

CITY OF  
**HAYWARD**  
HEART OF THE BAY

## **Housing Element**

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Development Services Department



# Housing Element Requirements

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



# HCD Streamlined Review

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



# HCD Review – Changes from April

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



# Housing Element Contents

## Background Report

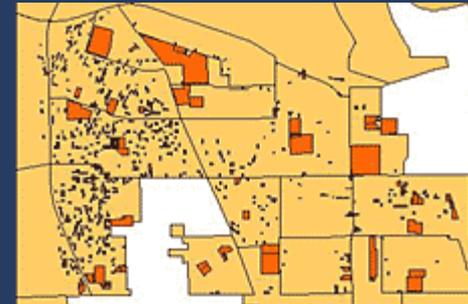
### ❖ Community Profile

- Existing Needs
- Special Housing Needs
- Projected Needs



### ❖ Housing Constraints

- Governmental
- Non-Governmental



### ❖ Housing Resources

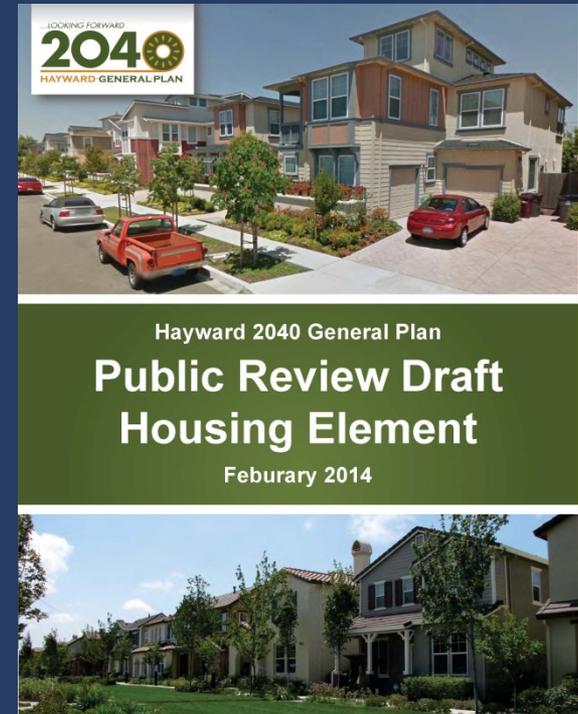
- Residential Sites Inventory



# Housing Element Contents

## Policy Document

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



# Draft Policy Document

## Integrity of 2010 Element has been maintained

### ❖ New Goal 6: Housing for Persons with Special Needs

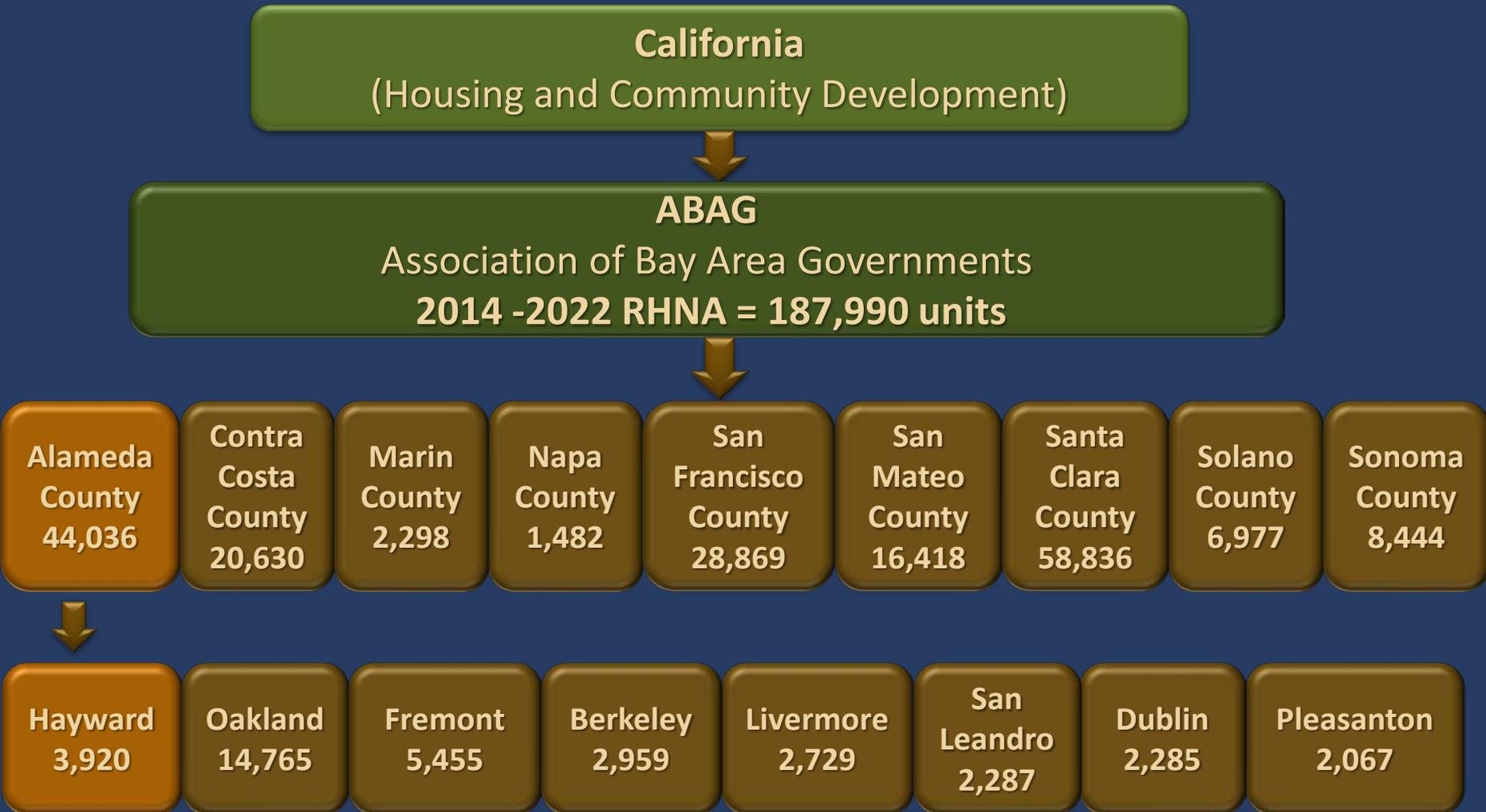
- Senior Housing Needs
- Family Housing Needs
- Student/Faculty Housing Needs

### ❖ Maintain Implementation Programs

- Universal Design
- Inclusionary Housing



# Regional Housing Needs Allocation



# Regional Housing Needs Allocation

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

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



# Housing Types and Affordability

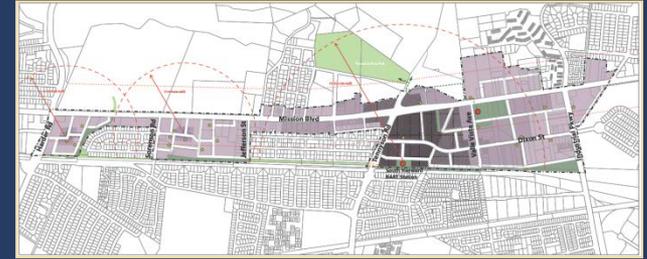
Housing Element basic assumption: Density = Affordability



# Regional Housing Needs Allocation

## How Hayward will meet the RHNA...

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



# Regional Housing Needs Allocation

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



# CEQA Review

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



# Public Comment

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



# Minor Changes of Note

1. Consistent identification (Persons who are Homeless)
2. More inclusive partnerships for various Implementation Programs (Program #5, Table H-1)



# Staff Recommendation and Next Steps

## STAFF RECOMMENDATION

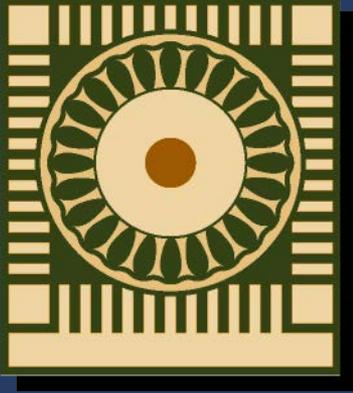
The City Council adopts

- The 2015-2023 Housing Element
- Addendum to the General Plan EIR for the 2015-2023 Housing Element Update

## NEXT STEPS

- Forward adopted Housing Element to HCD for formal certification
- Finalize the web-based General Plan





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