not listed as a hazardous materials site; thus, no impact.*	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? **Comment:** *The project is not located within an airport land use plan area; thus, no impact.*	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? **Comment:** *The site is not located within the vicinity of a private air strip and therefore, no such impacts would occur as a result of the project.*	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? **Comment:** *The project site is bounded by two publically maintained roads including A Street and Walnut Street within an urbanized area and will not interfere with an adopted emergency response plans or evacuation plan; thus, no impact..*	☐	☐	☐	☒
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? **Comment:** *The project site is located within a suburban setting, away from areas with wildland fire potential. Therefore, no such impacts related to wildland fires are anticipated.*	☐	☐	☐	☒
IX. HYDROLOGY AND WATER QUALITY -- Would the project:				
a) Violate any water quality standards or waste discharge requirements? **Comment** *The project will comply with all water quality and wastewater discharge requirements of the city; thus, no impact.*	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? **Comment** *The project will be connected to the existing water supply and will not involve the use of water wells and will not deplete groundwater supplies or interfere with groundwater recharge; thus, no impact.*	☐	☐	☐	☒
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? **Comment** *The project site is an infill site. All drainage from the site is required to be treated before it enters the storm drain system and managed such that post-development run-off rates do not exceed pre-development run-off rates; thus, no impact.*	☐	☐	☐	☒
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? **Comment** *The project site is an infill site. All drainage from the site is required to be treated before it enters the storm drain system and managed such that post-development run-off rates do not exceed pre-development run-off rates; thus, no impact.*	☐	☐	☐	☒
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? **Comment** *The project site is an infill site. All drainage from the site is required to be treated before it enters the storm drain system and there is sufficient capacity to handle any drainage from the property; thus, the impact is considered less than significant.*	☐	☐	☒	☐
f) Otherwise substantially degrade water quality? **Comment** *The project site is an infill site. All drainage from the site is required to be treated before it enters the storm drain system; thus, no impact.*	☐	☐	☐	☒
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? **Comment**	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
According to FEMA Flood Insurance Rate Maps, this site is not within a 100-year flood hazard area; thus no impact.				
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? **Comment** *According to FEMA Flood Insurance Rate Maps, this site is not within a 100-year flood hazard are; thus no impact.*	☐	☐	☐	☒
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? **Comment** *According to FEMA Flood Insurance Rate Maps, this site is not within a 100-year flood hazard area; thus no impact.*	☐	☐	☐	☒
j) Inundation by seiche, tsunami, or mudflow? **Comment** *The project site is not located within a 100-year flood hazard area and is located approximately 75 feet above mean sea level; thus, no impact.*	☐	☐	☐	☒
X. LAND USE AND PLANNING -- Would the project:				
a) Physically divide an established community? **Comment:** *The proposed project is in a developed suburban setting and would not divide an established community; thus, no impact.*	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? **Comment** *The project involves construction of 10 new residential townhomes and is consistent with the designated General Plan density. The project does include a request to modify the zoning designation; however, the Planned Development designation is to allow for flexibility in the development standards, not to accommodate additional density not anticipated by the General Plan, thus no impact.*	☐	☐	☐	☒
c) Conflict with any applicable habitat conservation plan or natural community conservation plan? **Comment** *The project site is not covered by any habitat conservation plan or natural community conservation plan; thus, no impact.*	☐	☐	☐	☒
XI. MINERAL RESOURCES -- Would the project:				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? **Comment** *There are no known mineral resources on the project site; thus no impact.*	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? **Comment** *There are no known mineral resources on the project site; thus no impact.*	☐	☐	☐	☒
XII. NOISE -- Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? **Comment:** *The project is a residential development and will not involve an increase in the ambient noise levels above standards established in the General Plan; thus, no impact.*	☐	☐	☐	☒
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? **Comment:** *No significant vibration impacts are anticipated for the project site; thus, no impact.*	☐	☐	☐	☒
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? **Comment** *The project is a residential development and will not involve an increase in the ambient noise levels in the area; thus, no impact.*	☐	☐	☐	☒
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? **Comment** *Existing residential development will experience a slight increase in ambient noise levels during the construction of the proposed project. Construction is limited to the allowable hours per the City's Noise Ordinance; thus the impact is considered less-than-significant and no mitigation is required.*	☐	☐	☒	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? **Comment:** *The project is not located within*	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
an airport land use plan area; thus, no impact.				
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? **Comment** *The project is not located within the vicinity of a private air strip; thus, no impact*	☐	☐	☐	☒
XIII. POPULATION AND HOUSING -- Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? **Comment** *The project involves the construction of 10 new residential townhomes, however, the residential development is consistent with the density established by the City's General Plan; thus, no impact.*	☐	☐	☐	☒
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? **Comment:** *The project involves the construction of 10 residential townhomes on a vacant site and will not result in the displacement of existing housing; thus, no impact.*	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? **Comment:** *The project involves the construction of 10 residential townhomes on a vacant site and will not result in the displacement of people or existing housing; thus, no impact*	☐	☐	☐	☒
XIV. PUBLIC SERVICES --				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection? **Comment:** *No such facilities are required and therefore, no such impacts are expected to occur.*	☐	☐	☐	☒
Police protection? **Comment:** *No such facilities are required and therefore, no such impacts are expected to occur.*	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Schools? **Comment:** *The project site is within the Burbank Elementary School, Winton Middle School and Hayward High School attendance areas of the Hayward Unified School District. The developer will be required to pay school impact mitigation fees, which, per State law, is considered full mitigation, thus the impact is considered less then significant.*	☐	☐	☒	☐
Parks? **Comment:** *The project proponent would be required to pay park dedication in-lieu fees. Such measures would reduce such impacts to levels of insignificance.*	☐	☐	☒	☐
Other public facilities? **Comment** *Approval of the project may impact long-term maintenance of roads, streetlights and other public facilities; however, the project will be conditioned to become part of the City's Communities Facilities District; thus no impact.*	☐	☐	☒	☐
XV. RECREATION --				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? **Comment** *Each new residential townhome will have private open space and access to common open space within the development. The development is also located approximately 250 feet north of Cannery Park and future residents will be able to utilize this facility. In addition, the developer will be required to pay applicable park in-lieu fees; thus the impact is considered less-than-significant.*	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? **Comment** *Each new single family home will have private open space and access to common open space within the development. The development is also located approximately 250 feet north of Cannery Park and future residents will be able to utilize this facility. In addition, the developer will be required to pay applicable park in-lieu fees; thus the impact is considered less-than-significant.*	☐	☐	☒	☐
XVI. TRANSPORTATION/TRAFFIC -- Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? **Comment:** *The project will not conflict with any plan regarding effective performance of the circulation system. The project is a residential project located near multiple public transportation options including BART, AC Transit and the Amtrak; thus, no impact.*				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways **Comment:** *No level of service will be impacted by the construction of the additional residential units on an existing in-fill site; thus, no impact.*	☐	☐	☐	☒
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks? **Comment** *The project involves no change to air traffic patterns; thus, no impact.*	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?)? **Comment** *The project has been designed to meet all City requirements, including site distance and will not increase any hazards; thus no impact.*	☐	☐	☐	☒
e) Result in inadequate emergency access? **Comment** *The project is on an in-fill site completely accessible and will not result in inadequate emergency access; thus, no impact.*	☐	☐	☐	☒
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? **Comment** *The project does not involve any conflicts or changes to policies, plans or programs related to public transit, bicycle or pedestrian facilities; thus, no impact.*	☐	☐	☐	☒
XVII. UTILITIES AND SERVICE SYSTEMS -- Would the project:				
a) Exceed wastewater treatment requirements of	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
the applicable Regional Water Quality Control Board? **Comment** *The project will not exceed wastewater treatment requirements; thus no impact.*				
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? **Comment** *There is sufficient capacity to accommodate the proposed project; thus, no impact.*	☐	☐	☐	☒
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? **Comment** *There is sufficient capacity to accommodate the proposed project; thus, no impact.*	☐	☐	☐	☒
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? **Comment** *There is sufficient capacity to accommodate the proposed project; thus, no impact.*	☐	☐	☐	☒
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? **Comment** *There is sufficient capacity to accommodate the proposed project; thus, no impact.*	☐	☐	☐	☒
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? **Comment** *There is sufficient capacity to accommodate the proposed project; thus, no impact.*	☐	☐	☐	☒
g) Comply with federal, state, and local statutes and regulations related to solid waste? **Comment** *There is sufficient capacity to accommodate the proposed project; thus, no impact.*	☐	☐	☐	☒
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE --				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
animal or eliminate important examples of the major periods of California history or prehistory? **Comment:** *The project will not have any impacts on wildlife or fish habitat nor eliminate a plant or animal community; thus, no impact.*				
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? ***Comment:*** *The proposed 10-lot development is consistent with the density of development identified in the City's General Plan; therefore, no such impacts are anticipated.*	☐	☐	☐	☒
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? ***Comment:*** *The project is consistent with the City of Hayward General Plan, which is a long-range document that addresses desired goals and future development for the City of Hayward. Since the project is consistent with the adopted plan, it is therefore not expected to cause substantial adverse effects on human beings either directly or indirectly; thus no impact is anticipated.*	☐	☐	☐	☒

Sequoia Grove

Mitigation Monitoring and Reporting Program

Zone Change Application No. PL-2013-0290 and Vesting Tentative Tract Map Application No. PL-2013-0291 (8104);
Natalie Monk, Habitat for Humanity East Bay/Silicon Valley (Applicant)
City of Hayward (Owner)

November 7, 2014

Mitigation 1

Significant environmental Impact:

Based on the Bay Area Air Quality Management District's (BAAQMD) established screening criteria for potentially significant air quality impacts, construction of the proposed project would not violate any air quality standards. However, implementation of BAAQMD "Basic Construction Mitigation Measures" are recommended, as follows:

Mitigation Measure 1[1]

The Project shall adhere to the following Bay Area Air Quality Management District (BAAQMD) "Basic Construction Mitigation Measures".

i) All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.

ii) All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

iii) All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

iv) All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

v) Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]).

1 BAAQMD's recommendation to require, "All vehicle speeds on unpaved roads shall be limited to 15 mph" has not been included with Air-1 since the Project would not result in unpaved roads or surfaces where vehicles could exceed 15 mph.

Clear signage shall be provided for construction workers at all access points.

vi) All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

vii) Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

Implementation Responsibility: Project developer
Monitoring Responsibility: City of Hayward Planning and Building Divisions
Timing: During project construction

Mitigation 2

Significant environmental Impact:

The project site contains mature trees that will be impacted and the applicant proposes removal of 8 trees to accommodate 10 new townhomes. Preservation and/or protection of trees on adjacent properties are suggested as part of the project. Traverso Tree Service prepared an arborist report and tree appraisal dated August 6, 2012 identifying methods for tree preservation and tree replacement to mitigate for the potential impacts. The following requirements will reduce impacts to a level of insignificance.

Mitigation Measure:

The applicant shall follow all recommendations in the tree evaluation report including protection of all trees adjacent to the project site to be preserved during all phases of the development:

Pre-construction

i) Hand dig or use an airspade to trench adjacent to redwoods #13-14 along the proposed perimeter footing for the driveway where within 12' of the trees. The trenching shall avoid any damage to roots over 2" in diameter and shall extend down to the depth of the proposed footing. Design adjustments, such as bridging the roots, to avoid damage to roots over 2" will be necessary to avoid significant damage to the trees.

ii) Establish a Tree Protection Zone (TPZ) around trees #11-15, 23, 24 and 26 as indicated on the Tree Inventory Map using 6' chain-link fencing attached to metal stakes driven firmly into the ground.

iii) Apply a 4" layer of chipper mulch throughout the tree protection zones.

iv) Irrigate trees to a depth of 14" throughout their driplines where extending over the project property 2 weeks prior to grading.

Grading and Construction Phase

v) Keep all equipment, debris, supplies, trenching, grading, stockpiling, or any other encroachments outside of the TPZ. Any desired adjustment or encroachment within the TPZ shall require consult with an arborist.

vi) All pruning shall be performed by an ISA certified arborists or certified tree workers under the project arborist's supervision. Pruning to comply with all ISA and ANSI pruning standards and best management practices.

vii) Trees #11-15, 24 and 26 shall be irrigated weekly to a depth of 12-14" throughout all accessible driplines, and at a minimum the entire TPZ.

viii) Since trees #23, 24, 25 and 2 are all off site trees that hang over the project, written permission from the tree owners will need to be granted prior to accessing their canopies.

Implementation Responsibility: Project developer
Monitoring Responsibility: City of Hayward Planning Division
Timing: Prior to any project construction and during project construction

Mitigation 3

Significant environmental Impact:

According to the Geotechnical Investigation prepared by Rockridge Geotechnical dated July 19, 2012, moderately to highly expansive clay soils were observed on the near-surface of the project site. The Geotechnical Investigation recommends specific criteria be followed for all site preparation and grading, foundation support, flatwork and pavements, retaining walls, seismic design, and other geotechnical considerations and concludes with a recommendation that they be retained to: 1) review project plans and specifications to verify that they conform to the intent of their recommendations; 2) to be present to provide on-site observation during site preparation, placement, compaction fill, and installation of building foundation. Provided the recommendations in the geotechnical investigation report are followed, the impacts of the expansive soils will be mitigated to a less than significant level.

Mitigation Measure:

Prior to issuance of a Building Permit for the project, the applicant shall implement all measures as recommended by the project geotechnical consultant. Such measures will reduce the significance of impacts related to the expansive soils to a level of insignificance.

Implementation Responsibility: Project developer
Monitoring Responsibility: City of Hayward Building Division
Timing: Prior issuance of a Building Permit for the project

MINUTES OF THE REGULAR MEETING OF THE CITY OF HAYWARD PLANNING COMMISSION
Council Chambers
Thursday, December 18, 2014, 7:00 p.m.
777 B Street, Hayward, CA94541

Chair McDermott opened the public hearing at 7:08 p.m.

Mr. Michael Olson, project applicant, provided an update on the activities for the proposed site: there has been significant interest in the residential parcels; the Neighborhood Commercial parcel was in contract to sell to a developer; fourteen acres of the Business Park was ready to go into contract; a local school was interested in operating two parcels that were a part of the Costco parcel. He shared that if all of these projects come to fruition, then it was anticipated to have development commence by spring of 2015.

In response to Commissioner McDermott's question about the estimated completion date for the proposed development site, Mr. Olson stated that he expected the project site to be fully developed within five years.

Chair McDermott closed the public hearing at 7:10 p.m.

Commissioner Loché supported granting a five-year extension to the developer, noting that the project that was being phased in was an expensive one and also highlighted that the economic recession had hindered development plans in recent years. Commissioner Loché offered a motion to recommend that the City Council approve the amendment to the agreement, seconded by Commissioner Parso.

The motion passed with the following vote:

AYES:	Commissioners Loché, Faria, Parso Chair McDermott
NOES:	Enders
ABSENT:	Commissioner Trivedi
ABSTAIN:	Lavelle

2. Proposed subdivision and construction of 10 townhomes and common areas on a 0.73-acre site at 123-197 A Street, requiring adoption of a Resolution and Introduction of an Ordinance for a Zone Change from Medium Density Residential to Planned Development, Vesting Tentative Tract Map 8104 and a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program. Natalie Monk, Habitat for Humanity East Bay/Silicon Valley (Applicant), the Housing Authority of the City of Hayward (Owner)

Associate Planner Ajello provided a synopsis of the staff report. She indicated that although the zoning requirements were to provide 1.0 covered parking space per unit and 1.10 uncovered parking spaces per unit, staff supported the project proposal to have 2.0 uncovered parking spaces per unit and 8 bicycle parking spaces. She shared that the two projects that Habitat for Humanity had in Oakland, Kinsell Commons and Brookfield Court, both provided uncovered parking spaces for residents and noted that the organization had not experienced any problems with this so far. Ms. Ajello mentioned that due to the irregular shape of the project site, it would be difficult to construct

covered parking without disrupting the existing Sequoia trees and/or to situate the homes in a way that would obstruct a view of the homes while avoiding having a wall of garages along the front of the property.

Associate Planner Ajello noted the following revisions to the recommended Conditions of Approval: that Condition of Approval No. 77 state "Prior to issuance of Building or Grading Permits, the Developer ~~a final clearance~~ shall provide a final report submitted by a qualified professional ~~be obtained from either California Regional Water Quality Control Board or Department of Toxic Substance Control and submitted~~ to the Hayward Fire Department that demonstrates the environmental condition of ~~to ensure that~~ the property is appropriate for the proposed ~~meets~~ residential development. ~~investigation and cleanup standards.~~ Depending on the results of the report, additional concurrence may be required to be obtained from either the California Regional Water Quality Control Board, California Department of Toxic Substance Control, or Alameda County Environmental Health. Allowance may be granted for some grading activities, if necessary, to ensure environmental clearances."; that Condition of Approval No. 78 state: "Prior to grading…and other persons are mitigated. All hazardous materials and hazardous waste must be properly managed and disposed of in accordance with state, federal and local regulations."; that Condition of Approval No. 79 state: "Any wells, septic tank systems and others subsurface structures - including hydraulic lifts for elevators - shall be removed properly in order not to pose a threat to the development construction workers, future residents or the environment. Removal of ~~T~~these structures shall be documented and done ~~removed~~ under permit, as required by law ~~when required~~."; that Condition of Approval No. 99(f) state: The HOA shall maintain…shall be replaced within thirty ~~fifteen~~ days…".

Associate Planner Ajello noted for Commissioner Lavelle that no additional comments were received from the public in response to the Public Hearing Notice.

In response to Commissioner Loché's question about how much additional street parking was available on Walnut Street, Associate Planner Ajello said that she did not have this figure available and noted that staff would have to evaluate the number of street parking spaces. She indicated for Commissioner Loché that 10% of the parking spaces in the development would be designated as guest parking.

Chair McDermott opened the public hearing at 7:24 p.m.

Ms. Michele Choi, Project Assistant with Habitat for Humanity, shared information on Habitat for Humanity's model for homeownership. She stated that the homes were constructed by models and were sold to working families within the following three income brackets: very low income, low income, and/or moderate income. The program required homeowners to undergo the following trainings: first-time homebuyer, financial planning, HOA and leadership, and home maintenance. Ms. Choi indicated that the homes at Sequoia Grove would have resale restrictions preventing the homes from being resold at market rate pricing and granted Habitat for Humanity the first right to

purchase the home. In this way, the organization could sell the home to a new qualified family at an affordable price if the home were available for resale.

Mr. Geoff Holton, architect working with Habitat for Humanity, stated that due to the unique configuration of the project site and its constraints, the site plan was determined very quickly and was dependent on the feedback received from the initial meeting with the neighborhood group. He described that the design consisted of orienting the back sides of the new units against the adjacent existing residential properties. He noted that by having the ingress and egress points to the development on Walnut Street, this enabled the preservation of the redwood trees along A Street. Mr. Holton pointed out that the emergency connection to A Street would be gated and used by Fire vehicles. He mentioned that community areas were very important in Habitat for Humanity projects and described the following: in the center of the development between Units 5 and 6 will be a hardscaped common area featuring a barbecue and picnic area; there would be a turf play area for kids; and there would also be a fenced community garden space. He emphasized that the redwood trees were an important element in the development and added that understory planting below the trees would allow the parking to be appropriately screened from view. Mr. Holton commented that the proposed project would transition nicely into the existing neighborhood. He mentioned that each unit will be assigned two parking spaces.

Mr. Geoff Holton confirmed for Commissioner Loché that there would most probably be a six-foot redwood fence serving as a barrier between the backyards of the units and separating them from the existing adjacent residences.

Commissioner Lavelle disclosed that she met with Habitat for Humanity staff. She requested an explanation on the layout of the trash enclosures and why one was proposed to be located in the parking lot. Mr. Geoff Holton explicated that the typical location of trash carts for individual units would be the side or rear yards; however, since the center units of the triplexes did not have immediate access along a side yard, two fenced trash enclosures had been created for these units. He noted that the trash enclosure for Unit 4 would be in the parking lot and Unit 9 would have a trash enclosure near the bicycle parking area. Mr. Holton mentioned that the plans submitted to staff included the location of where the trash carts have to be placed on collection day.

Commissioner Lavelle was pleased to see the inclusion of a vegetable garden in the development. Ms. Natalie Monk, Senior Project Manager with Habitat for Humanity, indicated for Commissioner Lavelle that the vegetable garden was a part of the Homeowners Association (HOA), noting that the HOA could determine if this was to be maintained by the residents or a landscaping company.

Commissioner Lavelle asked the applicant if any comments had been received from current residents regarding the green space that backed into the rear yards of adjacent residents. Ms. Natalie Monk stated that during the project design phase, a community meeting was held to gauge feedback from surrounding neighbors and it was expressed at this meeting by neighbors that the preference was to have the new units' backyards adjacent to the existing residents' backyards, rather than to

have the development's parking closer to their residences.

In response to Commissioner Loché's question about the composition of future homeowners from different income brackets, Ms. Natalie Monk responded that Habitat for Humanity has a legal agreement in place with the City of Hayward requiring that five units be made available to very low-income first-time homebuyers and five units to low-income first-time homebuyers.

Commissioners Parso and Loché disclosed that they had met with the project applicant.

Chair McDermott expressed concern about the potential vandalism that may occur to residents' vehicles since there would only be uncovered parking spaces available in the development, given the close proximity of the project site to BART. Ms. Natalie Monk shared that Habitat for Humanity had not experienced any significant amount of vandalism occurring in their developments. She described that there were at least ten required trainings that partner families have to undergo in the Habitat for Humanity program, noting that each class was approximately two hours long. Ms. Monk indicated for Chair McDermott that Habitat for Humanity partners with a third-party mortgage lender for financing and they recommend these lenders to buyers. She noted that with the current project, there were three deferred loans; two of the loans were through the City of Hayward and the third was through Habitat for Humanity and HCD funds. She stated that sales prices of the units were based on the income levels of buyers where all of the buyers' household expenses would not exceed 35% of their annual income; this included HOA dues, expected home maintenance costs, utilities, etc. Ms. Monk stated that Habitat for Humanity's resale restrictions were for a term of 45 years and that the only way in which a buyer could sell their property for a profit was if they had resided in their home for the full 45-year term, then this unit would become a market rate house.

Ms. Natalie Monk confirmed for Commissioner Faria that renting a unit belonging to the Habitat for Humanity development was not permitted per the resale restrictions.

Feven Debas, submitted a speaker card but did not speak.

Mr. Mario Bamberger, a Hayward resident, shared his experience in purchasing a home through the Habitat for Humanity program. He commented that it was always his dream to buy a home for his family in Hayward and described how difficult it was for him to obtain financing for a conventional loan and noted that he had placed approximately 40 offers on homes in the past, but was not successful in purchasing a home until he joined the Habitat for Humanity program. He mentioned that renting a home did not provide stability for his family as his kids had to keep changing schools every time they moved. He spoke favorably of the Habitat for Humanity program, stating that the organization strives to identify families in need of their assistance. He added that the organization has taught his family to give back and noted for Commissioner Loché that he was a part of the Sweat Equity program where he helped construct his home after it was demolished and then rebuilt through the program.

Mr. Rudi Fernandes, a Hayward resident, expressed his support of the project and stated that he had always supported Habitat for Humanity's mission by making donations towards the organization.

Ms. Saba Teklean, a Hayward resident, described her hardship in being a single mother and expressed her gratitude towards Habitat for Humanity for making her family's dream of owning an affordable home a reality. She mentioned that the organization constructed amazing homes and she hoped that other families in Hayward could benefit from the program as she did.

Chair McDermott closed the public hearing at 7:52 p.m.

Commissioner Enders supported the project and offered a motion to recommend that the City Council approve the project, seconded by Commissioner Loché.

Commissioner Faria expressed concern about the potential lack of parking in the development as there was already limited street parking in the area. She emphasized that the project was a great opportunity for the community and expressed her support of the project.

Commissioner Lavelle was pleased with the project as it would benefit lower income residents, especially since income inequality continued to be a big issue in society. She was also glad that the project would provide for low-income homeownership and would grant residents the opportunity to invest in themselves. Ms. Lavelle was supportive of in-fill projects in the City as it would assist in making the community more vibrant. She added that with Hayward being a green community, she was pleased that the project would include the preservation of the redwood trees located at the site.

Commissioner Enders commented that she did not have concerns about parking limitations because she did not envision that the residents living in the development would own too many cars. She described that potential residents may include single mothers with young children.

Chair McDermott favored the project, emphasizing that she was a proponent of affordable housing; she expressed disappointment with some recent developments in the City that did not make below-market rate affordable housing units available in their projects. She underscored that homeownership had become a dream for individuals due to the dramatic increases in housing prices, especially for individuals belonging to lower income households. She stressed that everyone deserved a right to homeownership.

The motion passed with the following vote:

AYES:	Commissioners Loché, Enders, Faria, Lavelle, Parso Chair McDermott
NOES:	None
ABSENT:	Commissioner Trivedi
ABSTAIN:	None

SHEET INDEX

ARCHITECTURAL:

2	A 0.0	ROOF PLAN, PROJECT SUMMARY, ABBREVIATIONS, SYMBOLS, GENERAL NOTES, MAPS
2	A 0.4	GRAPHIC CODE ANALYSIS & FENCING PLAN
2	A 1.0	SITE PLAN
2	A 1.1	RECYCLE & WASTE PLAN
2	A 2.1	DUPLEX BUILDING PLANS - BUILDINGS 1/2 & 6/7
2	A 2.2	TRIPLEX BUILDING PLANS - BUILDING 3/4/5 & 8/9/10
1	A 2.6A	3-BEDROOM OUTER UNIT PLANS
1	A 2.6B	3-BEDROOM CENTER UNIT PLANS
1	A 2.7	4-BEDROOM UNIT PLANS
1	A 3.1	TRIPLEX BUILDING ELEVATIONS - BUILDINGS 3/4/5 & 8/9/10
1	A 3.2	DUPLEX BUILDING ELEVATIONS - BUILDINGS 1/2 & 6/7
1	A 3.3	STREET ELEVATIONS
1	A 6.0	SITE DETAILS

CIVIL:

TNT-1	TITLE SHEET
TNT-2	LOT LAYOUT PLAN
TNT-3	PRELIMINARY GRADING PLAN
TNT-4	PRELIMINARY UTILITY PLAN
TNT-5	SITE SECTIONS
TNT-6	STORM WATER CONTROL PLAN
SU1	SURVEY

LANDSCAPE:

L-PL-1	TREE REMOVAL PLAN
L-PL-2	PRELIMINARY LANDSCAPE PLAN
L-PL-3	PRELIMINARY PLANT LIST
L-PL-4	PRELIMINARY IRRIGATION PLAN

SYMBOLS

Elevation With Respect to Bench Mark- 0'-0"

Interior Elevations XXX AX.X — *elev no.* — *sheet no.*

Window ID - refer to Window Schedule XX

Section- X / AX.X — *section no.* — *sheet no.*

Door ID - refer to Door Schedule X

Detail- X / AX.X — *detail no.* — *sheet no.*

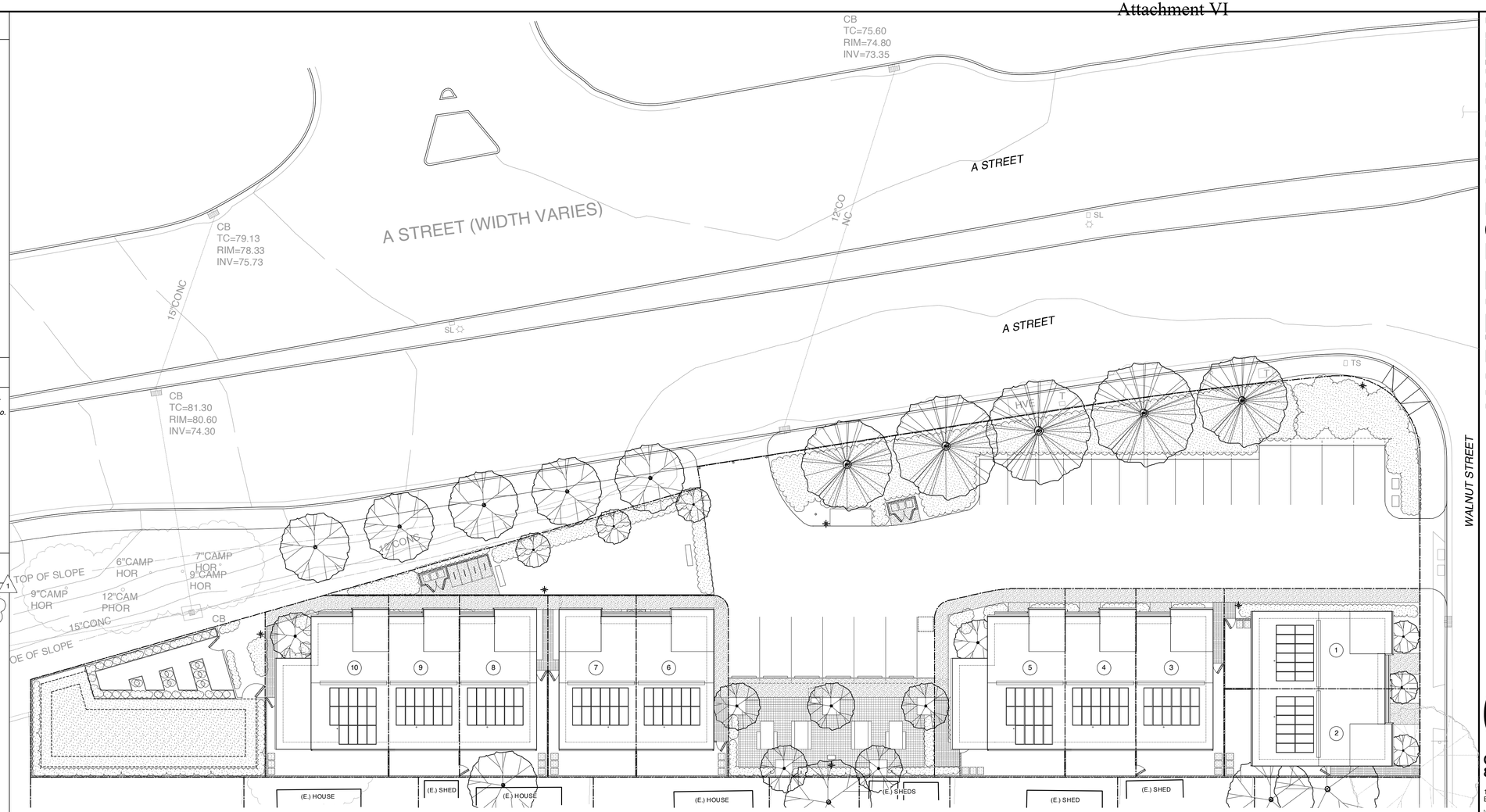
Elevation 0.00 T.O. XX

Utility Rough-In G,H,C

Wall Type A

GENERAL NOTES

1. All work shall comply with all applicable codes, amendments, and ordinances as adopted by the City of Hayward, including but not limited to the 2013 California Residential Code, 2013 California Building Code and the Hayward Planning Code.
2. Builder should verify all dimensions and conditions at the job site before starting work and notify architect of any discrepancies or errors. Commencement of work by any trade shall constitute agreement that conditions are acceptable for such work.
3. All subcontractors are to compare architectural drawings with the structural drawings as well as any supplemental drawings prior to commencing work. Notify architect & owner of any discrepancies and obtain adequate information prior to commencing work.
4. DO NOT SCALE DRAWINGS. Follow f gure dimensions in preference to scaled measurements; details to general drawings. If f gures or information are insuff cient, inaccurate or inconsistent, notify the architect and obtain adequate information before proceeding with the work.
5. All dimensions to face of stud, as indicated on drawings, u.o.n.
6. Any work interfacing with City property or City services shall be performed per City standards.
7. No work defective in construction or quality or def cient in any requirements of drawings and specif cations will be acceptable, despite owner's or architect's failure to discover such defects or def ciencies during construction. Defective work shall be replaced by work conforming with intent of contract. No payment whether partial or f nal shall be construed as an acceptance of defective work or improper materials.



PROJECT NORTH NORTH

1 A1.0 HABITAT FOR HUMANITY EAST BAY / SILICON VALLEY - SEQUOIA GROVE - SITE PLAN

123 A STREET, APN 431-0016-088-03

SCALE: 1" = 16'-0"

HABITAT FOR HUMANITY EAST BAY / SILICON VALLEY, INC.

SEQUOIA GROVE

123 A STREET, HAYWARD, CA 94541

CIVIL ENGINEER:
Lea & Braze Engineering Inc.
2495 Industrial Parkway West
Hayward CA 94545
(510) 887-4086

LANDSCAPE ARCHITECT:
Widelock Landscape Design, ASLA
4685 Commonwealth Drive
Oakland, CA 94605
(510) 638-8660

ABBREVIATIONS AND SYMBOLS

1	Unit Number	Int.	Interior
℄	Centerline	Max.	Maximum
--SS--	Sanitary or Storm Sewer	Min.	Minimum
--SD--	Storm Drain	(N)	New
A.B.	Anchor Bolt	No.	Number
ABV.	Above	NR	Not rated
AESS	"Architecturally Exposed Structural Steel" per AISC req.	O.C.	On center
		OPP.	Opposite
A.S.F.	Above Sub Floor	O.S.B.	Oriented Strand Board
A.F.C.I.	Arc Fault Circuit Interrupter	Perf.	Perforated
A.F.F.	Above Finish Floor	PLYWD.	Plywood
A.P.	Assessor's Parcel	P.S.D.	Per Structural Drawings
Alum'n	Aluminum	Ptd.	Painted
B.N.	Boundary Nailing	PTDF	Pressure Treated Douglas Fir
Bldg.	Building	Reinf.	Reinforced
Bot.	Bottom	Req'd	Required
K.O.	Clean-out	R.O.	Rough Opening
Comp.	Composition	RWD	Redwood
Conc.	Concrete	R.W.L.	Rain water leader
Cont.	Continuous	S.A.S.M	Self-Adhered Sheet Membrane
(E)	Existing	SIM.	Similar
EQ.	Equal	Spec.	Specif cations
Fndn.	Foundation	T.O.	Top of
F.O.	Face of	Typ.	Typical
G.F.C.I.	Ground Fault Circuit Interrupter	U.O.N.	Unless otherwise noted
G.S.M.	Galvanized Sheet Metal	V.I.F.	Verify in f eld
Galv.	Galvanized	W/	With
H.B.	Hose Bib	W.H.	Water Heater
Horiz.	Horizontal	W.S.	Wood Screw

PROJECT SUMMARY

ADDRESS: 123 A Street, Hayward, CA 94541
A.P.N.#: 431-0016-088-03
ZONING: RM/SD4, Medium Density Residential
OCCUPANCY GROUP: R-3, Re-zone to Planned Unit Development (PUD)
OWNER: City of Hayward
APPLICANT: Habitat for Humanity East Bay/Silicon Valley, Inc.
PROPOSED: (10) Single family residences on individual lots separated by (2) 1-hour party walls, one on each side of property line. Wood frame, 2-story, type V-B construction
100 st/unit required

MIN. PRIVATE OPEN SPACE: 2
190 st min. per 3-bedroom unit provided by rear yard
320 st min. per 4-bedoom unit provided by rear yard
100 st/unit required (1000 sf, 20'-0" min. dimension)

MIN. PUBLIC OPEN SPACE: 2
2730 st total provided by (3) common areas

HEIGHT: **40'-0" MAXIMUM, pitched roof;**
CURRENT ZONING SETBACKS: **26'-4" proposed height to peak**
Front - 20'-0" MINIMUM
Back - 20'-0" MINIMUM
Side - 5'-0" MINIMUM
PROPOSED SETBACKS: **Front - 6'-0" MINIMUM**
Back - 10'-0" MINIMUM
Side - 4'-2" MINIMUM
PARKING: **Required: 2.1 parking spaces per unit**
Provided: 2 spaces per unit. 20 spaces total.

1
SPRINKLERS: **ALL UNITS ARE TO BE FULLY SPRINKLERED (per 2013 CBC) WITH AUDIBLE ALARM BELL INSTALLED ON THE FIRE SPRINKLER SYSTEM RISER.**
ACCESSIBILITY: **Accessibility requirements from 2013 CBC Chapter 11A do not apply to individual single-family homes on separate sites, bounded by property lines. Per CBC 1102A.1 "Each building on a building site shall be considered separately when determining the requirements contained in this chapter..." Per 2010 CBC Chapter 2, Def hition of Site "A parcel of land bounded by a property line or a designated portion of a public right-of-way."**

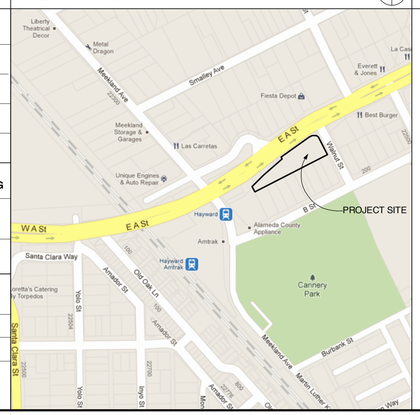
PROJECT DATA

UNIT TYPES	# OF HOMES	FOOTPRINT	GROSS FLOOR AREA / UNIT
3 BEDROOM	8	684 SF	1,341 SF
4 BEDROOM	2	905 SF	1,553 SF
TOTAL	10	7,282 SF	16,214 SF

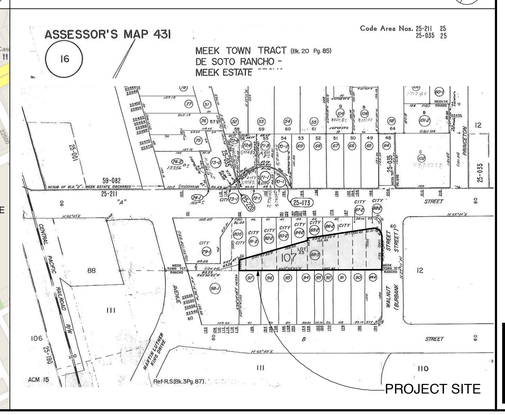
BUILDING TYPES		QUANTITY	GROSS FLOOR AREA / BUILDING
A	TRIPLEX	(2) BUILDING WITH 4-BEDR. AND 3-BEDR. UNITS	4,235 SF
B	DUPLEX	(2) BUILDINGS WITH (2) 3-BEDR. UNITS EACH	2,682 SF

PARKING	QUANTITY	DIMENSION
STANDARD	10	9'-0" X 19'-0"
COMPACT	10	8'-0" X 15'-0"

REGIONAL MAP



ASSESSOR'S PARCEL MAP



HABITAT FOR HUMANITY EAST BAY / SILICON VALLEY, INC.

123 A STREET, HAYWARD, CA 94541

SEQUOIA GROVE

GHA
GEOFFREY HOLTON & ASSOCIATES
1743 Alcatraz Avenue
Berkeley, CA 94703
tel: 510.663.9797
fax: 510.863.1807
http://www.ghadesign.net

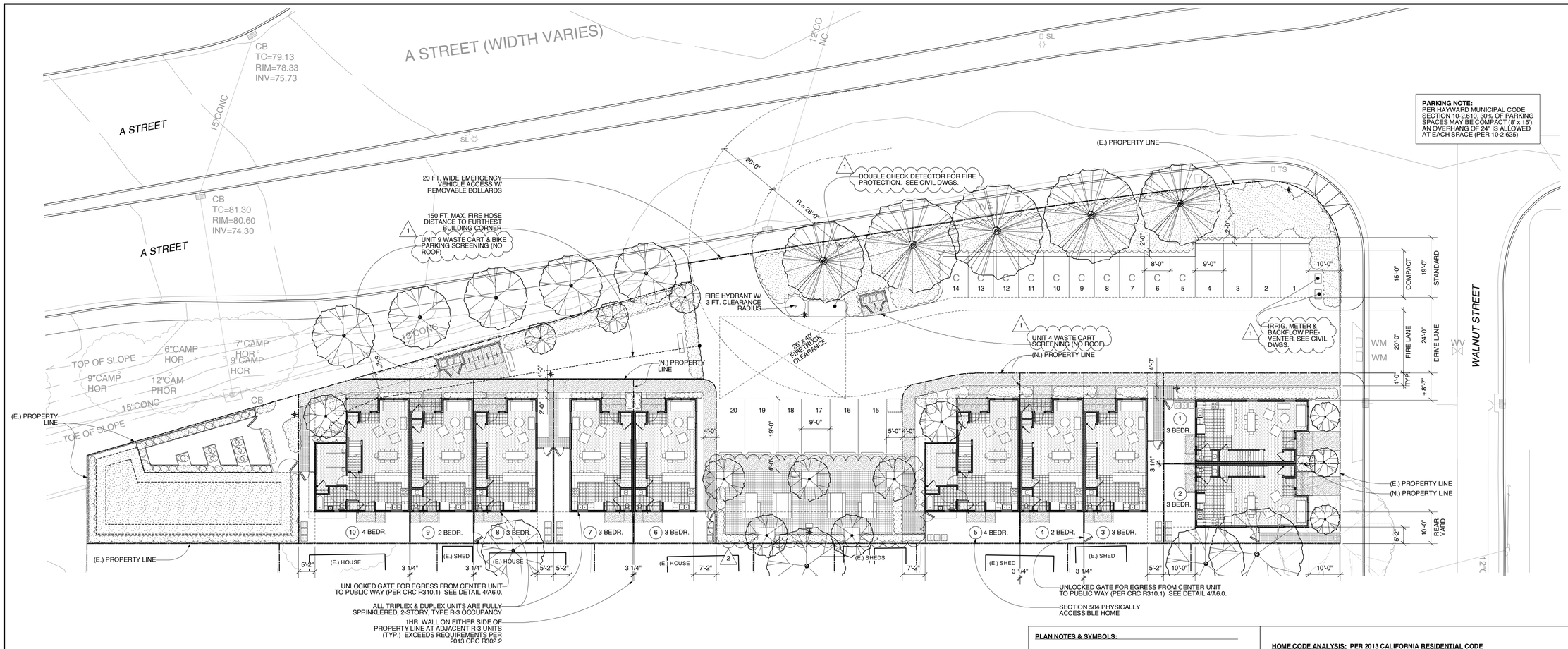
LICENSED ARCHITECT GEOFFREY KEITH HOLTON No. C 23898 Exp. STATE OF CALIFORNIA

CURRENT ISSUE DATE
12.11.14

INITIAL SUBMITTAL DATE
7.30.13

REVISIONS
1 *9.12.2014 PLANNING RESUBMITTAL*
2 *12.11.2014 PLANNING RESUBMITTAL*

SHEET NO.
A0.0
ROOF PLAN



PARKING NOTE:
PER HAYWARD MUNICIPAL CODE SECTION 10-2.610, 30% OF PARKING SPACES MAY BE COMPACT (8' x 15'). AN OVERHANG OF 24" IS ALLOWED AT EACH SPACE (PER 10-2.625)

PROJECT NORTH NORTH

1 / A0.4 HABITAT FOR HUMANITY EAST BAY / SILICON VALLEY - SEQUOIA GROVE - **GRAPHIC CODE ANALYSIS**

123 A STREET, APN 431-0016-088-03

SCALE: 1" = 16'-0"

PLAN NOTES & SYMBOLS:

STANDARD PARKING SPACE - 9'-0" x 19'-0"

C — COMPACT PARKING SPACE - 8'-0" x 15'-0"

PROPOSED MINI-LOT SETBACK LINES

U-SHAPED BIKE RACK W/ 3' x 6' CLEARANCE

LIGHT POST W/ CONCRETE BASE - SEE SHEET A1.0 FOR CUT SHEET. ALL LIGHTING WILL BE IN ACCORDANCE W/ THE CODE.

1. ALL EXTERIOR DIMENSIONS @ UNITS ARE TO **FACE OF FRAMING.**
2. ALL DUPLEX AND TRIPLEX UNITS ARE 2-STORY TYPE R-3 OCCUPANCY
3. SEE CIVIL SHEETS FOR GRADING PLAN
4. SEE LANDSCAPE SHEETS FOR PLANTING PLAN
5. SEE LANDSCAPE SHEETS FOR FENCING DETAILS

HOME CODE ANALYSIS: PER 2013 CALIFORNIA RESIDENTIAL CODE

Accessibility requirements from 2013 CBC Chapter 11A do not apply to individual single-family homes on separate sites, bounded by property lines. Per CBC 1102A.1 "Each building on a building site shall be considered separately when determining the requirements contained in this chapter…" Per 2013 CBC Chapter 2, Def nition of Site "A parcel of land bounded by a property line or a designated portion of a public right-of-way."

The 2013 CRC will be used for all building code related to the homes.

CRC R302.1 Exterior Walls
Refer to the CRC def nition of "f re separation distance" (CRC Ch. 2 Def nitions) to distinguish between the interior lot lines and the lot line between two buildings. Per table R302.1(2) the f re resistance rating for walls, projections, and openings can be determined using the min. f re separation distance from the lot line.
I. Relationship to interior lot lines (per R302.1 exception 1):
a. Walls must be greater than 3 ft. to interior lot line to be non-rated
b. Projections (such as eaves or sunshades) must be greater than 3 ft. to the interior lot line in order to not be f re rated or enclosed. No projection may be less than or equal to 2 ft. from the interior lot line. If a projection is between 2-3 ft. from the interior lot line it must be rated.
c. Openings greater than or equal to 3 ft. from the interior lot line are unlimited and don't need to be rated.

II. Relationship to lot line between two buildings (per R302.1 exception 1.)
a. Walls perpendicular to the lot line between two buildings do not need to be rated
b. Projections (such as eaves) perpendicular to the line between two buildings do not need to rated or enclosed.
c. Openings perpendicular to the line between two buildings do not need to rated.

Using the def nition of f re separation distance again, unit 5's walls that come close to its own lot line do not need to be rated because the walls, windows, and projections are greater than 3 ft. to the centerline of the street.

CRC R302.2 Townhouses
The def nition of townhouse will apply to both the duplex and triplex buildings (per CRC Ch. 2 Def nitions.) Therefore a MINIMUM 1hr. f re resistance rated COMMON wall is adequate between adjacent units as long as this wall does not contain plumbing or mechanical equipment.

CRC R302.2.1 Continuity
Per this section, the common wall must extend up to the underside of the roof.

CRC R302.2.2 Parapets
Per the exception in this section, parapets are not required through the use of a minimum Class C roof covering AND the roof decking (or sheathing) is of non-combustible materials (or approved f re retardant-treated wood) for a distance of 4 ft. on each side of the common wall or walls.

SEE 11/A4.2 FOR UPPER ROOF DETAIL & 4/A6.1 FOR PORCH ROOF DETAIL.

Per #3 in this same section, the common wall must be a min. 1hr. rated above the level of the porch roof to the underside of the of the higher roof deck. The same is true for the common wall below the porch roof.

CRC R302.2.4 Structural independence
Per exception 1, we do not need to separate the foundations of 2 units at the common wall.

SEE 6/A6.1 FOR FOUNDATION DETAIL.

Per exception 2, roof structure and wall sheathing may fasten to the common wall

SEE SHEET A4.2 FOR PARTY WALL DETAILS.

Per exception 3, roof coverings do not need to be structurally independent. Asphalt shingles, but not sheathing, can be laid continuously over the top of the common wall.

SEE 11/A4.2 FOR ROOF DETAIL

Per exception 5, for buildings considered townhomes, these homes may share a common 1 hr. rated wall and therefore do not need to be structurally independent.

HOWEVER, (2) STRUCTURALLY INDEPENDANT 1-HR. RATED WALLS ARE PROVIDED. SEE PARTY WALL DETAILS, A4.2.

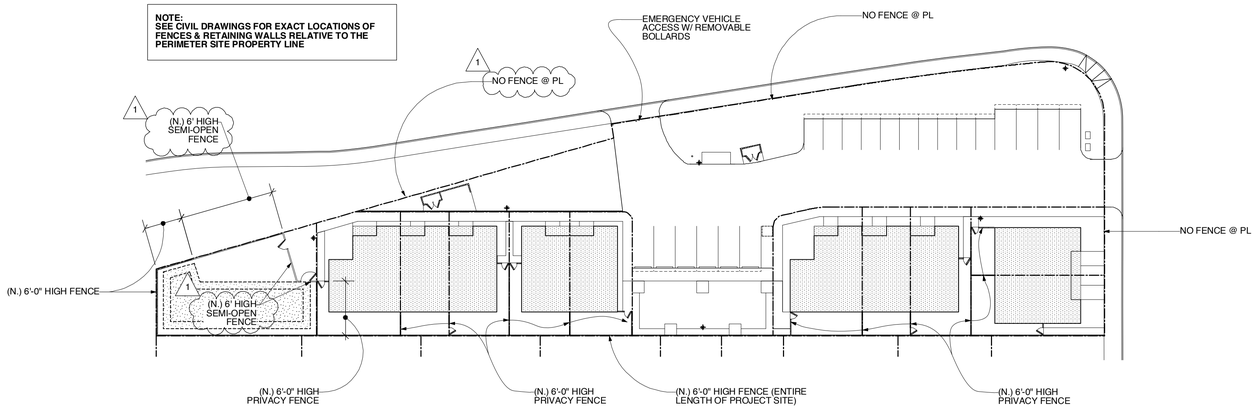
CRC R310.1 Emergency escape and rescue required. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.

AN UNLOCKED GATE FROM THE REAR YARDS OF UNITS 4 & 9 IS SHOWN ON THE SITE PLAN, A0.4, A1.0

PER 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)

All subcontractors must comply with CALGREEN Mandatory Measures on sheet A0.7.

NOTE:
SEE CIVIL DRAWINGS FOR EXACT LOCATIONS OF FENCES & RETAINING WALLS RELATIVE TO THE PERIMETER SITE PROPERTY LINE



2 / A0.4 PROPOSED FENCING PLAN

SCALE: 1" = 30'-0"

HABITAT FOR HUMANITY EAST BAY / SILICON VALLEY, INC.

123 A STREET, HAYWARD, CA 94541
SEQUOIA GROVE

GHA
GEOFFREY HOLTON & ASSOCIATES
1743 Alcatraz Avenue
Berkeley, CA 94703
tel: 510.663.9797
fax: 510.663.1807
http://www.ghadesign.net

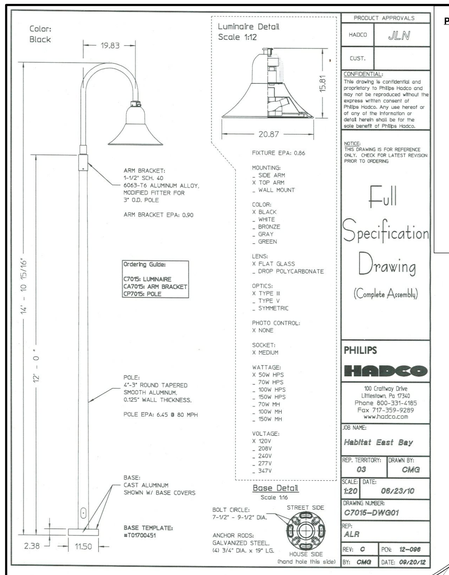
LICENSED ARCHITECT GEOFFREY KEITH HOLTON No. C 23866 STATE OF CALIFORNIA

CURRENT ISSUE DATE
12.11.14

INITIAL SUBMITTAL DATE
7.30.13

REVISIONS
1 *9.12.2014 PLANNING RESUBMITTAL*
2 *12.11.2014 PLANNING RESUBMITTAL*

SHEET NO.
A0.4
GRAPHIC CODE ANALYSIS



PRODUCT APPROVALS

HADCO	JLN
CUST.	

CONFIDENTIAL:
This drawing is confidential and proprietary to Philips Hadco and may not be reproduced without the express written consent of Philips Hadco. Any use hereof or of any of the information or detail hereon shall be for the sole benefit of Philips Hadco.

NOTICE:
THIS DRAWING IS FOR REFERENCE ONLY. CHECK FOR LATEST REVISION PRIOR TO ORDERING.

Full Specification Drawing (Complete Assembly)

PHILIPS HADCO

100 Craftway Drive
Littlestown, Pa 17340
Phone: 800-331-4165
Fax: 717-359-9289
www.hadco.com

JOB NAME: Habitat East Bay	
REP. TERRITORY: 03	DRAWN BY: CMG
SCALE: 1:20	DATE: 06/23/10
DRAWING NUMBER: C7015-DWG01	
REP: ALR	
REV: C	POS: 12-098
BY: CMG	DATE: 09/20/12

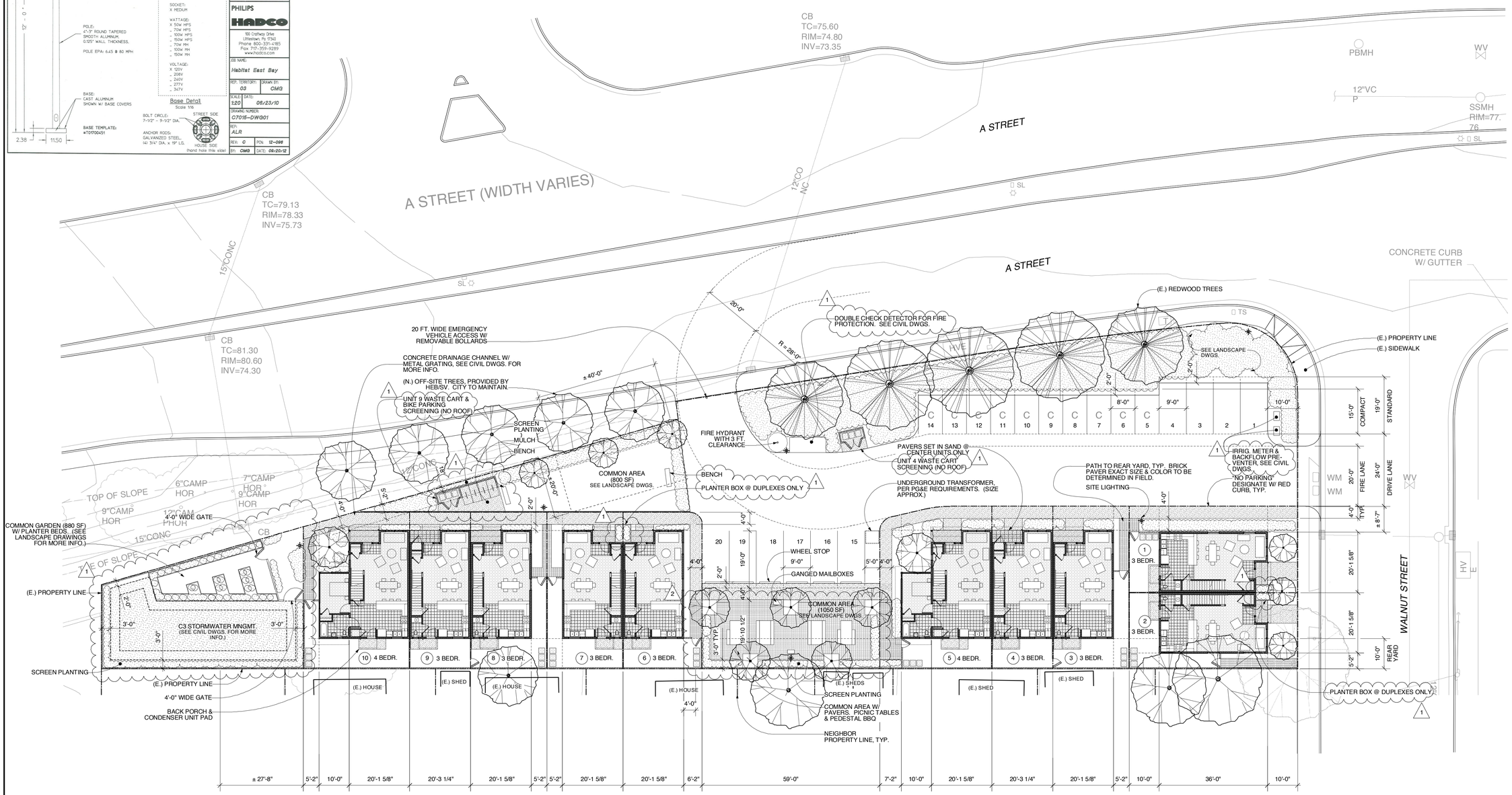
PLAN NOTES & SYMBOLS:

- STANDARD PARKING SPACE - 9'-0" x 19'-0"
- COMPACT PARKING SPACE - 8'-0" x 15'-0"
- PROPOSED MINI-LOT SETBACK LINES
- U-SHAPED BIKE RACK W/ 3' x 6' CLEARANCE
- LIGHT POST W/ CONCRETE BASE - SEE SHEET A1.0 FOR CUT SHEET. ALL LIGHTING WILL BE IN ACCORDANCE W/ THE CODE.

1. ALL EXTERIOR DIMENSIONS @ UNITS ARE TO **FACE OF FRAMING.**
2. ALL DUPLEX AND TRIPLEX UNITS ARE 2-STORY TYPE R-3 OCCUPANCY
3. SEE CIVIL SHEETS FOR GRADING PLAN
4. SEE LANDSCAPE SHEETS FOR PLANTING PLAN
5. SEE LANDSCAPE SHEETS FOR FENCING DETAILS

EXTERIOR PAINT COLOR DESIGNATION PER LOT:

LOT 1 - COLOR SET 3
LOT 2 - COLOR SET 2
LOT 3 - COLOR SET 1
LOT 4 - COLOR SET 2
LOT 5 - COLOR SET 3
LOT 6 - COLOR SET 2
LOT 7 - COLOR SET 1
LOT 8 - COLOR SET 3
LOT 9 - COLOR SET 2
LOT 10 - COLOR SET 1



PROJECT NORTH NORTH

1 A1.0 HABITAT FOR HUMANITY EAST BAY / SILICON VALLEY - SEQUOIA GROVE - PRELIMINARY SITE PLAN

123 A STREET, APN 431-0016-088-03

SCALE: 1" = 16'-0"

HABITAT FOR HUMANITY EAST BAY / SILICON VALLEY, INC.

123 A STREET, HAYWARD, CA 94541

SEQUOIA GROVE

GHA
GEOFFREY HOLTON & ASSOCIATES
1743 Alcatraz Avenue
Berkeley, CA 94703
tel: 510.663.9797
fax: 510.663.1807
http://www.ghadesign.net

LICENSED ARCHITECT GEOFFREY KEITH HOLTON No. C 23896 STATE OF CALIFORNIA

CURRENT ISSUE DATE
12.11.14

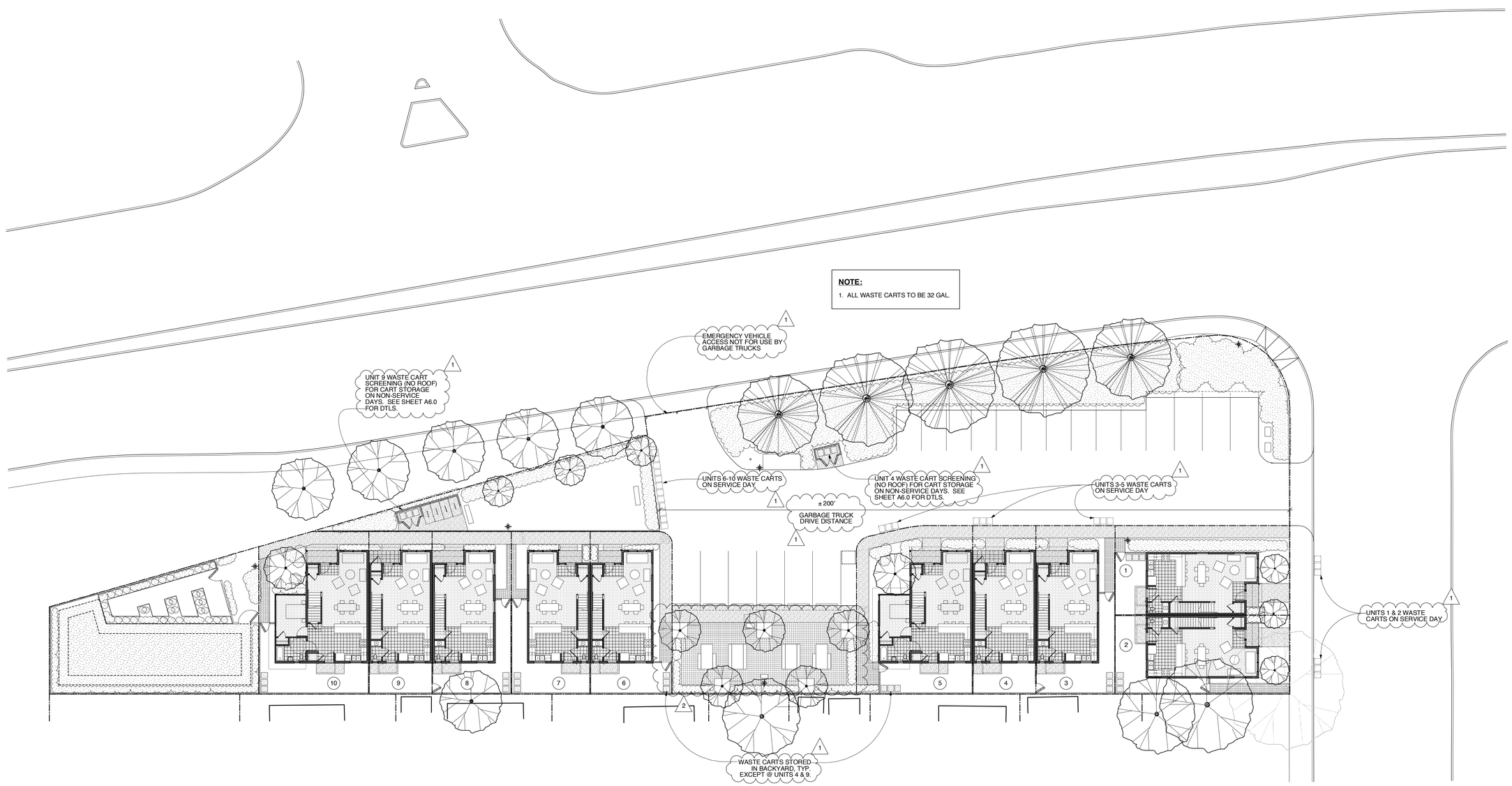
INITIAL SUBMITTAL DATE
7.30.13

REVISIONS

1 *9.12.2014 PLANNING RESUBMITTAL*

2 *12.11.2014 PLANNING RESUBMITTAL*

SHEET NO.
A1.0
SITE PLAN



PROJECT NORTH

NORTH

1 / A1.0 HABITAT FOR HUMANITY EAST BAY / SILICON VALLEY - SEQUOIA GROVE - RECYCLE & WASTE PLAN

123 A STREET, APN 431-0016-088-03

SCALE: 1" = 16'-0"

HABITAT FOR HUMANITY EAST BAY / SILICON VALLEY, INC.

123 A STREET, HAYWARD, CA 94541

SEQUOIA GROVE

GHA

GEOFFREY HOLTON & ASSOCIATES

1743 Alcatraz Avenue
Berkeley, CA 94703

tel: 510.663.9797
fax: 510.663.1807

http://www.ghadesign.net

LICENSED ARCHITECT
GEOFFREY KEITH HOLTON
No. C 23896
STATE OF CALIFORNIA

CURRENT ISSUE DATE

12.11.2014

INITIAL SUBMITTAL DATE

7.30.13

REVISIONS

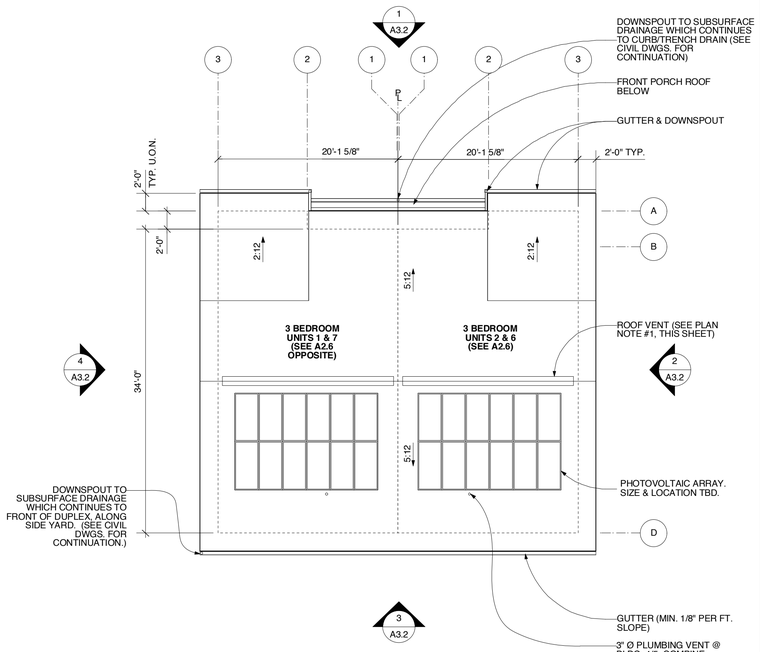
1 *9.12.2014 PLANNING RESUBMITTAL*

2 *12.11.2014 PLANNING RESUBMITTAL*

SHEET NO.

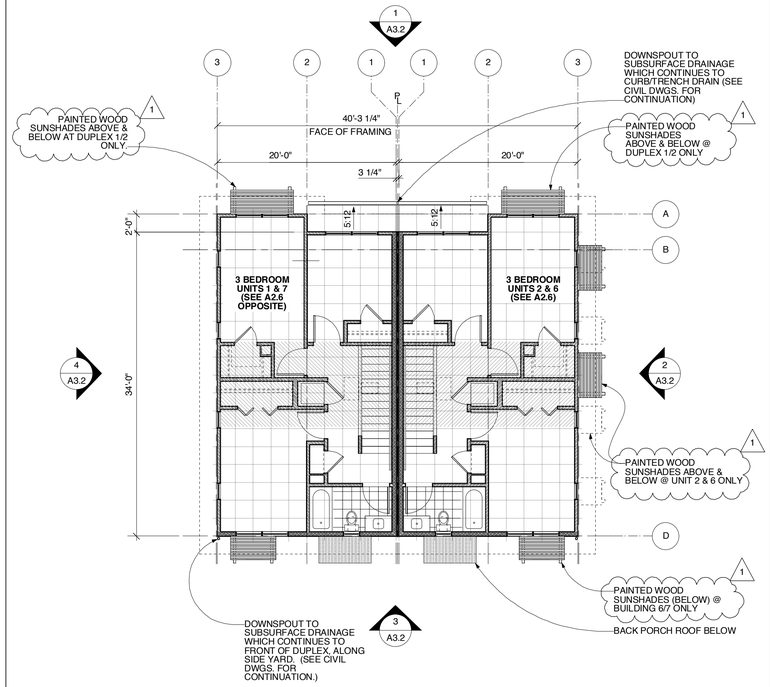
A1.1

RECYCLE & WASTE PLAN



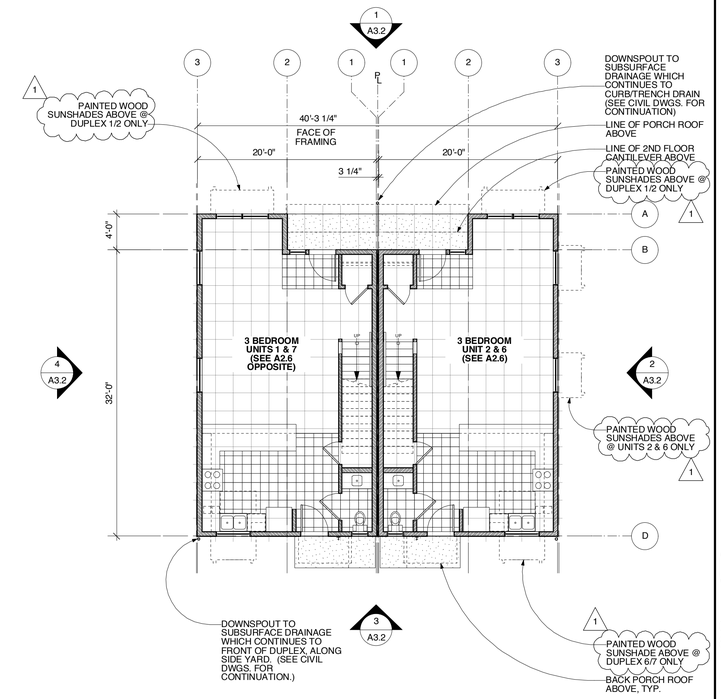
1 A2.1 ROOF PLAN - DUPLEX 1/2 & 6/7

SCALE: 1/8" = 1'-0"



2 A2.1 2ND FLOOR PLAN - DUPLEX 1/2 & 6/7

SCALE: 1/8" = 1'-0"



3 A2.1 1ST FLOOR PLAN - DUPLEX 1/2 & 6/7

SCALE: 1/8" = 1'-0"

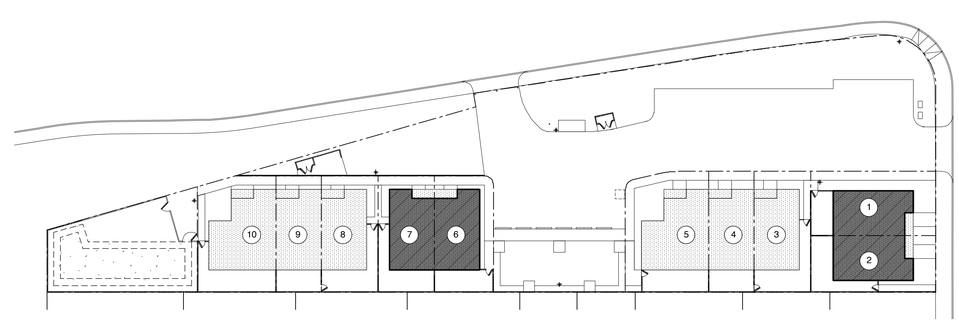
PLAN NOTES & SYMBOLS:

PER 2013 CBC SECTION 1203.2, THE NET FREE VENTILATION AREA (NFVA) SHALL BE NOT LESS THAN 1/300 OF THE AREA OF THE SPACE VENTILATED, WITH 50% OF THE REQUIRED VENTILATION AREA PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FT. ABOVE EAVE OR CORNICE VENTS W/ THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.

1. VENTING AREA OF **3 BEDR. UNIT ATTIC** = 705 SF / 300 = 338 SQ. IN. / 2 = **169 SQ. IN.** REQUIRED AT UPPER AND LOWER PORITION OF ROOF.

   UPPER: (1) CONTINUOUS ROOF RIDGE VENT @ 12 SQ. IN NFVA / 1 LINEAL FT. = 12 SQ. IN. x 20 FT. = **240 SQ. IN.**
   LOWER: (3) 2" Ø HOLES (3.14 SQ. IN.) @ 18 TRUSS BAYS = **169 SQ. IN.**

2. **ALL DIMENSIONS ARE MEASURED TO FACE OF FRAMING (F.O.F.), UNLESS OTHERWISE NOTED. (U.O.N.)**



PROJECT NORTH NORTH

4 A2.1 KEY SITE PLAN

SCALE: 1/32" = 1'-0"

HABITAT FOR HUMANITY EAST BAY / SILICON VALLEY, INC.

123 A STREET, HAYWARD, CA 94541

SEQUOIA GROVE

GHA
GEOFFREY HOLTON & ASSOCIATES
1743 Alcatraz Avenue
Berkeley, CA 94703
tel: 510.663.9797
fax: 510.663.1807
http://www.ghadesign.net

LICENSED ARCHITECT GEOFFREY KEITH HOLTON No. C 23888 Exp. Renewal STATE OF CALIFORNIA

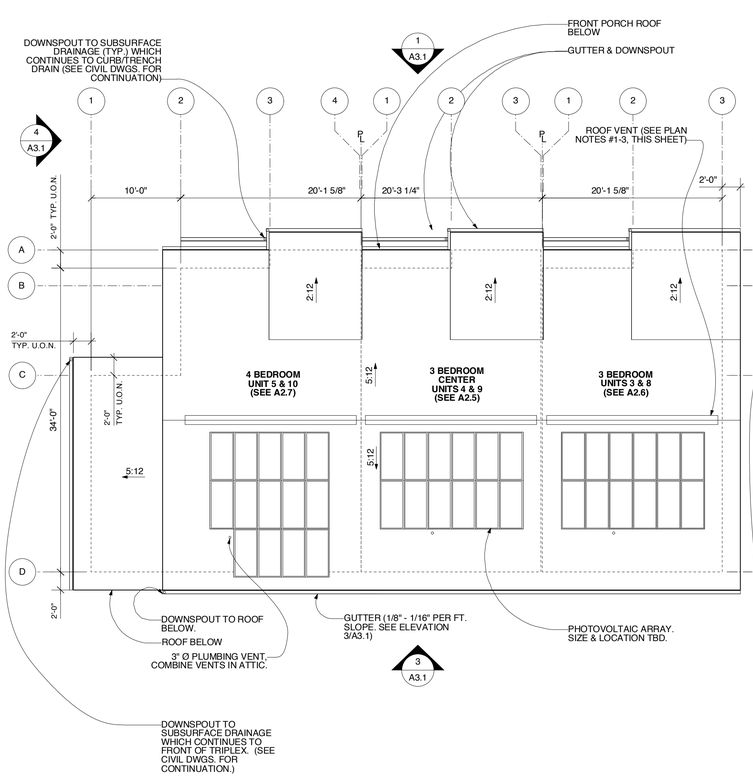
CURRENT ISSUE DATE
12.11.14

INITIAL SUBMITTAL DATE
7.30.13

REVISIONS

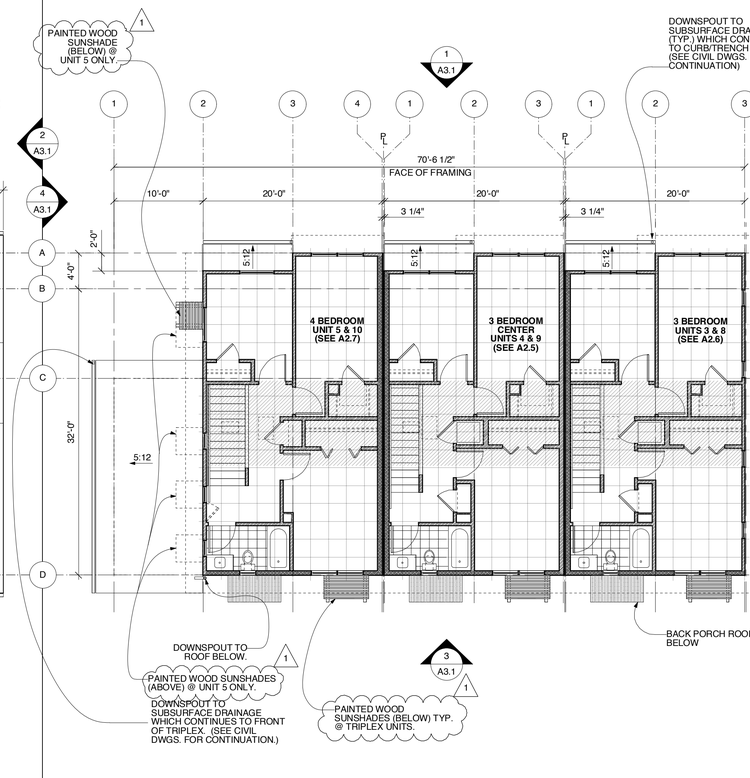
1 *9.12.2014 PLANNING RESUBMITTAL*

SHEET NO.
A2.1
DUPLEX BUILDING PLANS



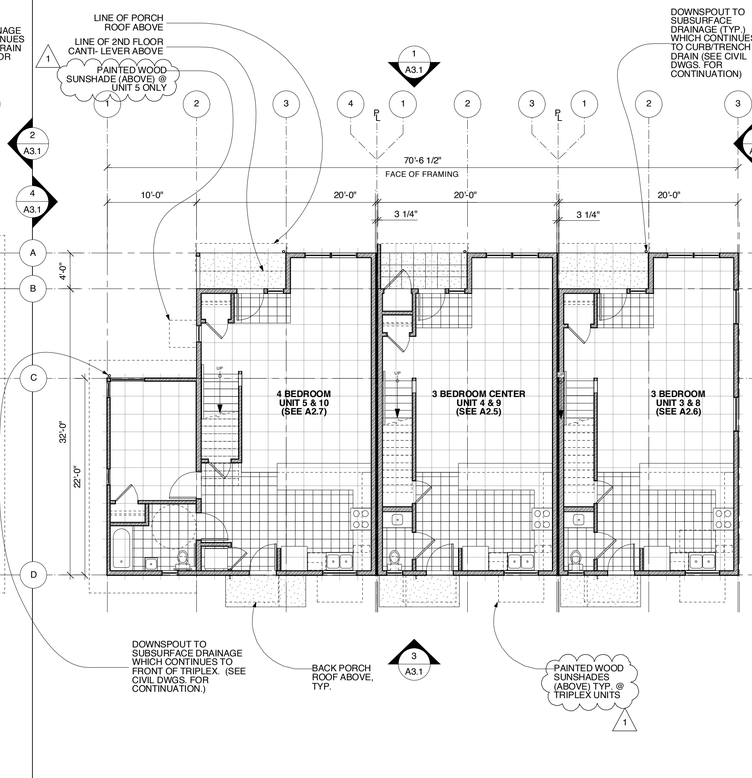
1 A2.2 ROOF PLAN - TRIPLEX 3/4/5 & 8/9/10

SCALE: 1/8" = 1'-0"



2 A2.2 2ND FLOOR PLAN - TRIPLEX 3/4/5 & 8/9/10

SCALE: 1/8" = 1'-0"



3 A2.2 1ST FLOOR PLAN - TRIPLEX 3/4/5 & 8/9/10

SCALE: 1/8" = 1'-0"

PLAN NOTES & SYMBOLS:

PER 2013 CBC SECTION 1203.2, THE NET FREE VENTILATION AREA (NFVA) SHALL BE NOT LESS THAN 1/300 OF THE AREA OF THE SPACE VENTILATED, WITH 50% OF THE REQUIRED VENTILATION AREA PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FT. ABOVE EAVE OR CORNICE VENTS W/ THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.

1. VENTING AREA OF **3 BEDR. UNIT ATTIC** = 705 SF / 300 = 338 SQ. IN. / 2 = **169 SQ. IN.**
   REQUIRED AT UPPER AND LOWER PORITION OF ROOF.

   UPPER: (1) CONTINUOUS ROOF RIDGE VENT @ 12 SQ. IN NFVA / 1 LINEAL FT. = 12 SQ. IN. x 20 FT. = **240 SQ. IN.**
   LOWER: (3) 2" Ø HOLES (3.14 SQ. IN.) @ 18 TRUSS BAYS = **169 SQ. IN.**

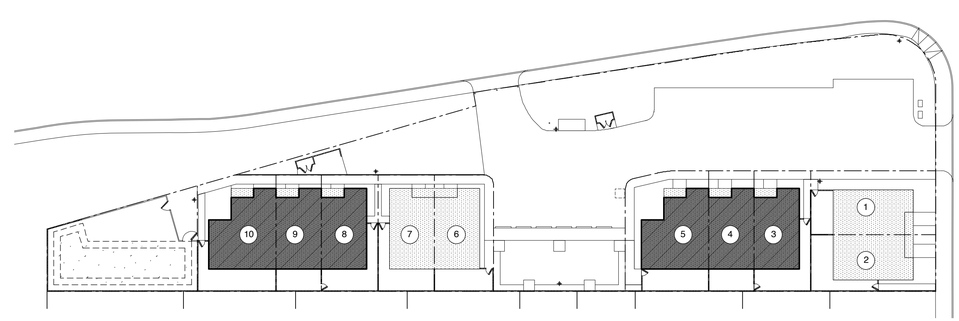
2. VENTING AREA OF **4 BEDR. UNIT 2nd FLOOR ATTIC** = 705 SF / 300 = 338 SQ. IN. / 2 = **169 SQ. IN.**
   REQUIRED AT UPPER AND LOWER PORITION OF ROOF.

   UPPER: (1) CONTINUOUS ROOF RIDGE VENT @ 12 SQ. IN NFVA / 1 LINEAL FT. = 12 SQ. IN. x 20 FT. = **240 SQ. IN.**
   LOWER: (3) 2" Ø HOLES (3.14 SQ. IN.) @ 18 TRUSS BAYS = **169 SQ. IN.**

3. VENTING AREA OF **4 BEDR. UNIT 1st FLOOR ATTIC** = 220 SF / 300 = 106 SQ. IN. / 2 = **53 SQ. IN.**
   REQUIRED AT UPPER AND LOWER PORTION OF ROOF.

   UPPER: (1) CONTINUOUS ROOF/WALL VENT @ 8.5 SQ. IN NFVA / 1 LINEAL FT. = 8.5 SQ. IN. x 22 FT. = **187 SQ. IN.**
   LOWER: (3) 2" Ø HOLES (3.14 SQ. IN.) @ 11 JOIST BAYS = **104 SQ. IN.**

4. ALL DIMENSIONS MEASURED TO FACE OF FRAMING (F.O.F.), UNLESS OTHERWISE NOTED (U.O.N.)



PROJECT NORTH NORTH

4 A2.2 KEY SITE PLAN

SCALE: 1/32" = 1'-0"

HABITAT FOR HUMANITY EAST BAY / SILICON VALLEY, INC.

123 A STREET, HAYWARD, CA 94541

SEQUOIA GROVE

GHA

GEOFFREY HOLTON & ASSOCIATES

1743 Alcatraz Avenue
Berkeley, CA 94703

tel: 510.663.9797
fax: 510.663.1807

http://www.ghadesign.net

LICENSED ARCHITECT GEOFFREY KEITH HOLTON No. C 23888 Exp. STATE OF CALIFORNIA

CURRENT ISSUE DATE

12.11.14

INITIAL SUBMITTAL DATE

7.30.13

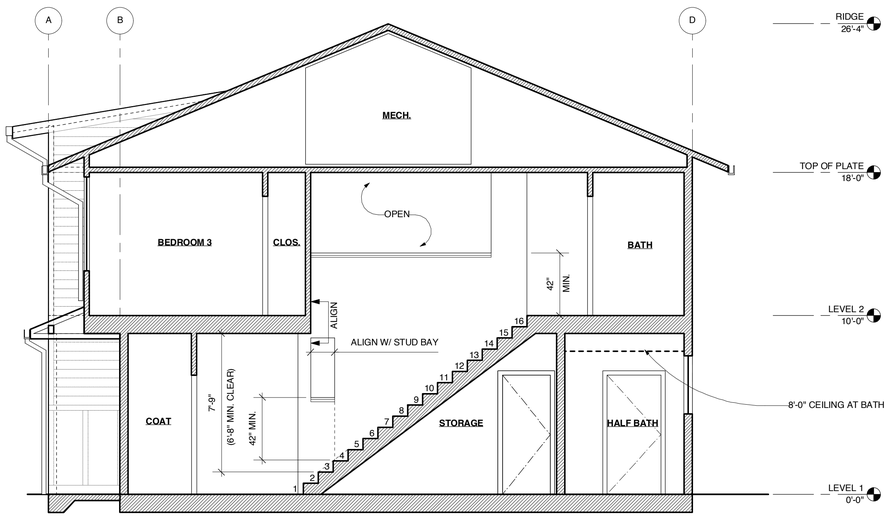
REVISIONS

1 *9.12.2014 PLANNING RESUBMITTAL*

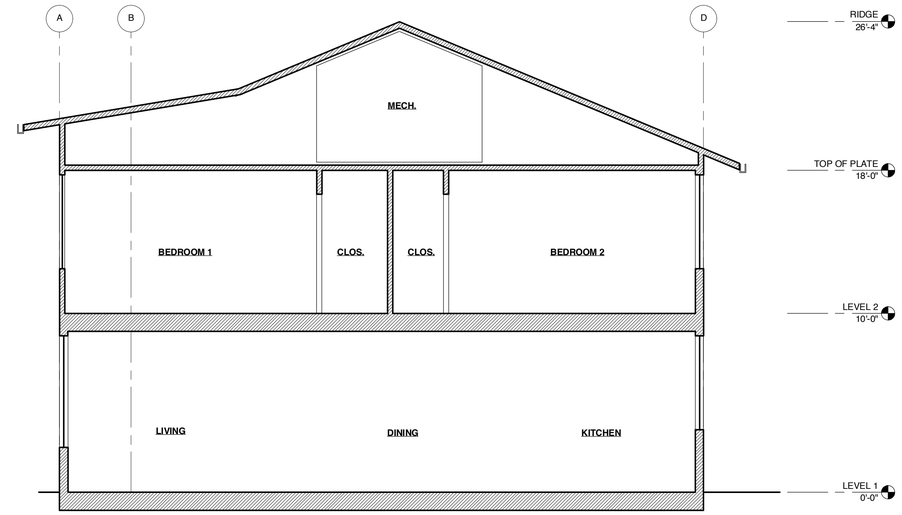
SHEET NO.

A2.2

TRIPLEX BUILDING PLANS



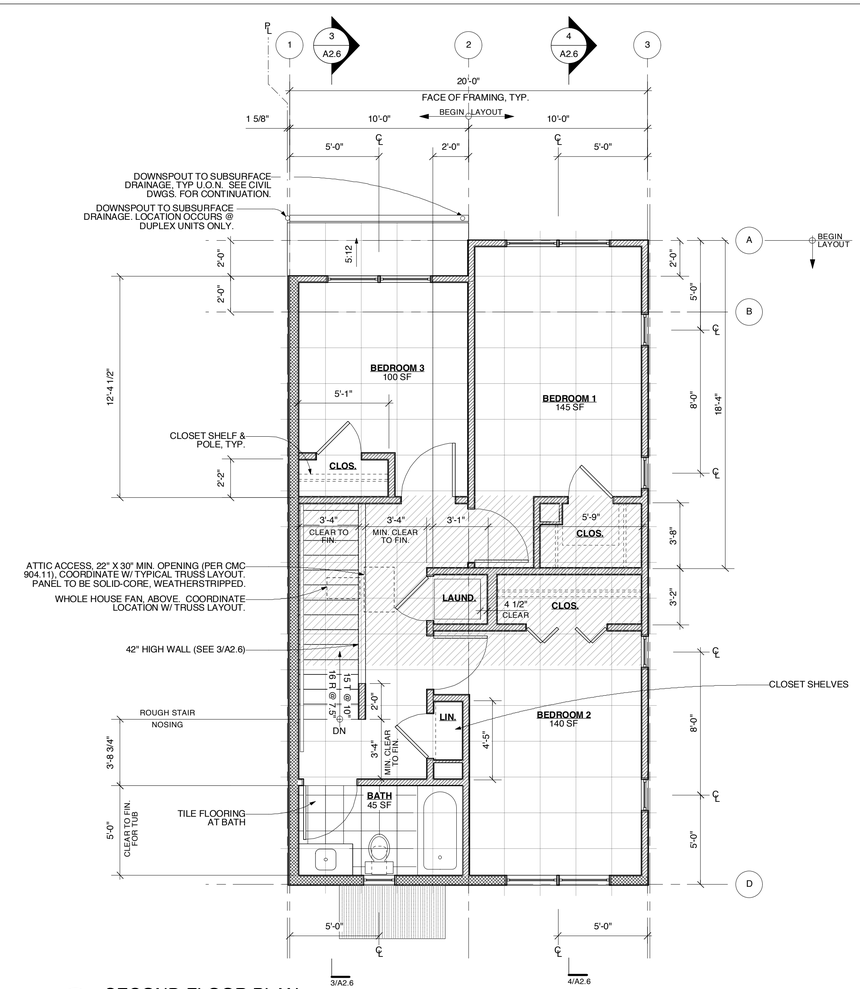
3 / A2.6 SECTION
THREE BEDROOM OUTER UNIT
SCALE: 1/4" = 1'-0"



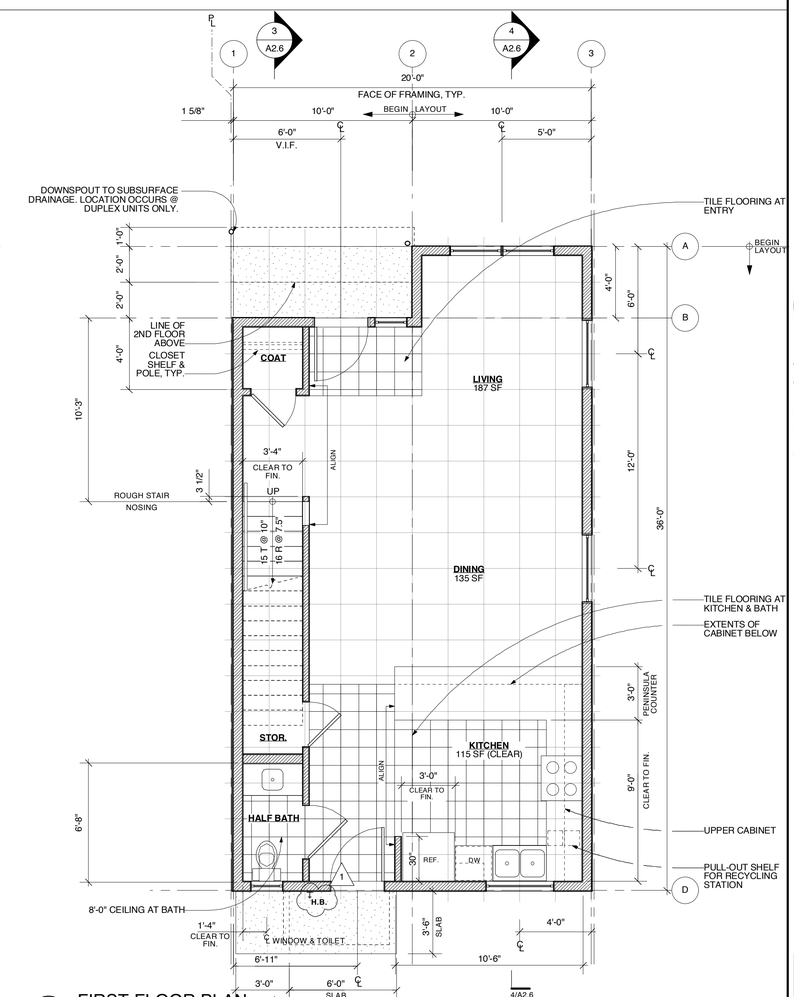
4 / A2.6 SECTION
THREE BEDROOM OUTER UNIT
SCALE: 1/4" = 1'-0"

PLAN KEY:

2X6 OR WET WALL @ SECOND FLOOR



1 / A2.6A SECOND FLOOR PLAN
THREE BEDROOM OUTER UNIT - 661 SF, SECOND FLOOR, GROSS FLOOR AREA
SCALE: 1/4" = 1'-0"



2 / A2.6A FIRST FLOOR PLAN
THREE BEDROOM OUTER UNIT - 680 SF, FIRST FLOOR, GROSS FLOOR AREA
SCALE: 1/4" = 1'-0"

HABITAT FOR HUMANITY EAST BAY / SILICON VALLEY, INC.

123 A STREET, HAYWARD, CA 94541
SEQUOIA GROVE

GHA
GEOFFREY HOLTON & ASSOCIATES
1743 Alcatraz Avenue
Berkeley, CA 94703
tel: 510.663.9797
fax: 510.663.1807
http://www.ghadesign.net

LICENSED ARCHITECT GEOFFREY KEITH HOLTON No. C 23898 STATE OF CALIFORNIA

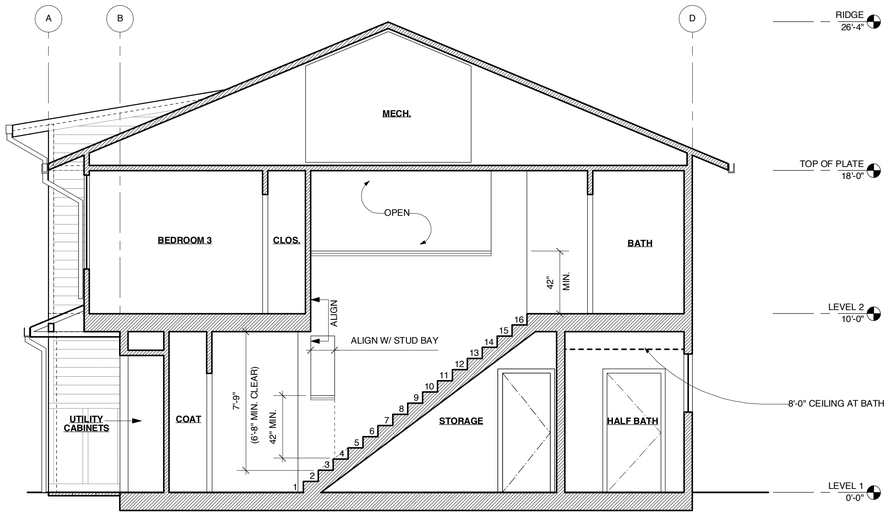
CURRENT ISSUE DATE
12.11.14

INITIAL SUBMITTAL DATE
7.30.13

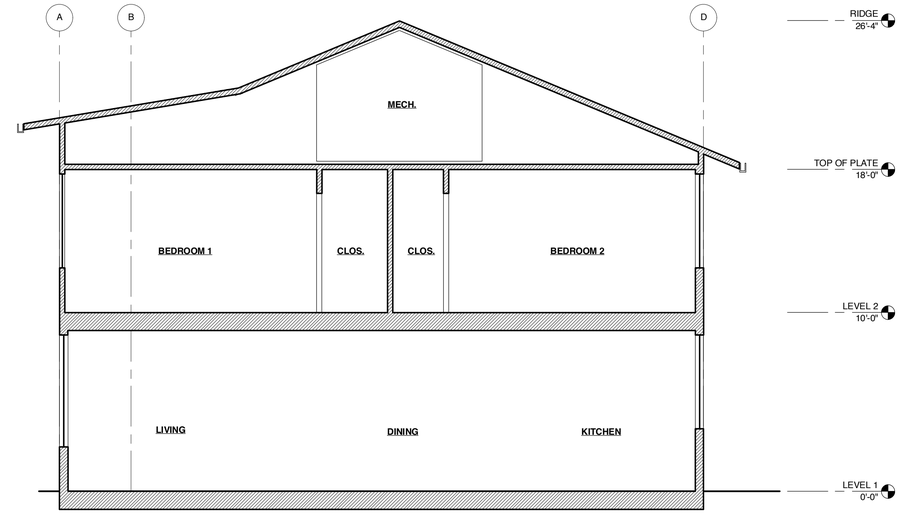
REVISIONS

1 *9.12.2014 PLANNING RESUBMITTAL*

SHEET NO.
A2.6A
3-BEDROOM OUTER UNIT PLANS



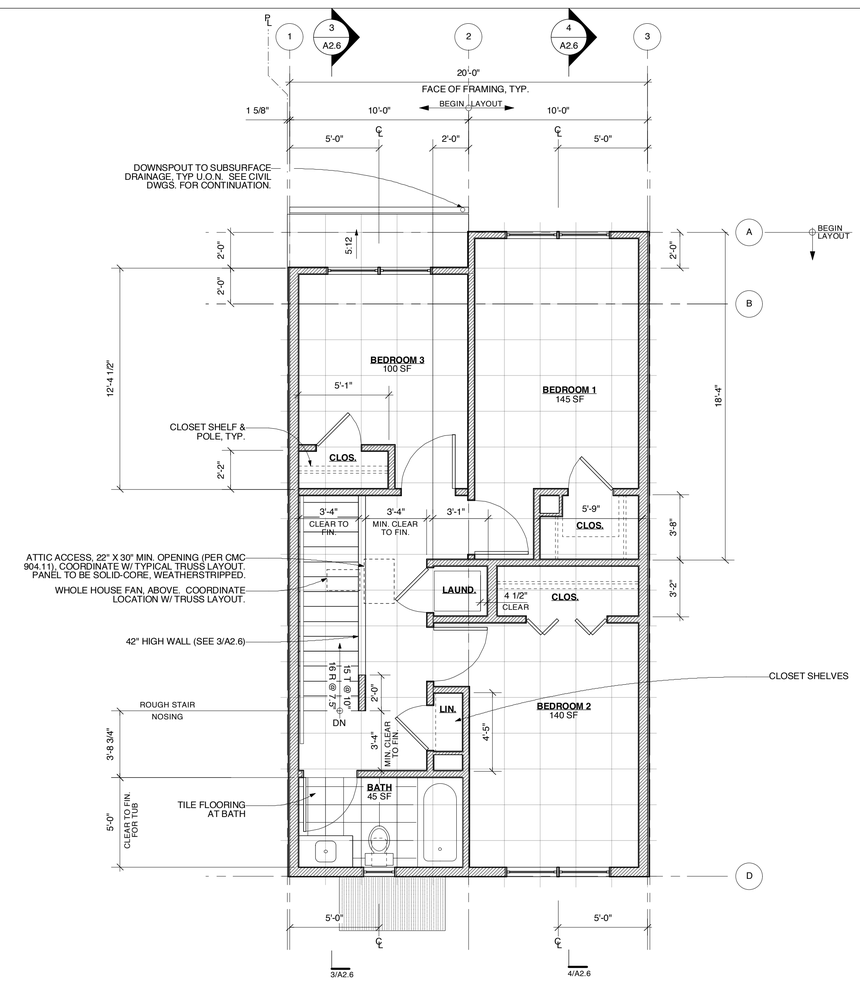
3 / A2.6 SECTION
THREE BEDROOM CENTER UNIT
SCALE: 1/4" = 1'-0"



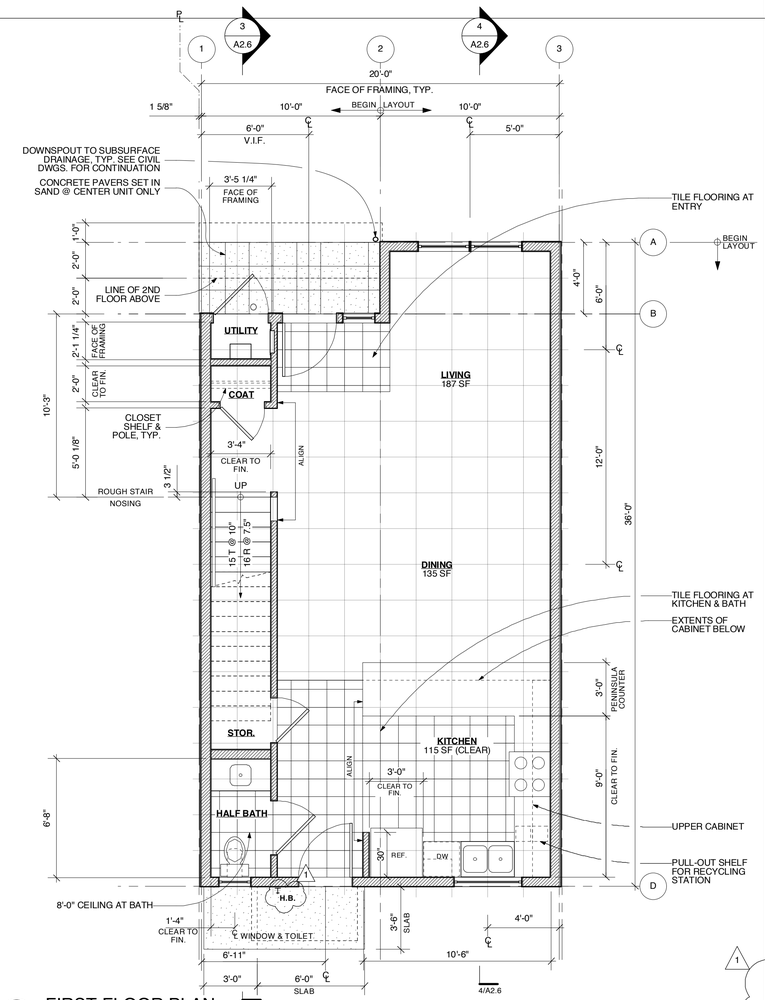
4 / A2.6 SECTION
THREE BEDROOM CENTER UNIT
SCALE: 1/4" = 1'-0"

PLAN KEY:

2X6 OR WET WALL @ SECOND FLOOR



1 / A2.6B SECOND FLOOR PLAN
THREE BEDROOM CENTER UNIT - 661 SF, SECOND FLOOR, GROSS FLOOR AREA
SCALE: 1/4" = 1'-0"



2 / A2.6B FIRST FLOOR PLAN
THREE BEDROOM CENTER UNIT - 680 SF, FIRST FLOOR, GROSS FLOOR AREA
SCALE: 1/4" = 1'-0"

HABITAT FOR HUMANITY EAST BAY / SILICON VALLEY, INC.

123 A STREET, HAYWARD, CA 94541
SEQUOIA GROVE

GHA
GEOFFREY HOLTON & ASSOCIATES
1743 Alcatraz Avenue
Berkeley, CA 94703
tel: 510.663.9707
fax: 510.663.1807
http://www.ghadesign.net

LICENSED ARCHITECT
GEOFFREY KEITH HOLTON
No. C 23886
STATE OF CALIFORNIA

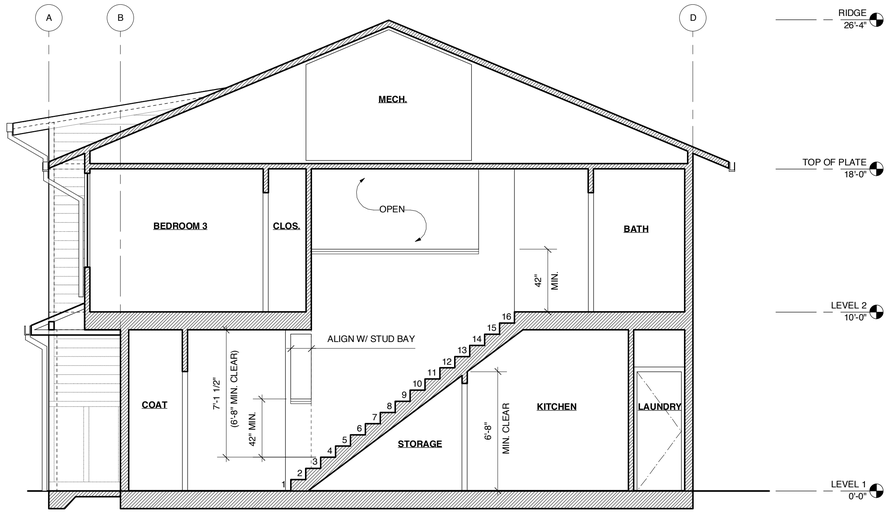
CURRENT ISSUE DATE
12.11.14

INITIAL SUBMITTAL DATE
9.12.14

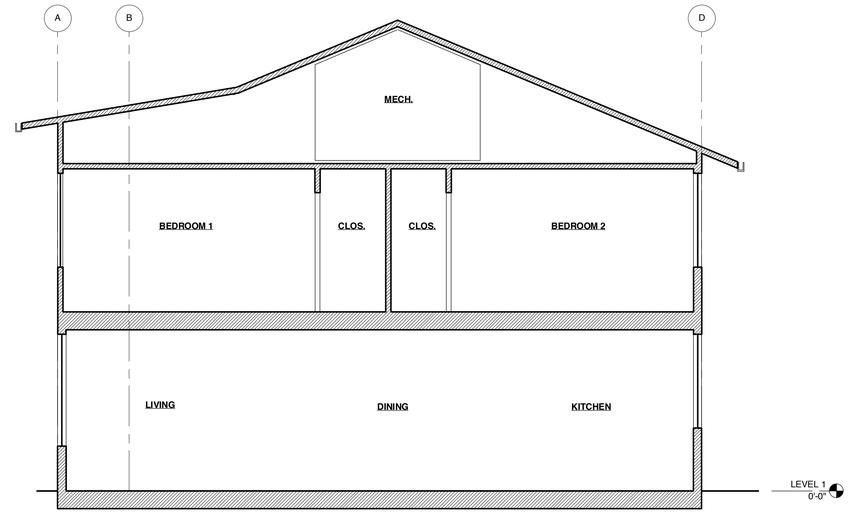
REVISIONS

1 *9.12.2014 PLANNING RESUBMITTAL*

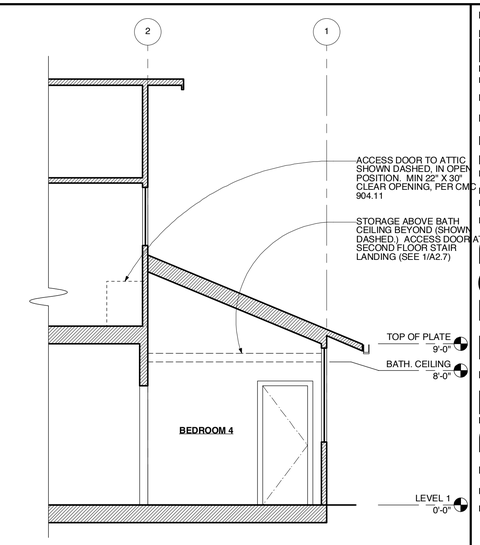
SHEET NO.
A2.6B
3-BEDROOM CENTER UNIT PLANS



3 A2.7 SECTION
FOUR BEDROOM
SCALE: 1/4" = 1'-0"



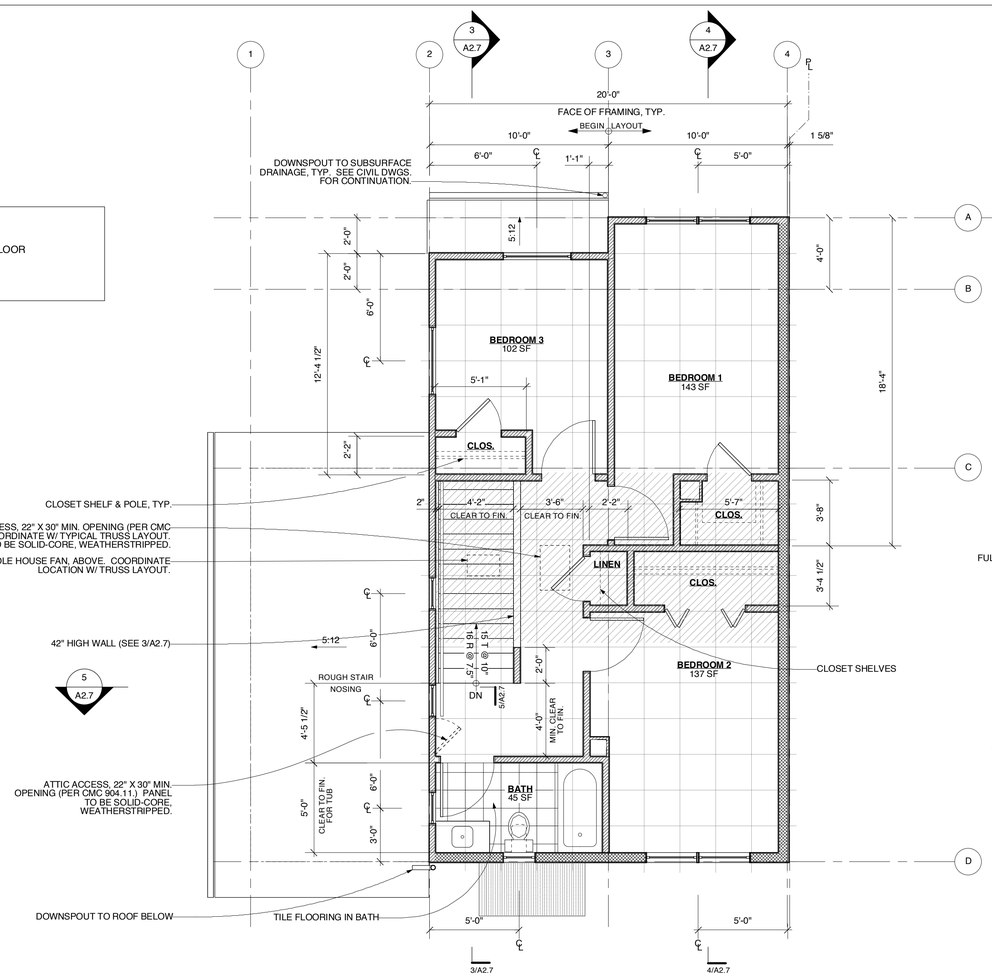
4 A2.7 SECTION
FOUR BEDROOM
SCALE: 1/4" = 1'-0"



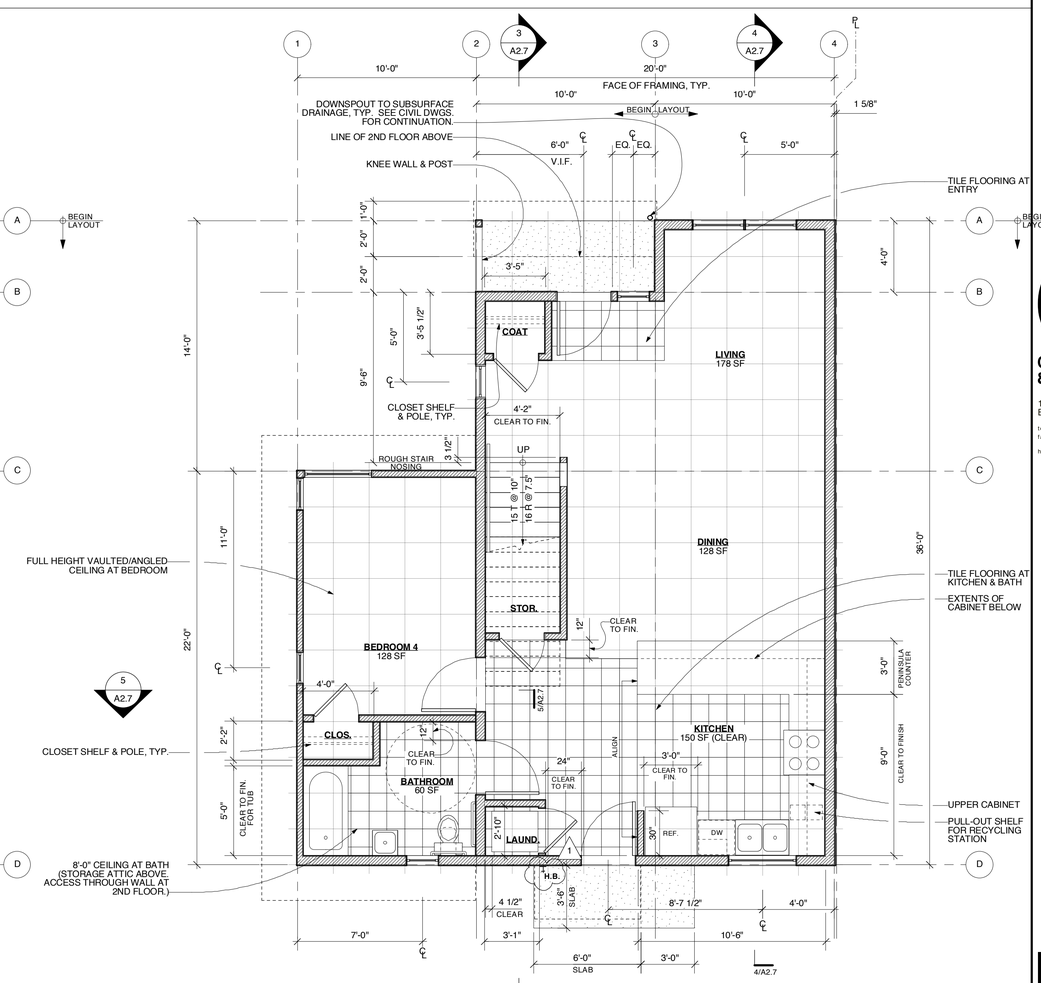
5 A2.7 SECTION
PARTIAL @ 1ST FLOOR BEDROOM
SCALE: 1/4" = 1'-0"

PLAN KEY:

2X6 OR WET WALL @ SECOND FLOOR



1 A2.7 SECOND FLOOR PLAN
FOUR BEDROOM - 653 SF, SECOND FLOOR, GROSS FLOOR AREA
SCALE: 1/4" = 1'-0"



2 A2.7 FIRST FLOOR PLAN
FOUR BEDROOM - 900 SF, FIRST FLOOR, GROSS FLOOR AREA
SCALE: 1/4" = 1'-0"

HABITAT FOR HUMANITY EAST BAY / SILICON VALLEY, INC.

123 A STREET, HAYWARD, CA 94541
SEQUOIA GROVE

GHA
GEOFFREY HOLTON & ASSOCIATES
1743 Alcatraz Avenue
Berkeley, CA 94703
tel: 510.663.9797
fax: 510.663.1807
http://www.ghadesign.net

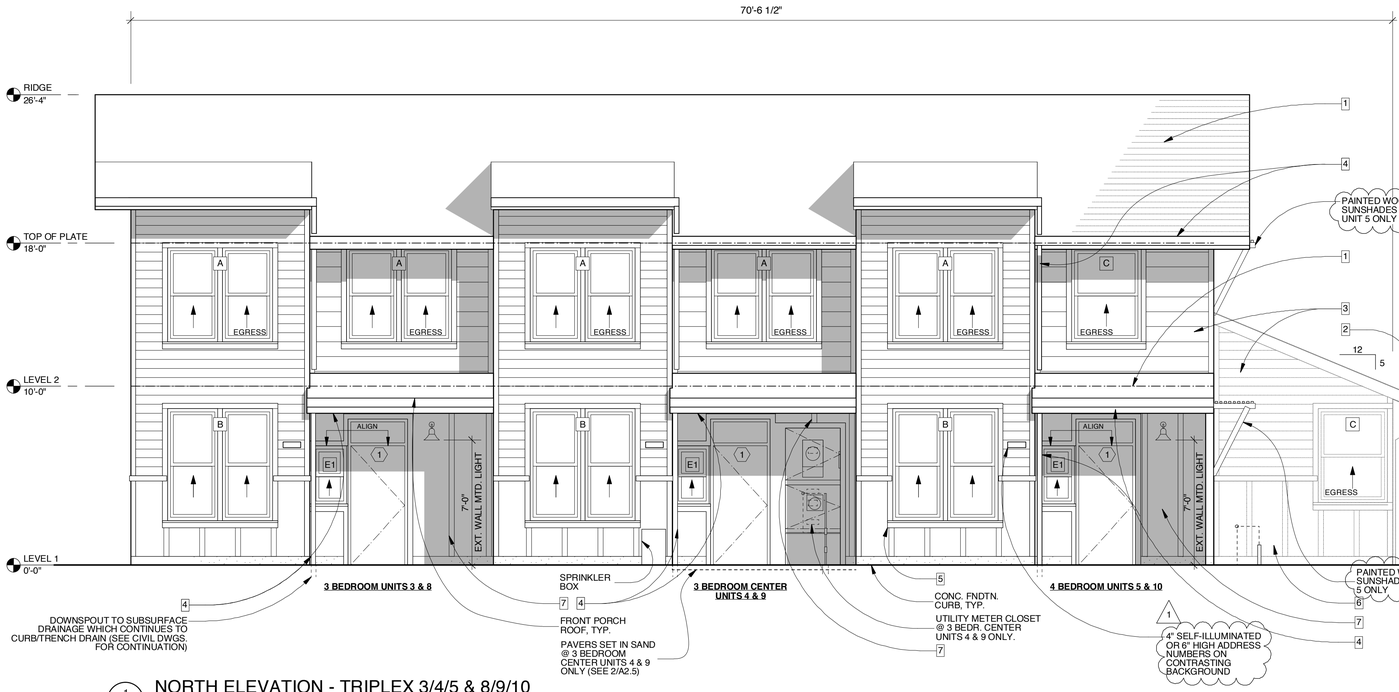
LICENSED ARCHITECT GEOFFREY KEITH HOLTON No. C 23898 Exp. STATE OF CALIFORNIA

CURRENT ISSUE DATE
12.11.14

INITIAL SUBMITTAL DATE
7.30.13

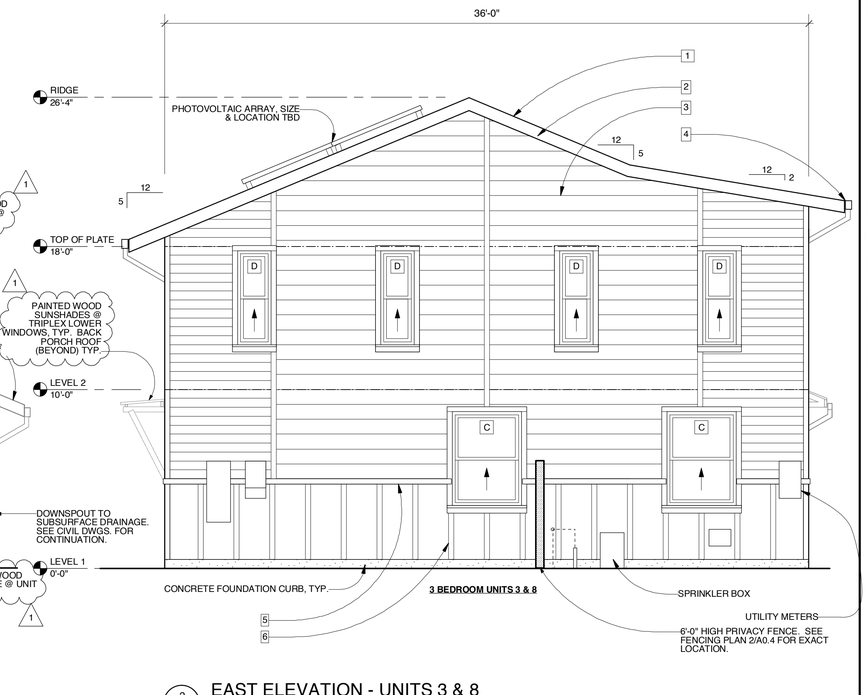
REVISIONS
1 *9.12.2014 PLANNING RESUBMITTAL*

SHEET NO.
A2.7
4-BEDROOM UNIT PLANS



1 A3.1 NORTH ELEVATION - TRIPLEX 3/4/5 & 8/9/10

SCALE: 1/4" = 1'-0"

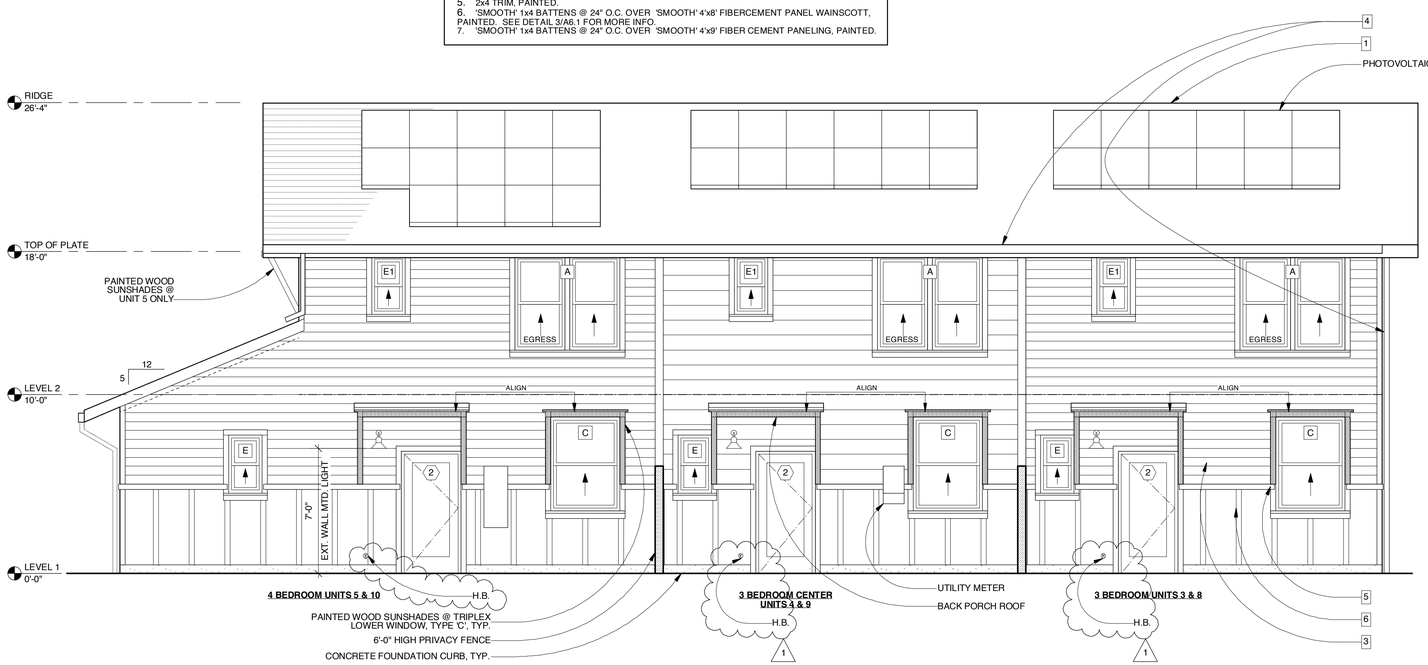


2 A3.1 EAST ELEVATION - UNITS 3 & 8

SCALE: 1/4" = 1'-0"

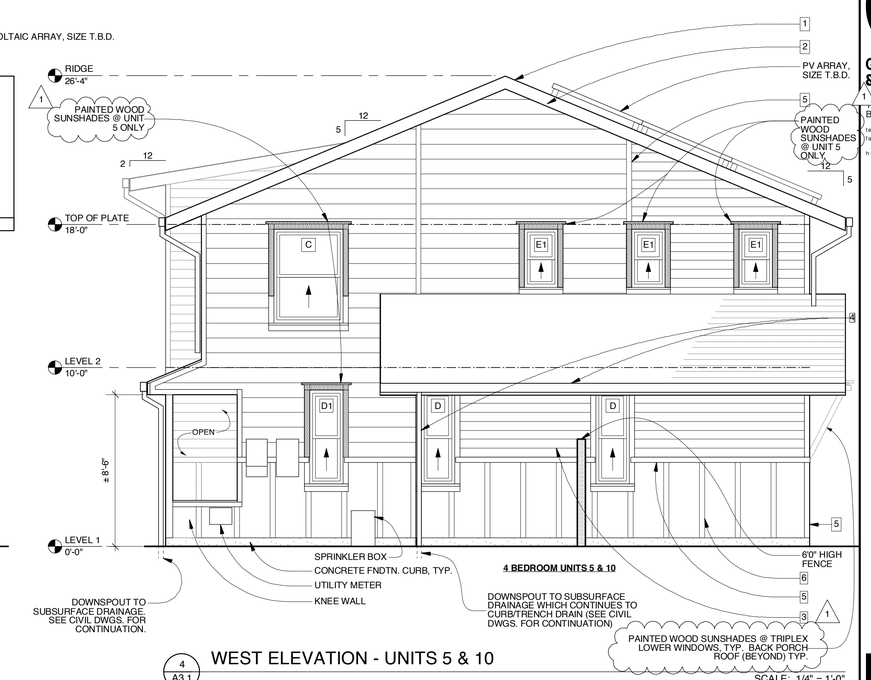
MATERIALS KEY:

1. CLASS 'A' ASPHALT ROOF SHINGLES (40 YEAR)
2. PAINTED WOOD FASCIA
3. PAINTED FIBERCEMENT HORIZONTAL SIDING, 'SMOOTH' - (2) DIFFERENT WIDTHS: 6" & 10"
4. 3" Ø ROUND DOWNSPOUT & 6" x 4" METAL FASCIA GUTTER (NO OGEE)
5. 2x4 TRIM, PAINTED.
6. 'SMOOTH' 1x4 BATTENS @ 24" O.C. OVER 'SMOOTH' 4'x8' FIBERCEMENT PANEL WAINSCOTT, PAINTED. SEE DETAIL 3/A6.1 FOR MORE INFO.
7. 'SMOOTH' 1x4 BATTENS @ 24" O.C. OVER 'SMOOTH' 4'x9' FIBER CEMENT PANELING, PAINTED.



3 A3.1 SOUTH ELEVATION - TRIPLEX 3/4/5 & 8/9/10

SCALE: 1/4" = 1'-0"



4 A3.1 WEST ELEVATION - UNITS 5 & 10

SCALE: 1/4" = 1'-0"

HABITAT FOR HUMANITY EAST BAY / SILICON VALLEY, INC.

123 A STREET, HAYWARD, CA 94541

SEQUOIA GROVE

GHA
GEOFFREY HOLTON & ASSOCIATES
1943 Alcatraz Avenue
Berkeley, CA 94703
tel: 510.663.9797
fax: 510.663.1807
http://www.ghadesign.net

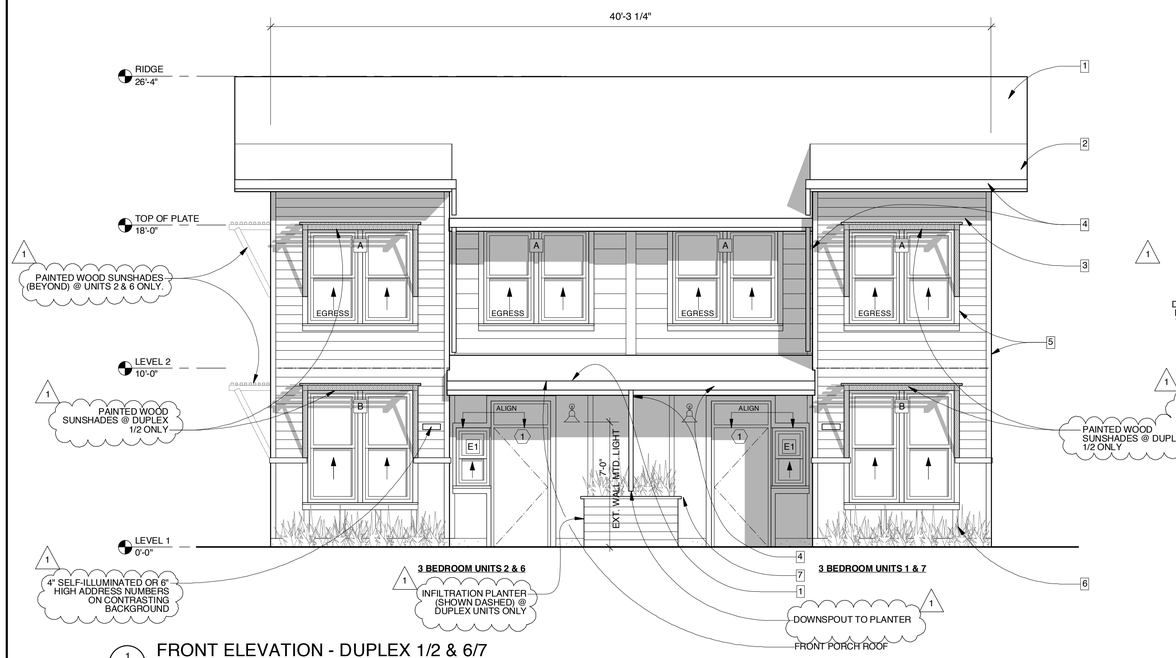
LICENSED ARCHITECT GEOFFREY KEITH HOLTON No. C 23886 STATE OF CALIFORNIA

CURRENT ISSUE DATE
12.11.14

INITIAL SUBMITTAL DATE
7.30.13

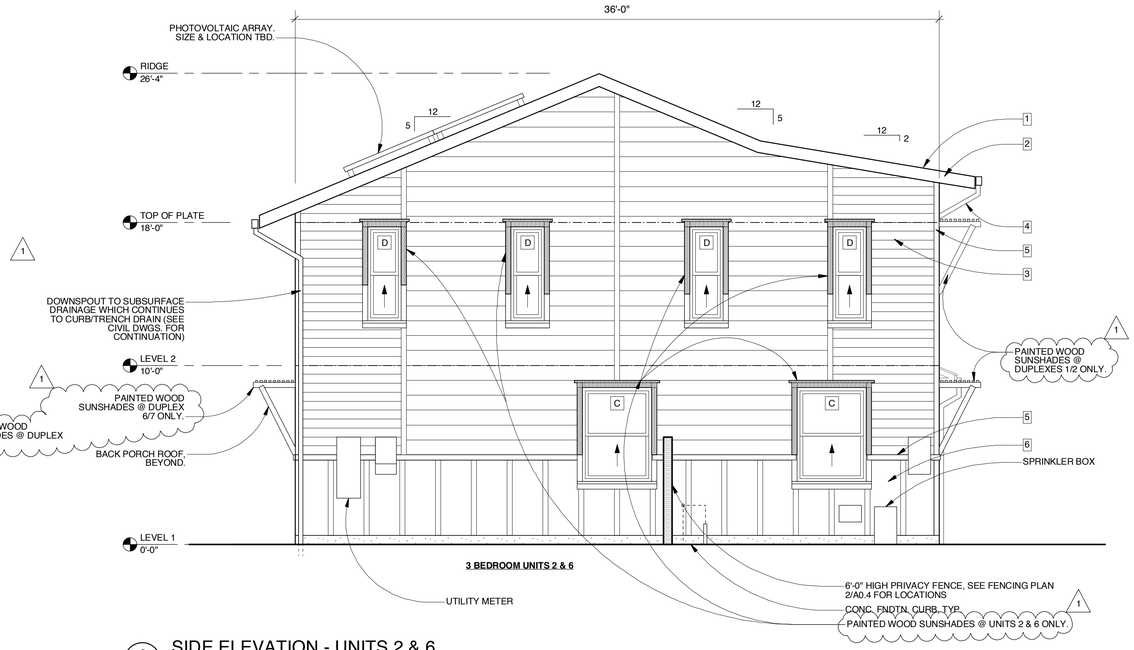
REVISIONS
1 *9.12.2014 PLANNING RESUBMITTAL*

SHEET NO.
A3.1
TRIPLEX BUILDING ELEVATIONS



1 A3.2 FRONT ELEVATION - DUPLEX 1/2 & 6/7

SCALE: 1/4" = 1'-0"

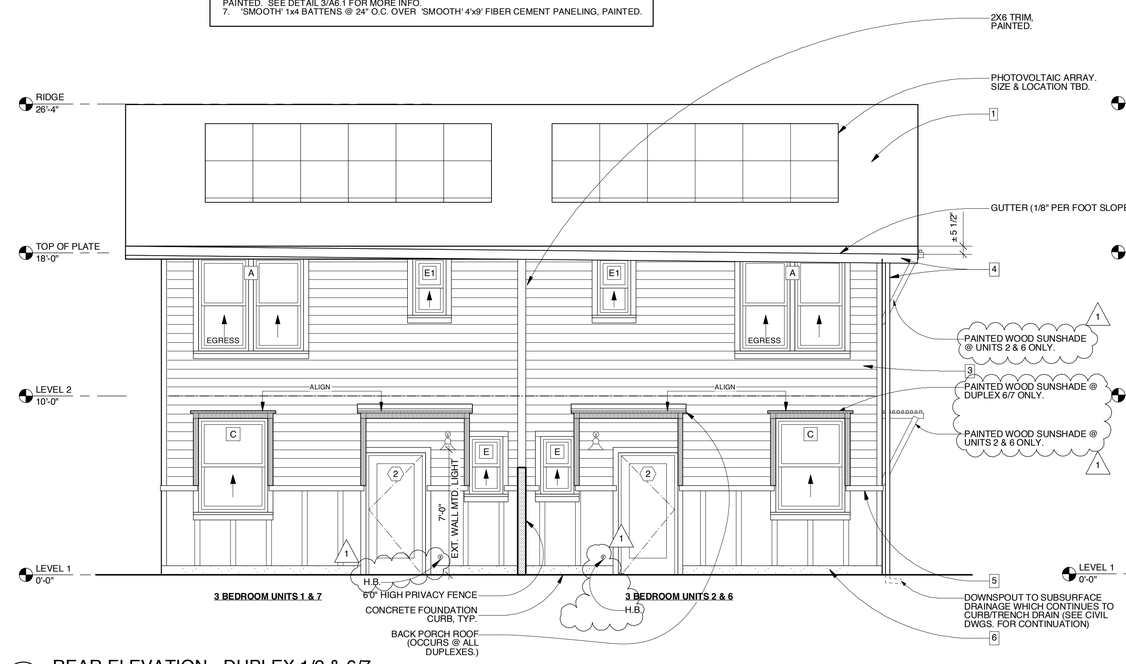


2 A3.2 SIDE ELEVATION - UNITS 2 & 6

SCALE: 1/4" = 1'-0"

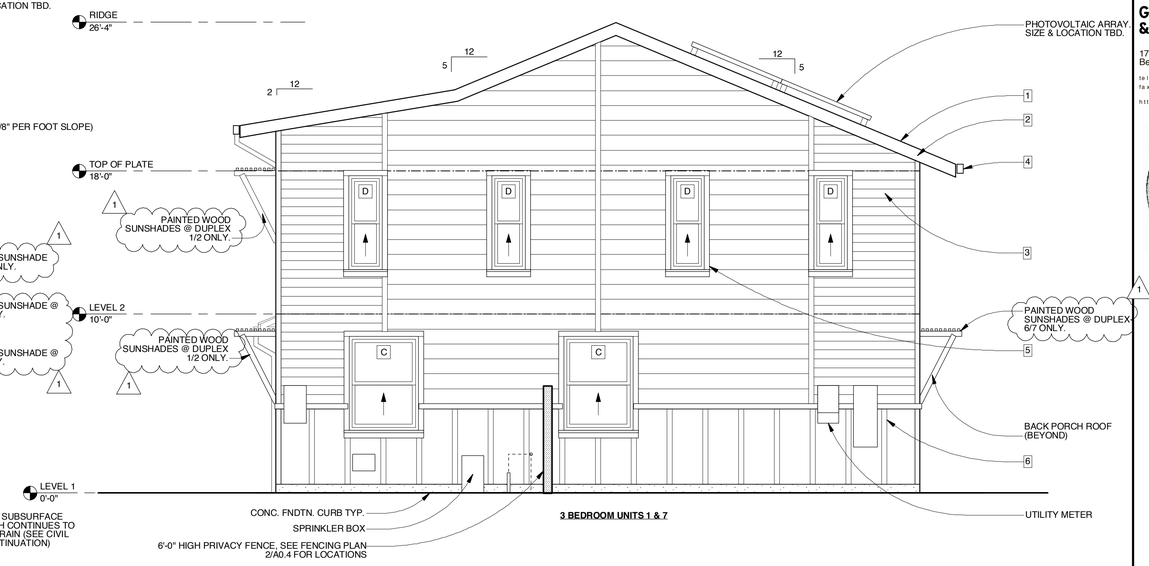
MATERIALS KEY:

1. CLASS 'A' ASPHALT ROOF SHINGLES (40 YEAR)
2. PAINTED WOOD FASCIA
3. PAINTED FIBERCEMENT HORIZONTAL SIDING, 'SMOOTH' - (2) DIFFERENT WIDTHS: 6" & 10"
4. 3" Ø ROUND DOWNSPOUT & 6" x 4" METAL FASCIA GUTTER (NO OGEE)
5. 2x4 TRIM, PAINTED.
6. 'SMOOTH' 1x4 BATTENS @ 24" O.C. OVER 'SMOOTH' 4'x8' FIBERCEMENT PANEL WAINSCOTT, PAINTED. SEE DETAIL 3/A6.1 FOR MORE INFO.
7. 'SMOOTH' 1x4 BATTENS @ 24" O.C. OVER 'SMOOTH' 4'x9' FIBER CEMENT PANELING, PAINTED.



3 A3.2 REAR ELEVATION - DUPLEX 1/2 & 6/7

SCALE: 1/4" = 1'-0"



4 A3.2 SIDE ELEVATION - UNITS 1 & 7

SCALE: 1/4" = 1'-0"

HABITAT FOR HUMANITY EAST BAY / SILICON VALLEY, INC.

123 A STREET, HAYWARD, CA 94541

SEQUOIA GROVE

GHA

GEOFFREY HOLTON & ASSOCIATES

1743 Alcatraz Avenue
Berkeley, CA 94703

tel: 510.663.9797
fax: 510.663.1807

http://www.ghadesign.net

LICENSED ARCHITECT GEOFFREY KEITH HOLTON No. C 23898 Exp. STATE OF CALIFORNIA

CURRENT ISSUE DATE
12.11.14

INITIAL SUBMITTAL DATE
7.30.13

REVISIONS

1 *9.12.2014 PLANNING RESUBMITTAL*

SHEET NO.
A3.2
DUPLEX BUILDING ELEVATIONS

1
A3.3
INTERIOR STREET ELEVATION - LOOKING SOUTH

SCALE: 3/16" = 1'-0"

2
A3.3
INTERIOR STREET ELEVATION - LOOKING SOUTH

SCALE: 3/16" = 1'-0"

HABITAT FOR HUMANITY EAST BAY / SILICON VALLEY, INC.

123 A STREET, HAYWARD, CA 94541
SEQUOIA GROVE

GEOFFREY HOLTON & ASSOCIATES
1743 Alcatraz Avenue
Berkeley, CA 94703
tel: 510.663.9797
fax: 510.663.1807
http://www.ghadesign.net

LICENSED ARCHITECT
GEOFFREY KEITH HOLTON
No. C 23898
Rev.
STATE OF CALIFORNIA

CURRENT ISSUE DATE
12.11.14

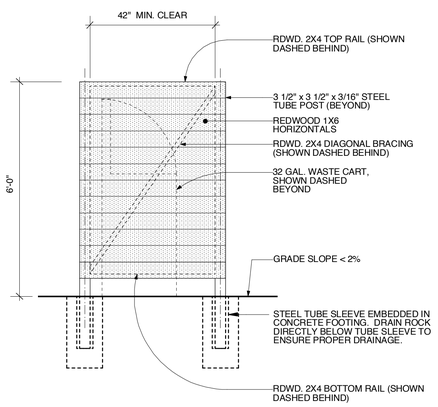
INITIAL SUBMITTAL DATE
7.30.13

REVISIONS
1 9.12.2014 PLANNING RESUBMITTAL
2 12.11.2014 PLANNING RESUBMITTAL

SHEET NO.
A3.3
STREET ELEVATIONS

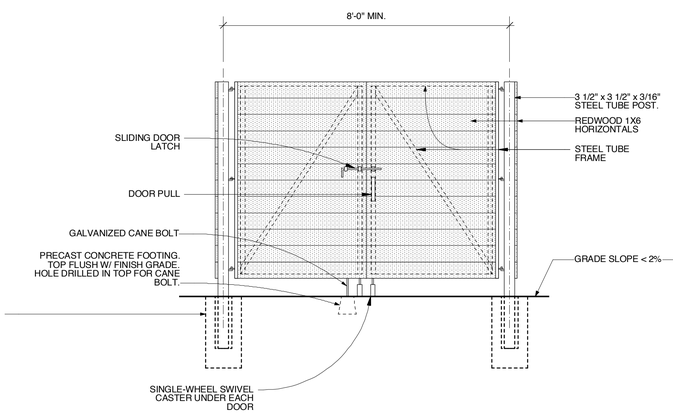
NOTES:

1. EMERGENCY EGRESS GATE TO OPEN IN THE DIRECTION OF EGRESS, TRAVEL, TYP.
2. EMERGENCY EGRESS GATE TO COMPLY WITH SECTION R311.2 OF THE 2013 CRC
3. ALL STEEL TO BE HOT-DIP GALVANIZED
4. WASTE CART SCREENING GATES SHALL OPEN TO A MIN. OF 90 DEGREES TO ALLOW WASTE CARTS TO BE PULLED STRAIGHT OUT.
5. NO WASHING WILL BE CONDUCTED INSIDE WASTE CART SCREENING AREA



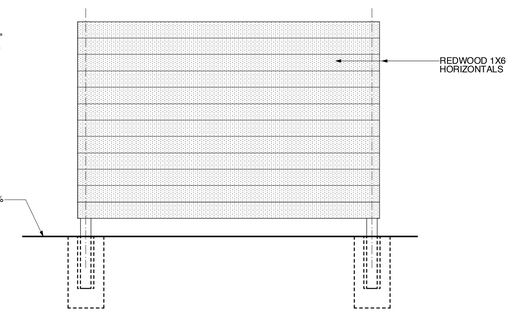
1 / A6.0 TYPICAL WASTE CART SCREENING - SIDE ELEVATION

SCALE: 1/2" = 1'-0"



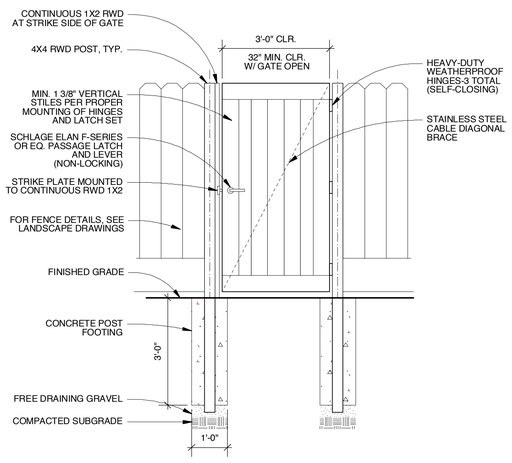
2 / A6.0 TYPICAL WASTE CART SCREENING - FRONT ELEVATION

SCALE: 1/2" = 1'-0"



3 / A6.0 TYPICAL WASTE CART SCREENING - REAR ELEVATION

SCALE: 1/2" = 1'-0"



4 / A6.0 EMERGENCY EGRESS GATE - ELEVATION @ REAR YARDS

SCALE: 1/2" = 1'-0"

HABITAT FOR HUMANITY EAST BAY / SILICON VALLEY, INC.

123 A STREET, HAYWARD, CA 94541

SEQUOIA GROVE

GHA

GEOFFREY HOLTON & ASSOCIATES

1743 Alcatraz Avenue
Berkeley, CA 94703

tel: 510.663.9797
fax: 510.663.1807

http://www.ghadesign.net

LICENSED ARCHITECT GEOFFREY KEITH HOLTON No. C 23898 Exp. STATE OF CALIFORNIA

CURRENT ISSUE DATE

12.11.14

INITIAL SUBMITTAL DATE

9.12.13

REVISIONS

1 *9.12.2014 PLANNING RESUBMITTAL*

SHEET NO.

A6.0

SITE DETAILS

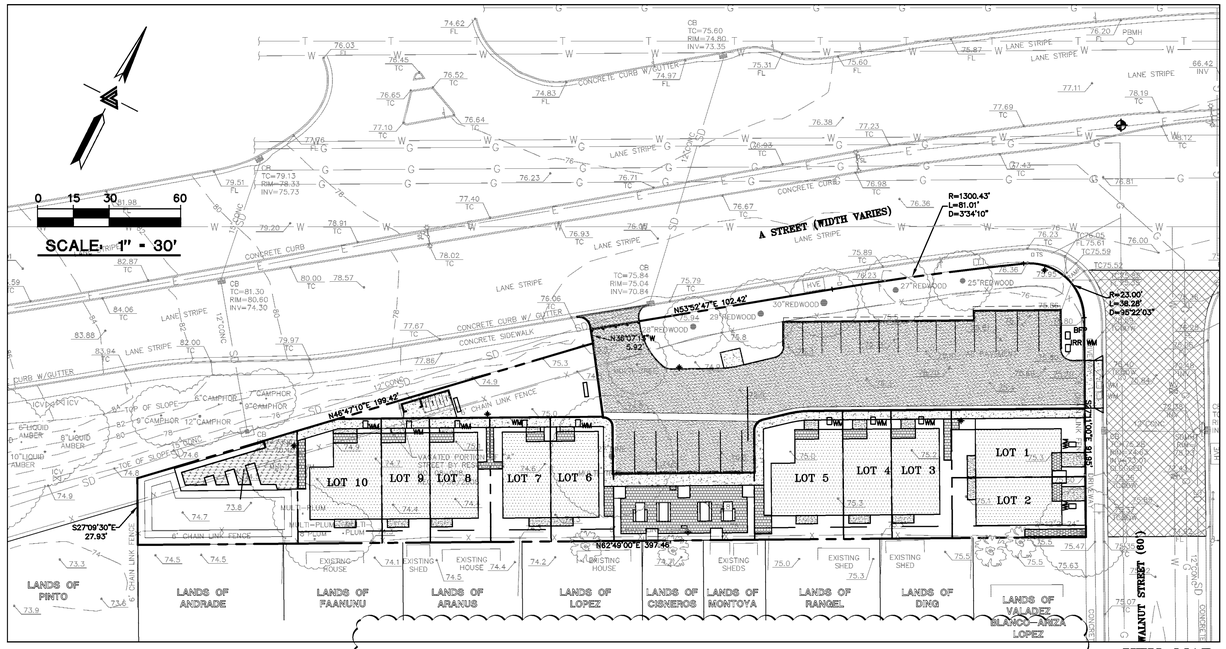
VESTING TENTATIVE MAP
TRACT MAP # 8104
SEQUOIA GROVE
123 A STREET
HAYWARD, CALIFORNIA

LEGEND

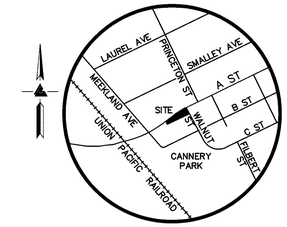
EXISTING	PROPOSED	DESCRIPTION
		BOUNDARY
		PROPERTY LINE
		RETAINING WALL
		LANDSCAPE RETAINING WALL
		SUBDRAIN LINE
		TIGHTLINE
SD	SD	STORM DRAIN LINE
SS	SS	SANITARY SEWER LINE
W	W	WATER LINE
G	G	GAS LINE
P	P	PRESSURE LINE
JT	JT	JOINT TRENCH
		SET BACK LINE
		CONCRETE VALLEY GUTTER
		EARTHEN SWALE
CB	CB	CATCH BASIN
JB	JB	JUNCTION BOX
AD	AD	AREA DRAIN
SDMH	SDMH	CURB INLET
		STORM DRAIN MANHOLE
		FIRE HYDRANT
SSMH	SSMH	SANITARY SEWER MANHOLE
222.57 INV	222.57 INV	STREET SIGN
		SPOT ELEVATION
		FLOW DIRECTION
	D	DEMOLISH/REMOVE
		BENCHMARK
200	200	CONTOURS
	XX" TREE	TREE TO BE REMOVED
		EMERGENCY OVERLAND RELEASE

ABBREVIATIONS

AB	AGGREGATE BASE	LF	LINEAL FEET
AC	ASPHALT CONCRETE	MAX	MAXIMUM
ACC	ACCESSIBLE	MH	MANHOLE
AD	AREA DRAIN	MIN	MINIMUM
BC	BEGINNING OF CURVE	MON.	MONUMENT
B & D	BEARING & DISTANCE	(N)	NEW
BM	BENCHMARK	NO.	NUMBER
BW/FG	BOTTOM OF WALL/FINISH GRADE	NTS	NOT TO SCALE
CB	CATCH BASIN	O.C.	ON CENTER
C & G	CURB AND GUTTER	O/	OVER
℄	CENTER LINE	(PA)	PLANTING AREA
CPP	CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)	PED	PEDESTRIAN
		PIEE	PRIVATE INGRESS/EGRESS EASEMENT
CO	CLEANOUT	PIV	POST INDICATOR VALVE
COTG	CLEANOUT TO GRADE	PSS	PUBLIC SERVICES EASEMENT
CONC	CONCRETE	P.	PROPERTY LINE
CONST	CONSTRUCT or –TION	PP	POWER POLE
CONC COR	CONCRETE CORNER	PUE	PUBLIC UTILITY EASEMENT
CSE	COMMON SPACE EASEMENT	PVC	POLYVINYL CHLORIDE
CY	CUBIC YARD	R	RADIUS
D	DIAMETER	RCP	REINFORCED CONCRETE PIPE
DI	DROP INLET	RIM	RIM ELEVATION
DIP	DUCTILE IRON PIPE	RW	RAINWATER
EA	EACH	R/W	RIGHT OF WAY
EC	END OF CURVE	S	SLOPE
EG	EXISTING GRADE	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EL	ELEVATIONS	SAN	SANITARY
EP	EDGE OF PAVEMENT	SD	STORM DRAIN
EQ	EQUIPMENT	SDMH	STORM DRAIN MANHOLE
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	SHT	SHEET
		S.L.D.	SEE LANDSCAPE DRAWINGS
EW	EACH WAY	SPEC	SPECIFICATION
(E)	EXISTING	SS	SANITARY SEWER
FC	FACE OF CURB	SSCO	SANITARY SEWER CLEANOUT
FF	FINISHED FLOOR	SSMH	SANITARY SEWER MANHOLE
FG	FINISHED GRADE	ST.	STREET
FH	FIRE HYDRANT	STA	STATION
FL	FLOW LINE	STD	STANDARD
FS	FINISHED SURFACE	STRUCT	STRUCTURAL
G	GAS	T	TELEPHONE
GA	GAGE OR GAUGE	TC	TOP OF CURB
GB	GRADE BREAK	TEMP	TEMPORARY
HDPE	HIGH DENSITY CORRUGATED POLYETHYLENE PIPE	TP	TOP OF PAVEMENT
		TW/FG	TOP OF WALL/FINISH GRADE
HORIZ	HORIZONTAL	TYP	TYPICAL
HI PT	HIGH POINT	VC	VERTICAL CURVE
H&T	HUB & TACK	VCP	VITRIFIED CLAY PIPE
ID	INSIDE DIAMETER	VERT	VERTICAL
INV	INVERT ELEVATION	W/	WITH
JB	JUNCTION BOX	W, WL	WATER LINE
JT	JOINT TRENCH	WM	WATER METER
JP	JOINT UTILITY POLE	WWF	WELDED WIRE FABRIC
L	LENGTH		
LNDG	LANDING		



KEY MAP
1" = 30'



VICINITY MAP
NTS

OWNER'S INFORMATION

OWNER:
CITY OF HAYWARD
777 "B" STREET
HAYWARD, CA 94541

APPLICANT:
HABITAT FOR HUMANITY
EAST BAY / SILICON VALLEY
2619 BROADWAY
OAKLAND, CA 94612
PH. 510 251–6304

ENGINEER:
LEA & BRAZE ENGINEERING, INC.
2495 INDUSTRIAL PARKWAY WEST
HAYWARD, CA 94545
(510) 887–4086

APN: 431–0016–088–03

ZONING INFORMATION

EXISTING ZONING: RM/SD4
PROPOSED ZONING: PD

FEMA NOTES

SUBJECT SITE IS LOCATED WITHIN FEMA FLOOD ZONE "X". ZONE "X" IS DESIGNATED AS: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD; WITH AVERAGE OF LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATION FOR SUBJECT SITE IS NOT SHOWN ON FLOOD INSURANCE RATE MAP NO. 06001C0286G, AUGUST 3, 2009.

REFERENCES

THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:

1. TOPOGRAPHIC SURVEY BY LEA AND BRAZE ENGINEERING, ENTITLED;
   "TOPOGRAPHIC SURVEY"
   123 A STREET
   HAYWARD, CALIFORNIA
   DATED: 10–18–2011
   JOB# : 2110309
2. SITE PLAN BY GEOFFREY HOLTON AND ASSOCIATES ENTITLED:
   "SITE PLAN – HABITAT FOR HUMANITY EAST BAY/ SILICON VALLEY, INC., SEQUOIA GROVE"
   "A" STREET & WALNUT STREET
   HAYWARD, CALIFORNIA
3. CITY OF HAYWARD BASE MAPS FOR STORM DRAIN, SANITARY SEWER AND WATER.
4. SOIL REPORT BY ROCKRIDGE GEOTECHNICAL ENTITLED:
   "GEOTECHNICAL INVESTIGATION"
   123 A STREET
   HAYWARD, CALIFORNIA
   DATED: 7–19–12
   JOB # : 11–354

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

UTILITIES / SERVICES

WATER	CITY OF HAYWARD
SEWER	CITY OF HAYWARD
GAS	PACIFIC GAS AND ELECTRIC (PG&E)
ELECTRICITY	PACIFIC GAS AND ELECTRIC (PG&E)
TELEPHONE	AT&T
FIRE PROTECTION	CITY OF HAYWARD
STORM WATER	CITY OF HAYWARD

1–800–227–2600 CALL BEFORE YOU DIG USA UNDERGROUND SERVICE ALERT

1 NOTE:
HOMEOWNERS' ASSOCIATION WILL OWN AND MAINTAIN ALL COMMON LOTS, PRIVATE DRIVEWAY, PRIVATE STREET LIGHTS, PRIVATE STORM DRAIN SYSTEM, WATER QUALITY TREATMENT FACILITIES AND COMMON AMENITIES

BENCHMARK

CITY OF HAYWARD BENCHMARK
MON (PLATE) NEAR INTERSECTION
"A" STREET & "WALNUT STREET"
(FORMERLY BURBANK)
5'± N FROM N SIDE ISLAND CURB
ELEVATION = 75.375'
(CITY OF HAYWARD DATUM)

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 77.92'
(CITY OF HAYWARD DATUM)

CIVIL ENGINEER

DATE _____ PETER CARLINO _____ 79555

LAND SURVEYOR

DATE _____ GREGORY F. BRAZE _____ 7623

GEOTECHNICAL ENGINEER

DATE _____ _____

1

ESTIMATED EARTHWORK QUANTITIES

CUBIC YARDS	WITHIN BUILDING FOOTPRINT	OUTSIDE BUILDING FOOTPRINT	TOTAL CUBIC YARDS
CUT	270	645	915
FILL	0	0	0
EXPORT			915

NOTE:
GRADING QUANTITIES REPRESENT BANK YARDAGE. IT DOES NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS AND IS INTENDED TO REPRESENT IN–SITU CONDITIONS. QUANTITIES DO NOT INCLUDE OVER–EXCAVATION, TRENCHING, STRUCTURAL FOUNDATIONS OR PIERS, OR POOL EXCAVATION (IF ANY). NOTE ADDITIONAL EARTHWORKS, SUCH AS KEYWAYS OR BENCHING MAY BE REQUIRED BY THE GEOTECHNICAL ENGINEER IN THE FIELD AT TIME OF CONSTRUCTION. CONTRACTOR TO VERIFY QUANTITIES.

OWNER'S STATEMENT

I, _____ (AN AUTHORIZED SIGNING AGENT FOR HABITAT FOR HUMANITY EAST BAY/SILICON VALLEY, INC.) AGREE TO THE FILING OF SAID MAP AND AGREE TO COMPLY WITH THE PROVISIONS OF THE CITY OF HAYWARD SUBDIVISION ORDINANCE AND THE STATE MAP ACT AS THEY APPLY TO THE PROCESSING AND APPROVAL OF SAID MAP.

AS OWNER:

BY: _____ _____
DATE

EASEMENT NOTE

TITLE REPORT PREPARED BY OLD REPUBLIC TITLE COMPANY DATED JUNE 28, 2011, ORDER NO. 1117010856–JM, EXCEPTION #3 : "RIGHTS OF THE PUBLIC, COUNTY AND/OR CITY, IN AND TO THAT PORTION OF SAID LAND LYING WITHIN THE LINES OF A STREET."
THERE ARE NO OTHER EASEMENTS LISTED IN SAID REPORT.

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT.

UNDERGROUND UTILITY LOCATION IS BASED ON CITY OF HAYWARD AS–BUILT PLANS..

BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT GREG BRAZE AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 103. gbraze@leabraze.com

SHEET INDEX

TNT–1 TITLE SHEET
TNT–2 LOT LAYOUT PLAN
TNT–3 PRELIMINARY GRADING PLAN
TNT–4 PRELIMINARY UTILITY PLAN
TNT–5 SITE SECTIONS
TNT–6 STORM WATER CONTROL PLAN

REGISTERED PROFESSIONAL ENGINEER PETER CARLINO No. C79555 Exp. 09-30-14 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
BAY AREA REGION
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(P) (510) 887–4086
(F) (510) 887–3019
SACRAMENTO REGION
3017 DOUGLAS BLVD. # 300
ROSEVILLE, CA 95661
(P) (916)366–1338
(F) (916)797–7363
WWW.LEABRAZE.COM

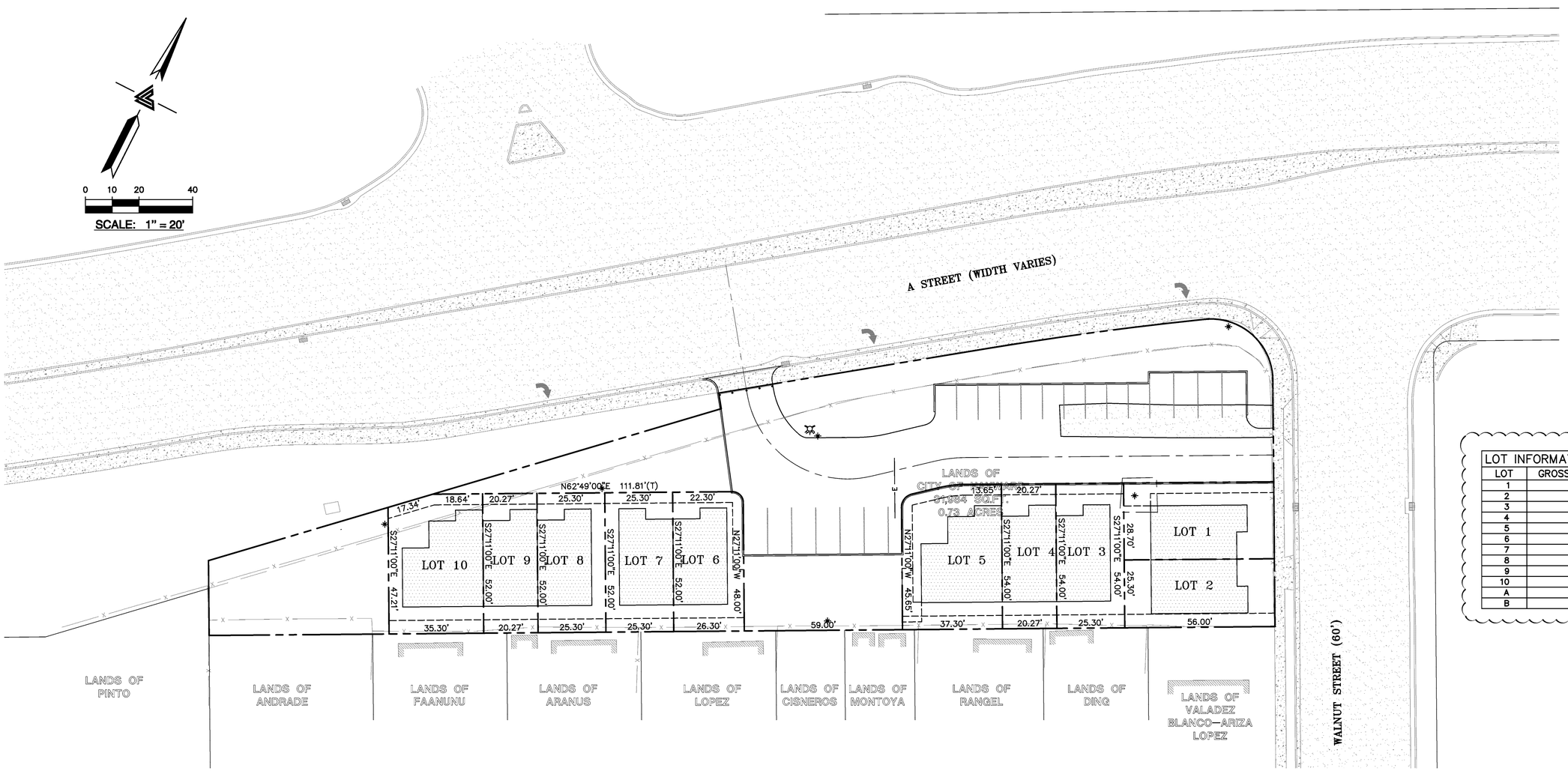
SEQUOIA GROVE
123 A STREET
HAYWARD, CALIFORNIA
HABITAT FOR HUMANITY EAST BAY/ SILICON VALLEY INC.
ALAMEDA COUNTY
APN: 431–0016–088–03

VESTING TENTATIVE MAP
TRACT MAP #8104
TITLE SHEET

–	–
–	–
–	–
2 PLANNING RESUB. 12–10–14	TG
1 PLANCHECK 9–12–14	PT
REVISIONS	BY

JOB NO:	2110310
DATE:	7–30–13
SCALE:	AS NOTED
DESIGN BY:	PT
DRAWN BY:	ATL
SHEET NO:	TNT–1

1 OF 6 SHEETS



LOT INFORMATION TABLE	
LOT	GROSS AREA (SF)
1	1,607
2	1,417
3	1,366
4	1,095
5	1,969
6	1,364
7	1,316
8	1,316
9	1,054
10	1,796
A	2,521
B	15,164

1

EASEMENT ABBREVIATIONS

CSE	COMMON SPACE EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PIEE	PRIVATE INGRESS/EGRESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SSE	SANITARY SEWER EASEMENT
WLE	WATER LINE EASEMENT

REGISTERED PROFESSIONAL ENGINEER
PETER CARLINO
No. C79555
Exp. 09-30-14
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
BAY AREA REGION
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(P) (510) 887-4086
(F) (510) 887-3019
SACRAMENTO REGION
3017 DOUGLAS BLVD. # 300
ROSEVILLE, CA 95661
(P) (916)966-1338
(F) (916)797-7363
WWW.LEABRAZE.COM

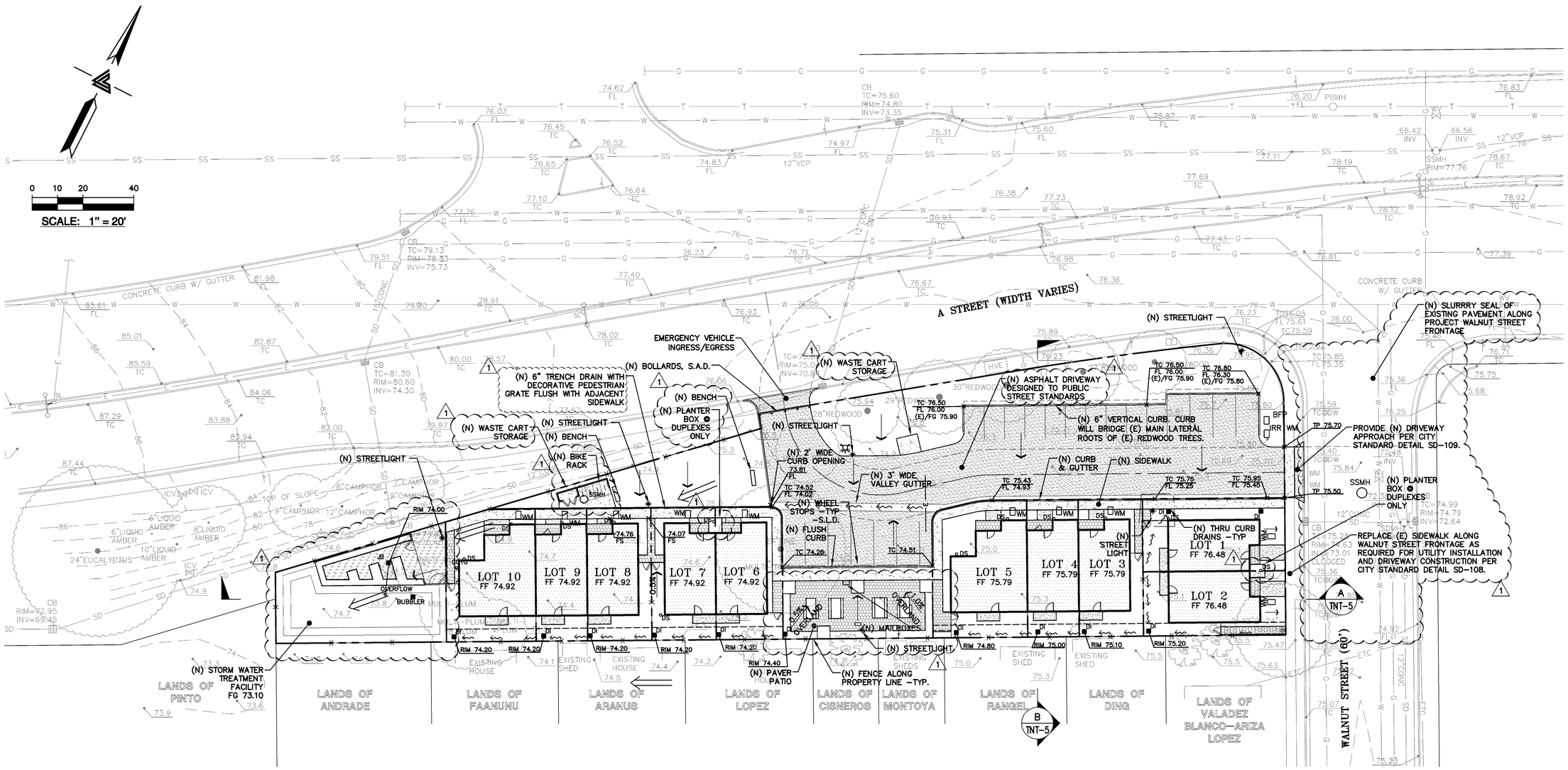
SEQUOIA GROVE
123 A STREET
HAYWARD, CALIFORNIA
HABITAT FOR HUMANITY EAST BAY/
SILICON VALLEY INC.
ALAMEDA COUNTY
APN: 431-0016-088-03

VESTING TENTATIVE MAP
TRACT MAP #8104
LOT LAYOUT PLAN

REVISIONS	BY
–	–
–	–
–	–
2 PLANNING RESUB. 12-10-14	TG
1 PLANCHECK 9-12-14	PT

JOB NO:	2110310
DATE:	7-30-13
SCALE:	1"=20'
DESIGN BY:	PT
DRAWN BY:	ATL
SHEET NO:	TNT-2

2 OF 6 SHEETS



HATCHING LEGEND

- ASPHALT PAVEMENT
- CONCRETE SURFACE
- PAVERS SET ON SAND
- SLURRY SEAL (E) ASPHALT PAVEMENT

NOTE:
ALL EXISTING DRIVEWAY APPROACHES NO LONGER IN USE SHALL BE REMOVED AND REPLACED WITH CITY STANDARD CONCRETE CURB, GUTTER AND SIDEWALK. EXISTING BROKEN CURB AND GUTTER ALONG WALNUT STREET FRONTAGE SHALL BE REPLACED PER CITY STANDARDS

REGISTERED PROFESSIONAL ENGINEER PETER CARLINO No. C79555 Exp. 09-30-14 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
BAY AREA REGION
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(P) (510) 887-4086
(F) (510) 887-3019
SACRAMENTO REGION
3017 DOUGLAS BLVD. # 300
ROSEVILLE, CA 95661
(P) (916)966-1338
(F) (916)797-7363
WWW.LEABRAZE.COM

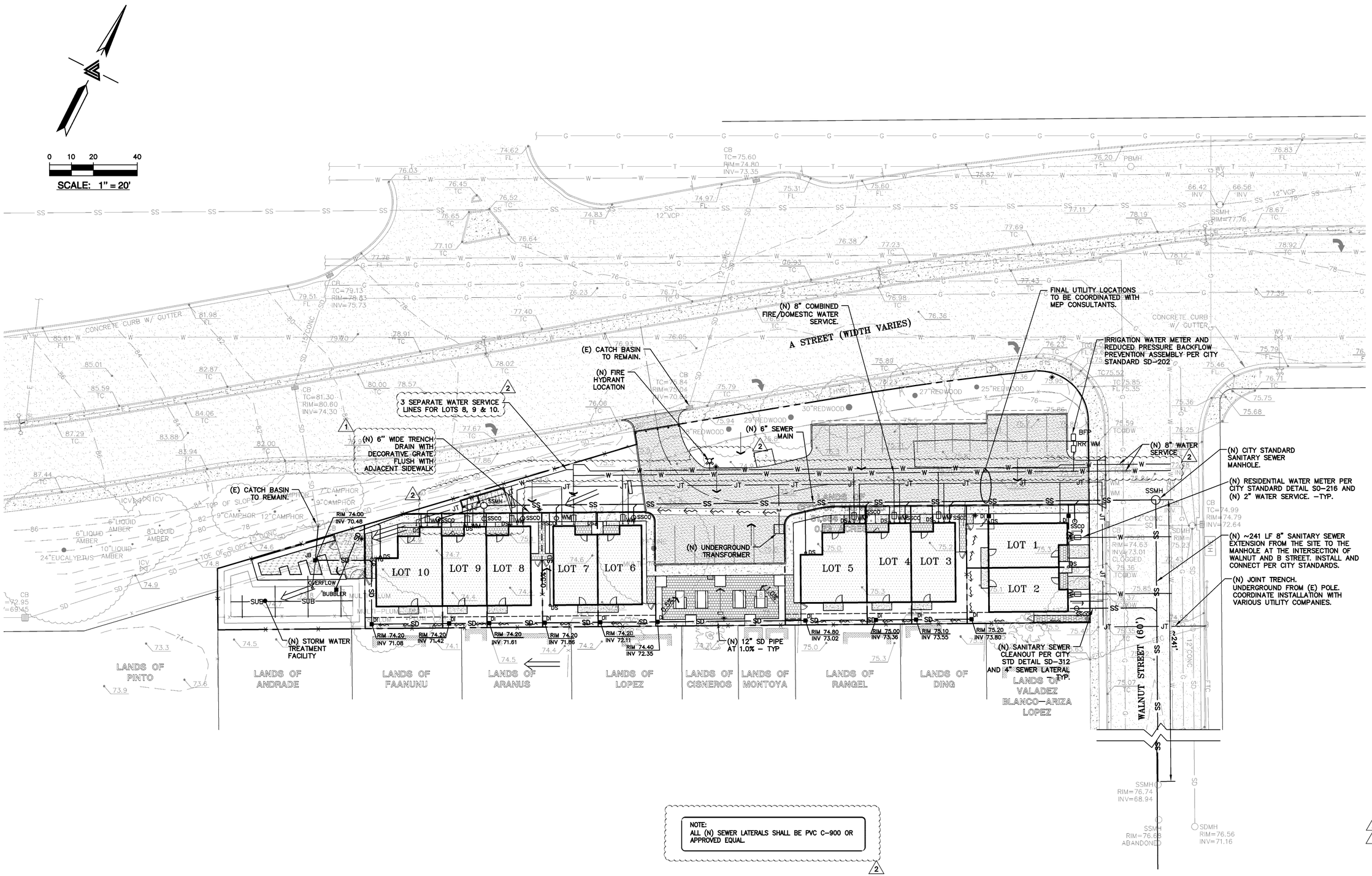
SEQUOIA GROVE
123 A STREET
HAYWARD, CALIFORNIA
HABITAT FOR HUMANITY EAST BAY/ SILICON VALLEY INC.
ALAMEDA COUNTY
APN: 431-0016-088-03

VESTING TENTATIVE MAP TRACT MAP #8104 PRELIMINARY GRADING PLAN

REVISIONS	BY
–	–
–	–
–	–
2 PLANNING RESUB. 12-10-14	TG
1 PLANCHECK 9-12-14	PT

JOB NO:	2110310
DATE:	7-30-13
SCALE:	1"=20'
DESIGN BY:	PT
DRAWN BY:	ATL
SHEET NO:	TNT-3

3 OF 6 SHEETS



NOTE:
ALL (N) SEWER LATERALS SHALL BE PVC C-900 OR APPROVED EQUAL.

REGISTERED PROFESSIONAL ENGINEER PETER CARLINO No. C79555 Exp. 09-30-14 CIVIL STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
BAY AREA REGION
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(P) (510) 887-4086
(F) (510) 887-3019
SACRAMENTO REGION
3017 DOUGAS BLVD., # 300
ROSEVILLE, CA 95661
(P) (916)966-1338
(F) (916)797-7363
WWW.LEABRAZE.COM

SEQUOIA GROVE
123 A STREET
HAYWARD, CALIFORNIA
HABITAT FOR HUMANITY EAST BAY/ SILICON VALLEY INC.
ALAMEDA COUNTY
APN: 431-0016-088-03

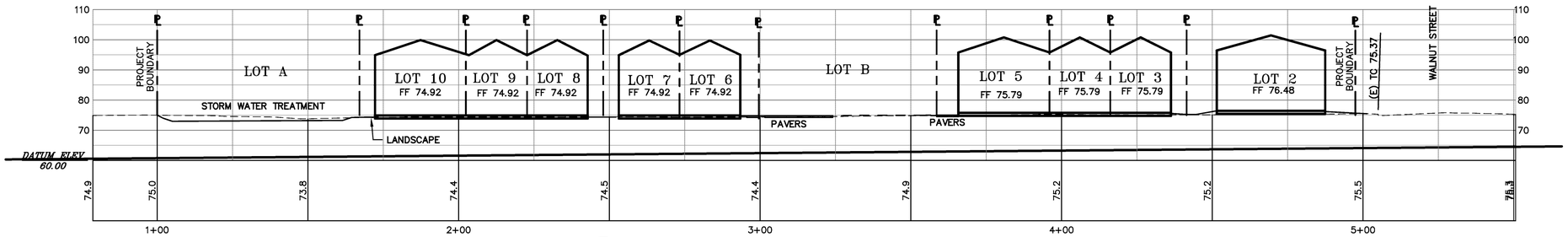
VESTING TENTATIVE MAP
TRACT MAP #8104
PRELIMINARY UTILITY PLAN

	-	-
	-	-
	-	-
2	PLANNING RESUB. 12-10-14	TG
1	PLANCHECK 9-12-14	PT
	REVISIONS	BY

JOB NO:	2110310
DATE:	7-30-13
SCALE:	1"=20'
DESIGN BY:	PT
DRAWN BY:	ATL
SHEET NO:	

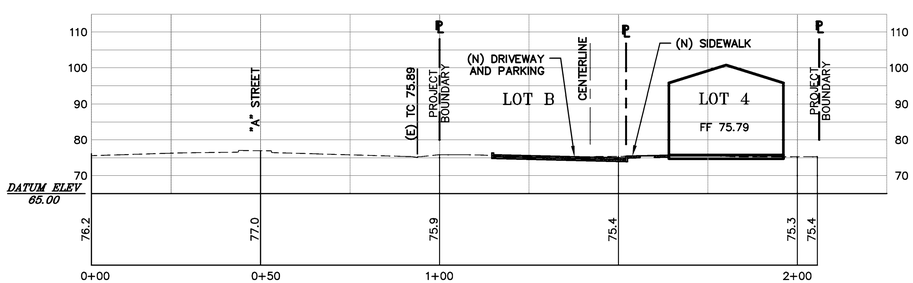
TNT-4

4 OF 6 SHEETS



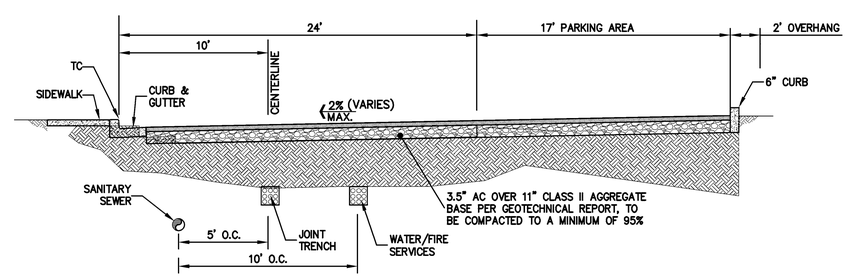
A TNT-5 **SECTION A**

1"=20' HORZ. 1"=20' VERT.



B TNT-5 **SECTION B**

1"=20' HORZ. 1"=20' VERT.



C TNT-5 **TYPICAL DRIVEWAY SECTION**

NTS

REGISTERED PROFESSIONAL ENGINEER
PETER CARLINO
No. C79555
Exp. 09-30-14
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
BAY AREA REGION
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(P) (510) 887-4086
(F) (510) 887-3019
SACRAMENTO REGION
3017 DOUGLAS BLVD. # 300
ROSEVILLE, CA 95661
(P) (916)966-1338
(F) (916)797-7363
WWW.LEABRAZE.COM

SEQUOIA GROVE
123 A STREET
HAYWARD, CALIFORNIA
HABITAT FOR HUMANITY EAST BAY/
SILICON VALLEY INC.
ALAMEDA COUNTY
APN: 431-0016-088-03

VESTING TENTATIVE MAP
TRACT MAP #8104
SITE SECTIONS

	–	–
	–	–
	–	–
2	PLANNING RESUB. 12-10-14	TG
1	PLANCHECK 9-12-14	PT
	REVISIONS	BY

JOB NO:	2110310
DATE:	7-30-13
SCALE:	1"=20'
DESIGN BY:	PT
DRAWN BY:	ATL
SHEET NO:	

TNT-5

5 OF 6 SHEETS

STORMWATER MANAGEMENT PLAN TREATMENT AREA TABLE

DRAINAGE MANAGEMENT AREAS (DMA)	TOTAL IMPERVIOUS AREA	REQUIRED TREATMENT AREA (4%)	* AVAILABLE TREATMENT AREA
DMA–1	19,718 SF	789 SF	1,285 SF

1
2

LEGEND:

- RUNOFF DRAINAGE DIRECTION
- AD — AREA DRAIN
- CB — CATCH BASIN
- DRAINAGE MANAGEMENT AREA
- BIORETENTION BMP

0 10 20 40

SCALE: 1" = 20'

PROJECT DESCRIPTION:

123 A STREET
HAYWARD, CA 94541

APN: 431–0016–088–03

DESCRIPTION OF FACILITY ACTIVITY:

CONSTRUCT HOUSING AND EXTEND UTILITIES TO SERVE THE RESIDENTS. FRONTAGE IMPROVEMENTS, ROUGH GRADING, DRIVEWAY, AND UTILITY STUBS WILL BE INSTALLED FOR THESE IMPROVEMENTS.

DESCRIPTION OF WATER BODIES:

THE PROJECT WILL TIE INTO THE CITY'S EXISTING STORM DRAIN SYSTEM.

IDENTIFICATION OF POTENTIAL POLLUTANTS:

POSSIBLE POLLUTANTS FOR THIS SITE INCLUDE TRASH, SEDIMENTS, NUTRIENTS, DUST, CONSTRUCTION DEBRIS, AUTOMOBILE DEBRIS, AND PESTICIDES. THE CONSTRUCTION OF THE PROJECT AND THE LONG TERM MAINTENANCE SHOULD NOT ADD ANY OF THE FOLLOWING: COPPER, NICKEL, DIAZINON, MERCURY, CHLORIDANE, DDT, DIELDRIN, AND PCB'S.

BMP DESCRIPTION

THIS PROJECT USES BMP RECOMMENDATIONS FROM THE ALAMEDA COUNTYWIDE CLEAN WATER PROGRAM INCLUDING A BIO–RETENTION AREA.

THE SITE IS APPROXIMATELY 31,984 SF. THE DEVELOPMENT WILL ADD APPROXIMATELY 19,104 SF OF IMPERVIOUS SURFACE. THE SITE WILL RETAIN APPROXIMATELY 40% PERVIOUS SURFACES, INCLUDING LANDSCAPING AREA AND PERVIOUS PAVING MATERIALS.

THE SITE IS COMPRISED OF ONE DRAINAGE MANAGEMENT AREA (DMA). AREA 1 USES A BIO–RETENTION AREA. BIORETENTION AREA SHALL USE A BIORETENTION MIX PER ATTACHMENT L OF THE E.3 TECHNICAL GUIDANCE DATED MAY 14, 2013.

POST CONSTRUCTION BMP MAINTENANCE AND/OR SOURCE CONTROL

FUEL, OIL PETROLEUM PRODUCTS, PESTICIDES, AND OTHER STORM DRAINAGE POLLUTANT SPILLS NEED TO BE CONTAINED. OWNERS SHALL USE ABSORBENT MATERIAL ON SMALL SPILLS RATHER THEN HOSING SPILLS DOWN. REMOVE THE ABSORBENT MATERIAL PROMPTLY AND DISPOSE OF PROPERLY, AS REQUIRED BY CITY, STATE AND FEDERAL REGULATIONS.

DRAINAGE INLETS SHALL BE INSPECTED MONTHLY AND KEPT CLEAN OF ANY TRASH THAT MAY HAVE ACCUMULATED. IT IS THE RESPONSIBILITY OF THE PROPERTY MANAGER/OWNER TO HAVE THOSE INSPECTIONS PERFORMED, DOCUMENTED AND ANY REPAIRS MADE.

A. LANDSCAPE MAINTENANCE

LANDSCAPE AREAS SHALL BE COVERED WITH PLANTS OR SOME TYPE OF GROUND COVER TO MINIMIZE EROSION. NO AREAS ARE TO BE LEFT AS BARE DIRT THAT COULD ERODE. MOUNDING SLOPES SHALL NOT EXCEED 2 HORIZONTAL TO 1 VERTICAL.

PESTICIDES AND FERTILIZERS SHALL BE STORED AS HAZARDOUS MATERIALS AND IN APPROPRIATE PACKAGING. OVER SPRAYING ONTO PAVED AREAS SHALL BE AVOIDED WHEN APPLYING FERTILIZERS AND PESTICIDES. PESTICIDES AND FERTILIZERS WILL BE PROHIBITED FROM STORAGE OUTSIDE.

THE LANDSCAPE AREAS SHALL BE INSPECTED AND ALL TRASH PICKED UP AND OBSTRUCTIONS TO THE DRAINAGE FLOW REMOVED ON A MONTHLY BASIS MINIMUM. THIS SITE HAS BEEN DESIGNED WITH EFFICIENT IRRIGATION AND DRAINAGE TO REDUCE PESTICIDE USE. PLANTS HAVE BEEN SELECTED BASED ON SIZE AND ARE SITUATED TO REDUCE MAINTENANCE AND ROUTINE PRUNING.

THE INTEGRATED PEST MANAGEMENT INFORMATION ATTACHED WILL BE PROVIDED TO BUILDING MANAGEMENT.

B. DRAINAGE COLLECTION MANAGEMENT

THE STORM DRAINAGE SYSTEM CONSISTS OF AREA DRAINS, CATCH BASINS, COLLECTION AND DISTRIBUTION PIPING, SWALES, AND CLEAN OUTS. ALL STORM DRAIN INLETS MUST BE LABELED "NO DUMPING–DRAINS TO BAY" USING CITY APPROVED METHODS.

THE STORM DRAINAGE COLLECTION SYSTEM SHALL BE CLEANED YEARLY BY THE PROPERTY MANAGEMENT/OWNER. THE INSPECTION SHALL BE PERFORMED DURING THE DRY SEASON. THIS INCLUDES THE FOLLOWING;

*ALL TRASH AND OBSTRUCTIONS SHALL BE REMOVED FROM AREA DRAINS, BUBBLERS, CLEAN OUTS, AND CATCH BASINS.

C. BIO–RETENTION AREA

MAINTENANCE AGREEMENT
UPON ACCEPTANCE OF THE DESIGN CONCEPT, A MAINTENANCE AGREEMENT WILL BE DEVELOPED REQUIRING THE PROPERTY MANAGER/OWNER TO PROVIDE THE FOLLOWING INFORMATION ON A ROUTINE BASIS. THESE REQUIREMENTS APPLY ONLY TO THE PORTION OF THE BIORETENTION AREA USED FOR STORM WATER TREATMENT.

MAINTENANCE STANDARDS:

*SOILS AND PLANTINGS MUST BE MAINTAINED, INCLUDING ROUTINE PRUNING, MOWING, IRRIGATION, REPLENISHMENT OF MULCH, WEEDING, AND FERTILIZING WITH A SLOW–RELEASE FERTILIZER WITH TRACE ELEMENTS. .

*REMOVE OBSTRUCTIONS AND TRASH FROM BIORETENTION AREA.

*ONLY PESTICIDES AND FERTILIZERS THAT ARE ACCEPTED WITHIN THE INTEGRATED PEST MANAGEMENT APPROACH FOR USE IN BIORETENTION AREA SHALL BE USED.

*EROSION AT INFLOW POINTS MUST BE REPAIRED.

BIORETENTION AREAS SHALL BE INSPECTED AND MAINTAINED MONTHLY TO REVIEW:

*OBSTRUCTION AND TRASH

*IF PONDED WATER IS OBSERVED, THE SURFACE SOILS SHALL BE REMOVED AND REPLACED AND SUBDRAIN SYSTEM INSPECTED.

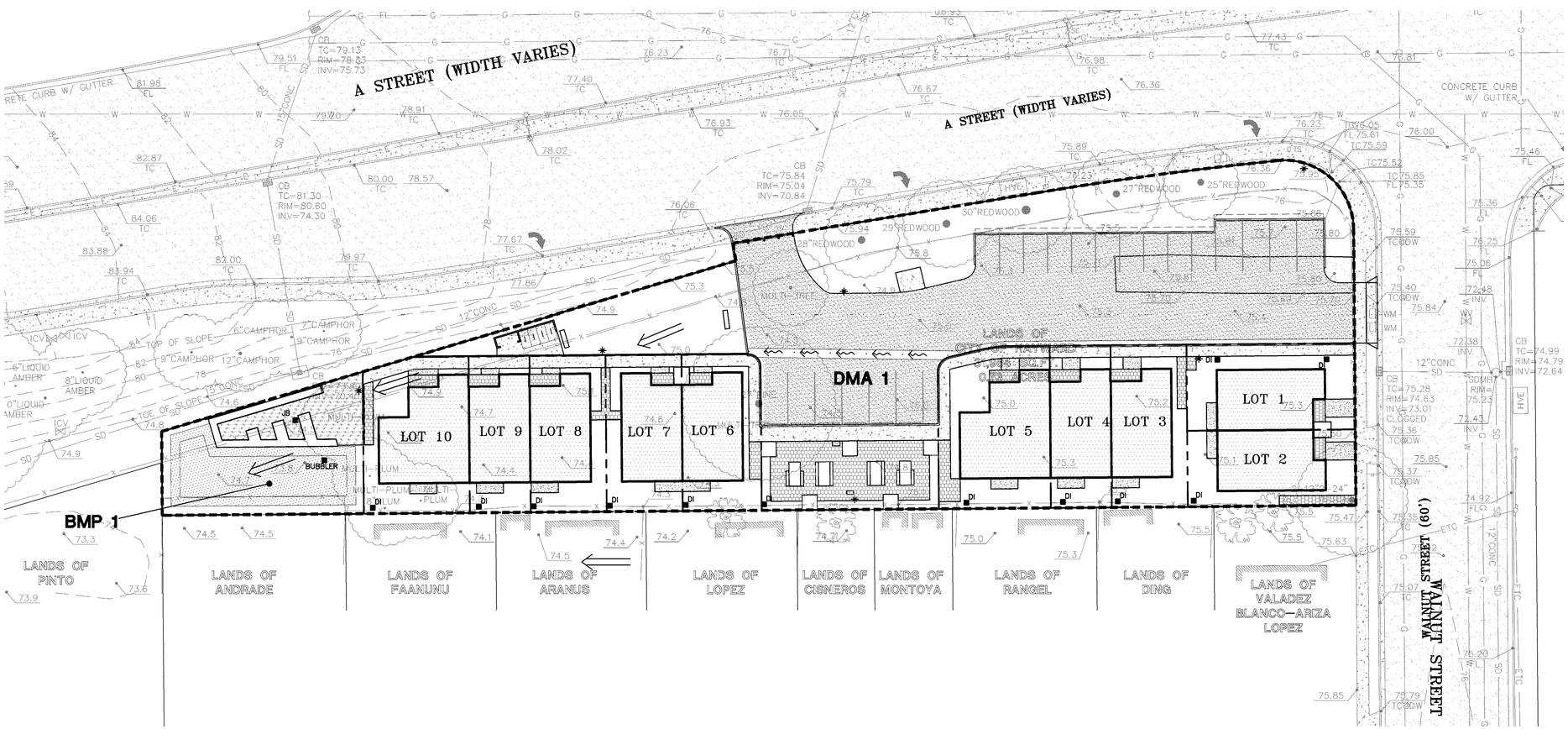
*CONDITION OF GRASSES.

D. TRAINING PROGRAM

A COPY OF THE STORM WATER MANAGEMENT PLANS (SWMP) WILL BE MADE AVAILABLE TO PERSONNEL IN CHARGE OF FACILITY MAINTENANCE AND WILL BE DISTRIBUTED TO THE SUBCONTRACTOR REPRESENTATIVE ENGAGED IN THE MAINTENANCE OR INSTALLATION OF THE BMP'S.

MATERIAL PRESENTED IN THE INTEGRATED PEST MANAGEMENT PROGRAM WILL BE MADE AVAILABLE TO PERSONNEL IN CHARGE OF FACILITY MAINTENANCE AND WILL BE DISTRIBUTED TO THE SUBCONTRACTOR REPRESENTATIVE ENGAGED IN THE MAINTENANCE OR INSTALLATION OF THE BMP'S.

A COPY OF THE YEARLY INSPECTION REPORTS SHALL BE MANAGED BY THE PROPERTY MANAGER/OWNER.



REGISTERED PROFESSIONAL ENGINEER PETER CARLINO No. C79555 Exp. 09-30-14 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
BAY AREA REGION
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(P) (510) 887–4086
(F) (510) 887–3019
SACRAMENTO REGION
3017 DOUGLAS BLVD., # 300
ROSEVILLE, CA 95661
(P) (916)966–1338
(F) (916)797–7363
WWW.LEABRAZE.COM

SEQUOIA GROVE
123 A STREET
HAYWARD, CALIFORNIA
HABITAT FOR HUMANITY EAST BAY/
SILICON VALLEY INC.
ALAMEDA COUNTY APN: 431–0016–088–03

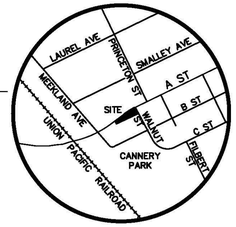
VESTING TENTATIVE MAP
TRACT MAP #8104
STORM WATER
CONTROL PLAN

	–	–
	–	–
	–	–
2	PLANNING RESUB. 12–10–14	TG
1	PLANCHECK 9–12–14	PT
	REVISIONS	BY

JOB NO:	2110310
DATE:	7–30–13
SCALE:	1"=20'
DESIGN BY:	PT
DRAWN BY:	ATL
SHEET NO:	TNT-6

6 OF 6 SHEETS

VICINITY MAP
NO SCALE



NOTES
ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT.

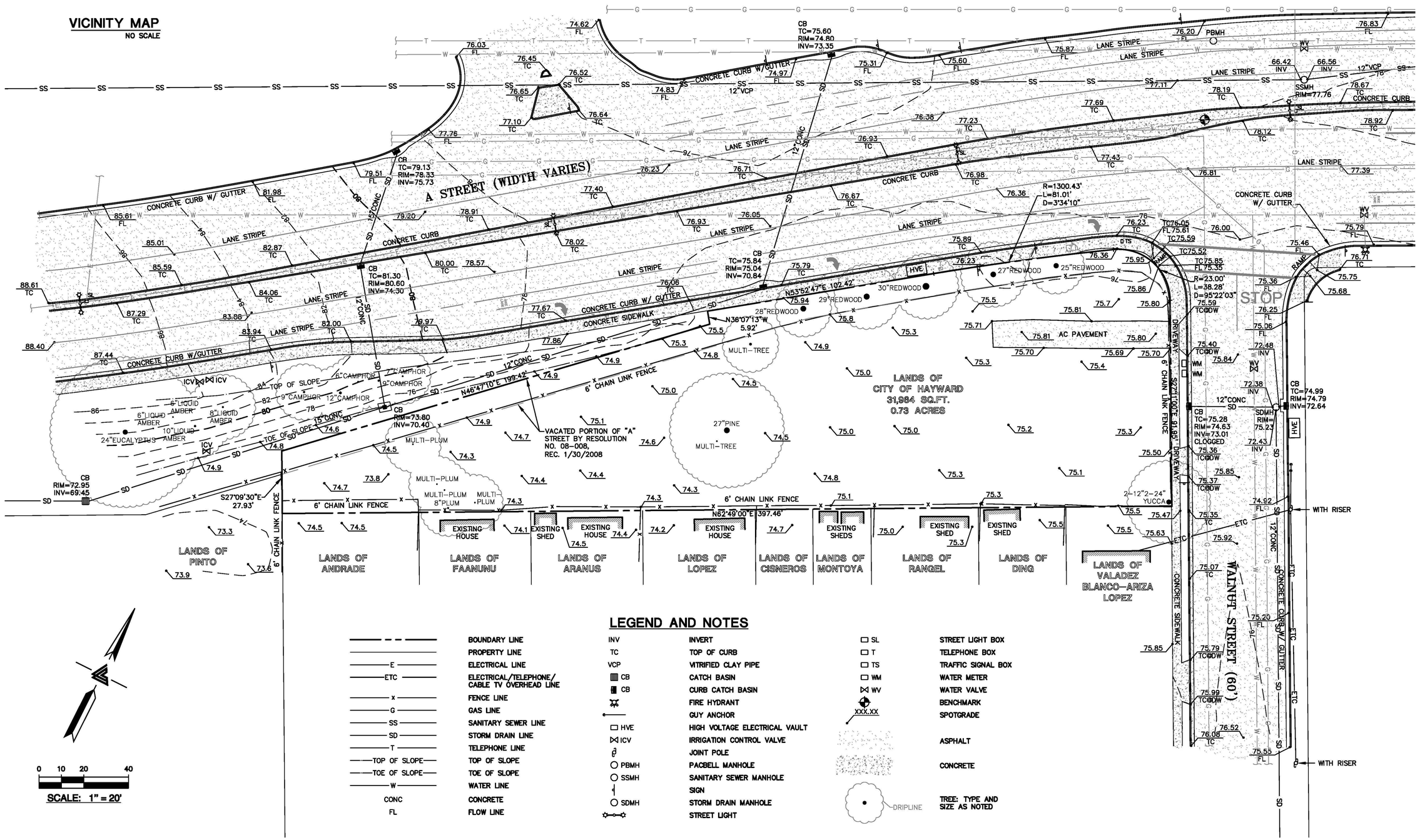
UNDERGROUND UTILITY LOCATION IS BASED ON CITY OF HAYWARD AS-BUILT PLANS..

BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.

BENCHMARK
CITY OF HAYWARD BENCHMARK MON (PLATE) NEAR INTERSECTION "A" STREET & BURBANK 5'± N FROM N SIDE ISLAND CURB ELEVATION = 75.375' (CITY OF HAYWARD DATUM)

EASEMENT NOTE
TITLE REPORT PREPARED BY OLD REPUBLIC TITLE COMPANY DATED JUNE 28, 2011, ORDER NO. 1117010856-JM, EXCEPTION #3 : "RIGHTS OF THE PUBLIC, COUNTY AND/OR CITY, IN AND TO THAT PORTION OF SAID LAND LYING WITHIN THE LINES OF A STREET." THERE ARE NO OTHER EASEMENTS LISTED IN SAID REPORT.

SITE BENCHMARK
SURVEY CONTROL POINT MAG AND SHINER SET IN ASPHALT ELEVATION = 77.92' (CITY OF HAYWARD DATUM)



LEGEND AND NOTES

	BOUNDARY LINE	INV	INVERT	SL	STREET LIGHT BOX
	PROPERTY LINE	TC	TOP OF CURB	T	TELEPHONE BOX
E	ELECTRICAL LINE	VCP	VITRIFIED CLAY PIPE	TS	TRAFFIC SIGNAL BOX
ETC	ELECTRICAL/TELEPHONE/ CABLE TV OVERHEAD LINE	CB	CATCH BASIN	WM	WATER METER
x	FENCE LINE	CB	CURB CATCH BASIN	WV	WATER VALVE
G	GAS LINE		FIRE HYDRANT		BENCHMARK
SS	SANITARY SEWER LINE		GUY ANCHOR	XXX.XX	SPOTGRADE
SD	STORM DRAIN LINE	HVE	HIGH VOLTAGE ELECTRICAL VAULT		
T	TELEPHONE LINE	ICV	IRRIGATION CONTROL VALVE		ASPHALT
TOP OF SLOPE	TOP OF SLOPE		JOINT POLE		CONCRETE
TOE OF SLOPE	TOE OF SLOPE	PBMH	PACBELL MANHOLE		
W	WATER LINE	SSMH	SANITARY SEWER MANHOLE		
CONC	CONCRETE		SIGN	DRIPLINE	TREE: TYPE AND SIZE AS NOTED
FL	FLOW LINE	SDMH	STORM DRAIN MANHOLE		
			STREET LIGHT		

0 10 20 40
SCALE: 1" = 20'

LICENSED LAND SURVEYOR GREGORY P. BRAZE No. 7825 Exp. 12-31-12 STATE OF CALIFORNIA

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
BAY AREA REGION
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(P) (510) 887-4086
(F) (510) 887-3019
SACRAMENTO REGION
3017 DOUGLAS BLVD., # 300
ROSEVILLE, CA 95661
(P) (916)366-1338
(F) (916)797-7383
WWW.LEABRAZE.COM

123 A STREET HAYWARD, CALIFORNIA

ALAMEDA COUNTY

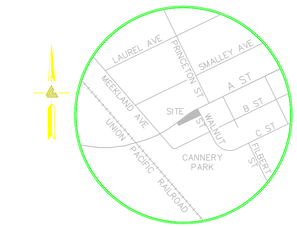
APN: 431-0016-088-03

TOPOGRAPHIC SURVEY

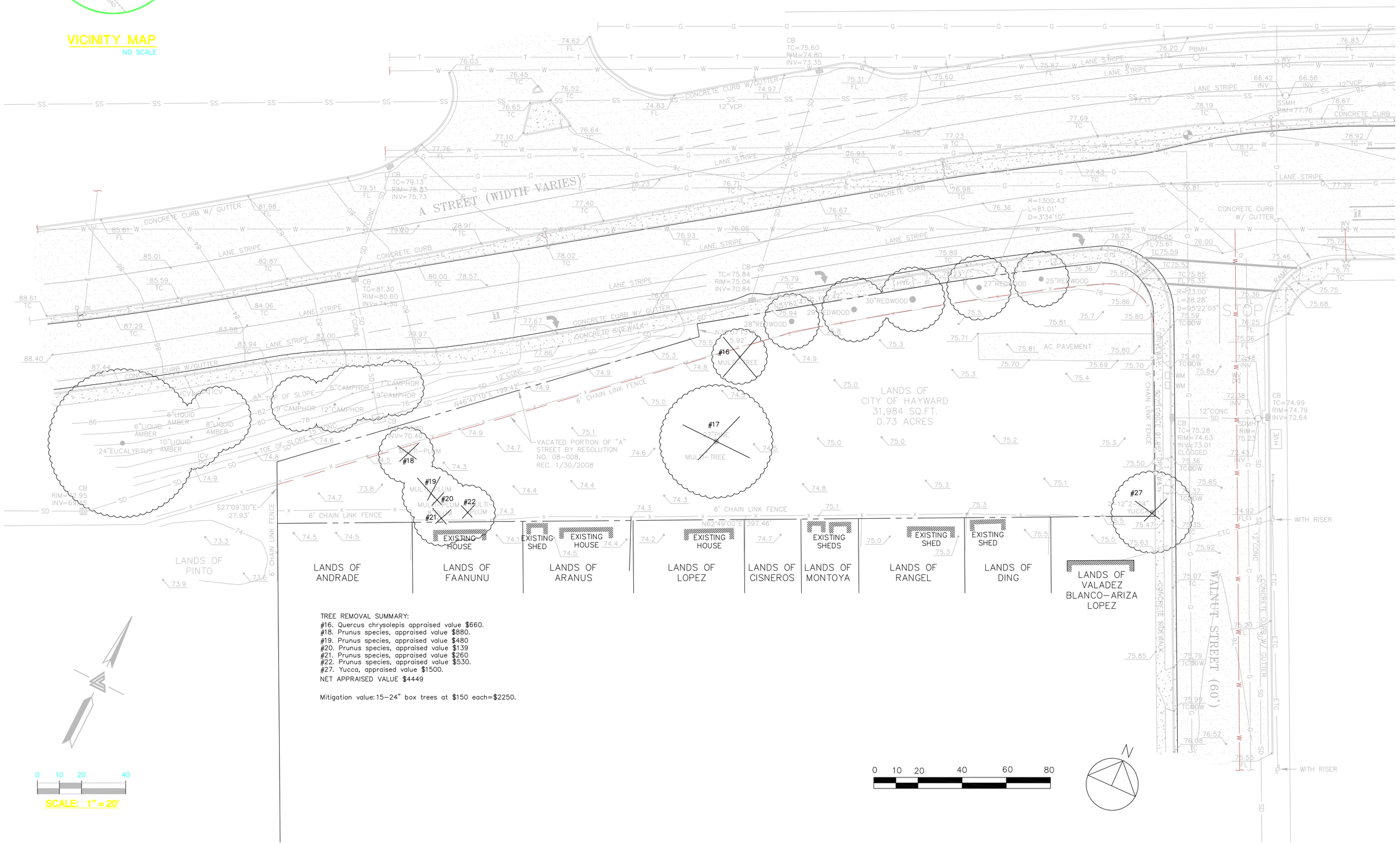
REVISIONS	BY
–	–
–	–
–	–
–	–
–	–

JOB NO:	2110309
DATE:	10-18-11
SCALE:	1" = 20'
DRAWN BY:	JN
SHEET NO:	SU1

01 OF 01 SHEETS



VICINITY MAP
NO SCALE



TREE REMOVAL SUMMARY:
#16. Quercus chrysolepis appraised value $660.
#18. Prunus species, appraised value $880.
#19. Prunus species, appraised value $480
#20. Prunus species, appraised value $139
#21. Prunus species, appraised value $260
#22. Prunus species, appraised value $530.
#27. Yucca, appraised value $1500.
NET APPRAISED VALUE $4449

Mitigation value: 15-24" box trees at $150 each=$2250.

0 10 20 40
SCALE: 1" = 20'

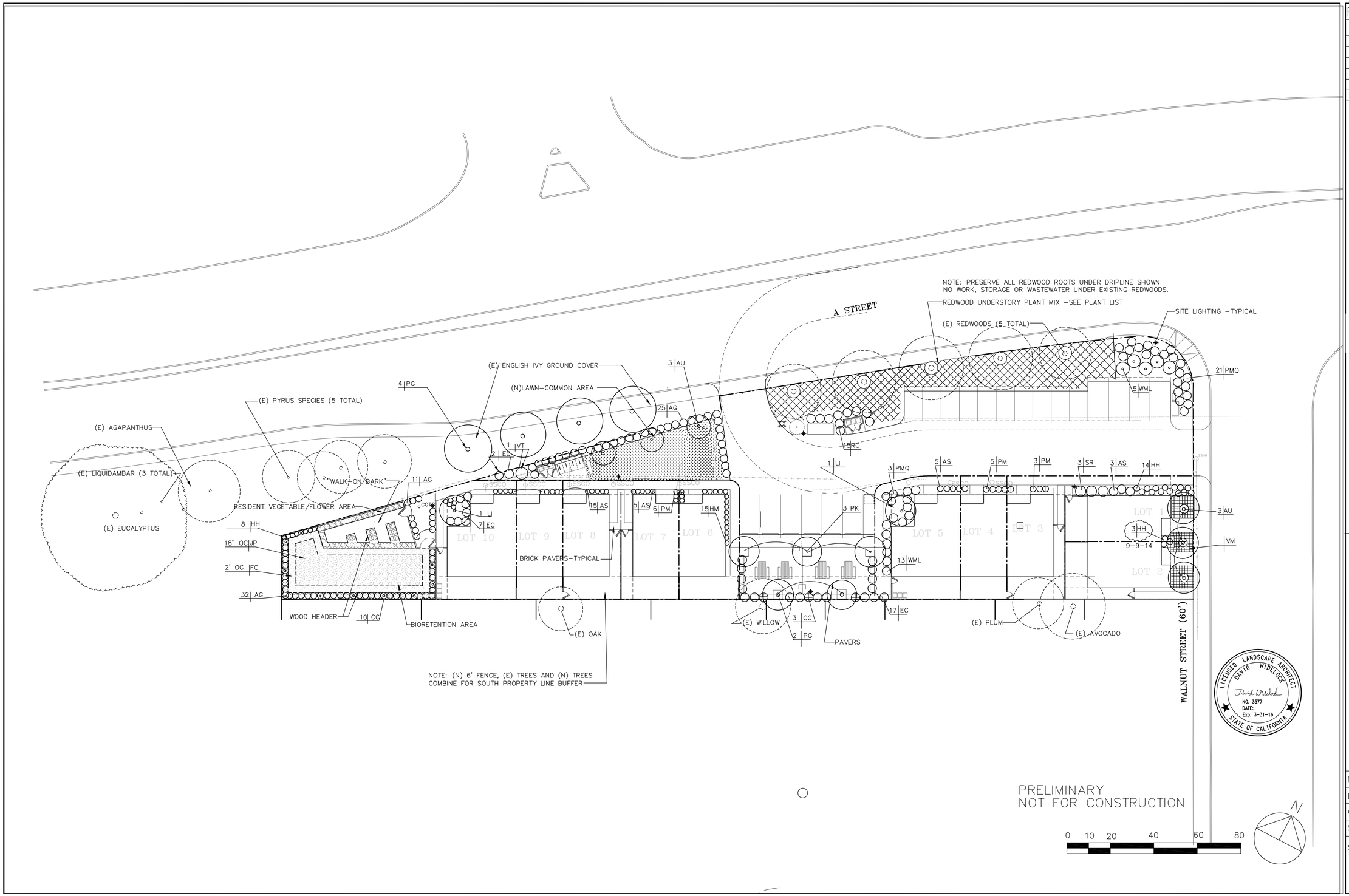
DAVID WIDELOCK LANDSCAPE DESIGN
LANDSCAPE ARCHITECT CA LICENSE #3577
4685 COMMONWEALTH DRIVE
OAKLAND, CA 94605
TEL. 510-638-8660 FAX 510-740-0970
E-MAIL widelock@earthlink.net

LICENSED LANDSCAPE ARCHITECT
DAVID WIDELOCK
David Widelock
NO. 3577
DATE:
Exp. 3-31-16
STATE OF CALIFORNIA

TREE REMOVAL PLAN

SEQUOIA GROVE
123 A ST., HAYWARD, CA
HABITAT FOR HUMANITY
EAST BAY/SILICON VALLEY, INC.

DATE 12-10-14
DRAWN DW
CHECKED
SCALE 1"=20'
SHEET
L-PL-1



REVISIONS	
9–12–14	DW
11–6–14	DW
12–10–14	DW
12–11–14	DW

DAVID WIDELOCK LANDSCAPE DESIGN
LANDSCAPE ARCHITECT CA LICENSE #3577
4685 COMMONWEALTH DRIVE
OAKLAND, CA 94605
TEL. 510–638–8660 FAX 510–740–0970
E-MAIL widelock@earthlink.net

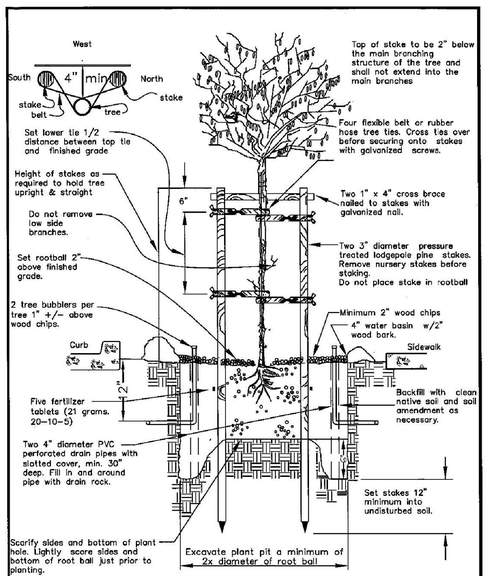
PRELIMINARY
LANDSCAPE PLAN

SEQUOIA GROVE
123 A ST., HAYWARD, CA
HABITAT FOR HUMANITY
EAST BAY/SILICON VALLEY, INC.

DATE 7–30–13
DRAWN DW
CHECKED
SCALE 1"=20'
SHEET
L–PL–2

PRELIMINARY PLANT LIST

	SIZE	QUANTITY	NAME	COMMON NAME	WUCOLS RATING	MATURE HEIGHT	FLOWER COLOR	SUN/SHADE	SPACING
TREES									
AU	24" BOX	3	ARBUTUS 'MARINA'	STRAWBERRY TREE	L	25'	RED BERRIES	SUN	AS SHOWN
AU	15 GALLON	3	ARBUTUS 'MARINA'	STRAWBERRY TREE	L	25'	RED BERRIES	SUN	AS SHOWN
LI	15 GALLON	2	LAGERSTROEMIA INDICA 'TONTO'	CRAPE MYRTLE	L	20'	RED FLOWERS	SUN	AS SHOWN
PG	24" BOX	4	PODOCARPUS GRACILIOR	FERN PINE	M	40'	N/A	SUN OR SHADE	AS SHOWN
PG	15 GALLON	2	PODOCARPUS GRACILIOR	FERN PINE	M	40'	N/A	SUN OR SHADE	AS SHOWN
RL	15 GALLON	3	RHUS LANCEA	SUMAC	L	25'	N/A	SUN	AS SHOWN
SHRUBS-REDWOOD UNDERSTORY			MIX 380 PLANTS TOTAL						
	1 GALLON	3' ON CENTER	PITTOSPORUM TOBIRA 'WHEELER'S DWARF'	DWARF TOBIRA	L	1'	WHITE	SHADE	
	1 GALLON	3' ON CENTER	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	CALIFORNIA COFFEEBERRY	L	2'	RED BERREIS	SUN/SHADE	
	1 GALLON	3' ON CENTER	MAHONIA REPENS	CREEPING MAHONIA	L	Z	N/A/	SHADE	
SHRUBS			L						
AG	5 GALLON	67	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	GLOSSY ABELIA	L	3'	PINK/WHITE	SUN/SHADE	3'-6"
AS	1 GALLON	28	ASPARAGUS SPRENGERI	ASPARAGUS FERN	M	2'	N/A	SHADE	3'
EC	5 GALLON	26	ESCALLONIA 'COMPAKTA'	ESCALLONIA	M	3'	PINK	SUN/SHADE	4'-6"
HH	1 GALLON	25	HEMEROCALLIS 'STELLA D'ORO'7	DAYLILY	M	2'	YELLOW	SUN/SHADE	3'
HM	1 GALLON	15	HEUCHERA MAXIMA	ISLAND ALUM ROOT	M	1'	PINK/WHITE	SUN/SHADE	2'-6"
PM	1 GALLON	7	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	M	3'	N/A	SHADE	3'
PMQ	5 GALLON	24	PHORMIUM 'MAORI QUEEN'	NEW ZEALAND FLAX	L	3'	BRONZE/CORAL LEAF	SUN	3'-6"
RC	5 GALLON	11	RHAMNUS CALIFORNICA 'EVE CASE'	CALIFORNIA COFFEEBERRY	L	4'	RED BERRIES	SUN/SHADE	4'
SR	5 GALLON	3	SARCOCOCCA RUSCIFOLIA	FRAGRANT SARCOCOCCA	M	3'	SMALL WHITE	SHADE	5'
VT	5 GALLON	1	VIBURNUM TINUS 'SPRING BOUQUET'	LAURUSTINUS	M	3'	PINK/WHITE	SUN	N/A
WML	5 GALLON	13	WESTRINGIA FRUTICOSA 'MORNING LIGHT'	COAST ROSEMARY	L	3'	WHITE	SUN	4'
VINES									
CC	5 GALLON	13	CLYTOSTOMA CALLESTEGOIDES	LAVENDER TRUMPET VINE	M	6'	LAVENDER	SUN/PART	AS SHOWN
			TOTAL # CONTAINER PLANTS=612 LOW WATER PLANTS=461 (75%)						
GROUND COVER								SHADE	
	FLATS	6" ON CENTER	VINCA MINOR	DWARF PERIWINKLE	M	6"	LAVENDER	PART SHADE	
BIOSWALE									
	4" POT	2' ON CENTER	FESTUCA CALIFORNIA	CALIFORNIA FESCUE	L	1'	N/A	SUN	
	4" POT	18" ON CENTER	JUNCUS PATENS	CALIFORNIA GRAY RUSH	N/A	1'	N/A	SUN	
TURF									
	SOD		AGROSTIS PALLENS	LEAFY BENTGRASS					



TREE STAKING

(15 gallon tree)
or 24" box tree

			CITY OF HAYWARD ENGINEERING DIVISION DRAWN BY: HGM DATE: 06/03/08 CHECKED BY: MHW SCALE: NTS APPD. CITY ENGINEER APPROVED DIR. PUBLIC WORKS	STREET TREE PLANTING	DWG. NO. SD-122 FILED SHT. 1 OF 2
REV	DATE	BY			

STREET TREE PLANTING SPECIFICATIONS

1. Tree shall be healthy, disease and insect-free, well rooted, and properly trained with a straight trunk that can stand upright without support. Tree shall exhibit a central leader, or a main branch that can be trained as a central leader. Branches shall be well-developed and shall be evenly and radially distributed around the trunk. Root ball shall not exhibit kinked or circling roots.
2. Tree shall comply with federal and state laws requiring inspection for plant diseases and pest infestation. Clearance from the county agricultural commissioner, as required by law, shall be obtained before planting trees delivered from outside the county.
3. Prior to planting tree, determine the location of existing or future underground utilities. Locate tree a minimum of 5 feet from lateral service lines and driveways. Locate tree a minimum of 15 feet from a light pole, and a minimum of 30 feet from the face of a traffic signal, or as otherwise specified by the City.
4. Tree pit shall be tested for proper drainage prior to planting tree. Fill pit with water; if water remains after a 24-hour period, auger three 4"-diameter by 3-foot deep holes at the bottom of the tree pit. Backfill with drain rock.
5. Set tree in an upright and plumb position. As much as possible, tree shall be positioned such that dominant branches are parallel to the roadway and are oriented away from potential conflicts.
6. If required by the City, a pressure-compensating bubbler, or drip emitters, shall be provided to each tree.
7. Depending on the planter strip width, or the tree well size and the tree species being planted, a 24" deep root-barrier may be required by the City to be placed between the root-ball and the curb and/or sidewalk. Length of strip barrier or size of the box barrier will be specified by the City.
8. Stakes are to be removed when the tree diameter meets or exceeds the diameter of the stake.

			CITY OF HAYWARD ENGINEERING DIVISION DRAWN BY: JT DATE: 6-13-08 CHECKED BY: MHW SCALE: NTS APPD. CITY ENGINEER APPROVED DIR. PUBLIC WORKS	STREET TREE PLANTING	DWG. NO. SD-122 FILED SHT. 2 OF 2
REV	DATE	BY			

PLANTING NOTES

1. ALL SOIL PREPARATION TO BE CONDUCTED WHEN SOIL IS DRY ENOUGH SO THAT EXCESSIVE COMPACTION DOES NOT OCCUR.

2. CONTRACTOR TO VERIFY LOCATIONS OF EXISTING UTILITY LINES BEFORE DIGGING PLANT HOLES. TREES TO BE INSTALLED A MINIMUM OF 3 FT. FROM UTILITY LINES.

3. PRIOR TO SOIL PREPARATION, ALL PLANTING AREAS ARE TO BE FREE OF SITE DEBRIS, WEEDS, PRUNING DEBRIS, ETC., INCLUDING ALL ROCKS OVER 1" IN DIAMETER. REMOVE ALL EXISTING PLANTS EXCEPT PLANTS NOTED ON DRAWING TO REMAIN.

4. MINIMUM SLOPE IN PLANTING AREAS IS 2%. FINISH GRADE OF PLANTING AREAS SHALL BE 1-1/2" BELOW ADJACENT HARDSCAPE. PLANTING AREAS TO BE RAKED SMOOTH. PITCH EVENLY TOWARDS WALKS, CURBS, ETC. ROUND ALL CHANGES IN GRADIENT AND ELIMINATE ALL DEPRESSIONS WHERE WATER WILL POOL. WATER TO SETTLE SOIL. AFTER DRYING, CORRECT LOW SPOTS. IRREGULARITIES, AND RE-ESTABLISH FINISH GRADE.

5. MINIMUM TOPSOIL DEPTH IN ALL PLANTING AREAS SHALL BE 12". IF IMPORTED TOPSOIL IS NEEDED, IT SHALL BE HIGH QUALITY SANDY LOAM TOPSOIL, FREE FROM DELETERIOUS CONCENTRATIONS OF SALTS, WEEDS, AND OTHER OBJECTIONABLE MATERIAL AND BE CAPABLE OF SUPPORTING PLANT GROWTH. SUBMIT ANALYSIS OF PROPOSED IMPORT SOIL TO LANDSCAPE ARCHITECT. IN PLANTING AREAS, MIX 3" OF IMPORTED TOPSOIL WITH THE TOP 3" OF NATIVE SOIL TO FORM A TRANSITION ZONE, THEN ADD IMPORTED TOPSOIL AS NEEDED TO REACH FINISH GRADE.

6. IF FILL IS NEEDED, SPREAD FILL IN UNIFORM LIFTS NOT EXCEEDING SIX INCHES. HAND TAMP AS NECESSARY TO ELIMINATE VOIDS. AFTER PLACING EACH LIFT, FLOOD WITH SUFFICIENT WATER TO WET INTO PREVIOUS LIFT. ALLOW SOIL TO SETTLE AND DRY. FILL IN PLANTING AREAS SHALL BE IMPORTED TOPSOIL AS DESCRIBED IN PARAGRAPH 5.

7. IN GROUND COVER AREAS AND FLOWER BEDS TO BE PLANTED FROM FLATS: TILL ALL AREAS TO A 12" DEPTH UNTIL SOIL IS LOOSE AND FRIABLE. REMOVE AND DISPOSE OF ALL DEBRIS. THOROUGHLY BLEND A 3" DEEP LAYER OF SOIL AMENDMENT INTO THE TOP 6" OF NATIVE SOIL. RAKE SMOOTH. SOIL AMENDMENT TO BE COMMERCIALLY AVAILABLE COMPOST. COMPOST MUST BE COMPLETELY DECOMPOSED, WITH NO ODOR AND NO VISIBLE PLANT MATTER.

8. PLANT HOLES SHALL BE BACKFILLED WITH 1/3 PART SOIL AMENDMENT WELL BLENDED WITH 2/3 PARTS NATIVE SOIL. SOIL AMENDMENT TO BE COMMERCIALLY AVAILABLE COMPOST. COMPOST MUST BE COMPLETELY DECOMPOSED, WITH NO ODOR AND NO VISIBLE PLANT MATTER.

9. ALL PLANTS AND PLANTING MATERIALS SHALL MEET OR EXCEED THE SPECIFICATIONS OF FEDERAL, STATE, AND COUNTY LAWS REQUIRING INSPECTION FOR PLANT DISEASE AND INSECT CONTROL.

10. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, SHALL HAVE NORMAL HABITS OF GROWTH AND BE IN GOOD HEALTH.

11. NO SUBSTITUTIONS OF PLANT MATERIALS WILL BE PERMITTED UNLESS APPROVED BY LANDSCAPE ARCHITECT.

12. GROUND COVER SHALL BE PLANTED WITH TRIANGULAR SPACING. HOLD GROUND COVER BACK 12" FROM EDGE OF WALKS AND CURBS. HOLD GROUND COVER 2 FT. FROM TREE TRUNKS. DO NOT PLANT WITHIN WATERING BASINS OF TREES AND SHRUBS.

13. ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3", (1" FOR GROUND COVER FROM FLATS). MULCH TO BE LOCALLY AVAILABLE ARBOR CHIPS. DO NOT USE FINELY SHREDDED BARK ("GORILLA HAIR").

14. ALL PLANTS SHALL BE GUARANTEED BY CONTRACTOR TO REMAIN IN VIGOROUS, HEALTHY CONDITION FROM TIME OF PLANTING FOR 1 YEAR. REJECTED PLANT MATERIALS SHALL BE REPLACED BY CONTRACTOR AT HIS EXPENSE. ALL OTHER MATERIALS AND ALL LABOR SHALL BE GUARANTEED FOR 1 YEAR.

15. CONTRACTOR TO MAINTAIN LANDSCAPE FOR A PERIOD OF 90 DAYS. MAINTENANCE SHALL INCLUDE CHECKING AND ADJUSTING SPRINKLERS, WEEDING, SPRAYING IF NECESSARY, FERTILIZING, PRUNING AND ALL OTHER CARE DICTATED BY THE STANDARDS OF THE BEST HORTICULTURAL PRACTICE. RE-SET PLANTS TO PROPER GRADE AND ATTITUDE AS NECESSARY. REPAIR OR REPLACE STAKES, BRACES, ETC., AS NECESSARY. REPLACE DEAD OR DYING PLANTS WITH IDENTICAL VARIETY AND SIZE IMMEDIATELY UPON THEIR FAILURE.

16. PLANT COUNTS ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. CONTRACTOR MUST VERIFY PLANT COUNTS AND SUPPLY ADEQUATE NUMBERS OF PLANTS TO ACHIEVE THE DESIRED DESIGN INTENT.

17. SUBMIT THE FOLLOWING INFORMATION TO LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK OF THIS SECTION:
   A. SAMPLE OF BARK MULCH
   B. LAB ANALYSIS OF PROPOSED SOIL AMENDMENT INCLUDING SUITABILITY FOR USE IN GENERAL LANDSCAPING

18. HABITAT MAY USE VOLUNTEER LABOR FOR ANY OR ALL OF THE TASKS INDICATED TO BE DONE BY 'CONTRACTOR' IN THESE NOTES.

PRELIMINARY
NOT FOR CONSTRUCTION

LICENSED LANDSCAPE ARCHITECT
DAVID WIDELOCK
NO. 3577
DATE:
Exp. 3-31-16
STATE OF CALIFORNIA

REVISIONS

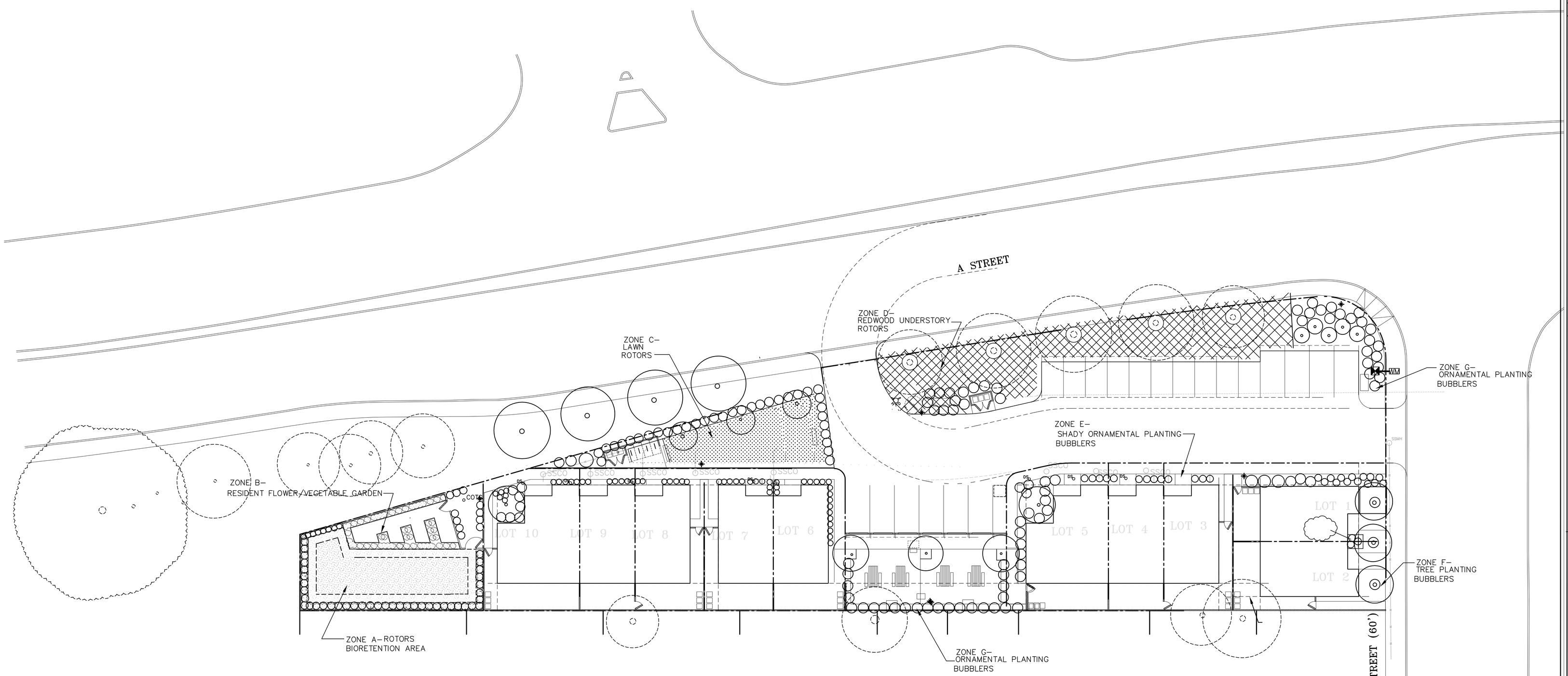
9-12-14	DW
11-6-14	DW
12-10-14	DW
12-11-14	DW

DAVID WIDELOCK LANDSCAPE DESIGN
LANDSCAPE ARCHITECT CA LICENSE #3577
4685 COMMONWEALTH DRIVE
OAKLAND, CA 94605
TEL: 510-638-8660 FAX 510-740-0970
E-MAIL widelock@earthlink.net

PRELIMINARY
PLANT LIST

SEQUOIA GROVE
123 A ST., HAYWARD, CA
HABITAT FOR HUMANITY
EAST BAY/SILICON VALLEY, INC.

DATE 7-30-13
DRAWN DW
CHECKED
SCALE
SHEET
L-PL-3



PRELIMINARY IRRIGATION LEGEND

SYMBOL	DESCRIPTION
WM	NEW WATER METER –BY CITY
⧓	FEBCO 825Y REDUCED PRESSURE BACKFLOW PREVENTER– WITH INSULATION BAG. ENCLOSURE TO BE LEMEUR BF SERIES, COLOR GREEN

NOTE : DESIGN IS BASED ON STATIC PRESSURE OF 90 PSI.

NOTE : LAWN IS TO BE IRRIGATED ON SEPARATE VALVES FROM SHRUB PLANTING.

PRELIMINARY
NOT FOR CONSTRUCTION

0 10 20 40 60 80

N

REVISIONS	
11–6–14	DW
12–11–14	DW
12–18–14	DW

DAVID WIDELOCK LANDSCAPE DESIGN
LANDSCAPE ARCHITECT CA LICENSE #3577
4685 COMMONWEALTH DRIVE
OAKLAND, CA 94605
TEL: 510–638–8660 FAX 510–740–0970
E–MAIL widelock@earthlink.net

LICENSED LANDSCAPE ARCHITECT
DAVID WIDELOCK
NO. 3577
DATE:
Exp. 3–31–14
STATE OF CALIFORNIA

PRELIMINARY
IRRIGATION PLAN

SEQUOIA GROVE
123 A ST., HAYWARD, CA
HABITAT FOR HUMANITY
EAST BAY/SILICON VALLEY, INC.

DATE 9–12–14
DRAWN DW
CHECKED
SCALE 1"=20'
SHEET
L–PL–4

CITY OF
HAYWARD
HEART OF THE BAY

DATE: January 27, 2015

TO: Mayor and City Council

FROM: Assistant City Manager

SUBJECT: Introduction of Affordable Housing Ordinance and Adoption of Affordable Housing Impact Fees

RECOMMENDATIONS

That the City Council:

- Holds a public hearing on the proposed Affordable Housing Ordinance and, as required by the Mitigation Fee Act, on Affordable Housing Impact Fees.

- Adopts the attached resolution (Attachment I) finding that enactment of an ordinance amending Chapter 10, Article 17, of the Hayward Muncipal Code regarding affordable housing requirements for new housing developments is exempt from the California Environmental Quality Act (CEQA).

- Introduces the attached Ordinance (Attachment II) amending Chapter 10, Article 17, of the Hayward Municipal Code regarding affordable housing requirements for new housing developments.

- Adopts the attached resolution (Attachment III) rescinding Resolution 03-089 and establishing Affordable Housing Impact Fees.

BACKGROUND

To help mitigate the effects of the housing affordability crisis that had worsened during the preceding decades, in June 2003, the City of Hayward (the City) adopted an Inclusionary Housing Ordinance (IHO). Later that year, the City also adopted an Inclusionary Housing In-Lieu Fee by separate resolution. Under the original IHO, new market-rate ownership residential developments of twenty or more units must set aside 15% of the total number of units for purchase by households of moderate-income (incomes up to 120% of area median income (AMI)). In addition, new market-rate rental developments of twenty units or more were required to set aside 15% of the units, to be split 50/50 between very-low and low-income households (incomes up to 50% and up to 80% of AMI, respectively).

Due to the downturn in the residential construction market, and as a result of a Court of Appeal decision[1], on December 14, 2010, the City Council introduced an ordinance to provide interim relief from certain IHO provisions (the Relief Ordinance). Pursuant to the Relief Ordinance, which is set to expire on March 31, 2015, the following requirements apply to market-rate residential developments:

- ownership detached and attached residential developments must set aside 10% and 7.5% of the total number of units, respectively, for purchase by households of moderate-income;
- developers of market-rate ownership residential developments may pay inclusionary housing in-lieu fees of $80,000 per affordable unit "by right" rather than providing units on site, at the developers' option;
- if developers choose to pay the applicable in-lieu fees, then payment of such fees is not required until receipt of a certificate of occupancy or final inspection - rather than upon issuance of a building permit; and
- rental housing developments approved without a subdivision or condominium map are exempted from any inclusionary requirements, unless they receive incentives or financial assistance from the City.

In a work session held on November 4, 2014 (the "Work Session"), staff presented a report to Council[2] containing a series of recommendations for permanent changes to the the IHO. Staff also presented a Residential Nexus Analysis and a Financial Feasibility Analysis (both referred to as the "Nexus Study," hereby included as Attachment IV).[3] The Nexus Study evaluated the impact of the development of new market-rate housing on the need for affordable housing in the City and provided the basis for establishing future affordable housing impact fees. Staff recommendations were also informed by the analysis of current residential construction market conditions, recent court cases affecting inclusionary housing ordinances, and comments from residential developers at a stakeholder's meeting held on October 18, 2014.

Staff recommended the following actions to Council at the Work Session:

1. Amend the current IHO to be replaced by an Affordable Housing Ordinance (AHO) that would require developers to mitigate new residential development's impact on affordable housing. The AHO would permit developers to pay Affordable Housing Impact Fees (the "Fees") equivalent to the current Relief Ordinance fees for ownership housing.

2. Calculate the fees on a per-square-foot basis rather than on a per-unit basis. Based on the average square footage of the housing prototypes analyzed in the Nexus Study, the Relief

---

[1] The Court of Appeal decision determined that requiring the developer of a market-rate rental project to provide affordable units or pay in-lieu fees violates the Costa-Hawkings Act unless the City provides the developer incentives.
[2] This report is available at: http://www.hayward-ca.gov/CITY-GOVERNMENT/CITY-COUNCIL-MEETINGS/ 2014/CCA14PDF/cca110414full.pdf. See item No. 1.
[3] This Study was prepared by David Paul Rosen and Associates (DRA), a consultant with experience in the area of policy and program design for affordable housing nexus fees. DRA was hired by the City as a result of a competitive Request for Proposals or RFP in the summer of 2013. This report is available at: http://www.hayward-ca.gov/CITY-GOVERNMENT/CITY-COUNCIL-MEETINGS/ 2013/CCA13PDF/cca073013full.pdf. See item No. 5.

Ordinance's per unit fees would equal fees of $4.00 per sq. ft for ownership detached housing and $3.24 per sq. ft. for ownership attached residential housing.[4]

3. Annually adjust the Fees based on the percentage change (increase or decrease) in the three-year trailing median home price in the City.

4. Allow developers to build the units on site at the developer's option.

5. Allow payment of the fees at the above levels (see No. 2) at the time building permits are pulled or at issuance of certificates of occupancy with a 10% increase.

6. Remove inclusionary housing requirements for rental housing developments and in its place, adopt fees for rental housing. If this requirement is adopted, the applicable fees would be the same as those adopted for the attached units ($3.24 per sq. ft.). These fees would be adjusted based on the change in local market rents as opposed to the change in median home price.

7. Set aside 5% of the fees for administration of the AHO.

8. Allow the use of up to 25% of the fees collected for the acquisition and rehabilitation of existing housing for affordable housing purposes.

DISCUSSION

Although Council supported staff's recommendations unanimously at the Work Session, Council members requested that some recommendations be clarified and modified, if possible. Staff responses to Council inquiries follow below[5]:

Grandfathering Provision. The AHO does not include any grandfathering provision for market-rate ownership development because the AHO will not increase or generate new obligations above and beyond the current interim relief provisions. In fact, because the AHO proposes to calculate the fees based on the square footage of living spaces in proposed residential developments, staff expects that, in some cases, the fees will be lower than the IHO and Relief Ordinance in-lieu fees. The next contemplated adjustment of these fees would be in conjunction with the annual update to the Master Fee Schedule in the spring of 2016.

By contrast, the AHO would impose fees on new rental housing development that are higher than the requirements under the existing Relief ordinance, which currently exempts rental residential development. Although there are currently no proposals for rental housing developments with

[4] The square footages of the prototypes analyzed were 2,000 sq. ft. for the detached units and 1,850 sq. ft. for the attached units. Therefore, to obtain the equivalent of current $8,000 and $6,000 Relief Ordinance fees, staff divided these fees by the corresponding square footages (i.e., $8,000/2000 sq. ft = $4.00/sq. ft).

[5] Some requests don't need to be addressed prior to the adoption and implementation of the AHO and the fees. However, they could be part of a future work session, if staff is directed by Council to bring forward a discussion of a specific housing issue or of an affordable housing strategy in a broader context.

applications submitted (and, therefore, no projects to grandfather), market-rate residential developers that have acquired sites and have calculated their financial projections at the current requirements have expressed concerns that new requirements would have an adverse impact on their proposed projects. Therefore, staff proposes that rental housing applications that receive all discretionary approvals by December 31, 2015 and obtain all building permits by December 31, 2017 are exempt from the affordable obligations under the proposed AHO. Staff hopes that this will encourage market-rate rental housing developers who are close to submitting their proposals to move quickly to pursue approvals of these applications. Council may choose, however, to require the AHO obligations for rental housing development to be effective April 1, 2015 instead of adopting any grandfathering provisions for rental housing developments.

Use of Funds for Rehabilitation of Existing Housing. At the Work Session, staff proposed that a maximum of 25% of the fees be used for acquisition and rehabilitation of existing housing. Council members asked that the 25% cap be eliminated and that the Council and staff have the latitude to determine the % of the fees that could be used for rehabilitation or new construction. According to the City's legal counsel, the fees may be used for rehabilitation of existing housing, subject to certain conditions.

Because of the methodology used in the Nexus Study, the fees must be used to increase the supply of housing affordable to low-income employees working in local-serving jobs created by new market-rate housing. This means that if the fees are used for rehabilitation of existing housing, the rehabilitation must result in the creation of new affordable housing. For this to be possible, rehabilitation projects must include long-term affordability covenants and should normally include substantial rehabilitation of the existing housing. "Substantial rehabilitation" occurs when the cost of the rehabilitation equals at least 25% of the value of the property post-rehabilitation .

The City could be financially rewarded for funding substantial rehabilitation projects via new State funding programs designed to reward jurisdictions for creating new affordable housing. One example of those programs is the Workforce Housing Reward Grant Program. At the end of the last decade, Housing Division staff submitted two successful applications for funding under this program. The funding obtained from the first application was used to partially pay for the improvement and rehabilitation of Huntwood Commons, an affordable rental housing development owned by Eden Housing, Inc. The funding from the second application was used to fund the purchase of equipment to make the Burbank Elementary school wi-fi capable school-wide. The other program is the Housing-Related Parks Program, described in another item considered by Council at this meeting.

Use of Funds for Emergency Housing. As explained above, the purpose of the fees is to create housing that is affordable to low-income employees that will hold new local serving jobs created by the market-rate housing. If construction of market-rate housing in the City creates jobs at such low salaries that some of the workers are homeless or use emergency shelters, the fees could be used for temporary or emergency housing serving the homeless. One way of showing this would be to demonstrate that some portion of the people using emergency housing are employed in the local-serving jobs that are created by market-rate housing. Without such a study, outside legal counsel recommends that fees not be used for temporary or emergency housing at this time.

Set-aside Funding for Administration of the AHO. At the Work Session, staff proposed that 5% of the Fees be allocated for administration of the AHO (to pay, for example, for the administration of AHO agreements, the update of the Housing Fees or the Nexus Study, etc.). Representatives from the development community requested that this proposal be clarified to specify that the 5% is not above and beyond the Housing Fees, but rather a set-aside from the fees collected. This was staff's intent, and the AHO reflects this. However, staff estimates that the 5% allowance would not be sufficient to pay for the full cost of administering the AHO. For this reason, staff recommends that up to 10% of the Housing Fees collected may be set-aside for administration of the AHO. A 10% set aside is a common set-aside amount among jurisdictions that administer similar ordinances and is an appropriate and allowable use of the funds.

Staff will ensure that the AHO complies with the provisions of the major sources of funding for affordable housing and that the IHO provisions that provide developers the flexibility to comply with the affordable requirements (such as the combination of alternatives provisions) are incorporated into the AHO.

As mentioned in the Work Session, the recommendations in connection with the adoption of the Affordable Housing Ordinance and Fees (1 through 8 above) are consistent with the goals and policies of the 2007-2014 Housing Element, the 2015-2023 Draft Housing Element recently adopted by Council, and the findings of the recently completed Nexus Study. The latter suggests that the proposed fee levels and percentages do not constitute a deterrent to the development of housing. For these reasons, staff recommends that Council introduces the Affordable Housing Ordinance and adopts the fees, as proposed in the Work Session with the above-described modifications and clarifications regarding recommendations no. 7 and 8.

ENVIRONMENTAL REVIEW

The introduction (and subsequent adoption) of the AHO and the adoption of the fees are exempt from CEQA. The AHO is exempt because it can be seen with certainty that it will not have any significant effect on the environment; the AHO only affects the affordability of residences constructed in the City and contains no provisions affecting the physical design, development, or construction of residences. (CEQA Guidelines Section 15061(b)(3)). Similarly, the adoption of the fees is exempt because it is not a project; it is a government funding mechanism that does not involve any commitment to any specific project. (Id. at Section 15378(b)(4).)

ECONOMIC IMPACT

The ability of the City to fund the development of housing affordable to low and moderate-income households and individuals with special needs has been significantly impacted by the dissolution of Redevelopment Agencies by the State legislature and the steady decreases of federal funding for affordable housing, including an almost 40% decrease in HOME and 23% decrease in Community Development Block Grant (CDBG) program funding. The loss of the Hayward's Redevelopment Agency resulted in a $2 million annual loss of funds available for affordable housing programs and development. As a consequence, the fees authorized under the proposed AHO may be the main source of funding to help mitigate the effects of new market-rate housing development on housing affordability in the City. In adopting the AHO, the

Ordinance would constitute the main tool for balancing market-rate residential growth and associated jobs in the local economy (the "jobs-housing balance").

In response to concerns of the market-rate residential developers, no new requirements (above and beyond current requirements) are being imposed on both rental and ownership housing for the time being. The fees for ownership housing will be imposed at or below the current Relief Ordinance fee levels through the end of 2015 when the fees may adjusted by Council. Similarly, new rental housing development applications that receive all discretionary approvals by December 31, 2015 and obtain all building permits by December 31, 2017 will be exempt from the affordable obligations. However, starting January 1, 2016, the AHO obligations and the fees for attached ownership housing will apply to new rental housing development.

Keeping the fees at current fee levels for ownership housing will continue to stimulate new residential construction and job creation, especially if the economy continues to improve. Exempting rental housing from the AHO obligations until the end of 2015 will prevent an adverse impact of higher fees on those project proformas currently being contemplated and may encourage rental housing developers to submit their proposals and construct these units in a more expeditious manner.

FISCAL IMPACT

The fees that new market-rate developments would pay may generate moderate revenues for the development of housing affordable to low and moderate-income workers. Also, the City will continue to gain additional building permit fee revenue, transfer taxes, and property taxes from new housing development of all types given that staff does not expect the proposed fee levels and percentages to constitute a deterrent to the development of market-rate housing.

PUBLIC CONTACT

City Council has had several discussions (some extensive, some brief) related to the IHO in the context of the adoption, modification, and various extensions of the Relief Ordinance and the hiring of the consultants that have conducted or updated theNexus Study. Staff alerted, via e-mail and phone calls, the members of the development community active in Hayward and other interested parties about these discussions.

In connection with the Nexus Study, several outreach efforts were also made. First, the findings of the Study were discussed at a stakeholders' roundtable on October 18, 2014. Second, the Public Review Draft Report of the Nexus Study was sent via e-mail to interested parties and to all attendees of the October 18 stakeholders' meeting. Finally, a notification regarding the Work Session date, time, and place was sent via e-mail as well.

In compliance with the Mitigation Fee Act, two notices of the public hearing being held tonight were published in the Daily Review: the first on January 17 and the second on January 23. In sum, City staff has made good faith efforts and complied with public noticing requirements to inform the public in general and stakeholders in particular (especially the market-rate residential development community) about all the actions leading to the adoption of the AHO and fees.

One of the concerns expressed by market-rate developers in the process leading to the adoption of the AHO and the fees was that staff would recommend the adoption of significant housing impact fee and percentage requirement increases, including increases up to the maximum nexus fee levels reflected in the Nexus Study. Developers also asserted that although the residential market has improved, their profit margins are not back to pre-recession levels. They requested that new requirements (if any) include as many options for compliance as possible. Staff recommendations and the provisions already built into the IHO, such as the combination of alternatives provision, are meant to address these concerns.

NEXT STEPS

If Council introduces the AHO this evening, it will be adopted at the next regular Council meeting via a consent item and will become effective on April 1, 2015. If adopted by Council , the fees will be effective on April 1 as well.

Based on the formula described earlier in this report, the fees will be updated as part of the annual Master Fee Schedule review in the spring of 2016 and, if the calculation suggests that an increase is justified, staff will then present this proposal to Council for the adoption of that increase.

Prepared by: Omar Cortez, Housing Development Specialist

Recommended by: Kelly McAdoo, Assistant City Manager

Approved by:

_____

Fran David, City Manager

Attachment I	Resolution finding that enactment of the Affordable Housing Ordinance is exempt from the California Environmental Quality Act (CEQA)
Attachment II	Affordable Housing Ordinance
Attachment III	Resolution rescinding Resolution 03-089 and establishing Affordable Housing Impact Fees
Attachment IV	Final Report of the Residential Nexus Analysis and Financial Feasibility Analysis (the Nexus Study)

ATTACHMENT I

HAYWARD CITY COUNCIL

RESOLUTION NO. 15-_____

Introduced by Council Member _____

RESOLUTION FINDING THAT THE ENACTMENT OF AN ORDINANCE AMENDING CHAPTER 10, ARTICLE 17, OF THE HAYWARD MUNICIPAL CODE REGARDING AFFORDABLE HOUSING REQUIREMENTS FOR NEW HOUSING DEVELOPMENTS IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

WHEREAS, the City Council of the City of Hayward (the "City") has reviewed the provisions of proposed amendments to the Hayward Municipal Code Chapter 10, Article 17 (the "Affordable Housing Ordinance"), which imposes affordable housing requirements for new housing developments; and

WHEREAS, the City Council has reviewed the information contained in the proposed Affordable Housing Ordinance and the accompanying staff report and attachments thereto at a duly noticed meeting on January 27, 2015.

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF HAYWARD hereby finds that the proposed Affordable Housing Ordinance is exempt from CEQA because it can be seen with certainty that there is no possibility that the adoption of the proposed Affordable Housing Ordinance may have a significant effect on the environment, in that the Affordable Housing Ordinance affects only the affordability of residences constructed in the City of Hayward and contains no provisions modifying the physical design, development, or construction of residences (CEQA Guidelines Section 15061(b)(3)).

IN COUNCIL, HAYWARD, CALIFORNIA January 27, 2015

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:

MAYOR: Halliday

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____

City Clerk of the City of Hayward

APPROVED AS TO FORM:

_____

City Attorney of the City of Hayward

Affordable Housing Ordinance

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF HAYWARD AMENDING CHAPTER 10, ARTICLE 17, OF THE HAYWARD MUNICIPAL CODE REGARDING AFFORDABLE HOUSING REQUIREMENTS FOR NEW HOUSING DEVELOPMENTS

THE CITY COUNCIL OF THE CITY OF HAYWARD DOES ORDAIN AS FOLLOWS:

SECTION 1. Chapter 10, Article 17 of the Hayward Municipal Code is amended to read in full as follows:

ARTICLE 17

AFFORDABLE HOUSING ORDINANCE

Section	Subject Matter
10-17.100	GENERAL PROVISIONS
10-17.105	TITLE
10-17.110	PURPOSE
10-17.115	FINDINGS
10-17.120	DEFINITIONS
10-17.200	OWNERSHIP RESIDENTIAL PROJECTS
10-17.205	UNIT THRESHOLD AND BASIC REQUIREMENTS
10-17.210	AFFORDABILITY LEVELS
10-17.215	DESIGN, DISTRIBUTION AND TIMING OF AFFORDABLE UNITS
10-17.220	DURATION OF AFFORDABILITY REQUIREMENT
10-17.225	OFF-SITE CONSTRUCTION
10-17.230	ADDITIONAL ALTERNATIVES

10-17.300	RENTAL RESIDENTIAL PROJECTS AND RENTAL AFFORDABLE UNITS
10-17.305	UNIT THRESHOLD FOR AFFORDABLE HOUSING IMPACT FEE
10-17.310	RENTAL AFFORDABLE UNITS PERMITTED IF CONSISTENT WITH COSTA HAWKINS ACT
10-17.400	AFFORDABLE HOUSING IMPACT FEE
10-17.405	ADOPTION OF AFFORDABLE HOUSING IMPACT FEE
10-17.410	PAYMENT OF AFFORDABLE HOUSING IMPACT FEE
10-17.415	USE OF AFFORDABLE HOUSING IMPACT FEE
10-17.500	IMPLEMENTATION OF AFFORDABLE HOUSING PLAN
10-17.505	GENERAL
10-17.510	AFFORDABLE HOUSING PLAN
10-17.515	AFFORDABLE HOUSING AGREEMENT
10-17.520	TERM OF AGREEMENT
10-17.525	RECORDING OF AGREEMENT
10-17.600	EXEMPTIONS
10-17.700	DEVELOPMENT INCENTIVES
10-17.800	ADMINISTRATION OF AFFORDABLE UNITS
10-17.805	SELECTION CRITERIA
10-17.810	CONFLICT OF INTEREST
10-17.815	OCCUPANCY
10-17.820	OWNER-OCCUPIED UNITS

10-17.825	OPTION TO PURCHASE FOR OWNER-OCCUPIED UNITS
10-17.830	RENTAL UNITS
10-17.835	MARKETING PLAN
10-17.840	COMPLIANCE REPORTS
10-17.845	SUBSEQUENT RENTAL TO INCOME-ELIGIBLE TENANT
10-17.850	CHANGES IN TENANT INCOME
10-17.900	ADJUSTMENTS AND WAIVERS
10-17.905	APPLICATION FOR ADJUSTMENTS AND WAIVERS
10-17.910	CONSIDERATIONS
10-17.915	ACTION ON ADJUSTMENT OR WAIVER
10-17.1000	AFFORDABLE HOUSING TRUST FUND
10-17.1005	TRUST FUND
10-17.1010	PURPOSE, LIMITATIONS AND ADMINISTRATION
10-17.1100	ENFORCEMENT
10-17.1105	MISDEMEANOR
10-17.1110	CITY ACTIONS

ARTICLE 17

AFFORDABLE HOUSING ORDINANCE

SEC. 10-17.100 GENERAL PROVISIONS

SEC. 10-17.105 TITLE. This title shall be known and may be cited and referred to as the "Hayward Affordable Housing Ordinance."

SEC. 10-17.110 PURPOSE. The purpose of this Article is to:

a. Enhance the public welfare by ensuring that future Residential Development Projects contribute to the attainment of the affordable housing goals set forth in the 2015-2023 Housing Element of the General Plan of the City of Hayward.

b. Require that future Residential Development Projects mitigate their impact on the need for affordable housing in Hayward by contributing to the production of residential units in Hayward that are affordable to very low, low-and moderate-income households.

c. Increase the production of residential units in Hayward that are affordable to very low, low-and moderate-income households.

d. Ensure that units affordable to very low, low- and moderate-income households are distributed throughout the City's various neighborhoods.

e. Support the housing objectives contained in State law.

SEC. 10-17.115 FINDINGS. The City Council finds and determines that lack of access to affordable housing has a direct impact upon the health, safety and welfare of the residents of the City of Hayward. The housing problem affects a broad range of income groups, including many who would not need public assistance or intervention in the housing market if they lived outside of the San Francisco Bay Area.

a. According to the 2015-2023 Housing Element, 48 percent of Hayward households pay more than 30 percent of their income for housing. Over 68 percent of lower income households overpay, and among very low-income households, 89 percent of renters overpay for housing.

b. The 2015-2023 Housing Element also shows that most lower income households cannot afford any available housing in Hayward and that moderate-income households can afford to rent but not purchase housing in Hayward.

c. Because all forms of housing are expensive to build, rent, and buy, a variety of housing programs and resources are required to help meet the need for affordable housing.

d. The California Legislature has required each local government agency to develop a comprehensive, long-term plan establishing policies for future development. As specified in Government Code Section 65583(c), the plan must (1) encourage the development of a variety of types of housing for all income levels, including multifamily rental housing; and (2) "[a]ssist in the development of adequate housing to meet the needs of extremely low, very low, low- and moderate-income households." The City is also charged by the Legislature to use the powers vested in it to make adequate provision for the housing needs of all economic segments of the community. (Section 65580(d).)

e. Because of the high cost of both existing and newly constructed housing, the City will be limited in its ability to contribute to the attainment of State housing goals and to maintain a thriving mixed-income community without additional affordable housing.

f. Rising land prices have been a key factor in preventing development of new affordable housing. New housing construction in the City that does not include affordable units aggravates the existing shortage of affordable housing by absorbing the supply of available residential land. This reduces the supply of land for affordable housing and increases the price of remaining residential land. At the same time new housing contributes to the demand for goods and services in the City, increasing local service employment at wage levels that do not often permit employees to afford housing in the City. Providing the affordable units or fees required by this ordinance will mitigate the impacts of market-rate development on the need for affordable housing and will help to ensure that part of the City's remaining developable land is used to provide affordable housing.

SEC. 10-17.120 DEFINITIONS. As used in this Article, each of the following terms is defined as follows:

a. "Affordable Unit" is defined as an ownership or rental Dwelling Unit whose price is set at an Affordable Ownership Cost or Affordable Rent as defined in this Article.

b. "Affordable Ownership Cost" is defined as the maximum purchase price that will be affordable to a Moderate-Income Household at Presumed Occupancy Levels, based on a reasonable down payment and monthly housing payments (including mortgage principal and interest, property taxes, homeowner's insurance, and homeowner/condominium association fees where applicable) that do not exceed one hundred ten percent of Area Median Income multiplied by thirty-five percent and divided by twelve.

c. "Affordable Rent" is defined as the maximum monthly rent, including all fees for housing services and a utility allowance as determined by the Alameda County Housing Authority, that does not exceed the following, based on Presumed Occupancy Levels:

1. For Very Low Income Households: fifty percent of Area Median Income multiplied by thirty percent and divided by twelve.

2. For Low Income Households: sixty percent of Area Median Income multiplied by thirty percent and divided by twelve.

d. “Applicant” is defined as any person, firm, partnership, association, joint venture, corporation, or any entity or combination of entities that seeks discretionary or ministerial permits for a Residential Development Project from the City of Hayward.

e. “Area Median Income (AMI)” is defined as the median income for Alameda County, adjusted for household size, as published annually in Title 25 of the California Code of Regulations, Section 6932 (or its successor provision) by the California Department of Housing and Community Development (HCD).

f. "Decision-Making Body" is defined as the body with the authority to approve an application for a Residential Development Project.

g. “Dwelling Unit” is defined as a dwelling designed and intended for residential occupancy by one household.

h. “Household Income” is defined as the gross annual household income, monetary benefits, and all other sources of household income, before deductions or exemptions, and includes the income of all members of the household 18 years of age or older.

i. “Ownership Residential Project” is defined as any Residential Development Project that creates new Dwelling Units that may be sold individually, including but not limited to condominiums, townhomes, stock cooperatives, community apartments, and attached or detached single-family homes. An Ownership Residential Project also includes any Residential Development Project with a recorded condominium plan or map and the conversion of residential property to common interest developments as described in Hayward Municipal Code Section 10-3.370.

j. “Presumed Occupancy Levels” as listed below shall be used to establish Affordable Ownership Cost and Affordable Rents, unless the Residential Development Project is financed with federal tax credits, in which case the applicable federal regulations shall determine the Presumed Occupancy Levels:

(1) One person for a studio unit;

(2) Two people for a one bedroom unit;

(3) Three people for a two bedroom unit; and

(4) One additional person for each additional bedroom thereafter.

k. “Rental Residential Project” is defined as any Residential Development Project that creates new Dwelling Units that cannot be sold individually.

l. “Residential Development Project” is defined as any development for which a discretionary or ministerial permit is required that includes the creation of twenty (20) or more net new Dwelling Units or residential lots, or Dwelling Units and residential lots in combination. A conversion of residential property containing twenty (20) or more Dwelling Units to a common interest development, as defined in Hayward Municipal Code Section 10-3.370, is also a Residential Development Project. All development within a two-year period of twenty (20) or more Dwelling Units on a lot, or on contiguous lots for which there is evidence of common ownership or control, even though not covered by the same City discretionary or ministerial permit, shall be considered to be one Residential Development Project. The provisions of this section shall be interpreted broadly to effect the purposes of this chapter and to prevent evasion of its terms.

m. "Very Low, Low, and Moderate-Income Households" are defined as households whose incomes do not exceed the very low, low, or moderate-income limits, as applicable, established for Alameda County and adjusted for household size that are published annually in Title 25 of the California Code of Regulations, Section 6932 (or its successor provision) by HCD.

SEC. 10-17.200 OWNERSHIP RESIDENTIAL PROJECTS.

SEC. 10-17.205 UNIT THRESHOLD AND BASIC REQUIREMENTS. All Ownership Residential Projects consisting of twenty (20) or more Dwelling Units shall be subject to the affordable housing requirements of this Article. This Article shall be applied no more than once to an approved Ownership Residential Project, regardless of changes in the character or ownership of the development, provided that the total number of Dwelling Units does not change.

At the time an application for an Ownership Residential Project is submitted, the Applicant shall specify how the requirements of this Section shall be met. An Applicant for an Ownership Residential Project shall comply with the affordable housing requirements of this article by satisfying one of the following options:

a. Pay an affordable housing impact fee under Section 10-17.410; or

b. Include on-site for-sale Affordable Units equal to a minimum of 7.5 percent of the attached Dwelling Units and 10 percent of the detached Dwelling Units. Where the calculation of the required number of Affordable Units results in a fraction of a unit, one additional Affordable Unit shall be required. If a project amendment results in a change in the total number of units, the number of Affordable Units required will be recalculated to coincide with the final approved Ownership Residential Project; or

c. Construct for-sale Affordable Units not physically contiguous to the development (off-site) if approved by the Decision-Making Body under Section 10-17.225; or

d. Propose additional alternatives not listed in this Article that would mitigate the affordable housing impact of a proposed Residential Development Project if approved by the Decision-Making Body under Section 10-17.230; or

e. Provide rental Affordable Units if consistent with Section 10-17.310.

SEC. 10-17.210 AFFORDABILITY LEVELS. For-sale Affordable Units shall be made affordable to Moderate- Income Households at Affordable Ownership Cost.

SEC. 10-17.215 DESIGN, DISTRIBUTION AND TIMING OF AFFORDABLE UNITS. On-site Affordable Units shall be integrated with the proposed Ownership Residential Project and shall be be comparable in infrastructure (including sewer, water and other utilities), construction quality, exposure to environmental conditions, access to amenities, and exterior design to the on-site market-rate units. Specifically:

a. The Affordable Units should be integrated with the project as a whole. Affordable Units may be smaller in aggregate size and have different interior finishes and features than market-rate units so long as the interior features are durable, of good quality and consistent with contemporary standards for new housing. The number of bedrooms must be the same as those in the on-site market-rate units, except that if the market-rate units provide more than four bedrooms, the Affordable Units need not provide more than four bedrooms.

b. No building permits will be issued for any market-rate units in the Ownership Residential Project until permits for all Affordable Units have been obtained, unless Affordable Units are to be constructed in phases pursuant to a plan approved by City Council.

c. Market-rate units in the Ownership Residential Project will not be inspected for occupancy until all Affordable Units have been constructed, unless Affordable Units are to be constructed in phases pursuant to a plan approved by City Council.

SEC. 10-17.220 DURATION OF AFFORDABILITY REQUIREMENT. For-sale Affordable Units must be legally restricted to occupancy by Moderate-Income Households for a minimum of 45 years from the date of approval of a final inspection or issuance of an occupancy permit.

SEC. 10-17.225 OFF-SITE CONSTRUCTION. As an alternative to on-site construction of for-sale Affordable Units, an Applicant may instead construct for-sale Affordable Units not physically contiguous to the development (off-site) if the Decision-Making Body determines that:

(1) Off-site construction will further affordable housing opportunities in the City to a greater extent than construction of the required Affordable Units as part of the proposed Ownership Residential Project;

(2) A schedule for completion of the off-site Affordable Units concurrently with completion of the related market-rate units is provided and agreed upon as a condition of approval for the project;

(3) The off-site Affordable Units are at least equal in size and amenities to the Affordable Units that would be provided on-site, or any comparative deficiency in size or amenities is compensated for by additional units, larger units, or affordability to households with lower incomes.

Except as approved by the Decision-Making Body, off-site Affordable Units shall conform with all other requirements in this Article that are applicable to on-site for-sale Affordable Units.

SEC. 10-17.230 ADDITIONAL ALTERNATIVES. An Applicant may also propose additional alternatives not listed in this Article that would mitigate the affordable housing impact of a proposed Residential Development Project if the Decision-Making Body finds that such an alternative would provide a greater benefit to the City than the other options explicitly described in this Article. An Applicant may also choose to propose any combination of on-site construction, off-site construction, affordable housing impact fee, rental housing, or other alternative that conforms to the provisions of this Article and would at least equal the benefit to the City as the other options explicitly described in this Article. Except as approved by the Decision-Making Body, off-site Affordable Units shall conform with all other requirements in this Article that are applicable to on-site for-sale Affordable Units.

SEC. 10-17.300 RENTAL RESIDENTIAL PROJECTS AND RENTAL AFFORDABLE UNITS.

SEC. 10-17.305 UNIT THRESHOLD FOR AFFORDABLE HOUSING IMPACT FEE. No Affordable Units are required to be included in a Rental Residential Project which does not receive City assistance as described in Section 10-17.310.All Rental Residential Projects consisting of twenty (20) or more Dwelling Units shall pay affordable housing impact fees as described in Sections 10-17.400-415, unless the Applicant elects to provide rental Affordable Units in conformance with Section 10-17.310. The affordable housing impact fee shall be paid no more than once for an approved Rental Residential Project, regardless of changes in the character or ownership of the development, provided that the total number of Dwelling Units does not change.

SEC. 10-17.310 RENTAL AFFORDABLE UNITS PERMITTED IF CONSISTENT WITH COSTA HAWKINS ACT. As an alternative to paying affordable housing impact fees for Rental Residential Projects or providing for-sale Affordable Units for Ownership Residential Projects, an Applicant may propose to provide 7.5 percent of

attached Dwelling Units and 10 percent of detached Dwelling Units as rental Affordable Units available at Affordable Rent for Low Income Households for a minimum of 55 years from the date of approval of a final inspection or issuance of an occupancy permit. To ensure compliance with the Costa-Hawkins Act (Chapter 2.7 of Title 5 of Part 4 of Division 3 of the Civil Code), the City may only approve such a proposal if the Applicant agrees in a rent regulatory agreement with the City to limit rents in consideration for a direct financial contribution or a form of assistance specified in Chapter 4.3 (commencing with Section 65915) of Division 1 of Title 7 of the Government Code. Rental Affordable Units shall otherwise conform to the standards in Section 10-17.215 of this Article.

SEC. 10-17.400 AFFORDABLE HOUSING IMPACT FEE.

SEC. 10-17.405 ADOPTION OF AFFORDABLE HOUSING IMPACT FEE. Affordable housing impact fees for Residential Development Projects may be established by resolution of the City Council and amended from time to time as appropriate. Any such fees shall be part of the City's Master Fee Schedule. The fees shall not exceed the cost of mitigating the impact of market rate housing on the need for affordable housing in the City.

SEC. 10-17.410 PAYMENT OF AFFORDABLE HOUSING IMPACT FEE. Affordable housing impact fees shall be paid either prior to issuance of a building permit for a Dwelling Unit or prior to approval of a final inspection or issuance of an occupancy permit for a Dwelling Unit. Regardless of the option chosen, no final inspection will be approved and no occupancy permit will be issued for any Dwelling Unit unless all required affordable housing impact fees have been paid in full.

SEC. 10-17.415 USE OF AFFORDABLE HOUSING IMPACT FEE. The affordable housing impact fee shall be placed in the Affordable Housing Trust Fund and used to provide Affordable Units as described in Sections 10-17.1000-1010.

SEC. 10-17.500 IMPLEMENTATION OF AFFORDABLE HOUSING PLAN.

SEC. 10-17.505 GENERAL. The provisions of this Article shall apply to all agents, successors and assignees of an Applicant or property owner proposing a Residential Development Project governed by this Article. No discretionary or ministerial permit shall be issued for any Residential Development Project unless in compliance with the terms of this Article.

SEC. 10-17.510 AFFORDABLE HOUSING PLAN. Unless the Applicant proposes to pay affordable housing impact fees consistent with Section 10-17.400-415, an Applicant shall submit an Affordable Housing Plan (AHP) as part of the earliest application for a Residential Development Project. In accordance with the Permit Streamlining Act, the planning director shall determine whether the AHP is complete. The elements of a complete AHP are described below. If the AHP is incomplete, the AHP will be returned to the Applicant with a list of the deficiencies or the information required. No application for a discretionary or ministerial permit to which this Article applies shall be deemed complete until the AHP is deemed complete by the planning director. At any time during the review

process, the planning director may require from the Applicant additional information reasonably necessary to clarify and supplement the application or to determine the consistency of the proposed AHP with the requirements of this Article.

A complete AHP shall include, at a minimum:

a. The location, structure (attached or detached), proposed tenure (for-sale or rental), and size of the proposed market-rate units and Affordable Units and the basis for calculating the number of Affordable Units provided;

b. A floor or site plan depicting the location of the Affordable Units;

c. The income levels to which each Affordable Unit will be made affordable;

d. For phased Residential Development Projects, a phasing plan that provides for the timely development of the number of Affordable Units proportionate to each proposed phase of development as required by this Article;

e. A description of any incentives that are requested by the Applicant;

f. If off-site units, rental units, or other alternatives are proposed under Sections 10-17.225, 10-17.230, or 10-17.310, the information necessary to support the findings required for approval of such alternatives;

g. A marketing plan that describes how the Applicant will inform the public, and those within the appropriate income groups, of the availability of Affordable Units;

h. A written statement demonstrating compliance with the requirements of Section 10-17.215 for on-site Affordable Units; and

i. Any other information reasonably requested by the Planning Director to assist with evaluation of the AHP under the standards of this Article.

Affordable Housing Plans that meet all of the requirements of this Article shall be approved by Decision-Making Body. An Affordable Housing Plan that requests a waiver of any of the requirements set forth in this Article shall require approval of the City Council.

SEC. 10-17.515 AFFORDABLE HOUSING AGREEMENT. An approved Affordable Housing Plan shall be memorialized by an Affordable Housing Agreement (AHA) between the City and the Applicant. The form of the AHA will vary, depending on the manner in which the provisions of this Article are satisfied for a particular Residential Development Project. An AHA must include, at minimum, the following:

a. Description of the development, including whether the Affordable Units will be rented or owner-occupied;

b. The number, size and location of any Very Low-, Low- or Moderate-Income Units;

c. Affordability incentives provided by the City (if any), including the nature and amount of any local public funding;

d. Provisions and/or documents for resale restrictions, deeds of trust, rights of first refusal or rental restrictions;

e. The marketing plan for sale or rental of the Affordable Units;

f. Provisions for monitoring the ongoing affordability of the units, and the process for qualifying prospective resident households for income eligibility; and

g. Any additional obligations relevant to the compliance with this Article.

The form of the AHA resale and rental restrictions, deeds of trust, option agreements and other documents authorized by this subsection must be approved by the City Manager or designee prior to being executed with respect to any Residential Development Project.

Approval of an AHA is a condition of any discretionary or ministerial permit for any Residential Development Project for which this Article applies, unless the Applicant has proposed to pay affordable housing mitigation fees consistent with Section 10-17.400.

SEC. 10-17.520 TERM OF AGREEMENT. All for-sale Affordable Units provided under this Article must be legally restricted to occupancy by Moderate, Low, or Very Low-Income Households, as applicable, for a minimum of 45 years from the date of approval of a final inspection or issuance of an occupancy permit. All rental Affordable Units provided under this Article must be legally restricted to occupancy by Low, or Very Low-Income Households, as applicable, for a minimum of 55 years from the date of approval of a final inspection or issuance of an occupancy permit.

SEC. 10-17.525 RECORDING OF AGREEMENT. An approved Affordable Housing Agreement must be recorded against the property included in the Residential Development Project prior to approval of any parcel or final map or issuance of any building permit, whichever occurs first. Additional rental or resale restrictions, deeds of trust, option agreements and/or other documents acceptable to the City Manager or designee may also be recorded. In cases where the requirements of this Article are satisfied through the development of off-site units, the Affordable Housing Agreement must simultaneously be recorded against the Residential Development Project site and the property where the off-site units are to be developed.

SEC. 10-17.600 EXEMPTIONS.

The requirements of this Article do not apply to the following:

a. The reconstruction of any structures that have been destroyed by fire, flood, earthquake or other act of nature; provided, however, that this Article shall apply to net new Dwelling Units added to a site if the reconstruction of the site increases the total number of Dwelling Units by 20 or more.

b. Development agreements, as originally approved, that have been adopted and executed by the City Council prior to January 1, 2004. This exemption shall not apply to modifications of existing development agreements.

SEC. 10-17.700 DEVELOPMENT INCENTIVES.

This Article confers economic and land use benefits on Residential Development Projects that provide on-site Affordable Units, as set forth below.

a. Density Bonus. The City Council, upon request, may approve an increase in the number of units per acre permitted in a proposed Residential Development Project governed by this Article, when such an increase in density is consistent with state density bonus law as set forth in Section 65915 of the State Government Code. In calculating the number of affordable units required by this Article, any additional units authorized as a density bonus pursuant to state law shall not be counted as part of the Residential Development Project.

b. Modified Development Standards to Increase Density.

(1) In a residential project which contains single family detached homes, Affordable Units may be attached Dwelling Units rather than detached homes. In a residential project that includes attached multi-story Dwelling Units, Affordable Units may contain only one story;

(2) When a Residential Development Project is on a major transportation route, the Applicant may request that the Decision-Making Body reduce the number of parking spaces required for the development based on the assumption that some households will take public transportation to their jobs. This will allow for increased density within the development.

c. Expedited Processing. Expedited processing of development approvals and permits will be available for Residential Development Projects with on-site Affordable Units.

d. Technical and Financial Assistance. Upon request, information shall be provided to Applicants regarding design guidelines and financial subsidy programs for Residential Development Projects.

SEC. 10-17.800 ADMINISTRATION OF AFFORDABLE UNITS.

SEC. 10-17.805 SELECTION CRITERIA. No household shall be permitted to occupy an Affordable Unit unless the City Manager or designee has first approved the household's eligibility as a Moderate-, Low- or Very Low Income Household, as applicable. The Applicant, property owner or property manager shall use an equitable selection method established in compliance with the terms of this Article and approved by the City Manager or designee. If qualified, persons shall be selected for occupancy of an Affordable Unit based on the following criteria:

a. First Priority: Persons who live or work within the City of Hayward.

b. Second Priority: All other eligible households.

SEC. 10-17.810 CONFLICT OF INTEREST. The following individuals are ineligible to purchase or rent an Affordable Unit: City employees and officials (and their immediate family members) who have policy-making authority or influence regarding City housing programs and do not qualify as having a remote interest as provided by California Government Code; the Applicant and its officers and employees (and their immediate family members); and the property owner and its officers and employees (and their immediate family members).

SEC. 10-17.815 OCCUPANCY. Any household who occupies an Affordable Unit must occupy that unit as the household's principal residence. Should the household cease to occupy the Affordable Unit as its principal residence, the household will be in default of its resale restriction or lease. The City may, in its sole discretion, grant a temporary waiver of this occupancy requirement for hardship.

SEC. 10-17.820 OWNER-OCCUPIED UNITS. The initial and subsequent sales prices of the Affordable Unit must be set at Affordable Ownership Cost.

a. Transfer of Restrictions. When the ownership of a for-sale Affordable Unit is transferred prior to the expiration of the 45-year affordability period, each new owner must sign an Affordable Housing Agreement to complete the 45-year term.

b. Resale. The maximum sales price permitted on resale of a for-sale Affordable Unit shall be the lower of (1) fair market value or (2) the seller's lawful purchase price, increased by the lesser of (a) the rate of increase of Area Median Income during the seller's ownership or (b) the rate at which the consumer price index increased during the seller's ownership. To the extent authorized in the resale restrictions or Affordable Housing Agreement recorded against the property, seller may recover, at time of sale, the value of capital improvements made by the seller (for which there are receipts) and the seller's necessary and usual costs of sale. The City Manager or designee may authorize

an increase in the maximum allowable sales price to achieve such recovery. Capital improvements are limited to new construction. Repairs of any type, including but not limited to roofs, bathrooms and kitchens, are not considered capital improvements.

SEC. 10-17.825 OPTION TO PURCHASE FOR OWNER-OCCUPIED UNITS. In the event of a default under the resale restrictions, the City shall have the option to purchase the unit following the default by the owner under the terms of the resale restrictions.

It is the responsibility of the seller of an Affordable Unit that is subject to this Article to select a purchaser that meets the income requirements of this Article. Information regarding potential purchasers who may meet the income criteria may be obtained from the City of Hayward or from similar programs offered by other municipalities, lenders or local housing organizations. The City may establish procedures to review the prospective purchaser's eligibility to purchase an Affordable Unit. If the seller is unable to find an eligible purchaser, the City shall have the option to purchase the unit.

In either event, the option price for the Affordable Unit shall equal the price that could be charged to an income-eligible purchaser.

SEC. 10-17.830 RENTAL UNITS. If for-rent Affordable Units are provided in accordance with Section 10-17.310, the Affordable Units shall be offered to eligible households at an Affordable Rental Cost. The owner of rental Affordable Units shall certify each tenant's Household Income to the City Manager or designee at the time of initial rental and annually thereafter. The owner must obtain and review documents that demonstrate the prospective tenant's Household Income and submit such information on a form approved by the City Manager or designee. The City Manager or designee shall review the prospective tenant's eligibility to rent an Affordable Unit. No tenant may move into an Affordable Unit prior to authorization by the City Manager or designee.

SEC. 10-17.835 MARKETING PLAN. Owners of rental Affordable Units may fill vacant units by selecting income-eligible households in accordance with the approved marketing plan contained in the Affordable Housing Agreement.

SEC. 10-17.840 COMPLIANCE REPORTS. Owners of rental Affordable Units shall submit annual compliance reports summarizing the occupancy of each Affordable Unit. Annually, the owner shall re-certify all tenants for income-eligibility and submit an annual report. The forms and format used will be the same as those specified for the Tax Exempt Multifamily Mortgage Bond Program or other State or federal housing subsidy program approved by the City.

SEC. 10-17.845 SUBSEQUENT RENTAL TO INCOME-ELIGIBLE TENANT. The owner shall apply the same rental terms and conditions to tenants of Affordable Units as are applied to all other tenants, except as required to comply with this Article (e.g., rent levels, occupancy restrictions and income requirements) or with other

applicable government subsidy programs. The owner shall manage and operate the Affordable Units in compliance with federal and state fair housing laws.

SEC. 10-17.850 CHANGES IN TENANT INCOME. If, after moving into an Affordable Unit, a tenant's Household Income exceeds the income limit for that Affordable Unit, the following shall apply:

a. If the tenant's Household Income does not exceed the income limits of other Affordable Units in the Residential Development Project, the owner may, at the owner's option, allow the tenant to remain in the original Affordable Unit and re-designate the Affordable Unit as affordable to households of a higher income level, as long so the next vacant Affordable Unit is re-designated for the income category previously applicable to the tenant's household.

b. If there are no Affordable Units available at the tenant's increased income level, the tenant's rent shall be raised to 30 percent of the tenant's actual monthly Household Income or fair market rent, whichever is lower. If the tenant is paying fair market rent, the next vacant Dwelling Unit that is comparable in size (number of bedrooms, bathrooms, square footage, etc.) to the original Affordable Unit shall be designated as an Affordable Unit at the income level previously applicable to the Dwelling Unit converted to market rate. However, if the Affordable Units are financed with federal tax credits, the following shall apply: if, upon recertification, a tenant's Household Income exceeds 70 percent of AMI, the owner shall charge the existing tenant rent equal to the amount permitted under the rules and regulations of the Internal Revenue Service and the California Tax Credit Allocation Committee, and the owner shall rent the next available Dwelling Unit to a Very Low Income Household for Affordable Rent.

SEC. 10-17.900 ADJUSTMENTS AND WAIVERS.

SEC. 10-17.905 APPLICATION FOR ADJUSTMENTS AND WAIVERS. As part of an application for the first approval of a Residential Development Project, an Applicant may apply for a reduction, adjustment, or waiver of the requirements of this Article based upon a showing that applying the requirements of this chapter would result in an unconstitutional taking of property or would result in any other unconstitutional result. The Applicant shall set forth in detail the factual and legal basis for the claim, including all supporting technical documentation.

SEC. 10-17.910 CONSIDERATIONS. In making a determination on an application to adjust or waive the requirements of this Article, the City Council may assume each of the following when applicable: (a) the Applicant will benefit from any incentives included in this Article; (b) the Applicant will be obligated to provide the most economical Affordable Units feasible in terms of construction, design, location and tenure; and (c) that the Applicant is likely obtain other housing subsidies where such funds are reasonably available.

SEC. 10-17.915 ACTION ON ADJUSTMENT OR WAIVER. The City Council, based upon legal advice provided by or at the behest of the City Attorney, may approve a reduction, adjustment, or waiver if it determines that applying the requirements of this chapter would effectuate an unconstitutional taking of property or otherwise have an unconstitutional application to the property. The reduction, adjustment, or waiver shall be approved only to the extent necessary to avoid an unconstitutional result, after adoption of written findings and based on legal analysis and the evidence. If a reduction, adjustment, or waiver is granted, any change in the residential or nonresidential project shall invalidate the reduction, adjustment, or waiver, and a new application shall be required for a reduction, adjustment, or waiver pursuant to this Section. If the City Council determines no violation of the United States or California Constitutions would occur through application of this Article, the requirements of this Article shall remain applicable.

SEC. 10-17.1000 AFFORDABLE HOUSING TRUST FUND.

SEC. 10-17.1005 TRUST FUND. There is hereby established a separate Affordable Housing Trust Fund ("Fund"). This Fund shall receive all affordable housing impact fees and may also receive monies from other sources.

SEC. 10-17.1010 PURPOSE, LIMITATIONS AND ADMINISTRATION. Monies deposited in the Fund must be used to increase the supply of housing affordable to Moderate-, Low-, and Very Low-Income households in the City, through new construction or acquisition of affordability covenants and substantial rehabilitation of existing housing. Up to ten percent of revenue may be used to cover reasonable administrative costs associated with the administration and implementation of this Article.

The Fund shall be administered by the City Manager or designee, who may develop procedures to implement the purposes of the Fund consistent with the requirements of this Article and any adopted budget of the City.

SEC. 10-17.1100 ENFORCEMENT.

SEC. 10-17.1105 MISDEMEANOR. It shall be a misdemeanor for any person to sell or rent an Affordable Unit at a sales price or rent exceeding Affordable Rent or Affordable Ownership Cost or otherwise to violate any of the provisions of this Article.

SEC. 10-17.1110 CITY ACTIONS. The City may institute actions in law or equity for violations of this Article and may suspend or revoke any discretionary or ministerial permit upon finding a violation of any of the provisions of this Article, an approved Affordable Housing Agreement, or any documents, such as resale restrictions and rent regulatory agreements, entered into by the City to implement the requirements of this Article.

SECTION 2. If any section, subsection, paragraph, or sentence of this Ordinance, or any part thereof, is for any reason found to be unconstitutional, invalid, or beyond the authority of the City of Hayward by a court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance.

SECTION 3. This Ordinance shall become effective thirty (30) days after adoption by the City Council.

INTRODUCED at a regular meeting of the City Council of the City of Hayward, held the 27th day of January, 2015 by Council Member _____

ADOPTED at a regular meeting of the City Council of the City of Hayward, held the ____ day of _____, 2015 by the following votes of members of said City Council.

AYES: COUNCIL MEMBERS:
MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

APPROVED: _____
Mayor of the City of Hayward

DATE: _____

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

_____
City Attorney of the City of Hayward

ATTACHMENT III

HAYWARD CITY COUNCIL

RESOLUTION NO. 15-_____

Introduced by Council Member _____

RESOLUTION RESCINDING RESOLUTION 03-089 AND ESTABLISHING AFFORDABLE HOUSING IMPACT FEES

WHEREAS, to assure that future housing development mitigates its impact on the need for affordable housing in the City of Hayward (the "City") by contributing to the production of residential units in the City that are affordable to very low, low- and moderate-income households, the City Council has considered and introduced on this same date an ordinance to amend the Affordable Housing Ordinance (Chapter 10, Article 17 of the City's Municipal Code) (the "Affordable Housing Ordinance"); and

WHEREAS, the Affordable Housing Ordinance authorizes the imposition of affordable housing impact fees on for-sale and rental residential developments to mitigate the impact of such developments on the need for affordable housing in the City; and

WHEREAS, to ensure that the affordable housing impact fees adopted by this resolution do not exceed the actual affordable housing impacts attributable to the development projects on which the fee is imposed, the City Council has received and considered a report from David Paul Rosen & Associates dated October 28, 2014 and entitled "City of Hayward Inclusionary Housing and Nexus Study," which includes, among other information, an affordability gap analysis, a residential nexus analysis, and an economic impact analysis (the "DRA Study"); and

WHEREAS, the DRA Study demonstrates that, to fully mitigate the burdens created by residential development on the need for extremely low, very low, low, median, and moderate-income housing, an affordable housing impact fee of $40.98 to $47.89 per square foot of new market rate residential development would be needed; and

WHEREAS, the City Council now desires to rescind the Affordable Housing In-Lieu Fees previously adopted under Section 10-17.500 of the City's Municipal Code and to adopt affordable housing impact fees for residential developments as authorized by the Affordable Housing Ordinance, which fees do not exceed the justified fees needed to mitigate the actual affordable housing impacts attributable to the development on which the fees are imposed; and

WHEREAS, to ensure that development projects remain economically feasible, the affordable housing impact fees adopted by this resolution are lower than the amount found by the DRA Study to be needed to fully mitigate the burdens created by new development on the need for affordable housing; and

WHEREAS, at least ten days prior to the date this resolution is being heard, data was made available to the public indicating the amount of cost, or estimated cost, required to provide the service for which the fee or service charge is levied and the revenue sources anticipated to provide the service, including general fund revenues, in accordance with Government Code

Section 66019; and

WHEREAS, at least fourteen days prior to the date this resolution is being heard, notice was provided to any persons or organizations who had requested notice, in accordance with Government Code Section 66019; and

WHEREAS, notice of the hearing on the proposed fee was published twice in the manner set forth in Government Code Section 6062a as required by Government Code Sections 66004 and 66018; and

WHEREAS, the City Council has reviewed the information contained in this Resolution and the accompanying staff report and attachments thereto at a meeting held on January 27, 2015.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HAYWARD THAT:

Section 1. The City Council finds as follows:

A. The foregoing recitals are true and correct and incorporated into this resolution by this reference.

B. The purpose of the affordable housing impact fee is to mitigate the burdens created by new residential and nonresidential development projects on the need for extremely low, very low, low, median, and moderate-income housing.

C. In compliance with the Affordable Housing Ordinance, all affordable housing impact fees collected shall be deposited into the City's Affordable Housing Trust Fund to be used solely to increase and preserve the supply of housing affordable to households of extremely low, very low, low, median, and moderate incomes (including reasonable administrative costs).

D. After considering the DRA Study, the testimony received at the public hearing, and the evidence in the record, the City Council accepts the DRA Study, and incorporates the findings of the DRA Study into this resolution, and further finds that new residential development and nonresidential development will create a need for affordable housing by:

1. Aggravating the existing shortage of affordable housing by reducing the supply of land for affordable housing and increasing the price of remaining land.

2. Increasing local employment at extremely low, very low, low, median, and moderate-income wage levels, which increases the demand for and exacerbates the shortage of housing available to persons at those income levels.

E. There is a need in the City for housing affordable to households of extremely low, very low, low, median, and moderate incomes.

F. The facts and substantial evidence in the record establish that there is a reasonable relationship between the need for affordable housing and the impacts of the development described in the DRA Study for which the corresponding fee is charged, and there is also a reasonable relationship between the fee's use and the type of development for which the fee is charged, as is described in more detail in the DRA Study.

G. The DRA Study sets forth cost estimates that are reasonable for constructing affordable housing, and the fees expected to be generated by new development will not exceed these costs.

H. Adoption of this resolution is exempt from the California Environmental Quality Act because the adoption of this resolution is not a project, in that it is a government funding mechanism which does not involve any commitment to any specific project. (CEQA Guidelines Section 15378(b) (4).)

Section 2. The City Council hereby rescinds and removes the In-Lieu Fee established by Resolution No. 03-089.

Section 3. The City Council hereby adopts the following affordable housing impact fees:

1. Ownership Residential Projects – 20 Units or More

a.	Detached Dwelling Units	$4.00/Square Foot of Habitable Space*
b.	Attached Dwelling Units	$3.24/Square Foot of Habitable Space*

2. Rental Residential Projects – 20 units or More

a.	Projects Receiving All Discretionary Approvals Prior to Dec. 31, 2015 and All Building Permits Prior to Dec. 31, 2017	No fee
b.	All Other Projects	$3.24/Square Foot of Habitable Space*

*Notes: Affordable housing impact fees shall be paid either prior to issuance of a building permit or prior to approval of a final inspection or issuance of an occupancy permit. Fees paid at occupancy shall be increased 10 percent, to $4.40/sq. ft. of habitable space for attached dwelling units and to $3.56/sq. ft. of habitable space for attached dwelling units and rental residential projects.

"Habitable Space" means floor area within a dwelling unit designed, used, or intended to be used exclusively for living and sleeping purposes and exclusive of vent shafts, eaves, overhangs, atriums, covered entries and courts and any portion of a structure above ground used for parking, parking aisles,

loading areas, or accessory uses.

Section 4. The City Council may review and amend the affordable housing impact fee from time to time. Beginning January 1, 2016, for any annual period during which the City Council does not review the affordable housing impact fee, fee amounts shall be adjusted once by the City Manager or designee based on the percentage change in the three-year trailing median home price in the City.

Section 5. An affordable housing impact fee shall be paid by all developments subject to the fee, as shown in Section 3.

Section 6. This Resolution shall go into full force and effect on April 1, 2015, but only if the Affordable Housing Ordinance is effective prior to that date.

Section 7. Any judicial action or proceeding to attack, review, set aside, void or annul this resolution shall be brought within the 90-day time period as established by Code of Civil Procedure Section 1094.6.

IN COUNCIL, HAYWARD, CALIFORNIA January 27, 2015

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:

MAYOR: Halliday

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____

City Clerk of the City of Hayward

APPROVED AS TO FORM:

_____

City Attorney of the City of Hayward

Final Report of the Residential Nexus Analysis and Financial Feasibility Analysis (the Study)

City of Hayward
Inclusionary Housing and Nexus Study

Final Report
October 28, 2014

PREPARED FOR:

City of Hayward
777 B. Street
Hayward, CA 94541

PREPARED BY:

David Paul Rosen & Associates

1330 Broadway, Suite 937
Oakland, CA 94612
510-451-2552
510-451-2554 Fax
david@draconsultants.com
www.draconsultants.com

3941 Hendrix Street
Irvine, CA 92614
949-559-5650
949-559-5706 Fax
nora@draconsultants.com
www.draconsultants.com

Table of Contents

Executive Summary 1

Introduction 1

Target Income Levels and Affordable Housing Cost 3

Summary of Findings 4

- Affordability Gap Analysis 4
- Inclusionary Housing In Lieu Fees 7
- Residential Nexus Analysis 8
- Economic Impact Analysis 11
  - Land Residual Analysis 11
  - Rent and Return Analysis 12

Nexus Fees in Other Cities 15

Recommendations 17

Introduction 18

The Nexus Relationship 18

- Nexus Legal Requirements in California 19
- The Nexus Rationale 21

Affordable Housing Income Levels, Rents and Home Prices 22

- Target Income Levels 22
- Affordable Rents and Home Prices 23
- Affordable Housing Cost Definitions 23
- Occupancy Standards 24
- Utility Allowances 25
- Affordable Net Rents and Owner Monthly Housing Expense 26

Affordable Home Prices 27

Market Rents and Home Prices 27

Apartment Rents and Vacancy Rates 27

Condominium and Single-Family Home Sales Prices 31

Affordability Gap Analysis 32

Methodology 32

Housing Development Costs 33

Calculation of Per Unit Subsidy Amounts 35

Residential Nexus Analysis 37

Impact Methodology and Use of the IMPLAN Model 37

The IMPLAN Model 38

Disposable Income of New Households 40

Projected Employment Generation 42

Adjustment for Full-Time Employment 43

Adjustment for Potential Increase in Labor Force Participation 43

Projected Household Growth 44

Projected Low and Moderate Income Households 44

Total Affordability Gap for New Households 45

Economic Impact Analysis 46

Land Residual Analysis 47

Land Residual Analysis Methodology 47

Assumptions 47

Market Land Sales Prices 48

Findings 48

Rent and Return Analysis 49

Methodology and Assumptions 49

Findings 50

LIST OF TABLES

Table	Title	Page
ES-1	Affordable Housing Income Limits by Percent of Area Median Income (AMI), City of Hayward, 2014	3
ES-2	Per Unit Affordability Gaps, Very Low Income Households, New Construction Housing Prototypes	5
ES-3	Per Unit Affordability Gaps, Low Income Households, New Construction Housing Prototypes	6
ES-4	Per Unit Affordability Gaps, Moderate Income Households, New Construction Housing Prototypes	7
ES-5	Inclusionary Housing In Lieu Fee Calculation Owner Housing Prototypes	8
ES-6	Estimated Maximum Residential Nexus Fee Per Housing Unit	10
ES-7	Estimated Maximum Residential Nexus Fee Per Square Foot	10
ES-8	Land Residual Analysis Results	13
ES-9	Land Residual Analysis Results Assuming Increased Development Costs	14
ES-10	Supported and Adopted Nexus Fees in Selected California Communities	16
1	Affordable Housing Income Limits by Household Size	23
2	Renter Affordable Housing Cost by Percent of Area Median Income and Household Size	24
3	Owner Affordable Housing Cost by Percent of Area Median Income and Household Size	24

Table	Title	Page
4	Current Monthly Utility Allowances for Rental Housing	25
5	Affordable Monthly Net Rents	26
6	Affordable Monthly Owner Housing Cost	26
7	Affordable Home Prices	27
8	Apartment Inventory Characteristics, Alameda County and City of Hayward, Second Quarter, 2013	29
9	Apartment Inventory Characteristics, Alameda County and City of Hayward, Second Quarter, 2013	29
10	Average Apartment Rents and Vacancy Rates, Alameda County Cities, 2013 and 2014	30
11	Estimated Per Unit Total Development Costs, New Construction Housing Prototypes	34
12	Per Unit Affordability Gaps, Very Low Income Households, New Construction Housing Prototypes	35
13	Per Unit Affordability Gaps, Low Income Households, New Construction Housing Prototypes	36
14	Per Unit Affordability Gaps, Moderate Income Households, New Construction Housing Prototypes	37
15	Estimated Disposable Household Income of Homebuyers; Owner Prototypes	41
16	Estimated Disposable Household Income of Tenant Households; Renter Prototypes	42
17	Estimated New Low and Moderate Income Employee Households Generated by New Construction Housing Prototypes	45
18	Estimated Maximum Residential Nexus Fee Per Housing Unit, Housing Prototypes	46

APPENDIX A: LIST OF TABLES

Table	Title	Page
A-1	Housing Prototype Projects	52
A-2	Affordable Rents and Prototype Supportable Mortgage, Renter Prototype	53
A-3	Affordable Mortgage by Income Level, Owner Housing Prototypes	54
A-4	Estimated Development Costs, Owner Prototype #1	55
A-5	Estimated Development Costs, Owner Prototype #2	56
A-6	Estimated Development Costs, Renter Prototype #3	57
A-7	Per Unit Total Development Costs, New Owner and Renter Housing Prototype Units	58
A-8	Owner Housing Affordability Gap Calculations, Prototype #1, Single-Family Infill	59
A-9	Owner Housing Affordability Gap Calculations, Prototype #2, Owner Townhomes	60
A-10	Rental Housing Affordability Gap Calculations, Prototype #3, Stacked Flat Apartments, Podium Parking	61
A-11	Increase in Condominium, Single-Family and Land Sales Prices 2012 to 2014	62
A-12	Condominium Sales: Condos Built Since 2011, City of Hayward, January 1, 2011 through August 31, 2013	63
A-13	Condominium Sales: Condos Built Since 2011, City of Hayward, January 1, 2013 through August 31, 2014	64
A-14	Condominium Sales: Condos Built Since 2013, City of Hayward, January 1, 2013 through August 31, 2014	65
A-15	Single-Family Home Sales Homes Built Since 2011, City of Hayward January 1, 2011 through August 31, 2013	65
A-16	Single-Family Home Sales: Homes Built Since 2011,	

Table	Title	Page
	City of Hayward, January 1, 2013 through August 31, 2014	68
A-17	Single-Family Home Sales: Homes Built Since 2013, City of Hayward, January 1, 2013 through August 31, 2014	69
A-18	Vacant Residential Land Sales, City of Hayward, January 1, 2012 to August 31, 2013	70
A-19	Vacant Residential Land Sales, City of Hayward, September 1, 2013 to August 31, 2014	72
A-20	Estimated Disposable Household Income of New Homebuyers; Owner Prototypes	74
A-21	Estimated Disposable Household Income of New Renter Households; Renter Prototypes	75
A-22	Projected Employment Impacts by Industry Sector, Prototype #1, Single-Family Infill	75
A-23	Projected Employment Impacts by Industry Sector, Prototype #2, Owner Townhomes	77
A-24	Projected Employment Impacts by Industry Sector, Prototype #3, Stacked Flat Apartments, Podium Parking	77
A-25	Wages by Occupational Grouping, San Francisco-Alameda-Redwood City MSA, 1st Quarter 2012	79
A-26	Estimated Qualifying Very Low, Low and Moderate Income Households, Prototype #1, Single-Family Infill	81
A-27	Estimated Qualifying Very Low, Low and Moderate Income Households, Prototype #2, Owner Townhomes	82
A-28	Estimated Qualifying Very Low, Low and Moderate Income Households, Prototype #3, Stacked Flat Apartments, Podium Parking	83
A-29	Estimated Maximum Residential Nexus Fees, New Owner and Renter Housing Prototypes	84
A-30	Land Residual Analysis Assumptions	85
A-31	Land Residual Analysis Construction Cost and Net Operating Income Calculations	86
A-32	Land Residual Analysis	87

Table	Title	Page
A-33	Land Residual Analysis with Increased Development Costs	88
A-34	Development Cost and Rent Analysis	89
A-35	Rate of Return Analysis	90
A-36	Owner Housing Affordability Gap to Price Calculation, Prototype #1	91
A-37	Owner Housing Affordability Gap to Price Calculation, Prototype #2	92
A-38	Inclusionary Housing In-Lieu Fee Calculation Based on Gap to Price, Owner Housing Prototypes	93

APPENDIX B

Utility Allowance Schedule, Housing Authority of the County of Alameda, Effective July 1, 2014 94

Executive Summary

Introduction

The City of Hayward first adopted its Inclusionary Housing Ordinance in 2003. Pursuant to the Ordinance, the City also established an Affordable Unit In-lieu Fee by resolution. The City has since entered into several Inclusionary Housing Agreements (IHA's) which have provided a range of methods for developers to meet inclusionary housing requirements, ranging from on-site development of moderate income units, to the provision of off-site affordable housing, and a combination of on-site and off-site housing.

In response to the downturn in the housing market during the last recession, and recent court decisions, the City adopted an ordinance on January 18, 2011 that provided interim relief from certain inclusionary housing provisions (the Relief Ordinance). An additional ordinance (the First Amendment to the Relief Ordinance) was adopted on November 15, 2011 to clarify certain provisions of the Relief Ordinance. On December 18, 2012 the City extended the inclusionary housing relief provisions for 12 months, until December 2013, to allow staff to conduct a nexus study. The City Council also authorized further extensions of the Relief Ordinance by resolution if there is not a noticeable improvement in the housing market and increase in local residential construction during 2013.

Based on the Relief Ordinance and its First Amendment, the inclusionary housing percentage was reduced from 15% to 10% for single-family detached housing and to 7.5% for attached single-family homes, townhomes and other attached housing. In addition, developers have the by right option to pay in-lieu fees instead of providing units on site and rental housing is exempted from the requirements if they are not mapped as condominiums or do not receive City assistance of some type.

The City of Hayward (City) retained David Paul Rosen & Associates (DRA) in 2013 to assist the City in preparing an Inclusionary Housing Ordinance Review and a nexus study examining the legality and basis for establishing a rational nexus between market-rate residential development and the need for affordable housing

in the City. To the extent that new market-rate residential development in the City increases demand for housing and exacerbates the City's shortage of affordable housing, the City has a strong public interest in, and a legal basis for, causing new affordable housing to be developed to meet this additional demand. The City has since retained to update the 2013 nexus analysis to represent 2014 economic conditions. This report summarizes the assumptions and analysis of DRA's 2014 nexus update.

In designing a fee on new residential development to assist the provision of affordable housing, the basis for the fee is that such development has a deleterious impact by increasing employment, which also increases the demand for housing for the added employees, because market-rate housing development, with no public assistance, will not provide housing affordable for the additional lower-earning employees. A nexus study is intended to determine whether: (1) those who must pay the fee are contributing to the problem that the fee will address; and (2) the amount of the fee is reasonably justified by the magnitude of the fee-payer's contribution to the problem. Nexus fees have been successfully upheld against legal challenge where the fees met standards set by case law.

The case law is inconclusive regarding whether inclusionary housing ordinances, which require a share of newly constructed housing to be affordable to people with low and moderate incomes, must be justified by a nexus study or can rely on the police power of local government to adopt laws and policies that protect the public's health, safety and welfare. The California Supreme Court has granted a petition for review in *California Building Industry Association v. City of San Jose* (Case No. S212072) to resolve this issue. Because the issue is unsettled, this study provides support for inclusionary requirements through both a nexus study and as an exercise of the City's police power.

In 2009, in *Palmer/Sixth Street Properties, L.P. v City of Los Angeles* (2009) 175 Cal. App. 4th 1396, the California Court of Appeal held that forcing Palmer to provide affordable housing units at regulated rents conflicts with the right afforded residential landlords under Costa-Hawkins Act to establish the initial rental rate and the rate upon vacancy for a dwelling unit. However, the Costa-Hawkins Act does not apply where the owner has agreed by contract to build affordable housing in consideration for a direct financial contribution or other form of assistance specified in state density bonus law.

As a consequence of *Palmer*, the City cannot impose inclusionary requirements on rental housing unless the City provides monetary or other assistance. Instead, the City may mitigate the impacts of rental housing on the need for affordable housing

by imposing a fee justified by a nexus study. This nexus study examines the impacts of new rental housing in Hayward on the need for affordable housing.

Target Income Levels and Affordable Housing Cost

The nexus analysis uses income limits commonly defined by the U.S. Department of Housing and Urban Development (HUD) and most affordable housing assistance programs. Very low income households are defined as households with incomes up to 50 percent of area median income (AMI), or $46,750 for a four-person household in Alameda County in 2014. Low income households are defined as households with incomes between 51 percent and 80 percent of AMI, or $74,800 or less for a four-person household in 2014. Moderate income households are defined as those households earning between 81 and 120 percent of AMI, or $112,200 or less for a four-person household. All of these income limits are based on the 2014 State median income of $93,500 for Alameda County.

Table ES-1 shows 2014 very low, low and moderate income limits for the City of Hayward for household sizes of one to six persons using HUD household size adjustment factors.

Table ES-1
Affordable Housing Income Limits by Percent of Area Median Income (AMI) and Household Size
City of Hayward Affordable Housing Nexus Study
2014

Household Size	50% AMI	60% AMI	80% AMI	100% AMI	120% AMI
One Person	$32,750	$39,250	$52,350	$65,450	$78,550
Two Persons	$37,400	$44,900	$59,850	$74,800	$89,750
Three Persons	$42,100	$50,500	$67,300	$84,150	$101,000
Four Persons	$46,750	$56,100	$74,800	$93,500	$112,200
Five Persons	$50,500	$60,600	$80,800	$101,000	$121,200
Six Persons	$54,250	$65,100	$86,750	$108,450	$130,150

Source: State 2014 median household income for Alameda County of $93,500, adjusted by household size and percent of area median income (AMI); DRA.

Summary of Findings

Affordability Gap Analysis

The affordability gap analysis compares the cost of developing housing in the City to the amount very low, low, and moderate income households can afford to pay for housing. The affordability gap represents the capital subsidy required to develop housing affordable to families at these target income levels.

The per unit subsidy required to make new housing affordable to very low, low, and moderate income residents was calculated by subtracting per unit development costs from the per unit mortgage or home price supportable from affordable rents and owner housing cost. For the rental housing prototype, we have also subtracted the estimated portion of the gap that would be covered by tax credit equity in a typical 4 percent rental tax credit project, which DRA estimates at 25 percent of total development costs. The resulting per unit subsidies required by unit bedroom count are shown for new housing development in **Table ES-2** for very low income households, **Table ES-3** for low income households, and **Table ES-4** for moderate income households.

The results of the gap analysis show significant affordability gaps for all prototypes for very low and low income households. Given the relatively high median income for Alameda County, there are no gaps for some unit sizes and prototypes at the moderate income level.

Table ES-2 Per Unit Affordability Gaps Very Low Income Households New Construction Housing Prototypes City of Hayward Affordable Housing Nexus Study 2014			
	Prototype #1	**Prototype #2**	**Prototype #3**
Unit Bedroom Count	**Single-Family Infill**	**Owner Townhomes**	**Stacked Flat Apartments Podium Parking**
One Bedroom	N/A	N/A	$153,700
Two Bedrooms	N/A	N/A	$244,900
Three Bedrooms	$330,700	$323,700	$291,000
Four Bedrooms	$365,100	$359,100	N/A
Average[1]	$347,400	$332,600	$214,600

[1]Weighted average based on the unit distribution by bedroom count for the housing prototypes in Appendix Table A-1.
Source: Appendix Tables A-8 through A-10; DRA.

Table ES-3 Per Unit Affordability Gaps Low Income Households New Construction Housing Prototypes City of Hayward Affordable Housing Nexus Study 2014			
	Prototype #1	**Prototype #2**	**Prototype #3**
Unit Bedroom Count	**Single-Family Infill**	**Owner Townhomes**	**Stacked Flat Apartments Podium Parking**
One Bedroom	N/A	N/A	$128,000
Two Bedrooms	N/A	N/A	$215,900
Three Bedrooms	$286,900	$279,900	$258,800
Four Bedrooms	$317,800	$311,800	N/A
Average[1]	$301,900	$287,900	$186,400

[1]Weighted average based on the unit distribution by bedroom count for the housing prototypes in Appendix Table A-1.
Source: Appendix Tables A-8 through A-10; DRA.

Table ES-4 Per Unit Affordability Gaps Moderate Income Households New Construction Housing Prototypes City of Hayward Affordable Housing Nexus Study 2014			
	Prototype #1	**Prototype #2**	**Prototype #3**
Unit Bedroom Count	**Single-Family Infill**	**Owner Townhomes**	**Stacked Flat Apartments Podium Parking**
One Bedroom	N/A	N/A	$0
Two Bedrooms	N/A	N/A	$71,000
Three Bedrooms	$67,100	$60,100	$97,800
Four Bedrooms	$80,500	$74,500	N/A
Average[1]	$73,600	$63,700	$45,200

[1]Weighted average based on the unit distribution by bedroom count for the housing prototypes in Appendix Table A-1.
Source: Appendix Tables A-8 through A-10; DRA.

Inclusionary Housing In Lieu Fees

The affordability gap analysis approach can also be used to calculate inclusionary housing in lieu fees. If the City wishes to encourage direct unit production, the in-lieu fee should be set at the economic equivalent of providing an inclusionary unit, which equals the affordability gap. In-lieu fees set lower than the economic equivalent of providing an inclusionary unit provide an incentive for developers to pay the fee rather than producing the unit. **Table ES-5** shows the inclusionary housing in lieu fee under the City of Hayward Inclusionary Housing Ordinance, and the Relief Ordinance and First Amendment, based on the gap between affordable home prices and estimated market sales prices for the owner prototypes. In lieu fees were only calculated for the owner housing prototypes, since the *Palmer* decision prevents enforcement of inclusionary housing requirements on rental housing.

Table ES-5 Inclusionary Housing In Lieu Fee Calculation Owner Housing Prototypes City of Hayward Affordable Housing Nexus Study 2014		
	Prototype #1	**Prototype #3**
Unit Bedroom Count	**Single-Family Infill**	**Owner Townhomes**
Average Affordability Gap Per Affordable Housing Unit[1]	$151,300	$112,400
Percent of Affordable Units Per City's Inclusionary Housing Ordinance	15%	15%
In Lieu Fee Per Market Rate Unit	$22,700	$16,900
Percent of Affordable Units Per City's Relief Ordinance and First Amendment	10.0%	7.5%
In Lieu Fee Per Market Rate Unit	$15,100	$8,400

[1]For moderate income households, calculated at 110% of area median income, per City of Hayward Inclusionary Housing Ordinance.
Source: City of Hayward; Table A-39; DRA.

Residential Nexus Analysis

The methodology used for the residential nexus analysis begins with the estimated sales prices or rents of a prototypical residential subdivision or apartment complex and moves through a series of linkages to the incomes of the households that purchase or rent the units, the annual expenditures of those households on goods and services, the jobs associated with the delivery of these goods and services, the income of the workers performing those jobs, the household income of those worker households, and finally to the affordability level of the housing needed by those worker households. The steps of the analysis are as follows:

1. Define a prototypical residential development or subdivision.

2. Estimate the household income distribution of the households purchasing or renting these homes.

3. Estimate the consumer expenditures of those households.

4. Estimate the number of new full-time employees required to provide the goods and services purchased by these households.

5. Estimate the number of new households associated with this employment growth.

6. Estimate the income distribution of these new employee households.

7. Estimate the number of new households requiring affordable housing.

8. Estimate the housing affordability gap for these affordable housing units.

9. Calculate the maximum supportable residential nexus fee.

For owner housing, DRA estimated the household income distribution of households purchasing the new homes based on minimum qualifying income criteria for new loans on these units. For renters, tenant household income is calculated from typical income to rent standards used by apartment owners. The consumer expenditures of these households and the jobs generated by these expenditures are estimated using the IMPLAN model, a model widely used for the past 25 years to quantify employment impacts from personal income. Based on the employment generation by industry from the IMPLAN model, DRA used its nexus model to quantify the income of worker households by affordability level.

Table ES-6 shows the estimated maximum supportable residential nexus fee per housing unit based on the costs to build new renter and owner housing in Hayward. **Table ES-7** shows the supported nexus fees on a per square foot basis. The results of the nexus analysis show significant supportable nexus fees for all prototypes for very low and low income households. Given the relatively high median income for Alameda County, there are no affordability gaps for some unit sizes and prototypes at the moderate income level, resulting in no to low supportable nexus fees for this income level.

Development impact fee programs may include the cost of administering the program that funds affordable housing, including:

- The administrative costs of assessing, collecting, cost accounting, and public reporting of the fee;

- The cost of justification analyses, legal support, and other costs of annual and/or periodic updates to the fee; and

- Costs of capital planning and programming, including project management costs associated with the share of projects funded by the fee.

Administration charges typically range from 1.0 percent up to 5.0 percent and may be added to the maximum fee level.

Table ES-6
Estimated Maximum Residential Nexus Fee Per Housing Unit
City of Hayward Affordable Housing Nexus Study
2014

Household Income Level	Prototype #1	Prototype #2	Prototype #3
	Single-Family Infill	Owner Townhomes	Stacked Flat Apartments Podium Parking
Very Low Income	$59,600	$62,400	$34,300
Low Income	$19,400	$21,600	$11,200
Moderate Income	$2,900	$2,400	$1,800
Total	$81,900	$86,300	$47,300

Source: Appendix Table A-29; DRA.

Table ES-7
Estimated Maximum Residential Nexus Fee Per Square Foot
City of Hayward Affordable Housing Nexus Study
2014

Household Income Level	Prototype #1	Prototype #2	Prototype #3
	Single-Family Infill	Owner Townhomes	Stacked Flat Apartments Podium Parking
Very Low Income	$29.82	$33.71	$34.74
Low Income	$9.72	$11.67	$11.32
Moderate Income	$1.44	$1.29	$1.83
Total	$40.98	$46.67	$47.89

Source: Appendix Table A-29; DRA.

Economic Impact Analysis

DRA analyzed the potential economic impact of an affordable housing nexus fee on market-rate residential development. The increase in cost associated with the nexus fee, however large or small, must be absorbed in one of the following three ways, or some combination of the three:

1. Through an increase in cost to the end user of the building in the form of a price or rent increase;

2. Through a decrease in profits to the developer who develops the site; and/or

3. Through a decrease in the price for the land paid to the landowner.

In a competitive market, owners of residential developments are already commanding the maximum sales prices or rents that the market will bear. Therefore, it is least likely that sales prices or rents will increase.

When an additional cost is imposed on a project after the land is purchased, the developer will most likely bear the cost in terms of reduced profit on projects in the pipeline. Over time, developers will shop for the highest return on their investment within the regional market area. The total amount of development impact fees is but one of many cost and income factors that determine the rate of return for one project compared to another. Ultimately, the fee is most likely to be absorbed through a decrease in land price after the market adjusts. This may take several years as the projects already in the pipeline are completed.

Given these potential alternative impacts, DRA uses several different approaches in assessing the economic effect of a proposed nexus fee. We conduct a land residual analysis that calculates the value attributed to land from proposed development on a site, with and without a nexus fee. For the rental prototype, we also use a market and investment approach that calculates the increase in rents, or decrease in the rate of return on investor equity, required to accommodate the fee at current market terms for both debt and equity financing.

Land Residual Analysis

Land residual analysis methodology calculates the value attributed to land from proposed development on a site. It is commonly used by real estate developers and investors to evaluate development financial feasibility and determine the highest and best use among alternative permitted uses for a piece of property.

Land residual methodology calculates the value of a development based on its income potential and subtracts the costs of development and developer profit to yield the underlying value of the land. When evaluating alternative land uses, the alternative that generates the highest value to a site is considered its highest and best use. An alternative that generates a value to the land that is negative, or well below market land sales prices, is not financially feasible.

DRA calculated net sales income or net operating income from each housing prototype, based on estimated market sales prices for owner housing, and rents, vacancy rates and operating costs for rental housing. For the rental housing prototype, net operating income is capitalized at an assumed capitalization rate to determine the value of the developed property. The capitalization, or "cap," rate is the ratio of net operating income to project fair market value, or sales price, exhibited in the market and reflects the rate of return required by investors in rental property. Total development costs are subtracted from estimated net sales proceeds for owner housing or the capitalized value of rental housing to yield the estimated residual land value.

Table ES-8 summarizes the land residual analysis for the housing prototypes at varying nexus impact fee levels. Residual land values remain within the range of recent land sales prices for all three prototypes with affordable housing fees of up to $40,000 per unit.

Table ES-9 tests the sensitivity of the land residual analysis to increases in prototype development costs. Residual land values remain within the range of recent land sales prices for all three prototypes with affordable housing fees of up to $20,000 per unit with increases in total development costs of 15% for the single-family prototype and 7.5% for the townhome and apartment prototypes.

Rent and Return Analysis

For the renter prototype, DRA calculated the percentage increase in rents, and the decrease in the rate of return on investor equity, required to finance the fee at current market terms for both debt and equity financing. By applying the average financing cost to the fee at illustrative fee levels, we determine the rent increase necessary to keep returns to developers and investors constant. Alternatively, we calculate the decrease in the rate of return on equity to investors assuming rents remain constant.

An impact fee of $30,000 per unit for rental Prototype #3 reduces the rate of return on equity from 12.00% to 11.16%, a reduction that DRA does not consider significant.

Table ES-8
Land Residual Analysis
City of Hayward Inclusionary Housing and Nexus Study
Economic Impact Analysis

2014

	Prototype #1 Single-Family Infill		Prototype #2 Owner Townhomes		Prototype #3 Stacked Flat Apts. Podium Parking	
Tenure (Owner, Renter)		Owner		Owner		Rental
Gross Building Square Feet		279,600		148,000		148,250
Density (Units/Acre)		10.8		24		105
Total Housing Units in Prototype		140		80		150
Average Site Area Per Unit (SF)		4,045		1,815		415
Average Unit Size (Net Square Feet or NSF)		1,997		1,850		988
Construction Type		Wood frame		Wood frame		Wood frame
Parking Type		Attached garage		Attached garage		Structure
Development Costs (Excluding Land)	**Per NSF**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**Per Unit**
Direct Costs	$110	$220,300	$150	$276,700	$263	$260,100
Permits and Fees	$19	$38,000	$21	$38,000	$24	$24,000
Indirect Costs	$8	$15,600	$11	$20,300	$23	$22,900
Financing/Closing	$25	$49,900	$26	$48,500	$42	$41,500
Developer Profit @ 10%	$23	$46,500	$24	$44,700	$37	$36,300
Total Development Costs	$185	$370,300	$231	$428,200	$389	$384,800
Revenue						
Market Value (1)	$295	$588,900	$292	$541,000	$446	$440,929
Residual Land Value	$109	$218,600	$61	$112,800	$57	$56,129

Residual Land Value With Affordable Housing Fee	**Per SF Site Area**	**Per SF Site Area**	**Per SF Site Area**
No Affordable Housing Fee	$54.04	$62.15	$135.25
Aff. Hsg. Fee of $5,000 per Unit (3)	$53.01	$59.81	$128.08
Aff. Hsg. Fee of $10,000 per Unit (3)	$51.78	$57.05	$120.04
Aff. Hsg. Fee of $20,000 per Unit (3)	$49.30	$51.54	$103.97
Aff. Hsg. Fee of $30,000 per Unit (3)	$46.83	$46.03	$87.90
Aff. Hsg. Fee of $40,000 per Unit (3)	$44.36	$40.52	$71.83
Aff. Hsg. Fee of $60,000 per Unit (3)	$39.42	$29.50	$39.69
Aff. Hsg. Fee of $80,000 per Unit (3)	$34.47	$18.48	$7.55

1) Average market sales price per unit (net of sales costs) for owner prototypes and capitalized value of net operating income for rental prototype (based on average market rent of $2,780 per unit, $7,000 per unit annual operating expenses and 5.6% cap rate).
(2) Average market sales price per unit (net of sales costs) for owner prototypes and capitalized value of net operating income for rental prototype (based on average market rent of $2,450 per unit, $7,000 per unit annual operating expenses and 5.6% cap rate).
(3) Fee per market rate unit. Equivalent to the following nexus fees per net square foot by prototype:

$5,000	$2.50	$2.70	$2.50
$10,000	$5.01	$5.41	$5.01
$20,000	$10.01	$10.81	$10.01
$30,000	$15.02	$16.22	$15.02
$40,000	$20.03	$21.62	$20.03
$60,000	$30.04	$32.43	$30.04
$80,000	$40.06	$43.24	$40.06

Source: DRA.

Table ES-9
Land Residual Analysis With Increased Development Costs
City of Hayward Inclusionary Housing and Nexus Study
Economic Impact Analysis

2014

		Prototype #1 Single-Family Infill			Prototype #2 Owner Townhomes			Prototype #3 Stacked Flat Apts. Podium Parking	
Tenure (Owner, Renter)			Owner			Owner			Rental
Gross Building Square Feet			279,600			148,000			148,250
Density (Units/Acre)			10.8			24			105
Total Housing Units in Prototype			140			80			150
Average Site Area Per Unit (SF)			4,045			1,815			415
Average Unit Size (Net Square Feet or NSF)			1,997			1,850			988
Construction Type			Wood frame			Wood frame			Wood frame
Parking Type			Attached garage			Attached garage			Structure
Development Costs (Excluding Land)		**Per NSF**	**Per Unit**		**Per NSF**	**Per Unit**		**Per NSF**	**Per Unit**
Direct Costs		$110	$220,300		$150	$276,700		$263	$260,100
Permits and Fees		$19	$38,000		$21	$38,000		$24	$24,000
Indirect Costs		$8	$15,600		$11	$20,300		$23	$22,900
Financing/Closing		$25	$49,900		$26	$48,500		$42	$41,500
Developer Profit @ 10%		$23	$46,500		$24	$44,700		$37	$36,300
Total Development Costs, Original Estimates		$185	$370,300		$231	$428,200		$389	$384,800
Total Development Costs Increased by:	15.0%	$213	$425,845	7.5%	$249	$460,315	7.5%	$419	$413,660
Revenue									
Market Value (1)		$295	$588,900		$292	$541,000		$446	$441,000
Residual Land Value		$81.64	$163,055		$44	$80,685		$28	$27,340
Residual Land Value With Affordable Housing Fee			**Per SF Site Area**			**Per SF Site Area**			**Per SF Site Area**
No Affordable Housing Fee			$40.31			$44.45			$65.88
Aff. Hsg. Fee of $5,000 per Unit (3)			$39.31			$42.15			$58.57
Aff. Hsg. Fee of $10,000 per Unit (3)			$38.07			$39.39			$50.54
Aff. Hsg. Fee of $20,000 per Unit (3)			$35.60			$33.88			$34.47
Aff. Hsg. Fee of $30,000 per Unit (3)			$33.13			$28.37			$18.40
Aff. Hsg. Fee of $40,000 per Unit (3)			$30.66			$22.86			$2.33
Aff. Hsg. Fee of $60,000 per Unit (3)			$25.71			$11.85			($29.81)
Aff. Hsg. Fee of $80,000 per Unit (3)			$20.77			$0.83			($61.95)

1) Average market sales price per unit (net of sales costs) for owner prototypes and capitalized value of net operating income for rental prototype

(2) Average market sales price per unit (net of sales costs) for owner prototypes and capitalized value of net operating income for rental prototype (based on average market rent of $2,450 per unit, $7,000 per unit annual operating expenses and 5.6% cap rate).

(3) Fee per market rate unit. Equivalent to the following nexus fees per net square foot by prototype:

$5,000	$2.50	$2.70	$2.50
$10,000	$5.01	$5.41	$5.01
$20,000	$10.01	$10.81	$10.01
$30,000	$15.02	$16.22	$15.02
$40,000	$20.03	$21.62	$20.03
$60,000	$30.04	$32.43	$30.04
$80,000	$40.06	$43.24	$40.06

Source: DRA.

Nexus Fees in Other Cities

DRA surveyed supported and adopted affordable housing nexus fees on market-rate rental residential development in other cities that have prepared, or are preparing, nexus studies and/or have adopted such fees since the *Palmer* and *Patterson* legal decisions. Our findings are summarized in **Table ES-10**.

Of the ten cities surveyed, six have adopted rental housing nexus fees ranging from a low of $10 per square foot (Mountain View) to a high of $31.10 per SF (based on a per unit fee of $38,000 and average unit size of 900 square feet) in Berkeley. For the three other cities with adopted fees on rental housing, the fees range from $19.50 to $28 per square foot.

In addition to fees on rental apartments, the City of Santa Monica has adopted a nexus fee of $32.30 per square foot on condominiums, and San Carlos has adopted an in-lieu fee on owner housing that varies based on the number of units, but generally ranges from $20.59 to $42.20 per square foot. East Palo Alto adopted nexus fees on owner housing ranging from $23.00 for owner townhomes to $44.72 per square foot for higher density stacked flat condos with structured parking.

Pleasanton did not change its Low Income Housing Fees based on the nexus study, but kept its prior fee structure in place. Sacramento completed a draft nexus study but is still in the process of reviewing its Mixed Income Housing Ordinance.

Table ES-10 Supported and Adopted Nexus Fees in Selected California Communities City of Hayward Affordable Housing Nexus Study October, 2014			
City	**Supported Fee Per Unit[1]**	**Supported Fee Per SF[1]**	**Adopted Fee**
Berkeley	$34,000 per unit	$37.78 based on 900 SF unit	$28,000 per unit (equals $31.11 based on 900 SF unit)
Carlsbad[2]	N/A	$22 to $32	$20 per SF (recommended)
East Palo Alto	$19,700 to $47,900 per unit	$22.70 to $44.72 per SF	$22.70 to $44.72 per SF
Fremont[3]	N/A	$19.60 to $25.20 per SF	$19.50 per SF owner; $22.50 per SF owner on lots over 6,000 SF; $19.50 renter
Mountain View	$35,000 to $64,000 per unit	N/A	$10 per SF
Pleasanton[4]	N/A	N/A	$10,880 per unit for SFD; $2,696 per unit for multifamily
Sacramento[5]	$24,200 to $30,000 per unit	$25.47 to $35.41 per SF	N/A
San Carlos	$43,101 per unit	$42.04 to $45.28 per SF	Varies by number of units but generally $23.54 to $28.27 per SF
Santa Monica	N/A	N/A	$27.57 per SF
Solana Beach	$34,000 to $39,800	$48 to $57 per SF based on 695 SF unit	$25.28 per SF

N/A = Not Available
[1]Based on a nexus study.
[2]No fee has been adopted yet. The Housing Commission recommended to City Council the adoption of a fee of $20 per SF.
[3]Nexus study conducted in 2010. Owner fee was adopted as an in lieu fee.
[4]Nexus study completed in 2013. The City did not change its Low Income Housing Fee based on the nexus study. Adopted fees are current as of January 1, 2014. Multifamily fee applies to rental and owner units as well as SFD units less than 1,500 square feet.
[5]Draft of study completed in July 2013. The effort is still ongoing as of October 2014.
Source: DRA.

Recommendations

With the ever-diminishing supply of developable land in the East Bay Area, and increasing population pressures, DRA expects the City of Hayward to experience significant speculative pressure on home prices and rents in the years to come. In addition, resources to assist the development and preservation of affordable housing are limited since the end of redevelopment in California Therefore, we recommend that the City take action to preserve existing affordable units in the City, to encourage private development of new affordable housing, and to generate revenue to subsidize the development of publicly-assisted affordable housing for the benefit of the community.

DRA proposes the following major revisions to the City's Inclusionary Housing Ordinance:

1. Remove inclusionary housing requirements for rental housing, and in its place adopt an affordable housing impact fee (nexus fee) for rental housing, to comply with the *Palmer* decision.
2. Set affordable housing impact fees (nexus fees) for rental housing and nexus or in lieu fees for owner housing below the maximum supportable nexus fees.
3. Review fee levels annually to reflect the actual costs for the City to produce BMR units.
    a. Adjust owner in lieu fees annually based on the percentage change (increase or decrease) in the three-year trailing median home price in the City of Hayward. Using median home price as an index will adjust for changes in the local economy, up or down. Using a three-year average will smooth out fluctuations in the market to avoid more drastic changes in the fee from year to year.
    b. Adjust renter nexus fees annually based on the change in local market rents.
    c. Update the nexus analysis every five years to ensure the necessary relationship between the fee and the projected deleterious impact of residential development on affordable housing is maintained.

Introduction

The City of Hayward (City) retained David Paul Rosen & Associates (DRA) to prepare a study reviewing the City's Inclusionary Housing Ordinance and examining the legality and basis for establishing a rational nexus between residential development and the need for affordable housing in the City.

This report describes the methodology, assumptions and findings of the inclusionary ordinance review and nexus analysis. The nexus analysis estimates the number of very low, low, and moderate income households associated with development of new residential development in the City, and calculates the maximum nexus fee based on the cost to produce housing affordable to these households. The nexus analysis is based on the demographic and economic characteristics of employees expected to provide goods and services to new residential customers.

This report is presented in the following major sections:

- The Nexus Relationship
- Affordable Housing Income Levels, Rents and Home Prices
- Market Rents and Home Prices
- Affordability Gap Analysis
- Residential Nexus Analysis
- Economic Impact Analysis

The Nexus Relationship

This section describes statutory and case law requirements to establish a nexus in the calculation of development impact fees for affordable housing, and describes the nexus relationship between market-rate residential development and the need for affordable housing.

Nexus Legal Requirements in California

Impact fees on development in California are subject to several legal requirements, which include in particular:

1. Where fees are imposed individually on projects, the U.S. Constitutional requirement of "essential nexus" and "rough proportionality" under the U.S. Supreme Court cases of Nollan v. California Coastal Commission (1987) 483 U.S. 825 and Dolan v. City of Tigard (1994) 512 U.S. 374, respectively,; and

2. Where fees are imposed on a broad class of projects, the "reasonable relationship" requirement contained in case law (*San Remo Hotel L.P. v. City & County of San Francisco* (2002) 27 Cal. 4th 643) and in the California Mitigation Fee Act, which includes a series of statutes enacted over a number of years, initiated by Assembly Bill 1600, contained in California Government Code sections 66000-66010, commonly referred to AB 1600 or the Mitigation Fee Act.

A local government charging a fee must make some affirmative showing that: (1) those who must pay the fee are contributing to the problem that the fee will address; and (2) the amount of the fee is justified by the magnitude of the fee-payer's contribution to the problem. The basis for a fee on new market-rate residential development to assist in the provision of affordable housing is the relationship between new market-rate residential development and the need for new affordable housing. New market-rate residential development increases employment and also the demand for housing for the added employees. Market-rate housing development, without public assistance, will not provide housing affordable for the additional lower-earning employees. Without public assistance for new affordable housing development, such as the funding provided by a development impact fee, this will result in deleterious impacts upon the community. For example, without adequate affordable housing, workers will have to commute greater distances, thus increasing pollution and traffic impacts. As another example, if local workers cannot find affordable housing, they are forced to seek less than adequate shelter, overpay for shelter, and double up with other households, all of which carry a deleterious public impact.

Unlike development impact fees, local general plans and zoning ordinances rely on the police power of local government to take actions and adopt laws and policies that protect the public's health, safety and welfare. In *Miller v. Board of*

Pubic Works (1925) 195 Cal. 477, the California Supreme Court found that local governments could legitimately employ their police powers to protect the general welfare through enactment of zoning ordinances creating residential zones reserved for single-family housing. Over the years, courts have held the police power to be quite broad, especially in the context of local land use law.

The case law is inconclusive regarding whether inclusionary housing ordinances are similar to impact fees and must be justified by a nexus study, or whether they represent local government's use of the police power to correct past and continuing disparities to further the general welfare, such as those exacerbated by "exclusionary zoning" practices that excluded affordable housing and contributed to patterns of racial and economic segregation. The California Supreme Court has granted a petition for review in *California Building Industry Association v. City of San Jose* (Case No. S212072) to resolve this issue. Because the issue is unsettled, this study provides justification for inclusionary requirements through both a nexus study, in the event that the requirements are found to be similar to impact fees, and as an exercise of the City's police power.

In 2009, in *Palmer/Sixth Street Properties, L.P. v City of Los Angeles* (2009) 175 Cal. App. 4th 1396, the California Court of Appeal held in favor of the owner/developer, and prohibited the City of Los Angeles from enforcing its inclusionary housing ordinance on the developer's rental housing development. In its ruling, the Court held that forcing Palmer to provide affordable housing units at regulated rents conflicts with the right afforded residential landlords under Costa-Hawkins Act to establish the initial rental rate and the rate upon vacancy for a dwelling unit. The Court also held that the proposed in-lieu fee conflicts with the Costa-Hawkins Act because the fee was based solely on the number of affordable housing units that Palmer was required to provide under the City's Specific Plan. However, the Court acknowledged that the Costa-Hawkins Act does not apply where the owner has agreed by contract to build affordable housing in consideration for a direct financial contribution or other form of assistance specified in state density bonus law.

Under *Palmer*, communities cannot impose inclusionary requirements on rental housing unless the developer receives monetary or other incentives. Many communities have completed or are undertaking nexus studies in order to mitigate the impacts of new rental housing on the need for affordable housing by imposing development impact fees on new rental housing,

No court cases have examined development impact fees charged against new rental and ownership housing that have been developed using appropriate

methodology demonstrating that the fees were reasonably related to and limited to the City's costs of addressing deleterious public impacts on affordable housing attributable to new development. However, the Ninth Circuit Court of Appeals upheld a commercial linkage fee using a similar methodology in *Commercial Builders of Northern California v. City of Sacramento* (1991) 941 F. 2d 872).

The Nexus Rationale

New market-rate housing development accommodates growth in population and households. The arrival of new population creates demand for additional jobs in retail outlets and services that serve that population. A portion of the income of the residents in new market-rate housing units will be spent to purchase a range of goods and services, such as purchases at local supermarkets and restaurants or services at local dry cleaners. These purchases in the local economy in turn generate employment in a range of different compensation levels.

New residential construction makes room for new population and households moving to the City. Even if the household moving into a new unit is relocating from another house in the City, the household vacates an existing unit that, in turn, is filled with another household. Somewhere in the chain, new population and households are added to the City.

New housing affordable to lower income households is not added to the supply in sufficient quantities to meet the needs of new lower income employee households. The cost to build new housing, or to acquire and rehabilitate existing housing, is more than the rents or home prices that lower income households can afford to pay. Lower income households often have jobs in the retail and service sectors, which have a high proportion of low-paying jobs, resulting in the inability of these households to afford rents or home prices.

The methodology for quantifying the nexus relationship can be demonstrated in relation to a new family moving into the City. A new residential unit is developed within the City and sold or rented to a family at the going market rate. The family's income can be estimated based on the amount needed to purchase or rent the home, by using current mortgage rates, lending standards, and income/rent ratios used by rental property managers. A portion of a household's income will be used to purchase goods and services, which will generate the need for additional employees at the businesses the household frequents. The additional employees will be paid at different salary levels, based on the industry and type of job. Some of the jobs that are produced will be low paying, especially service industry jobs,

and will produce very low, low, and moderate income households, even when there are multiple earners in the households. These households are unable to purchase or rent housing units at market rates, and thus will seek out affordable units.

The nexus methodology used by DRA quantifies the estimated increase in lower income households associated with new residential development, and estimates the costs of providing housing affordable to these new households. These costs are then translated into the maximum nexus fee that may be levied on residential development. This methodology is consistent with the standards of reasonable relationship established by Supreme Court case law and Government Code sections 66000-66010.

DRA's nexus analyses are designed to demonstrate the economic relationship between residential development and the need for affordable housing in the City. DRA employs consistently conservative assumptions, so that the resulting calculations of the maximum fees are likely to understate the maximum nexus calculation for each land use type.

Affordable Housing Income Levels, Rents and Home Prices

Target Income Levels

The nexus analysis uses income limits commonly defined by the U.S. Department of Housing and Urban Development (HUD) and most affordable housing assistance programs. Very low income households are defined as households with incomes up to 50 percent of area median income (AMI). Low income households are defined as households with incomes between 51 percent and 80 percent of AMI. Moderate income households are defined as households with incomes between 81 percent and 120 percent of AMI. All of these income limits are adjusted by household size using HUD family size adjustment factors.

Table 1 shows 2014 very low, low and moderate income limits for the City by household size based on these income category definitions and the State median household income for the Alameda County of $93,500 for a four-person household.

Table 1 Affordable Housing Income Limits by Percent of Area Median Income (AMI) and Household Size City of Hayward Affordable Housing Nexus Study 2014					
Household Size	**50% AMI**	**60% AMI**	**80% AMI**	**100% AMI**	**120% AMI**
One Person	$32,750	$39,250	$52,350	$65,450	$78,550
Two Persons	$37,400	$44,900	$59,850	$74,800	$89,750
Three Persons	$42,100	$50,500	$67,300	$84,150	$101,000
Four Persons	$46,750	$56,100	$74,800	$93,500	$112,200
Five Persons	$50,500	$60,600	$80,800	$101,000	$121,200
Six Persons	$54,250	$65,100	$86,750	$108,450	$130,150

Source: State 2014 median household income for Alameda County of $93,500, adjusted by household size and percent of area median income (AMI); DRA.

Affordable Rents and Home Prices

Affordable Housing Cost Definitions

Calculation of affordable rents and home prices requires defining affordable housing expense for renters and owners. Affordable housing expense for renters is defined to include rent plus utilities, which is standard for affordable housing programs and practice. For owners, affordable housing expense is defined to include mortgage principal and interest, property taxes (including special assessments), property insurance and homeowner's association (HOA) dues, consistent with the City of Hayward's Inclusionary Housing Ordinance and Density Bonus Ordinance. For renters, affordable housing expense is calculated at 30 percent of household income, the standard of virtually all rental housing programs. For owners, affordable housing expense is calculated at 35 percent, per the City's Inclusionary Housing Ordinance, Density Bonus Ordinance, and many lender standards.

For the purpose of calculating the affordability gap, defining affordable housing expense at the top of each income range in the calculation of affordable rents and sales prices means that the resulting affordable rent or home price is not affordable to most households in the income category. Therefore, the City's policy is to define affordable housing expense for low and moderate income households at a mid-point of the income range. For low income households, affordable housing expense is calculated at 60 percent of AMI. For moderate income households, affordable housing expense is calculated at 110 percent of AMI.

Table 2 shows renter affordable housing cost at the 30% of gross income standard, for a range of household sizes and percent of AMI categories. **Table 3** shows owner affordable housing cost at the 35% of gross income standard.

Table 2
Renter Affordable Housing Cost[1] by Percent of Area Median Income (AMI) and Household Size
City of Hayward Affordable Housing Nexus Study
2014

Household Size	50% AMI	60% AMI	80% AMI	110% AMI	120% AMI
One Person	$818	$982	$1,309	$1,800	$1,964
Two Persons	$935	$1,122	$1,496	$2,057	$2,244
Three Persons	$1,052	$1,262	$1,683	$2,314	$2,525
Four Persons	$1,169	$1,403	$1,870	$2,571	$2,805
Five Persons	$1,262	$1,515	$2,020	$2,777	$3,029
Six Persons	$1,356	$1,627	$2,169	$2,983	$3,254

[1] Assumes 30% of gross income spent on housing.
Source: State 2014 median household income for Alameda County of $93,500, adjusted by household size and percent of area median income (AMI); DRA.

Table 3
Owner Affordable Housing Cost[1] by Percent of Area Median Income (AMI) and Household Size
City of Hayward Affordable Housing Nexus Study
2014

Household Size	50% AMI	60% AMI	80% AMI	110% AMI	120% AMI
One Person	$954	$1,145	$1,527	$2,100	$2,291
Two Persons	$1,091	$1,309	$1,745	$2,400	$2,618
Three Persons	$1,227	$1,473	$1,964	$2,700	$2,945
Four Persons	$1,364	$1,636	$2,182	$3,000	$3,273
Five Persons	$1,473	$1,767	$2,356	$3,240	$3,534
Six Persons	$1,582	$1.898	$2,531	$3,480	$3,796

[1] Assumes 35% of gross income spent on housing.
Source: State 2014 median household income for Alameda County of $93,500, adjusted by household size and percent of area median income (AMI); DRA.

Occupancy Standards

Because income definitions for affordable housing assistance programs vary by household size, calculation of affordable rents and affordable owner housing costs requires the definition of occupancy standards (the number of persons per unit) for each unit size. For the purposes of this analysis, affordable housing cost is based on an occupancy standard of one person per bedroom plus one, consistent with California Health and Safety Code Section 50053(h). For example, the occupancy

standard for purposes of calculating affordable rents and sales prices is 4 persons for a three-bedroom unit, and 3 persons for a two-bedroom unit.

Utility Allowances

Affordable net rents are calculated by subtracting allowances for the utilities paid directly by the tenants from the total affordable housing cost. For this calculation, DRA has incorporated utility allowances effective July 1, 2014 from the Housing Authority of the County of Alameda, summarized in **Table 4** below. These utility allowances assume residents pay for electric heating and lighting and natural gas cooking and water heating. It assumes the landlord pays for trash, water and sewer service.

The complete utility allowance schedule is contained in **Appendix B**. These published utility allowances are higher than would be used in new Low Income Housing Tax Credit (LIHTC) projects, which are required to be highly energy efficient and are allowed to calculate lower allowances that vary from project to project using the California Utility Allowance Calculator (CUAC).

Actual utility allowances for an individual unit would also depend upon a variety of factors, including the utilities that are in fact paid by the residents (e.g., water, gas, electricity, sewer, trash), the type of appliances and heating units contained in the units and whether appliances and heating units require electricity or gas.

Table 4
Current Monthly Utility Allowances for Rental Housing
Hayward Affordable Housing Nexus Study
Effective July 1, 2014

Unit Bedroom Count	Monthly Utility Allowance
One Bedroom	$33
Two Bedrooms	$44
Three Bedrooms	$55
Four Bedrooms	$65

Note: Assumes electric heating and lighting and gas cooking and water heating.
Source: Housing Authority of the County of Alameda; DRA.

AFFORDABLE NET RENTS AND OWNER MONTHLY HOUSING EXPENSE

Table 5 summarizes affordable monthly net rents by income level based on the assumptions described above. **Table 6** summarizes monthly affordable mortgage principal and interest payments for owners. Owner affordable mortgage calculations in Table 6 assume monthly property insurance costs of $100, monthly HOA dues of $300, and annual property taxes, including assessments at 1.20 percent of the affordable home price. (In the nexus analysis, HOA dues are varied by prototype.) Detailed assumptions and calculations for affordable housing expense are shown in **Appendix Tables A-2** and **A-3.**

Table 5
Affordable Monthly Net Rents[1]
Hayward Affordable Housing Nexus Study
2014

Unit Bedroom Count	Very Low Income (<=50% AMI)	Low Income (51% - 80% AMI)	Moderate Income (81% -120% AMI)
One Bedroom	$902	$1,089	$2,024
Two Bedrooms	$1,008	$1,218	$2,270
Three Bedrooms	$1,114	$1,348	$2,516

[1] Gross rents are calculated assuming an occupancy standard of one person per bedroom plus one. Net rents are calculated assuming 30% of gross income spent on rent and then deducting the utility allowances from Table 4.
Source: Appendix Table A-2; DRA.

Table 6
Affordable Monthly Owner Mortgage Principal and Interest Payments [1]
Hayward Affordable Housing Nexus Study
2014

Unit Bedroom Count	Very Low Income	Low Income	Moderate Income
One Bedroom	$580	$763	$1,678
Two Bedrooms	$694	$900	$1,929
Three Bedrooms	$809	$1,037	$2,181
Four Bedrooms	$900	$1,147	$2,382

[1]Owner affordable housing costs are calculated assuming an occupancy standard of one person per bedroom plus one, 35% of gross income spent on housing, monthly property insurance costs of $100, monthly HOA dues of $300, and annual property taxes and assessments at 1.20 of the affordable home price.
Source: Appendix Table A-3; DRA.

Affordable Home Prices

Table 7 shows affordable home prices by income level, based on the affordable monthly owner housing cost by income level and deductions for property taxes, property insurance and HOA dues. The maximum affordable home price is estimated assuming a 3 percent owner downpayment, a 5.0 percent mortgage interest rate and 30-year mortgage term. Detailed calculations of affordable home prices are shown in **Appendix Table A-3.**

Table 7
Affordable Home Prices [1]
Hayward Affordable Housing Nexus Study
2014

Unit Bedroom Count	Very Low Income	Low Income	Moderate Income
One Bedroom	$111,300	$146,400	$322,200
Two Bedrooms	$133,200	$172,900	$370,500
Three Bedrooms	$155,300	$199,100	$418,900
Four Bedrooms	$172,900	$220,200	$457,500

[1]Affordable mortgage principal and interest calculated by deducting the following from affordable owner monthly housing cost: annual property taxes and assessments at 1.2 percent of affordable home price; HOA dues of $300 per month; and property insurance of $100 per month. Affordable mortgage calculated assuming 3% owner downpayment, 5.0% mortgage interest rate and 30-year mortgage term.
Source: Appendix Table A-3; DRA.

Market Rents and Home Prices

Apartment Rents and Vacancy Rates

Table 8 summarizes the characteristics of the market-rate apartment inventory in Alameda County and the City of Hayward in the second quarter of 2013 based on data from REALFACTS. The data for the County included a total of 296 apartment properties and 46,730 units, with an average of 157 units per property. The data for the City of Hayward include 56 properties and 6,800 units, with an average of 121 units per property.

The overall rental vacancy rate for market-rate apartments in the County in the second quarter of 2013 was 2.7 percent, down from an average of 4.0 percent for 2012. Generally, a vacancy rate below 5 percent is considered to reflect a "tight"

housing market. Growth in rents has been strong, with a 6.2 percent increase in the average rent over the prior year and a 23.4 percent increase since 2010.

The data show that less than 4 percent of market-rate apartment units in the County are studios, 43 percent have one bedroom, 18 percent have two bedrooms and one bath, 23 percent have two bedrooms and two baths, and under 3 percent have three bedrooms and two baths. Average monthly rents in the 2nd quarter of 2013 were $1,282 for a studio and $1,531 for a one-bedroom, one-bath unit. For two-bedroom units, average monthly rents were $1,650 for units with one bath and $2,080 for two-bedroom units with two baths. The average monthly rent for a three-bedroom, two-bath unit was $2,346.

The weighted average rent per square foot for the County's rental inventory was $2.07 per square foot in the second quarter of 2013. The average rent per square foot for Class A properties, which account for 9 percent of the apartment units according to REALFACTS, was about 37 percent higher than the overall average at $2.84 per square foot.

Table 8 also shows REALFACTS data for the City of Hayward in the second quarter of 2013. The REALFACTS data for the City included 56 properties and 6,800 total units. In 2013, the average rent in the County ($1,722) was nearly 25 percent higher than the average rent for the City ($1,379). Average rents in the City are lower than in the County, on a per unit and a per square foot basis, for all bedroom configurations except for studio rents, which were higher in the City on a per square foot basis.

In 2013 REALFACTS categorized 9 percent of units in the County as Class A properties, and 14 percent of units as Class B properties, with the remaining 77 percent designated as Class C properties. The City of Hayward had no Class A properties and only two Class B properties (5 percent of units). The rest were shown as Class C.

Table 9 compares average rents and rent per square foot in Hayward by unit bedroom count for the second quarter 2013 with the second quarter 2014. The average rent in the City increased 14.9% over the year. The average rent increased most rapidly for studio units at 24.0%, followed by two-bedroom, two-bath units at 16.4%.

Table 8 Apartment Inventory Characteristics Alameda County and City of Hayward Second Quarter, 2013								
	Alameda County				City of Hayward			
Unit Size	Units	Average SF	Average Rent	Average Rent/SF	Units	Average SF	Average Rent	Average Rent/SF
Studio	1,754	519	$1,282	$2.47	86	510	$1,073	$2.10
1 BR/1 BA	20,220	697	$1,531	$2.20	3,204	696	$1,230	$1.77
2 BR/1 BA	8,616	856	$1,650	$1.93	1,212	880	$1,408	$1.60
2 BR/2 BA	10,759	1,011	$2,080	$2.06	1,617	980	$1,633	$1.67
2 BR TH	1,942	1,045	$1,797	$1.72	202	885	$1,361	$1.54
3 BR/2 BA	1,246	1,200	$2,346	$1.96	87	1,152	$1,923	$1.67
Other[1]	2,193	--	--	--	--	--	--	--
TOTAL	46,730	832	$1,722	$2.07	6,800	814	$1,379	$1.69

Note: Averages for the total row are weighted averages.

[1]Includes lofts, junior one-bedroom units, one-bedroom and three-bedroom townhome units, and units with other bathroom configurations than the ones listed above, which individually comprise less than 1.2% of the total apartment inventory in the County.

Source: REALFACTS; DRA.

Table 9 Apartment Rents City of Hayward 2013 and 2014							
			2nd Quarter 2013		2nd Quarter 2014		% Change in Ave. Rent
Unit Size	Units 2014	Average SF 2014	Average Rent	Average Rent/SF	Average Rent	Average Rent/SF	
Studio	86	510	$1,073	$2.10	$1,331	$2.61	24.0%
1 BR/1 BA	3,204	696	$1,230	$1.77	$1,419	$2.04	15.4%
2 BR/1 BA	1,212	881	$1,408	$1.60	$1,618	$1.84	14.9%
2 BR/2 BA	1,552	979	$1,633	$1.67	$1,900	$1.94	16.4%
2 BR TH	202	885	$1,361	$1.54	$1,438	$1.62	5.7%
3 BR/2 BA	87	1,152	$1,923	$1.67	$2,064	$1.79	7.3%
Other[1]	392	--	--	--	--	--	
TOTAL	6,735	813	$1,379	$1.69	$1,584	$1.95	14.9%

Note: Averages for the total row are weighted averages.

[1]See footnote 1 to Table 8 above.

Source: REALFACTS; DRA.

Table 10 shows the average rent per unit for the thirteen cities within Alameda County that have five or more properties in the REALFACTS database in the second quarters of 2013 and 2014, respectively. The City of San Leandro has the lowest average rent at $1,366 in 2014, followed by Castro Valley at $1,504 and Hayward at $1,584. The highest average rents of the cities shown are found in Berkeley at $2,799, followed by Emeryville at $2,320 and Oakland at $2,033. While rents increased at varying rates in the cities, their ranking from lowest to highest rent remained unchanged.

Table 10
Average Apartment Rents and Vacancy Rates
Alameda County Cities[1]
2013 and 2014

City	# of Properties	% of Total	2nd Quarter 2013		2nd Quarter 2014		% Change in Ave. Rent
			Average Occupancy	Ave. Rent	Average Occupancy	Ave. Rent	
San Leandro	32	11.00%	98.20%	$1,247	97.90%	$1,366	9.50%
Castro Valley	10	3.40%	98.20%	$1,344	98.50%	$1,504	11.90%
Hayward	**56**	**19.20%**	**98.20%**	**$1,379**	**97.50%**	**$1,584**	**14.90%**
Livermore	18	6.20%	98.80%	$1,567	97.30%	$1,730	10.40%
Alameda	21	7.20%	97.30%	$1,667	96.30%	$1,901	14.00%
Union City	12	4.10%	96.30%	$1,697	96.50%	$1,884	11.00%
County	296	100%	96.70%	$1,722	97.10%	$1,928	12.00%
Fremont	67	23.00%	97.50%	$1,739	97.40%	$1,959	12.60%
Newark	5	1.70%	97.20%	$1,807	97.60%	$1,994	11.30%
Pleasanton	19	6.50%	97.30%	$2,000	96.50%	$2,092	4.60%
Dublin	13	4.50%	96.90%	$2,029	97.30%	$2,279	12.30%
Oakland	22	7.60%	97.30%	$2,033	96.10%	$2,421	19.00%
Emeryville	7	2.40%	95.80%	$2,320	96.50%	$2,473	6.60%
Berkeley	9	3.10%	89.90%	$2,491	95.40%	$2,799	12.40%

[1]Includes cities with at least 5 apartment properties in the REALFACTS database.
Source: REALFACTS; DRA.

Condominium and Single-Family Home Sales Prices

DQ News reports median home prices, including resale single-family residences and condos as well as new homes, by zip code for the San Francisco Bay Area. Median home sales prices in City of Hayward zip codes in August, 2013 and July, 2014 were as follows:

Zip Code:	**94541**	**94542**	**94544**	**94545**
August 2013	$400,000	$550,000	$371,500	$411,000
July 2014	$403,500	$600,000	$410,250	$472,500
% Change 2013 to 2014	0.9%	9.1%	10.4%	15.%

Median prices previously increased 20% to 37% in these zip codes from August, 2012 to August, 2013.

Appendix Table A-12 shows sales of condominiums built in the City of Hayward since 2011 from January 1, 2013 through August 31, 2013, according to data from Dataquick Information Systems. Only three sales of two-bedroom units were recorded, at a median price of $312,000, or $206 per square foot. The vast majority of units had three bedrooms, which sold for a median price of $295,000 and $194 per square foot.

Appendix Table A-13 shows sales of condominiums built since 2011 in the City of Hayward between September 1, 2013 and August 31, 2014.

Appendix Table A-14 shows sales of single-family homes built in the City of Hayward since 2011 from January 1, 2011 and August 31, 2013, also according to data from Dataquick. Only five sales of two-bedroom units were recorded, at a median price of $305,000, or $201 per square foot. The vast majority of units had three bedrooms, for which the median price was $299,000 and the median price per square foot was $260.

Appendix Table A-15 shows sales of homes built since between September 1, 2013 and August 31, 2014.

Affordability Gap Analysis

The affordability gap analysis compares the cost of developing housing in the City to the amount very low and low income households can afford to pay for housing. The affordability gap represents the capital subsidy required to develop housing affordable to families at target income levels.

The methodology, key assumptions and findings of the affordability gap analysis are summarized below. Detailed assumptions and calculations for the affordability gap analysis are contained in **Appendix A.**

The resulting affordability gaps are used in later sections of this report to estimate the maximum residential nexus fee required to mitigate new demand generated by each building type for housing affordable to low and moderate income households.

Methodology

The first step in the gap analysis establishes the amount a tenant or homebuyer can afford to contribute to the cost of renting or owning a dwelling unit. This analysis uses the income level and affordable housing cost definitions defined in prior sections of this report.

The second step estimates the costs of constructing or preserving affordable housing in the City. DRA calculated the affordability gap for three owner prototypes and one renter prototype considered representative of recent and current new multifamily and single-family development in the City. The prototypes used in this analysis are detailed in **Appendix Table A-1.** These prototypes are based on actual or planned housing developments in the City. Prototype #1 is a detached single-family infill product, similar to the Bridgeport development. Prototype #2 is an attached townhome development, similar to the homes being built in The Cannery area of the City. Prototype #3 consists of stacked flat apartments over podium parking, a market-rate version of the South Hayward BART affordable housing development built by Eden Housing. Affordability gaps are calculated for one-, two- and three-bedroom units for renters, and one- through four-bedroom units for owners, depending upon the prototype.

The third step in the gap analysis establishes the housing expenses borne by the tenants and owners. These costs can be categorized into operating costs, and financing or mortgage obligations. Operating costs are the maintenance expenses

of the unit, including utilities, property maintenance, property taxes, management fees, property insurance, replacement reserve, and insurance. For the rental prototypes examined in this analysis, DRA assumed that the landlord pays all but certain tenant-paid utilities as an annual operating cost of the unit paid from rental income. For owner prototypes, DRA assumed the homebuyer pays all operating and maintenance costs for the home.

Financing or mortgage obligations are the costs associated with the purchase or development of the housing unit itself. These costs occur when all or a portion of the development cost is financed. This cost is always an obligation of the landlord or owner. Supportable financing is deducted from the total development cost, less any owner equity (for owner-occupied housing, the downpayment) to determine the capital subsidy required to develop the prototypical housing unit affordable to an eligible family at each income level.

For rental housing prototypes, the gap analysis calculates the difference between total development costs and the conventional mortgage supportable by net operating income from restricted rents, plus any other sources available to subsidize the housing. Recent affordable housing in the City typically has been financed using 4 percent tax credits. For these projects, tax credit equity filled about 25 percent of total project costs on affordable tax credit units. This ratio has been used to adjust the portion of the affordability gap assumed to fall to the responsibility of the developer, and to be filled by the nexus fee.

For owners, the gap is the difference between total development costs and the supportable mortgage plus the buyer's downpayment.

The purpose of the gap analysis is to determine the fee amount by land use that would be required to develop housing affordable to the very low and low income households who will need to find housing in the City in connection with new residential development in the City. Therefore, no other housing subsidies, or leverage, are assumed.

Housing Development Costs

DRA estimated the costs to build the new rental and owner housing prototypes in 2013 based on a review of historical project cost data, land sales and interviews with developers active in the Bay Area.

DRA updated its construction cost estimates for the residential prototypes assuming a 5% increase in construction hard costs since 2013. The Engineering News-Record Construction Cost Index, widely used in the construction industry, increased by 3.2% from August 2013 to August 2014. Cumming Corporation, an international construction cost consulting firm, estimated the increase in construction costs in California 2013 at 3.5% to 4.2%.

DRA also reviewed recent land sales data. **Appendix Table A-16** shows vacant residential land sales recorded by Dataquick in the City of Hayward from January 1, 2012 through August 31, 2013. **Appendix Table A-17** shows vacant residential land sales from September 1, 2013 through August 31, 2014. Land sales prices for larger parcels (over 10,000 SF) declined based on available comps, so DRA did not increase its land price assumptions for this analysis.

Estimated development costs are detailed in **Appendix Tables A-4** through **A-6** for Prototypes #1 through #3, respectively, and are summarized in **Appendix Table A-7.**

Total per unit development costs for the housing prototypes are summarized in **Table 11**.

Table 11
Estimated Per Unit Total Development Costs[1]
New Construction Housing Prototypes
City of Hayward Affordable Housing Nexus Study
2014

Unit Bedroom Count	Prototype #1 Single-Family Infill	Prototype #2 Owner Townhomes	Prototype #3 Stacked Flat Apartments Podium Parking
One Bedroom	N/A	N/A	$303,000
Two Bedrooms	N/A	$479,000	$444,000
Three Bedrooms	$486,000	$532,000	$525,000
Four Bedrooms	$538,000	N/A	N/A
Average[2]	$511,000	$492,000	$399,000

[1]Costs increased an estimated 5% from DRA's 2013 Draft Nexus Study.
[2]Weighted average based on the unit distribution by bedroom count for the housing prototypes in Appendix Table A-1.
Source: Appendix Tables A-8 through A-10; interviews with area developers; Engineering News Record Construction Cost Index; DRA.

Calculation of Per Unit Subsidy Amounts

The per unit subsidy required to make new housing affordable to very low and low income residents was calculated by subtracting per unit development costs from the per unit mortgage or home price supportable from affordable rents and owner housing cost. For the rental housing prototype, we have also subtracted the estimated portion of the gap that would be covered by tax credit equity in a typical 4 percent rental tax credit project, which DRA estimates at 25 percent of total development costs. The resulting per unit subsidies required by unit bedroom count are shown for new housing development in **Table 12** for very low income households, **Table 13** for low income households, and **Table 14** for moderate income households. Detailed calculations are shown in **Appendix Tables A-8** through **A-10**.

The results of the gap analysis show significant affordability gaps for all prototypes for very low and low income households. Given the relatively high median income for Alameda County, there are no gaps for some unit sizes and prototypes at the moderate income level.

Table 12
Per Unit Affordability Gaps
Very Low Income Households
New Construction Housing Prototypes
City of Hayward Affordable Housing Nexus Study
2014

Unit Bedroom Count	Prototype #1 Single-Family Infill	Prototype #2 Owner Townhomes	Prototype #3 Stacked Flat Apartments Podium Parking
One Bedroom	N/A	N/A	$153,700
Two Bedrooms	N/A	N/A	$244,900
Three Bedrooms	$330,700	$323,700	$291,000
Four Bedrooms	$365,100	$359,100	N/A
Average[1]	$347,400	$332,600	$214,600

[1]Weighted average based on the unit distribution by bedroom count for the housing prototypes in Appendix Table A-1.
Source: Appendix Tables A-8 through A-10; DRA.

Table 13 Per Unit Affordability Gaps Low Income Households New Construction Housing Prototypes City of Hayward Affordable Housing Nexus Study 2014			
	Prototype #1	**Prototype #2**	**Prototype #3**
Unit Bedroom Count	**Single-Family Infill**	**Owner Townhomes**	**Stacked Flat Apartments Podium Parking**
One Bedroom	N/A	N/A	$128,000
Two Bedrooms	N/A	N/A	$215,900
Three Bedrooms	$286,900	$279,900	$258,800
Four Bedrooms	$317,800	$311,800	N/A
Average[1]	$301,900	$287,900	$186,400

[1]Weighted average based on the unit distribution by bedroom count for the housing prototypes in Appendix Table A-1.
Source: Appendix Tables A-8 through A-10; DRA.

Table 14 Per Unit Affordability Gaps Moderate Income Households New Construction Housing Prototypes City of Hayward Affordable Housing Nexus Study 2014			
	Prototype #1	**Prototype #2**	**Prototype #3**
Unit Bedroom Count	**Single-Family Infill**	**Owner Townhomes**	**Stacked Flat Apartments Podium Parking**
One Bedroom	N/A	N/A	$0
Two Bedrooms	N/A	N/A	$71,000
Three Bedrooms	$67,100	$60,100	$97,800
Four Bedrooms	$80,500	$74,500	N/A
Average[1]	$73,600	$63,700	$45,200

[1]Weighted average based on the unit distribution by bedroom count for the housing prototypes in Appendix Table A-1.
Source: Appendix Tables A-8 through A-10; DRA.

Residential Nexus Analysis

Impact Methodology and Use of the IMPLAN Model

The methodology used for the residential nexus analysis begins with the estimated sales prices of a prototypical residential subdivision and moves through a series of linkages to the incomes of the households that purchased the units, the annual expenditures of those households on goods and services, the jobs associated with the delivery of these goods and services, the income of the workers performing those jobs, the household income of those worker households, and finally to the affordability level of the housing needed by those worker households. The steps of the analysis are as follows:

1. Define a prototypical residential subdivision.

2. Estimate the household income distribution of the households purchasing or renting these homes.

3. Estimate the consumer expenditures of these households.

4. Estimate the number of new full-time employees required to provide the goods and services purchased by these households.

5. Estimate the number of new worker households associated with this employment growth.

6. Estimate the income distribution of these new worker households.

7. Estimate the number of new households requiring affordable housing.

8. Estimate the housing affordability gap for these affordable housing units.

9. Calculate the maximum supportable residential nexus fee.

DRA estimated the household income distribution of households purchasing the new homes based on minimum qualifying income criteria for new loans on these units. The consumer expenditures of these households and the jobs generated by these expenditures are estimated using the IMPLAN model, a model widely used for the past 25 years to quantify employment impacts from personal income. Based on the employment generation by industry from the IMPLAN model, DRA used its nexus model to quantify the income of worker households by affordability level.

THE IMPLAN MODEL

The IMPLAN model is an economic analysis software package now commercially available through the Minnesota IMPLAN Group (MIG). IMPLAN was originally developed by the U.S. Forest Service, the Federal Emergency Management Agency, and the U.S. Department of the Interior Bureau of Land Management. It has been in use since 1979 and refined over time. IMPLAN has become one of the industry standards widely used across the United States to predict economic impacts in a broad range of applications from major construction projects to natural resource programs. IMPLAN's clients include more than 20 federal government agencies, 60 state agencies across the country, and academic, local government, nonprofit and private sector clients numbering in the hundreds (follow theses links to IMPLAN's Client List and Consultants Listing). IMPLAN is also the industry standard in California for use in local residential nexus impact fee analyses.

The IMPLAN model projects the number of employees needed to produce a given amount of goods and services, based on actual 2009 economic data for Alameda County. More specifically, IMPLAN is based on an input-output accounting of commodity flows within an economy from producers to intermediate and final

consumers. The model establishes a matrix of supply chain relationships between industries and also between households and the producers of household goods and services. The model tracks changes in purchases for final consumption through the supply chain. Industries that produce goods and services for final consumption must purchase inputs from other producers that, in turn, purchase goods and services. The model tracks these relationships through the economy to the point where leakages from the region stop the cycle.

IMPLAN's industry sectoring scheme is tied to the Bureau of Economic Analysis (BEA) Input-Output Study. The most recent 2002 BEA Benchmark study uses a 440-sector scheme. This scheme approximates 6-digit North American Industrial Classification System (NAICS) for manufacturing, and is more highly aggregated for service sectors. IMPLAN data sets are available for each county and state, so the model can be tailored to the specific economic conditions of the region being analyzed. This analysis uses the most current data set for Alameda County.

Economic impacts estimated using the IMPLAN model are divided into three categories:

Direct impacts result from the household spending included in the analysis. A relevant example is restaurant employment created when households in new residential buildings spend money dining out. Employment at the restaurant would be considered a direct impact.

Indirect impacts result from supplier purchases made by the business operations of the companies included in the analysis. With the restaurant example, indirect impacts would include employment at food wholesalers, kitchen suppliers, and producers of agricultural products.

Induced impacts result from increased demand for local-serving retail and services by the new employees. Again using the restaurant example, induced impacts would include employment generated when employees of the restaurant, food wholesaler and kitchen suppliers spend their earnings in the local economy.

The IMPLAN model projections include all three of the impacts listed above. The IMPLAN Pro Guide provides an introduction to input-output analysis and further documentation on the model's assumptions and mathematical equations. (Follow these links to the Version 2 IMPLAN Pro guide and the Version 3.0 Reference Manual.)

Disposable Income of New Households

The analysis begins with the four prototypical housing developments described above in the affordability gap analysis. The income of the new households moving into these units is estimated based on an estimated distribution of homes by sales prices or rents for each prototype. Sales prices and rents for the prototypes are estimated based on a review of recent single-family home and condo sales prices in Hayward from Dataquick and asking prices of actively selling subdivisions, with the recognition that the new high-quality product represented by the prototypes would command somewhat higher prices than most of the existing housing stock.

To estimate the income distribution for the buyers of these new homes, this analysis assumes the average incomes are approximately equal to the minimum qualifying income criteria for a new-home loan. This calculation assumes that the new buyers pay a 10 percent down payment and secure a mortgage equal to 90 percent of the home's sale price. Monthly principal and interest payments on the mortgage are calculated assuming a 30-year fixed rate mortgage at 5.0 percent interest. Qualifying household income is estimated assuming households pay 35 percent of gross household income for principal, income, taxes and insurance (PITI), a typical standard used by mortgage lenders.

The IMPLAN model used in this analysis uses disposable household income as the primary upfront input. To arrive at disposable income, gross income for residents of prototypical units must be adjusted downward to account for Federal and State income taxes, Social Security and Medicare (FICA) taxes, and personal savings. Other taxes, including sales tax, gas tax and property tax, are handled internally within the model. Housing expenses are not deducted from disposable income as they are also handled internally within the IMPLAN model. Based on a review of data from the Tax Policy Center (a joint venture of the Brookings Institution and the Urban Institute), and the California Franchise Tax Board, disposable income for households in the income levels projected for the prototypical housing tract is estimated at 75 percent of total household income.

Table 15 calculates estimated disposable income of the households purchasing the prototypical owner units. **Table 16** calculates estimated disposable income of the households renting the prototypical rental units. Detailed calculations of disposable household income are shown in **Appendix Tables A-18** and **A-19**, for owner and renter households, respectively.

Table 15 Estimated Total Disposable Household Income of Homebuyers Owner Housing Prototypes City of Hayward 2014		
	Prototype #1 Single-Family Infill	**Prototype #2 Owner Townhomes**
Average Unit Size (SF)	1,997	1,850
Estimated Average Sales Price Per SF	$295	$292
Average Sales Price Per Unit	$588,900	$540,900
Average Mortgage Amount (1)	$530,000	$486,810
Monthly Principal and Interest Payment (2)	$2,845	$2,613
Monthly Property Taxes (3)	$589	$541
Monthly Property Insurance Cost	$100	$100
Monthly Homeowner Association Dues	$300	$300
Total Monthly Housing Cost	$3,834	$3,554
Estimated Average Annual Income (4)	$131,000	$122,000
Sales Price to Income Ratio	4.50	4.43
Percent of Income Available for Expenditures (5)	75%	75%
Ave. Disposable Income Available for Expenditures	$98,250	$91,500
Number of Units in Prototype	140	80
Total Disposable Housing Income of Resident Households	$13,755,000	$7,320,000

(1) At a 90% loan to value (price) ratio, assuming a 10% buyer downpayment.
(2) Monthly mortgage principal and interest payment assuming a 5.0% fixed-rate loan for 30 years.
(3) Monthly property taxes estimated at 1.2% annual tax rate.
(4) Assumes principal, interest, taxes and insurance (PITI) at 35% of gross annual household income.
(5) After deductions for federal and state income taxes, Social Security and Medicare (FICA) taxes, and personal savings. Based on data from the Tax Policy Center for at the income levels projected for the housing prototypes
Source: Dataquick Information System; Tax Policy Center; Appendix Table A-20; DRA.

Table 16 Estimated Total Disposable Household Income of Tenant Households Renter Housing Prototypes City of Hayward 2014	
	Prototype #3 Stacked Flat Apartments
Average Unit Size (SF)	988
Average Monthly Rent Per SF	$2.81
Average Monthly Rent Per Unit	$2,800
Average Household Income (1)	$112,000
Annual Household Income to Rent Ratio	3.3
Percent of Income Available for Expenditures (2)	75%
Disposable Income Available for Expenditures	$84,000
Number of Units in Prototype	150
Total Disposable Household Income of Resident HHs	$12,600,000

(1) Assumes rent at 33% of household income.
(2) After deductions for federal and state income taxes, Social Security and Medicare (FICA) taxes, and personal savings. Based on data from the Tax Policy Center for at the income levels projected for the housing prototypes
Source: REALFACTS; Tax Policy Center; Appendix Table A-21; DRA.

Projected Employment Generation

The IMPLAN model has been applied to link household consumption expenditures to job growth occurring in the City. The IMPLAN model distributes spending among various types of goods and services, and therefore industry sectors, based on data from the Consumer Expenditure Survey and the Bureau of Economic Analysis Benchmark Input-Output study to estimate direct, indirect, and induced employment generated. The IMPLAN model also projects total industry output and payroll associated with the direct, indirect and induced impacts.

The IMPLAN model input is the projected disposable income of the renters and homebuyers of each prototype. The IMPLAN model also projects total employment by industry sector. Detailed projections of employment from the IMPLAN model by prototype are presented in **Appendix Tables A-22** through **A-24.**

Adjustment for Full-Time Employment

The employment impacts described above include both full-time and part-time employment. IMPLAN provides conversion factors by industry sector for use in converting total employment to full-time equivalent (FTE) employment. These factors are applied to total employment projections from the IMPLAN model to produce projected FTE employment, which is used in the nexus calculation. On average, FTE employment is projected to equal 88 percent of total employment projected by IMPLAN for this analysis.

Adjustment for Potential Increase in Labor Force Participation

While most new workers at new establishments in the City serving new residents will come from outside of the City, DRA evaluated the extent to which new jobs are likely to be filled by existing residents in the City. This step reduces the number of new employees expected to need new housing in the City, to take into account employees who were previously living in the City but were not previously working.

In addition to new workers entering the labor force, another potential source of new employees is the pool of unemployed workers in the City. The California Employment Development Department (EDD) reports an unemployment rate of 8.3 percent for the City of Hayward as of August, 2013, based on a total labor force of 71,700 and total employment of 65,800. By comparison, the employment rate was slightly lower at 7.4 percent for the Alameda County as a whole for the same time period.

Given the somewhat high unemployment rate, a portion of new jobs in the City may be filled by existing unemployed residents. In addition, with the decline in labor participation rates in recent years, as some unemployed persons have given up looking for work, there is some room for increased labor participation by the existing population. For the purpose of this analysis, we estimate 5 percent of all new jobs will be filled by residents of existing City households to take into account both of these factors. As the unemployment rate falls, the maximum nexus fee will rise, since there is a smaller pool of unemployed workers to draw from before new workers are required.

Projected Household Growth

The next step in this analysis is to translate the number of new employees into the number of employee households in the City. The 2011 Three-Year ACS indicates that Alameda County had an average of 1.75 workers per worker household.[1] Therefore, DRA divided the number of new employees by 1.75 to generate the number of new households.

Projected Low and Moderate Income Households

This step estimates the number of new employee households that will require affordable housing. DRA estimated the percentage of employees in each economic sector qualifying for affordable housing based on wage data by occupation for the Oakland-Fremont Metropolitan Division, shown in **Table A-25**, and the estimated distribution of occupations by industry sector.

The average household size in Alameda County of the 2010 Census was 2.70 persons.[2] Therefore, this analysis uses the income limits for a three-person household of $42,100 for a very low income household (50% of AMI), $67,300 for a low income household (80% of AMI), and $101,000 for a moderate income household (120% of AMI).

The projected number of very low, low and moderate income households that would be expected to move to the City as a result of the development of each of the four housing prototypes are summarized in **Table 17**. These figures represent the estimated number of households by income level that would be expected to move to the City to provide the goods and services required by the homebuyers and renters in each prototype. To be conservative, we rounded down to the nearest whole number of employees in all cases.

Detailed projections of the number of qualifying low income households by prototype are presented in **Appendix Tables A-26** through **A-28.**

[1] Based on total employment of 714,430 and 409,258 households with at least one worker.
[2] Total household population of 1,472,829 divided by 545,138 households.

Table 17 Estimated New Low and Moderate Income Employee Households Generated By New Construction Housing Prototypes City of Hayward Affordable Housing Nexus Study 2014			
	Prototype #1	**Prototype #2**	**Prototype #3**
Income Category	**Single-Family Infill**	**Owner Townhomes**	**Stacked Flat Apartments Podium Parking**
Very Low Income	24	15	24
Low Income	9	6	9
Moderate Income	5	3	6
Total	38	24	39

Source: Appendix Tables A-26 through A-28; DRA.

Total Affordability Gap for New Households

Using the projected number of households that will require affordable housing, DRA estimated the costs of providing housing to these new households using the results of the affordability gap analysis. The maximum residential nexus fees for each of the four housing prototypes are summarized in **Table 18.** Detailed calculations of the maximum residential nexus fees are found in **Appendix Table A-29.**

The results of the nexus analysis show significant supportable nexus fees for all prototypes for very low and low income households. Given the relatively high median income for Alameda County, there are no affordability gaps for some unit sizes and prototypes at the moderate income level, resulting in no to low supportable nexus fees for this income level.

Table 18 Estimated Maximum Residential Nexus Fee Per Housing Unit By Prototypical Housing Development City of Hayward 2014			
	Maximum Fee Per Housing Unit		
	Prototype #1	Prototype #2	Prototype #3
Household Income Level	Single-Family Infill	Townhomes	Stacked Flats Podium Parking
Very Low Income	$59,500	$62,400	$34,300
Low Income	$19,400	$21,600	$11,200
Moderate Income	$2,900	$2,400	$1,800
Total	$81,800	$86,400	$47,300

Source: Appendix Table A-32; DRA.

Economic Impact Analysis

This section assesses the potential economic impact of an affordable housing nexus fee on market-rate residential development.

The increase in cost associated with the nexus fee, however large or small, must be absorbed in one of the following three ways, or some combination of the three:

1. Through an increase in cost to the end user of the building in the form of a price or rent increase;

2. Through a decrease in profits to the developer who develops the site; and/or

3. Through a decrease in the price for the land paid to the landowner.

In a competitive market, owners of residential developments are already commanding the maximum sales price or rents that the market will bear. Therefore, it is least likely that sales prices or rents will increase.

When an additional cost is imposed on a project after the land is purchased, the developer will most likely bear the cost in terms of reduced profit on projects in the pipeline. Over time, developers will shop for the highest return on their investment within the regional market area. The total amount of development impact fees is but one of many cost and income factors that determine the rate of return for one

project compared to another. Ultimately, the fee is most likely to be absorbed through a decrease in land price after the market adjusts. This may take several years as the projects already in the pipeline are completed.

Given these potential alternative impacts, we use several different approaches in assessing the economic effect of a proposed nexus fee. We conduct a land residual analysis that calculates the value attributed to land from proposed development on a site, with and without a nexus fee. We also use a market and investment approach that calculates the increase in rents, or decrease in the rate of return on investor equity, required to accommodate the fee at current market terms for both debt and equity financing.

Land Residual Analysis

Land Residual Analysis Methodology

Land residual analysis methodology calculates the value attributed to land from proposed development on that site. It is commonly used by real estate developers and investors to evaluate development financial feasibility and select among alternative uses for a piece of property.

Land residual methodology calculates the value of a development based on its income potential and subtracts the costs of development and developer profit to yield the underlying value of the land. When evaluating alternative land uses, the alternative that generates the highest value to a site is considered its highest and best use. An alternative that generates a value to the land that is negative, or well below market land sales prices, is not financially feasible.

DRA calculated net operating income from each housing prototype, based on estimated market sales prices for owner housing, or rents, vacancy rates and operating costs for rental housing. For the rental housing prototype, net operating income is capitalized at an assumed capitalization rate to determine the value of the developed property. The capitalization, or "cap," rate is the ratio of net operating income to project fair market value, or sales price, exhibited in the market and reflects the rate of return required by investors in rental property. Total development costs are subtracted from estimated net sales proceeds for owner housing or the capitalized value of rental housing to yield the estimated residual land value.

Assumptions

Land residual analysis requires assumptions on gross income, vacancies and operating costs, hard construction costs, tenant improvements and financing costs for each land use to be examined. These assumptions are shown in **Appendix Table A-30**.

Estimated annual net sales income (owner prototypes) or net operating income (renter prototype) and total development costs (excluding land) for each of the housing prototypes are shown in **Appendix Table A-31**.

For rental housing Prototype #3, the land residual analysis assumes a cap rate of 5.60 percent. According to Cassidy Turley Commercial Real Estate Services, current capitalization rates for apartments have ranged from a low of 5.21 percent to a high of 5.80 percent over the five-quarter period from the first quarter of 2012 through and including the first quarter of 2013. The average cap rate was 5.62% over this period.

The results of the land residual analysis are shown in **Appendix Table A-32.** Table A-33 tests the sensitivity of the land residual analysis to increases in prototype development costs above the original assumptions.

Market Land Sales Prices

The findings of the land residual analysis can be compared to recent land sales prices in the City. **Appendix Table A-16** shows per square foot land sales prices for vacant residential property sold in the City between January 1, 2012 and August 31, 2013 based on data from Dataquick. The median sales price for all parcels was approximately $35 per square foot. **Appendix Table A-17** shows per square foot land sales prices for vacant residential property sold in the City between September 1, 2013 and August 31, 2014. Median and average sales prices of parcels over 10,000 square feet declined, while prices of smaller parcels increased.

Findings

The results of the land residual analysis indicate that residual land values remain within the range of recent land sales prices for all three prototypes with affordable housing fees of up to $40,000 per market rate unit.

Residual land values remain within the range of recent land sales prices for all three prototypes with affordable housing fees of up to $20,000 per market rate unit with increases in total development costs of 15% for the single-family prototype and 7.5% for the townhome and apartment prototypes.

Rent and Return Analysis

Methodology and Assumptions

DRA calculated the percentage increase in sales prices or rents, and the decrease in the rate of return on investor equity, required to finance the fee at current market terms for both debt and equity financing. By applying the average financing cost to the fee at illustrative fee levels, we determine the rent increase necessary to keep returns to developers and investors constant. Alternatively, we calculate the decrease in the rate of return on equity to investors assuming rents remain constant.

Total development costs for apartment construction are typically financed through a combination of debt and equity financing. A loan to value ratio of 60 percent for the first position mortgage was assumed. Current interest rates on term debt financing are approximately 6 percent or less for real estate mortgages on apartment buildings. Interest rates on debt financing are expected to remain low in the short term. Actions by the Federal Reserve are most effective in influencing short-term interest rates.

For this analysis, we have assumed that equity would comprise the other 40 percent of sources used to finance total development costs. We have provided for a 12 percent return on equity, which is within the range of current returns on real estate investment trusts (REITs). Based on DRA's substantial experience with REITs, recent returns are generally in the 7 percent to 9 percent range for apartments. However, new development is likely to require rates at the upper end of that range because of the development risk.

The average financing cost of capital based on a 6 percent interest rate for a 60 percent loan-to-value mortgage and a 12 percent return on equity for the remaining 40 percent of sources is approximately 8.4 percent.

After calculating the increase in sales prices or rents required to finance the development impact fee at illustrative levels, we calculated the increase in sales prices or rents as a percentage of current market sales prices or rents. We use the percentage increase in sales prices or rents as a measure of the magnitude of the impact of the fee. As a secondary measure, our evaluation also examines the fee at alternative levels as a percentage of total development costs for each land use.

The income and cost assumptions for each prototype are the same used in the land residual analysis above. Total development costs were estimated by adding the

construction costs for each prototype to estimated market land values for the residential prototypes.

The findings of the rent analysis are summarized in **Appendix Table A-34**. The findings of the rate of return analysis are summarized in **Appendix Table A-35**.

FINDINGS

As noted above, DRA believes that a change in rents due to the imposition of a nexus fee is the least likely market outcome. For project sites already owned by their developers (as opposed to those yet to be purchased by a developer), a reduction in the rate of return on their investment may occur. An impact fee of $30,000 per unit for rental Prototype #3 reduces the rate of return on equity from 12.00% to 11.16%, a reduction that DRA does not consider significant.

Appendix A Tables

City of Hayward Inclusionary Housing and Nexus Study

Table A-1
Housing Prototype Projects
City of Hayward Inclusionary Housing and Nexus Study

2014

PROTOTYPE	Prototype #1 Single-Family Infill	Prototype #2 Owner Townhomes	Prototype #3 Stacked Flat Apts. Podium Parking
Tenure	**Owner**	**Owner**	**Rental**
Unit Count	140 Units	80 Units	150 Units
Type of Product	Detached Small Lot Single-Family	Attached Townhomes	Stacked flats over podium parking
Number of Stories/ Type of Parking	2 Stories Garages	2 Stories Garages	Podium
Construction Type	Type V	Type V	Type III over Type I
Density (DU's/Net Acre)	10.8	24.0	105.0
Land Area (Acres)	13.00	3.33	1.43
Units by Bedroom Count			
One Bedroom	0	0	65
Two Bedroom/1 Bath	0	0	0
Two Bedroom/2 Bath	0	0	55
Three Bedroom	72	60	30
Four Bedroom	68	20	0
Percent of Units by Bedroom Count			
One Bedroom	0%	0%	43%
Two Bedroom/1 Bath	0%	0%	0%
Two Bedroom/2 Bath	0%	0%	37%
Three Bedroom	51%	75%	20%
Four Bedroom	49%	25%	0%
Unit Size (Net Square Feet)			
One Bedroom			750
Two Bedroom/1 Bath			
Two Bedroom/2 Bath			1,100
Three Bedroom	1,900	1,800	1,300
Four Bedroom	2,100	2,000	
Average Unit Square Feet	*1,997*	*1,850*	*988*
Building Square Feet			
Net Living Area	279,600	148,000	148,250
Community Space			3,000
Total Net Bldg. Square Feet	279,600	148,000	151,250
Number of Parking Spaces	430	150	270
Parking Spaces Per Housing Unit	3.07	1.88	1.80

Source: City of Hayward; David Paul Rosen & Associates

Table A-2
Affordable Rents and Prototype Supportable Mortgage
Renter Prototype
City of Hayward Inclusionary Housing and Nexus Study
2014

Assumptions

2014 State Median Income, Alameda County	$93,500
Affordable Housing Cost As a % of Income	30%
Project Vacancy Rate	5%
Annual Operating Cost Per Unit	$4,200
Debt Coverage Ratio	1.15
Mortgage Interest Rate	6%
Mortgage Term	30

No. of Bedrooms	**One Bedroom**	**Two Bedroom**	**Three Bedroom**
Household Size Adjustment	2 Persons	3 Persons	4 Persons
Household Size Income Adjust. Factor (1)	80%	90%	100%
Renter Utility Allowance (2)	$33	$44	$55
No. of Units in Renter Prototype	65	55	30

Affordable Rents by Income Level

	One Bedroom	**Two Bedroom**	**Three Bedroom**
Very Low Income			
50% of Median			
Annual Gross Income	$37,400	$42,075	$46,750
Affordable Monthly Housing Cost	$935	$1,052	$1,169
Less: Monthly Utility Allowance	($33)	($44)	($55)
Affordable Monthly Rent	$902	$1,008	$1,114
Low Income			
60% of Median			
Annual Gross Income	$44,880	$50,490	$56,100
Affordable Monthly Housing Cost	$1,122	$1,262	$1,403
Less: Monthly Utility Allowance	($33)	($44)	($55)
Affordable Monthly Rent	$1,089	$1,218	$1,348
Moderate Income			
110% of Median			
Annual Gross Income	$82,280	$92,565	$102,850
Affordable Monthly Housing Cost	$2,057	$2,314	$2,571
Less: Monthly Utility Allowance	($33)	($44)	($55)
Affordable Monthly Rent	$2,024	$2,270	$2,516

Estimated Prototype Supportable Mortgage	**Very Low Income**	**Low Income**	**Moderate Income**
Projected Total Gross Project Rents	$1,769,880	$2,138,580	$3,982,680
Less: Vacancies	($88,494)	($106,929)	($199,134)
Less: Operating Costs	($630,000)	($630,000)	($630,000)
Net Operating Income	$1,051,386	$1,401,651	$3,153,546
Affordable First Mortgage	$12,707,418	$16,940,843	$38,114,857

(1) HUD published factors for adjusting household income by household size.
(2) Assumes electric heating and "other electric" and natural gas cooking and water heating.
Source: Alameda County Housing Authority, effective 07/1/14.

Source: IDR

Table A-3
Affordable Mortgage By Income Level
Owner Housing Prototypes
City of Hayward Inclusionary Housing and Nexus Study
2014

ASSUMPTIONS

2014 State Median Income, Alameda County	$93,500			
Affordable Housing Cost As a % of Income	35%			
No. of Bedrooms	**1 Bedroom**	**2 Bedroom**	**3 Bedroom**	**4 Bedroom**
Household Size, Health and Safety Code	2 Persons	3 Persons	4 Persons	5 Persons
Household Size Income Adjust. Factor	80%	90%	100%	108%
Monthly HOA Fee/Maint. Cost	$300			
Monthly Property Insurance	$100			
Property Tax Rate	1.20%			
Downpayment as a % of Affordable Home Price	3.00%			
Mortgage Interest Rate	5.00%			
Term (Years)	30			

AFFORDABLE HOUSING PAYMENT (PITI)

		1 Bedroom	**2 Bedroom**	**3 Bedroom**	**4 Bedroom**
Very Low Income					
50% AMI					
Annual Gross Income		$37,400	$42,075	$46,750	$50,490
Affordable Monthly Housing Cost	35%	$1,091	$1,227	$1,364	$1,473
Less: HOA/Maintenance Expense		($300)	($300)	($300)	($300)
Less: Property Insurance		($100)	($100)	($100)	($100)
Less: Property Taxes/Assessments (1)	1.20%	($111)	($133)	($155)	($173)
Available for Principal and Interest		$580	$694	$809	$900
Supportable Mortgage		$107,983	$129,236	$150,645	$167,679
Afford. Sales Price w/ Downpmt. @	3.00%	$111,323	$133,233	$155,304	$172,865
Low Income					
60% AMI					
Annual Gross Income		$44,880	$50,490	$56,100	$60,588
Affordable Monthly Housing Cost	35%	$1,309	$1,473	$1,636	$1,767
Less: HOA/Maintenance Expense		($300)	($300)	($300)	($300)
Less: Property Insurance		($100)	($100)	($100)	($100)
Less: Property Taxes/Assessments (1)	1.20%	($146)	($173)	($199)	($220)
Available for Principal and Interest		$763	$900	$1,037	$1,147
Supportable Mortgage		$142,050	$167,679	$193,151	$213,622
Afford. Sales Price w/ Downpmt. @	3.00%	$146,444	$172,865	$199,125	$220,229
Moderate Income					
110% AMI					
Annual Gross Income		$82,280	$92,565	$102,850	$111,078
Affordable Monthly Housing Cost	35%	$2,400	$2,700	$3,000	$3,240
Less: HOA/Maintenance Expense		($300)	($300)	($300)	($300)
Less: Property Insurance		($100)	($100)	($100)	($100)
Less: Property Taxes/Assessments (1)	1.20%	($322)	($371)	($419)	($458)
Available for Principal, Interest, Taxes		$1,678	$1,929	$2,181	$2,382
Supportable Mortgage		$312,542	$359,423	$406,304	$443,809
Afford. Sales Price w/ Downpmt. @	3.00%	$322,208	$370,539	$418,870	$457,535

(1) HUD published factors for adjusting household income by household size.
(2) Property taxes calculated based on assessed value equal to affordable sales price with downpayment.

Source: DRA

Table A-4
Estimated Development Costs
Owner Prototype #1
Single-Family Infill
City of Hayward Inclusionary Housing and Nexus Study

Land Acquisition Costs	566,280	Sf Land	$35	/SF Land		$19,819,800
Direct Costs						
On- and Off-Site Improvements (1)	140	Units	$63,000	/Unit	$8,820,000	
Building Shell (1)	279,600	NSF	$78.75	/NSF	22,018,500	
Total Direct Costs			$ 110.30	/NSF		$30,838,500
Permits and Fees	140	Units	$38,000	/Unit	$5,320,000	$5,320,000
Indirect Costs						
Architecture, Eng. & Consulting	3.9%	Direct Costs			$1,202,702	
Taxes, Ins, Legal & Acctg	3.0%	Direct Costs			925,155	
Marketing/Sales Office	$50,000	Allowance			50,000	
Total Indirect Costs						$2,177,857
Financing/Closing Costs						
Interest + Loan Origination Fees (2)	140	Units	$34,893	/Unit	$4,885,000	
Brokerage/Closing Costs/Warranties	140	Units	$15,000	/Unit	2,100,000	
Total Financing/Closing Costs						$6,985,000
Developer Overhead & Profit	10.0%	Development Costs				$6,514,116
Total Development Costs	140	Units	$511,823	/Unit		$71,655,272
			$256.00	/NSF		

(1) Escalated by 5% from 2013 estimates.
(2) Financing assumptions:

Average interest/equity rate:	8.40%
Construction/absorption period (mos.)	12

Source: DRA.

Table A-5
Estimated Development Costs
Owner Prototype #2
Owner Townhomes
City of Hayward Inclusionary Housing and Nexus Study

Land Acquisition Costs	145,200	Sf Land	$35	/SF Land		$5,082,000
Direct Costs						
On- and Off-Site Improvements (1)	80	Units	$63,000	/Unit	5,040,000	
Building Shell (1)	148,000	NSF	$115.50	/NSF	17,094,000	
Total Direct Costs			$ 149.55	/NSF		$22,134,000
Permits and Fees	80	Units	$38,000	/Unit	$3,040,000	$3,040,000
Indirect Costs						
Architecture, Eng. & Consulting	4.1%	Direct Costs			$907,494	
Taxes, Ins, Legal & Acctg	3.0%	Direct Costs			664,020	
Marketing/Sales Office	$50,000	Allowance			50,000	
Total Indirect Costs						$1,621,514
Financing/Closing Costs						
Interest + Loan Origination Fees (2)	80	Units	$33,500	/Unit	$2,678,000	
Brokerage/Closing Costs/Warranties	80	Units	$15,000	/Unit	1,200,000	
Total Financing/Closing Costs						$3,878,000
Developer Overhead & Profit	10.0%	Development Costs				$3,575,551
Total Development Costs	80	Units	$491,638	/Unit		$39,331,065
			$266.00	/NSF		

(1) Escalated by 5% from 2013 estimates.
(2) Financing assumptions:
Average interest/equity rate: 8.40%
Construction/absorption period (mos.) 12

Source: DRA.

Table A-6
Estimated Development Costs
Renter Prototype #3
Stacked Flat Apts.
Podium Parking
City of Hayward Inclusionary Housing and Nexus Study

Land Acquisition Costs	62,229	Sf Land	$35	/SF Land		$2,178,000
Direct Costs[1]						
On- and Off-Site Improvements (1)	150	Units	$10,500	/Unit	1,575,000	
Garage/Podium Parking Structure (1)	150	Units	$42,000	/Unit	6,300,000	
Building Shell (1)	148,250	NSF Living Area	$210.00	/NSF	31,132,500	
Total Direct Costs			$ 263.12	/NSF		$39,007,500
Permits and Fees	150	Units	$24,000	/Unit	$3,600,000	$3,600,000
Indirect Costs						
Architecture, Eng. & Consulting	5.8%	Direct Costs			$2,262,435	
Taxes, Ins, Legal & Acctg	3.0%	Direct Costs			1,170,225	
Total Indirect Costs			$ 23.15	/NSF		$3,432,660
Financing/Closing Costs						
Interest + Loan Origination Fees (2)	150	Units	$40,500	/Unit	$6,075,000	
Title, Closing and Escrow	150	Units	$1,000	/Unit	150,000	
Total Financing/Closing Costs			$ 41.99			$6,225,000
Developer Overhead & Profit	10.0%	Develop. Costs	$ 36.72			$5,444,316
Total Development Costs	150	Units	$399,250	/Unit		$59,887,476
			$404.00	/NSF		

(1) Hard costs based on actual development costs for South Hayward BART Family and Senior Affordable Housing project, developed by Eden Housing, escalated 5% from 2013 to 2014.
(2) Financing assumptions:
Average interest/equity rate: 8.40%
Construction/absorption period (mos.) 18

Source: City of Hayward; DRA.

Table A-7
Summary of Per Unit and Per Square Foot Total Development Costs
New Owner and Renter Housing Prototype Units
City of Hayward Inclusionary Housing and Nexus Study
2014

	Unit Bedroom Count				
Prototype	**One Bedroom**	**Two Bedroom/ Two Bath**	**Three Bedroom**	**Four Bedroom**	**Weighted Average (1)**
Prototype #1					
Single-Family Infill					
Owner					
Unit SF			1,900	2,100	1,997
Cost per SF			$256.00	$256.00	$256.00
Cost per Unit			$486,000	$538,000	$511,000
Prototype #2					
Owner Townhomes					
Owner					
Unit SF			1,800	2,000	1,850
Cost per SF			$266.00	$266.00	$266.00
Cost per Unit			$479,000	$532,000	$492,000
Prototype #3					
Stacked Flat Apts.					
Podium Parking					
Rental					
Unit SF	750	1,100	1,300		988
Cost per SF	$404.00	$404.00	$404.00		$404.00
Cost per Unit	$303,000	$444,000	$525,000		$399,000

N/A = Not Applicable
(1) Weighted average based on distribution of units by bedroom count for prototypical housing developments.

Source: Appendix Tables A-9 through A-12; DRA.

Table A-8
Owner Housing Affordability Gap Calculations
Prototype #1
Single-Family Infill
City of Hayward Inclusionary Housing and Nexus Study
2014

Income Level	No. of BR	Unit SF	Maximum Monthly Housing Cost	Affordable Sales Price Per Unit (2)	Total Development Cost Per Unit (3)	Total Units	Total Affordable Sales Price	Total Development Cost (3)	Affordability Gap	Gap Per Unit
Very Low Income	3	1,900	$1,364	$155,300	$486,000	72	$11,181,600	$34,992,000	$23,810,400	$330,700
Low Income	3	1,900	$1,636	$199,100	$486,000	72	$14,335,200	$34,992,000	$20,656,800	$286,900
Moderate Income	3	1,900	$3,000	$418,900	$486,000	72	$30,160,800	$34,992,000	$4,831,200	$67,100
Very Low Income	4	2,100	$1,473	$172,900	$538,000	68	$11,757,200	$36,584,000	$24,826,800	$365,100
Low Income	4	2,100	$1,767	$220,200	$538,000	68	$14,973,600	$36,584,000	$21,610,400	$317,800
Moderate Income	4	2,100	$3,240	$457,500	$538,000	68	$31,110,000	$36,584,000	$5,474,000	$80,500
Very Low Income	Weighted Average (1)	1,997	$1,417	$164,100	$511,000	140	$22,938,800	$71,576,000	$48,637,200	$347,400
Low Income	Weighted Average (1)	1,997	$1,700	$209,650	$511,000	140	$29,308,800	$71,576,000	$42,267,200	$301,900
Moderate Income	Weighted Average (1)	1,997	$3,117	$438,200	$511,000	140	$61,270,800	$71,576,000	$10,305,200	$73,600

(1) Weighted average based on unit distribution by bedroom count for the owner housing prototype.
(2) From Table A-3.
(3) From Table A-7.

Source: DRA.

Table A-9
Owner Housing Affordability Gap Calculations
Prototype #2
Owner Townhomes
City of Hayward Inclusionary Housing and Nexus Study
2014

Income Level	No. of BR	Unit SF	Maximum Monthly Housing Cost	Affordable Sales Price Per Unit (2)	Total Development Cost Per Unit (3)	Total Units	Total Affordable Sales Price	Total Development Cost (3)	Affordability Gap	Gap Per Unit
Very Low Income	3	1,800	$1,227	$155,300	$479,000	60	$9,318,000	$28,740,000	$19,422,000	$323,700
Low Income	3	1,800	$1,473	$199,100	$479,000	60	$11,946,000	$28,740,000	$16,794,000	$279,900
Moderate Income	3	1,800	$2,700	$418,900	$479,000	60	$25,134,000	$28,740,000	$3,606,000	$60,100
Very Low Income	4	2,000	$1,364	$172,900	$532,000	20	$3,458,000	$10,640,000	$7,182,000	$359,100
Low Income	4	2,000	$1,636	$220,200	$532,000	20	$4,404,000	$10,640,000	$6,236,000	$311,800
Moderate Income	4	2,000	$3,000	$457,500	$532,000	20	$9,150,000	$10,640,000	$1,490,000	$74,500
Very Low Income	Weighted Average (1)	1,850	$1,261	$164,100	$492,250	80	$12,776,000	$39,380,000	$26,604,000	$332,600
Low Income	Weighted Average (1)	1,850	$1,514	$209,650	$492,250	80	$16,350,000	$39,380,000	$23,030,000	$287,900
Moderate Income	Weighted Average (1)	1,850	$2,775	$438,200	$492,250	80	$34,284,000	$39,380,000	$5,096,000	$63,700

(1) Weighted average based on unit distribution by bedroom count for the owner housing prototype.
(2) From Table A-3.
(3) From Table A-7.

Source: DRA.

Table A-10
Rental Housing Affordability Gap Calculations
Prototype 3
Stacked Flat Apts.
Podium Parking
City of Hayward Inclusionary Housing and Nexus Study
2014

Income Level	No. of BR	Unit SF	Total Units	Development Cost Per Unit (1)	Maximum Monthly Rent Per Unit	Project Gross Income	Annual Net Operating Income (2)	Affordable First Mortgage (3)	Tax Credit Equity (4)	Development Cost (5)	Affordability Gap	Gap Per Unit
Very Low Income	1	750	65	$303,000	$902	$703,560	$395,382	$4,778,725	$4,923,750	$19,695,000	$9,992,525	$153,700
Low Income	1	750	65	$303,000	$1,089	$849,420	$533,949	$6,453,494	$4,923,750	$19,695,000	$8,317,756	$128,000
Moderate Income	1	750	65	$303,000	$2,024	$1,578,720	$1,226,784	$14,827,339	$4,923,750	$19,695,000	($56,089)	($900)
Very Low Income	2	1,100	55	$444,000	$1,008	$665,280	$401,016	$4,846,819	$6,105,000	$24,420,000	$13,468,181	$244,900
Low Income	2	1,100	55	$444,000	$1,218	$803,880	$532,686	$6,438,229	$6,105,000	$24,420,000	$11,876,771	$215,900
Moderate Income	2	1,100	55	$444,000	$2,270	$1,498,200	$1,192,290	$14,410,433	$6,105,000	$24,420,000	$3,904,567	$71,000
Very Low Income	3	1,300	30	$525,000	$1,114	$401,040	$254,988	$3,081,874	$3,937,500	$15,750,000	$8,730,626	$291,000
Low Income	3	1,300	30	$525,000	$1,348	$485,280	$335,016	$4,049,120	$3,937,500	$15,750,000	$7,763,380	$258,800
Moderate Income	3	1,300	30	$525,000	$2,516	$905,760	$734,472	$8,877,085	$3,937,500	$15,750,000	$2,935,415	$97,800
Very Low Income	Weighted Average (1)	988	150	$399,100	$983	$1,769,880	$1,051,386	$12,707,418	$14,966,250	$59,865,000	$32,191,332	$214,600
Low Income	Weighted Average (1)	988	150	$399,100	$1,188	$2,138,580	$1,401,651	$16,940,843	$14,966,250	$59,865,000	$27,957,907	$186,400
Moderate Income	Weighted Average (1)	988	150	$399,100	$2,213	$3,982,680	$3,153,546	$38,114,857	$14,966,250	$59,865,000	$6,783,893	$45,200

(1) Weighted average based on unit distribution by bedroom count for the renter housing prototype.
(2) Net operating income projected based on the following assumptions:
Vacancy rate: 5%
Annual operating expense/unit: $4,200
(3) Affordable first mortgage from Table A-2 based on following financing terms:
Debt Coverage Ratio: 1.15
Mortgage interest rate: 6%
Mortgage Term: 30
(4) Estimated at 25% of development cost(for very low and low income households only) based on recent 4% tax credit rental housing developments in the San Francisco Bay area.
(5) From Table A-3.
(3) From Table A-7.

Source: DRA.

Table A-11
Increase in Condo, Single-Family Home and Land Sales Prices
2012 to 2014
Homes Built Since 2011
City of Hayward Inclusionary Housing and Nexus Study
2014

	Sales Between 1/1/11 to 8/31/2013	Sales Between 1/1/13 to 8/31/2014	% Increase	Annual % Increase (1)
Property Sales Between January 2011 to August 31, 2013				
Condos/Townhomes				
Two-Bedroom Units				
Average Price Per Square Foot (1)	$205.06	$312.69	52%	26%
Median Price Per Square Foot (1)	$205.94	$307.25	49%	25%
Three-Bedroom Units				
Average Price Per Square Foot (1)	$195.32	$269.29	38%	19%
Median Price Per Square Foot (1)	$194.02	$278.23	43%	22%
Four-Bedroom Units				
Average Price Per Square Foot (1)	$185.07	$253.80	37%	19%
Median Price Per Square Foot (1)	$185.07	$256.00	38%	19%
Single-Family Homes				
Three-Bedroom Homes				
Average Price Per Square Foot (1)	$205.61	$269.01	31%	15%
Median Price Per Square Foot (1)	$201.32	$277.60	38%	19%
Four-Bedroom Homes				
Average Price Per Square Foot (1)	$237.69	$275.20	16%	8%
Median Price Per Square Foot (1)	$259.63	$267.70	3%	2%
Five-Bedroom Homes				
Average Price Per Square Foot (1)	$246.40	$273.82	11%	6%
Median Price Per Square Foot (1)	$243.54	$227.99	-6%	-3%
Six-Bedroom Homes				
Average Price Per Square Foot (1)	$239.11	$201.35	-16%	-8%
Median Price Per Square Foot (1)	$243.17	$188.02	-23%	-11%
Vacant Residential Land Sales				
Parcels Over One-Half Acre				
Average Price Per Square Foot (1)	$52.87	$8.21	-84%	-42%
Median Price Per Square Foot (1)	$12.60	$5.74	-54%	-27%
Parcels Between 10,000 SF and One-Half Acre				
Average Price Per Square Foot (1)	$105.87	$89.32	-16%	-8%
Median Price Per Square Foot (1)	$36.26	$27.22	-25%	-12%
Parcels Under 10,000 SF				
Average Price Per Square Foot (1)	$122.10	$116.66	-4%	-2%
Median Price Per Square Foot (1)	$88.36	$131.12	48%	24%
All Sites				
Average Price Per Square Foot (1)	$76.75	$96.75	26%	13%
Median Price Per Square Foot (1)	$34.54	$106.60	209%	104%

(1) Averaged over two years.
Source: Dataquick Information Systems; DRA.

Table A-12
Condominium Sales: Condos Built Since 2011
City of Hayward
January 1, 2011 - August 31, 2013

No.	Zip Code		Address		Unit #	Sale Date	No. of Stories	No. of Bedrooms	No. of Baths	Year Built	Total Sales Price	Unit Sq. Ft.	Price Per Sq. Ft.
Two-Bedroom Units													
1	94541	1016	Old Oak	Ln		20120731	3	2	3.5	2012	$305,000	1,515	$201.32
2	94541	22856	Amador	St		20120717	3	2	3.5	2012	$312,000	1,515	$205.94
3	94541	22870	Amador	St		20120703	3	2	3.5	2012	$315,000	1,515	$207.92
						Bottom of Range					$305,000	1,515	$201.32
						Top of Range					$315,000	1,515	$207.92
						Average					$310,667	1,515	$205.06
						Median					$312,000	1,515	$205.94
Three-Bedroom Units													
1	94541	800	Old Oak	Ln	4	20110712	2	3	2.5	2011	$258,000	1,303	$198.00
2	94541	400	Old Oak	Ln	4	20110928	2	3	2.5	2011	$262,500	1,356	$193.58
3	94541	500	Old Oak	Ln	4	20111109	2	3	2.5	2011	$263,500	1,303	$202.23
4	94541	800	Old Oak	Ln	3	20110630	2	3	2.5	2011	$265,000	1,542	$171.85
5	94541	22584	Amador	St	4	20110527	2	3	2.5	2011	$269,000	1,468	$183.24
6	94541	22584	Amador	St	2	20110630	2	3	2.5	2011	$274,000	1,542	$177.69
7	94541	22774	Amador	St	5	20110929	2	3	2.5	2011	$275,000	1,468	$187.33
8	94541	500	Old Oak	Ln	3	20111110	2	3	2.5	2011	$276,500	1,542	$179.31
9	94541	800	Old Oak	Ln	2	20110824	2	3	2.5	2011	$281,500	1,468	$191.76
10	94541	22584	Amador	St	5	20110525	2	3	2.5	2011	$282,000	1,542	$182.88
11	94541	22584	Amador	St	3	20110429	2	3	2.5	2011	$282,000	1,468	$192.10
12	94541	900	Old Oak	Ln	2	20110527	2	3	2.5	2011	$282,000	1,547	$182.29
13	94541	22774	Amador	St	3	20111027	2	3	2.5	2011	$282,500	1,468	$192.44
14	94541	900	Old Oak	Ln	3	20110630	2	3	2.5	2011	$283,000	1,542	$183.53
15	94541	600	Old Oak	Ln	2	20120329	2	3	2.5	2011	$290,000	1,468	$197.55
16	94541	700	Old Oak	Ln	4	20120703	2	3	2.5	2011	$290,000	1,303	$222.56
17	94541	400	Old Oak	Ln	2	20120525	2	3	2.5	2011	$291,000	1,468	$198.23
18	94541	22774	Amador	St	6	20111028	2	3	2.5	2011	$295,000	1,468	$200.95
19	94541	22774	Amador	St	4	20110927	2	3	2.5	2011	$298,500	1,542	$193.58
20	94541	216	Sullivan	Way		20110505	3	3	3.5	2011	$299,000	1,910	$156.54
21	94541	22584	Amador	St	1	20110520	2	3	2.5	2011	$299,100	1,527	$195.87
22	94541	800	Old Oak	Ln	1	20111102	2	3	2.5	2011	$300,000	1,612	$186.10
23	94541	22774	Amador	St	1	20120330	2	3	2.5	2011	$300,000	1,579	$189.99
24	94541	500	Old Oak	Ln	2	20111123	2	3	2.5	2011	$300,272	1,468	$204.54
25	94541	22584	Amador	St	6	20110610	2	3	2.5	2011	$305,000	1,527	$199.74
26	94541	900	Old Oak	Ln	1	20110630	2	3	2.5	2011	$305,000	1,572	$194.02
27	94541	22774	Amador	St	2	20111031	2	3	2.5	2011	$305,000	1,468	$207.77
28	94541	500	Old Oak	Ln	1	20120316	2	3	2.5	2011	$306,000	1,538	$198.96
29	94541	22774	Amador	St	7	20111031	2	3	2.5	2011	$307,000	1,538	$199.61
30	94541	700	Old Oak	Ln	3	20120629	2	3	2.5	2011	$318,000	1,542	$206.23
31	94541	700	Old Oak	Ln	2	20120703	2	3	2.5	2011	$326,000	1,468	$222.07
32	94541	264	Sullivan	Way		20110413	3	3	3.5	2011	$378,500	1,910	$198.17
33	94541	900	Old Oak	Ln	4	20130725	2	3	2.5	2011	$391,000	1,303	$300.08
34	94541	3079	Madsen	St		20120601	3	3	3	2012	$288,000	1,343	$214.45
35	94541	600	Old Oak	Ln	3	20120608	2	3	2.5	2012	$289,500	1,468	$197.21
36	94541	400	Old Oak	Ln	3	20120522	2	3	2.5	2012	$291,500	1,542	$189.04
31	94541	400	Old Oak	Ln	1	20120518	2	3	2.5	2012	$299,000	1,538	$194.41
32	94541	600	Old Oak	Ln	1	20120518	2	3	2.5	2012	$300,000	1,538	$195.06
33	94541	22834	Amador	St		20120706	3	3	2.5	2012	$305,000	1,748	$174.49
34	94541	22864	Amador	St		20120713	3	3	2.5	2012	$311,000	1,748	$177.92
35	94541	245	Sullivan	Way		20120216	3	3	2.5	2012	$319,000	1,827	$174.60
						Bottom of Range					$258,000	1,303	$156.54
						Top of Range					$391,000	1,910	$300.08
						Average					$296,192	1,525	$195.32
						Median					$295,000	1,538	$194.02
Four-Bedroom Units													
36	94541	3063	Madsen	St		20120628	3	4	3.5	2012	$390,500	2,110	$185.07

Source: Dataquick Information Systems; DRA.

Table A-13
Condominium Sales: Condos Built Since 2011
City of Hayward
January 1, 2013 - August 30, 2014

No.	Zip Code	Address	Unit #	Sale Date	No. of Stories	No. of Bedrooms	No. of Baths	Year Built	Total Sales Price	Unit Sq. Ft.	Price Per Sq. Ft.
Two-Bedroom Units											
1	94541	685 Macabee Way		20131231	3	2	2.5	2011	$375,000	1,227	$305.62
2	94541	655 Macabee Way		20130718	3	2	2.5	2013	$377,000	1,227	$307.25
3	94541	612 Staley Ave		20140707	3	2	2.5	2012	$399,000	1,227	$325.18
				Bottom of Range					$375,000	1,227	$305.62
				Top of Range					$399,000	1,227	$325.18
				Average					$383,667	1,227	$312.69
				Median					$377,000	1,227	$307.25
Three-Bedroom Units											
1	94541	900 Old Oak Ln	4	20130725	3	3	2.5	2011	$391,000	1,303	$300.08
2	94541	22774 Amador St	3	20131205	3	3	2.5	2011	$395,000	1,468	$269.07
3	94541	2310 Morrow St		20130524	3	3	3.5	2013	$370,000	1,834	$201.74
4	94541	691 Macabee Way		20130730	3	3	3	2011	$400,000	1,516	$263.85
5	94541	676 Macabee Way		20131211	3	3	3	2011	$422,000	1,516	$278.36
6	94541	149 Burbank St		20131230	3	3	3	2011	$419,000	1,651	$253.79
7	94541	315 Williams Way		20130506	3	3	2.5	2011	$445,000	1,827	$243.57
8	94541	317 Williams Way		20130405	3	3	2.5	2011	$437,000	1,726	$253.19
9	94541	341 Williams Way		20130320	3	3	2.5	2012	$437,000	1,726	$253.19
10	94541	653 Macabee Way		20130308	3	3	3	2013	$372,500	1,516	$245.71
11	94541	1218 Martin Luther King Dr	J	20130628	3	3	3	2013	$411,000	1,516	$271.11
12	94541	610 Moss Way		20130930	3	3	2.5	2012	$465,000	1,726	$269.41
13	94541	2342 Morrow St		20131118	3	3	3	2013	$540,000	1,982	$272.45
14	94541	2329 Gibbons St		20131202	3	3	2.5	2013	$505,000	1,704	$296.36
15	94541	2333 Gibbons St		20131127	3	3	2.5	2013	$545,500	1,809	$301.55
16	94541	2337 Gibbons St		20131202	3	3	2.5	2013	$480,000	1,704	$281.69
17	94541	1151 Martin Luther King Dr	D	20131115	3	3	2.5	2013	$518,000	1,704	$303.99
18	94541	1149 Martin Luther King Dr		20131202	3	3	2.5	2013	$540,000	1,809	$298.51
19	94541	22584 Amador St	4	20140808	2	3	2.5	2011	$134,500	1,468	$91.62
20	94541	3179 Madsen St		20140718	3	3	3.5	2011	$501,000	1,834	$273.17
21	94541	674 Macabee Way		20140407	3	3	3	2011	$460,000	1,516	$303.43
22	94541	690 Macabee Way	92	20140821	3	3	3	2012	$468,100	1,516	$308.77
23	94541	692 Macabee Way		20140527	3	3	3	2011	$470,000	1,516	$310.03
24	94541	256 Sullivan Way		20140731	3	3	3	2011	$440,000	1,661	$264.90
25	94541	262 Sullivan Way	540	20140827	3	3	3	2011	$460,000	1,651	$278.62
26	94541	163 Burbank St		20140616	3	3	3	2011	$460,000	1,651	$278.62
27	94541	167 Burbank St		20140606	3	3	3	2011	$127,273	1,651	$77.09
28	94541	633 Staley Ave		20140723	3	3	3	2012	$465,000	1,516	$306.73
29	94541	617 Staley Ave		20140505	3	3	3	2012	$465,000	1,516	$306.73
30	94541	3135 Madsen St		20140620	3	3	3	2012	$412,000	1,343	$306.78
31	94541	3087 Madsen St	Sr	20140730	3	3	3	2012	$420,000	1,343	$312.73
32	94541	310 Williams Way		20140108	3	3	2.5	2011	$462,000	1,827	$252.87
33	94541	329 Williams Way		20140807	3	3	2.5	2011	$480,000	1,726	$278.10
34	94541	427 Palmer Ave		20140418	3	3	2.5	2012	$480,000	1,726	$278.10
35	94541	2330 Morrow St		20140430	3	3	2.5	2013	$536,000	1,704	$314.55
36	94541	2326 Morrow St		20140218	3	3	3	2013	$582,500	1,982	$293.90
				Bottom of Range					$127,273	1,303	$77.09
				Top of Range					$582,500	1,982	$314.55
				Average					$442,121	1,644	$269.29
				Median					$460,000	1,656	$278.23
Four-Bedroom Units											
1	94541	265 Sullivan Way		20131231	3	4	3	2011	$505,000	1,999	$252.63
2	94541	311 Williams Way		20130830	3	4	3	2011	$520,000	1,999	$260.13
3	94541	353 Williams Way		20131115	3	4	3	2012	$530,500	1,999	$265.38
4	94541	514 Staley Ave		20130214	3	4	3	2012	$456,000	1,999	$228.11
5	94541	3047 Madsen St		20140603	3	4	3.5	2012	$542,000	2,110	$256.87
6	94541	2160 Morrow St		20140408	3	4	3.5	2012	$535,000	2,110	$253.55
7	94541	285 Sullivan Way		20140718	3	4	3	2011	$510,000	1,999	$255.13
8	94541	502 Staley Ave		20140731	3	4	3	2012	$517,000	1,999	$258.63
				Bottom of Range					$456,000	1,999	$228.11
				Top of Range					$542,000	2,110	$265.38
				Average					$514,438	2,027	$253.80
				Median					$518,500	1,999	$256.00

Source: Dataquick Information Systems; DRA.

Table A-14
Condominium Sales: Condos Built Since 2013
City of Hayward
January 1, 2013 - August 30, 2014

No.	Zip Code	Address	Unit #	Sale Date	No. of Stories	No. of Bedrooms	No. of Baths	Year Built	Total Sales Price	Unit Sq. Ft.	Price Per Sq. Ft.
Two-Bedroom Units											
1	94541	655 Macabee Way		20130718	3	2	2.5	2013	$377,000	1,227	$307.25
				Bottom of Range					$377,000	1,227	$307.25
				Top of Range					$377,000	1,227	$307.25
				Average					$377,000	1,227	$307.25
				Median					$377,000	1,227	$307.25
Three-Bedroom Units											
1	94541	2310 Morrow St		20130524	3	3	3.5	2013	$370,000	1,834	$201.74
2	94541	653 Macabee Way		20130308	3	3	3	2013	$372,500	1,516	$245.71
3	94541	1218 Martin Luther King Dr	J	20130628	3	3	3	2013	$411,000	1,516	$271.11
4	94541	2337 Gibbons St		20131202	3	3	2.5	2013	$480,000	1,704	$281.69
5	94541	2329 Gibbons St		20131202	3	3	2.5	2013	$505,000	1,704	$296.36
6	94541	1151 Martin Luther King Dr	D	20131115	3	3	2.5	2013	$518,000	1,704	$303.99
7	94541	2330 Morrow St		20140430	3	3	2.5	2013	$536,000	1,704	$314.55
8	94541	2342 Morrow St		20131118	3	3	3	2013	$540,000	1,982	$272.45
9	94541	1149 Martin Luther King Dr		20131202	3	3	2.5	2013	$540,000	1,809	$298.51
10	94541	2333 Gibbons St		20131127	3	3	2.5	2013	$545,500	1,809	$301.55
11	94541	2326 Morrow St		20140218	3	3	3	2013	$582,500	1,982	$293.90
				Bottom of Range					$370,000	1,516	$201.74
				Top of Range					$582,500	1,982	$314.55
				Average					$490,955	1,751	$280.14
				Median					$518,000	1,704	$293.90

Source: Dataquick Information Systems; DRA.

Table A-15
Single-Family Home Sales: Homes Built Between 2011 and 2013
City of Hayward
January 1, 2011 to August 31, 2013

No.	Zip Code	Address	Sale Date	No. of Stories	No. of Bedrooms	No. of Baths	Lot Size (Sq. Ft.)	Year Built	Sales Price	Unit Sq. Ft.	Price Per Sq. Ft.
Two-Bedroom Units											
1	94541-6200	1028 Old Oak Ln	1/11/12	3	2	3.5	1,453	2011	$293,000	1,515	$193.40
2	94541-6200	1036 Old Oak Ln	3/23/12	3	2	3.5	1,453	2011	$316,000	1,515	$208.58
3	94541-6224	1110 Red Wing Dr	4/4/12	3	2	3.5	1,503	2011	$300,000	1,515	$198.02
4	94541-6224	1103 Red Wing Dr	5/25/12	3	2	3.5	1,472	2012	$311,500	1,515	$205.61
5	94541-6224	1111 Red Wing Dr	5/30/12	3	2	3.5	1,503	2012	$305,000	1,515	$201.32
			Bottom of Range						$293,000	1,515	$193.40
			Top of Range						$316,000	1,515	$208.58
			Average						$305,100	1,515	$201.39
			Median						$305,000	1,515	$201.32
Three-Bedroom Units											
6	94545-4037	2803 Baumberg Ave	5/15/12	1	3	2.5	9,009	2012	$459,000	2,268	$202.38
7	94542-2018	27097 Call Ave	4/21/11	2	3	3	11,014	2012	$285,500	2,459	$116.10
8	94541-6200	1004 Old Oak Ln	3/30/12	3	3	2.5	2,387	2011	$305,000	1,748	$174.49
9	94541-6200	1008 Old Oak Ln	3/30/12	3	3	2.5	2,326	2011	$300,000	1,915	$156.66
10	94541-6200	1012 Old Oak Ln	3/30/12	3	3	2.5	1,758	2011	$300,000	1,748	$171.62
11	94541-6200	1022 Old Oak Ln	5/1/12	3	3	2.5	1,454	2011	$312,000	1,918	$162.67
12	94541-6200	1034 Old Oak Ln	10/4/11	3	3	2.5	1,454	2011	$307,000	1,748	$175.63
13	94541-6224	1114 Red Wing Dr	7/15/11	2	3	2.5	1,707	2011	$306,000	1,530	$200.00
14	94541-6224	1106 Red Wing Dr	9/23/11	3	3	2.5	1,503	2011	$312,000	1,748	$178.49
15	94541-6224	1107 Red Wing Dr	6/6/12	3	3	2.5	1,503	2012	$313,000	1,918	$163.19
16	94541-6224	1115 Red Wing Dr	5/29/12	2	3	2.5	1,687	2012	$309,500	1,506	$205.51
17	94541-6218	22852 Amador St	6/19/12	3	3	2.5	1,687	2012	$307,000	1,918	$160.06
18	94541-6218	22828 Amador St	10/5/12	3	3	2.5	1,645	2012	$311,000	1,918	$162.15
19	94545-4773	28593 Anchorage Ln	5/6/11	2	3	2.5	2,586	2011	$500,000	1,924	$259.88
20	94545-4780	2400 Homer Ln	9/30/11	2	3	2.5	2,991	2011	$490,000	1,687	$290.46
21	94545-4780	2404 Homer Ln	12/21/11	2	3	2.5	2,459	2011	$499,000	1,945	$256.56
22	94545-4780	2408 Homer Ln	2/24/12	2	3	2.5	2,459	2011	$505,000	1,945	$259.64
23	94545-4783	2432 Homer Ln	8/28/12	2	3	2.5	2,227	2012	$530,000	1,945	$272.49
24	94545-4783	2436 Homer Ln	7/24/12	2	3	2.5	2,227	2012	$509,000	1,687	$301.72
25	94545-4783	2444 Homer Ln	9/27/12	2	3	2.5	2,227	2012	$540,000	1,922	$280.96
26	94545-4783	2448 Homer Ln	9/25/12	2	3	2.5	3,749	2012	$570,000	2,196	$259.56
27	94545-4783	2421 Homer Ln	5/31/12	2	3	2.5	2,634	2012	$499,000	1,703	$293.01
28	94545-4783	2425 Homer Ln	5/31/12	2	3	2.5	2,459	2012	$520,500	1,922	$270.81
29	94545-4783	2437 Homer Ln	7/24/12	2	3	2.5	2,459	2012	$525,000	1,922	$273.15
30	94545-4783	2449 Homer Ln	9/28/12	2	3	2.5	3,696	2012	$594,500	2,196	$270.72
31	94545-4781	28638 Bay Port Ct	12/19/12	2	3	2.5	3,039	2012	$605,000	2,196	$275.50
32	94545-4781	28631 Bay Port Ct	12/20/12	2	3	2.5	4,003	2012	$610,000	2,196	$277.78
33	94545-4782	2570 Freeport Ct	11/21/12	2	3	2.5	3,762	2012	$592,000	2,196	$269.58
34	94545-4782	2578 Freeport Ct	11/21/12	2	3	2.5	2,499	2012	$556,000	1,945	$285.86
35	94545-4782	2579 Freeport Ct	12/5/12	2	3	2.5	2,642	2012	$557,000	1,945	$286.38
36	94545-4782	2571 Freeport Ct	11/28/12	2	3	2.5	3,738	2012	$599,000	2,196	$272.77
37	94545-4784	2560 Anchorage Pl	3/23/12	2	3	2.5	2,625	2011	$490,000	1,687	$290.46
38	94545-4784	2568 Anchorage Pl	4/26/12	2	3	2.5	2,261	2012	$519,000	1,945	$266.84
39	94545-4784	2576 Anchorage Pl	3/30/12	2	3	2.5	2,285	2011	$509,000	1,922	$264.83
40	94545-4778	2548 Lakeport Dr	6/30/11	2	3	2.5	2,262	2011	$499,000	1,922	$259.63
41	94545-4778	2552 Lakeport Dr	4/15/11	2	3	2.5	2,262	2011	$455,000	1,687	$269.71
42	94545-4778	2547 Lakeport Dr	8/26/11	2	3	2.5	2,484	2011	$474,000	1,945	$243.70
43	94545-4778	2539 Lakeport Dr	10/26/11	2	3	2.5	2,482	2011	$499,000	1,945	$256.56
44	94545-4778	2535 Lakeport Dr	9/16/11	2	3	2.5	3,584	2011	$520,000	2,196	$236.79
45	94545-4779	28608 Anchorage Ln	9/30/11	2	3	2.5	3,838	2011	$520,000	2,196	$236.79
46	94545-4779	28600 Anchorage Ln	10/26/11	2	3	2.5	2,900	2011	$500,000	1,922	$260.15
47	94545-4779	28596 Anchorage Ln	9/30/11	2	3	2.5	3,922	2011	$465,454	2,196	$211.96
			Bottom of Range						$285,500	1,506	$116.10
			Top of Range						$610,000	2,459	$301.72
			Average						$461,392	1,942	$237.69
			Median						$499,000	1,922	$259.63
Four-Bedroom Units											
48	94541-4416	2512 D St	8/5/11	1	4	2	116,095	2011	$425,000	1,533	$277.23
49	94542-7922	366 Drummond Dr	1/12/11	2	4	3.5	7,268	2011	$747,000	3,119	$239.50
50	94542-7909	191 Arundel Pl	9/8/11	2	4	3.5	8,320	2011	$1,292,500	4,315	$299.54
51	94542-7909	187 Arundel Pl	4/21/11	2	4	4	8,320	2011	$1,262,500	4,434	$284.73
52	94542-7907	167 Arundel Dr	12/4/12	2	4	3.5	8,214	2012	$1,190,000	4,315	$275.78
53	94542-7907	159 Arundel Dr	5/6/11	2	4	4	8,151	2011	$1,241,000	4,434	$279.88
54	94542-7907	151 Arundel Dr	6/8/12	2	4	3.5	8,186	2012	$970,000	4,315	$224.80
55	94542-7907	127 Arundel Dr	1/10/12	2	4	4	8,171	2011	$1,109,000	4,434	$250.11
56	94542-7906	116 Arundel Dr	7/29/11	2	4	4	8,610	2011	$862,500	4,434	$194.52
57	94542-7906	130 Arundel Dr	11/6/12	2	4	3.5	11,642	2012	$979,000	4,315	$226.88
58	94542-7906	160 Arundel Dr	1/31/13	2	4	3.5	11,858	2011	$1,010,000	4,315	$234.07
59	94542-2007	2690 Tribune Ave	6/15/12	2	4	3.5	25,822	2012	$701,000	3,055	$229.46
60	94541-6224	1102 Red Wing Dr	7/29/11	2	4	2.5	1,472	2011	$308,000	1,564	$196.93
61	94545-4773	28572 Anchorage Ln	4/26/11	2	4	2.5	2,262	2011	$520,000	2,134	$243.67
62	94545-4780	2412 Homer Ln	12/28/11	2	4	3	2,459	2011	$499,000	1,835	$271.93
63	94545-4780	2416 Homer Ln	9/30/11	2	4	2.5	2,700	2011	$540,000	2,134	$253.05
64	94545-4783	2420 Homer Ln	3/30/12	2	4	2.5	3,005	2011	$566,500	2,134	$265.46

Table A-15
Single-Family Home Sales: Homes Built Between 2011 and 2013
City of Hayward
January 1, 2011 to August 31, 2013

No.	Zip Code	Address	Sale Date	No. of Stories	No. of Bedrooms	No. of Baths	Lot Size (Sq. Ft.)	Year Built	Sales Price	Unit Sq. Ft.	Price Per Sq. Ft.
65	94545-4783	2424 Homer Ln	6/15/12	2	4	3	2,227	2012	$515,000	1,835	$280.65
66	94545-4783	2428 Homer Ln	6/25/12	2	4	2.5	2,227	2012	$545,000	2,134	$255.39
67	94545-4783	2440 Homer Ln	9/19/12	2	4	2.5	2,227	2012	$567,000	2,134	$265.70
68	94545-4783	2429 Homer Ln	6/13/12	2	4	3	2,459	2012	$525,000	1,835	$286.10
69	94545-4783	2433 Homer Ln	7/17/12	2	4	2.5	2,459	2012	$560,000	2,134	$262.42
70	94545-4783	2441 Homer Ln	8/28/12	2	4	2.5	2,459	2012	$565,000	2,134	$264.76
71	94545-4783	2445 Homer Ln	9/18/12	2	4	3	2,459	2012	$529,000	1,835	$288.28
72	94545-4781	28635 Bay Port Ct	12/24/12	2	4	2.5	2,259	2012	$577,000	2,134	$270.38
73	94545-4782	2575 Freeport Ct	11/16/12	2	4	3	2,261	2012	$550,000	1,835	$299.73
74	94545-4784	2564 Anchorage Pl	3/30/12	2	4	3	2,261	2011	$519,000	1,835	$282.83
75	94545-4784	2572 Anchorage Pl	3/23/12	2	4	2.5	2,261	2011	$540,000	2,134	$253.05
76	94545-4778	2544 Lakeport Dr	5/17/11	2	4	3	2,262	2011	$488,000	1,835	$265.94
77	94545-4779	28604 Anchorage Ln	9/8/11	2	4	3	2,897	2011	$515,000	1,835	$280.65
78	94542-7929	83 Sonas Dr	9/21/12	2	4	2.5	5,500	2012	$866,500	3,184	$272.14
79	94542-7932	33 Tullach Pl	3/28/12	2	4	2.5	7,691	2011	$747,500	3,184	$234.77
80	94542-7932	29 Tullach Pl	7/19/12	2	4	3.5	5,893	2012	$752,000	3,459	$217.40
81	94542-7932	25 Tullach Pl	9/6/11	2	4	2.5	6,495	2011	$752,500	3,184	$236.34
82	94542-7932	21 Tullach Pl	8/5/11	2	4	3.5	6,755	2011	$784,500	3,459	$226.80
83	94542-7932	20 Tullach Pl	8/9/11	2	4	3.5	7,189	2011	$775,000	3,459	$224.05
84	94542-7932	26 Tullach Pl	5/24/12	2	4	2.5	7,755	2012	$755,500	3,184	$237.28
85	94542-7929	87 Sonas Dr	8/30/11	2	4	3.5	5,500	2011	$887,500	3,452	$257.10
86	94542-7929	109 Sonas Dr	2/17/12	2	4	4	6,092	2011	$740,000	2,781	$266.09
87	94542-7932	9 Tullach Pl	5/20/11	2	4	3.5	5,822	2011	$766,000	3,452	$221.90
88	94542-7932	5 Tullach Pl	10/26/11	2	4	2.5	5,493	2011	$775,000	3,184	$243.40
89	94542-7932	10 Tullach Pl	3/30/12	2	4	3.5	6,058	2011	$740,000	3,452	$214.37
90	94542-7932	16 Tullach Pl	6/12/12	2	4	2.5	6,623	2012	$750,000	3,184	$235.55
91	94541-3391	22771 Rose Vine Ct	5/3/13	2	4	3.5	6,618	2012	$640,000	2,989	$214.12
92	94545-3064	2097 Cryer Pl	11/17/11	2	4	3	4,556	2011	$472,500	2,130	$221.83
93	94545-3064	2101 Cryer Pl	3/13/12	2	4	3	3,755	2012	$476,500	2,445	$194.89
94	94545-3064	2105 Cryer Pl	12/30/11	2	4	3	3,800	2011	$485,500	2,445	$198.57
95	94545-3064	2109 Cryer Pl	11/18/11	2	4	3	3,800	2011	$508,500	2,266	$224.40
96	94545-3064	2113 Cryer Pl	4/10/12	2	4	3	3,833	2012	$470,000	2,445	$192.23
97	94545-3064	2117 Cryer Pl	3/9/12	2	4	3	4,212	2011	$479,000	2,445	$195.91
98	94542-7934	27 Stonebrae Rd	4/25/12	1	4	4.5	13,328	2011	$1,519,000	3,927	$386.81
99	94541-6208	22966 Amador St	7/29/11	2	4	2.5	1,472	2011	$307,000	1,564	$196.29
100	94541-6208	22962 Amador St	3/7/12	2	4	2.5	1,503	2011	$305,000	1,549	$196.90
101	94541-6208	22958 Amador St	12/22/11	2	4	2.5	1,707	2011	$299,000	1,549	$193.03
			Bottom of Range						$299,000	1,533	$192.23
			Top of Range						$1,519,000	4,434	$386.81
			Average						$690,222	2,793	$246.40
			Median						$572,000	2,445	$243.54
Five-Bedroom Units											
102	94542-1405	4011 China Ct	8/16/13	2	5	4.5	185,914	2011	$2,212,500	5,291	$418.16
103	94542-1405	4023 China Ct	6/13/13	2	5	4.5	185,567	2011	$2,000,000	5,072	$394.32
104	94542-7920	112 Drummond Dr	3/31/11	2	5	5.5	7,912	2011	$799,000	3,799	$210.32
105	94542-7909	195 Arundel Pl	6/22/11	2	5	5.5	10,817	2011	$1,616,000	4,957	$326.00
106	94542-7907	163 Arundel Dr	12/28/11	2	5	5.5	8,154	2011	$1,226,500	4,957	$247.43
107	94542-7907	135 Arundel Dr	1/5/11	2	5	5.5	8,685	2011	$1,137,000	4,957	$229.37
108	94542-7930	110 Sonas Dr	6/29/11	2	5	2.5	8,468	2011	$762,000	3,300	$230.91
109	94542-7932	6 Tullach Pl	9/28/12	2	5	2.5	6,497	2011	$725,000	3,300	$219.70
			Bottom of Range						$725,000	3,300	$210.32
			Top of Range						$2,212,500	5,291	$418.16
			Average						$1,309,750	4,454	$284.53
			Median						$1,181,750	4,957	$239.17
Six-Bedroom Units											
110	94542-7909	183 Arundel Pl	3/22/12	2	6	5.5	8,320	2012	$1,231,000	5,050	$243.76
111	94542-7907	155 Arundel Dr	1/31/11	2	6	5.5	8,216	2011	$1,228,000	5,050	$243.17
112	94542-7906	120 Arundel Dr	5/2/13	2	6	5.5	11,290	2011	$1,163,500	5,050	$230.40
			Bottom of Range						$1,163,500	5,050	$230.40
			Top of Range						$1,231,000	5,050	$243.76
			Average						$1,207,500	5,050	$239.11
			Median						$1,228,000	5,050	$243.17

Source: Dataquick Information Systems; DRA.

Table A-16
Single-Family Home Sales: Homes Built Between 2011 and 2013
City of Hayward
January 1, 2013 to August 31, 2014

No.	Zip Code	Address		Sale Date	No. of Stories	No. of Bedrooms	No. of Baths	Lot Size (Sq. Ft.)	Year Built	Sales Price	Unit Sq. Ft.	Price Per Sq. Ft.
Three-Bedroom Units												
1	94542	10 Arundel	Dr	20130509	2	3	3.5	11,161	2013	$971,000	4,214	$230.42
2	94542	16 Arundel	Dr	20130523	2	3	3.5	12,752	2013	$1,021,000	4,214	$242.29
3	94545	2421 Homer	Ln	20130912	2	3	2.5	2,634	2012	$570,000	1,703	$334.70
4	94542	136 Benmore	Dr	20131211	2	3	3.5	6,489	2013	$1,009,500	3,143	$321.19
5	94542	156 Benmore	Dr	20130918	2	3	3.5	6,348	2013	$935,500	3,143	$297.65
6	94542	131 Benmore	Dr	20131016	2	3	3.5	8,906	2013	$872,500	3,143	$277.60
7	94542	96 Sonas	Dr	20131120	2	3	3.5	6,414	2013	$849,000	3,143	$270.12
8	94542	27701 Vista Bahia	Way	20140612	2	3	3.5	30,807	2011	$251,000	2,782	$90.22
9	94541	1106 Red Wing	Dr	20140203	3	3	2.5	1,503	2011	$421,000	1,748	$240.85
10	94545	2548 Lakeport	Dr	20140502	2	3	2.5	2,262	2011	$675,000	1,922	$351.20
11	94545	28596 Anchorage	Ln	20140828	2	3	2.5	3,922	2011	$665,000	2,196	$302.82
				Bottom of Range						$251,000	1,703	$90.22
				Top of Range						$1,021,000	4,214	$351.20
				Average						$749,136	2,850	$269.01
				Median						$849,000	3,143	$277.60
Four-Bedroom Units												
12	94542	176 Arundel	Pl	20130221	2	4	3	11,533	2013	$1,163,000	3,606	$322.52
13	94542	120 Arundel	Dr	20130502	2	4	4	11,290	2011	$1,163,500	4,700	$247.55
14	94542	136 Arundel	Dr	20130604	2	4	4	12,854	2013	$1,020,500	4,434	$230.15
15	94542	156 Arundel	Dr	20131025	2	4	4	11,692	2013	$960,500	4,434	$216.62
16	94542	2650 Tribune	Ave	20130726	1	4	2.5	28,605	2013	$690,000	3,041	$226.90
17	94541	22990 Palazzo Del Kayla		20131220	2	4	3	11,274	2013	$630,000	2,050	$307.32
18	94542	6 Benmore	Dr	20131230	2	4	4.5	9,240	2013	$1,144,500	4,142	$276.32
19	94542	10 Benmore	Dr	20131223	2	4	4.5	8,448	2013	$1,056,000	3,548	$297.63
20	94542	150 Benmore	Dr	20131113	2	4	3.5	6,348	2013	$972,000	3,220	$301.86
21	94542	95 Benmore	Dr	20131122	2	4	4.5	7,250	2013	$985,000	3,937	$250.19
22	94542	91 Benmore	Dr	20131231	2	4	4.5	6,535	2013	$969,500	3,548	$273.25
23	94542	19 Sonas	Pl	20130619	2	4	4.5	7,355	2013	$1,470,000	4,142	$354.90
24	94542	23 Sonas	Pl	20130619	2	4	4.5	6,907	2013	$1,470,000	3,937	$373.38
25	94542	79 Sonas	Dr	20131018	2	4	3.5	5,786	2013	$1,011,500	3,220	$314.13
26	94542	15 Tullach	Pl	20130301	2	4	2.5	6,414	2013	$762,000	3,184	$239.32
27	94542	129 Sonas	Dr	20130329	2	4	2.5	4,951	2013	$810,000	3,184	$254.40
28	94542	100 Sonas	Dr	20130913	2	4	3.5	5,560	2013	$862,000	3,220	$267.70
29	94542	90 Sonas	Dr	20131122	2	4	3.5	6,622	2013	$854,500	3,220	$265.37
30	94541	22777 Rose Vine	Ct	20131220	2	4	3	4,893	2013	$650,000	2,702	$240.56
31	94541	22771 Rose Vine	Ct	20130503	2	4	3.5	6,618	2012	$640,000	2,989	$214.12
32	94541	2563 Highland Trail	Ln	20130322	2	4	3	6,000	2012	$608,500	2,790	$218.10
33	94541	2562 Highland Trail	Ct	20130122	2	4	3	6,001	2013	$605,000	2,790	$216.85
34	94542	19 Stonebrae	Rd	20130731	1	4	3.5	16,228	2013	$1,404,000	3,899	$360.09
35	94541	22966 Amador	St	20131127	2	4	2.5	1,472	2011	$412,000	1,564	$263.43
36	94542	2151 Parkhurst	St	20131112	2	4	2.5	-	2011	$510,000	1,888	$270.13
37	94541	23090 Palazzo Del Kayla		20140214	1	4	3	9,658	2013	$629,500	2,064	$304.99
38	94545	23058 Palazzo Del Kayla		20140122	1	4	2.5	7,051	2013	$640,000	2,182	$293.31
39	94545	2420 Homer	Ln	20140722	2	4	2.5	3,005	2011	$695,000	2,134	$325.68
40	94541	2017 Parkhurst	St	20140408	2	4	2.5	-	2011	$535,000	2,105	$254.16
				Bottom of Range						$412,000	1,564	$214.12
				Top of Range						$1,470,000	4,700	$373.38
				Average						$873,224	3,168	$275.20
				Median						$854,500	3,220	$267.70
Five-Bedroom Units												
41	94542	4011 China	Ct	20130816	2	5	4.5	185,914	2011	$2,212,500	5,291	$418.16
42	94542	4023 China	Ct	20130613	2	5	4.5	185,567	2011	$2,000,000	5,072	$394.32
43	94542	2 Arundel	Dr	20131024	2	5	3.5	10,024	2013	$1,211,500	4,241	$285.66
44	94542	12 Arundel	Dr	20131016	2	5	5.5	11,673	2013	$1,083,000	4,956	$218.52
45	94542	180 Arundel	Pl	20130926	2	5	5.5	9,490	2013	$953,500	4,957	$192.35
46	94542	160 Arundel	Dr	20130131	2	5	5	11,858	2011	$1,010,000	4,430	$227.99
47	94544	1297 Folsom	Ave	20130726	2	5	3	5,146	2013	$580,000	3,227	$179.73
				Bottom of Range						$580,000	3,227	$179.73
				Top of Range						$2,212,500	5,291	$418.16
				Average						$1,292,929	4,596	$273.82
				Median						$1,083,000	4,956	$227.99
Six-Bedroom Units												
48		6 Arundel	Dr	20131014	2	6	5.5	9,361	2013	$945,000	5,050	$187.13
49		186 Arundel	Pl	20130327	2	6	5.5	10,919	2013	$1,156,000	5,050	$228.91
50		166 Arundel	Dr	20131025	2	6	5.5	9,620	2013	$949,500	5,050	$188.02
				Bottom of Range						$945,000	5,050	$187.13
				Top of Range						$1,156,000	5,050	$228.91
				Average						$1,016,833	5,050	$201.35
				Median						$949,500	5,050	$188.02

Source: Dataquick Information Systems; DRA.

Table A-17
Single-Family Home Sales: Homes Built Since 2013
City of Hayward
January 1, 2013 to August 31, 2014

No.	Zip Code	Address		Sale Date	No. of Stories	No. of Bedrooms	No. of Baths	Lot Size (Sq. Ft.)	Year Built	Sales Price	Unit Sq. Ft.	Price Per Sq. Ft.
Three-Bedroom Units												
1	94542	10 Arundel	Dr	20130509	2	3	3.5	11,161	2013	$971,000	4,214	$230.42
2	94542	16 Arundel	Dr	20130523	2	3	3.5	12,752	2013	$1,021,000	4,214	$242.29
3	94545	2421 Homer	Ln	20130912	2	3	2.5	2,634	2012	$570,000	1,703	$334.70
4	94542	136 Benmore	Dr	20131211	2	3	3.5	6,489	2013	$1,009,500	3,143	$321.19
5	94542	156 Benmore	Dr	20130918	2	3	3.5	6,348	2013	$935,500	3,143	$297.65
6	94542	131 Benmore	Dr	20131016	2	3	3.5	8,906	2013	$872,500	3,143	$277.60
7	94542	96 Sonas	Dr	20131120	2	3	3.5	6,414	2013	$849,000	3,143	$270.12
				Bottom of Range						$570,000	1,703	$230.42
				Top of Range						$1,021,000	4,214	$334.70
				Average						$889,786	3,243	$282.00
				Median						$935,500	3,143	$277.60
Four-Bedroom Units												
8	94541	2562 Highland Trail	Ct	20130122	2	4	3	6,001	2013	$605,000	2,790	$216.85
9	94541	23090 Palazzo Del Kayla		20140214	1	4	3	9,658	2013	$629,500	2,064	$304.99
10	94541	22990 Palazzo Del Kayla		20131220	2	4	3	11,274	2013	$630,000	2,050	$307.32
11	94545	23058 Palazzo Del Kayla		20140122	1	4	2.5	7,051	2013	$640,000	2,182	$293.31
12	94541	22777 Rose Vine	Ct	20131220	2	4	3	4,893	2013	$650,000	2,702	$240.56
13	94542	2650 Tribune	Ave	20130726	1	4	2.5	28,605	2013	$690,000	3,041	$226.90
14	94542	15 Tullach	Pl	20130301	2	4	2.5	6,414	2013	$762,000	3,184	$239.32
15	94542	129 Sonas	Dr	20130329	2	4	2.5	4,951	2013	$810,000	3,184	$254.40
16	94542	90 Sonas	Dr	20131122	2	4	3.5	6,622	2013	$854,500	3,220	$265.37
17	94542	100 Sonas	Dr	20130913	2	4	3.5	5,560	2013	$862,000	3,220	$267.70
18	94542	156 Arundel	Dr	20131025	2	4	4	11,692	2013	$960,500	4,434	$216.62
19	94542	91 Benmore	Dr	20131231	2	4	4.5	6,535	2013	$969,500	3,548	$273.25
20	94542	150 Benmore	Dr	20131113	2	4	3.5	6,348	2013	$972,000	3,220	$301.86
21	94542	95 Benmore	Dr	20131122	2	4	4.5	7,250	2013	$985,000	3,937	$250.19
22	94542	79 Sonas	Dr	20131018	2	4	3.5	5,786	2013	$1,011,500	3,220	$314.13
23	94542	136 Arundel	Dr	20130604	2	4	4	12,854	2013	$1,020,500	4,434	$230.15
24	94542	10 Benmore	Dr	20131223	2	4	4.5	8,448	2013	$1,056,000	3,548	$297.63
25	94542	6 Benmore	Dr	20131230	2	4	4.5	9,240	2013	$1,144,500	4,142	$276.32
19	94542	176 Arundel	Pl	20130221	2	4	3	11,533	2013	$1,163,000	3,606	$322.52
20	94542	19 Stonebrae	Rd	20130731	1	4	3.5	16,228	2013	$1,404,000	3,899	$360.09
21	94542	19 Sonas	Pl	20130619	2	4	4.5	7,355	2013	$1,470,000	4,142	$354.90
22	94542	23 Sonas	Pl	20130619	2	4	4.5	6,907	2013	$1,470,000	3,937	$373.38
				Bottom of Range						$605,000	2,050	$216.62
				Top of Range						$1,470,000	4,434	$373.38
				Average						$943,614	3,350	$281.26
				Median						$965,000	3,220	$274.78
Five-Bedroom Units												
23	94542	2 Arundel	Dr	20131024	2	5	3.5	10,024	2013	$1,211,500	4,241	$285.66
24	94542	12 Arundel	Dr	20131016	2	5	5.5	11,673	2013	$1,083,000	4,956	$218.52
25	94542	180 Arundel	Pl	20130926	2	5	5.5	9,490	2013	$953,500	4,957	$192.35
26	94544	1297 Folsom	Ave	20130726	2	5	3	5,146	2013	$580,000	3,227	$179.73
				Bottom of Range						$580,000	3,227	$179.73
				Top of Range						$1,211,500	4,957	$285.66
				Average						$957,000	4,345	$219.07
				Median						$1,018,250	4,599	$205.44
Six-Bedroom Units												
27		6 Arundel	Dr	20131014	2	6	5.5	9,361	2013	$945,000	5,050	$187.13
28		186 Arundel	Pl	20130327	2	6	5.5	10,919	2013	$1,156,000	5,050	$228.91
29		166 Arundel	Dr	20131025	2	6	5.5	9,620	2013	$949,500	5,050	$188.02
				Bottom of Range						$945,000	5,050	$187.13
				Top of Range						$1,156,000	5,050	$228.91
				Average						$1,016,833	5,050	$201.35
				Median						$949,500	5,050	$188.02

Source: Dataquick Information Systems; DRA.

Table A-18
Vacant Residential Land Sales
City of Hayward
January 1, 2012 to August 31, 2013

No.	Zip Code	Address		Assessor's Parcel Number	Sale Date	Sales Price	Lot Size (Sq. Ft.)	Price Per Sq. Ft.
	Sites of Approximately One-Half Acre or More							
1	94541	2Nd	St	426 016009100	20130418	$363,000	142,545	$2.55
2	94541	3216 D	St	417 022001201	20130514	$690,000	108,900	$6.34
3	94544	Fairway St		083 021500503	20121018	$1,330,000	92,749	$14.34
4	94541	1797 D	St	426 008001000	20121106	$144,000	63,114	$2.28
1	94544	890 Calhoun	St	078C064700500	20121012	$170,000	54,450	$3.12
2	94541	D	St	417 022001101	20130514	$690,000	48,218	$14.31
3	94542	27058 Greenhaven	Rd	425 028005100	20130329	$330,000	44,431	$7.43
4	94541	2689 D	St	426 001001000	20130712	$303,000	43,648	$6.94
5	94544	Manon	Ave	453 009001400	20120913	$400,000	42,864	$9.33
6	94545	1450 North	Ln	441 009500100	20121017	$259,000	42,510	$6.09
7	94542	26880 Dobbel	Ave	081D158502200	20130823	$335,000	39,111	$8.57
8	94542	Clover	Rd	425 008000400	20120118	$80,000	35,150	$2.28
9	94545	Eden	Ave	441 009501104	20130523	$1,265,000	31,336	$40.37
10	94541	2512 D	St	416 020002206	20121228	$450,000	30,908	$14.56
11	94541	2060 Twin Creeks	Pl	426 006101601	20121119	$70,000	30,831	$2.27
12	94541	25583 Madeiros	Ave	426 005001200	20120302	$260,000	28,789	$9.03
13	94542	2650 Tribune	Ave	081D209100900	20130726	$690,000	28,605	$24.12
14	94545	23356 Saklan	Rd	441 009502102	20120917	$2,250,000	42,560	$52.87
				Bottom of Range		$70,000	28,605	$2.27
				Top of Range		$2,250,000	142,545	$52.87
				Average		$559,944	52,818	$12.60
				Median		$349,000	42,712	$8.00
	Sites of 10,000 Square Feet to One-Half Acre							
15	94542	24426 Karina	St	417 026103000	20121019	$125,000	19,284	$6.48
16	94542	24590 Karina	St	417 026101700	20120720	$142,000	19,116	$7.43
17	94542	2680 Tribune	Ave	081D209100600	20120126	$850,000	18,348	$46.33
18	94542	27000 Hayward	Blvd	081D163500406	20120323	$85,000	17,314	$4.91
19	94542	25289 Campus	Dr	445 009001103	20130125	$400,000	17,008	$23.52
20	94542	25273 Campus	Dr	445 009002803	20120531	$60,000	16,664	$3.60
21	94542	19 Stonebrae	Rd	085A643400200	20130731	$1,404,000	16,228	$86.52
22	94542	2670 Tribune	Ave	081D209100700	20120126	$850,000	15,090	$56.33
23	94542	24551 Karina	Ct	417 026103800	20120621	$100,000	14,751	$6.78
24	94542	1920 Highland	Blvd	445 010009500	20120214	$80,000	13,467	$5.94
25	94542	136 Arundel	Dr	085A643105400	20130604	$1,020,500	12,854	$79.39
26	94542	16 Arundel	Dr	085A643004200	20130523	$1,021,000	12,752	$80.07
27	94542	176 Arundel	Pl	085A643101500	20130221	$1,163,000	11,533	$100.84
28	94541	Carol	Pl	417 020002900	20130806	$80,000	11,476	$6.97
29	94541	Madeiros	Ave	426 005001000	20120302	$260,000	11,470	$22.67
30	94542	24438 Karina	St	417 026102900	20130618	$50,000	11,248	$4.45
31	94542	10 Arundel	Dr	085A643004000	20130509	$971,000	11,161	$87.00
32	94542	2109 Pappas	Pl	081D159505600	20130521	$400,000	10,994	$36.38
33	94542	186 Arundel	Pl	085A643101700	20130327	$1,156,000	10,919	$105.87
34	94542	3277 Jelincic	Dr	417 026103600	20121030	$115,000	10,301	$11.16
35	94542	24476 Karina	St	417 026102600	20121002	$135,500	10,288	$13.17
36	94541	23047 Henry	Ln	417 019010400	20130515	$300,000	10,272	$29.21
37	94542	3553 Sarita	St	417 026104900	20120420	$89,500	10,047	$8.91
				Bottom of Range		$50,000	10,047	$3.60
				Top of Range		$2,250,000	19,284	$105.87
				Average		$472,065	13,591	$36.26
				Median		$335,000	12,752	$22.67
	Sites Under 10,000 Square Feet							
38	94545	2393 Dunn	Rd	439 001301300	20130705	$1,487,500	9,867	$150.76
39	94541	25471 Uvas	Ct	425 015002300	20130628	$515,000	9,720	$52.98
40	94542	1926 Highland	Blvd	445 010009400	20130228	$125,000	9,593	$13.03
41	94544	27497 Huntwood	Ave	453 006501206	20120823	$170,000	9,400	$18.09
42	94541	B	St	431 011802600	20130801	$460,500	9,071	$50.77
43	94542	131 Benmore	Dr	085A643300300	20130404	$650,000	8,906	$72.98
44	94541	Grove	Way	426 001600900	20121121	$275,000	8,625	$31.88

Table A-18
Vacant Residential Land Sales
City of Hayward
January 1, 2012 to August 31, 2013

No.	Zip Code	Address			Assessor's Parcel Number	Sale Date	Sales Price	Lot Size (Sq. Ft.)	Price Per Sq. Ft.
45	94541	2823	Kelly	St	416 018007700	20130628	$1,800,000	8,583	$209.72
46	94542		Parkside	Dr	081D166004400	20130327	$145,000	8,575	$16.91
47	94541	2823	Kelly	St	416 018007600	20130628	$1,800,000	8,321	$216.32
48	94541		B	St	431 011802400	20130705	$402,000	7,852	$51.20
49	94541	2823	Kelly	St	416 018007800	20130628	$1,800,000	7,560	$238.10
50	94541		Madeiros	Ave	426 005001100	20120302	$260,000	7,527	$34.54
51	94541	2236	Beckham	Way	426 015000900	20130830	$150,000	7,491	$20.02
52	94542	19	Sonas	Pl	085A643206100	20130619	$1,470,000	7,355	$199.86
53	94541		B	St	431 011802700	20130801	$446,000	7,274	$61.31
54	94541		B	St	431 011802800	20130723	$418,500	7,225	$57.92
55	94541	2055	Miller	Ct	426 012008100	20130424	$130,000	7,202	$18.05
56	94542	23	Sonas	Pl	085A643206200	20130619	$1,470,000	6,907	$212.83
57	94541	2310	Morrow	St	431 010825600	20130524	$370,000	6,862	$53.92
58	94542	90	Sonas	Dr	085A643302400	20130625	$1,300,000	6,622	$196.32
59	94541	22541	Lindberg	Ct	445 027001001	20120907	$13,000	6,511	$2.00
60	94541		B	St	431 011802500	20130801	$490,000	6,456	$75.90
61	94542	1204	Tiegen	Dr	445 004002100	20121019	$63,500	6,450	$9.84
62	94542	15	Tullach	Pl	085A643208300	20130301	$762,000	6,414	$118.80
63	94542	96	Sonas	Dr	085A643302300	20130625	$1,300,000	6,414	$202.68
64	94541	2823	Kelly	St	416 018007500	20130628	$1,800,000	6,375	$282.35
65	94542		Central	Blvd	445 027000601	20130603	$57,000	6,265	$9.10
66	94541	2823	Kelly	St	416 018007200	20130628	$1,800,000	6,144	$292.97
67	94541	2690	Highland Trail	Ct	425 016002900	20130208	$629,000	6,084	$103.39
68	94541	2823	Kelly	St	416 018007900	20130628	$1,800,000	6,048	$297.62
69	94541		2Nd	St	445 005002600	20130108	$374,000	6,038	$61.94
70	94541	2562	Highland Trail	Ct	425 016002600	20130122	$605,000	6,001	$100.82
71	94541	2563	Highland Trail	Ln	425 016002500	20130322	$608,500	6,000	$101.42
72	94542	79	Sonas	Dr	085A643207000	20130404	$650,000	5,786	$112.34
73	94541	2823	Kelly	St	416 018008000	20130628	$1,800,000	5,756	$312.72
74	94541	2823	Kelly	St	416 018007300	20130628	$1,800,000	5,664	$317.80
75	94541	2823	Kelly	St	416 018007400	20130628	$1,800,000	5,558	$323.86
76	94544	27571	Mandarin	Ave	464 000101300	20130802	$100,000	5,500	$18.18
77	94541		Maud	Ave	416 019006400	20120625	$34,000	5,151	$6.60
78	94544	1297	Folsom	Ave	464 006011600	20130726	$580,000	5,146	$112.71
79	94542		Chronicle	Ave	081D163500800	20130531	$72,000	5,138	$14.01
80	94542	129	Sonas	Dr	085A643301300	20130329	$810,000	4,951	$163.60
81	94544	24977	Pleasant	Way	444 004812000	20121009	$54,500	4,219	$12.92
82	94541	22626	Amador	St	431 010605500	20130329	$384,000	1,286	$298.60
83	94544		Park	St	444 000906303	20121011	$280,000	976	$286.89
					Bottom of Range		$13,000	976	$2.00
					Top of Range		$1,800,000	9,867	$323.86
					Average		$745,891	6,671	$122.10
					Median		$481,033	6,453	$88.36
	All Sites								
					Bottom of Range		$13,000	976	$2.00
					Top of Range		$2,250,000	142,545	$323.86
					Average		$635,029	18,048	$76.75
					Median		$400,000	9,593	$34.54

Source: Dataquick Information Systems; DRA.

Table A-19
Vacant Residential Land Sales
City of Hayward
September 1, 2013 to August 31, 2014

No.	Zip Code	Address			Assessor's Parcel Number	Sale Date	Sales Price	Lot Size (Sq. Ft.)	Price Per Sq. Ft.
	Sites of Approximately One-Half Acre or More								
1	94544	29212	Mission	Blvd	078C045500104	20140326	$1,870,000	204,601	$9.14
2	94544	11	Traynor	St	444 001501909	20140828	$624,000	108,649	$5.74
3	94542	2375	Rainbow	Ct	425 041002500	20140626	$226,500	103,136	$2.20
4	94542		Amyx	Ct	425 028000200	20140207	$755,000	53,639	$14.08
1	94542		Hayward	Blvd	425 047002102	20140717	$300,000	49,300	$6.09
2	94544	1	Jackson	St	444 001501908	20140828	$624,000	46,000	$13.57
3	94542		Star Ridge	Rd	425 005001303	20131114	$155,000	45,841	$3.38
4	94542		Vista Bahia	Way	425 047002901	20140401	$120,000	45,402	$2.64
5	94542		Fairview	Ave	085A610001200	20140624	$250,000	43,560	$5.74
6	94545	1450	North	Ln	441 009500100	20140609	$800,000	42,510	$18.82
7	94541		B	St	431 011401600	20140611	$215,000	41,045	$5.24
8	94544	1	Traynor	St	444 001501910	20140828	$624,000	31,390	$19.88
9	94541	22329	Garden	Ave	432 003201507	20140530	$5,000	22,304	$0.22
					Bottom of Range		$5,000	22,304	$0.22
					Top of Range		$1,870,000	204,601	$19.88
					Average		$505,269	64,414	$8.21
					Median		$300,000	45,841	$5.74
	Sites of 10,000 Square Feet to One-Half Acre								
10	94544	18	Traynor	St	444 001500603	20140828	$624,000	18,547	$33.64
11	94541		Ocean View	Dr	414 008106700	20131105	$185,000	15,000	$12.33
12	94542	15	Stonebrae	Rd	085A643209000	20140711	$1,400,000	14,728	$95.06
13	94542	35	Benmore	Dr	085A643204800	20140815	$1,087,000	14,458	$75.18
14	94545	27501	Loyola	Ave	455 006800102	20131210	$254,100	13,500	$18.82
15	94542	31	Stonebrae	Rd	085A643400500	20140408	$3,150,000	13,301	$236.82
16	94542	53	Stonebrae	Rd	085A643400800	20140408	$3,150,000	12,729	$247.47
17	94542	39	Stonebrae	Rd	085A643400700	20140408	$3,150,000	12,541	$251.18
18	94542	27665	Dobbel	Ave	081D159503900	20140214	$300,000	12,423	$24.15
19	94542	27643	Dobbel	Ave	081D159504000	20140214	$300,000	12,379	$24.23
20	94542	65	Stonebrae	Rd	085A643401100	20140408	$3,150,000	12,335	$255.37
21	94542	27693	Dobbel	Ave	081D159503800	20140214	$300,000	12,283	$24.42
22	94542	35	Stonebrae	Rd	085A643400600	20140408	$3,150,000	12,190	$258.41
23	94542	27629	Dobbel	Ave	081D159504100	20140214	$300,000	12,153	$24.69
24	94542	24476	Karina	St	417 026105200	20140205	$100,000	12,120	$8.25
25	94542	61	Stonebrae	Rd	085A643401000	20140408	$3,150,000	12,043	$261.56
26	94542	57	Stonebrae	Rd	085A643400900	20140408	$3,150,000	12,000	$262.50
27	94542	2367	Rainbow	Ct	425 041002600	20140624	$218,000	11,886	$18.34
28	94542	27721	Dobbel	Ave	081D159503700	20140214	$300,000	11,862	$25.29
29	94542	115	Benmore	Dr	085A643203700	20140829	$912,000	11,792	$77.34
30	94542	27745	Dobbel	Ave	081D159503600	20140214	$300,000	11,527	$26.03
31	94542	27777	Dobbel	Ave	081D159503500	20140214	$300,000	11,192	$26.80
32	94541		East	Ave	425 009004400	20140729	$280,000	11,070	$25.29
33	94542	24546	Karina	St	417 026102000	20140307	$232,500	10,999	$21.14
34	94542	27801	Dobbel	Ave	081D159503400	20140214	$300,000	10,858	$27.63
35	94544		Orchard	Ave	444 001502001	20140828	$624,000	10,748	$58.06
36	94542	30	Benmore	Dr	085A643201200	20140428	$1,169,500	10,658	$109.73
37	94542	27081	Call	Ave	081D163504000	20140226	$100,000	10,613	$9.42
38	94541		East	Ave	425 009004500	20140729	$280,100	10,459	$26.78
39	94542	36	Benmore	Dr	085A643201300	20140605	$1,145,000	10,070	$113.70
					Bottom of Range		$100,000	10,070	$8.25
					Top of Range		$3,150,000	18,547	$262.50
					Average		$1,102,040	12,282	$89.32
					Median		$300,000	12,082	$27.22
	Sites Under 10,000 Square Feet								
1	94542	26	Benmore	Dr	085A643201100	20140318	$1,381,000	9,738	$141.82
2	94542	1926	Highland	Blvd	445 010009400	20140207	$150,000	9,593	$15.64
3	94542	56	Sonas	Dr	085A643207800	20140717	$1,625,000	9,080	$178.96
4	94541	3390	Kelly	St	417 014005001	20140107	$100,000	8,938	$11.19
5	94542	2374	Rainbow	Ct	425 041002800	20140626	$205,000	8,790	$23.32
6	94541	3390	Kelly	St	417 014005102	20140410	$210,000	8,688	$24.17
7	94541	3390	Kelly	St	417 014005202	20140410	$210,000	8,688	$24.17
8	94542	5	Sonas	Pl	085A643205800	20140623	$297,000	8,580	$34.62
9	94542	20	Benmore	Dr	085A643201000	20140228	$1,097,000	8,487	$129.26
10	94541	1938	East	Ave	426 011011200	20140515	$840,000	8,453	$99.37
11	94542	119	Benmore	Dr	085A643203600	20140626	$921,500	8,181	$112.64
12	94542	50	Benmore	Dr	085A643201400	20140529	$1,031,500	8,119	$127.05
13	94541	1940	East	Ave	426 011011300	20140515	$840,000	8,061	$104.21
14	94542	179	Roslea	Rd	085A643301700	20140313	$915,500	7,921	$115.58
15	94542	123	Benmore	Dr	085A643203500	20140304	$874,000	7,780	$112.34
16	94542	16	Benmore	Dr	085A643200900	20140207	$1,163,000	7,764	$149.79

Table A-19
Vacant Residential Land Sales
City of Hayward
September 1, 2013 to August 31, 2014

No.	Zip Code	Address		Assessor's Parcel Number	Sale Date	Sales Price	Lot Size (Sq. Ft.)	Price Per Sq. Ft.
17	94542	60 Sonas	Dr	085A643207700	20140717	$1,625,000	7,755	$209.54
18	94542	50 Sonas	Pl	085A643205700	20140305	$901,000	7,726	$116.62
19	94541	2054 Miller	Ct	426 012008300	20131227	$175,000	7,711	$22.69
20	94542	6 Sonas	Pl	085A643205000	20140605	$890,000	7,700	$115.58
21	94541	23022 Palazzo Del Kayla		416 023201500	20140425	$650,000	7,682	$84.61
22	94542	15 Arundel	Dr	085A643003400	20140220	$1,036,500	7,514	$137.94
23	94542	76 Sonas	Dr	085A643207400	20140711	$956,500	7,295	$131.12
24	94542	16 Sonas	Pl	085A643205200	20140605	$890,000	7,221	$123.25
25	94542	100 Benmore	Dr	085A643202400	20140410	$975,000	7,204	$135.34
26	94542	130 Sonas	Dr	085A643301900	20140331	$868,000	7,025	$123.56
27	94542	80 Sonas	Dr	085A643207300	20140416	$865,000	7,013	$123.34
28	94542	96 Benmore	Dr	085A643202300	20140717	$1,625,000	6,978	$232.87
29	94542	76 Benmore	Dr	085A643201900	20140717	$1,625,000	6,934	$234.35
30	94542	106 Benmore	Dr	085A643202500	20140410	$975,000	6,885	$141.61
31	94542	63 Benmore	Dr	085A643204700	20140814	$975,500	6,863	$142.14
32	94542	116 Benmore	Dr	085A643202700	20140516	$919,500	6,791	$135.40
33	94542	120 Benmore	Dr	085A643202800	20140625	$961,500	6,771	$142.00
34	94542	51 Sonas	Pl	085A643206500	20140403	$890,000	6,752	$131.81
35	94542	33 Sonas	Pl	085A643206400	20140403	$890,000	6,726	$132.32
36	94542	126 Benmore	Dr	085A643202900	20140314	$933,000	6,719	$138.86
37	94542	86 Sonas	Dr	085A643207200	20140113	$885,500	6,707	$132.03
38	94542	79 Benmore	Dr	085A643204300	20140325	$1,042,500	6,695	$155.71
39	94541	2037 Miller	Ct	426 012008000	20140326	$190,000	6,692	$28.39
40	94542	63 Sonas	Dr	085A643206600	20140717	$1,625,000	6,669	$243.66
41	94542	75 Benmore	Dr	085A643204400	20140509	$972,500	6,641	$146.44
42	94542	130 Benmore	Dr	085A643203000	20140109	$969,000	6,636	$146.02
43	94542	60 Benmore	Dr	085A643201600	20140815	$1,157,500	6,635	$174.45
44	94542	127 Benmore	Dr	085A643203400	20140226	$862,000	6,612	$130.37
45	94542	67 Benmore	Dr	085A643204600	20140606	$1,004,500	6,605	$152.08
46	94542	71 Benmore	Dr	085A643204500	20140530	$1,018,500	6,603	$154.25
47	94542	83 Benmore	Dr	085A643204200	20140620	$980,000	6,597	$148.55
48	94542	110 Benmore	Dr	085A643202600	20140410	$975,000	6,594	$147.86
49	94542	87 Benmore	Dr	085A643204100	20140211	$1,015,500	6,565	$154.68
50	94542	Clover	Rd	425 024000300	20140121	$712,500	6,537	$108.99
51	94542	1240 Tiegen	Dr	445 012000400	20140425	$540,000	6,510	$82.95
52	94542	75 Sonas	Dr	085A643206900	20140117	$985,500	6,486	$151.94
53	94542	10 Sonas	Pl	085A643205100	20140605	$890,000	6,480	$137.35
54	94542	1204 Tiegen	Dr	445 004002100	20140128	$525,000	6,450	$81.40
55	94542	30 Sonas	Pl	085A643205500	20140403	$890,000	6,391	$139.26
56	94541	2073 Miller	Ct	426 012008200	20140522	$209,000	6,356	$32.88
57	94542	36 Sonas	Pl	085A643205600	20140305	$901,000	6,323	$142.50
58	94542	71 Sonas	Dr	085A643206800	20140703	$1,071,000	6,164	$173.75
59	94541	1942 East	Ave	426 011011400	20140515	$840,000	6,144	$136.72
60	94541	Cherry	Way	414 007600300	20140703	$110,000	5,944	$18.51
61	94541	527 Claire	St	431 004004600	20140403	$123,500	5,740	$21.52
62	94542	2383 Rainbow	Ct	425 041002400	20140613	$192,000	5,640	$34.04
63	94542	136 Sonas	Dr	085A643301800	20140318	$880,500	5,283	$166.67
64	94542	Chronicle	Ave	081D163500800	20140811	$162,000	5,138	$31.53
65	94541	1510 C	St	427 003608300	20131115	$105,000	5,095	$20.61
66	94541	21827 Rio Vista	St	428 001105800	20140228	$136,000	4,887	$27.83
67	94541	1312 Ash	St	414 005104300	20140307	$425,000	4,700	$90.43
68	94544	Lassen	St	465 003010200	20140408	$332,500	4,333	$76.74
69	94544	510 Fairway	St	083 022101600	20140731	$450,000	1,500	$300.00
				Bottom of Range		$100,000	1,500	$11.19
				Top of Range		$1,625,000	9,738	$300.00
				Average		$792,246	6,934	$116.66
				Median		$890,000	6,726	$131.12
	All Sites							
				Bottom of Range		$5,000	1,500	$0.22
				Top of Range		$3,150,000	204,601	$300.00
				Average		$841,917	15,039	$96.75
				Median		$863,500	7,991	$106.60

Source: Dataquick Information Systems; DRA.

Table A-20
Disposable Household Income of New Homebuyers
Owner Housing Prototypes
City of Hayward Inclusionary Housing and Nexus Study
2014

	Prototype #1 Single-Family Infill	Prototype #2 Owner Townhomes
Number of Units		
One Bedroom	0	0
Two Bedroom/2 Bath	0	0
Three Bedroom	72	60
Four Bedroom	68	20
Total	140	80
Sales Price Per Unit (1)		
One Bedroom	0	0
Two Bedroom/2 Bath	0	0
Three Bedroom	$570,000	$529,200
Four Bedroom	$609,000	$576,000
Average	$588,900	$540,900
Unit Size (Square Feet)		
One Bedroom	0	0
Two Bedroom/2 Bath	0	0
Three Bedroom	1,900	1,800
Four Bedroom	2,100	2,000
Average	1,997	1,850
Sales Price Per Square Foot		
One Bedroom	$0	$0
Two Bedroom/2 Bath	$0	$0
Three Bedroom	$300	$294
Four Bedroom	$290	$288
Average Price/SF	$295	$292
Disposable Housing Income Projection		
Average Sales Price Per Unit	$588,900	$540,900
Mortgage Amount (2)	$530,010	$486,810
Monthly Principal and Interest Payment (3)	$2,845	$2,613
Monthly Property Taxes (3)	$589	$541
Monthly Insurance Cost	$100	$100
Monthly HOA Dues	$300	$300
Total Monthly Housing Cost	$3,834	$3,554
Estimated Average Annual Income (4)	$131,000	$122,000
Sales Price to Income Ratio	4.50	4.43
Percent of Income Available for Expenditures (5)	75%	75%
Ave. Disposable Income Available for Expenditures	$98,250	$91,500
Number of Units in Prototype	140	80
Total Disposable Household Income of Resident HHs	$13,755,000	$7,320,000

(1) DRA's 2013 sales price estimates were increased to 2014 based on a review of 2011 through 2014 home sales from Dataquick. Estimated 2013 price/square foot by prototype:

One Bedroom	$0	$0
Two Bedroom/2 Bath	$0	$0
Three Bedroom	$263	$275
Four Bedroom	$272	$286
Average	$267	$278
Annual % Increase in Assumed Price/SF 2013 to 2014		
One Bedroom	0%	0%
Two Bedroom/2 Bath	0%	0%
Three Bedroom	14%	7%
Four Bedroom	6%	1%
Average	10%	5%

(2) At a 90% loan to value (price) ratio, assuming a 10% buyer downpayment.
(3) Monthly mortgage principal and interest payment assuming a 5.0% fixed-rate loan for 30 years.
(4) Monthly property taxes estimated at 1.2% annual tax rate.
(5) Assumes principal, interest, taxes and insurance (PITI) at 35% of gross annual household income.
(6) After deductions forfederal and state income taxes, Social Security and Medicare (FICA) taxes, and personal savin
from the Tax Policy Center for at the income levels projected for the housing prototypes.

Source: DRA.

Table A-21
Disposable Household Income of New Renter Households
Rental Housing Prototypes
City of Hayward Inclusionary Housing and Nexus Study
2014

	Prototype #3 Stacked Flat Apts. Podium Parking
Number of Units	
One Bedroom	65
Two Bedroom/2 Bath	55
Three Bedroom	30
Total	150
Monthly Rent Per Unit (1)	
One Bedroom	$2,190
Two Bedroom/2 Bath	$3,130
Three Bedroom	$3,420
Weighted Average	$2,780
Unit Size (Square Feet)	
One Bedroom	750
Two Bedroom/2 Bath	1,100
Three Bedroom	1,300
Average	988
Monthly Rent Per Square Foot	
One Bedroom	$2.92
Two Bedroom/2 Bath	$2.85
Three Bedroom	$2.63
Average Mo. Rent/SF	$2.81
Disposable Housing Income Projection	
Average Unit Size (SF)	988
Average Monthly Rent Per SF	$2.81
Average Monthly Rent Per Unit	$2,800
Average Household Income (2)	$112,000
Annual Household Income to Rent Ratio	3.3
Percent of Income Available for Expenditures (3)	75%
Disposable Income Available for Expenditures	$84,000
Number of Units in Prototype	150
Total Disposable Household Income of Resident HHs	$12,600,000

(1) DRA's 2013 rent estimates were increased to 2014 estimates based on the % annual increase in average rents in the REALFACTS database for the City of Hayward from 2nd quarter 2013 to 2nd quarter 2014:

	Est. 2013 Rent/SF	Est. 2013 Rent	% Increase to 2014
One Bedroom	$2.53	$1,900	15%
Two Bedroom/2 Bath	$2.45	$2,700	16%
Three Bedroom	$2.46	$3,200	7%
Average	$2.48	$2,450	13%

(2) Assumes rent at 33% of household income.
(3) After deductions forfederal and state income taxes, Social Security and Medicare (FICA) taxes, and personal savings. Based on data fromhouseholds the Tax Policy Center for at the income levels projected for the housing prototypes.

Source: DRA

Table A-22
Projected Employment Impacts by Industry Sector
Prototype #1
Single-Family Infill
City of Hayward Inclusionary Housing and Nexus Study
2014

Industry Sector	Total Employment (1)	FTE Conversion Factor (2)	Full-Time Employment (3)
Manufacturing	1.513	0.964872	1.460
Wholesale Trade	3.304	0.963002	3.181
Retail Trade	21.449	0.858520	18.414
Transportation	2.012	0.940711	1.892
Warehousing and Storage	0.305	0.940345	0.286
Information and Communication	2.726	0.927466	2.528
Finance and Insurance	3.902	0.963254	3.759
Real Estate, Rentals and Leasing	5.258	0.909984	4.785
Professional, Scientific and Technical	3.771	0.943261	3.557
Management and Administrative Services	4.252	0.923231	3.926
Educational Services	4.242	0.887449	3.764
Health Care and Social Assistance	18.307	0.893779	16.363
Arts, Entertainment and Recreation	3.712	0.820378	3.045
Other Services	19.894	0.841627	16.743
Government	0.986	0.619877	0.611
Total	**95.631**		**84.315**

(1) Includes total direct, indirect and induced employment, full-time and part-time.
(2) Full-time equivalent (FTE) conversion ratios from the IMPLAN model.
(3) Total number of employees mulitplied by FTE conversion factor.

Source: IMPLAN Input/Output Model; DRA.

Table A-23
Projected Employment Impacts by Industry Sector
Prototype #2
Owner Townhomes
City of Hayward Inclusionary Housing and Nexus Study
2014

Industry Sector	Total Employment (1)	FTE Conversion Factor (2)	Full-Time Employment (3)
Manufacturing	0.86	0.964872	0.831
Wholesale Trade	2.14	0.963002	2.062
Retail Trade	13.91	0.858520	11.938
Transportation	1.30	0.940711	1.227
Warehousing and Storage	0.20	0.940345	0.186
Information and Communication	1.77	0.927466	1.639
Finance and Insurance	2.53	0.963254	2.437
Real Estate, Rentals and Leasing	3.41	0.909984	3.102
Professional, Scientific and Technical	2.44	0.943261	2.306
Management and Administrative Services	2.76	0.923231	2.545
Educational Services	2.75	0.887449	2.440
Health Care and Social Assistance	11.87	0.893779	10.608
Arts, Entertainment and Recreation	2.41	0.820378	1.974
Other Services	12.90	0.841627	10.855
Government	0.64	0.619877	0.396
Total	**61.880**		**54.547**

(1) Includes total direct, indirect and induced employment, full-time and part-time.
(2) Full-time equivalent (FTE) conversion ratios from the IMPLAN model.
(3) Total number of employees mulitplied by FTE conversion factor.

Source: IMPLAN Input/Output Model; DRA.

Table A-24
Projected Employment Impacts by Industry Sector
Prototype #3
Stacked Flat Apts.
Podium Parking
City of Hayward Inclusionary Housing and Nexus Study
2014

Industry Sector	Total Employment (1)	FTE Conversion Factor (2)	Full-Time Employment (3)
Manufacturing	1.385	0.964872	1.336
Wholesale Trade	3.661	0.963002	3.526
Retail Trade	20.966	0.858520	18.000
Transportation	2.117	0.940711	1.991
Warehousing and Storage	0.311	0.940345	0.292
Information and Communication	2.971	0.927466	2.755
Finance and Insurance	4.098	0.963254	3.947
Real Estate, Rentals and Leasing	6.561	0.909984	5.971
Professional, Scientific and Technical	3.852	0.943261	3.633
Management and Administrative Services	4.429	0.923231	4.089
Educational Services	3.359	0.887449	2.981
Health Care and Social Assistance	18.809	0.893779	16.811
Arts, Entertainment and Recreation	3.741	0.820378	3.069
Other Services	20.137	0.841627	16.948
Government	1.052	0.619877	0.652
Total	**97.449**		**86.002**

(1) Includes total direct, indirect and induced employment, full-time and part-time.
(2) Full-time equivalent (FTE) conversion ratios from the IMPLAN model.
(3) Total number of employees mulitplied by FTE conversion factor.

Source: IMPLAN Input/Output Model; DRA.

Table A-25
Wages by Occupational Grouping
Oakland-Fremont Metropolitan Division
1st Quarter 2013

SOC Code Prefix (1)	Occupational Category	May 2012 Employ-ment Estimates	% of Total Employ-ment	Mean Hourly Wage	Mean Annual Wage	25th Percentile Hourly Wage	Median (50th Percentile) Hourly Wage	75th Percentile Hourly Wage	25th Percentile Annual Wage	Median (50th Percentile) Annual Wage	75th Percentile Annual Wage	Est. % of Jobs Below 50% AMI	Est. % of Jobs Between 50%-80% AMI	Est. % of Jobs Between 80%-120% AMI
11	Management	61,270	6%	$61.94	$128,829	$38.47	$55.61	$77.60	$80,018	$115,669	$161,408	0%	0%	30%
13	Business and Financial Operations	59,600	6%	$39.71	$82,609	$27.52	$36.13	$47.68	$57,242	$75,150	$99,174	5%	40%	30%
15	Computer and Mathematical	39,320	4%	$46.23	$96,170	$33.82	$44.93	$56.70	$70,346	$93,454	$117,936	0%	25%	35%
17	Architecture and Engineering	30,260	3%	$47.25	$98,276	$35.04	$45.82	$57.68	$72,883	$95,306	$119,974	0%	25%	45%
19	Life, Physical and Social Science	15,820	2%	$39.66	$82,507	$26.23	$37.48	$49.55	$54,558	$77,958	$103,064	5%	25%	45%
21	Community and Social Services	15,220	2%	$26.98	$56,123	$17.86	$23.97	$35.97	$37,149	$49,858	$74,818	45%	40%	5%
23	Legal	6,730	1%	$55.24	$114,903	$32.65	$47.66	$71.38	$67,912	$99,133	$148,470	0%	0%	30%
25	Education, Training, and Library	62,120	6%	$29.39	$61,125	$18.20	$26.70	$37.04	$37,856	$55,536	$77,043	40%	35%	10%
27	Arts, Design, Entertainment, Sports, Media	13,830	1%	$28.70	$59,691	$15.95	$23.61	$35.37	$33,176	$49,109	$73,570	30%	35%	5%
29	Healthcare Practitioners and Technical	53,380	5%	$50.06	$104,128	$30.29	$47.03	$64.27	$63,003	$97,822	$133,682	5%	20%	30%
31	Healthcare Support	25,580	3%	$17.84	$37,118	$13.25	$16.65	$21.63	$27,560	$34,632	$44,990	75%	20%	5%
33	Protective Service	19,560	2%	$28.24	$58,723	$13.93	$23.48	$41.74	$28,974	$48,838	$86,819	50%	25%	15%
35	Food Preparation and Serving-Related	79,330	8%	$11.03	$22,940	$8.81	$9.40	$11.97	$18,325	$19,552	$24,898	85%	10%	5%
37	Building and Grounds Cleaning and Maintenance	26620	3%	$15.91	$33,095	$10.87	$14.54	$20.06	$22,610	$30,243	$41,725	80%	10%	10%

Table A-25
Wages by Occupational Grouping
Oakland-Fremont Metropolitan Division
1st Quarter 2013

SOC Code Prefix (1)	Occupational Category	May 2012 Employ-ment Estimates	% of Total Employ-ment	Mean Hourly Wage	Mean Annual Wage	25th Percentile Hourly Wage	Median (50th Percentile) Hourly Wage	75th Percentile Hourly Wage	25th Percentile Annual Wage	Median (50th Percentile) Annual Wage	75th Percentile Annual Wage	Est. % of Jobs Below 50% AMI	Est. % of Jobs Between 50%-80% AMI	Est. % of Jobs Between 80%-120% AMI
39	Personal Care and Service	25,220	3%	$13.53	$28,138	$9.12	$10.87	$14.73	$18,970	$22,610	$30,638	75%	15%	5%
41	Sales and Related	98,230	10%	$22.02	$45,801	$10.27	$15.28	$24.79	$21,362	$31,782	$51,563	60%	15%	15%
43	Office and Administrative Support	159,950	16%	$20.78	$43,231	$14.69	$19.84	$26.07	$30,555	$41,267	$54,226	60%	20%	10%
45	Farming, Fishing, Forestry	1,360	0%	$12.91	$26,854	$8.89	$10.27	$13.90	$18,491	$21,362	$28,912	80%	10%	10%
47	Construction and Extraction	38,650	4%	$29.98	$62,371	$21.14	$29.36	$37.83	$43,971	$61,069	$78,686	30%	35%	15%
49	Installation, Maintenance and Repair	32,290	3%	$26.24	$54,576	$17.97	$25.61	$33.57	$37,378	$53,269	$69,826	30%	35%	15%
51	Production	49,410	5%	$19.67	$40,896	$12.40	$17.35	$24.36	$25,792	$36,088	$50,669	70%	25%	5%
53	Transportation and Material Moving	57,620	6%	$19.57	$40,687	$11.37	$16.38	$23.76	$23,650	$34,070	$49,421	70%	25%	5%
	TOTAL	971,360	100%											

(1) The first two digits of the six digit Standard Occupational Classification (SOC) code.
Source: California Employment Development Department, Occupational Employment Statistics Survey, First Quarter 2012; DRA

Table A-26
Estimated Qualifying Very Low, Low and Moderate Income Households
Prototype #1
Single-Family Infill
City of Hayward Inclusionary Housing and Nexus Study
2014

Economic Sector	Total New FTE Employees Generated by Development (1)	No. of New Households (2)	Average Payroll Per Employee (3)	Estimated Household Income (4)	Estimated Percent of HH Earning Incomes Below 50% AMI (5)(6)	Estimated Percent of HH Earning Incomes Between 51% and 80% AMI (5)(6)	Estimated Percent of HH Earning Incomes Between 81% and 120% AMI (5)(6)	Estimated Households Earning Incomes Below 50% AMI	Estimated Households Earning Incomes Between 51% and 80% AMI	Estimated Households Earning Incomes Between 81% and 120% AMI
Manufacturing	1.46	0.79	$69,489	$121,606	70%	25%	5%	0.55	0.20	0.04
Wholesale Trade	3.18	1.73	$85,997	$150,496	70%	25%	5%	1.21	0.43	0.09
Retail Trade	18.41	10.00	$38,827	$67,947	60%	15%	15%	6.00	1.50	1.50
Transportation	1.89	1.03	$64,533	$112,934	70%	25%	5%	0.72	0.26	0.05
Warehousing and Storage	0.29	0.16	$64,147	$112,257	70%	25%	5%	0.11	0.04	0.01
Information and Communication	2.53	1.37	$94,318	$165,057	60%	20%	10%	0.82	0.27	0.14
Finance and Insurance	3.76	2.04	$46,072	$80,626	5%	40%	30%	0.10	0.82	0.61
Real Estate, Rentals and Leasing	4.78	2.60	$18,012	$31,520	5%	40%	30%	0.13	1.04	0.78
Professional, Scientific and Technical	3.56	1.93	$66,015	$115,526	5%	25%	45%	0.10	0.48	0.87
Management and Administrative Services	3.93	2.13	$50,003	$87,506	0%	0%	30%	0.00	0.00	0.64
Educational Services	3.76	2.04	$32,644	$57,128	40%	35%	10%	0.82	0.72	0.20
Health Care and Social Assistance	16.36	8.88	$69,493	$121,614	75%	20%	5%	6.66	1.78	0.44
Arts, Entertainment and Recreation	3.05	1.65	$23,957	$41,925	30%	35%	5%	0.50	0.58	0.08
Other Services	16.74	9.09	$33,178	$58,061	75%	15%	5%	6.82	1.36	0.45
Government	0.61	0.33	$94,482	$165,344	60%	20%	10%	0.20	0.07	0.03
Total/Average	84.31	**45.77**	$49,058	$85,852				**24.73**	**9.54**	**5.94**

(1) Includes full-time equivalent employees from direct, indirect and induced employment, from Table A-27.
(2) Number of FTE conversion employees divided by 1.75 employees per worker household.
(3) From IMPLAN input/output model.
(4) Average payroll per employee multiplied by 1.75 employees per worker household.
(5) Assumes three persons per household and income limits of $42,100 for very low income households, $67,300 for low income households, and $101,000 for moderate income households.
(6) Percentage of employees by income category estimated based on IMPLAN average payroll figures, and CEDD wage survey from Table A-35.

Source: IMPLAN; California Employment Development Department, Occupational Employment Statistics Survey, First Quarter 2013; DRA.

Table A-27
Estimated Qualifying Very Low Income and Low Income Households
Prototype #2
Owner Townhomes
City of Hayward Inclusionary Housing and Nexus Study
2014

Economic Sector	Total New FTE Employees Generated by Development (1)	No. of New Households (2)	Average Payroll Per Employee (3)	Estimated Household Income (4)	Estimated Percent of HH Earning Incomes Below 50% AMI (5)(6)	Estimated Percent of HH Earning Incomes Between 51% and 80% AMI (5)(6)	Estimated Percent of HH Earning Incomes Between 81% and 120% AMI (5)(6)	Estimated Households Earning Incomes Below 50% AMI	Estimated Households Earning Incomes Between 51% and 80% AMI	Estimated Households Earning Incomes Between 81% and 120% AMI
Manufacturing	0.83	0.45	$79,132	$138,481	70%	25%	5%	0.32	0.11	0.02
Wholesale Trade	2.06	1.12	$85,997	$150,496	70%	25%	5%	0.78	0.28	0.06
Retail Trade	11.94	6.48	$38,827	$67,947	60%	15%	15%	3.89	0.97	0.97
Transportation	1.23	0.67	$64,533	$112,934	70%	25%	5%	0.47	0.17	0.03
Warehousing and Storage	0.19	0.10	$64,147	$112,257	70%	25%	5%	0.07	0.03	0.01
Information and Communication	1.64	0.89	$94,318	$165,057	60%	20%	10%	0.53	0.18	0.09
Finance and Insurance	2.44	1.32	$46,072	$80,626	5%	40%	30%	0.07	0.53	0.40
Real Estate, Rentals and Leasing	3.10	1.68	$18,012	$31,520	5%	40%	30%	0.08	0.67	0.51
Professional, Scientific and Technical	2.31	1.25	$66,015	$115,526	5%	25%	45%	0.06	0.31	0.56
Management and Administrative Services	2.55	1.38	$50,003	$87,506	0%	0%	30%	0.00	0.00	0.41
Educational Services	2.44	1.32	$32,644	$57,128	40%	35%	10%	0.53	0.46	0.13
Health Care and Social Assistance	10.61	5.76	$69,493	$121,614	75%	20%	5%	4.32	1.15	0.29
Arts, Entertainment and Recreation	1.97	1.07	$23,957	$41,925	30%	35%	5%	0.32	0.38	0.05
Other Services	10.85	5.89	$33,178	$58,061	75%	15%	5%	4.42	0.88	0.29
Government	0.40	0.22	$94,482	$165,344	60%	20%	10%	0.13	0.04	0.02
Total/Average	53.72	**29.61**	$48,376	$84,657				**15.99**	**6.17**	**3.85**

(1) Includes full-time equivalent employees from direct, indirect and induced employment, from Table A-28.
(2) Number of FTE conversion employees divided by 1.75 employees per worker household.
(3) From IMPLAN input/output model.
(4) Average payroll per employee multiplied by 1.75 employees per worker household.
(5) Assumes three persons per household and income limits of $42,100 for very low income households, $67,300 for low income households, and $101,000 for moderate income households.
(6) Percentage of employees by income category estimated based on IMPLAN average payroll figures, and CEDD wage survey from Table A-35.

Source: IMPLAN; California Employment Development Department, Occupational Employment Statistics Survey, First Quarter 2013; DRA.

Table A-28
Estimated Qualifying Very Low Income and Low Income Households
Prototype #3
Stacked Flat Apts.
Podium Parking
City of Hayward Inclusionary Housing and Nexus Study
2014

Economic Sector	Total New FTE Employees Generated by Development (1)	No. of New Households (2)	Average Payroll Per Employee (3)	Estimated Household Income (4)	Estimated Percent of HH Earning Incomes Below 50% AMI (5)(6)	Percent of HH Earning Incomes Between 51% and 80% AMI (5)(6)	Percent of HH Earning Incomes Between 81% and 120% AMI (5)(6)	Estimated Households Earning Incomes Below 50% AMI	Estimated Households Earning Incomes Between 51% and 80% AMI	Estimated Households Earning Incomes Between 81% and 120% AMI
Manufacturing	1.34	0.73	$61,703	$107,981	70%	25%	5%	0.51	0.18	0.04
Wholesale Trade	3.53	1.91	$66,918	$117,106	70%	25%	5%	1.34	0.48	0.10
Retail Trade	18.00	9.77	$30,213	$52,872	60%	15%	15%	5.86	1.47	1.47
Transportation	1.99	1.08	$48,994	$85,740	70%	25%	5%	0.76	0.27	0.05
Warehousing and Storage	0.29	0.16	$49,915	$87,351	70%	25%	5%	0.11	0.04	0.01
Information and Communication	2.76	1.50	$72,960	$127,680	60%	20%	10%	0.90	0.30	0.15
Finance and Insurance	3.95	2.14	$35,328	$61,823	5%	40%	30%	0.11	0.86	0.64
Real Estate, Rentals and Leasing	5.97	3.24	$13,697	$23,970	5%	40%	30%	0.16	1.30	0.97
Professional, Scientific and Technical	3.63	1.97	$50,975	$89,206	5%	25%	45%	0.10	0.49	0.89
Management and Administrative Services	4.09	2.22	$39,124	$68,468	0%	0%	30%	0.00	0.00	0.67
Educational Services	2.98	1.62	$25,133	$43,983	40%	35%	10%	0.65	0.57	0.16
Health Care and Social Assistance	16.81	9.13	$55,927	$97,872	75%	20%	5%	6.84	1.83	0.46
Arts, Entertainment and Recreation	3.07	1.67	$19,240	$33,670	30%	35%	5%	0.50	0.58	0.08
Other Services	16.95	9.20	$25,915	$45,352	75%	15%	5%	6.90	1.38	0.46
Government	0.65	0.35	$73,548	$128,709	60%	20%	10%	0.21	0.07	0.04
Total/Average	84.67	**46.69**	$38,089	$66,655				**24.95**	**9.81**	**6.17**

(1) Includes full-time equivalent employees from direct, indirect and induced employment, from Table A-29.
(2) Number of FTE conversion employees divided by 1.75 employees per worker household.
(3) From IMPLAN input/output model.
(4) Average payroll per employee multiplied by 1.75 employees per worker household.
(5) Assumes three persons per household and income limits of $42,100 for very low income households, $67,300 for low income households, and $101,000 for moderate income households.
(6) Percentage of employees by income category estimated based on IMPLAN average payroll figures, and CEDD wage survey from Table A-35.

Source: IMPLAN; California Employment Development Department, Occupational Employment Statistics Survey, First Quarter 2013; DRA.

Table A-29
Estimated Maximum Residential Nexus Fees
New Renter and Owner Housing Prototypes
City of Hayward Inclusionary Housing and Nexus Study
2014

	Very Low Income	Low Income	Moderate Income	Total
Prototype #1				
Est. No. of New Employee Households Moving to Hayward	24	9	5	38
Gap Per Household (1)	$347,400	$301,900	$80,500	
Total Gap	$8,337,600	$2,717,100	$402,500	$11,457,200
No. of Units in Prototype	140	140	140	
Gap Per Unit in Prototype = Supportable Nexus Fee (2)	**$59,554**	**$19,408**	**$2,875**	**$81,837**
Average Square Feet Per Unit in Prototype	1,997	1,997	1,997	
Gap Per Net Square Foot (3)	**$29.82**	**$9.72**	**$1.44**	**$40.98**
Prototype #2				
Est. No. of New Employee Households Moving to Hayward	15	6	3	24
Gap Per Household (1)	$332,600	$287,900	$63,700	
Total Gap	$4,989,000	$1,727,400	$191,100	$6,907,500
No. of Units in Prototype	80	80	80	
Gap Per Unit in Prototype = Supportable Nexus Fee (2)	**$62,363**	**$21,593**	**$2,389**	**$86,344**
Average Square Feet Per Unit in Prototype	1,850	1,850	1,850	
Gap Per Net Square Foot (3)	**$33.71**	**$11.67**	**$1.29**	**$46.67**
Prototype #3				
Est. No. of New Employee Households Moving to Hayward	24	9	6	39
Gap Per Household (1)	$214,600	$186,400	$45,200	
Total Gap	$5,150,400	$1,677,600	$271,200	$7,099,200
No. of Units in Prototype	150	150	150	
Gap Per Unit in Prototype = Supportable Nexus Fee (2)	**$34,336**	**$11,184**	**$1,808**	**$47,328**
Average Square Feet Per Unit in Prototype	988	988	988	
Gap Per Net Square Foot (3)	**$34.74**	**$11.32**	**$1.83**	**$47.89**

(1) Weighted average per unit gap based on distribution of units by bedroom count for each housing prototype, from Tables A-14 through A-17.
(2) Total gap divided by the number of units in each prototype.
(3) Equals gap per unit divided by average square feet per unit for each prototype.

Source: DRA

Table A-30
Land Residual Analysis Assumptions
City of Hayward Inclusionary Housing and Nexus Study
Economic Impact Analysis

2014

COST/INCOME BY LAND USE	Unit of Measure	Prototype #1 Owner Single-Family Infill	Prototype #2 Owner Owner Townhomes	Prototype #3 Rental Stacked Flat Apts. Podium Parking
Total Development Cost (1)	Net SF	$185.00	$231.00	$389.00
Gross Income/Sales Proceeds (2)	Net SF	$294.87	$292.38	$2.81
Operating Expenses	Ann. Cost/Unit	N/A	N/A	$7,000
Occupancy Rate	%	N/A	N/A	95.0%
Capitalization Rate (3)		N/A	N/A	5.6%
Net Living Area (Square Feet)		279,600	148,000	148,250
Gross Building Square Feet		279,600	148,000	148,250
No. of Residential Units		140	80	150
Net Rentable Square Feet		279,600	148,000	148,250

(1) Equals total development cost, excluding land, for each prototype from Appendix Tables A-9 through A-12.
(2) Equals sales price per square foot for owner prototypes and monthly rent per square foot for renter prototype.
(3) Source: Cassidy Turley Commercial Real Estate Services," San Francisco Bay Area Apartment Market Report", First Quarter 2013.

Sources: Cassidy Turley Commercial Real Estate Services; Dataquick; RealFacts; DRA.

Table A-31
Land Residual Analysis Construction Cost and Net Operating Income Calculations (1)
City of Hayward Inclusionary Housing and Nexus Study
Economic Impact Analysis

2014

	Prototype #1 Owner Single-Family Infill	Prototype #2 Owner Owner Townhomes	Prototype #3 Rental Stacked Flat Apts. Podium Parking
GROSS BUILDING SQUARE FEET	279,600	148,000	148,250
TOTAL HOUSING UNITS	140	80	150
DEVELOPMENT COSTS (000's)			
Total Development Costs (Excluding Land)	$51,726	$34,188	$57,669
TOTAL DEVELOPMENT COSTS (000's)	**$51,726**	**$34,188**	**$57,669**
TOTAL COSTS PER HOUSING UNIT	**$369,471**	**$427,350**	**$384,462**
TOTAL COSTS/SF	**$185.00**	**$231.00**	**$389.00**
NET (OPERATING OR SALES) INCOME (000's)			
Net Rentable/Saleable Building SF	279,600	148,000	148,250
Gross Income By Use	$82,446	$43,272	$5,004
Less: Vacancy	$0	$0	($250)
Less: Operating Expense	$0	$0	($1,050)
NET (OPERATING OR SALES) INCOME	**$82,446**	**$43,272**	**$3,704**
NET (OPERATING OR SALES) INCOME PER UNIT	**$588,900**	**$540,900**	**$24,692**
NET (OPERATING OR SALES) INCOME /SF	**$294.87**	**$292.38**	**$24.98**

(1) See Table A-41 for assumptions.

Source: DRA.

Table A-32
Land Residual Analysis
City of Hayward Inclusionary Housing and Nexus Study
Economic Impact Analysis

2014

	Prototype #1 Owner Single-Family Infill	Prototype #2 Owner Owner Townhomes	Prototype #3 Rental Stacked Flat Apts. Podium Parking
Number of Housing Units	140	80	150
Gross SF Bldg Area	279,600	148,000	148,250
Net SF Site Area	566,280	145,200	62,229
Density (Units/Acre)	10.8	24.0	105.0
Ann. Net Operating/Sales Income (000's) (1)	$82,446	$43,272	$3,704
Assumed Capitalization Rate: (2)	N/A	N/A	5.60%
Capitalized Value/Sales Value (000's) (3)	$82,446	$43,272	$66,139
Total Develop. Costs Except Land (000's) (1)			
With Nexus Fee Per Housing Unit of:			
$0 No Fee	$51,726	$34,188	$57,669
$5,000	$52,426	$34,588	$58,169
$10,000	$53,126	$34,988	$58,669
$20,000	$54,526	$35,788	$59,669
$30,000	$55,926	$36,588	$60,669
$40,000	$57,326	$37,388	$61,669
$60,000	$60,126	$38,988	$63,669
$80,000	$62,926	$40,588	$65,669
Resiual Land Value (000's)			
With Nexus Fee Per Housing Unit of:			
$0 No Fee	$30,720	$9,084	$8,470
$5,000	$30,020	$8,684	$7,970
$10,000	$29,320	$8,284	$7,470
$20,000	$27,920	$7,484	$6,470
$30,000	$26,520	$6,684	$5,470
$40,000	$25,120	$5,884	$4,470
$60,000	$22,320	$4,284	$2,470
$80,000	$19,520	$2,684	$470
Residual Land Value Per SF Site Area			
With Nexus Fee Per Housing Unit of:			
$0 No Fee	$54.25	$62.56	$136.11
$5,000	$53.01	$59.81	$128.08
$10,000	$51.78	$57.05	$120.04
$20,000	$49.30	$51.54	$103.97
$30,000	$46.83	$46.03	$87.90
$40,000	$44.36	$40.52	$71.83
$60,000	$39.42	$29.50	$39.69
$80,000	$34.47	$18.48	$7.55
Percent Reduction in Residual Land Value			
With Nexus Fee Per Housing Unit of:			
$5,000	2.3%	4.4%	5.9%
$10,000	4.6%	8.8%	11.8%
$20,000	9.1%	17.6%	23.6%
$30,000	13.7%	26.4%	35.4%
$40,000	18.2%	35.2%	47.2%
$60,000	27.3%	52.8%	70.8%
$80,000	36.5%	70.5%	94.5%

(1) See Tables A-41 and A-42 for assumptions and calculations of net operating income and total development costs.
(2) Source: Cassidy Turley Commercial Real Estate Services," San Francisco Bay Area Apartment Market Report", First Quarter
(3) For renter housing, equals net operating income divided by capitalization rate for apartment land use. For owner housing, equals total sales prices for units in prototype.
Source: EPS.

Table A-33
Land Residual Analysis with Increased Development Costs
City of Hayward Inclusionary Housing and Nexus Study
Economic Impact Analysis

2014

	Prototype #1 Owner Single-Family Infill	Prototype #2 Owner Owner Townhomes	Prototype #3 Rental Stacked Flat Apts. Podium Parking
Number of Housing Units	140	80	150
Gross SF Bldg Area	279,600	148,000	148,250
Net SF Site Area	566,280	145,200	62,229
Density (Units/Acre)	10.8	24.0	105.0
Ann. Net Operating/Sales Income (000's) (1)	$82,446	$43,272	$3,704
Assumed Capitalization Rate: (2)	N/A	N/A	5.60%
Capitalized Value/Sales Value (000's) (3)	$82,446	$43,272	$66,139
Percentage Increase in Development Costs From Original Estimates	15.0%	7.5%	7.5%
Total Develop. Costs Except Land (000's) (1) With Nexus Fee Per Housing Unit of:			
$0 No Fee	$59,485	$36,752	$61,994
$5,000	$60,185	$37,152	$62,494
$10,000	$60,885	$37,552	$62,994
$20,000	$62,285	$38,352	$63,994
$30,000	$63,685	$39,152	$64,994
$40,000	$65,085	$39,952	$65,994
$60,000	$67,885	$41,552	$67,994
$80,000	$70,685	$43,152	$69,994
Resiual Land Value (000's) With Nexus Fee Per Housing Unit of:			
$0 No Fee	$22,961	$6,520	$4,145
$5,000	$22,261	$6,120	$3,645
$10,000	$21,561	$5,720	$3,145
$20,000	$20,161	$4,920	$2,145
$30,000	$18,761	$4,120	$1,145
$40,000	$17,361	$3,320	$145
$60,000	$14,561	$1,720	($1,855)
$80,000	$11,761	$120	($3,855)
Residual Land Value Per SF Site Area With Nexus Fee Per Housing Unit of:			
$0 No Fee	$40.55	$44.90	$66.61
$5,000	$39.31	$42.15	$58.57
$10,000	$38.07	$39.39	$50.54
$20,000	$35.60	$33.88	$34.47
$30,000	$33.13	$28.37	$18.40
$40,000	$30.66	$22.86	$2.33
$60,000	$25.71	$11.85	($29.81)
$80,000	$20.77	$0.83	($61.95)
Percent Reduction in Residual Land Value With Nexus Fee Per Housing Unit of:			
$5,000	3.0%	6.1%	12.1%
$10,000	6.1%	12.3%	24.1%
$20,000	12.2%	24.5%	48.3%
$30,000	18.3%	36.8%	72.4%
$40,000	24.4%	49.1%	96.5%
$60,000	36.6%	73.6%	144.8%
$80,000	48.8%	98.2%	193.0%

(1) See Tables A-41 and A-42 for assumptions and calculations of net operating income and total development costs.
(2) Source: Cassidy Turley Commercial Real Estate Services," San Francisco Bay Area Apartment Market Report", First Quarter
(3) For renter housing, equals net operating income divided by capitalization rate for apartment land use. For owner housing, equals total sales prices for units in prototype.
Source: DRA.

Table A-34
Development Cost and Rent Analysis
City of Hayward Inclusionary Housing and Nexus Study
Economic Impact Analysis

2014

	Prototype #3 Stacked Flat Apts. Podium Parking
DEVELOPMENT COST ANALYSIS	
Development Cost Per Unit, Excluding Land	$384,462
Plus: Land Cost Per Unit (1)	$15,000
Total Development Cost Per Unit	$399,462
Linkage Fee As % of Development Cost	
At a Fee Per Housing Unit of:	
$5,000	1.25%
$10,000	2.50%
$20,000	5.01%
$30,000	7.51%
$40,000	10.01%
$60,000	15.02%
$80,000	20.03%
RENT ANALYSIS	
Annual Gross Rent Per Sq. Ft.	$2.81
Average Occupancy Rate	95%
Increase in Annual Rent Per SF Required to Finance	
At a Fee Per Housing Unit of:	
$5,000	$0.45
$10,000	$0.91
$20,000	$1.81
$30,000	$2.72
$40,000	$3.63
$60,000	$5.44
$80,000	$7.26
% Increase in Annual Rent Per SF	
At a Fee Per Housing Unit of:	
$5,000	16.12%
$10,000	32.24%
$20,000	64.48%
$30,000	96.72%
$40,000	128.96%
$60,000	193.45%
$80,000	257.93%

(1) From Table A-8.
(2) Financing assumptions:

Debt:	
Loan to Value Ratio	60.00%
Debt Interest Rate	6.00%
Equity	
% of Develop. Costs	40.00%
Equity Yield	12.00%
Current Average Financing Cost	8.40%
Assumed Average Financing Cost	8.40%

Source: DRA.

Table A-35
Rate of Return Analysis
City of Hayward Inclusionary Housing and Nexus Study
Economic Impact Analysis

2014

	Prototype #3 Stacked Flat Apts. Podium Parking
RETURN ANALYSIS	
Original Equity Investment Per Housing Unit (1)	$159,785
Increase in Equity Investment Per Housing Unit At a Fee Per Housing Unit of:	
$5,000	$2,000
$10,000	$4,000
$20,000	$8,000
$30,000	$12,000
$40,000	$16,000
$60,000	$24,000
$80,000	$32,000
Assumed Equity Yield:	12.00%
Original Return on Equity Per Housing Unit (3)	$19,174
Revised Rate of Return on Equity at Development Impact Fee Per Square Foot of: (4)	
$5,000	11.85%
$10,000	11.71%
$20,000	11.43%
$30,000	11.16%
$40,000	10.91%
$60,000	10.43%
$80,000	10.00%

(1) Equals assumed equity yield multiplied by total development cost per square foot (without fee).
(2) Assumes development impact fee is financed 100% through equity, since imposition of fee does not increase debt-carrying capacity of development.
(3) Equals original return on equity per square foot multiplied by assumed equity yield.
(4) Equals original return on equity per square foot divided by the sum of original equity investment per square foot plus increase in equity investment per square foot.

Source: DRA.

Table A-36
Owner Housing Affordability Gap to Price Calculations
Prototype #1
Single-Family Infill
City of Hayward Inclusionary Housing and Nexus Study
2014

Income Level	No. of BR	Unit SF	Maximum Monthly Housing Cost	Affordable Sales Price Per Unit (2)	Estimated Market Sales Price Per Unit (3)	Total Units	Total Affordable Sales Price	Total Market Sales Price (3)	Affordability Gap	Gap Per Unit
Very Low Income	3	1,900	$1,364	$155,300	$570,000	72	$11,181,600	$41,040,000	$29,858,400	$414,700
Low Income	3	1,900	$1,636	$199,100	$570,000	72	$14,335,200	$41,040,000	$26,704,800	$370,900
Moderate Income	3	1,900	$3,000	$418,900	$570,000	72	$30,160,800	$41,040,000	$10,879,200	$151,100
Very Low Income	4	2,100	$1,473	$172,900	$609,000	68	$11,757,200	$41,412,000	$29,654,800	$436,100
Low Income	4	2,100	$1,767	$220,200	$609,000	68	$14,973,600	$41,412,000	$26,438,400	$388,800
Moderate Income	4	2,100	$3,240	$457,500	$609,000	68	$31,110,000	$41,412,000	$10,302,000	$151,500
Very Low Income	Weighted Average (1)	1,997	$1,417	$164,100	$588,900	140	$22,938,800	$82,452,000	$59,513,200	$425,100
Low Income	Weighted Average (1)	1,997	$1,700	$209,650	$588,900	140	$29,308,800	$82,452,000	$53,143,200	$379,600
Moderate Income	Weighted Average (1)	1,997	$3,117	$438,200	$588,900	140	$61,270,800	$82,452,000	$21,181,200	$151,300

(1) Weighted average based on unit distribution by bedroom count for the owner housing prototype.
(2) From Table A-3.
(3) From Table A-20.

Source: DRA.

Table A-37
Owner Housing Affordability Gap to Price Calculations
Prototype #2
Owner Townhomes
City of Hayward Inclusionary Housing and Nexus Study
2014

Income Level	No. of BR	Unit SF	Maximum Monthly Housing Cost	Affordable Sales Price Per Unit (2)	Estimated Market Sales Price Per Unit (3)	Total Units	Total Affordable Sales Price	Total Market Sales Price (3)	Affordability Gap	Gap Per Unit
Very Low Income	3	1,800	$1,227	$155,300	$529,200	60	$9,318,000	$31,752,000	$22,434,000	$373,900
Low Income	3	1,800	$1,473	$199,100	$529,200	60	$11,946,000	$31,752,000	$19,806,000	$330,100
Moderate Income	3	1,800	$2,700	$418,900	$529,200	60	$25,134,000	$31,752,000	$6,618,000	$110,300
Very Low Income	4	2,000	$1,364	$172,900	$576,000	20	$3,458,000	$11,520,000	$8,062,000	$403,100
Low Income	4	2,000	$1,636	$220,200	$576,000	20	$4,404,000	$11,520,000	$7,116,000	$355,800
Moderate Income	4	2,000	$3,000	$457,500	$576,000	20	$9,150,000	$11,520,000	$2,370,000	$118,500
Very Low Income	Weighted Average (1)	1,850	$1,261	$164,100	$540,900	80	$12,776,000	$43,272,000	$30,496,000	$381,200
Low Income	Weighted Average (1)	1,850	$1,514	$209,650	$540,900	80	$16,350,000	$43,272,000	$26,922,000	$336,500
Moderate Income	Weighted Average (1)	1,850	$2,775	$438,200	$540,900	80	$34,284,000	$43,272,000	$8,988,000	$112,400

(1) Weighted average based on unit distribution by bedroom count for the owner housing prototype.
(2) From Table A-3.
(3) From Table A-20.

Source: DRA.

Table A-38
Inclusionary Housing In-Lieu Fee Calculation Based on Gap to Price
Owner Housing Prototypes
City of Hayward Inclusionary Housing and Nexus Study
2014

	Prototype #1 Single-Family Infill	Prototype #2 Owner Townhomes
Average Affordability Gap Per Affordable Housing Unit, Based on Estimated Sales Price (1)	$151,300	$112,400
Percent of Affordable Units Required Per City of Hayward Inclusionary Housing Ordinance	15%	15%
In Lieu Fee Per Market Rate Housing Unit	$22,695	$16,860
Percent of Affordable Units Required Per City of Hayward Relief Ordinance and First Amendment	10.0%	7.5%
In Lieu Fee Per Market Rate Housing Unit	$15,130	$8,430

(1) At moderate income level, calculated at 110% of AMI, per Hayward Inclusionary Housing Ordinance.

Source: Tables A-36 and A-37; City of Hayward; DRA.

Appendix B

Housing Authority of the County of Alameda
Utility Allowance Schedule
2013 and 2014

Utility Allowance

HACA UTILITY ALLOWANCE

Post 09 February 2011 Last Updated on 09 April 2014 By Irv Aragon Hits: 18948

The Housing Authority of the County of Alameda's (HACA's) **utility allowance** is its estimate of the monthly cost of the reasonable consumption of those essential utilities (and, if supplied by the tenant, the refrigerator and/or stove) not included in the tenant rent but for which the tenant is responsible. The **utility allowance** does **not** include the cost of telephone or cable services.

The utility allowances below are effective **7/1/13** for moves and income redeterminations effective **7/1/13** or later.

7/1/13 Utility Allowance - Multi-Unit Buildings & Attached Homes

	Studio	1-Br	2-Br	3-Br	4-Br	5-Br	6-Br
Heating - Electric	$8	$8	$11	$14	$17	$25	$29
Heating - Gas	$10	$12	$14	$16	$19	$19	$22
Cooking - Electric	$1	$2	$2	$3	$3	$3	$3
Cooking - Gas	$2	$2	$2	$2	$2	$2	$2
Hot Water - Electric	$10	$11	$20	$25	$26	$26	$30
Hot Water - Gas	$7	$9	$11	$15	$18	$19	$22
Refrigerator[1]	$2	$2	$2	$2	$2	$2	$2
Stove[1]	$2	$2	$2	$2	$2	$2	$2
Water	$22	$30	$40	$49	$60	$72	$83
Sewer	$21	$21	$21	$21	$21	$21	$24
Trash	$22	$22	$22	$38	$38	$66	$76
Electric - Other	$11	$14	$20	$24	$28	$31	$36

[1] Tenant-Supplied

7/1/13 Utility Allowance - Single Family

	Studio	1-Br	2-Br	3-Br	4-Br	5-Br	6-Br
Heating - Electric	$10	$10	$18	$23	$41	$44	$51
Heating - Gas	$12	$16	$20	$24	$27	$33	$38
Cooking - Electric	$1	$2	$2	$3	$3	$3	$3
Cooking - Gas	$2	$2	$2	$2	$2	$2	$2
Hot Water - Electric	$10	$11	$19	$25	$26	$26	$30
Hot Water - Gas	$7	$9	$11	$15	$17	$19	$21
Refrigerator[1]	$2	$2	$2	$2	$2	$2	$2
Stove[1]	$2	$2	$2	$2	$2	$2	$2
Water	$20	$30	$38	$46	$59	$68	$78
Sewer	$23	$23	$23	$23	$23	$23	$24
Trash	$22	$22	$22	$38	$38	$66	$76

Electric - Other	$11	$14	$20	$24	$28	$31	$36

[1] Tenant-Supplied

The utility allowances below are effective **7/1/14** for moves and income redeterminations effective **7/1/14** or later.

7/1/14 Utility Allowance - Multi-Unit Buildings & Attached Homes

	Studio	1-Br	2-Br	3-Br	4-Br	5-Br	6-Br
Heating - Electric	$8	$8	$11	$14	$17	$25	$29
Heating - Gas	$10	$12	$14	$16	$19	$19	$22
Cooking - Electric	$1	$2	$3	$3	$3	$3	$3
Cooking - Gas	$2	$2	$2	$2	$2	$2	$2
Hot Water - Electric	$10	$11	$20	$25	$26	$26	$30
Hot Water - Gas	$7	$9	$11	$15	$18	$19	$22
Refrigerator[1]	$2	$2	$2	$2	$2	$2	$2
Stove[1]	$2	$2	$2	$2	$2	$2	$2
Water	$22	$34	$40	$49	$68	$72	$83
Sewer	$21	$21	$21	$21	$21	$21	$24
Trash	$25	$25	$25	$38	$38	$66	$76
Electric - Other	$11	$14	$20	$24	$28	$31	$36

[1] Tenant-Supplied

7/1/14 Utility Allowance - Single Family

	Studio	1-Br	2-Br	3-Br	4-Br	5-Br	6-Br
Heating - Electric	$10	$10	$18	$23	$41	$44	$51
Heating - Gas	$12	$16	$20	$24	$27	$33	$38
Cooking - Electric	$1	$2	$3	$3	$3	$3	$3
Cooking - Gas	$2	$2	$2	$2	$2	$2	$2
Hot Water - Electric	$10	$11	$19	$25	$26	$26	$30
Hot Water - Gas	$7	$9	$11	$15	$17	$19	$21
Refrigerator[1]	$2	$2	$2	$2	$2	$2	$2
Stove[1]	$2	$2	$2	$2	$2	$2	$2
Water	$28	$39	$50	$61	$78	$89	$102
Sewer	$23	$23	$23	$23	$23	$23	$29
Trash	$25	$25	$25	$38	$38	$66	$76
Electric - Other	$11	$14	$20	$24	$28	$31	$36

[1] Tenant-Supplied