

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

**DOCUMENTS RECEIVED AFTER
PUBLISHED AGENDA**

Staff Responses to Commissioners' Questions



June 27, 2024 – Planning Commission Questions

ITEM #	QUESTION	STAFF RESPONSE
#1 WS-24-020	Will we be reviewing proposed locations for the various shelter categories under consideration for implementation? I'm particularly interested in staff's thoughts about safe parking sites.	At this time, Staff has not identified specific Zoning Districts where the proposed supportive housing uses would be permitted. For most of the proposed uses, we have identified a general category of Zoning Districts (i.e. High-Density Residential, Commercial, Mixed-Use) where we recommend these uses be permitted. Staff will identify the specific zoning districts as part of the draft regulations which we anticipate sharing with the Planning Commission in early Fall. During the Work Session, we welcome the Commission's feedback on where the proposed supportive housing uses should be permitted.
#1 WS-24-020	<p>The January 2024 Alameda County PIT data linked in the staff report shows that youth homelessness was down 51% from the 2022 count, 9% more youth were counted in Shelter Projects, and the youth population estimated to be living unsheltered was down 70%. Are these percentages equivalent to what was observed in Hayward's PIT count?</p> <p><i>Reference: Item 1, Attachment 1, page 2 - "Based upon the 2024 Point-In-Time (PIT) Count1, there are approximately 512 people experiencing homelessness in Hayward, which is up 30% from 2022."</i></p>	From the 2024 PIT Count, only aggregate data from all Alameda County Jurisdictions about youth homelessness is available.

<p>#1 WS-24-020</p>	<p>Are additional services or investments in youth specific supports needed or planned?</p> <p><i>Reference: Item I, Attachment I, page 4 - "In 2021 City Council authorized emergency actions to allow for the construction of a 30-bed transitional age youth shelter."</i></p>	<p>The proposed recommendations relate to housing types and where they are permitted and under what circumstances, which falls under the purview of the Zoning Ordinance. These definitions of housing types are not specific to a population. Rather, they aim to serve a wide variety of housing insecure individuals including transitional-age youth, seniors, families, individuals experiencing homelessness and others. Hayward's Community Services Department is responsible for investing in and organizing social services to support housing insecure individuals, not the Development Services Department. Therefore, these recommendations related to amendments to the Zoning Ordinance do not include investment in additional services in Hayward.</p>
<p>#1 WS-24-020</p>	<p>From my understanding, both Boarding Homes and Group Homes can be used for youth/student housing as well as for other groups. Can you explain the rationale for Boarding Homes being grouped with Dormitories and Fraternity/Sororities, but not Group Homes?</p> <p><i>Reference: Item I, Attachment I, page 6 - "Combine all student housing types (i.e. Dormitory, Boarding Home, Fraternity/Sorority) into one land use category and potentially allow those uses in additional zoning districts near Cal State East Bay and Chabot College"</i></p>	<p>Currently, the Zoning Ordinance has several overlapping housing definitions. Staff's goal is to consolidate definitions to make the regulations clearer and concise. Staff's recommendations still include allowing Group Homes and Student Housing. They will have slightly different definitions and regulations.</p>
<p>#1 WS-24-020</p>	<p>Where are the existing encampments in Hayward and how is "near" being defined?</p> <p><i>Reference: Item I, Attachment I, page 7 - "Allow shelters and low barrier"</i></p>	<p>Generally speaking, encampments are located near highways, creek channels, and railways. The intention of this recommendation is to locate shelters where individuals in need can easily access the shelter by walking. As part of the draft regulations which we anticipate sharing with the Planning Commission in early Fall, staff will identify specific zoning districts where shelters may be permitted or conditionally permitted with a use permit or subject to specific standards. During the Work Session, we</p>



	<i>navigation centers in additional commercial and mixed-use districts near existing encampments.”</i>	welcome the Commission’s feedback on where shelters and low-barrier navigation centers should be located.
#1 WS-24-020	Are these definitions the current or proposed versions? <i>Reference: Item I, Attachment II, page 2 - Housing Type Definitions Chart</i>	These are the current definitions in the Zoning Ordinance.
#2 PH-24-029	Since there are 47 jurisdictions that have received the Prohousing Designation (and many more are in the application process), do we know what a realistic base grant amount might be for a city the size of Hayward?	<p>18 jurisdictions have already received awards and another round of funding was issued in March 2024. There is no guarantee that there will be additional funding moving forward. However, the base award for a City Hayward’s size is \$750,000. Further, Hayward would receive an additional \$10,000 per point received on the proposed application. For example, if we score 40 points, the funding would be \$750,000 plus \$400,000 for a total grant amount of \$1.150,000.</p> <p>If the City does not receive the designation, affordable housing projects applying for certain state funding will not receive the bonus points awarded to the Prohousing Designated jurisdictions which will disadvantage affordable housing developers with projects in the City of Hayward. These priority points are the motivation to complete this process more than the potential for funding.</p>