



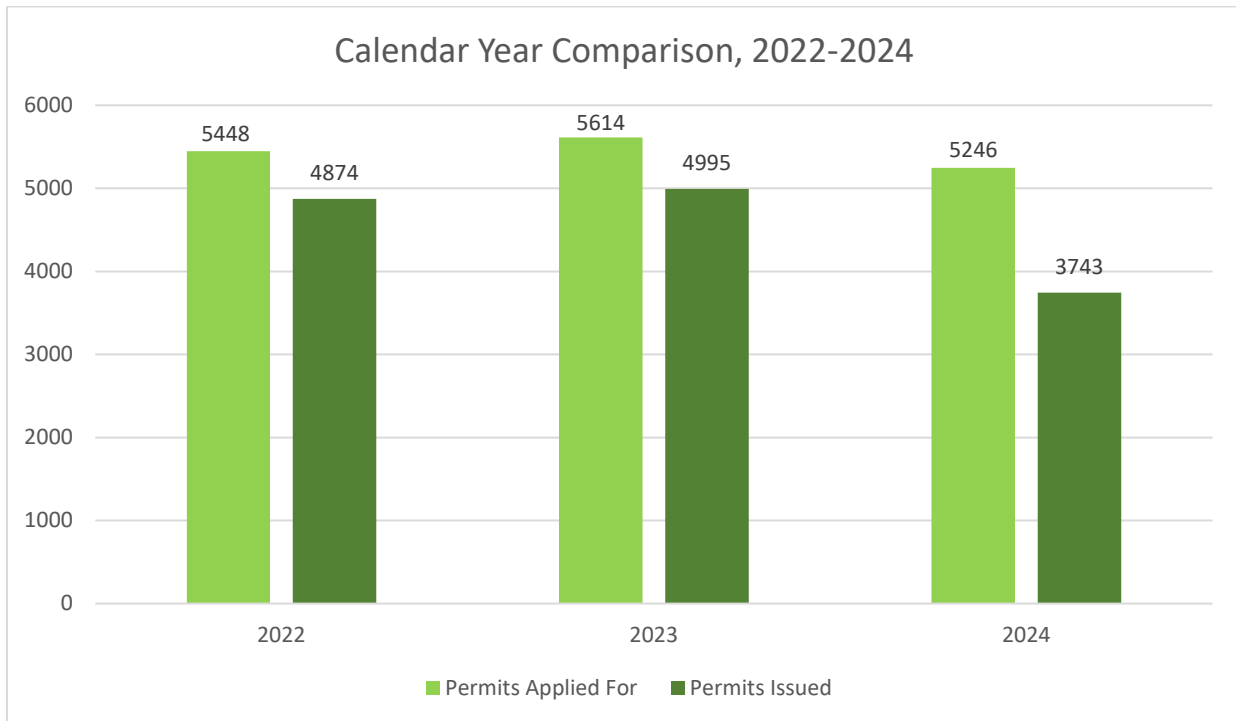
# **Development Services Department Bi-Annual Progress Report**

**January 2025**

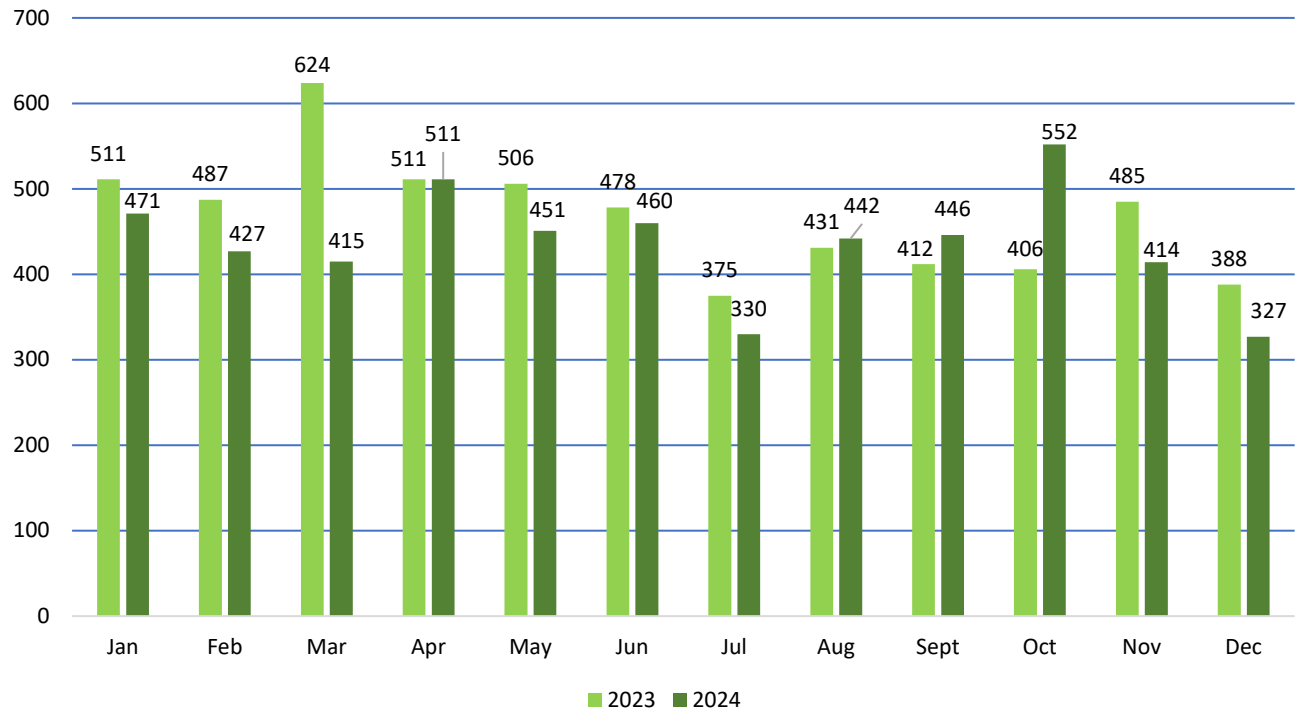
### **Permit Activity Increases for Building and Fire**

Residential Building Permits issued show strength with 18 Accessory Dwelling Units (ADU) permits, 9 Junior ADU (JADU) permits, 32 Electric Vehicle (EV) charger permits, 333 Solar Photovoltaic permits, and 5 Residential Demolition permits. We have seen a strong ADU and JADU permit application issuance this year and we anticipate that this number will continue to firm up moving forward. The City of Hayward has also seen significant commercial permits issued, which support the underline permit totals. These are typical of trade permits such as commercial mechanical, electrical and plumbing permits associated with tenant improvements and commercial repairs. As we continue to monitor and compare permit issuance data, we continue to see the pattern of past permit issuance and construction work is in par with current permit data trends.

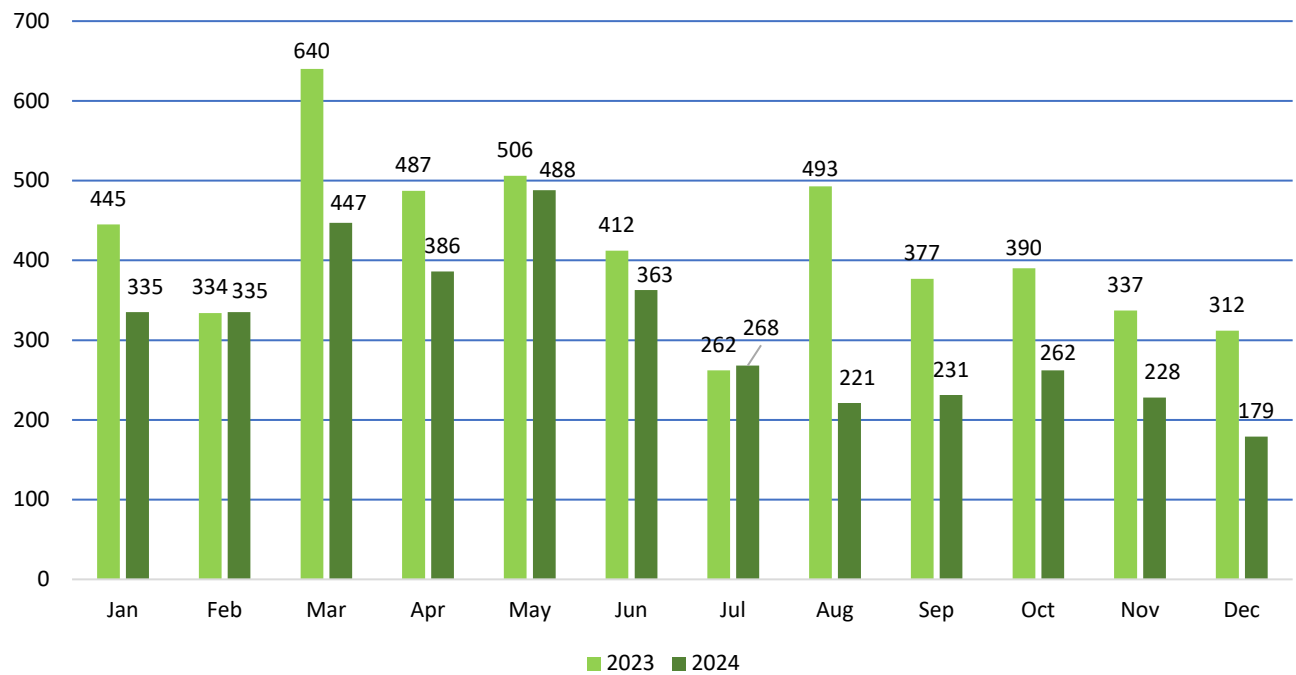
<u>Range</u>	<u>Permit Applied For</u>	<u>Permits Issued</u>
1/1/2022-12/31/2022	5448	4874
1/1/2023-12/31/2023	5614	4995
1/1/2024 -12/31/2024	5246	3743



### Permits Applied For Comparison, By Month



### Permits Issued For Comparison, By Month



# **Development Services Process and Customer Improvements**

## **ADU Streamlining**

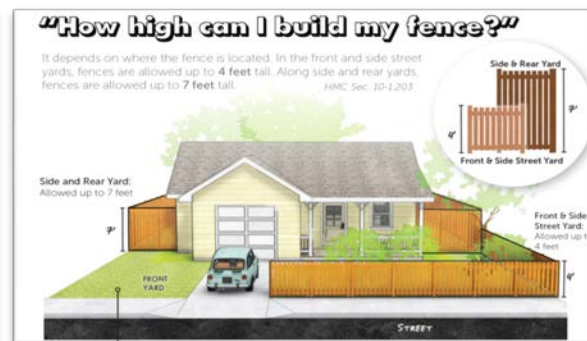
In 2023, the Planning Division was awarded a \$70,000 grant for an ADU Streamlining Project with the following objectives:

- *Improve Applicant Resources.* This will include providing a list of pre-approved plans for detached ADUs in accordance with AB 1332, establishing a list of ADU architects/designers to be made available to the public, and expanding upon our existing applicant resources, as necessary.
- *Implement Process Changes.* We will analyze internal processes to identify roadblocks to the processing of ADUs, consider expanding the path to legalization for unpermitted ADUs, and implement additional internal improvements to make the ADU permitting process easier for the public to navigate.
- *Reconsider Fee/Payment Options.* Staff will consider potential fee reductions or phased payment systems to make ADU permits more accessible to a wider range of property owners.

Kicking off in June 2024, this project was a joint effort, between multiple departments and divisions, including Planning, Building, Code Enforcement, Utilities, and Fire Prevention. The project successfully concluded in December 2024 with the launch of the City's [ADU Plans Gallery](#), two new e-Permit Portal application types related to pre-approved ADUs, a [new webpage](#) devoted to the pre-approved ADU process, and several new and translated ADU handouts posted to the City website. For more information, please contact Elizabeth Blanton, Senior Planner, at [elizabeth.blanton@hayward-ca.gov](mailto:elizabeth.blanton@hayward-ca.gov).

## **User Friendly Handouts Coming Soon**

In late 2024, the Planning Division hired Metta Urban Design to help illustrate and communicate planning standards, processes, concepts, and regulations with accessible, user-friendly, and visually engaging resources. Metta's expertise in using illustrations to explain policy will be leveraged in the creation of intuitive handouts to enhance the community's understanding of common code questions, such as Fence Height Requirements, Accessory Structure Height & Setback Requirements, and more. Staff are currently reviewing the draft materials and expect the first round of updates to be completed in February. Additional handouts are expected to be updated during phase two. For additional information, please contact Elizabeth Blanton, Senior Planner, at [elizabeth.blanton@hayward-ca.gov](mailto:elizabeth.blanton@hayward-ca.gov) or Rachel Cruz, Secretary, at [rachel.cruz@hayward-ca.gov](mailto:rachel.cruz@hayward-ca.gov).



## **Development Services Program Updates**

### **Mural Art Program**

In 2024, the Community and Media Relations team implemented the city's first preventative maintenance program for the Mural Art Program. We worked with our artist to touch up or redo five of our original art pieces. Moving forward, our goal is to revitalize multiple pieces per year. We are also restoring three murals in downtown Hayward on the Cinema Place Parking Garage. For more information, don't hesitate to contact Zach Ebadi, Community Partnership Manager, at [Zach.Ebadi@hayward-ca.gov](mailto:Zach.Ebadi@hayward-ca.gov).

# **Planning Division Updates**

## **January 2025**

## **Planning Division, Current Planning**

### **New Apartment Complex Proposed at 28824 Mission Boulevard**

In January 2024, the Planning Division received a Site Plan Review application to construct two 5-story apartment buildings with 40-units, parking garages and open space amenities. As of January 2025, the application is still incomplete following one round of review. Staff anticipates the applicant will be resubmitting in early 2025. For more information, please contact Taylor Richard, Associate Planner at [taylor.richard@hayward-ca.gov](mailto:taylor.richard@hayward-ca.gov).



### **The Ranch Residences Proposed at 22877 Mission Boulevard**

In October 2024, the Planning Division received a Site Plan Review application to demolish the vacant The Ranch restaurant building and construct a 5-story mixed use development with 27 rental units above an approximately 1,400 square foot commercial space. As of January 2025, the application has been deemed incomplete following one round of review. Staff has been meeting with the applicant team to address their questions on the first comment letter over the past several weeks. For more information, please contact Elizabeth Blanton, Senior Planner, at [elizabeth.blanton@hayward-ca.gov](mailto:elizabeth.blanton@hayward-ca.gov).



### **New Single-Family Subdivision Proposed at 24764 & 24656 Mohr Drive**

In January 2023, the Planning Division received a Tentative Tract Map and Planned Development Rezoning from Nuvera Homes (Eden Village III) for the construction of 12 two-story single-family homes with eight Junior Accessory Dwelling Units (JADU) on a 1.45-acre site composed of two separate, adjacent parcels, with frontage along Mohr Drive. The City Council approved the project on January 23, 2024, and the final map on November 19, 2024. The improvement plans and building permits are currently under review and staff expect



permits will be issued in early 2025. For more information, please contact Taylor Richard, Associate Planner, at [taylor.richard@hayward-ca.gov](mailto:taylor.richard@hayward-ca.gov).



### **New 84-Unit Townhouse Development at 1101 & 1103 Walpert Street**

On December 18, 2024, the Planning Division received an application for a Tentative Tract Map and Site Plan Review to demolish all existing structures and construct an 84-unit townhouse development on a 5.6-acre parcel at 1101 and 1103 Walpert Street. As of January 2025, the project is currently under review. For more information, please contact Taylor Richard, Associate Planner, at [taylor.richard@hayward-ca.gov](mailto:taylor.richard@hayward-ca.gov).



### **New 30-Unit Mixed-Use Development Approved at B Street and Main Street**

On February 8, 2024, the Planning Commission approved an application for Major Site Plan Review and a Density Bonus to construct a six-story, 30-unit mixed-use development with ground floor commercial space and parking garage with an automated car-stacking system on the vacant lot at the northwest corner of the intersection of B Street and Main Street. The commercial building that previously occupied the site was destroyed by a fire in 2019. The developer is expected to submit the building and grading permit applications to construct the project in early 2025. For more information, please contact Steve Kowalski, Senior Planner, at [steve.kowalski@hayward-ca.gov](mailto:steve.kowalski@hayward-ca.gov).





### **Arthur Mac's Big Snack Project Update**

In January 2024, the City approved a Site Plan Review application for Arthur Mac's Big Snack, an outdoor restaurant proposing to serve food, beer, wine, and craft cocktails. The plan includes a range of tables and seating, fire pits, and an arcade and dining area in a repurposed BART car. As of January 2025, the project has completed a 3<sup>rd</sup> round building permit review. Modifications have been made by the applicant to the originally approved design, including changes in materials and occupancy load, which has triggered new comments in the third round of review related to fire prevention/life safety. City staff are proactively working with the applicant to resolve these issues and move towards building permit issuance, which is expected early 2025. For more information, please contact Elizabeth Blanton, Senior Planner, at [elizabeth.blanton@hayward-ca.gov](mailto:elizabeth.blanton@hayward-ca.gov).



### **CCH Hayward at 22500 Grand Street Under Construction**

In June 2022, the city approved a Senate Bill (SB) 35 application submitted by non-profit affordable housing developer Christian Church Homes (CCH) to redevelop a 0.51-acre site located at 22500 Grand Street into a 5-story, 80-unit, 100 percent affordable senior housing development. The project includes 79 one-bedroom units, age-restricted for seniors, one two-bedroom unit that will be occupied by an on-site property manager, and a 23-space parking garage. On-site amenities will include a community room, ground-level courtyard and second-floor rooftop terrace, bicycle storage room and shared laundry facilities. The project broke ground in Spring 2024 and is expected to be completed by Spring 2025, with leasing to be finished by October 2025. For more information, please contact Steve Kowalski, Senior Planner, at [steve.kowalski@hayward-ca.gov](mailto:steve.kowalski@hayward-ca.gov).



#### **Development Services Department**

777 B Street, Hayward, CA 94541

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[www.hayward-ca.gov](http://www.hayward-ca.gov)



### **New 10-Unit, 100% Affordable Townhouse Project at 123 A St. (Sequoia Grove)**

On September 28, 2023, the Planning Commission approved an updated Site Plan Review and Vesting Tentative Tract Map application from Habitat for Humanity East Bay to subdivide an existing 0.74-acre site to allow the construction of 10 new townhomes with related site improvements at 123 A Street. The project was originally approved in 2015, but the tentative map had since expired, prompting the applicant to re-apply. All ten townhomes will be deed-restricted for first-time homebuyers whose households qualify as low-income, or those earning at-or-below 80% of the area median income (AMI). As of January 2025, the site grading has begun, and construction of the project is under way. For more information, please contact Steve Kowalski, Senior Planner, at [steve.kowalski@hayward-ca.us](mailto:steve.kowalski@hayward-ca.us).



### **New Condominium Development Under Review at 477 Harris Road**

In February 2020, the Planning Division received a Zoning Change, Tentative Parcel Map and Site Plan Review application to rezone a 0.21-acre parcel from RS, Single-Family Residential to RM, Medium-Density Residential to develop three (3) townhome-style condos with related site improvements. As of January 2025, the application is still incomplete following multiple rounds of review. For more information, please contact Taylor Richard, Associate Planner, at [taylor.richard@hayward-ca.gov](mailto:taylor.richard@hayward-ca.gov).



### **New Townhomes Approved at 22872 Main Street**

In May 2023, the City received a Tentative Tract Map and Site Plan Review application for the demolition of an existing commercial structure on a 0.37-acre site and the construction of 12 three-story townhomes. On March 28, 2024, the Planning Commission approved the project. The building permit and final map are currently under review. For more information, please contact Taylor Richard, Associate Planner, at [taylor.richard@hayward-ca.gov](mailto:taylor.richard@hayward-ca.gov).



### **New 64-Unit Multi-family Project Proposed at 1190 Russell Way**

In March 2023, the Planning Division received a Site Plan Review and Density Bonus application to construct a five-story, 64-unit multi-family residential structure with parking on a 0.5-acre parcel at 1190 Russell Way. As of January 2025, the application remains incomplete following the last resubmittal in September 2024. For more information, please contact Steve Kowalski, Senior Planner, at [steve.kowalski@hayward-ca.gov](mailto:steve.kowalski@hayward-ca.gov).



### **New 14-Unit Project Approved on Russell Way**

In November 2023, the Planning Division approved a Site Plan Review and Density Bonus application to construct a three-story, 14-unit multi-family residential structure with ground floor parking on a vacant .12-acre parcel on Russell Way. As of January 2025, the applicant is exploring revising the project to add a Tentative Map to allow for the sale of the units. Building and grading permits have been submitted and are currently on hold pending next steps with the applicant. For more information, please contact Steve Kowalski, Senior Planner at [steve.kowalski@hayward-ca.gov](mailto:steve.kowalski@hayward-ca.gov).



### **238 Parcel Group Development Updates**

In 2016, the City entered into a Purchase and Sale Agreement (Agreement) with Caltrans to manage the disposition and development of the remaining Caltrans-owned property. This would ensure thoughtful planning and assemblage for the development of the parcel groups rather than the auctioning off individual parcels. The Agreement divides the properties into 10 parcel groups, which must be disposed of by 2032. To date, five parcel groups have sold (1, 2, 3, 7 & 10) and two are in exclusive negotiations (5, and 8).

- Parcel Group 1&10: Developer Taylor Morrison completed construction on the Sohay project, which includes 472 residential units and 20,000 square feet of commercial space and connected open space/park areas.

- *Parcel Group 2:* Development by Homes Built for America, the SoMi project involves development of 189 Condominium and Townhome Units, 10,800 Square Feet of Ground Floor Commercial Space and a variety of open spaces. The development is currently under construction.



- *Parcel Group 3:* Development by Eden Housing and The Pacific Companies of 176 affordable housing units, two manager units, and an approximately 36,000 square foot educational building. In November 2022, the City approved an amendment to the DDA for the project and site grading and construction is underway.



- *Parcel Group 4:* Originally part of the ENRA with Eden Housing, but no plans identified yet for this parcel group.
- *Parcel Group 5:* On April 19, 2022, the Council approved the Disposition and Development Agreement, Zone Change, Tentative Map to develop the site with 74 single family homes and 18 deed restricted ADUs. The applicant, Trumark Properties, anticipates bringing forward site and architectural revisions to make the project economically feasible.



- *Parcel Group 6:* The City's Exclusive Negotiating Rights Agreement (ENRA) with Integral Communities expired. There are currently no active entitlement applications to develop this 29-acre site.
- *Parcel Group 8:* On May 24, 2022, the City ministerially approved an SB35 application to construct 96 supportive housing units for very low- and low-income households, including approx. 3,800 sq. feet of ground floor commercial space on the southeastern



corner of Grove Way and Foothill Boulevard. The applicant, RCD, also plans to rehabilitate and manage the Bridge Court apartment complex located in Alameda County. On June 28, 2022, the City approved a Disposition and Development and Loan Agreement between the City and RCD for sale and development of the property. On March 5, 2024, the City approved a modification of the approved plan to reduce the number of units from 96 to 82 units in order to create more large family units and to make the development more competitive for State funding.



- Parcel Group 9: Staff processed a rezoning of the City portion of this group from Commercial Office and High Density Residential to General Commercial. This rezoning will allow a bit more flexibility in potential future uses of the site.

For more information, please contact Sara Buizer, Development Services Director, at 510-583-4191 or email [sara.buizer@hayward-ca.gov](mailto:sara.buizer@hayward-ca.gov).

### **New Research & Development Building Approved at 31164 Huntwood Avenue**

In April 2023, the Planning Division approved a Site Plan Review application from DES Architects & Engineers on behalf of Tarlton Properties to allow the demolition of an existing 59,480-square-foot warehouse building and the construction of a new, three-story 110,000-square-foot speculative research and development facility at 31164 Huntwood Avenue. In March 2023, the applicant submitted the demolition permit and building permit applications for the project and, as of January 2025, staff is still waiting on the applicant to address outstanding comments made during the first round of review. For more information, please contact Steve Kowalski, Senior Planner, at [steve.kowalski@hayward-ca.gov](mailto:steve.kowalski@hayward-ca.gov).



### **New Speculative Warehouse Building Approved at 1441 Industrial Parkway West**

On October 27, 2023, the Planning Director approved a Site Plan Review application from Fortress Investment to allow for the demolition of five existing structures on a 2.9-acre site and the construction of a new 87,350 square-foot speculative warehouse building. As of

January 2025, staff is still waiting on the applicant to submit grading and building permits for the project. For more information, please contact Leigha Schmidt, Principal Planner, at [leigha.schmidt@hayward-ca.gov](mailto:leigha.schmidt@hayward-ca.gov).



### **New Music Building Approved at Moreau Catholic High School (27170 Mission Blvd.)**

On June 3, 2024, the City approved a Site Plan Review application from Moreau Catholic High School to construct a new, approximately 6,761 square-foot single-story music department building on the school's campus. The building permit application for the project was issued in early Fall 2024, and construction is now under way. For more information, please contact Steve Kowalski, Senior Planner, at [steve.kowalski@hayward-ca.gov](mailto:steve.kowalski@hayward-ca.gov).



### **U-Haul Corporate Headquarters and Warehouse Update at 4150 Pt Eden Way**

Development includes construction of a new 113,730 square foot industrial building on an approximately 6.8-acre site requiring demolition of historic structures used in service of the Oliver Salt Company and realignment of the Bay Trail to run along the western edge of the property. The project and related Environmental Impact Report was approved by the City Council on February 15, 2022. The project is awaiting State and Federal review and permitting. When complete, the applicant will pull grading and building permits and start construction. For more information, please contact Leigha Schmidt, Principal Planner, at (510) 583-4113 or email [leigha.schmidt@hayward-ca.gov](mailto:leigha.schmidt@hayward-ca.gov).



### **New Data Center Campus Proposed at 26062 Eden Landing Road**

In November 2023, the Planning Division received a Major Site Plan Review application from STACK Infrastructure to demolish nine, single-story industrial and office buildings totaling approximately 165,000 square feet and construct a three-story 310,000 square foot data center building, a secondary single-story 15,000 square foot data center building, a security guard station, two generator yards and an on-site substation and switching yard. The applicant is requesting a building height increase to 100 feet for the primary data center building. While the proposed height exceeds the maximum height of 85 feet allowed in the Industrial Park zoning district, the approving authority may allow greater heights through the Major Site Plan Review process when it is found that the increase is necessary to provide a more beneficial site layout or if it will result in public amenities that could not achieve under current zoning standards.

To date, the project has been reviewed at work sessions with the HARD Board, CEDC, and Planning Commission. Feedback from these groups was focused on the proposed public benefits package and the visual impact of the building and screening. The HARD Board suggested additional measures and funding aimed at improving the nearby shoreline trails and the Shoreline Interpretive Center. The CEDC suggested that the applicant host a regular food truck event nearby, incorporate creative signage and/or artistic components, and continually work to elevate the architectural design of the project. The Planning Commission was largely supportive of the project, but recommended adjustments to the public benefits package and further refinement of the proposed artistic screening around the project.

An IS/MND is being prepared for the project with the California Energy Commission serving as the lead agency and the City serving as a responsible agency. The IS/MND is expected to be released in Spring 2025, before the project is brought to the Planning Commission for a determination, likely in late Spring or Summer 2025. For more information on this project, please contact Elizabeth Blanton, Senior Planner, at [elizabeth.blanton@hayward-ca.gov](mailto:elizabeth.blanton@hayward-ca.gov).



### **New Speculative Warehouse Proposed at 25375 Clawiter Road**

In January 2024, the Planning Division received a Site Plan Review application from REDCO Development to demolish an existing office building and construct a new 98,432 square-foot speculative warehouse building. On November 14, 2025, the Planning Director approved the project. The applicant intends to submit demolition permits for the existing office building



soon. For more information, please contact Taylor Richard, Associate Planner, at [taylor.richard@hayward-ca.gov](mailto:taylor.richard@hayward-ca.gov).



## **Planning Division, Long-Range Planning**

### **Housing Element Update and Certification**

The City Council adopted the 2023-2031 Housing Element on February 5, 2023, and the State Department of Housing and Community Development certified the document as being in substantial compliance with State Law on July 27, 2023. As of January 2025, staff is currently working on implementation of various adopted Housing Element Programs, with the Council recently approving an Affordable Housing Overlay District in March 2024, and a comprehensive Zoning Ordinance update related to Supportive Housing and Shelters which Council approved in January 2025 (detailed below). For more information on the Housing Element, please visit the [Housing Element webpage](#) or contact Leigha Schmidt, Principal Planner, at [leigha.schmidt@hayward-ca.gov](mailto:leigha.schmidt@hayward-ca.gov).

### **Housing Element Implementation: Supportive Housing Zoning Amendments**

On February 7, 2023, the City Council adopted the Hayward 2023-2031 Housing Element composed of goals, policies, programs, and actions to help Hayward meet its housing needs. This project aims to fulfill several Housing Element actions to remain in compliance with state housing law and expand supportive housing options for Hayward's unhoused and other vulnerable populations.

In May 2024, staff held five stakeholder meetings to gather input from local service providers, affordable housing developers, educational facilities and faith-based organizations. Further, staff from the City of Hayward Community Services, Housing, Maintenance Services, Fire, Police, Building, Water Pollution Source Control and Utilities departments also provided input at a series of internal meetings.

On June 25 and 27, 2024, staff presented recommendations at work session with the City Council and Planning Commission, respectively. Staff recommendations included general clean-up and developing regulations related to Single Residence Occupancy (SROS), Safe Parking, Group Homes and Shelters/Low Barrier Navigation Centers.

On October 10 and 15, 2024, the staff presented draft zoning amendments with Planning Commission and City Council, respectively. The draft regulations were also available for public review from September 24, 2024, through October 21, 2024.

On December 12, 2024, the Planning Commission voted 7-0 to recommend the City Council approve the proposed zoning amendments with modifications to require a Conditional Use Permit for safe parking, create a neighborhood accountability group to explore impacts related to supportive housing development, add a definition for homeless which includes housing insecurity and fix miscellaneous typographical errors. The zoning amendments were presented to Council on January 21, 2025, for final adoption. For more information, please contact Taylor Richard, Associate Planner at [taylor.richard@hayward-ca.gov](mailto:taylor.richard@hayward-ca.gov).

### **Climate Action Plan, Safety Element and Environmental Justice Element Adopted**

In July 2021, the City hired Rincon consultants to prepare updates to the City's Housing Element, Climate Action Plan, Safety Element and the development of an Environmental Justice Element for the *Hayward 2040 General Plan* because issues of housing, environmental justice, safety and hazard planning, and climate change are inextricably linked. These efforts were combined to provide a more comprehensive and holistic outreach effort. As part of the Housing Element update (noted above), significant community and public outreach efforts simultaneously covered safety, environmental justice, and climate action topics.

On January 30, 2024, the City Council adopted Resolutions 24-023 and 24-024 adopting the updated Climate Action Plan, Hazards Element and new Environmental Justice Element as amendments to the *Hayward 2040 General Plan*. Following several recent court decisions in early 2024, staff are working with an outside consultant to determine next steps for any additional updates to the Climate Action Plan and Reach Code, which will likely be considered in 2025. For more information, please contact Erik Pearson at [Erik.Pearson@hayward-ca.gov](mailto:Erik.Pearson@hayward-ca.gov) or for questions about the Hazards and Environmental Justice Elements, please contact Leigha Schmidt at [leigha.schmidt@hayward-ca.gov](mailto:leigha.schmidt@hayward-ca.gov).

### **Tree Preservation Ordinance Update**

The Planning Division continues to work with an outside consultant (Dudek) to update Airport Hazard Plan and the City's Tree Preservation Ordinance, which was last updated in the early 2000s. The main objective of the Tree Preservation Ordinance is to preserve significant existing trees throughout the City with a focus to make sure the proposed goals of the ordinance align with current climate action goals of the City, eliminate the ambiguity in the ordinance, provide additional flexibility to tree permit and replacement practices to benefit overall City environment. The project also includes the completion of a city-wide Tree Canopy Survey as creating supplemental information to address new tree planting and existing tree preservation within the Airport Safety Zones to proactively eliminate hazardous air traffic conditions at the Hayward Executive Airport.

Staff is reviewing a draft of the proposed ordinance updates and expects to finalize the draft and release for public review and comment in early February 2025. Staff are also planning to present the draft regulations to the Planning Commission in late February 2025, followed by a work session with the City Council in mid-March 2025. Following review and feedback from those work sessions, staff anticipate the final Ordinance will be completed in late Spring 2025, with adoption hearings scheduled for late May or early June 2025. A dedicated project website for the [Tree Preservation](#) update has been developed, which includes a community survey and will provide regular status updates, including upcoming dates for various public

meetings and work sessions. For more information, please contact Peter Jensen, Landscape Architect, at [peter.jensen@hayward-ca.gov](mailto:peter.jensen@hayward-ca.gov).

### **Universal Design Ordinance Update**

In early Spring 2024, Planning staff kicked off an internal stakeholder meeting with staff from the Housing and Building Divisions to explore creating a new Universal Design Ordinance for the City, which is highlighted as a priority in the recently certified Housing Element and listed as a program for implementation in the *Hayward 2040 General Plan*.

In September 2024, the Housing Policy and Resource Committee held a work session to provide feedback and guidance on several policies proposed as part of the draft Ordinance. The Committee expressed support for Universal Design requirements for new single-family homes and supported a visitability requirement that supports zero-step entries, doorways with significant clear passage and a bathroom located on the main floor accessible by those in wheelchairs. Staff are currently meeting with external stakeholders to receive feedback on the proposed regulatory framework and expect the draft Ordinance to be released for public review and comment in February 2025 with final Ordinance adoption in Spring 2025. For more information, please contact Jeremy Lochirco, Planning Manager, at [jeremy.lochirco@hayward-ca.gov](mailto:jeremy.lochirco@hayward-ca.gov).

### **Alameda County ADU Resource Center**

The Alameda County ADU Resource Center provides free tools that make it easier to build ADUs in our community. Developed in partnership with Alameda County Housing and Community Development and Hello Housing, the ADU Resource Center supports homeowners who are considering building an ADU– from inspiration and design to permitting, construction and move-in. Some of the resources and tools are described below but everything can be found [here](#).

- An [Interactive Online Tool](#) that outlines each step of the process, early considerations, and special circumstances.
- An [ADU Calculator](#) that can give residents an estimate of their total development costs in Hayward, monthly expenses and monthly rents based on construct type, number of bedroom and number of bathrooms.
- A large collection of sample [Floor Plans](#).
- [Stories](#) from successful ADU projects including one in Hayward.
- A [Can I Build an ADU Tool](#) to find out where ADUs can be built.
- [Exercise Worksheets](#) will help residents with everything from identifying goals to drafting a lease.

For more information about this effort, please contact Taylor Richard, Associate Planner at [taylor.richard@hayward-ca.gov](mailto:taylor.richard@hayward-ca.gov).

### **Business-Friendly Hayward**

In November 2024, the Planning and Economic Development Divisions kicked off the Business-Friendly Hayward project, which aims to implement Strategic Roadmap Project E6 and several implementation programs from the Downtown Specific Plan by implementing code revisions and process changes that streamline permitting processes for desirable

businesses and activate vacant and underutilized properties Downtown. To support staff's efforts, the City will be bringing on a planning consultant from the City's on-call list and an economic development subconsultant. The consultant team will assist in analyzing the City's existing codes and practices, reviewing best practices in nearby and comparable communities, conducting a commercial analysis that identifies community preferences and impediments to business attraction and startup, preparing outreach materials, and revising the Municipal Code. Once the consultant team is brought on board in early 2025, staff anticipate the project will take approx. one year to complete. For more information, please contact Elizabeth Blanton, Senior Planner at [elizabeth.blanton@hayward-ca.gov](mailto:elizabeth.blanton@hayward-ca.gov) or Sachiko Riddle, Assistant Planner at [sachiko.riddle@hayward-ca.gov](mailto:sachiko.riddle@hayward-ca.gov).

# **Building Division Updates**

## **January 2025**

## **Permit Status Updates**

### **Pimental Place - 2264 Second St.**

Construction has progressed rapidly on the podium and the final finishes are being constructed on the interior units and common areas. The street level is concrete construction while the residential units above are wood framed. The exterior of the structure has been completed pending roof top equipment and life and safety final approvals. The interior details provide clear lines and amenities, such as higher ceilings and bright colors. There are visual alarms and illuminated exit signage for the residents, the corridors are equipped with fire extinguishers and clear access to exit stairs and egress lighting. This is a great addition to the downtown landscape and a prominent addition to upper C Street. The project site will provide onsite parking in the rear and access to residents. For more info, please contact Romeo Herrera, Interim Chief Building Official at [Romeo.Herrera@hayward-ca.gov](mailto:Romeo.Herrera@hayward-ca.gov)



### **Somi Tract (Parcel Group 2)**

The entire project has a combined total of 189 units. The housing unit breakdown is as follows: Building A has 45 units, building B has 21 units and 123 townhouses. Townhome buildings 1-5 are occupied and have residents and building 10-13 have been issued the Certificate of Occupancy, Building B is finishing the exterior stucco work with final exterior deck installations starting. Due to the construction of the apartment building with the low-income units, the builder is pushing for a rapid construction schedule. Driving onsite, construction is fenced off from the public with all construction work taking place beyond the gates and secure areas of the site. For more information, please contact Romeo Herrera, Interim Chief Building Official at [Romeo.Herrera@hayward-ca.gov](mailto:Romeo.Herrera@hayward-ca.gov)





### **CCH Hayward –at 22500 Grand Ave**

The proposed building will contain 80 (100% affordable residential apartments) for low-income seniors. The building will be 4 stories of wood-framed construction apartments will be built above a single-story concrete podium that will contain resident-serving common areas including building management and maintenance offices, lobby and mail area, multi-purpose room, and laundry room. There will also be an enclosed parking garage for 23 vehicles including a van accessible parking stall. 79 apartments will be 1-bedroom units, 1 apartment will be a 2-bedroom unit for the on-site building manager. (Address updated from 603 A Street) For more information, please contact Romeo Herrera, Interim Chief Building Official at [Romeo.Herrera@hayward-ca.gov](mailto:Romeo.Herrera@hayward-ca.gov).



### **The Stack Center - 28200 Russ Road**

The Stack Center Project is the Rehabilitation of Matt Jimenez Community Center – Community Improvement Project 2019. The facility is a 35,000 sq ft. multi-service community center. This scope of work includes legal abatement of hazardous materials, removal of site structures, demolition of portions of the existing building, construction of new interior tenant improvements, replacement of existing window systems and new windows and doors as noted, new exterior improvements, and structural, mechanical, electrical, plumbing and fire life safety system improvements, and associated site work. For more information, please contact Romeo Herrera, Chief Building Official at [Romeo.Herrera@hayward-ca.gov](mailto:Romeo.Herrera@hayward-ca.gov).



#### **Development Services Department**

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### **La Playa Place - 24705 Calaroga Ave**

The project La Playa Place is a residential development consisting of 47 two-story single-family homes, located on the former Burlington Coat Factory site. The total site area encompasses 5.4 acres. The homes are designed with a two-car garage and range in size from 1,549 to 2,019 square feet. The project is being developed by D.R. Horton, with construction slated for completion by August 2025. The development is expected to provide a mix of housing options that align with the surrounding community's needs.



### **La Vista Residential / Parcel Group 3 - 720 Tennyson Rd**

Eden Housing and The Pacific Companies (TPC) have proposed a mixed-use development on Parcel Group 3 in the Hayward hills, near Mission Boulevard and Tennyson Road. The project includes 176 affordable apartments and a 36,000 square foot school for up to 384 students, serving preschool through 6th grade. The development will feature two 5-story buildings: one solely for residential units and the other incorporating an early education center on the ground floor. The apartments will be available to households earning between 30%-80% of Area Median Income (AM), with a mix of studios, 1-bedroom, 2-bedroom, and 3-bedroom units. Two units will be reserved for live-in property managers.

Located near the future La Vista Park, the project will include pedestrian connections to the park, contributing to the City's vision of improved access to open space. The development has been designed with collaboration between the developers and City staff, with entitlements applications currently under review.



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### **Hayward Retail Center – 26231 Mission Blvd and Harder Rd.**

The Retail Center is 21,944 sq ft interior Tenant Improvement build out for 9 available retail spaces, anchored by Sprouts Farmer's Market, In-N-Out, and Raising Canes. Construction began at the beginning of 2024 with Ross Stores, an interior tenant improvement project to an existing vacant space. Scope includes new partitions, ceilings, finishes, lighting, power distribution, accessible restrooms and distribution ductwork from existing HVAC units. In-N-Out Burger Restaurant is 3,887 square feet of new Construction with a 1,073 sq. ft. drive thru canopy. For more information, please contact Romeo Herrera, Interim Chief Building Official at [Romeo.Herrera@hayward-ca.gov](mailto:Romeo.Herrera@hayward-ca.gov).



# **Code Enforcement Division Updates**

## **January 2025**

The Hayward Code Enforcement Division is committed to preserving and enhancing the quality of life within the community by ensuring compliance with local and state regulations. Tasked with enforcing minimum housing standards for occupied dwellings pursuant to state housing law, the Division plays a vital role in safeguarding residents' health, safety, and well-being.

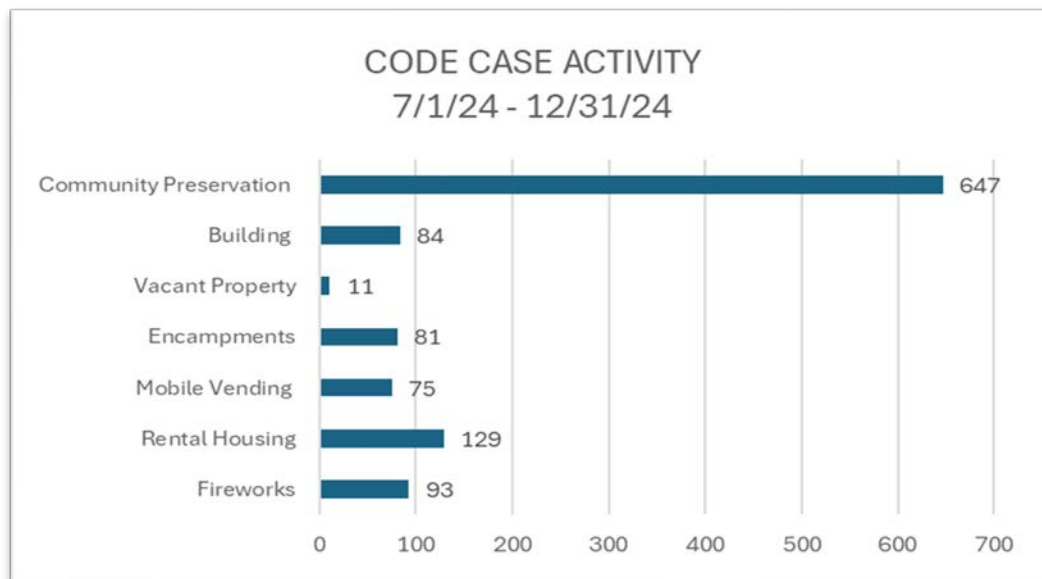
In addition to housing compliance, the Division oversees a variety of community safety and preservation programs, including the management of private property graffiti abatement, monitoring and improving conditions of vacant properties, enforcing regulations on fireworks and street vendor activity, and providing code enforcement support for the City's Building, Planning, and Public Works departments.

Through proactive and reactive inspections, community engagement, and responsive enforcement, the Hayward Code Enforcement Division strives to maintain clean, safe, and livable neighborhoods that reflect the city's commitment to community preservation and growth. The following information provided is meant to informative overview of activities associated with the division over the last six months.

### **Community Complaints and Code Case Activity**

During the reporting period, the City of Hayward's Code Enforcement Division actively addressed a wide range of community concerns. Key focus areas included building code compliance, vacant properties, encampments, mobile vending, substandard rental housing, and illegal fireworks.

Proactive enforcement efforts contributed to noticeable increases in cases related to mobile vending, vacant properties, and illegal fireworks, reflecting the Division's commitment to addressing emerging issues and maintaining community standards. Substandard rental housing cases remained a priority, ensuring safe and habitable conditions for tenants. This summary underscores the Division's dedication to safeguarding public safety, improving neighborhood quality, and fostering compliance across the community

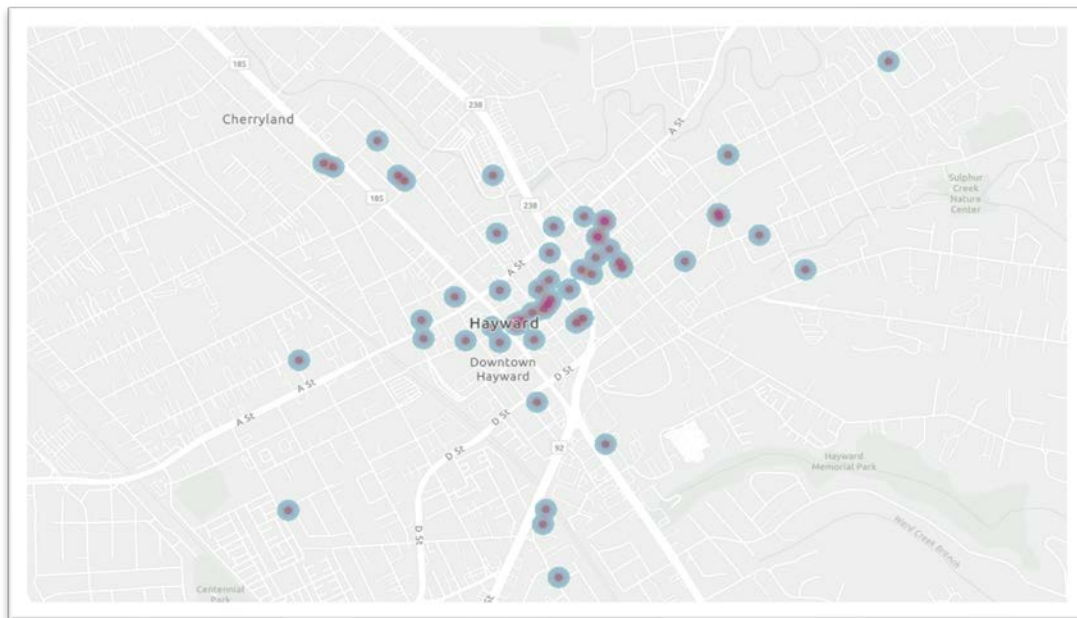


### Key Observations:

- Increase in Unpermitted Mobile Vending Cases: The uptick to 75 cases highlights the Division's proactive approach in addressing unpermitted activities, particularly in high-traffic commercial and residential areas.
- Spike in Illegal Fireworks Cases: The 93 cases reported mark a proactive stance to curtail illegal fireworks usage, particularly around peak periods.
- Spike in Gang and Other illicit Graffiti: Gang and racial Graffiti accounted for 106 of the 647 Community Preservation violations identified in the City between July and December of 2024, indicating a major spike in activity particularly in the downtown area along B St. Additional activity was observed between A and C Streets south of 2<sup>nd</sup> Street. Due to safety concerns graffiti of this nature is summarily abated by the division as soon as contractor services are available.

The Division's proactive enforcement strategies have contributed significantly to identifying and addressing community concerns. These efforts demonstrate a commitment to maintaining safety, compliance, and quality of life for Hayward residents.

### **GANG GRAFFITI ACTIVITY MAP JULY 2024 – DECEMBER 2024**



### **Rental Housing Program**

The City of Hayward's Code Enforcement Division continues to prioritize tenant safety and the enforcement of minimum housing standards as outlined in California Health and Safety Code Section 17920.3. The Rental Inspection Program is a vital component of these efforts, ensuring rental properties meet basic health and safety requirements.

Between July 1, 2024, and December 31, 2024, the Division's Rental Team responded to 130 calls for service related to substandard housing conditions, leading to the inspection of 181 rental units. These inspections uncovered a range of issues, with some units requiring significant corrective actions to address unsafe living conditions.

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For instance, at 1277 Russell Way, inspectors identified substandard conditions deemed unsafe for occupancy. This case required additional legal action and necessitated additional actions in partnership with the City's Housing Division to ensure tenant safety.

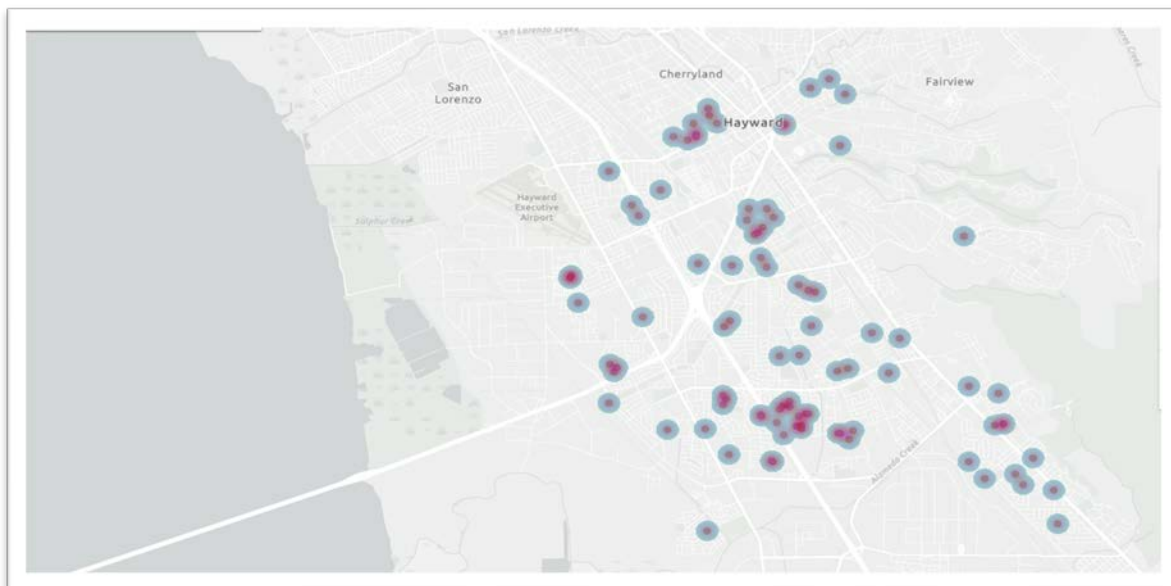
The Rental Inspection Program remains a critical tool for protecting tenant rights, preserving housing quality, and ensuring compliance with state housing standards. By addressing substandard conditions promptly, the Division supports community health and safety while fostering equitable living conditions for all residents.

### **Fireworks Joint Enforcement Program**

The Code Enforcement Division, in collaboration with Police, Fire, and the Street Maintenance Division, conducted joint operations to address illegal fireworks during the annual enforcement operation on July 4th, 2024. Here are the highlights:

- **Teams and Locations:**
  - Five teams worked diligently to identify 93 locations where illegal fireworks were being used of which 54 were confirmed through evidence processing.
  - These joint efforts allowed us to pinpoint violations across the city.
- **Citations and Impact:**
  - As a result of our operation, the Division issued 54 citations.
  - The combined value of these citations amounts to \$81,000.
  - Our goal is to promote safety and discourage illegal fireworks use.
- **Ongoing Vigilance:**
  - While the operation successfully addressed violations on July 4th, we remain vigilant and are working with other jurisdictions on the potential benefits of using newer monitoring technology, such as drone use.
  - Hot spots in neighborhoods like Russ Park, Orchard Ave., and Smalley Ave. continue to be monitored.

### **FIREWORKS ACTIVITY MAP JULY 2024**



## **Sidewalk Vending Enforcement**

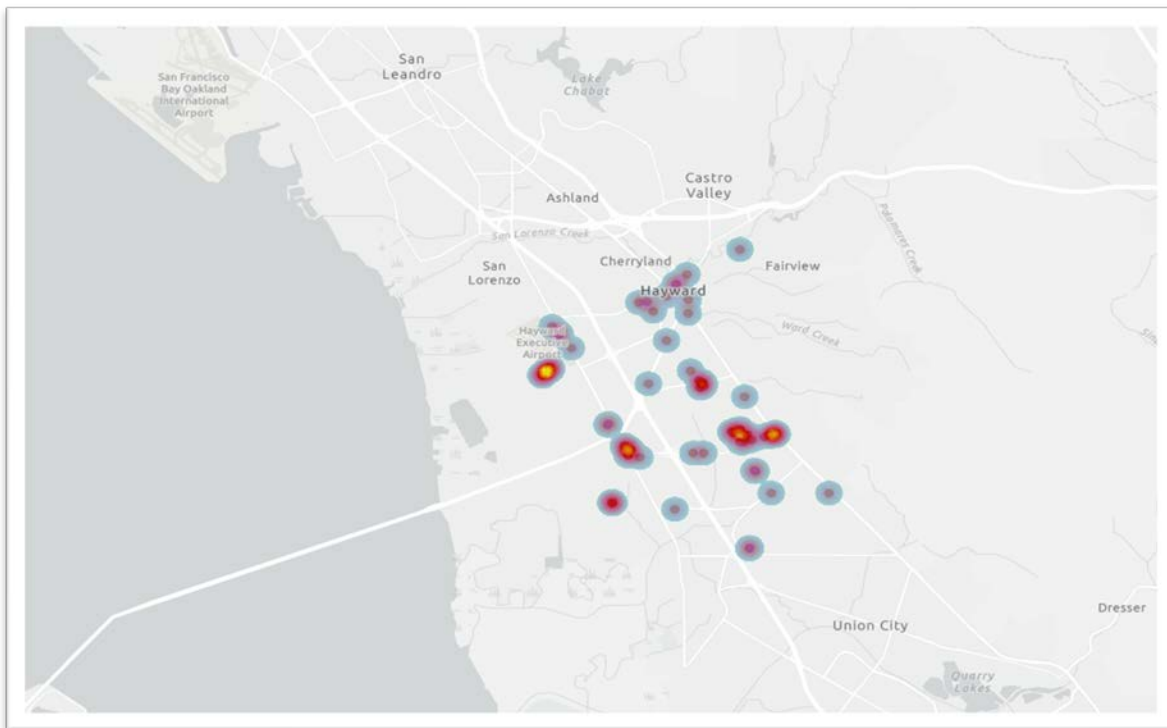
The Code Enforcement Division recently completed updates to the Sidewalk Vending Ordinance (Chapter 6, Article 16), which originally took effect on November 17, 2023. This ordinance serves as the City's primary framework for legalizing mobile street vending and aligns with Senate Bill (SB) 946, also known as the Safe Sidewalk Vending Act.

The updates, adopted by the Council at the end of the 23/24 fiscal year, center on providing enhanced tools to ensure compliance with the adopted provisions of the ordinance, as well as proving regulatory staff with abilities to abate conditions due to ongoing non-compliance or the presence of unsafe conditions or food.

Since July 1<sup>st</sup> 2024, the Code Enforcement Division has responded to 75 unpermitted mobile vendors in a predominantly proactive fashion with 8 responses being attributed to calls for service/complaints from the public between July 1, 2024 and December 31<sup>st</sup> 2024. Increased enforcement efforts associated with sidewalk vending have resulted in the confiscation of 285 lbs. perishable food items.

As noted in the Hotspot Map below, while activity is spread throughout the city, Code Enforcement continues to observe most of the unpermitted activity takes place in the areas of Tennyson Avenue and Leydig Ct. as well as near the intersection of Tennyson Ave. and Hesperian Blvd. parking area.

### **SIDEWALK VENDOR ACTIVITY MAP AS OF DECEMBER 2024**





# **Housing Division Updates**

## **January 2025**

**Development Services Department**

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## **Housing Stabilization Programs**

The Housing Division is responsible for housing stabilization programs including the Residential Rent Stabilization Ordinance (RRSO), Mobile Home Space Rent Stabilization Ordinance (MRSO), Tenant Relocation Assistance Ordinance (TRAO), Emergency Relocation Assistance Program, funding legal resources for tenants facing eviction, foreclosure prevention program and increasing access to homeownership opportunities.

The RRSO and the MRSO provide limitations on rent/space rent increase, just cause and retaliation protections. In conformance with these Ordinances, the Housing Division provides a rent dispute resolution process to resolve rent increase disputes. During CY 2024, the Housing Division received 30 petitions regarding the RRSO. 12 of these petitions were resolved during mediation; 2 petitions were withdrawn; 1 petition was rejected; 1 petition resulted in case dismissals; 7 petitions were resolved during arbitration; and 7 petitions are currently active. The Division received 1 petition regarding the MRSO, which was rejected.

Under the TRAO and corresponding Emergency Relocation Assistance Program, the City provides relocation assistance to tenants displaced because of a Notice to Vacate issued by the City if the landlord fails to pay the required relocation assistance or in the event of a natural disaster such as a fire. Since 2022, the Housing Division assisted 77 tenants and provided over \$271,673 in relocation assistance to help recover from housing loss. In cases where the City pays relocation assistance related to a Notice to Vacate, landlords are required to provide reimbursement to the City for such assistance. Relocation assistance paid due to natural disasters (e.g., fires) do not require the landlord to provide the City with reimbursements for relocation assistance as they are not liable under the TRAO. In December 2024, the City Council approved an amended version of the TRAO to streamline and clarify requirements for relocation assistance.

Following the conclusion of the County Eviction Moratorium, the City entered a contract with Centro Legal de la Raza to provide legal services for tenants facing eviction. Eviction filings following the end of the eviction moratorium were 4 times as many as pre-pandemic filings. During FY 2024, Centro Legal achieved its quarterly goal of providing free consultations to low-income Hayward Households on tenancy- and eviction-related issues. Most of these tenants identified as people of color and Hispanic, and a majority of tenants identified as female. Furthermore, 42% of tenants served identified as living with a disability, and 70% of tenants were extremely low income. Beginning with FY 2025, Centro Legal partnered with subcontractors to provide free consultations to low-income Hayward households on tenancy- and eviction-related issues.

In response to the COVID-19 pandemic and to address concerns that low-income property owners may be at risk of foreclosure, the City allocated an amount not to exceed \$1,319,598 to a foreclosure prevention program administered by Housing and Economics Rights Advocates (HERA). The original amount allocated included \$240,000 for small, deferred loans to eligible homeowners but discussions with HERA indicated there was no interest from program participants for subordinate financing so the amount allocated was amended to \$1,079,598 to only provide legal advocacy and education services through the program. Since the program inception in December 2021, HERA has held 14 educational workshops about foreclosure mitigation and other homeownership topics that have been attended by

424 participants, provided 28 households with general legal advice and assisted 42 households with in-depth legal counseling for more complex cases. This program serves the target population with 43% of households served identified as acutely low income, 35% as extremely or very low income, and 22% as low income. 51% of homeowners served identified as a person of color or Hispanic and 28% served identified as White. Additionally, 53% of homeowners identified as having seniors in the household and 32% identified as having a household member with a disability.

### **Affordable Housing Development**

The Housing Division enforces the City's Affordable Housing Ordinance (AHO), which aims to produce affordable housing in two primary ways. First, it encourages mixed-income housing development, and second, it generates revenue that the City can use to subsidize affordable housing development projects. Within these mixed-income developments, the affordable units are commonly referred to as inclusionary housing units.

The AHO requires that, at minimum, inclusionary rental units be deed-restricted in perpetuity to eligible very low- and low-income households. Inclusionary ownership units are similarly restricted for eligible low- and moderate-income households. In contrast, subsidized housing receives government subsidies and typically restricts 100% of the units as affordable providing units for acutely low-income households to low-income households.

Currently, there are 258 affordable units in the development pipeline that have received land use approvals or are under construction. Recently, the City has added 313 affordable units to Hayward's housing stock in recent years. Among the units in the pipeline and recently completed, the City supported eight affordable housing developments, providing over \$32 million in funding or land to help produce 586 affordable rental and ownership units. These units target a range of income levels from acutely low- to moderate income households. Of those projects, three were funded through the City's most recent Notice of Funding Availability and have achieved significant milestones. The Depot Community Apartments have successfully occupied 125 rental units; Mission Paradise completed construction in 2024 and is nearing 100% occupancy; and Pimentel Place is nearing the completion of construction and has begun the leasing process.

Furthermore, in recent years the City has seen an increase in the number of affordable ownership units in its housing portfolio. Between October 2021 and December 2024, three projects (SoHay, Mission Crossings and La Playa) have sold a total of 47 deed-restricted inclusionary units. Of the units sold in these projects, 84% of buyers identified as a person of color and 40% of purchasers lived and/or worked in Hayward at the time of purchase. Currently, SoMi and Moreau/Fusion by The True Life Companies are qualifying purchasers for an additional 26 BMR units, increasing the City's BMR portfolio to 151 total units. Additionally in May 2024, the Hayward Housing Authority transferred land and provided \$800,000 in development subsidy to Habitat for Humanity to build Sequoia Grove (123 A Street) which will provide 10 affordable ownership housing units to low-income households. Lastly, the City has entered into Affordable Housing Agreements with a few developers of smaller projects which will provide an additional four BMR units once constructed. These for-sale units are deed-restricted to ensure long-term affordability and provide a pathway to homeownership for moderate-income households or below upon initial sale and resale.