

**PLANNING COMMISSION MEETING
THURSDAY, FEBRUARY 13, 2020**

PRESENTATIONS

STAFF PRESENTATION

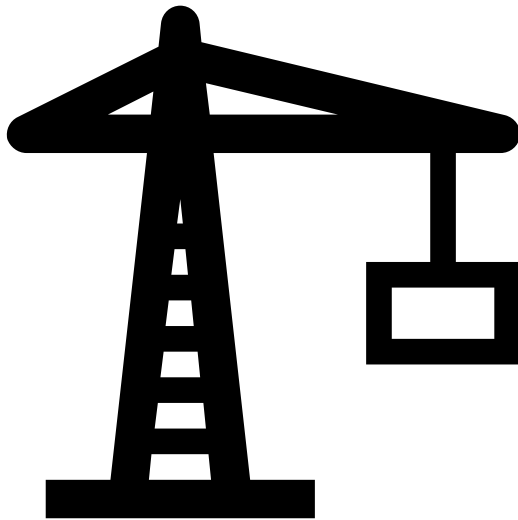
ITEM #1 WORK SESSION WS 20-004

**Review and Comment on Proposed
Workplan to Incentivize Housing
Production in the City of Hayward**

Proposed Workplan to Incentivize Housing Production

Jennifer Ott, Deputy City Manager and Christina Morales, Housing Division Manager
February 13, 2020

Purpose of Presentation

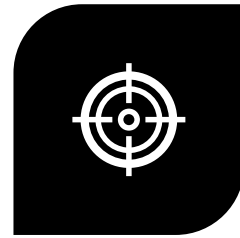


- Review and receive comments from Planning Commission on proposed policies and programs to incentivize the production of both market rate and affordable housing; and
- Discuss approach to implementation of the workplan, including:
 - Approval of the workplan as a starting point.
 - Components of the plan to be discussed further with community members and brought to Council, and Planning Commission, when appropriate, for further discussion.

Presentation
Focus



BACKGROUND



OBJECTIVES



**REVIEW HOUSING
PRODUCTION
STRATEGIES**



**DISCUSS
PROPOSED
WORKPLAN**

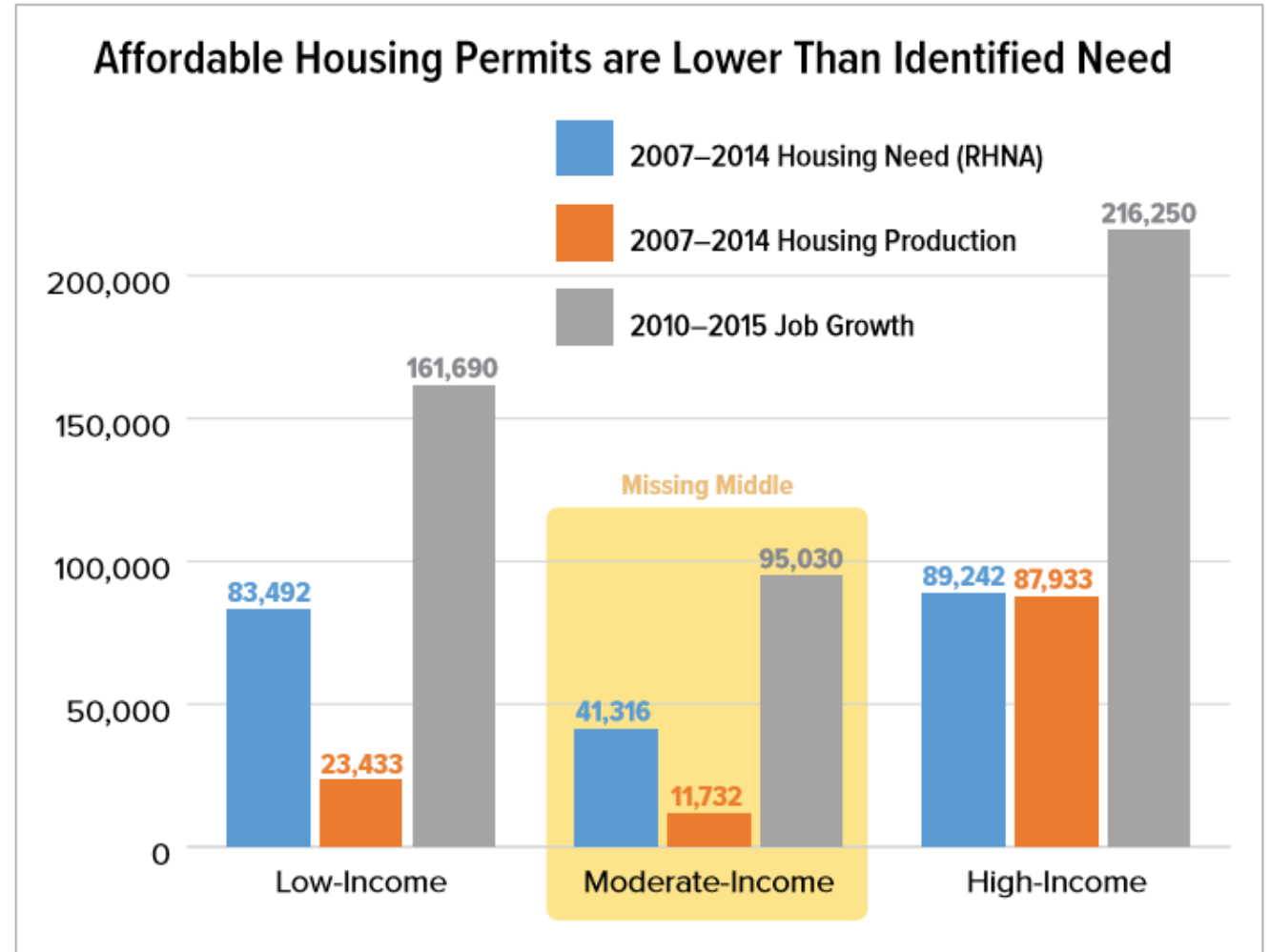


Background

Background

- Housing production in the Bay Area has not kept pace with housing demand.
- Council directed staff to identify ways to incentivize housing development to address concerns about housing affordability.

Bay Area Housing Production Versus Job Growth



Source: Casa Compact

Background

Plan Discussions

Discussed proposed workplan on

- Sept. 5, 2019-Homeless Housing Task Force
- Dec. 9, 2019 2019-Homeless Housing Task Force
- Jan. 14, 2020-Council Work Session

Background

Stakeholder Participation

Participation Events

1. Review of proposed workplan with affordable and market rate developers
2. Individual interviews with market rate developers
3. Stakeholder forum with small group discussions
4. Convening of infill developers

Background

Stakeholder
Participation

Major Themes from Participants

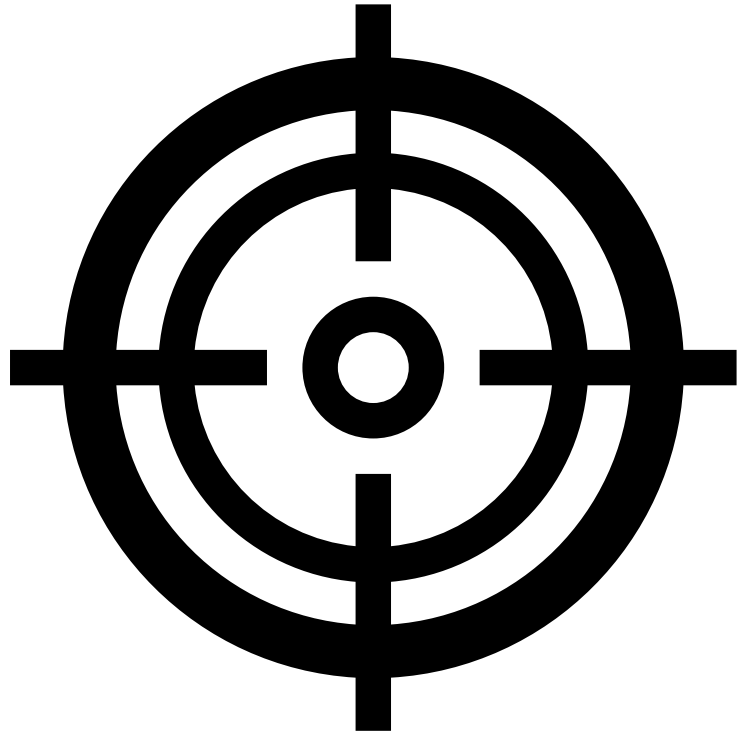
1. More flexibility
2. Upfront certainty
3. Partnership mentality
4. Expedite approval processes
5. Reasonable ground floor commercial space requirements

Background

Changes to State Legislation

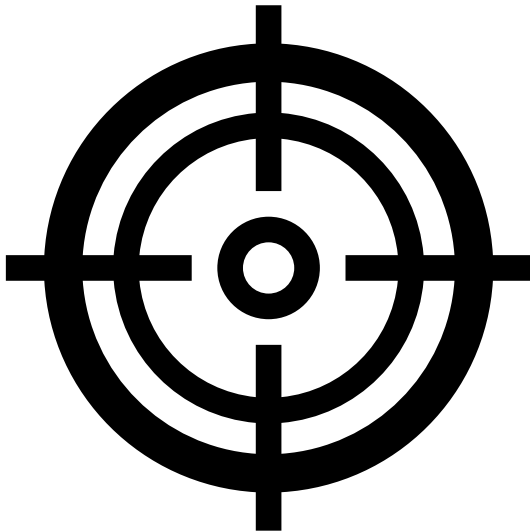
Effective January 1, 2020

- Streamlining legislation
- Accessory dwelling units (ADU) legislation that limits local control
- Housing approval legislation
 - By right low barrier navigation centers
 - Super density bonus
 - Supportive housing streamlining
- Surplus Lands Legislation
- Transparency requirements regarding developer impact fees



Objectives

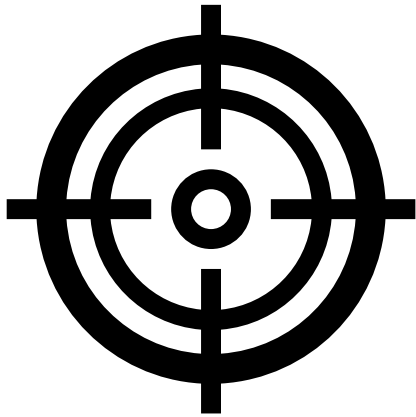
Objectives



- Incentivize the production of both market rate and affordable housing
- Implement measures to meet Regional Housing Need Assessment (RHNA) goals included in the Housing Element.
- Establish “pro-housing” policies to ensure Hayward remains competitive for State Housing Funds.
- Improve housing affordability

Objectives

2015 -2023 RHNA Goal Progress



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%	147	17%	180	21%	367	43%	484	57%
Low	480	19	4%	209	43%	54	11%	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

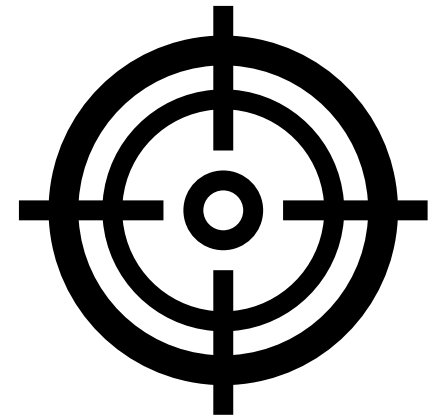
To be counted toward the RHNA goals, a unit must be permitted.

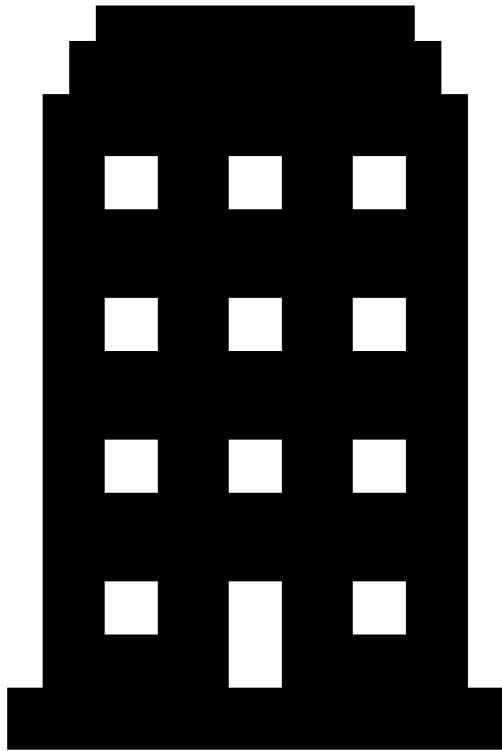
Objectives

Pro-Housing Local Policies

State defined pro-housing local policies:

- Establishing local housing trust fund
- Reducing parking requirements
- Using by right approval
- Reduction of permit processing time
- Reduction of development impact fees
- Establishment of Workforce Housing Opportunity Zone or housing sustainability district



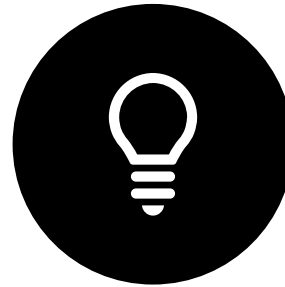


Housing Production Strategies

Identification of Strategies



Proposed and enacted state legislation



Policies from other jurisdictions



Regional planning efforts



Industry professionals

Housing Production Incentives Categories

Zoning and Housing Approvals

Accessory Dwelling Units (ADU) Approvals

Impact Fees and Transparency

Funding Resources

Public Land Disposition

Streamlining Approval Process

- In progress/Addressed
- Highly Recommended
- Recommended
- Not Recommended





Incentivizing Housing Production

Zoning and Housing Approvals

Topic	Type of Housing	RHNA Compliance Household Targeting
Density Bonus <ul style="list-style-type: none"> Conform to state law Increase Incentives for mixed income projects 	Mixed-Income, Affordable, Ownership, Rental	All income levels, seniors, college students, foster youth, disabled veterans, unsheltered
Upzoning <ul style="list-style-type: none"> All residential zoning districts All single-family zoning districts Only those single-family zoning districts inconsistent with the general plan 	Market Rate , Mixed-Income, Affordable, Ownership, Rental	All Income levels
Expand locations for emergency shelters	Homeless shelters	No RHNA contribution. Extremely low-income, very-low income and unsheltered

Incentivizing Housing Production

Zoning and Housing Approvals

	In progress/Addressed
	Highly Recommended
	Recommended
	Not Recommended

Topic	Type of Housing	RHNA Compliance Household Targeting
Evaluate City's Affordable Housing Ordinance (AHO)	Mixed-Income, Affordable, Ownership, Rental	All Income levels
Prepare Housing Element for next cycle	Market Rate , Mixed-Income, Affordable, Ownership, Rental	All Income levels
Modify Parking Requirements	Market Rate , Mixed-Income, Affordable, Ownership, Rental	All Income levels

- In progress/Addressed
- Highly Recommended
- Recommended
- Not Recommended

Incentivizing Housing Production

Accessory Dwelling Units (ADU)

Topic	Type of Housing	RHNA Compliance Household Targeting
Reduce time to issue ADU Permits	SFR Additions Market Rate	RHNA-Moderate Income Low income and moderate income by design
Update City's ADU Ordinance to conform with state law	Additions to SFR and Multifamily Residential Market Rate	RHNA-Moderate Income Low income and moderate income by design
Evaluate the possibility of providing pre-approved plan sets to facilitate the development of ADUs	Additions to SFR, Market Rate	RHNA-Moderate Income Low income and moderate income by design

- In progress/Addressed
- Highly Recommended
- Recommended
- Not Recommended

Incentivizing Housing Production

Fees and Transparency

Topic	Type of Housing	RHNA Compliance Household Targeting
Improve fee transparency	Market Rate , Mixed-Income, Affordable, Ownership, Rental	All Income levels
Exempt, reduce or defer city development impact fees for affordable housing units	Mixed-Income, Affordable, Ownership, Rental	All Income levels
Exempt or reduce ADUs from development impact fees consistent with state law	Additions to SFR and Multifamily Residential Market Rate	RHNA-Moderate Income Low income and moderate income by design
Allow deferral of utility impact fees for affordable housing units and ADUs until service connection	Mixed-Income, Affordable, Ownership, Rental	All Income levels

Incentivizing Housing Production

Reduction of Development Impact Fees

Expand current exemption

- 100% Affordable
- Affordability levels up to 120% AMI
- Non-profit developer

Reduce fee for on-site affordable units

- Must meet minimum requirements for on-site units per Affordable Housing Ordinance (AHO)
- 50% reduction of park fees for on-site affordable unit
- 50% reduction of transportation fee for on-site affordable units for projects located ½ mile of BART or major-high frequency transit.

Establish Impact fee loan program for affordable units

- Project must have City Regulatory Agreement

Exempt/Reduce Impact Fees for ADUs consistent with state law

- Units 750 square feet-Exempt
- Units greater than 750 square- Reduce fee to proportional amount of primary residence.

- In progress/Addressed
- Highly Recommended
- Recommended
- Not Recommended

Incentivizing Housing Production

Funding

Topic	Type of Housing	RHNA Compliance Household Targeting
Pilot a new moderate-income affordable housing financing model	Affordable, Rental	Moderate-Income
Pursue state housing funding opportunities	Affordable, Rental, Ownership	Very low, low, and moderate-income
Allocation of Affordable Housing Trust Funds	Affordable, Rental, Ownership, Transitional Housing, Downpayment Assistance (TBD)	Very low, low, and moderate-income

- In progress/Addressed
- Highly Recommended
- Recommended
- Not Recommended

Incentivizing Housing Production

Public Lands

Topic	Type of Housing	RHNA Compliance Household Targeting
Prioritize on-site affordable housing for residential projects developed on city-owned land	Mixed-Income, Affordable, Ownership, Rental	All Income levels
Convert underused and tax defaulted properties to permanent affordable housing in partnership with nonprofit affordable housing developers	Mixed-Income, Affordable, Ownership, Rental	No RHNA contribution without amendment to Housing Element. Helps fulfil goals.
Create a zoning exemption for affordable housing on surplus land in residential zones regardless of density maximums	Affordable, Rental, Ownership	All Income levels

- In progress/Addressed
- Highly Recommended
- Recommended
- Not Recommended

Incentivizing Housing Production

Streamlining

Topic	Type of Housing	RHNA Compliance Household Targeting
Streamlined approval for affordable housing projects meeting specific criteria consistent with SB 35	Affordable, Ownership, Rental	Very low, low, and moderate-income
Review approval process to address inefficiencies with the goal of reducing overall approval time	Market Rate , Mixed-Income, Affordable, Ownership, Rental	All income levels
Provide "Package of Incentives" for housing projects providing affordable housing	Market Rate , Mixed-Income, Affordable, Ownership, Rental	All income levels
Educational work session regarding project feasibility, residual land value and implication of demands beyond established requirements	Market Rate , Mixed-Income, Affordable, Ownership, Rental	All income levels

Incentivizing Housing Production

Illustrative Package of Incentives

Package A

On-site affordable housing meeting AHO requirements

- Density bonus increases and concessions consistent with current state law.
- Park fee reduction for affordable units
- Loan program for impact fees for affordable rental units

Package B

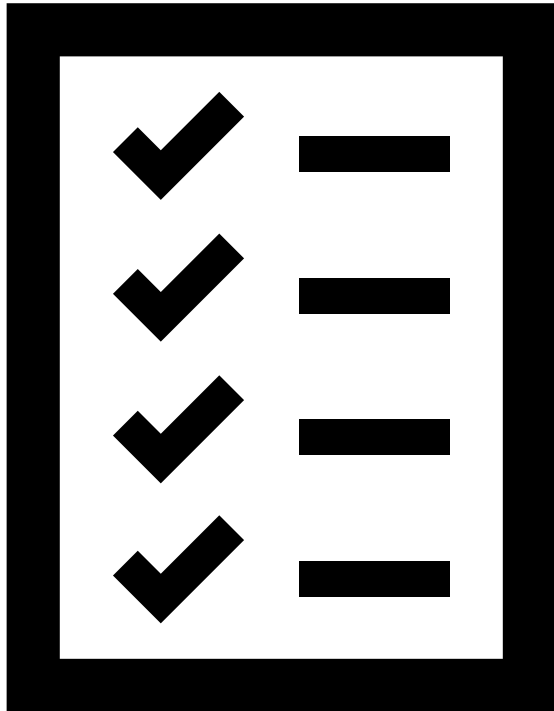
On-site affordable housing greater than minimum requirements (tbd)

- Density bonus increase above 35%, if exceeds states affordability levels
- More concessions
- Park fee reduction for affordable units
- Loan program for impact fees for affordable rental units

Package C

100% Affordable

- Density bonus increase above 35%
- More concessions
- Park fee exemption or reduction
- Loan program for impact fees



Workplan

Workplan

Short-term (In progress)

Topic	Policies	Type	State Priority “pro-housing”
Streamlining	Streamline approval of affordable housing projects meeting specific criteria established in SB 35	Administrative	Reduction of processing time
Streamlining	Review approval process to address inefficiencies	Administrative	Reduction of processing time
Public Lands	Prioritize on-site affordable housing for residential projects developed on City-owned land	Administrative	Meet RHNA Goals
Fees/ Transparency	Improve transparency	Administrative	N/A
Streamlining	Hold informational City Council work session to discuss project feasibility, residual land value and implication of demands beyond established requirements	Work Session	

Workplan

Short-term (1-2 years)

Topic	Policies	Type	State Priority “pro-housing”
Fees/ Transparency	Deferral of utility impact fees	Administrative	Reduction of impact fees
Fees/ Transparency	Exempt, reduce, defer and provide loans for impact fees on affordable units	Work Session Legislative	Reduction of impact fees
Fees/ Transparency	Exempt and Reduce impact fees for ADUs as required by state Law	Work Session Legislative	Reduction of impact fees
Zoning/Housing Approvals	Conform ADU ordinance with state Law	Legislative	Use of right approval
Funding	Moderate-income affordable housing finance model	Legislative	Meet RHNA Goals
Funding	Pursue state housing and planning funding opportunities	Legislative	N/A

Workplan Mid-term (2-3 years)

Topic	Policies	Type	State Priority “pro-housing”
Zoning/Housing Approvals	Conform Hayward Density Bonus with state law and explore Density bonus greater than 35%	Outreach Work Session Legislative	Meet RHNA Goals
Zoning/Housing Approvals	Allow emergency shelter sites in more areas within the City	Outreach Work Session Legislative	Use of right approval
Public Lands	Program to convert tax defaulted properties to affordable housing	Administrative Legislative	Meet RHNA Goals
Streamlining	Package of Incentives	Administrative	Reduction of processing time
Funding	Allocation of Affordable Housing Trust Funds	Work Session	Local Housing Trust Fund
ADU Approvals	Evaluate the possibility of providing pre-approved plan sets to facilitate the development of ADUs	Administrative	Reduction of Processing time

Workplan Long-term (3+ years)

Topic	Policies	Type	State Priority “pro-housing”
Zoning/Housing Approvals	Upzone Residential Land Use Categories and Expand Single-Family Residential Land Use Categories to Allow Up to Four Units	Outreach Work Session Legislative	Use of right approval
Zoning/Housing Approvals	Prepare the City’s General Plan Housing Element for next cycle.	Outreach Work Session Legislative	Regulatory Compliance
Zoning/Housing Approvals	Evaluate City’s Affordable Housing Ordinance	Outreach Work Session Legislative	Meet RHNA Goals

Council
Workplan
Comments



ADUs

Impact on Neighborhoods
Add Income Restrictions



Affordable Housing
Ordinance

Accelerate Timeline to
Evaluate



Priority Populations

Fast-tracking application
process



Affordable Housing In-
lieu Fees

Use to pay other impact fees

Affordable Housing Ordinance

- Mitigate impacts of market rate development
- Increase production of affordable units:
 - On-site affordable units
 - Generating revenue to subsidize 100% affordable housing developments.
- Disbursement of affordable units throughout the City
- Contribute to attainment of housing element goals
- Supports housing objectives under state law

Affordable Housing Ordinance Recommendation

- Staff recommends maintaining current affordable housing ordinance and evaluate in year three
 - Changes to the requirements would impact project feasibility
 - Changes could create an impediment to development
 - Revisions to AHO are under tighter state scrutiny
 - Changes would require a new financial feasibility study
 - Maintaining consistency responds to developer's concerns about changing standards
 - Changing the ordinance will not help comply with RHNA goals

Affordable Housing Ordinance: RHNA Compliance and City Priorities

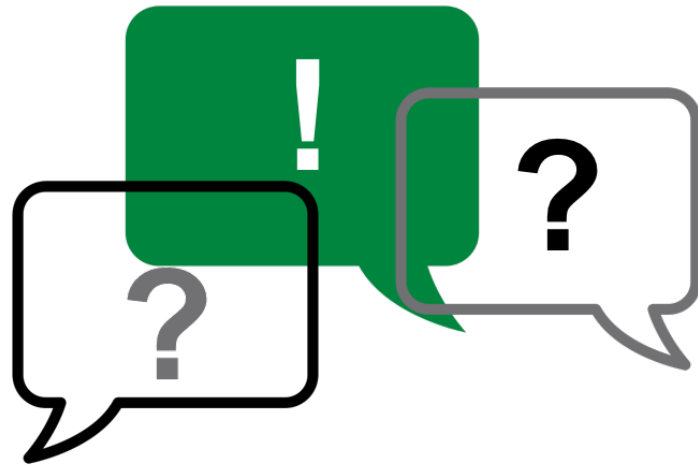
- Onsite Affordable Units Ideal for Larger, Denser Projects
 - To meet the RHNA goals, developers would need to build:
 - **28,366 units** to meet the very low- and low-income goals, and
 - **6,080** units to meet moderate income goal
 - Increasing the percent affordability % will decrease feasibility and slow production.
- Fee Revenue Leverages More Subsidy and Creates More Units
 - \$29 million in local funds supports \$131 million in total funds and 260 units
 - Builds a pipeline of affordable units and increases RHNA compliance at a faster rate. Subsidizing 100-unit 100% affordable housing project meets larger percentage of RHNA goal:
 - **12%** of very low-income goal
 - **21%** of low-income goal
 - **16%** of the moderate-income goal
 - City can set priorities for target populations to meet other Housing Element Goals and Council priority programs, such as homeownership programs
 - 10% of fee contributes to staff cost associated with the development and monitoring of affordable units.

Next Steps

- Return to Council on March 3, 2020 for Approval of the Workplan, including Comments from Planning Commission
 - Support indicates a desire to evaluate further (Not Approval).
 - Staff will evaluate further and conduct community stakeholder work.
 - Staff will return to Council with recommendations within the proposed time frames.

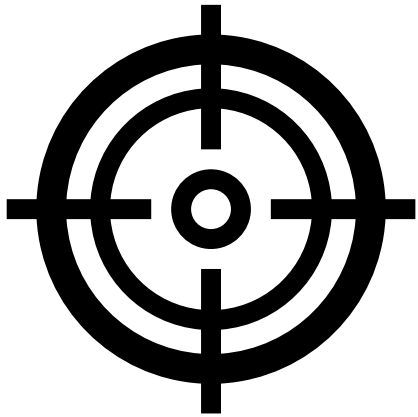
Staff Recommendation:

1. Respond to Commission Questions
2. Receive Planning Commission Comments



Objectives

Income Limits



Income Category	Household Size							
	1	2	3	4	5	6	7	8
Extremely Low 30% AMI*	\$26,050	\$29,750	\$33,450	\$37,150	\$40,150	\$43,100	\$46,100	\$49,050
Very low 50% AMI*	\$43,400	\$49,600	\$55,800	\$61,950	\$66,950	\$71,900	\$76,850	\$81,800
Low 80% AMI*	\$69,000	\$78,850	\$88,700	\$98,550	\$106,450	\$114,350	\$122,250	\$130,100
Median 100% AMI	\$78,200	\$89,350	\$100,550	\$111,700	\$120,650	\$129,550	\$138,500	\$147,450
Moderate 120% AMI	\$93,850	\$107,250	\$120,650	\$134,050	\$144,750	\$155,500	\$166,200	\$176,950

PRESENTATION

ITEM #2 WORK SESSION

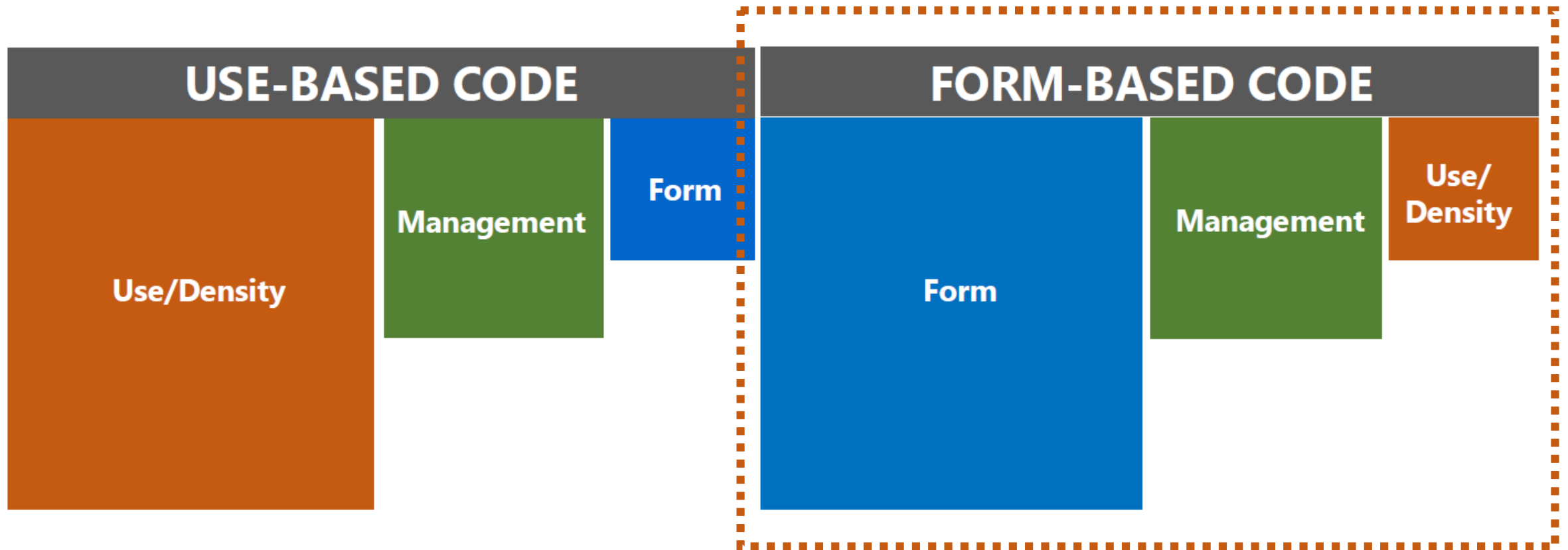
WS 20-005

**Mission Boulevard Code Regulations
Update Work Session**

Mission Boulevard Corridor Form Based Code Update Work Session

Planning Commission
February 13, 2020
Jeremy Lochirco, Principal Planner
Marcus Martinez, Associate Planner in association with Lisa Wise Consulting





What is a Form Based Code (FBC)?

- ✓ Intended to foster **predictable**, high quality-built environments;
- ✓ More design **standards**; less design guidelines;
- ✓ Emphasis on **physical form** and the public realm

PROJECT AREA

Mission Boulevard Corridor Form-Based Code

- Rose to "A" Street; then Jackson Street to Harder Road

South Hayward BART/Mission Boulevard Form-Based Code

- Harder Road to Garin Avenue



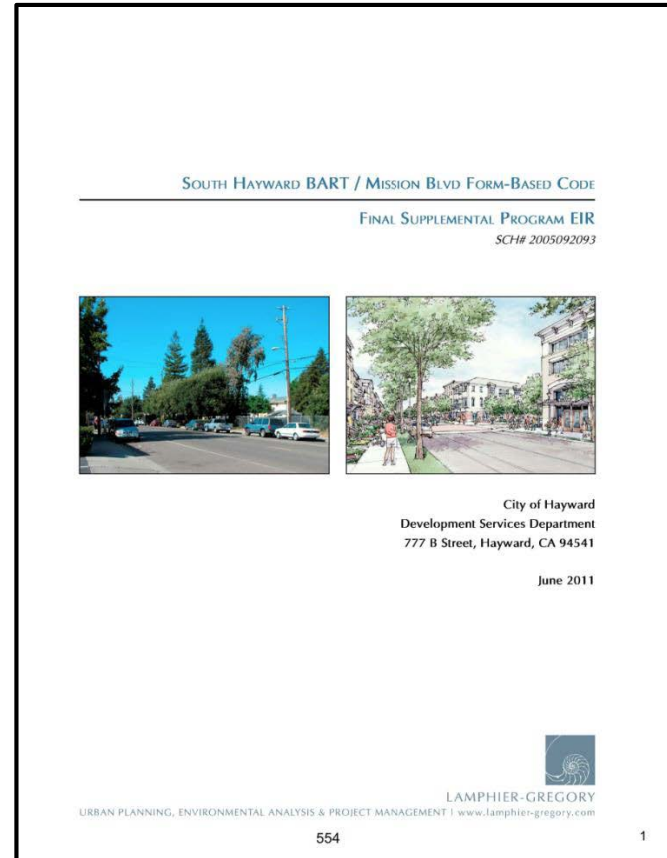


GOAL:

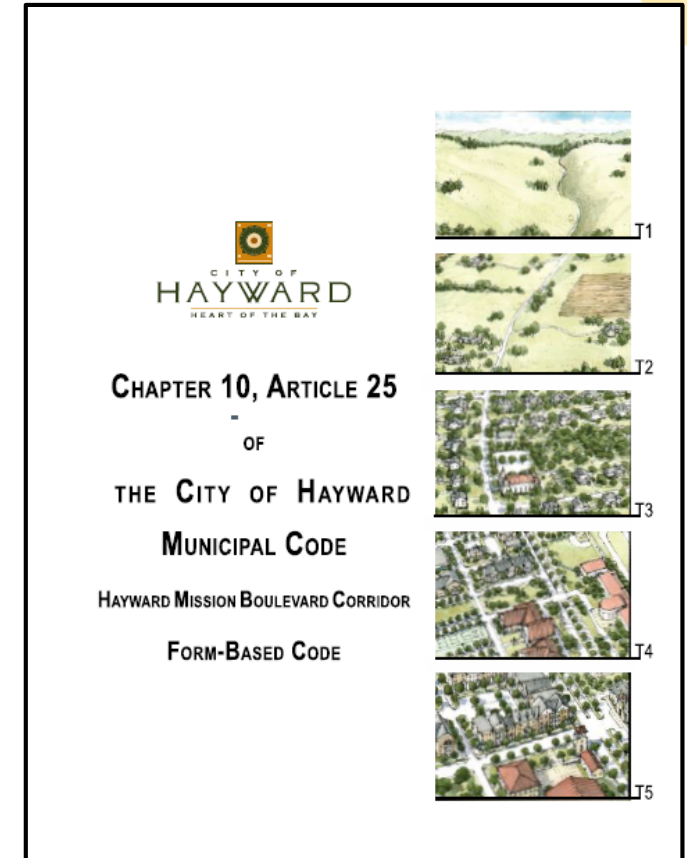
To implement the City's vision for the Mission Boulevard Corridor as an attractive mixed-use boulevard with a variety of commercial functions and residential densities that support walking and transit.

PROJECT OBJECTIVES

- Update the two Form Based Codes (FBCs) that regulate development and land uses along the Mission Boulevard Corridor
- Clean Up and Consolidate Documents for Consistency
- Clear Implementation
- Create More Objective Design Standards



South Hayward BART FBC
Adopted 2011



Mission Boulevard Corridor FBC
Adopted 2014

PROJECT HISTORY & TIMELINE

Form Based Code Adoptions

- South Hayward BART FBC Adopted 2011
- Mission Boulevard Corridor FBC Adopted 2014

Stakeholder Interviews

- December 2018
- Included public agencies, transit providers, neighborhood associations, developers & design professionals

City Council Work Session

- January 2019
- Obtained early feedback on FBCs

Planning Commission Work Session

- February 2019
- Obtained early feedback on FBCs

Public Review Draft

- Released February 2020
- Available online
- Shared with Stakeholders

Planning Commission Work Session #2

- Tonight
- Obtain feedback on Public Review Draft

STAKEHOLDER KEY ISSUES

- ✓ City staff interviewed industry professionals, developers, neighborhood associations, community stakeholders, etc.
- ✓ Six themes and topics of concerns emerged



Complexity



Development Standards



Parking Supply



Ground Floor Uses



Thoroughfares



Flexibility

PREVIOUS STUDY SESSION FEEDBACK

City Council

- Original goals of the FBC not being met today;
- FBC is complex to understand and implement; and
- Too many Planned Development (PD) Rezones that deviate from FBC standards

Planning Commission

- Recommended incorporating flexibility in land use to address vacant commercial spaces;
- Incorporate multi-modal and pedestrian friendly elements; and
- Encourage streamlining of Planning review for development activity

FORM BASED CODE PUBLIC REVIEW DRAFT

Significant Changes

- ✓ General Reorganization
- ✓ Refined Development Standards and Regulating Plan ("Map Amendments")
 - ✓ Thoroughfares
 - ✓ Land Uses
- ✓ Consistency with Adopted Plans and Ordinances

Available to View Online:

tiny.cc/haywardfbc *case sensitive*



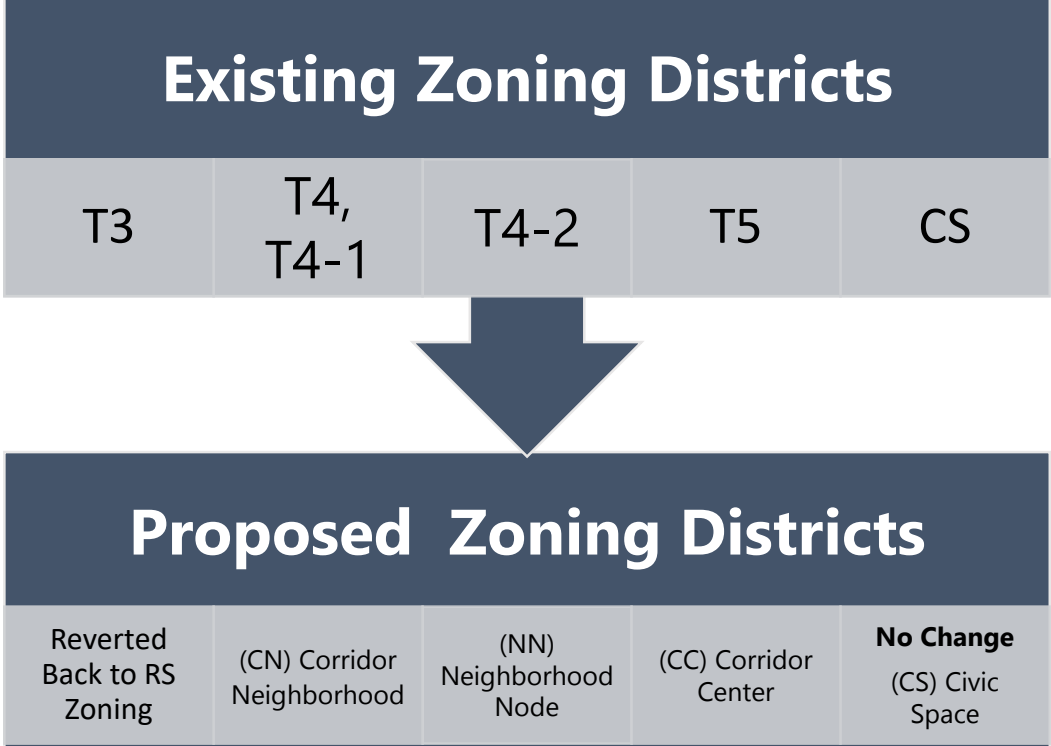
MISSION BOULEVARD CODE

City of Hayward, California
Public Hearing Draft | February 2020

SIGNIFICANT IMPROVEMENTS:

General Reorganization

- South Hayward BART and Mission Boulevard Corridor Codes consolidation;
- Restructured to be more user friendly
- Match layout, verbiage, and application of the adopted Downtown Specific Plan;
- Renamed zoning districts



SIGNIFICANT IMPROVEMENTS:

Refined Development Standards and Regulating Plan

Development Standards

- Removed parking maximums
- Removed overly restrictive architectural standards
- Replaced with design objectives for façade articulation
- New administrative processes for flexibility

Thoroughfares

- Removed prescriptive thoroughfare requirements (new streets)
- Replaced with pedestrian and bicycle connectivity requirements for large sites

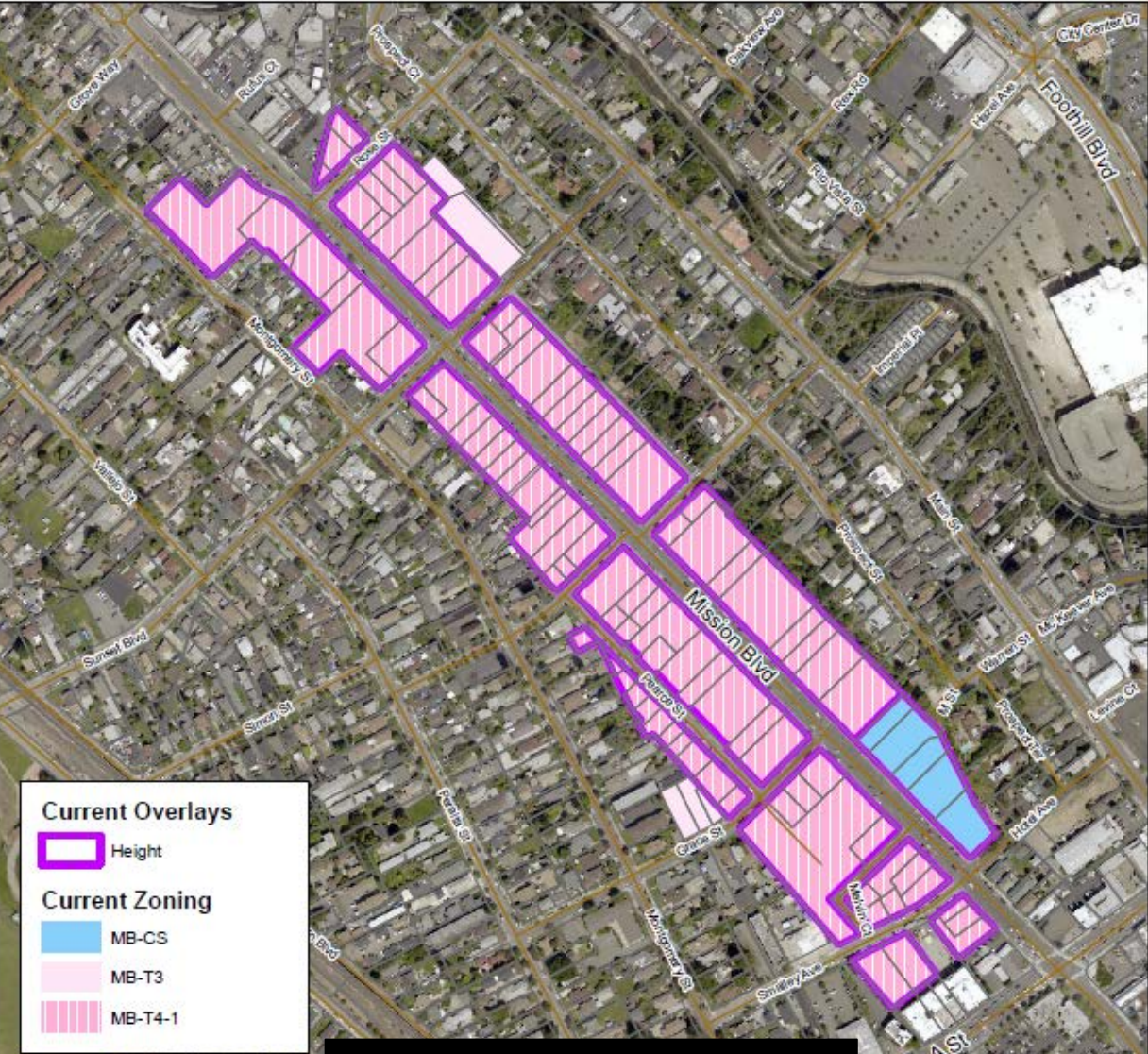
Land Uses

- Process established for temporary uses
- Flexibility for CS-zoned properties
- Allowed existing single-family homes as permitted uses
- More permitted uses

Zoning Map and Overlays

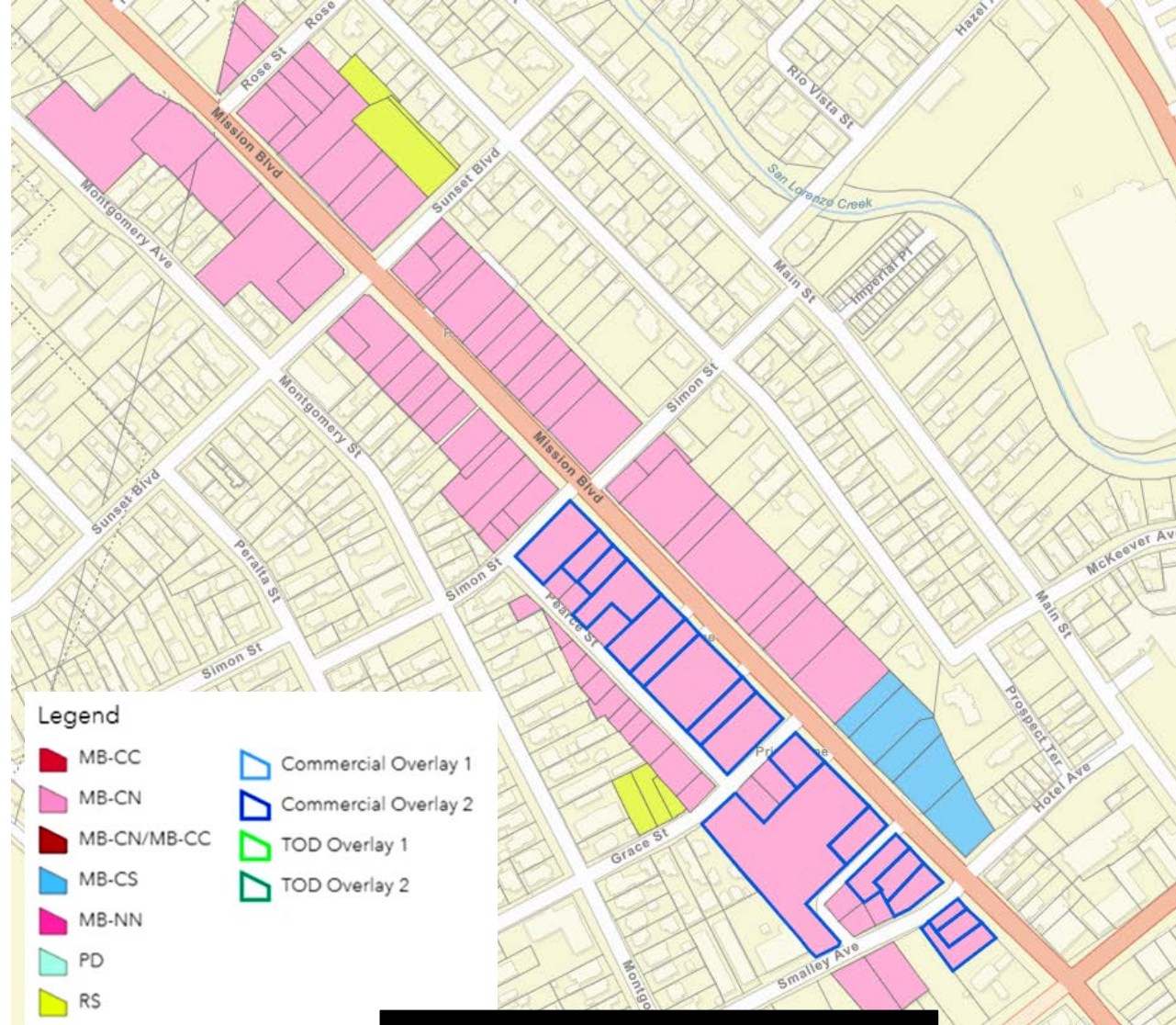
- Eliminated dual-zoned properties
- Expanded TOD Overlay #2 for properties adjacent to South Hayward BART; increased housing density
- Modified application of COMM Overlays

Map Amendments: Rose Street to "A" Street



- Current Overlays**
- Height
- Current Zoning**
- MB-CS
 - MB-T3
 - MB-T4-1

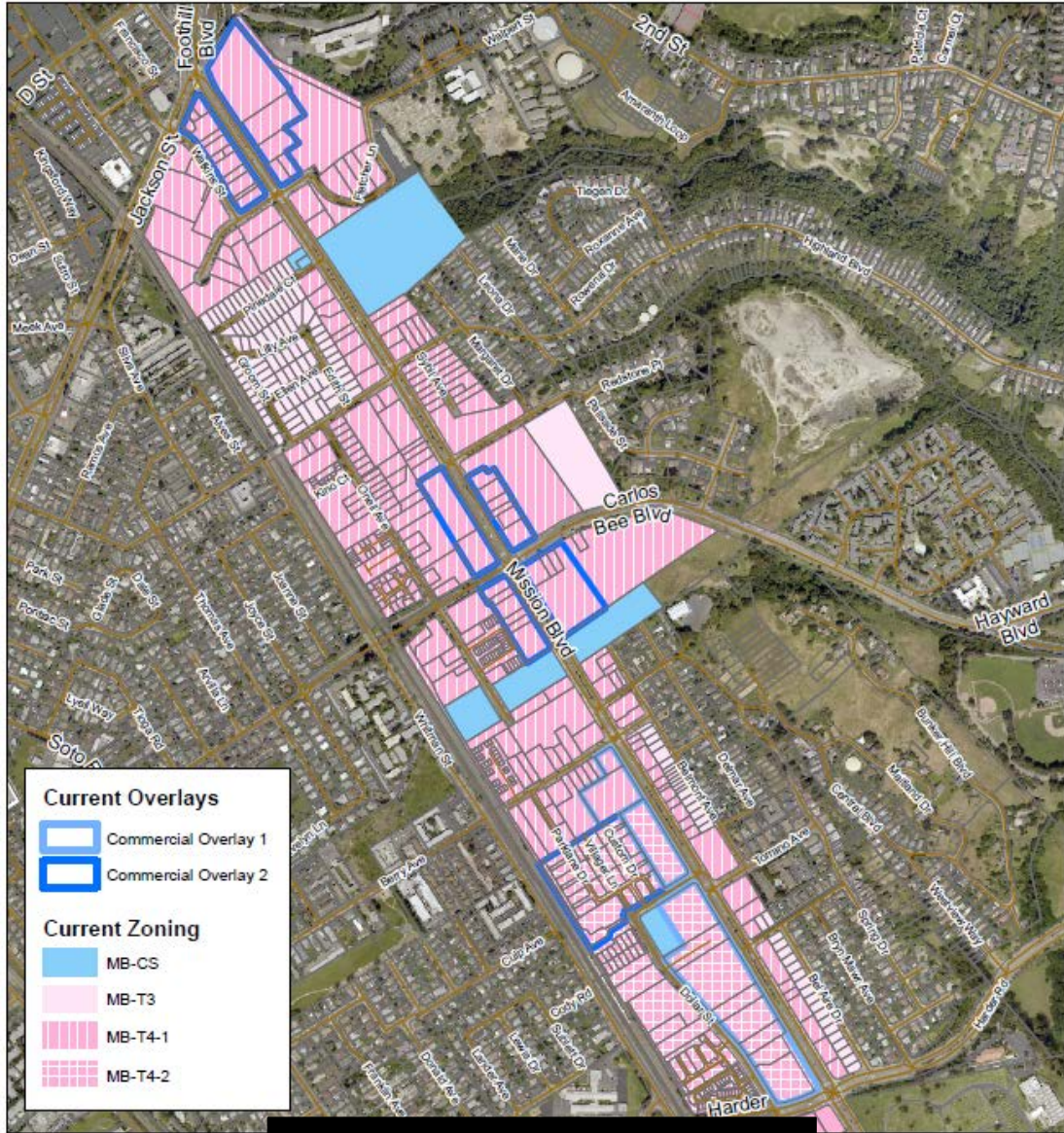
Existing Regulating Plan



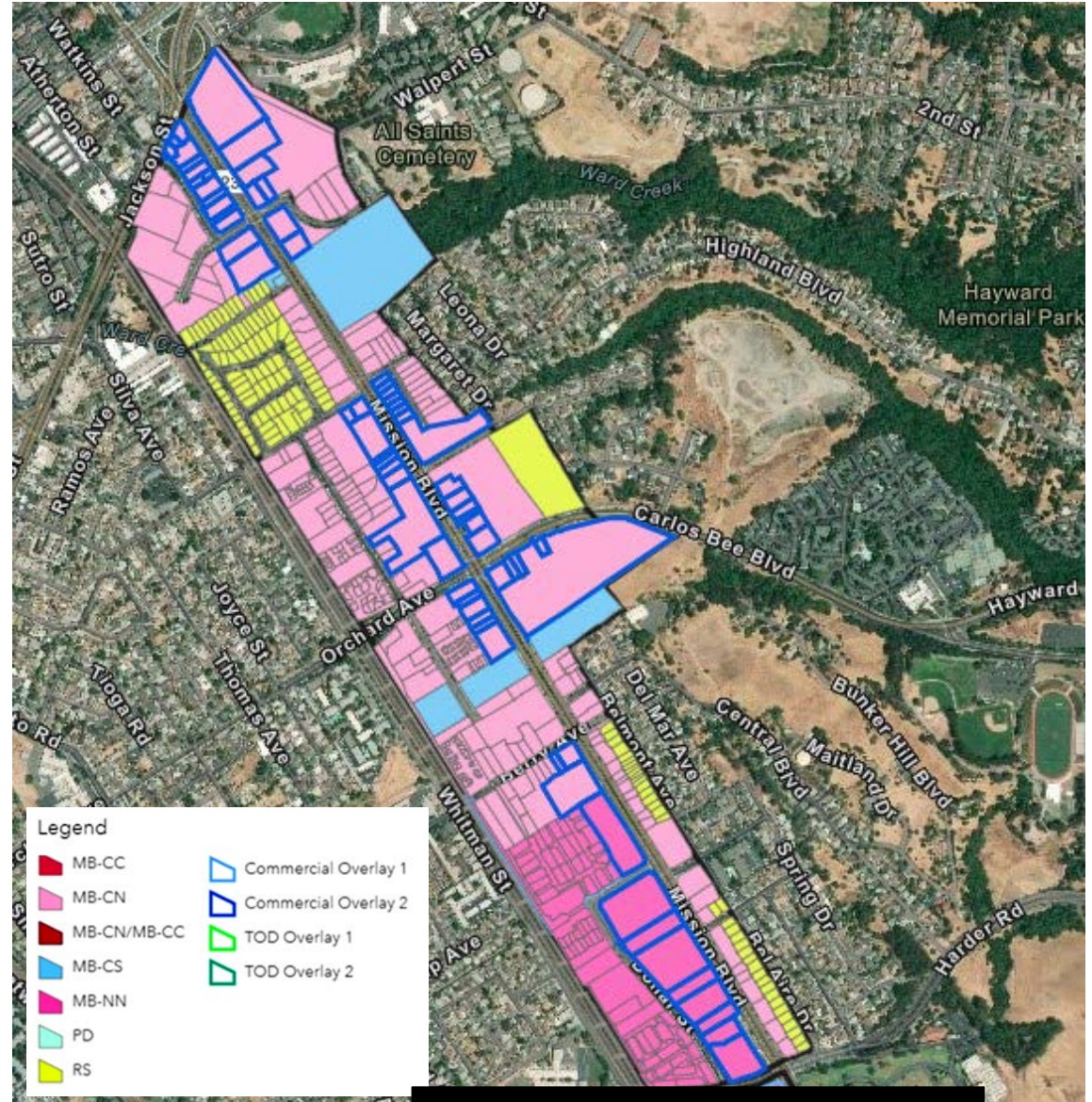
- Legend**
- MB-CC
 - MB-CN
 - MB-CN/MB-CC
 - MB-CS
 - MB-NN
 - PD
 - RS
 - Commercial Overlay 1
 - Commercial Overlay 2
 - TOD Overlay 1
 - TOD Overlay 2

Proposed Regulating Plan

Map Amendments: Jackson Street to Harder Road



Existing Regulating Plan

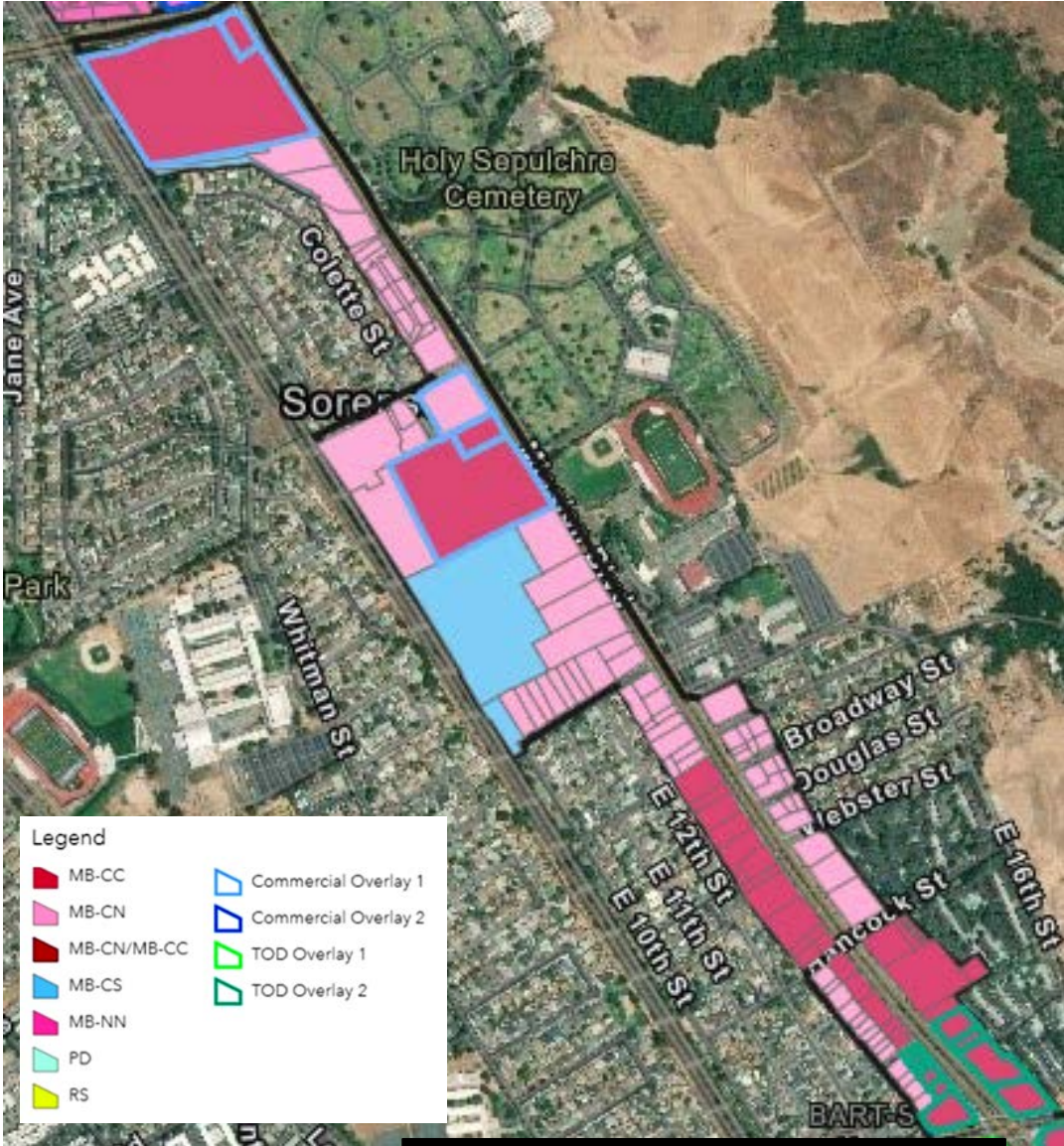


Proposed Regulating Plan

Map Amendments: Harder Road to Tennyson Road



Existing Regulating Plan

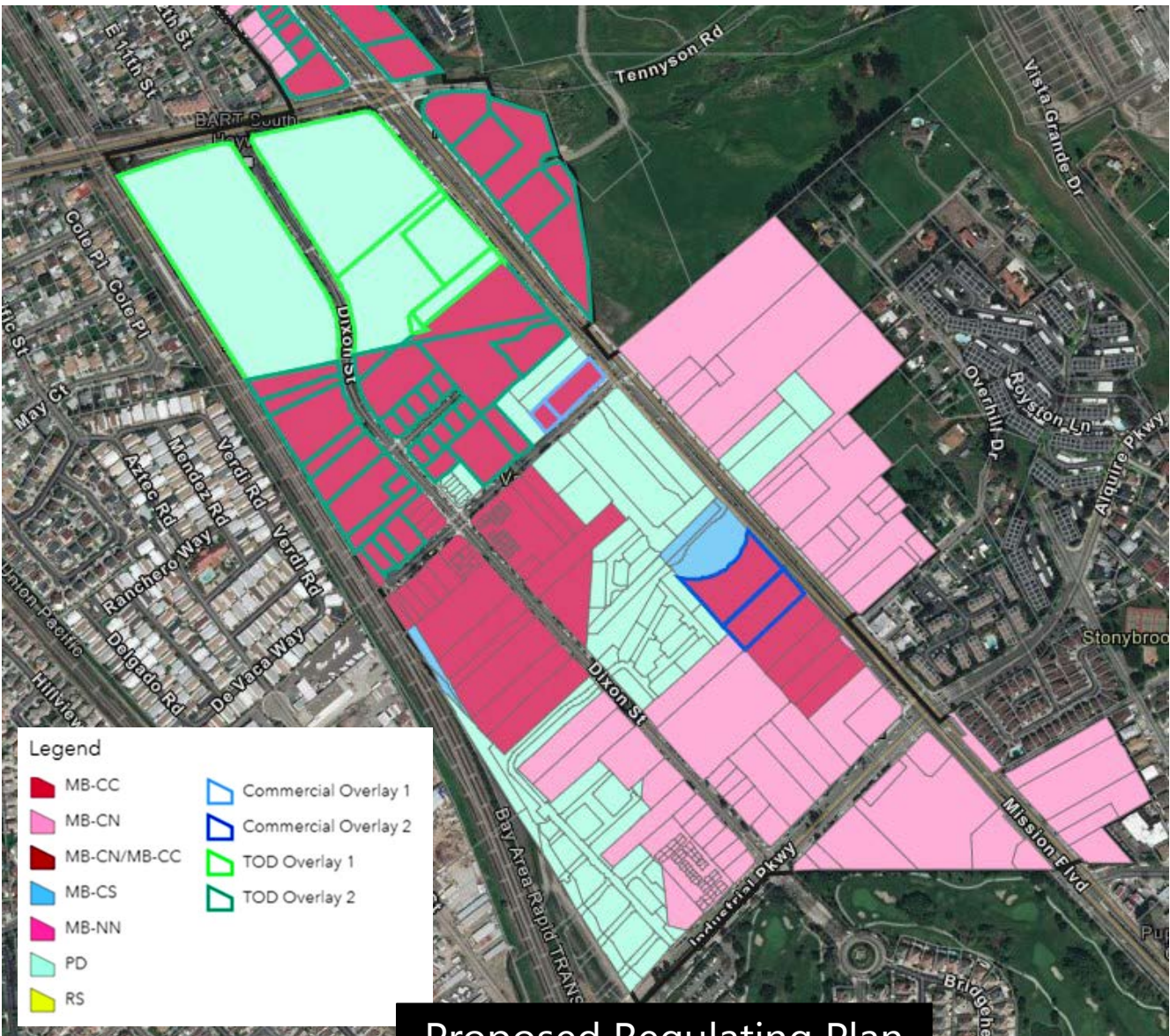


Proposed Regulating Plan

Map Amendments: Tennyson Road to Garin Avenue



Existing Regulating Plan



Proposed Regulating Plan

SIGNIFICANT IMPROVEMENTS:

Consistency with Adopted Plans and Ordinances

Modified Height and Density

- Allow for increased height and density in all zones subject to Major Site Plan Review (MSPR)
- Underdevelopment of site subject to MSPR

Removed Inconsistencies

- Removed requirements on solar, subdivisions, stormwater management superseded by State law
- Match definitions with Hayward Municipal Code

State Laws and Regional Goals

- Create objective standards
- Allow for more housing along major transit corridors and near transit stops
- Achieve Regional Housing Needs Allocation (RHNA) for affordable housing



CONSISTENCY WITH HAYWARD 2040 GENERAL PLAN

The FBC update will be consistent with the following goals and policies:

- ✓ **Land Use Policy 1.3 – Growth and Infill Development**
- ✓ Land Use Policy 1.5 – Transit Oriented Development
- ✓ **Land Use Policies 2.9 and 2.12 – South Hayward BART FBC and Mission Boulevard Mixed-Use Corridor**
- ✓ Housing Goal 2 – Assist in the Development of Affordable Housing
- ✓ Housing Policy 3.3 – Sustainable Housing Development
- ✓ Housing Policy 3.4 – Residential Uses Close to Services
- ✓ **Housing Policy 4.2 – Clear Development Standards and Approval Procedures**
- ✓ **Economic Development Goal 1 - Diversify the Economic Base**
- ✓ Economic Development Policy 5.5 – Quality Development



SCHEDULE & NEXT STEPS

Council Economic Development Committee

- Work Session – March 2, 2020

Environmental Review

- Compliance with CEQA

Planning Commission

- Public Hearing for Adoption – April/May 2020

City Council

- Public Hearing for Adoption – May/June 2020
- Becomes Effective following 2nd Reading





STAFF RECOMMENDATION

That the Commission provides feedback
to City staff on the Public Review Draft of the FBC



Questions or Comments?

Project Website:

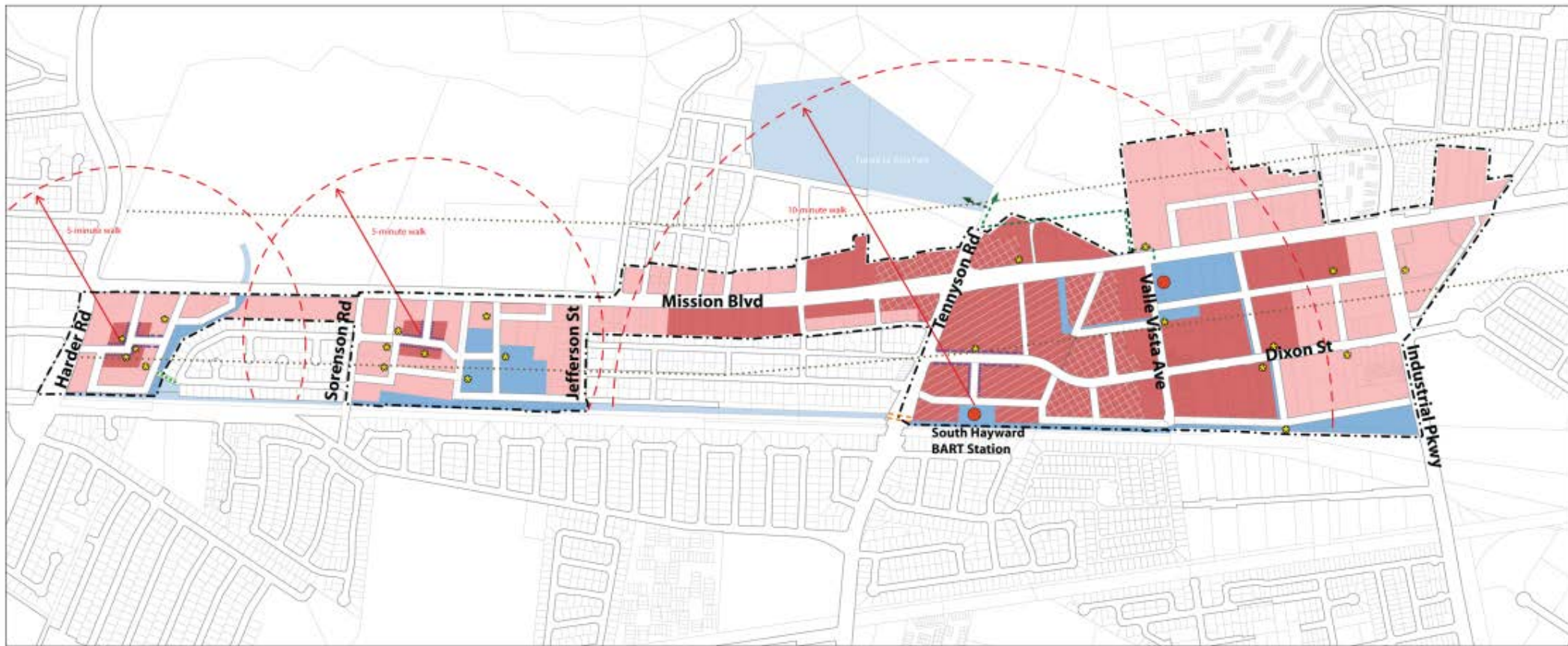
tiny.cc/haywardfbc *case sensitive*

Contact:

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Reference Slides



Legend

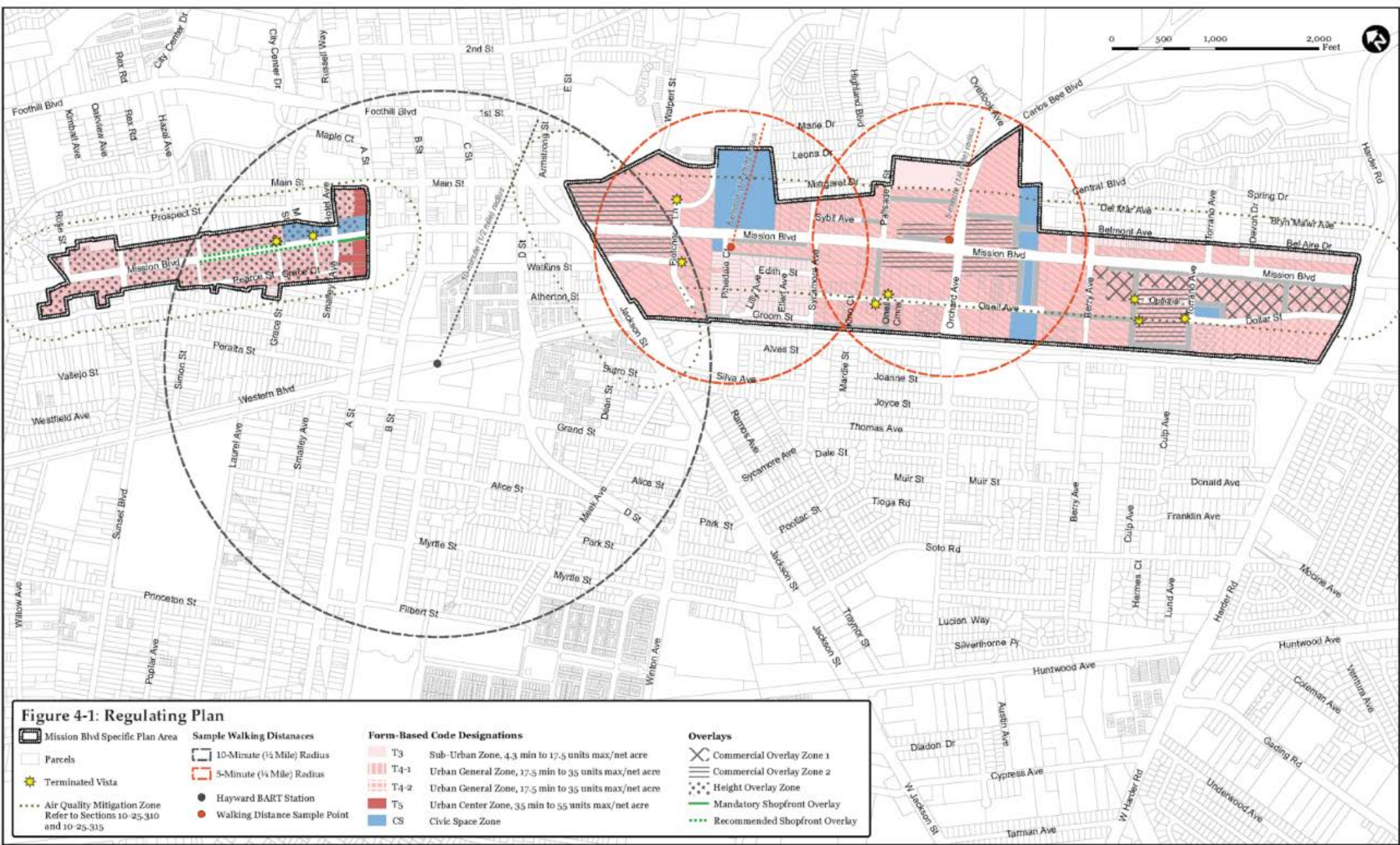
- Project Area
- Parcels
- Terminated Vistas
- Mandatory Shopfront Overlay
- Recommended Shopfront Overlay
- Green Pathway
- T4 Urban General Zone: 17.5 DU/acre min; 35 DU/acre max
- T5 Urban Center Zone: 35 DU/acre min; 55 DU/acre
- TOD Density Overlay 1: 75 DU/acre min; 100 DU/acre max
- TOD Density Overlay 2: 40 DU/acre min; 65 DU/acre max
- Civic Space Zone
- Civic Buildings
- Civic Spaces outside of the project area
- 238 Bypass Trail Location
- 5 Min/10 Min Walk (Pedestrian Shed)
- Future pedestrian/bicycle bridge
- Air Quality Mitigation Overlay Zone - Refer to Section 10-24.296



SeamCoast Version 9.2

**Existing South Hayward BART/Mission Boulevard
Form Based Code**

FIG 1-1



Existing Mission Boulevard Corridor Form Based Code



HOLIDAY INN EXPRESS
 Type: Commercial
 Status: Under Construction
 Developer: VNS Hotels, Inc.
 Address: 25640 Mission Blvd
 Units: 89 guest rooms

SUBARU
 Type: Commercial
 Status: Development Review
 Developer: Subaru One
 Address: 25000 Mission Blvd
 Retail: 55,000 sq. ft.



HONDA OF HAYWARD
 Type: Commercial
 Status: Approved
 Developer: Sonic Development, LLC
 Address: 25715 Mission Blvd
 Retail: 37,513 sq. ft.

LA VICTORIA TAQUERIA
 Type: Commercial
 Status: Approved
 Developer: La Victoria
 Address: 27915 Mission Blvd
 Retail: 3,200 sq. ft.



Terraces – 110 Units; 10,000 sqft. Commercial



SOHAY

Type: Mixed-use
Status: Under Construction
Developer: William Lyon Homes
Address: 29504 Dixon St
Units: 400 townhomes, 72 apartments
Retail: 20,000 sq. ft.



MOTION AT MISSION CROSSINGS

Type: Mixed-use
Status: Under Construction
Developer: KB Homes
Address: 26601 Mission Blvd
Units: 35 townhomes, 39 apartments
Retail: 1,020 sq. ft.



MISSION CROSSINGS

Type: Mixed-use
Status: Under Construction
Developer: MLC Holdings
Address: 25501 Mission Blvd
Units: 93 guest rooms, 144 townhomes
Retail: 7,225 sq. ft.



MISSION VILLAGE

Type: Mixed-use
Status: Approved
Developer: Valley Oak Partners
Address: 411 Industrial Pkwy
Units: 72 townhouses
Retail: 1,020 sq. ft.



MISSION PARADISE

Type: Residential
Status: Approved
Developer: Cecon Invest, LLC
Address: 28000 Mission Blvd
Units: 76 (42 senior/34 non-senior)



THE TRUE LIFE COMPANIES

Type: Mixed-use
Status: Development Review
Developer: The True Life Companies
Address: 29212 Mission Blvd
Units: 66 condominiums, 123 townhomes
Retail: 11,000 sq. ft.



LEGACY@HAYWARD

Type: Residential
Status: Under Construction
Developer: Legacy Partners
Address: 28168 - 28244 Mission Blvd
Units: 97 apartments



ATHASHRI - HAYWARD

Type: Residential
Status: Approved
Developer: Pristine Homes
Address: 29312 Mission Blvd & 794 Overhill Ct
Units: 200 apartments



HAYWARD MISSION FAMILY APARTMENTS

Type: Residential
Status: Development Review
Developer: META Housing Corporation
Address: 29497-29553 Mission Blvd
Units: 140 apartments
Retail: 1,188 sq. ft. & 2,700 sq. ft. daycare

Approved Housing Units in FBC Areas

PROJECT NAME	HOUSING UNITS	COMMERCIAL SPACE
SoHay	472	20,000
Motion @Mission Crossing	35+39	1,020
Mission Village	72	1,020
Mission Crossing	144	7,225
True Life Companies	66+123	11,000
Legacy	97	0
Athashri	200	0
Mission Paradise	76	0
Mission Family Apartments	140	3,888
Honda Hayward	0	37,513
Subaru	0	55,000
La Victoria	0	3,200
Terraces	110	10,175
TOTALS	1,574	150,041