

CITY COUNCIL MEETING
TUESDAY, DECEMBER 12, 2017

Presentations

ITEM 10—WS 17-055

Alameda County Measure A1

Affordable Housing Bond Timeline and Process

Review Measure A1 Affordable Housing Bond Timeline and Process

City Council
December 12, 2017



Presentation Outline



- ✓ Regional Challenges with Housing affordability
- ✓ Measure A1 General Obligation Bond for Affordable Housing
- ✓ Housing Developments in Pipeline (Homeownership & Rental)
- ✓ Discussion of Criteria for a NOFA
- ✓ Next Steps

Regional Challenges with Housing Affordability

Two Main Challenges Faced by Bay Area Jurisdictions

- ✓ Significant decreases in funds for federal and state Affordable housing programs
- ✓ Scarcity of land

Measure A1 General Obligation Bond

Measure A1 funding Available Countywide

- ✓ **\$580 million for affordable housing**
 - ✓ **\$120 million for homeownership programs**
 - ✓ **\$460 million for rental housing programs**
 - ✓ **Base City Allocation (BCA)**
 - ✓ **Competitive Regional Allocation Pool**
 - ✓ **County-wide Innovation and Opportunity Fund**

Measure A1 General Obligation Bond

Measure A1 funding Available for Hayward

✓ Of the \$460 M available for rental housing

- ✓ **BCA: \$20.3 Million for affordable rental housing development projects**
- ✓ **Competitive: \$49.8 M (Alameda, Hayward, San Leandro)**
- ✓ **Innovation and Opportunity Fund: \$35 Million**

HOUSING DEVELOPMENTS: HOMEOWNERSHIP HABITAT FOR HUMANITY

Sequoia Grove (A & Walnut)

- **10 Unit Single-Family Townhomes**
- **Low income families (workforce)**

West Harder Rd. & I-92

- **22 Unit Single-Family Townhomes**
- **Low income families (workforce)**

HOUSING DEVELOPMENTS: RENTAL HOUSING PROJECTS

1

**Allied
Housing**

- 2595 Depot Rd.
- 63 Units (Micro Studio Apartments)
- Low-income, individuals, homeless, veterans

2

**Meta
Housing**

- 29497 to 29553 on Mission Blvd.
- 78 units (1, 2, & 3 bedroom Apartments)
- Low-income individuals, homeless, veterans

3

**MidPen
Housing**

- 29831 Clear Brook Circle
- 60 Units (1 bedroom apartments)
- Seniors

4

**Bridge
Housing**

- 24985 Hesperian Blvd.
- 159 Units (1 and 2 bedroom apartments)
- Families

AVAILABLE FUNDS FOR RENTAL & HOMEOWNERSHIP

FUNDING TYPE	TOTAL (MILLIONS)
A1-Base City Allocation (BCA)	\$20.30
A1-Regional Competitive *	\$12.50
City – AHO Funds	\$ 4.97
City – Housing Authority Funds	<u>\$ 4.94</u>
	\$42.71

- Assumes the \$49.8 million allocated for Competitive Grants are divided equally among the 4 jurisdictions within the County

NOFA: Criteria Discussion

TO INCLUDE RECENTLY-ADOPTED A1 IMPLEMENTATION POLICIES, CITY'S HOUSING ELEMENT GOALS, AND COUNCIL PRIORITIES:

- Shovel-Ready Projects: Deliver units relatively fast (Submittal Development Application/Site Control);
- Leverage A1 Funds/City Funds with other Funding Sources;
- Located in Close Proximity to "Major Transit Stop" or an area with Amenities;
- Target Populations (Seniors, Homeless, Veterans, etc.)
- Provide at least the A1-required units affordable to extremely low-income households @ 20% of AMI.

NEXT STEPS: RENTAL HOUSING

- Develop an RFP (Incorporate A1 policies, Housing Element goals, Council Priorities – Council Feedback on Criteria)**
- Bring Draft RFP to Council, prior to release (Spring, 2018)**
- Work with 4 rental housing developers on their application for the A1 Competitive regional pool funds.**

NEXT STEPS: Homeownership Housing

- When A1 NOFA /Application for Homeownership is released:**
 - Return for support of the 10-unit Sequoia Grove Project**
 - Return for support of the 22-unit Harder and I-92 Project**

COUNCIL FEEDBACK: NOFA Criteria & Council Funding Priorities

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Questions / Discussion

City Council

ITEM 11 – PH 17-102

Mission Seniors Residential Development



MISSION SENIORS

CITY COUNCIL



CITY OF
HAYWARD
HEART OF THE BAY

- **CEDC Meeting** **December 2015**
 - Conceptual plan
 - **CEDC Meeting** **December 2016**
 - Concern with project density, the amount of hillside grading, impacts to views corridors, and the lack of pedestrian connectivity
 - Some revisions addressed concerns of the CEDC
 - **Application Submittal** **February 2017**
 - **Planning Commission Work Session** **June 2017**
 - **Planning Commission** **November 2017**
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Background

- **Zoning Text Map Amendment – Thoroughfare Designation**
 - **Form Based Code Exception**
 - More than one principal building on a lot and allow the principal entrances for buildings along non-frontages;
 - **Form Based Code Warrants**
 - To allow a subdivision that contains more than one building per lot and to vary the required to lot width standards
 - **Vesting Tentative Map**
 - **Site Plan Review with Grading Permit**
 - **Density Bonus**
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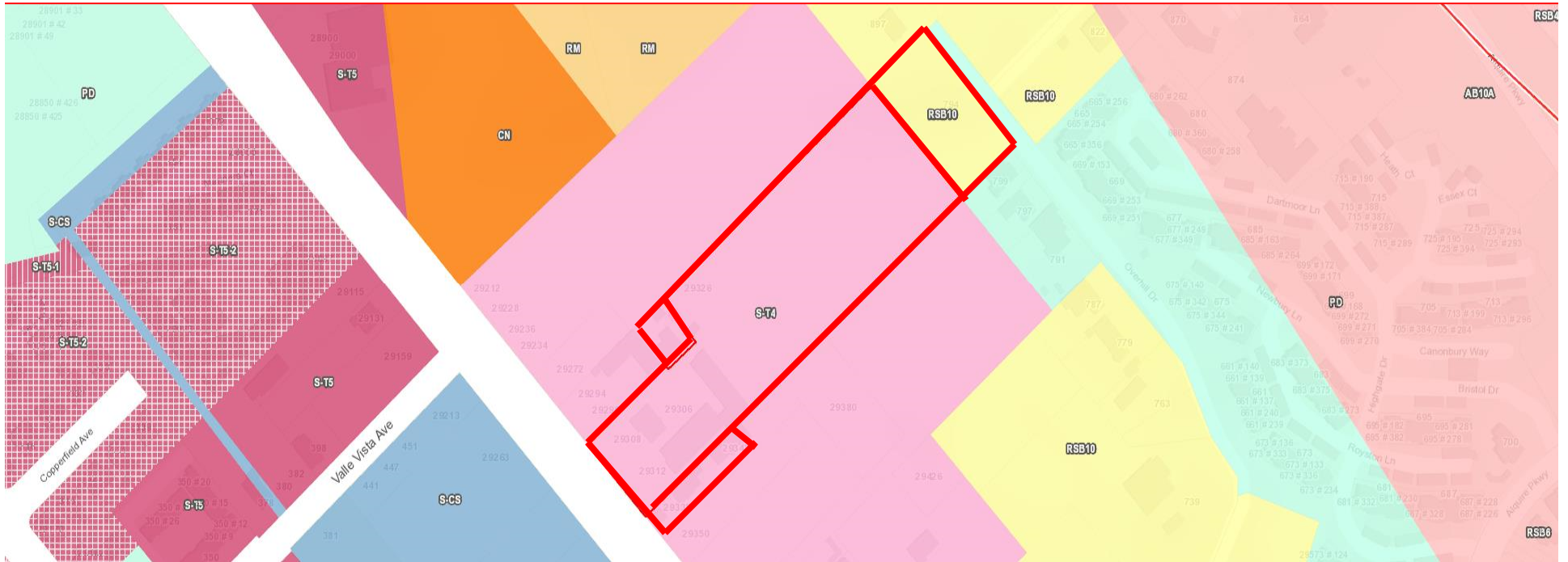
City Council Action

- **5.6-acre site**
 - **Three, four-story buildings with 200 market-rate senior condo units**
 - “Contemporary California Spanish” architecture (57 foot tall structures)
 - One, two and three bedroom floorplans
 - Each unit contains kitchen, laundry and private open space
 - Project amenities (pool, fitness center, meeting rooms, dining hall)
 - 259 parking spaces (28 visitor spaces and 72 bicycle spaces)
 - **Three new single-family homes with 4,000 square feet of living space**
 - **Site Improvements**
 - New N/S pedestrian pathway between Overhill Drive and Mission Blvd.
 - New E/W pedestrian pathway linking adjacent vacant parcels
 - Roadway dedication and frontage improvements on Overhill Drive
 - Tree Removals and Mitigation (new landscaping & bio-retention areas)
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Project Summary



Existing Conditions



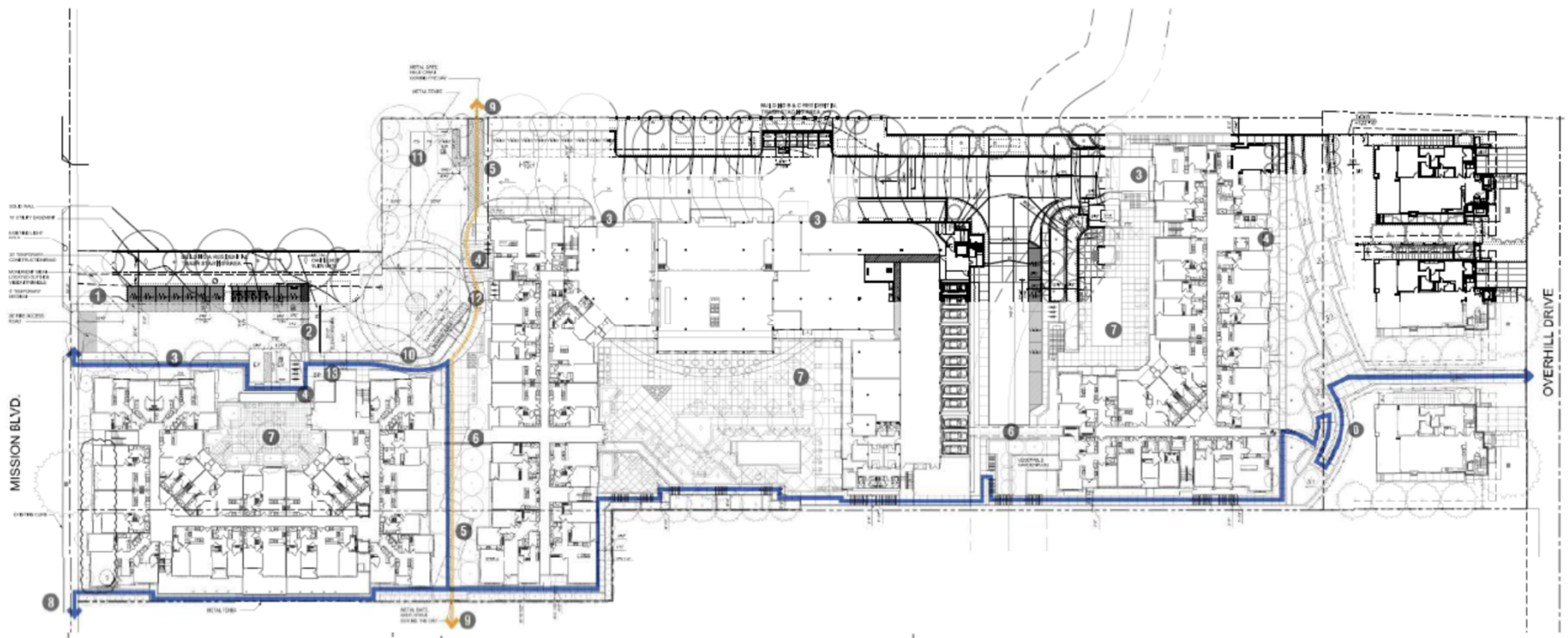
- The 4.8-acre site is zoned S-T4, Urban General Zone in S. Hayward BART FBC
 - The .78-acre lot on Overhill Drive is zoned RSB10, Single-Family Residential District
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Zoning



- The 4.8-acre site is designated as Sustainable Mixed Use
 - The .78-acre site is designated LMDR, Limited Medium Density Residential
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Hayward 2040 General Plan



Site Plan & Open Space Overview



Project Elevations



Perspectives

FRONT ELEVATION - SCHEME 1



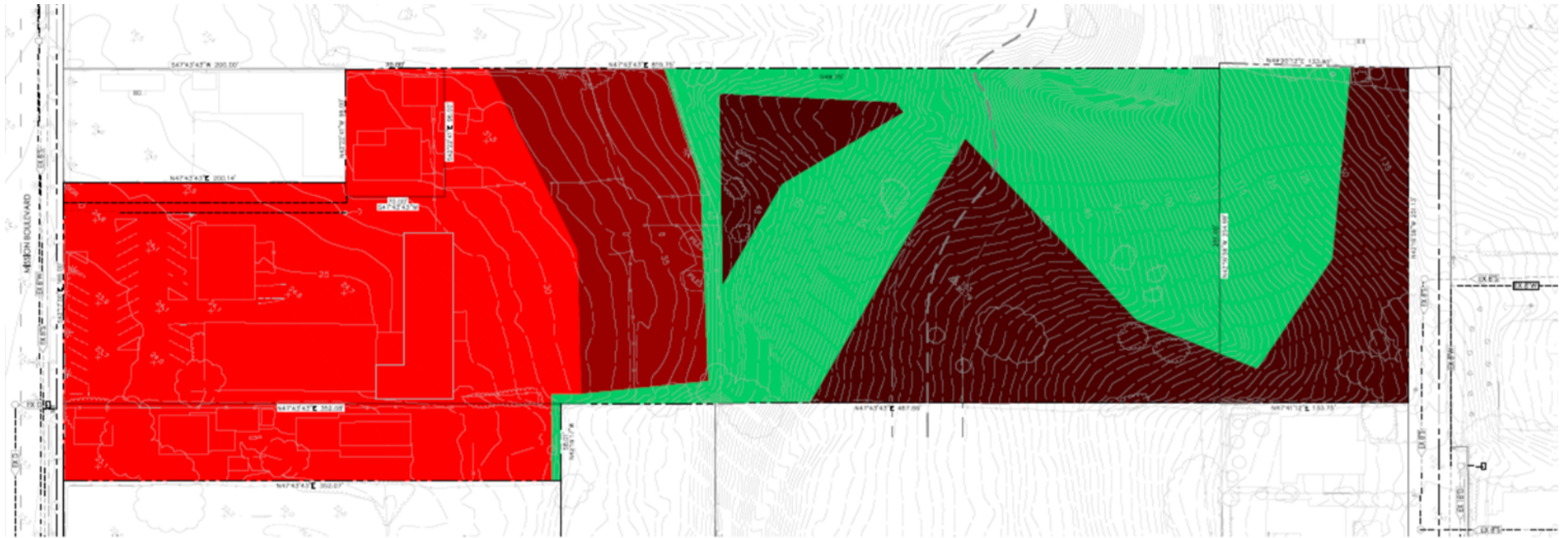
FRONT ELEVATION - SCHEME 2



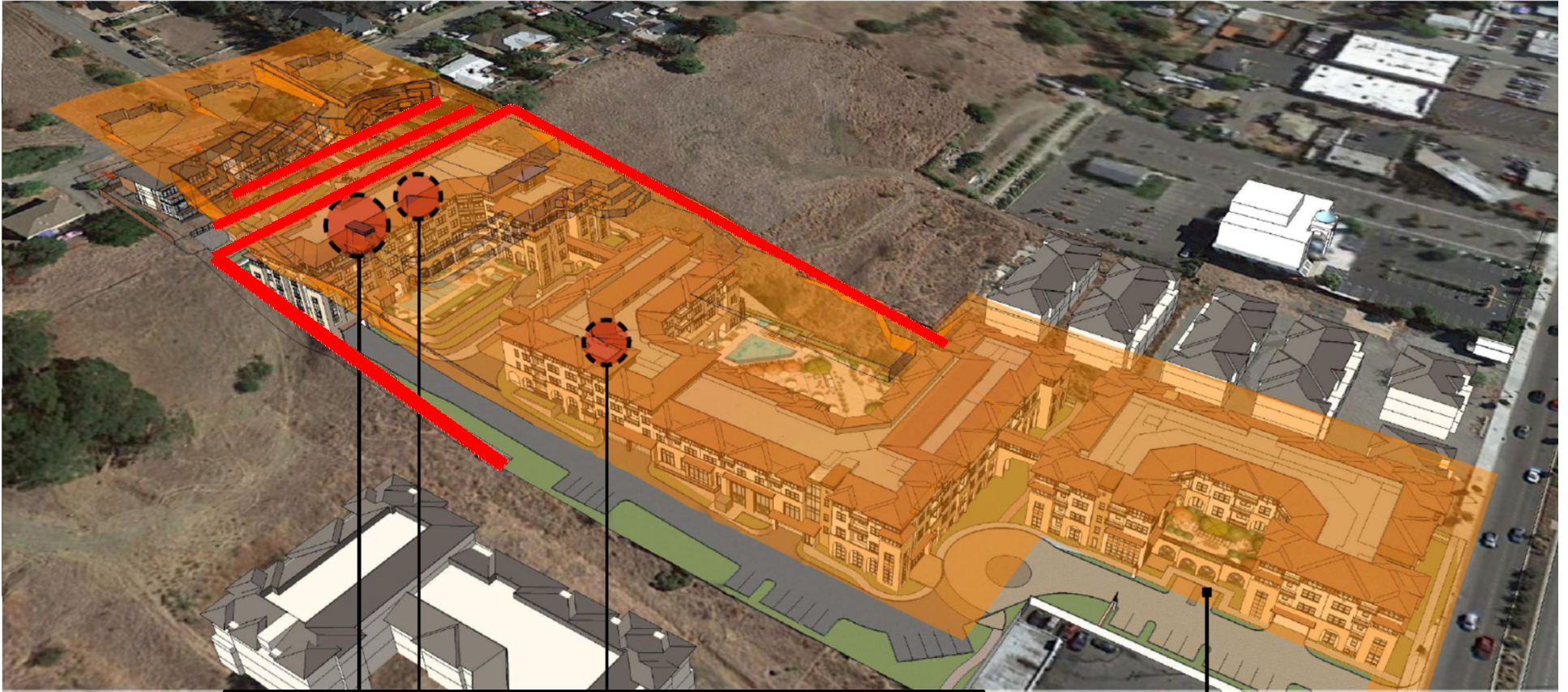
FRONT ELEVATION - SCHEME 3



Single-Family Homes

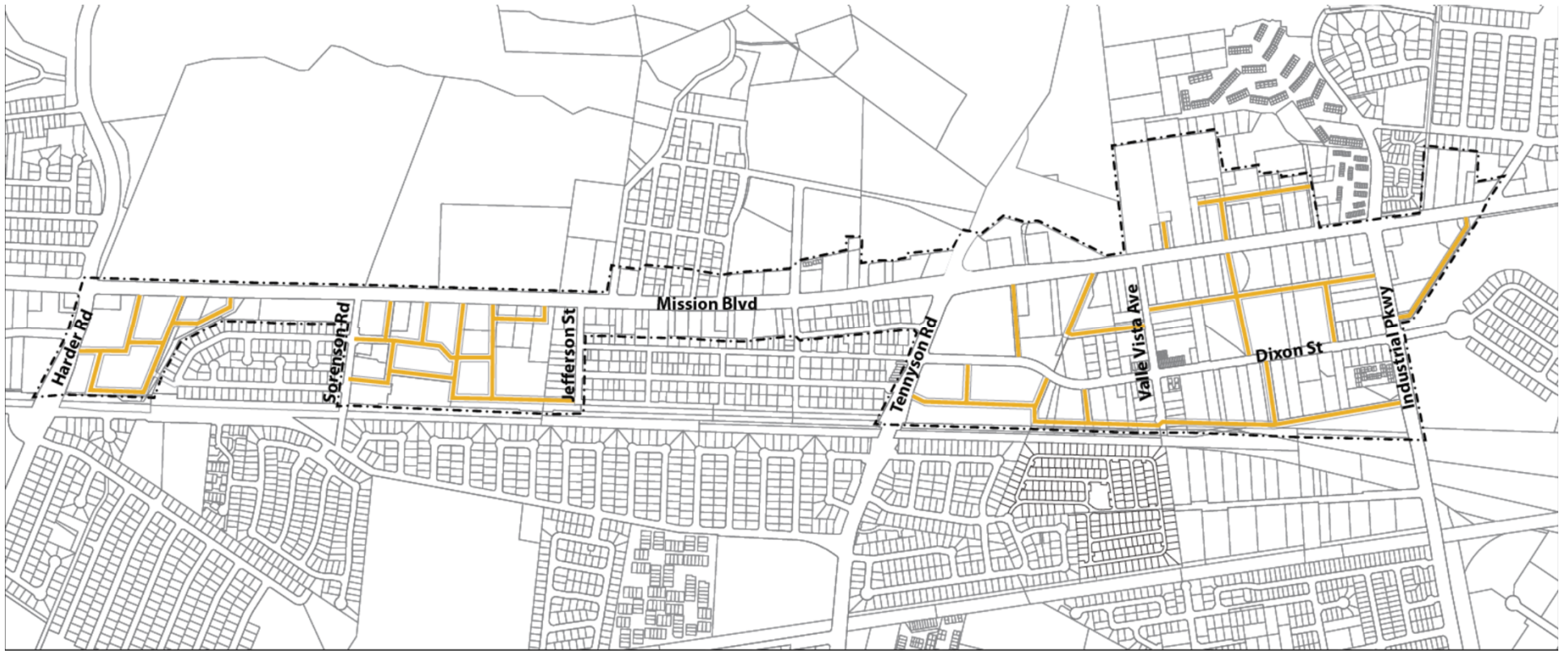


Hillside Grading



Three small areas that exceed 57' height limit

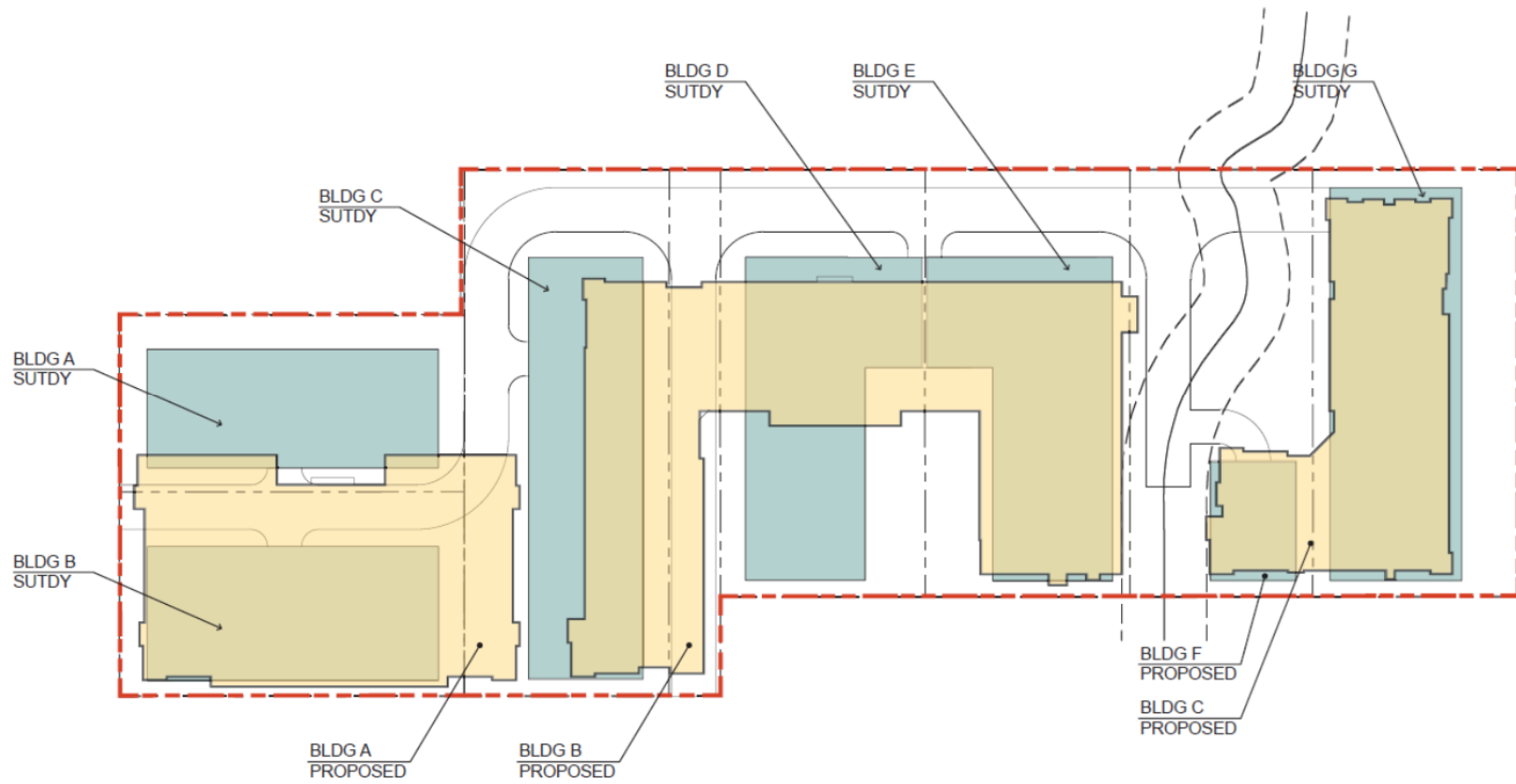
Building Height, Massing & Retaining Walls



Zoning Text Map Amendment



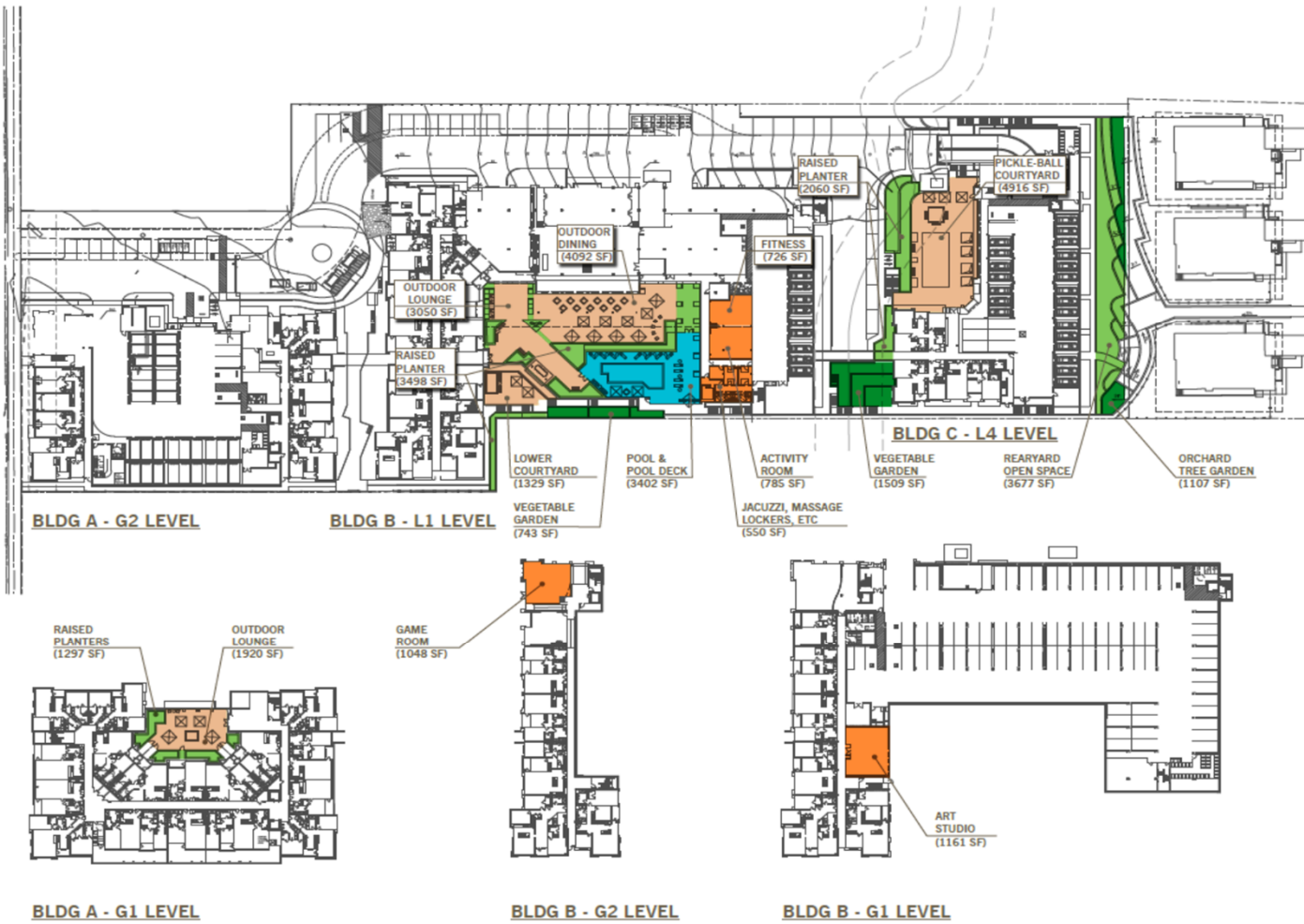
Form Based Code Compliant



Project vs. FBC Comparison

- **Tree Removals**
 - Several trees to be removed, landscaping replaced
 - **Sustainability**
 - GreenPoint Rated
 - TDM (bicycle storage, bus stop & bike improvements)
 - Efficient appliances, recycled materials
 - Solar area provided; panels not included
 - Electric Charging Stations
 - **Affordable Housing**
 - In-Lieu fee proposed
-

Other Project Components



COLOR LEGEND

- INDOOR AMENITY
- OUTDOOR AMENITY
- POOL AND POOL DECK AREA
- RAISED PLANTER & OPEN SPACE
- VEGETABLE GARDEN & ORCHARD TREE AREA

BLDG #	INDOOR RECREATIONAL AREA	
	ROOM NAME	NET (S.F.)
BLDG B	Game Room	1048
	Pvt Studio	1181
	Activity Room	785
	Fitness	726
	Jacuzzi, Massage Room, Showers & lockers	796
TOTAL PRIVATE INDOOR RECREATIONAL AREA		4,616.00

BLDG #	OUTDOOR RECREATIONAL AREA	
	PRIVATE	AREA (S.F.)
BLDG A (COURTYARD @ PODIUM DECK)	Outdoor Lounge Seating	1329
	Raised Planters	1297
BLDG B (COURTYARD)	Pool and Pool Deck	3395
	Outdoor Dining	4092
	Vegetable Garden	743
	Raised Planters & decorative fountain	3498
	Outdoor Lounge Seating & shaded seating	2627
BLDG C (COURTYARD)	Pickle-Ball Court, Cabana and Lounge Seating	4916
	Vegetable Garden	1509
	Raised Planters	2060
	Orchard Tree Garden	1107
BLDG C other rear yard green open space		3677
SITE		32,175.00
TOTAL PRIVATE OUTDOOR RECREATIONAL AREA		38,888.00

PARKLAND REQUIRED FOR DEDICATION - Sec. 10-10.21			
TYPE OF DWELLING	# OF UNITS	AREA OF PARKLAND REQUIRED PER DWELLING UNIT - SF	TOTAL - SF
Single Family Detached	3	748	2,244.00
Single Family Attached	200	713	142,600.00
TOTAL PARKLAND REQUIRED FOR DEDICATION			144,844.00

CREDIT FOR PRIVATE RECREATION IMPROVEMENTS - Sec. 10-10.22			
* To receive a credit, qualifying private park and recreational areas shall equal at least 25% of total parkland dedication requirement for the development or 2400 sf, whichever is the greater amount.			
TOTAL PARKLAND REQUIRED FOR DEDICATION	144,844.00	25%	%
MIN. REQUIRED PRIVATE PARK AND RECREATIONAL AREA			36,211

Parkland In Lieu Credit

- In 2011, the City Council certified the South Hayward BART FBC SEIR.
 - This document tiered from the 2006 South Hayward BART/Mission Boulevard Concept Design Plan EIR and the 2009 Route 238 Bypass EIR.
 - Senate Bill (SB) 743, enacted in 2013, amended CEQA to provide that “aesthetics and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment.”
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CEQA Infill Checklist

- Project has to meet three criteria:
 1. The project is in a transit priority area; and
 2. The project is on an infill site; and
 3. The project is residential, mixed-use residential, or an employment center.
 - Based on staff analysis, the project meets Infill Checklist criteria
 - The checklist concludes that the Mission Seniors project would not have any significant effects on the environment that either have not already been analyzed in a prior EIR or that are more significant than previously analyzed, or that uniformly applicable development policies would not substantially mitigate.
-

CEQA Infill Checklist

- Planning Commission voted unanimously to recommend approval of the project, as conditioned.
 - Staff requests the City Council approve the following:
 - Zoning Text Map Amendment
 - Requested Form Based Code Exception
 - Requested Form Based Code Warrants
 - Vesting Tentative Map
 - Density Bonus to 42 dwellings/acre
 - Site Plan Review with Grading Permit
-

Recommendation



QUESTIONS?

