

# Council Economic Development Committee



July 6, 2020



Approval of Minutes from June 1, 2020  
Regular Meeting

# ▶ Maple & Main

July 6, 2020 - City Council Economic Development  
Committee

Laura Simpson, Development Services Director

## Proposed Changes to Approved Plans:



- ▶ South corner of Main, near garage entry: “Retail 1” was replaced with 1 unit and a Fitness Center, Leasing remains.
- ▶ The new residential building has 63 units, all affordable, parked per zoning at 1.0 in the original building.
- ▶ Total for the whole project is 314 units, affordable ratio same as approved, 20%.
- ▶ Approved project had a reduced parking ratio, based on a parking management plan incorporating ride share and unbundling. We’d like to see if a similar parking management plan can still be applied so we can reduce number of stalls and size of garage.

## Proposed Changes Approved Plans- Renderings remain substantially the same:



- ▶ South corner of Main, second floor, 1 unit was added in place of 2 story lobby volume, lobby below remains.
- ▶ West corner on Maple: “Café”, double volume “Lobby”, “Club” and “Retail 2” were replaced with 5 units.
- ▶ Providing approx. 10 surface stalls on the MOB lot, will need to relocate trash enclosure across the fire lane and redesign courtyard #1 to accommodate.

## Proposed Changes:



- ▶ Courtyard #2: Clubhouse occupied the space of 4 units - 2 on the ground floor and 2 on the upper. Those are now replaced with 4 units.
- ▶ The approved residential building was 240 units, 48 of which were affordable, the proposed is 251 units, all market rate, parked per zoning at 1.5.
- ▶ MOB was replaced with a 4-story residential building with approx. 6,000 SF retail on the ground floor, facing Maple; and an amenity space on the ground floor facing McKeever.

# Originally Approved Site Plan

## PROJECT DESCRIPTION

A 240 APARTMENT PROJECT CONSISTING OF 5 LEVELS OF DWELLING UNITS WRAPPED AROUND A 5 STORY PARKING STRUCTURE. ADDITIONAL WINGS OF DWELLING UNITS WRAP AROUND 2 PRIVATE COURTYARDS. THERE IS ALSO A 3RD SEMI PRIVATE COURTYARD NEAR MCKEEVER. AT MAIN STREET, A RETAIL COMPONENT FRONTS THE BUILDING. THE PARKING GARAGE SERVING THE RESIDENTS ALSO ACCOMMODATES PARKING FOR THE ADJACENT EXISTING MEDICAL BUILDING ON 22455 MAPLE COURT AND THE PROPOSED RETAIL USES ALONG MAIN STREET. RESIDENTIAL ENTRIES ARE LOCATED ON MAIN STREET AND MAPLE COURT. EXTERIOR AND INTERIOR RENOVATION OF ADJACENT MEDICAL BUILDING IN ORDER TO CREATE A VISUALLY AND FUNCTIONALLY COHERENT MIXED USE COMPLEX.

GROSS LAND AREA: 3.83 (+/-) ACRES 171,061 sq.ft.  
 TOTAL UNITS: 240 UNITS  
 GROSS DENSITY: 61.1 DU/AC  
 LOT COVERAGE: 64%

UNIT	UNIT TYPE	NET SF	BALC/PATIO	GROSS UNIT	NO.	TL NET	TL GROSS	%	% CAT	REQUIRED PARKING
S1	STUDIO	567	0	567	14	7,938	7,938	5.8%	5.8%	1.50
A1	1BR/1BA	698	60	758	15	10,470	11,370	6.3%		1.50
A2	1BR/1BA	688	91	779	35	24,080	27,265	14.6%		1.50
A4	1BR/1BA	582	60	642	10	5,820	6,420	4.2%		1.50
A4 affordable	1BR/1BA	582	60	642	19	11,058	12,198	7.9%	35.0%	
A5	1BR/1BA	733	60	793	8	3,665	3,965	2.1%		1.50
B1	2BR/2BA	1,108	92	1,200	67	74,236	80,400	27.9%		1.50
B2	2BR/2BA	1,037	40	1,077	3	3,111	3,231	1.3%		1.50
B2 affordable	2BR/2BA	1,037	40	1,077	14	14,518	15,078	5.8%		
B2-B	2BR/2BA	1,037	95	1,132	3	3,111	3,396	1.3%		1.50
B2-B affordable	2BR/2BA	1,037	95	1,132	11	11,407	12,452	4.6%		
B4	2BR/2BA	1,097	143	1,240	5	5,485	6,200	2.1%		1.50
B5	2BR/2BA	1,207	140	1,347	5	6,035	6,735	2.1%		1.50
B6	2BR/2BA	1,020	122	1,142	5	5,100	5,710	2.1%	50.8%	1.50
B7	2BR/2BA	1,100	150	1,250	5	5,500	6,250	2.1%		1.50
B8	2BR/2BA	930	60	990	4	3,720	3,960	1.7%		1.50
C1-A	3BR/2BA	1,190	110	1,300	5	5,950	6,500	2.1%	8.3%	1.50
C1-B	3BR/2BA	1,230	70	1,300	5	6,150	6,500	2.1%		1.50
C2	3BR/2BA	1,125	70	1,195	6	6,750	7,170	2.5%		1.50
C2 affordable	3BR/2BA	1,125	70	1,195	4	4,500	4,780	1.7%		
<b>TOTAL</b>					<b>240</b>	<b>218,604</b>	<b>237,518</b>	<b>100%</b>	<b>100.0%</b>	<b>RES. 328</b>

AVERAGE NET UNIT SIZE: 912 S.F.  
 AVERAGE GROSS UNIT SIZE: 990 S.F.  
 CLUBHOUSE/FITNESS: 3,600 S.F.  
 LEASING OFFICE: 1,580 S.F.  
 RETAIL: 5,571 S.F.  
 COMMERCIAL (EXISTING): 47,741 S.F.

COMMON OPEN SPACE ANALYSIS:  
 COURTYARD 1: 3,900 S.F.  
 COURTYARD 2: 11,215 S.F.  
 COURTYARD 3: 4,890 S.F.  
 PERIMETER OPEN SPACE: 12,480 S.F.  
 TOTAL: 32,485 S.F.

COMMON OPEN SPACE: 135 S.F. / UNIT  
 PRIVATE OPEN SPACE: 78 S.F. / UNIT (AVERAGE)

ADDITIONAL COMMON OPEN SPACE AT ROOF TOP (NOT IN TOTAL):  
 ROOFTOP TERRACE (COURTYARD 3): 6,460 S.F.

<b>TOTAL RESIDENTIAL REQUIRED</b>	<b>328</b>	
<i>(Includes 19% guest; 39% Compact Allowed)</i>		
<b>TOTAL RETAIL REQUIRED</b>	<b>18</b>	(1 per 315 sq.ft.)
<b>TOTAL COMMERCIAL REQUIRED</b>	<b>158</b>	(1 per 315 sq.ft.)
<i>112 + Additional 6 stalls required for Planned Parenthood</i>		
<b>TOTAL REQUIRED FOR THIS PROJECT</b>	<b>504</b>	
<b>Residential Stalls Provided (Garage)</b>	<b>309</b>	(2 motorcycl. = 1 stall)
<b>Resid. Motorcycle Parking Provided (32 Stalls, Garage)</b>	<b>6</b>	(4 bikes = 1 stall)
<b>Residential Bicycle Parking Provided (32 bikes, Garage)</b>	<b>13</b>	
<b>TOTAL RESIDENTIAL PROVIDED</b>	<b>328</b>	
<i>(Includes 19% guest; 59% Compact)</i>		
<b>TOTAL RETAIL PROVIDED</b>	<b>18</b>	(1 per 315 sq.ft.)
<i>(Set on the ground level of the Garage)</i>		
<b>TOTAL COMMERCIAL PROVIDED</b>	<b>158</b>	(1 per 315 sq.ft.)
<i>(31 Surface + 115 in Garage - see SHEET A-1 for stall breakdown)</i>		
<b>TOTAL PROVIDED FOR THIS PROJECT</b>	<b>504</b>	

**BREAKDOWN OF GARAGE PARKING ONLY: 328 residential + 135 commercial + 18 retail = 481 (including the 19 parking credits)**

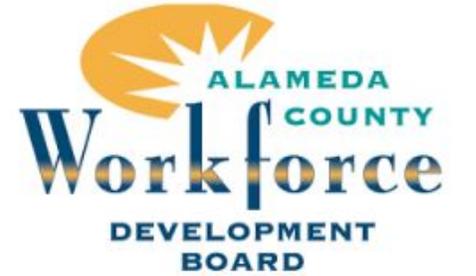
- SITE CIRCULATION
- BUILDING ACCESS POINT
- ..... TRASH COLLECTION VEHICLE ROUTE
- ACCESSIBLE PATH OF TRAVEL



**SITE PLAN AND GROUND LEVEL PLAN (SITE CIRCULATION AND ACCESSIBLE PATH OF TRAVEL)**

SCALE: 1" = 30'-0" (ON 24"x36" SHEET)





# COVID-19 Workforce Update

FOR CITY OF HAYWARD

JULY 6, 2020

# ACWDB Rapid Response Data



## ▶ Rapid Response Report COVID-19 Impact Tracking

- ▶ Started 3/31 – data from WARN notices
- ▶ Impact classified as:
  - ▶ Temporary, Layoff or Closure
- ▶ Biggest impacts – March-May

## ▶ Data through June 26, 2020 (Alameda County)

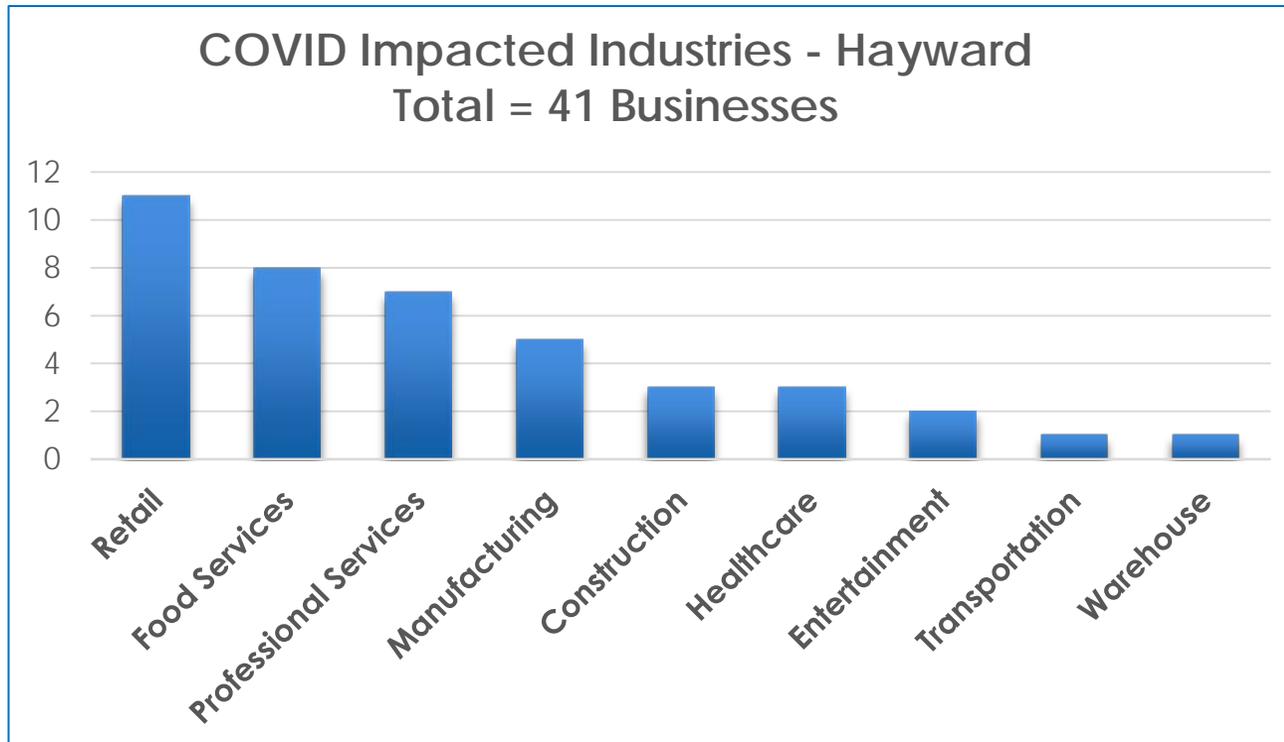
- ▶ 303 business
- ▶ 32,126 workers

ACWDB Layoff and Closure Program Year 2019-2020 as of 06/26/2020

(July 1, 2019 - June 30, 2020)

WARN									
The Worker Adjustment Retraining Notification (WARN) protects employees, their families, and communities by requiring employers to give a 60-day notice to the affected employees and both state and local representatives prior to a plant closing or mass layoff. Federal WARN is applicable only to employers with 100 or more full-time employees. California WARN is applicable to a covered establishment with 75 or more employees full or part-time. Due to the impact of COVID-19 and the evolving status of companies and their layoffs or closures, the information provided on this report is dynamic and subject to change. Please contact ACWDB with any specific questions. New entries have been bolded for your convenience.									
NORTH CITIES RAPID RESPONSE		COVID	72	Total Employers	80	Total Workers	5754		
TRI-CITIES RAPID RESPONSE		COVID	72	Total Employers	91	Total Workers	18054		
TRI-VALLEY RAPID RESPONSE		COVID	95	Total Employers	105	Total Workers	7262		
EDEN RAPID RESPONSE		COVID	64	Total Employers	94	Total Workers	5114		
		<b>TOTAL:</b>	<b>303</b>	<b>TOTAL:</b>	<b>370</b>	<b>TOTAL:</b>	<b>36184</b>		
		<b>TOTAL COVID-19 AFFECTED WORKERS:</b>	<b>32126</b>						
Region	COVID-19 Affected Employers	Employer	Union	Location	Industry	Closure/Layoff/Temporary	Layoff Date	Affected Workers	TAA Status
Eden		Anka Behavioral Health, Inc.		San Leandro	Healthcare	Closure	07/11/19	15	

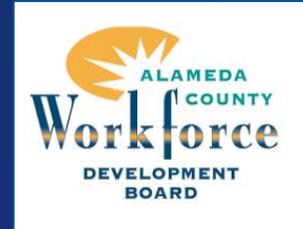
# ACWDB Rapid Response Data



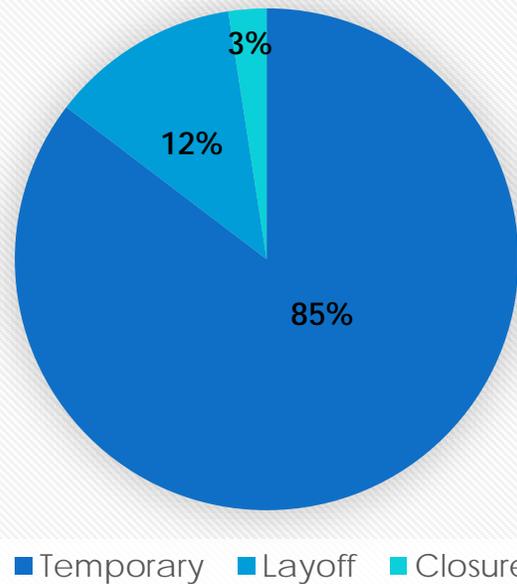
- ▶ Number of Workers Impacted: 2,954
- ▶ Most Layoffs per Industry:
  - Food Services = 1228
  - Retail = 486
  - Manufacturing = 437
  - Professional Services = 213



# ACWDB Rapid Response Data

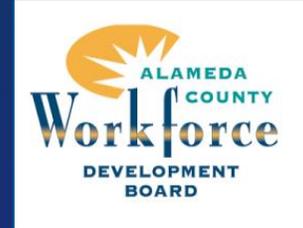


Layoff Type - Hayward



- ▶ Rapid Response Services
- ▶ Layoff Trends
  - ▶ Slowing WARNs
  - ▶ Increase Requests for Training
  - ▶ Focus on Recovery

# ACWDB Rapid Response Data



## Synopsis of the East Bay Business Recovery Survey

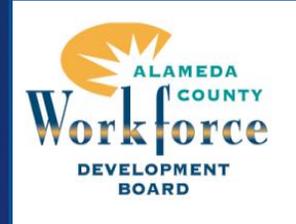
For Alameda County  
April 13-May 3, 2020

By  
Samantha Miller  
Business Services Coordinator

May 22, 2020

- ▶ **Additional Data for Impact on Businesses:**
  - ▶ East Bay Business Recovery Survey (EBEDA)  
<https://eastbayeda.org/east-bay-business-recovery-survey/>
  - ▶ Synopsis of the East Bay Business Recovery Survey (ACWDB)
  - ▶ Business Needs Questionnaire (Ohlone College/Small Business Development Center)

# Workforce Development & Business Resiliency Plan: Grant Programs



	National Dislocated Worker Grant (NDWG)	Governor's 25% Discretionary Grant	Emergency Additional Assistance Grants
<b>Description of grant</b>	COVID-19 Disaster Recovery NDWG	Supportive Services for underserved COVID-19 workers	Rapid Reemployment & Enhanced Biz Services
<b>Funding amount</b>	<b>Requested \$487,500</b> <b>Received \$400,000</b>	<b>Requested \$199,000</b> <b>Received \$153,000</b>	<b>Requested \$300,000</b> <b>Received \$300,000</b>
<b>Target population</b>	Workers impacted by COVID-19; dislocated workers, long-term unemployed, self-employed who are unemployed or underemployed	English language learners, low income job seekers (400% of FPL)	COVID-19 impacted businesses and dislocated workers
<b>Number to be served</b>	20	200	75 Workers & 100 Businesses
<b>Services to be provided</b>	Subsidized employment including On-the-Job Training, Work Experience, Apprenticeship, Customized Training; Supportive Services	Supportive service needs – payments for utility bills, gas, computers, tech, etc.	Enhanced Rapid Response services including business hotline
<b>Program Duration</b>	5/2020 - 3/31/2022	5/2020 - 3/31/2021	7/1/2020-3/31/22
<b>Possible Partnerships</b>	Industries may include public transportation agencies, healthcare providers, manufacturers, public agencies, and private companies working in COVID-19 response	Possible partners may include CBOs, public service agencies, faith-based organizations and existing workforce service providers	Human Resources Hotline service providers, locally impacted and growing businesses, workforce service providers
<b>Strategy 1 for implementation</b>	Seek employer partnerships for subsidized employment with public agencies providing enhanced COVID-19 services employment, incumbent worker training, and layoff aversion	Through partnership with a timely pay agent target existing workforce system clients and seek additional underserved dislocated workers impacted by COVID-19 using leverage strategies with existing county agencies and/or their service providers	Contract a high-value hotline service provider for immediate service enhancement for businesses. Identify and facilitate Rapid Reemployment opportunities between companies and industries

# Workforce Development & Business Resiliency Plan: Manufacturing

## Business Assistance Program – MANEX

- ▶ Small to mid-sized manufacturers
- ▶ Have completed three re-opening projects with waitlist of 13 companies
- ▶ *“Just in time,” “just what we needed,” “excellent”*



## 2020 BUSINESS ASSESSMENTS

### ACWDB AND MANEX TEAM TO DELIVER VALUABLE ASSESSMENTS FOR 10 IMPACTED ALAMEDA COUNTY MANUFACTURERS

Are you struggling with **COVID-19** issues, declining sales and/or rising costs?

The Alameda County Workforce Development Board (ACWDB) and The Corporation for Manufacturing Excellence (Manex) are teaming to provide business assessments for small to mid-sized privately held Alameda County manufacturers, which will drive a strategic focus to their business: **Cash Management, Operations, Strategy, Finance, and Sales**. Please contact us for more information.

ACWDB offers employment training, education, and economic development services to job seekers and employers in Alameda County. Learn more about the Board and **COVID-19** resources at: [www.acwdb.org](http://www.acwdb.org). Manex is the Manufacturing Extension Partner for NIST and has served Alameda County for 25 years, [www.mfgca.org](http://www.mfgca.org)



Alameda County  
Manufacturers

**Covid-19  
Response**

Applications for 10  
Assessments being  
Accepted

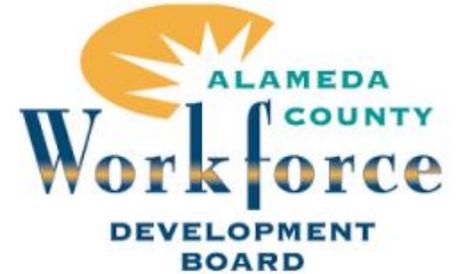
Contact ACWDB or  
Manex

Last Month to Apply  
is August 2020

#### CONTACT:

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Manex CEO  
Michael Shabaka  
Manex Director  
925-807-5100

Samantha Miller  
Business Services  
Coordinator ACWDB  
510-259-3832



## Contacts:

Patti Castro, Director: [PCastro@acgov.org](mailto:PCastro@acgov.org)

Samantha Miller, Business Services Coordinator:  
[samiller@acgov.org](mailto:samiller@acgov.org)

# Business Districts Re-Opening Plan Update

July 6, 2020



# County Shelter in Place Order

- Beginning June 19<sup>th</sup>, outdoor dining was permitted to begin in Alameda County.
  - Employees must wear masks
  - Customers must practice social distancing and wear face coverings when not eating or drinking.

# City of Hayward

## Temporary Expanded Outdoor Dining

- Expanded Dining – Public Right of Way
- Expanded Dining – Private Property
- Expanded Dining – Closed Streets

# City of Hayward

## Temporary Expanded Outdoor Dining

### Public Right-of-Way

- Businesses can utilize the sidewalk areas, parking spaces on the street or parking spaces in the adjacent public lot for outdoor dining.
- Simple Free Application process.
  - Verify table spacing, pedestrian and ADA access, vehicle/dining area separation.
- Insurance Required listing City of Hayward



Use of  
Newman Park  
for Outdoor  
Dining

# City of Hayward

## Temporary Expanded Outdoor Dining

### Private Property

- Businesses can utilize the sidewalk areas, parking spaces in the adjacent lot for outdoor dining. Up to 30% of the parking spaces can be used.
- Simple Free Application process.
- Signature of Landlord on Application required.



Example of an outdoor dining setup in a parking lot.

- Utilizes tents and tables for shade
- A simple barrier between vehicles and diners
- Takes advantage of existing landscaping for shade

# City of Hayward

## Temporary Expanded Outdoor Dining Closed Streets

- Closed B Street from Foothill to Watkins and Main Street from A Street to C Street.
  - Saturday, June 27<sup>th</sup> – first street closure
  - Streets closed at 2 pm, restaurants began at 4 pm

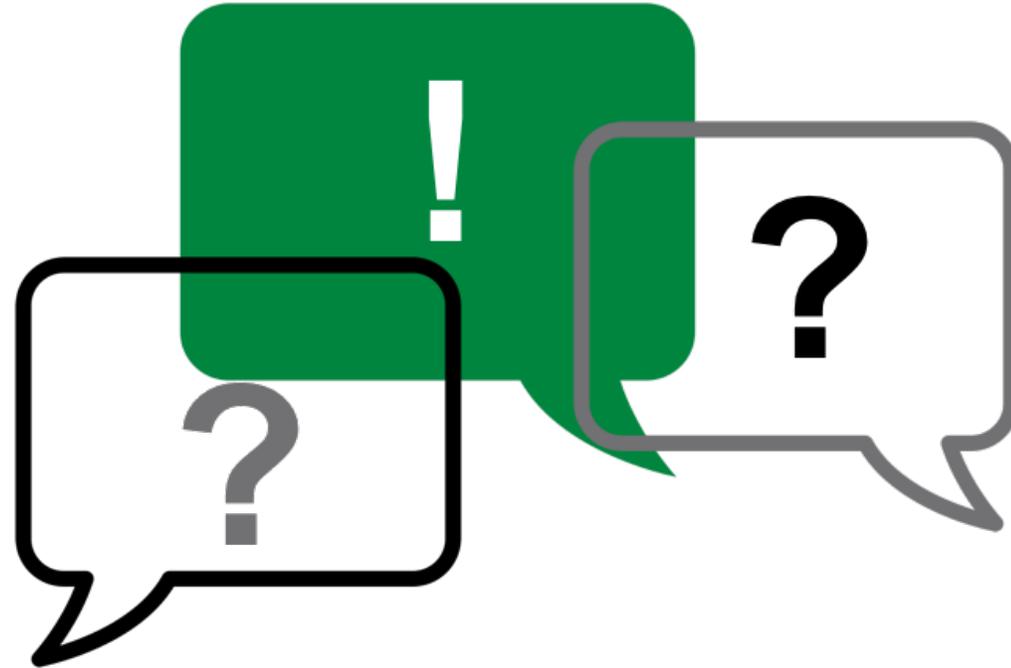


## Next Closure planned for July 11<sup>th</sup> – 2pm – 10 pm

- Promotion in partnership with DHIA
- Encourage restaurants to use the street for tables to provide greater social distancing
- Encourage retailers to be open in the evening
- Encourage musicians to play acoustically along B and Main Streets.



# Questions



# Approval of CEDC Regular Meeting Schedule

## Future Meeting Topics

## Committee Member/Staff Announcements

Adjournment