

**PLANNING COMMISSION MEETING
THURSDAY, JUNE 27, 2024**

PRESENTATIONS

STAFF PRESENTATION

ITEM #1 WS 24-020

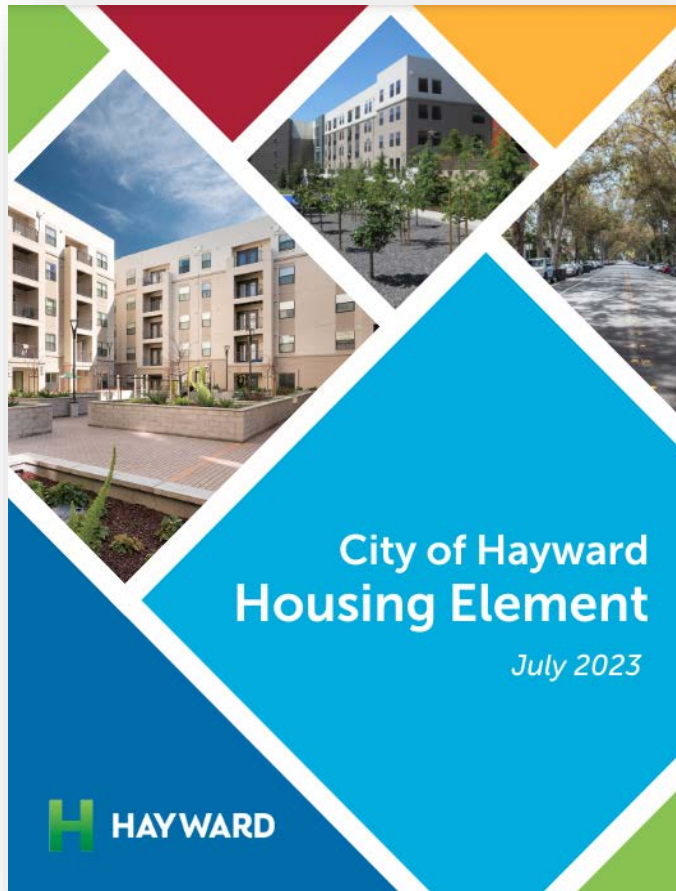
**Work Session on Proposed Zoning
Text Amendments to the Hayward Municipal Code
Related to Supportive Housing Programs Associated
with Implementation of the Hayward 2023-2031
Housing Element**

2023-2031 Housing Element Implementation

Supportive Housing Zoning Amendment Recommendations

Work Session with the Planning Commission
June 27, 2024
Taylor Richard, Associate Planner





- ✓ California Housing & Shelter Crisis
 - Approx. 512 people experiencing homelessness in Hayward

- ✓ City Council Emergency Resolutions
 - Declaration of Shelter Crisis
 - Suspension of Local Zoning Regulations

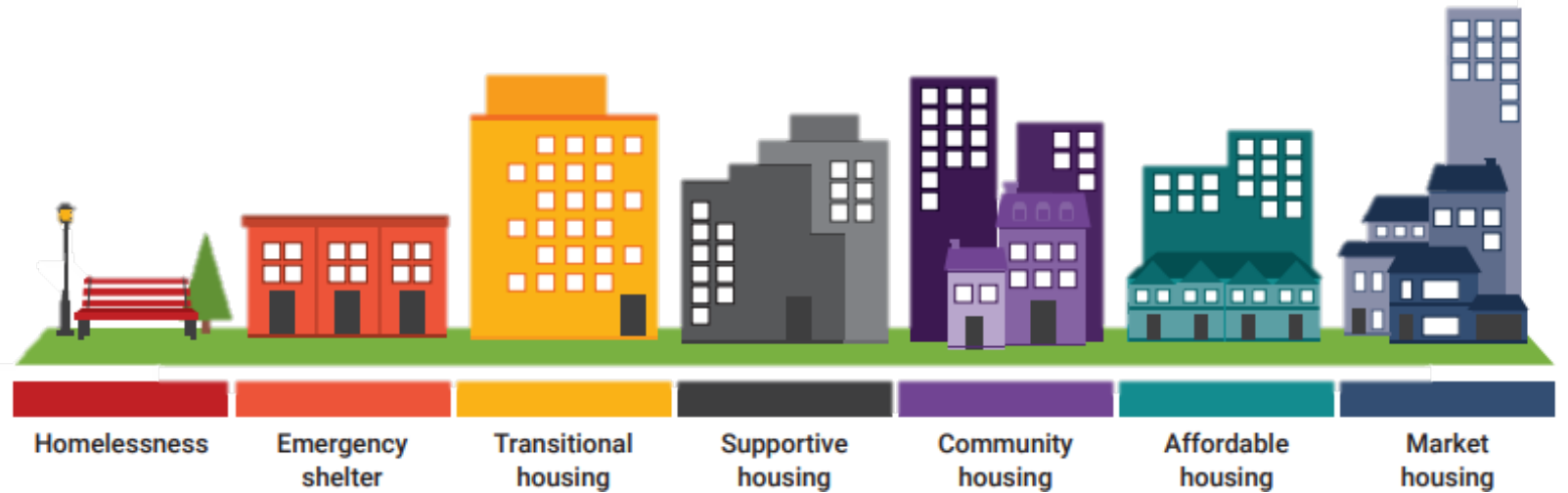
- ✓ City of Hayward 2023-2031 Housing Element

Project Background

✓ Address Housing Element Actions

- Promote Other Forms of Housing
- Comply with State Law
- Reevaluate Group Home Regs
- Allow Shelters on Church & Publicly Owned Properties
- Explore Safe Parking

✓ Allow for a Housing Continuum to address all community members housing needs



Project Scope



Project Schedule



- ✓ Need for a Wide Range Of Supportive & Transitional Housing
- ✓ Need for Small Independent Living Facilities
- ✓ Expand License Group Home allowances
- ✓ Locate Supportive Housing near community and commercial resources
- ✓ Require Supportive Housing have wrap around services, staff, laundry, showers, cooking facilities, internet & locked storage

Initial Stakeholder Feedback

- ✓ Add, Clarify & Condense Housing Type Definitions
- ✓ Clarify that all Housing Types can be Senior Housing
- ✓ Clarify which Housing Types that can be Tiny Homes
- ✓ Amend Off-Street Parking Code to be compliant with State Code and Consistent with Zoning Ordinance



General Clean Up



- ✓ Allow SROs in Some Commercial and High-Density Residential Districts with an AUP
- ✓ Draft Development Standards (i.e. unit size, common space, shared versus independent facilities, locked storage)
- ✓ Require a Management Plan

Single Residence Occupancy (SROs)

- ✓ Allow Safe Parking on properties owned by a non-profit (i.e. faith-based organizations) in certain zoning district with an AUP
- ✓ Require sites have permanent bathroom, kitchen, and laundry facilities
- ✓ Draft Performance Standards (i.e. hours, maintenance, require vehicles be operable)



Safe Parking



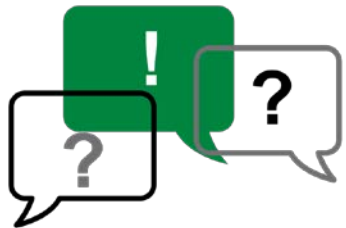
- ✓ Define Licensed and Unlicensed group homes
- ✓ Increase Residents Permitted by Right for Licensed Group homes
- ✓ Increase Residents for Unlicensed Group Homes with an AUP rather than a CUP

Group Homes

- ✓ Allow Shelters & Low Barrier Navigation Centers in additional Commercial and Mixed-Use Districts
- ✓ Draft Development & Performance Standards (i.e. number of beds, parking, waiting/intake areas, onsite management, proximity to other shelters, length of stay, lighting, security measures, locked storage).



Shelters & Low Barrier Navigation Centers



Questions for Discussion

- 1 Does Planning Commission support staff's recommendations?
- 2 Are there any other operational and/or performance standards that should be included or excluded from the housing types discussed today?
- 3 Are there any recommendations or regulations staff should consider while preparing the draft zoning amendments?

STAFF PRESENTATION

ITEM #2 PH 24-029

**Public Hearing on the City of Hayward's
Prohousing Designation Application**

Public Hearing

Community Feedback on Prohousing Designation Application

June 27, 2024 | Planning Commission

Christina Morales, Deputy Director of Development Services

Ayush Patel, Management Analyst I

PROGRAM SUMMARY

- 2019-2020 Budget Act provided for the establishment of the *Prohousing Designation* Program to meet California's housing goals
- *Prohousing Designation* allows for an increase in competitiveness for state funding opportunities in the state grant programs below:

**Affordable Housing &
Sustainable
Communities (AHSC)**

**Transformative
Climate
Communities (TCC)**

**Local Partnership
Program**

**Infill Infrastructure
Grant (IIG)**

**Solutions for
Congested
Corridors**

**Transit & Intercity
Rail Capital
Program (TIRCP)**

COH APPLICATION BACKGROUND

December 2023

City submitted P.D. application to HCD, but HCD could not approve application before the March 1, 2024 deadline.

March 2024

City resubmitted application to HCD under new regulations to receive designation for AHSC application for PG 8

July 2024

Completion of diligent public participation & soliciting feedback from HHTF and community members

APPLICATION SUMMARY

Each prohousing policy identified in an application receives a point allocation. Staff anticipates receiving 44 points. 30 points is the minimum for receiving the *Prohousing Designation*.

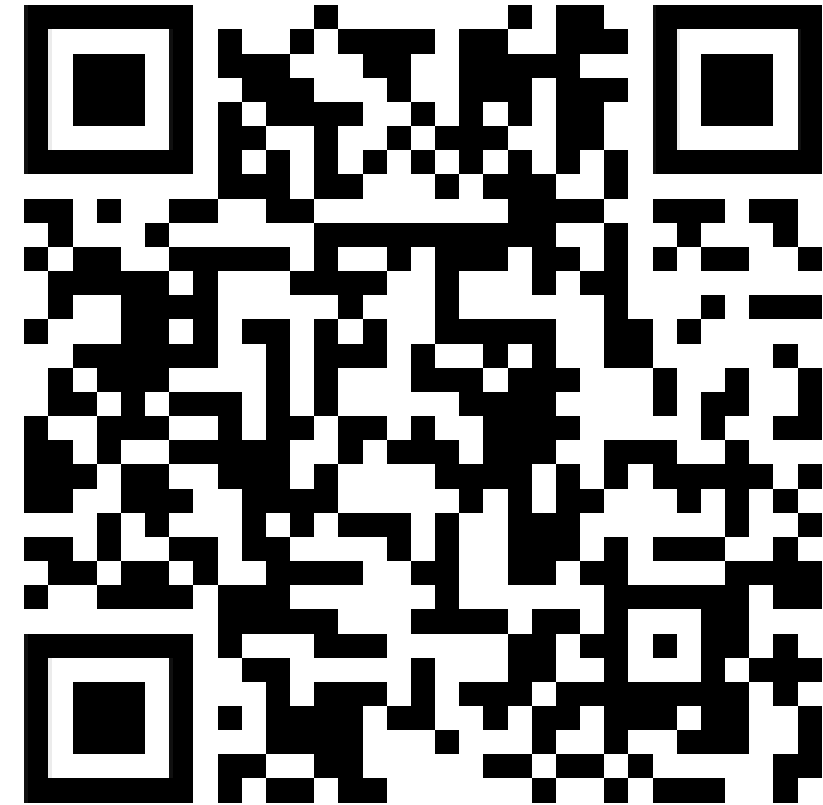
Prohousing Designation Policies	Points Anticipated
Create housing favorable zoning & land use policies	17
Accelerate housing production timeframes	8
Reduce construction and development costs	9
Provide housing financial subsidies	10

DILIGENT PUBLIC PARTICIPATION

Staff has informed community members about the opportunity to provide public comment on the application via the *Daily Review*, *The Stack*, email blasts, and creating a *Prohousing Designation* webpage.

Interested parties are invited to provide feedback in the following ways:

- ❖ By attending or submitting comments to the June 20, 2024, Homelessness Housing Task Force meeting;
- ❖ By attending or submitting comments to the June 27, 2024, Planning Commission meeting;
- ❖ By submitting comments online through the project webpage (scan QR code or enter URL below)



<https://www.hayward-ca.gov/residents/housing/prohousing-designation-program>

Questions

