

**CITY COUNCIL MEETING
TUESDAY, JUNE 25, 2019**

PRESENTATIONS

ITEM 7 – PH 19-059

**INTRODUCTION OF AN ORDINANCE TO
ESTABLISH A SOFT STORY SEISMIC
SCREENING PROGRAM FOR MULTIFAMILY
RESIDENTIAL BUILDINGS AND
VOLUNTARY SEISMIC RETROFIT STANDARDS
FOR SOFT STORY BUILDINGS**

Seismic Retrofits and Screening for Multifamily Buildings

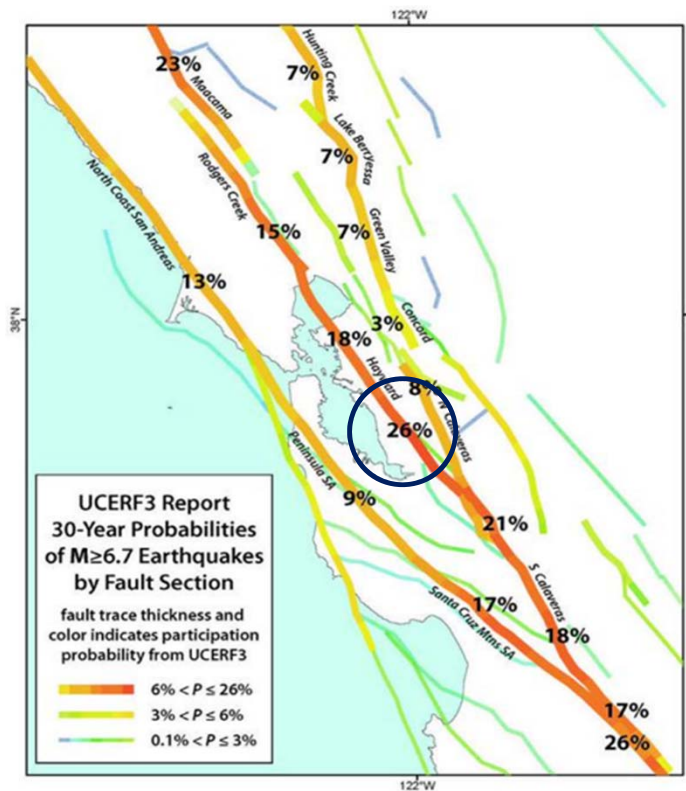
Proposed Ordinance

The Hazard

Earthquake risk along the Hayward fault and performance of multifamily buildings.

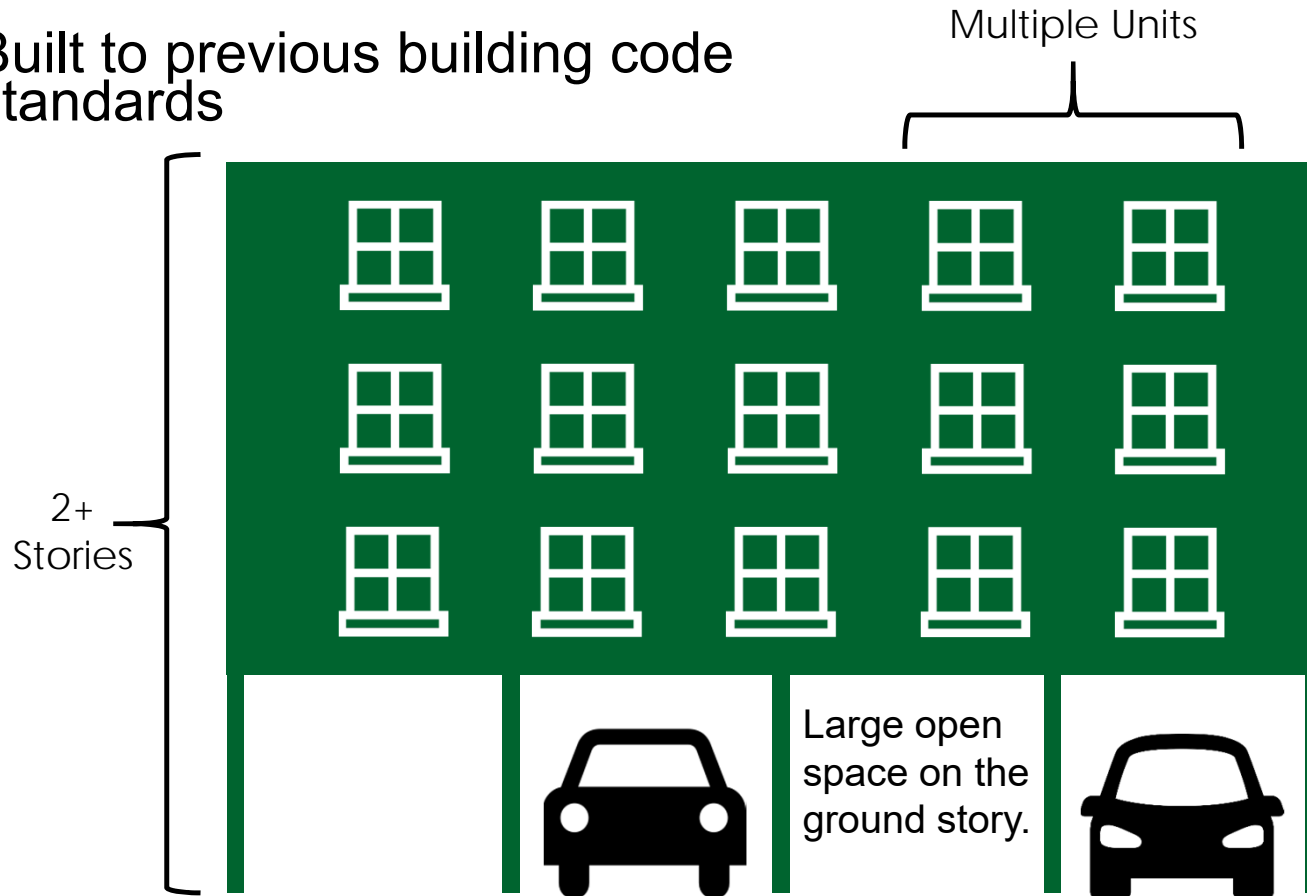
Earthquake Risk in Hayward

- 2015 Uniform California Earthquake Rupture Forecast
 - South Hayward Fault risk of M6.7+ rupture in next 30 years highest in Bay Area
 - Total risk of M6.7+ earthquake by 2043 years at 72%



Soft Story Buildings

- Built to previous building code standards



Soft Story Retrofits as a Seismic Mitigation Priority in Hayward

- Soft story retrofit is encouraged by Goal HAZ-2.9 of the Hayward 2040 General Plan
- Soft story retrofit is identified as a High priority in Hayward's 2016 Local Hazard Mitigation Plan
- A soft story mitigation ordinance is task 2.d.3.a of Hayward's Complete Communities Strategy Two-Year Action Plan for FY 2018 and FY 2019.

The Risk

Possible losses, projected risks, and impact of soft story buildings in a major earthquake.

Possible Losses from a Hayward Fault Quake

- Over 100,000 potentially vulnerable multi-family wood-frame buildings in Alameda County
- Approximately 3,000 individual ignitions countywide resulting in over 1,000 fires

In Hayward

- ~300 potentially at-risk soft story buildings based on sidewalk survey

Projected Risks of Soft Story Buildings

To Tenants

- Loss of life, property, and housing

To Owners

- Loss of property and income

To Hayward

- Additional need for post-earthquake shelter and services for displaced population
- Permanent loss of housing stock/affordable housing

Who Lives in Potential Soft Story Buildings?

- 48% of Hayward's housing units are rentals
- 44% of Hayward's rental housing units are in potential soft story buildings (based on sidewalk survey)
- 60% of Latinx Hayward residents live in rental housing
- 75% of Black/African-American Hayward residents live in rental housing

The Ordinance

The proposed ordinance would establish a soft story screening program and standards for voluntary soft story retrofit work.

Based on March 26th Work Session

- Screening only/voluntary retrofit
- Retrofit to reduced risk/life safety standard
- Screening includes 3+ unit multifamily residential buildings (pre-1979, 2+ stories)
- Timeline of 12-18 months (depending on building size)
- Exemption from future designations for retrofit work
- Parking requirements waived through existing process at staff discretion
- No noticing requirement – City staff will administer public information

Hayward Parcels with pre-1979 Multifamily Residential 2+ Stories

	Parcels with 5-unit or larger buildings	Parcels with 3-unit or larger buildings
Number of parcels:	230	417
Number of buildings:	590	930
Number of residential units:	6800	8100
Portion of total housing stock:	14%	17%
Portion of multi-family stock:	44%	53%

Screening Process

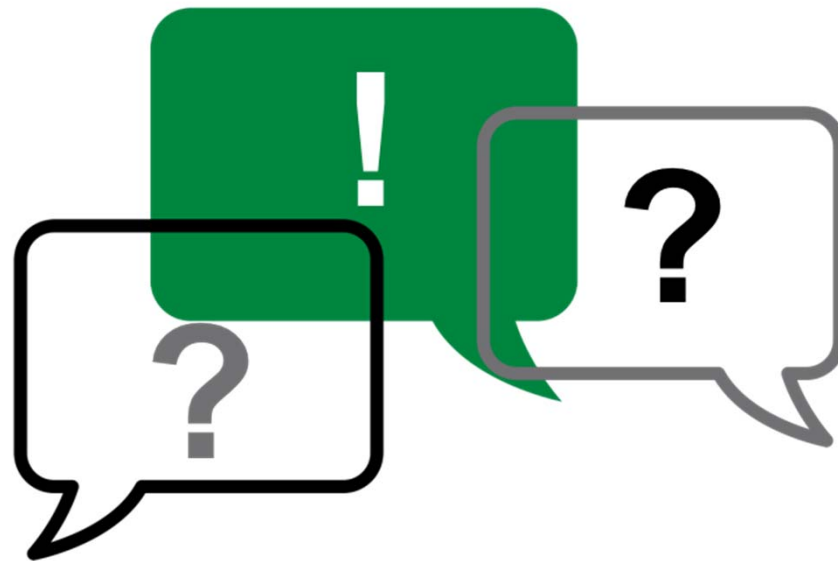


Next Steps

If the ordinance is approved, next steps:

- Come back to Council for final adoption - July 2
- Ordinance takes effect – August 1
- City notices effected building owners – by October 30
- Deadline for 5+ unit buildings – October 31, 2020
- Deadline for 3+ unit buildings – April 30, 2021

Questions



ITEM 8 – PH 19-058

**APPROVE A RESOLUTION UPDATING THE
FY 2020 MASTER FEE SCHEDULE WITH NEW
FEES AND CHARGES IN THE MAINTENANCE
SERVICES SECTION RELATED TO FACILITY
RENTALS IN CITY HALL AND THE 21ST
CENTURY LIBRARY AND LEARNING CENTER
AND ACCEPT THE PROPOSED CHANGES TO
THE MAINTENANCE SERVICES SECTION OF
THE FY 2020 MASTER FEE SCHEDULE**

Update to the FY 2020 Master Fee Schedule: Facilities Rental Fees

Todd Rullman – Director, Maintenance Services
Brad Olson – Management Analyst II, Library Services

6/25/2019

