

**CITY COUNCIL MEETING
TUESDAY, FEBRUARY 25, 2020**

PRESENTATIONS

ITEM 10 – WS 20-009

**MISSION BOULEVARD PHASE 2
CONSTRUCTION AND MISSION BOULEVARD
PHASE 3 DESIGN: RECEIVE AN UPDATE ON THE
CONSTRUCTION AND DESIGN PHASES OF THE
MISSION BLVD PROJECT AND PROVIDE
COMMENTS**

Presentation



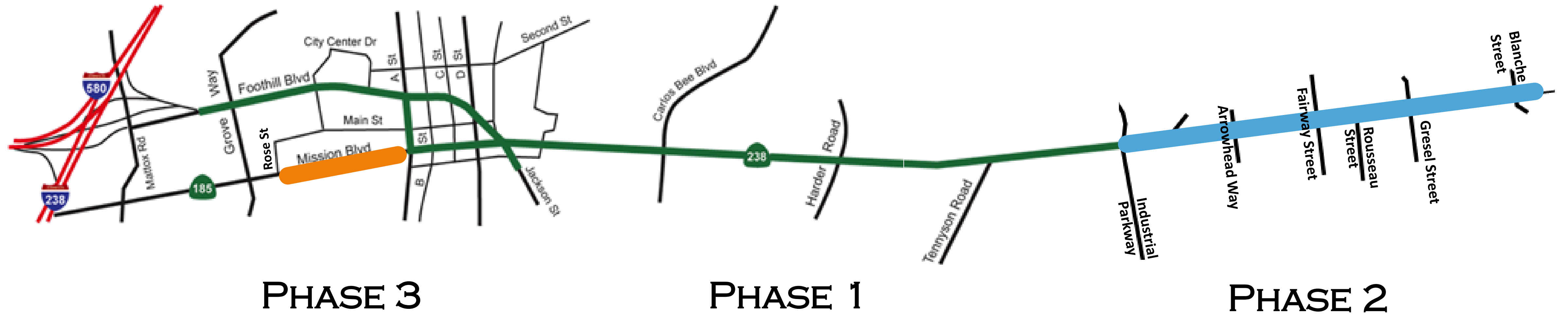
**MISSION BOULEVARD PHASE 2 CONSTRUCTION
AND
MISSION BOULEVARD PHASE 3 DESIGN
UPDATE**

FEBRUARY 25, 2020

**ALEX AMERI, DIRECTOR OF PUBLIC WORKS
DAVE HUNG, SENIOR CIVIL ENGINEER**



Mission Boulevard Phases





MISSION BOULEVARD PHASE 2 CONSTRUCTION UPDATE



Completed Work





Blanche Street Gateway



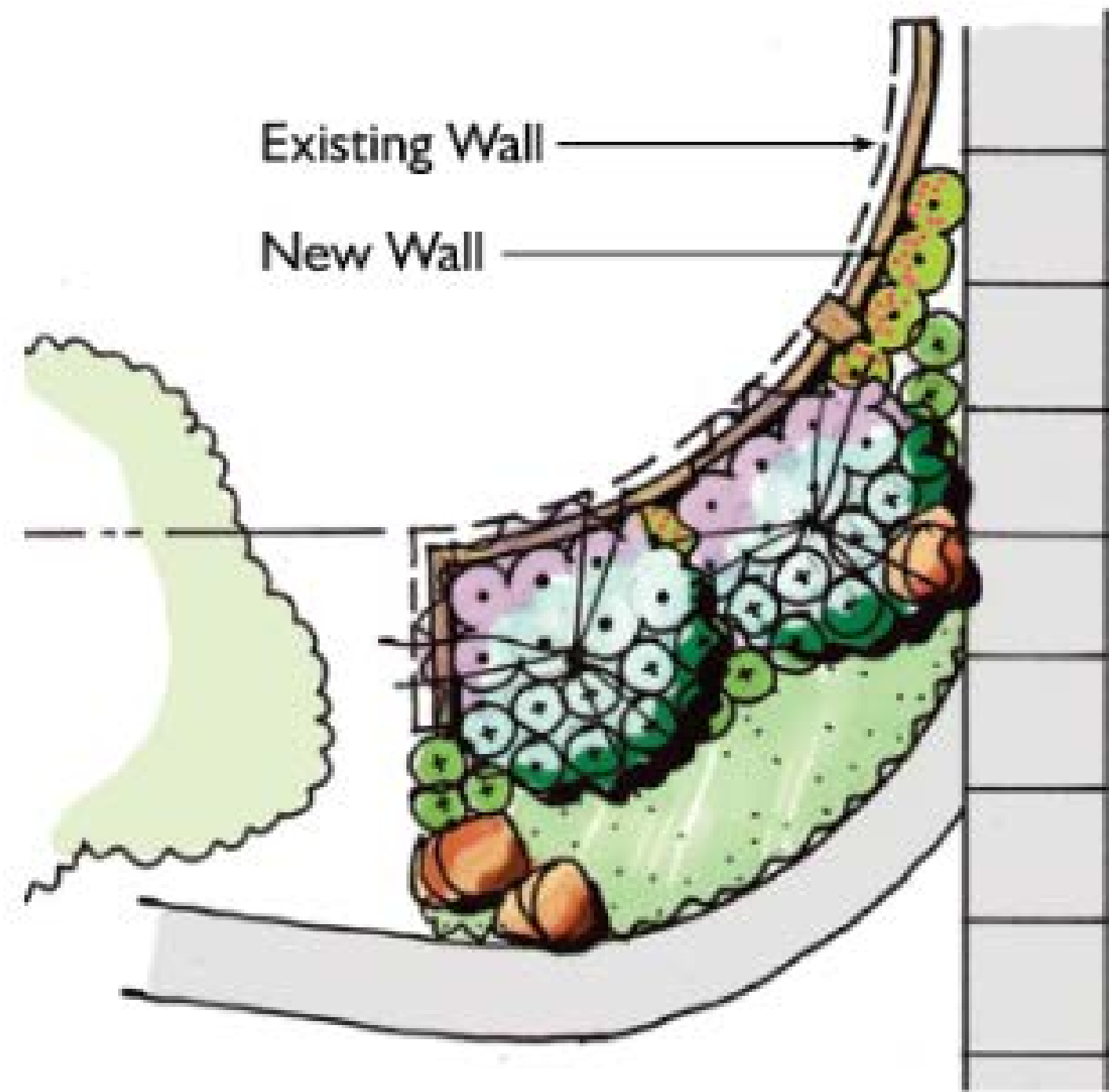


Blanche Street Gateway





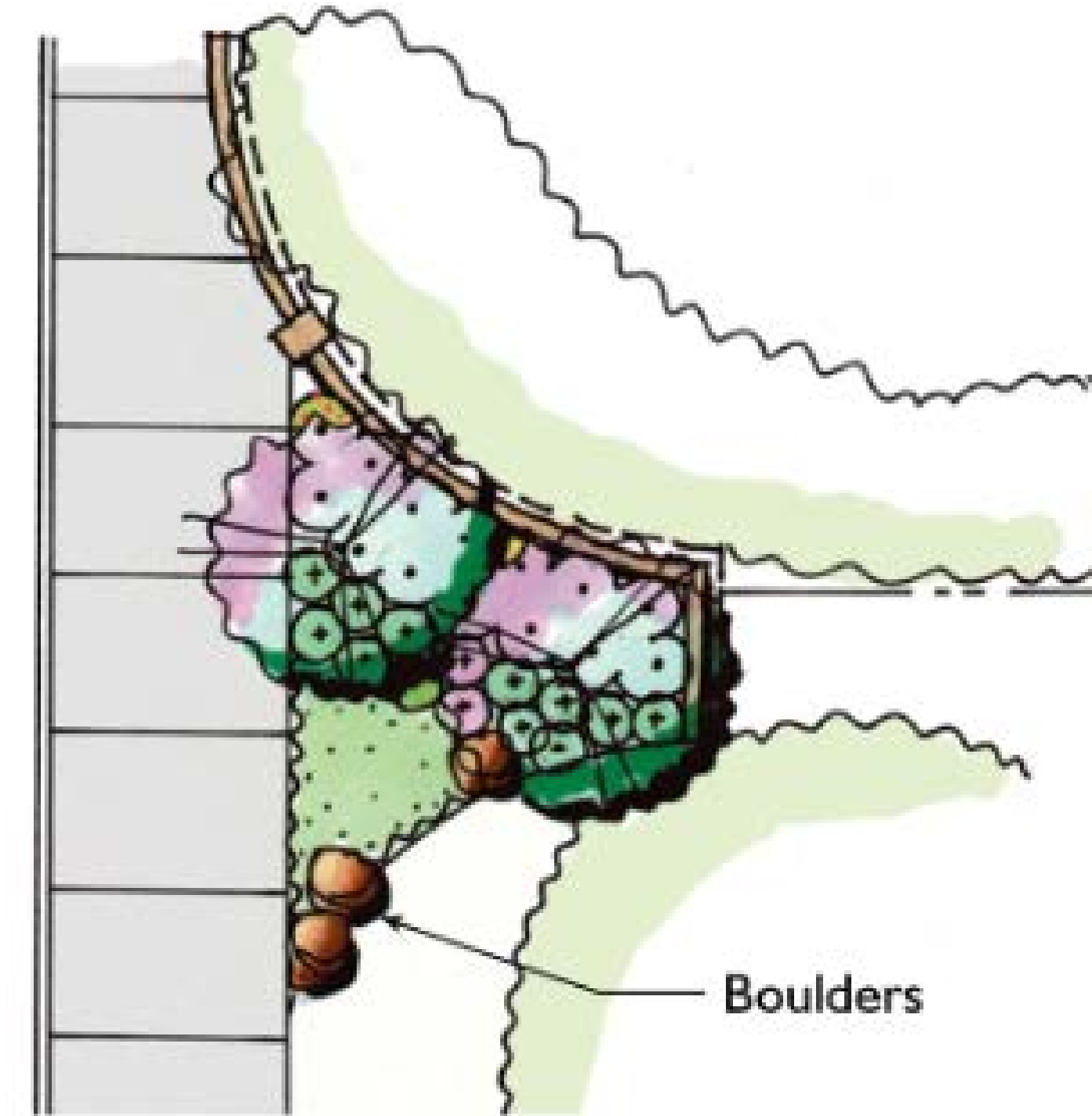
Corrine Street Entry Wall



CORRINE STREET



MISSION BOULEVARD





Corrine Street Entry Wall





Fairway Park Sign





Fairway Park Sign





Metal Fence





Metal Fence





Metal Fence







Metal Fence





Metal Fence





Divider Planter Islands





Divider Planter Islands





Divider Planter Islands





Buffer with Delineators





MISSION BOULEVARD PHASE 3 DESIGN UPDATE



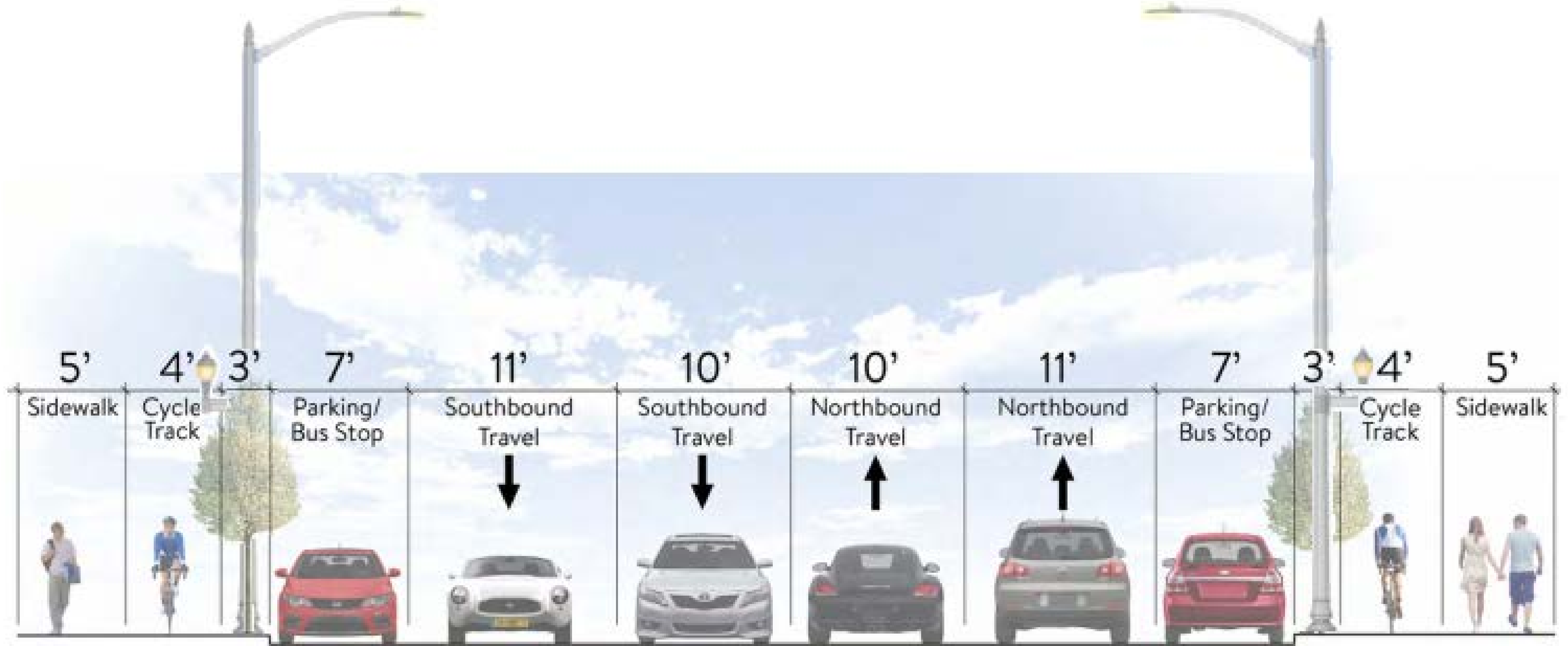
Existing Roadway Widths



10' SW 7' Parking 12' Travel 11' Travel 11' Travel 12' Travel 7' Parking 10' SW

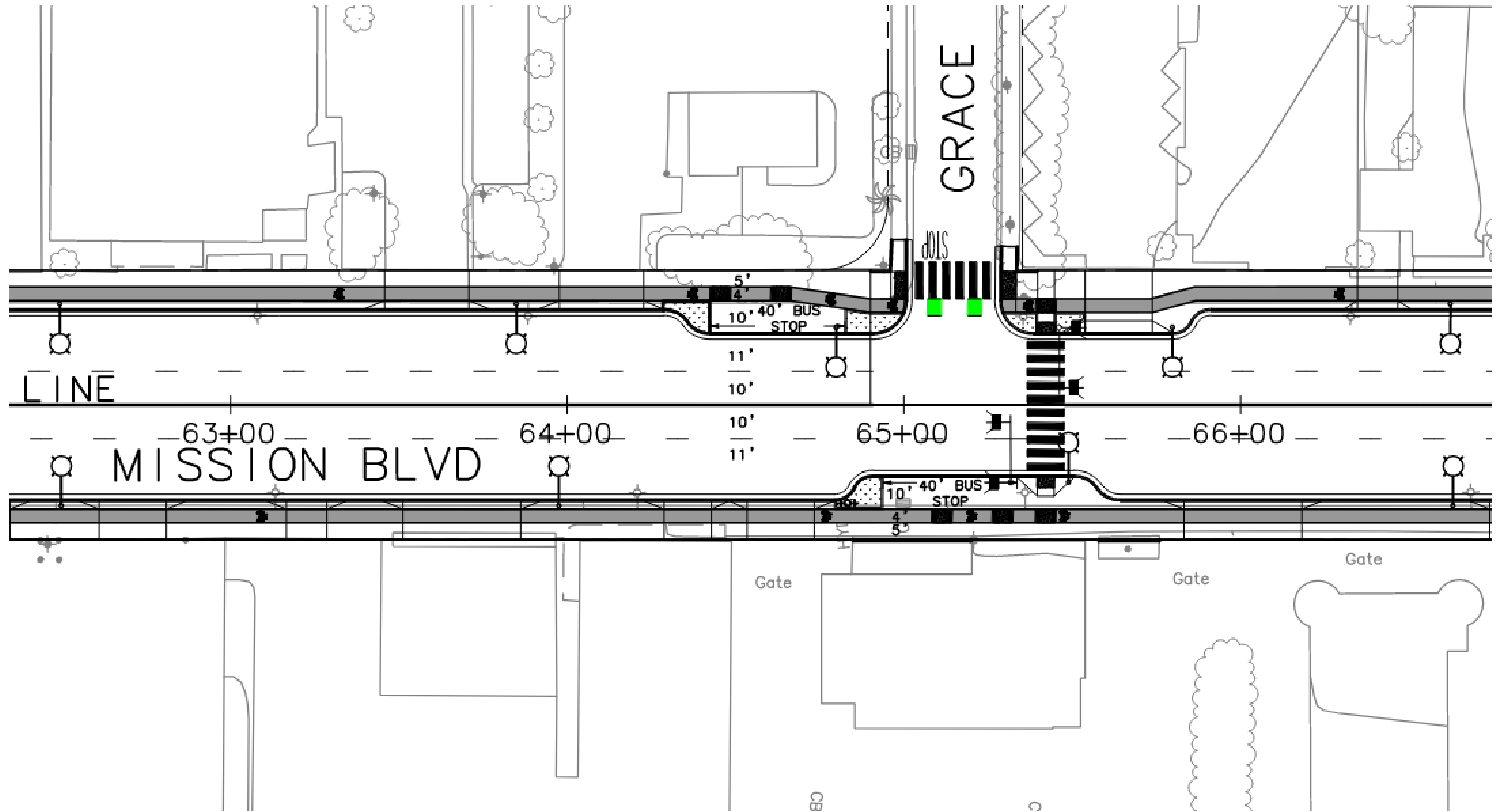


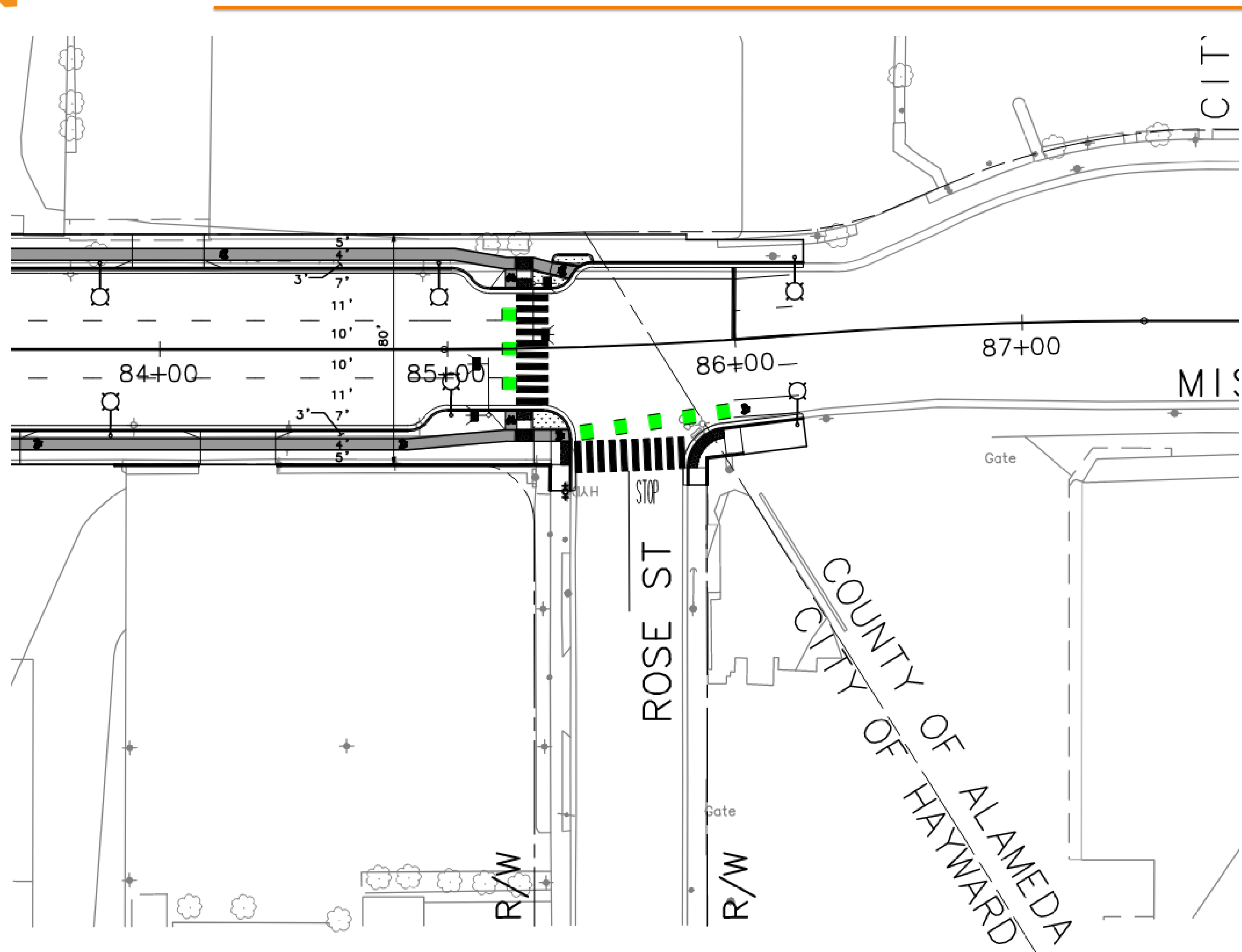
Cycle Track





Cycle Track





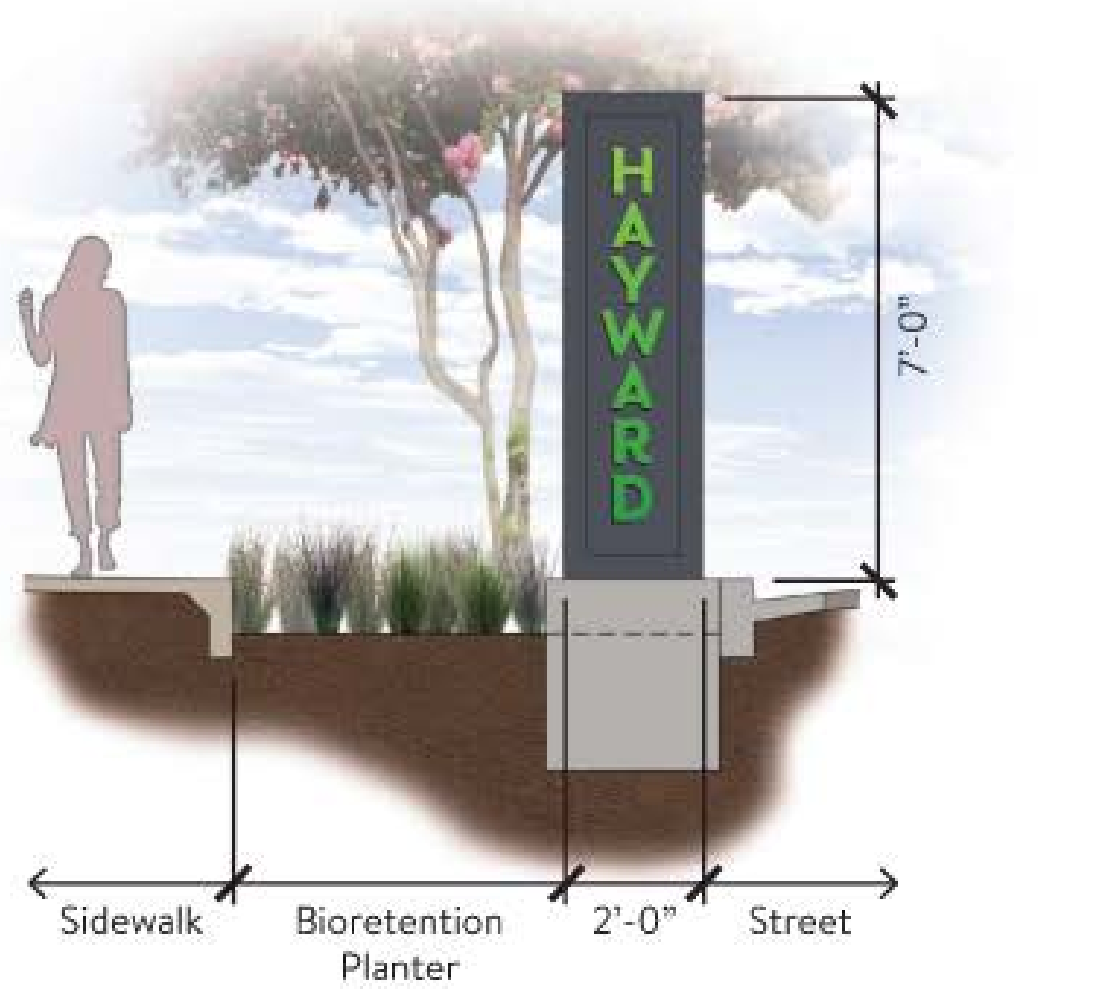


Welcome Sign

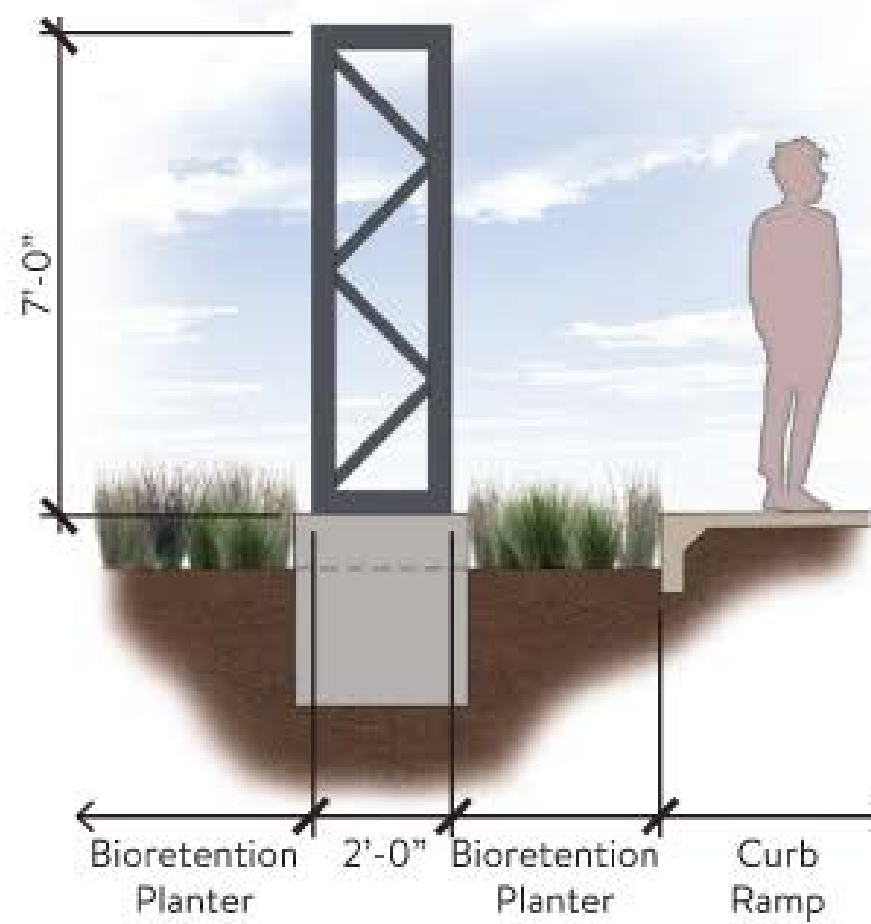
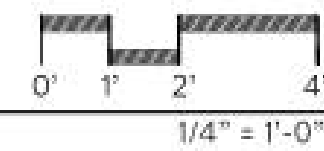




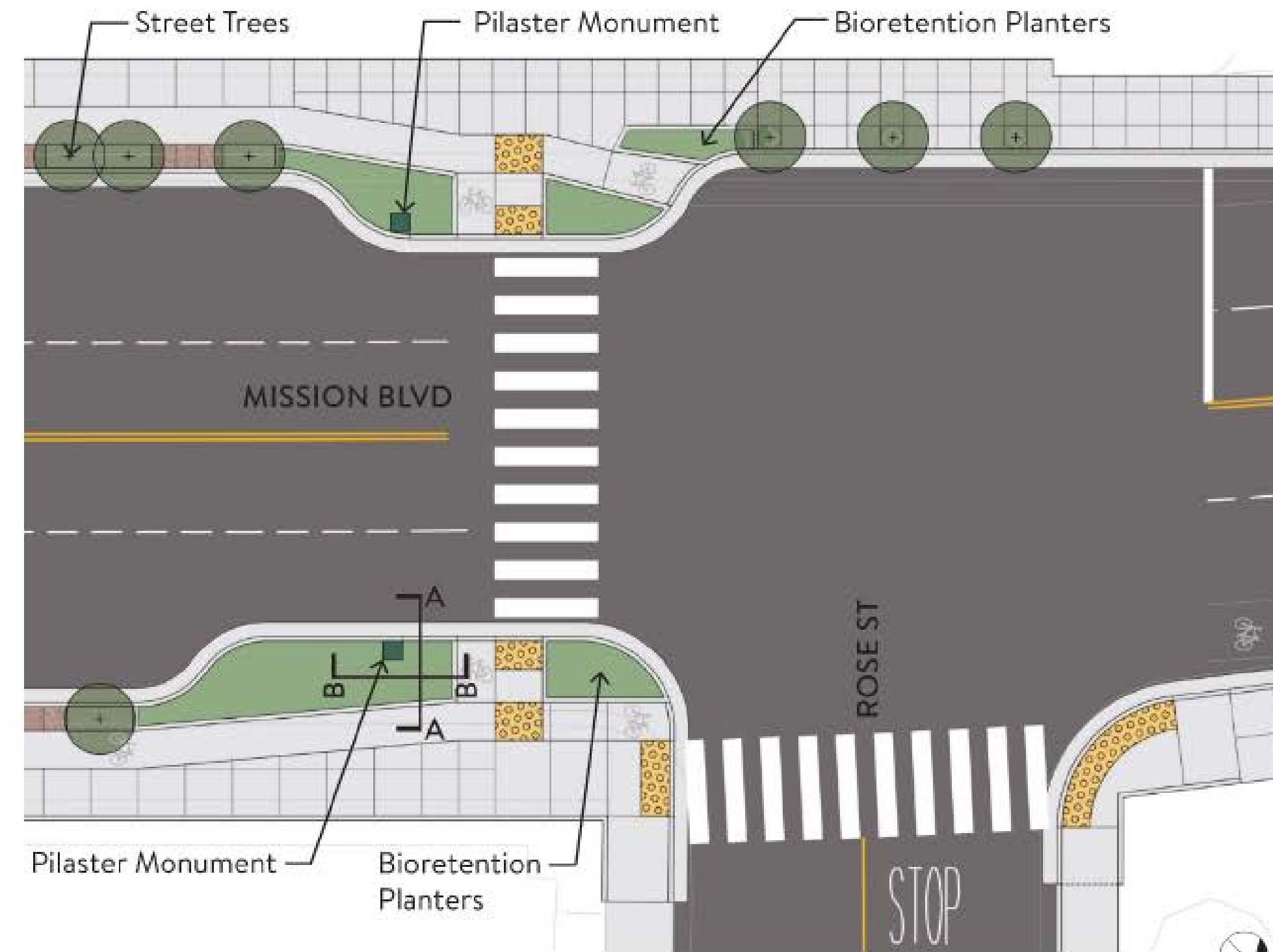
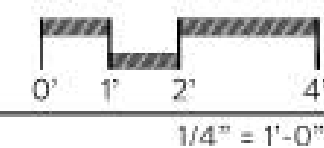
Entry Monument



SECTION A-A

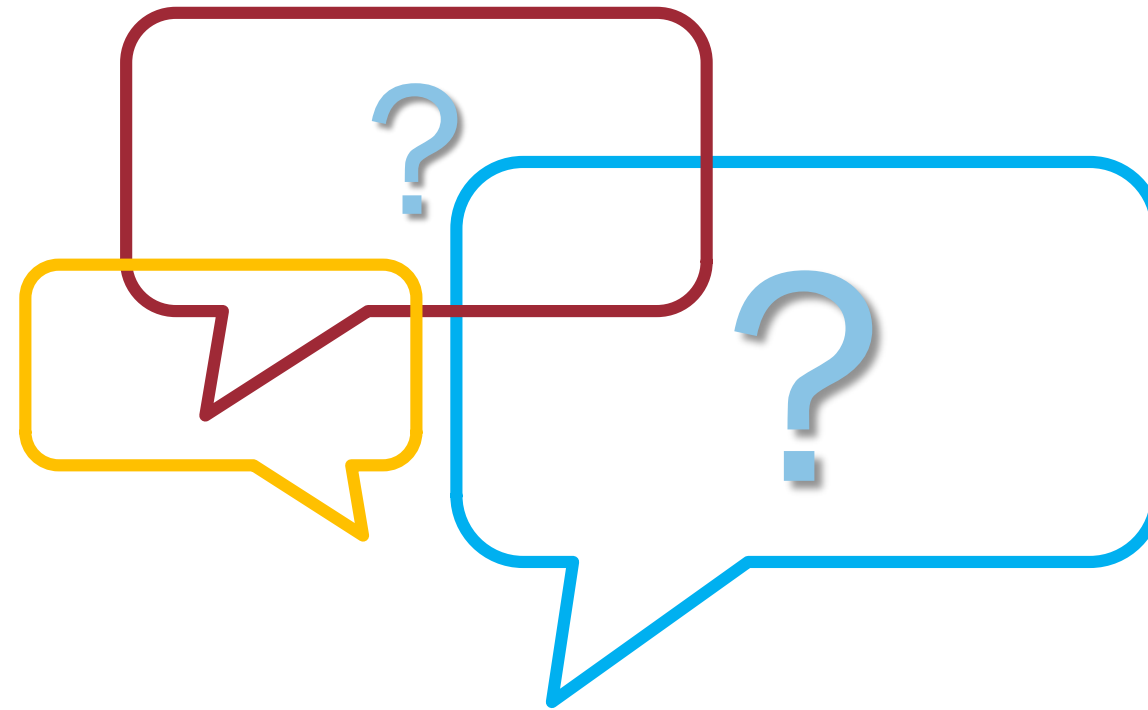


SECTION B-B



PLAN - INTERSECTION OF MISSION BLVD & ROSE ST

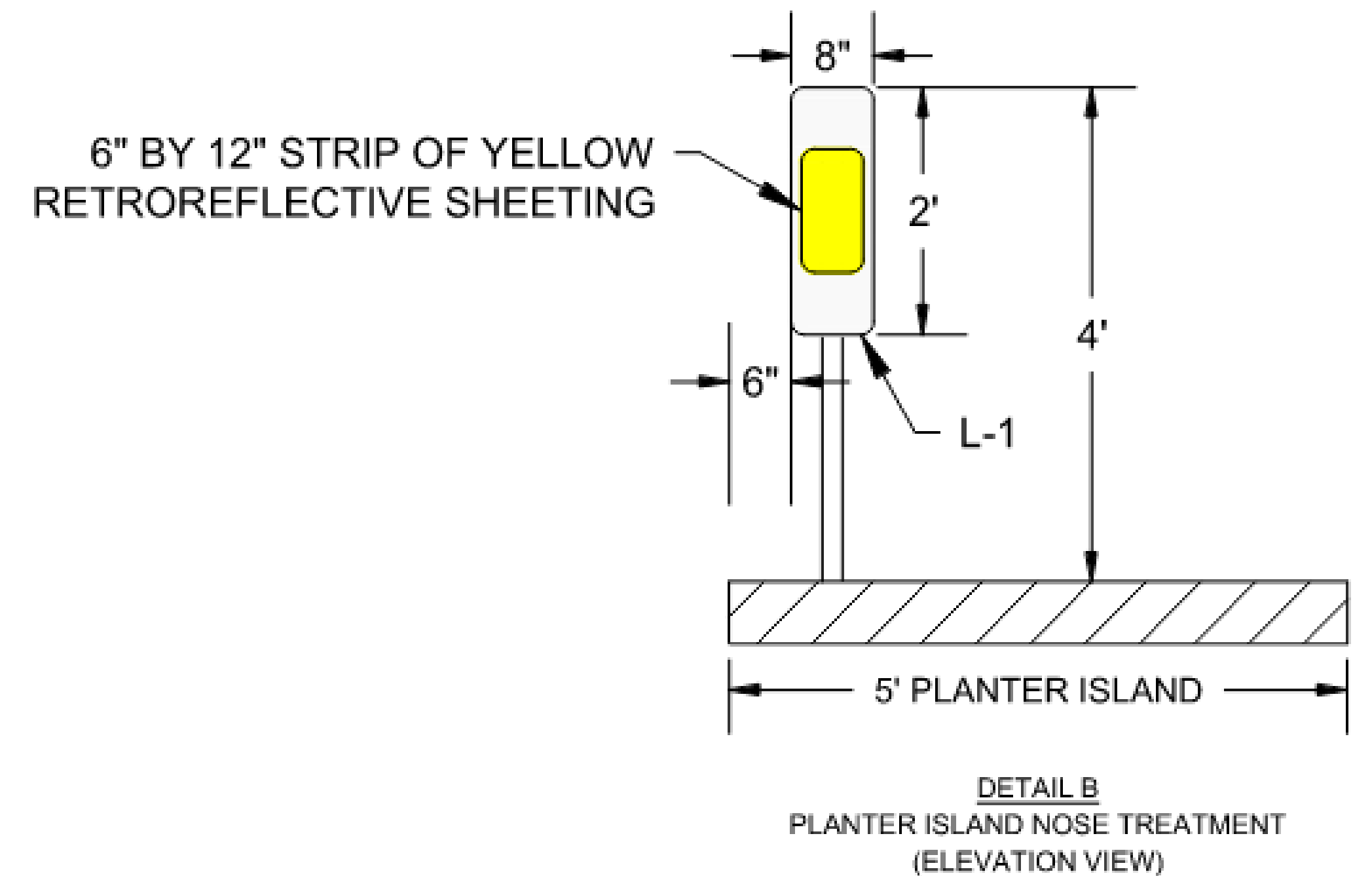
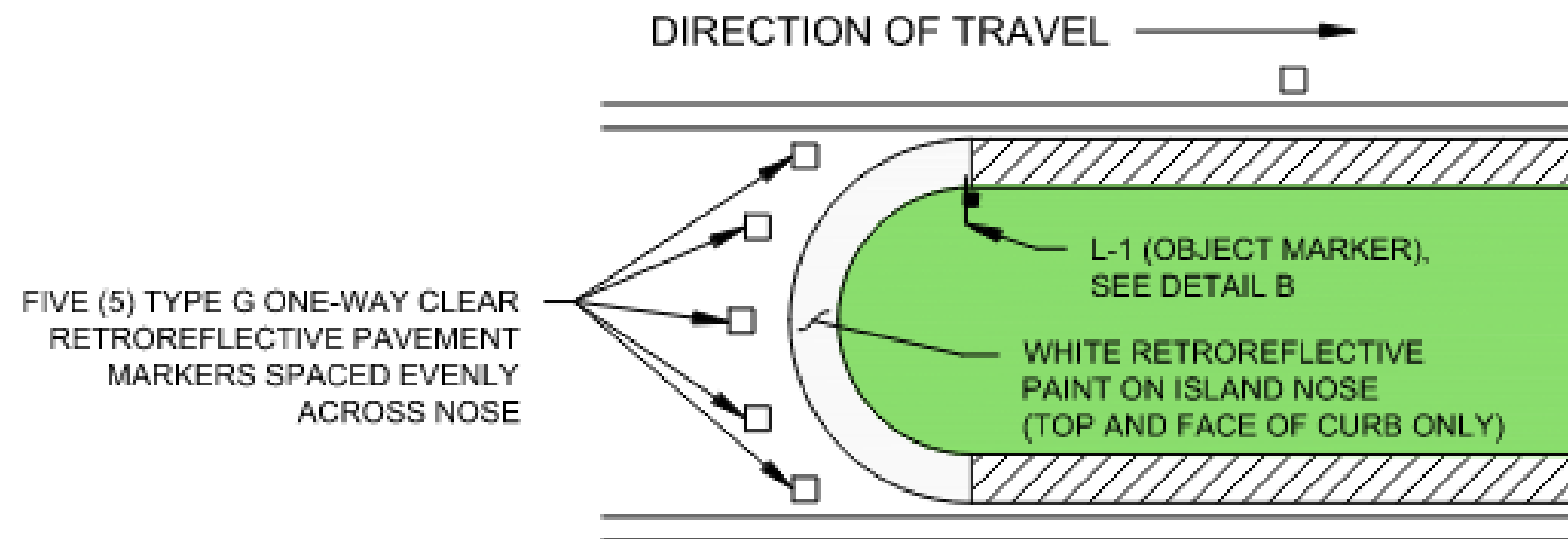
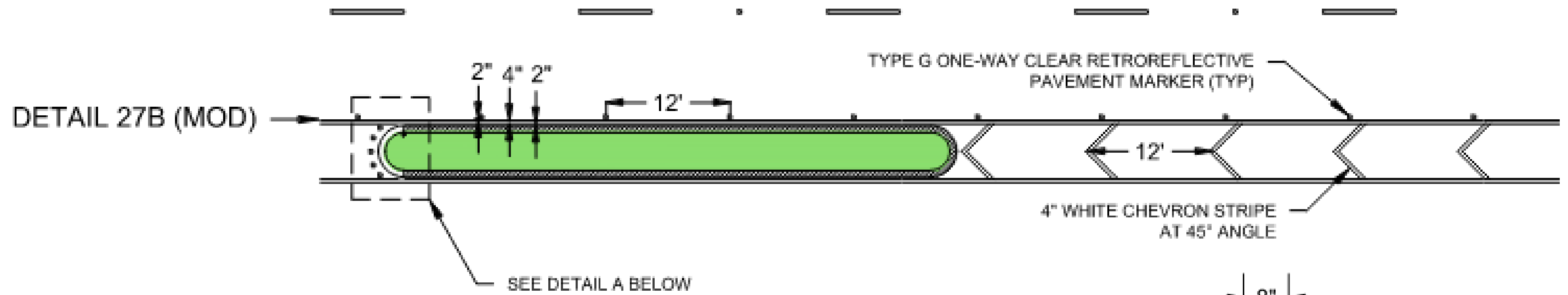




QUESTIONS & DISCUSSION

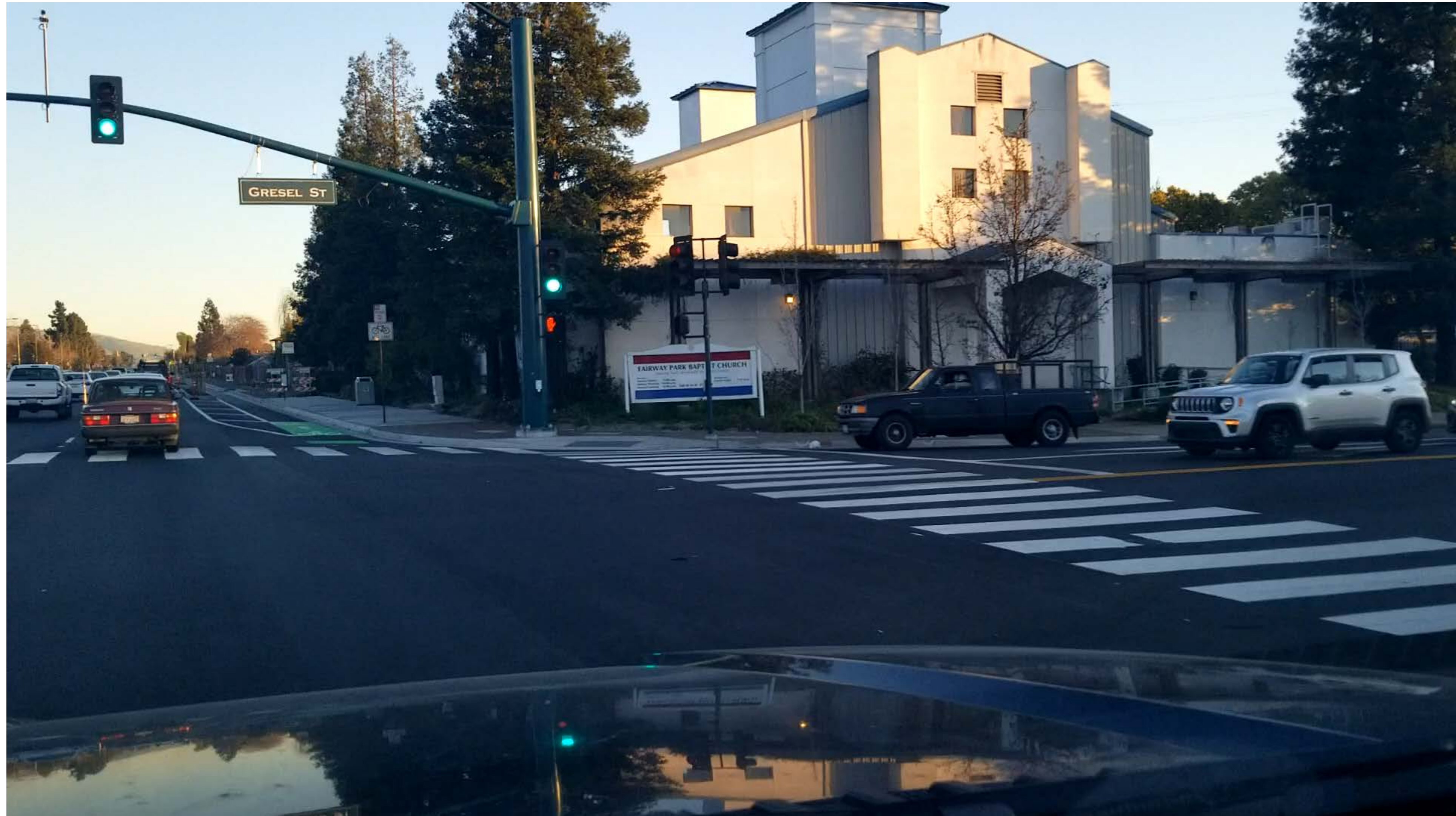


Divider Planter Islands









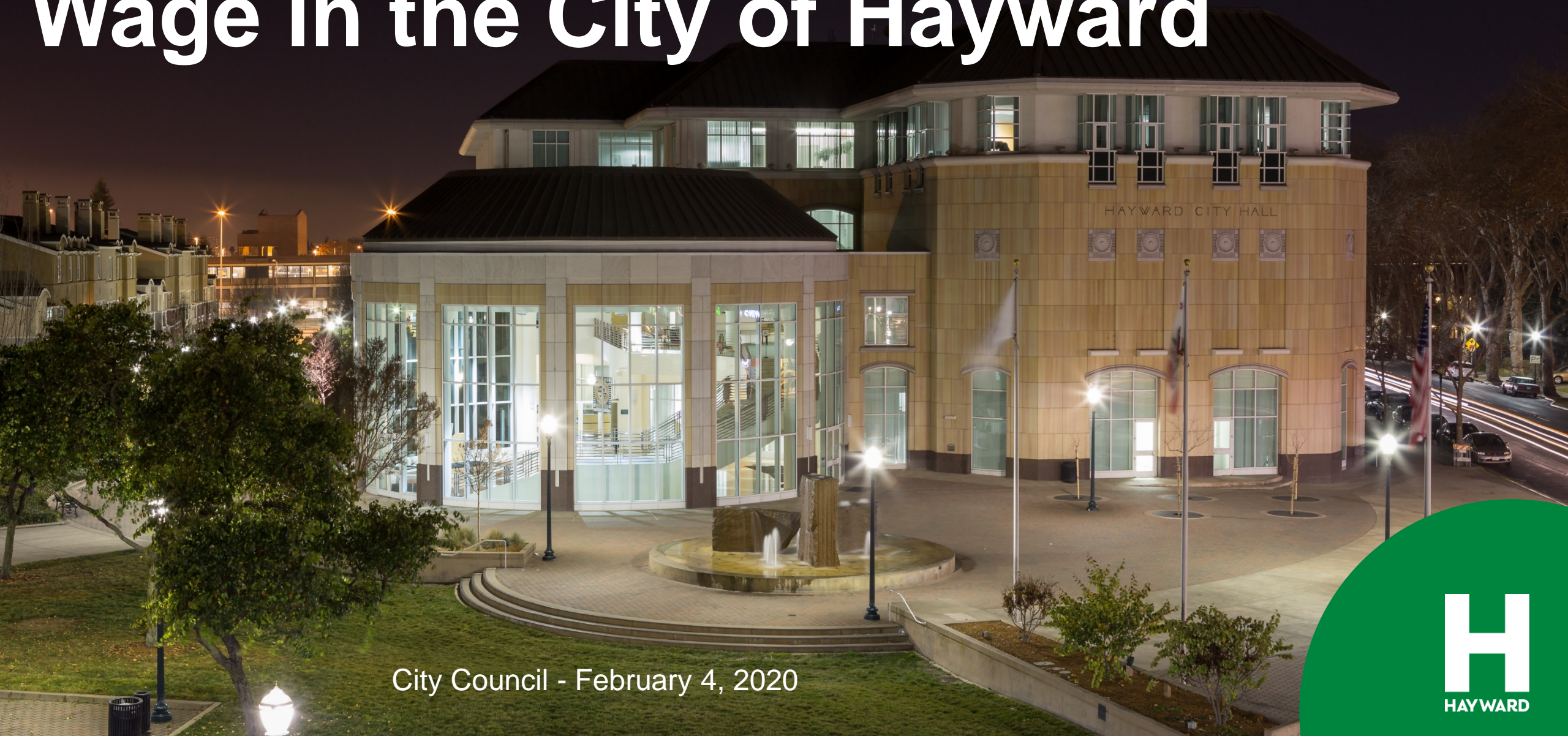


ITEM 3 – CONS 20-088

**ADOPT AN ORDINANCE ADDING ARTICLE 15
TO CHAPTER 6 OF THE HAYWARD MUNICIPAL
CODE RELATING TO PAYMENT OF MINIMUM
WAGES BY EMPLOYERS**

Presentation

Acceleration of Statewide Minimum Wage in the City of Hayward



City Council - February 4, 2020



Summary of Ordinance

Large Businesses (26 or more employees):

- Beginning July 1, 2020, the minimum wage will be an hourly rate of \$15 for businesses with 26 or more employees and every July 1 thereafter an increase based on the Consumer Price Index (CPI)

Small Businesses (25 or fewer employees):

- Beginning July 1, 2020, the minimum wage will be an hourly rate of \$14 for businesses with 25 or less employees and every July 1 thereafter an increase based on the CPI until January 1, 2023 when the minimum wage will reach the State of California minimum wage of \$15 and future CPI adjustments will follow the State's schedule.

Effective Dates and Rates per Ordinance

Effective Date	Large Employers	Small Employers
July 1, 2020	\$15.00	\$14.00
July 1, 2021	\$15.00 + CPI (\$15.45)	\$14.00 + CPI (\$14.42)
July 1, 2022	+ CPI (\$15.91)	+ CPI (\$14.85)
January 1, 2023		\$15.00 (State Law)
July 1, 2023	+ CPI (\$16.39)	
January 1, 2024		Rate set by State Law

*Rates shown in parenthesis are approximations of CPI adjustments based on historic data of 3%

Local Ordinance Rates vs. State Law

Effective Date	Large Employers – Hayward Ordinance	Large Employers – State Law	Small Employers – Hayward Ordinance	Small Employers – State Law
July 1, 2020	\$15.00	\$13.00	\$14.00	\$12.00
July 1, 2021	\$15.00 + CPI (\$15.45)	\$14.00	\$14.00 + CPI (\$14.42)	\$13.00
July 1, 2022	+ CPI (\$15.91)	\$15.00	+ CPI (\$14.85)	\$14.00
January 1, 2023			\$15.00 (State Law)	\$15.00
July 1, 2023	+ CPI (\$16.39)	\$15.00		
January 1, 2024		\$15.00 + CPI (\$15.45)	Rate set by State Law	\$15.00 + CPI (\$15.45)

- Large Employers in Hayward will always be at a higher minimum wage than required by State Law
- Small Employers in Hayward will be a higher rate until January 1, 2023, when State Law will supersede the Hayward ordinance

Staff Recommended Clarifying Language

CURRENT LANGUAGE:

‘...To prevent inflation from eroding its value, beginning on July 1, 2021, and each July 1st thereafter, the minimum wage shall increase by an amount corresponding to the Consumer Price Index (CPI), if any, to account for the increase in the cost of living, not to exceed five percent. Beginning on January 1, 2023, the minimum wage shall be \$15.00 in accordance with...’

CLARIFYING LANGUAGE:

‘...To prevent inflation from eroding its value, on July 1, 2021 and July 1, 2022, , the minimum wage shall increase by an amount corresponding to the Consumer Price Index (CPI), if any, to account for the increase in the cost of living but such increases shall not exceed a total of \$15.00 per hour. Beginning on January 1, 2023, the minimum wage shall be \$15.00 in accordance with...’

ITEM 9 – WS 20-006

**AFFORDABLE HOUSING: REVIEW OF A
POTENTIAL FINANCING MODEL THAT
SUPPORTS THE DEVELOPMENT OF MIDDLE-
INCOME HOUSING**

Presentation

A night-time photograph of Hayward City Hall, a large, multi-story building with a prominent glass entrance and a central fountain. The building is illuminated, and the surrounding area includes trees, streetlights, and a road with light trails from cars. The text "HAYWARD CITY HALL" is visible on the building's facade.

Affordable Housing: Review of a Potential Financing Model that Supports the Development of Middle-Income Housing

Jennifer Ott, Deputy City Manager and Christina Morales, Housing Division Manager
February 25, 2020

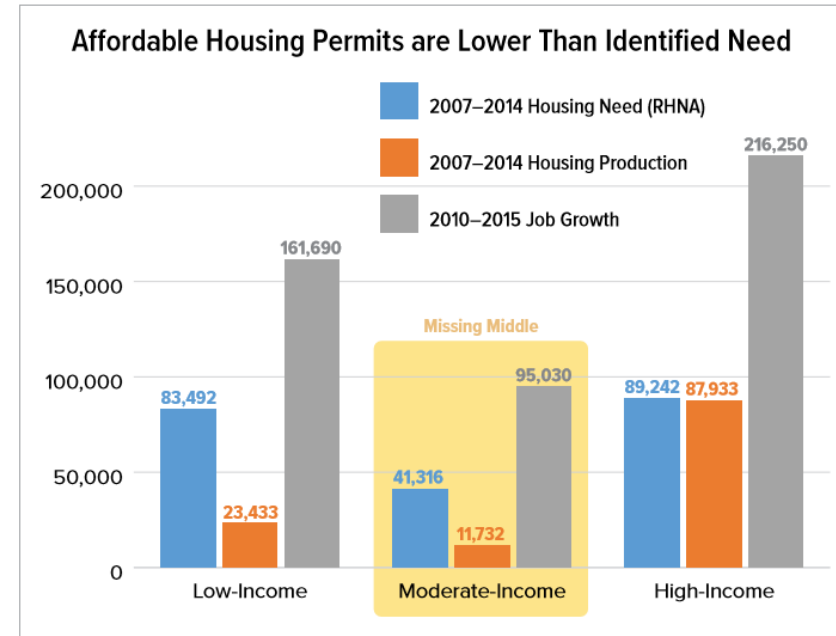
Purpose

Reviews and discuss a financing model to fund middle income housing that will require the City to:

- 1) Become a member of the California Community Housing Agency (CalCHA);
- 2) Support CalCHA's issuance of tax-exempt bonds for the production, preservation and protection of essential middle-income rental housing; and
- 3) Authorize the City Manager to execute purchase option agreements with CalCHA to acquire (or assign to a non-profit affordable housing provider) middle-income rental housing as a public benefit.

Background

- Job growth has out paced housing productions especially for moderate-income households
- Moderate income housing is the most difficult to produce due to the high cost of development and the lack of development subsidies
- On January 28, 2020 Council approved the strategic road map which included exploring moderate-income financing models



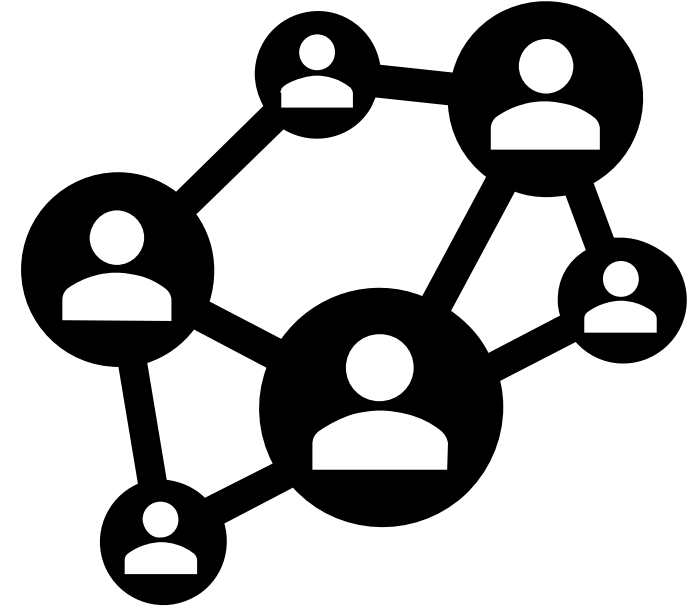
2023 RHNA Goal Progress in the City of Hayward

Income Category	Unit Goal	Reported 2018		Approved		Pending Approval		Estimated Compliance		Estimated Deficiency	
		Units	% of goal	Units	% of goal	Units	% of goal	Units	% of goal	Units	% of goal
Very low	851	40	5%	224	26%	103	12%	367	43%	484	57%
Low	480	19	4%	241	50%	22	5%	282	59%	198	41%
Moderate	608	0	0%	40	7%	21	3%	61	10%	547	90%
Above Moderate	1981	873	44%	2,617	132%	318	16%	3,808	192%	0	N/A

Project Team

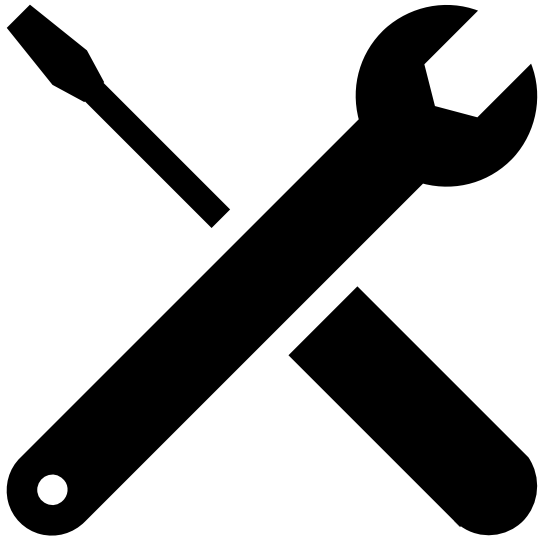
Proposed by Catalyst Housing Group in partnership with:

- California Community Housing Agency (CalCHA)
- Orrick
- Ballard Spahr
- Meyers Nave
- Jeffries



Project Description

Utilizes Essential Housing Revenue Bonds issued by CalCHA to finance the acquisition or development of essential middle-income housing which:



- Leverages existing laws about municipal bond issuance and property tax exemption.
- Utilizes low cost financing and eliminates tax burden which creates savings that enable rents affordable to middle-income households
- Operates without public subsidies other than its tax-exempt status
- Requires no equity investments
- Grants surplus funds to underlying jurisdictions
- Must be used for public purposes

Project Description

Public Benefit

To satisfy the public purpose of the bonds issued:

- The owner, CalCHA, commits to regulatory restrictions to provide housing at the following levels:
 - 1/3 units at 120% Area median Income (AMI) (Moderate-Income)
 - 1/3 units at 100% AMI (Moderate-Income)
 - 1/3 units at 80% AMI (Low-Income)
- Limits rent increase to the lesser of 4% or rent limits
- Zero displacement policy
- All surplus revenue is granted to the City

City's Role

Terms of Purchase Option Agreement

Purchase Option:

- City can purchase property (years 15-30 of bond term)
- City can transfer option with approval from owner
- Can chose not to purchase

Option Price:

- Sum of existing debt, encumbrances, amounts due to other parties to the transaction, and transaction costs
- Price reduced by assuming existing project debt or applying project revenue

Surplus Cash:

- Held by trustee
- Distributed to City upon acquisition/transfer of ownership

Terms of Conveyance:

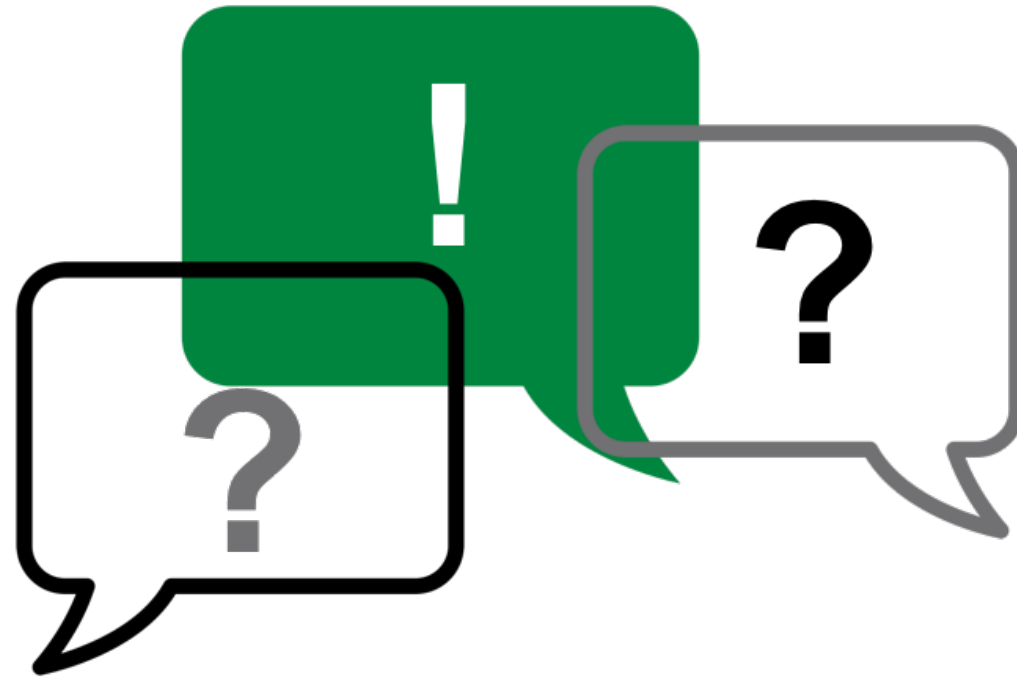
- City to purchase the property in as is condition with all faults

Next Steps

If Council supports:

1. On March 17, 2020, request Council approval of the authorizing resolution to:
 - Become a member of CalCHA
 - Support CalCHA's issuance of tax-exempt bonds
 - Authorize City Manager to execute purchase option agreements
2. Catalyst will begin to identify potential sites
3. City enters into Purchase Option Agreements
4. CalCha owns and responsible for management
5. During the option period, staff would return to Council with a proposal to:
 - Acquire,
 - Assign option, or
 - Declines to purchase

Questions & Feedback



CITY MANAGER'S COMMENTS

Presentation

Now Offering... Childcare @ Council Meetings



The City of Hayward is now offering FREE childcare during Council meetings.

- Ages 3 – 12;
- Contact City Clerk's Office
@ (510) 583-4400
- By 5:00 p.m. Friday
- Location: Conference 2A

DEMO AT B ST & MAIN ST COMPLETED

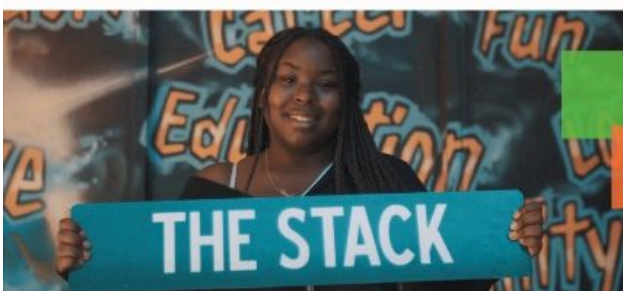


Before



After

Stack Center Block Party



BLOCK PARTY at the future **STACK CENTER**

Help shape the future
of South Hayward

March 21, 2020
11am - 2pm
680 Tennyson Rd, Hayward

Event will be held rain or shine

We are re-imagining the Youth and Family Center at Tennyson and Ruus.

Explore the building designs, share your ideas, and be part of shaping the future.

- Free food
- Games & activities
- Interactive mural

El Centro Juvenil y Familiar en Tennyson y Ruus está siendo reconstruido.

Explore los diseños de los edificios, comparte sus ideas y sea parte de la configuración del futuro.

- Comida gratis
- Juegos y actividades
- Mural interactivo

www.stackcenter.org



NEW ONLINE UTILITY PAYMENT OPTION

Welcome to Hayward Self Service!

If this is your first visit, please [Register](#) to create a user account.

Any Questions or Concerns?

Please contact us:

REVENUE: 510-583-4600

BUILDING: 510-583-4140

PLANNING: 510-583

UTILITY BILLING

MAKE A FEE-FREE PAYMENT TO YOUR UTILITY ACCOUNT USING YOUR BANK ACCOUNT! CLICK [HERE](#)

Pay or view your bill online here: [Hayward Self Service](#).
(A \$3.95 Convenience Fee will apply to ALL online payments)

To avoid the Convenience Fee - SIGN-UP for Auto Pay!
Use this form: [AUTOMATIC PAYMENTS AUTHORIZATION](#)

First time visitor? View [INFORMATION & INSTRUCTIONS](#)

You may also visit us in-person during business hours:

Revenue Division
City Hall - First Floor
777 B Street
Hayward, CA 94541

Business hours:
8am to 6pm - Monday through Thursday
8am to 12noon - Friday.

Pay Your Bills Online Without a Fee!

Please visit
haywardselfservice.us