

CITY OF HAYWARD

Hayward City Hall
777 B Street
Hayward, CA 94541
www.Hayward-CA.gov



CITY OF
HAYWARD
HEART OF THE BAY

Agenda

Monday, March 5, 2018

4:00 PM

City Hall, Conference Room 2A

Council Economic Development Committee

CALL TO ORDER

ROLL CALL

PUBLIC COMMENTS:

(The Public Comment section provides an opportunity to address the City Council Committee on items not listed on the agenda as well as items on the agenda. The Committee welcomes your comments and requests that speakers present their remarks in a respectful manner, within established time limits, and focus on issues which directly affect the City or are within the jurisdiction of the City. As the Committee is prohibited by State law from discussing items not listed on the agenda, any comments on items not on the agenda will be taken under consideration without Committee discussion and may be referred to staff.)

APPROVAL OF MINUTES

1. [MIN 18-031](#) Approval of Minutes of the Council Economic Development Committee Regular Meeting on February 5, 2018

Attachments: [Attachment I Draft Minutes of 2/5/18](#)

REPORTS/ACTION ITEMS

2. [RPT 18-051](#) City of Hayward Owned Properties - Affordable Housing Development

Attachments: [Attachment I Staff Report](#)
[Attachment II Developable Properties](#)

3. [RPT 18-049](#) Regional Minimum Wage Inventory

Attachments: [Attachment I Inventory of Local Minimum Wage Requirements](#)

FUTURE AGENDA ITEMS

4. [RPT 18-050](#) Approval of Future Meeting Topics as of March 5, 2018.

Attachments: [Attachment I Future Meeting Topics](#)

COMMITTEE MEMBER/STAFF ANNOUNCEMENTS AND REFERRALS

ADJOURNMENT



CITY OF HAYWARD

Hayward City Hall
777 B Street
Hayward, CA 94541
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File #: MIN 18-031

DATE: March 5, 2018

TO: Council Economic Development Committee

FROM: Economic Development Manager

SUBJECT

Approval of Minutes of the Council Economic Development Committee Regular Meeting on February 5, 2018

RECOMMENDATION

That the Committee reviews and approves the attached draft meeting minutes.

ATTACHMENTS

Attachment I Draft Minutes from February 5, 2018



COUNCIL ECONOMIC DEVELOPMENT COMMITTEE

MEETING MINUTES – February 5, 2018

CALL TO ORDER: Mayor Halliday called the meeting to order at 4:01 p.m.

ATTENDANCE:

Committee Member	Present 2/5/18	All Meetings Year to Date		Meetings Mandated By Resolution	
		Present	Absent	Present	Absent
Michael Ly	✓	2	1	2	1
Didacus-Jeff Joseph Ramos	✓	3	0	3	0
Mayor Halliday (Chair)	✓	3	0	3	0
Council Member Márquez	✓	3	0	3	0
Council Member Mendall	✓	3	0	3	0

OTHERS IN ATTENDANCE:

Kelly McAdoo, City Manager; Micah Hinkle, Economic Development Manager; Paul Nguyen, Economic Development Specialist; Ramona Thomas, Economic Development Specialist; Marcus Martinez, Assistant Planner; Suzanne Philis, Senior Secretary; Paul Hodges, HARD; Trish Gregovich, PGA Tour; Leah Beniston, Scott Menard, The True-Life Companies; Scott Prickett, SDG Architects

PUBLIC COMMENTS

Trish Gregovich, Tournament Director for the PGA Tour Ellie Mae Classic at TPC Stonebrae, highlighted outcomes of the 2017 tournament including hosting 156 top golfers from around the world, the incredible exposure for Hayward and Stonebrae provided by the Celebrity Shootout featuring Steph Curry and Klay Thompson of the Warriors, and eclipsing expectations for social media engagements. She thanked the City and Mayor for their participation and partnership in this family-first, family-forward regional event.

1. APPROVAL OF MINUTES OF SPECIAL MEETING DECEMBER 4, 2017

A motion to approve minutes was made by Council Member Mendall with a second by Council Member Márquez. Minutes from the December 4, 2017 Regular Meeting were unanimously approved.

2. PRELIMINARY CONCEPT REVIEW: The True Life Companies Live-Work Concept – 29212 Mission Boulevard

Economic Development Manager Hinkle introduced the item noting the proposed development was located at the former Valle Vista Skate Rink site in south Hayward. He explained that The True Life Companies representatives had previously met with staff to discuss the type of product the City wanted and flexible options for live-work space was suggested. The proposed development would include 91 multi-family units including stacked flats, side-by-side ownership townhomes, live/work ownership units, and studio apartments. Nineteen of the units would have the ability to “flex” the ground-floor to either an owner-occupied fourth bedroom or commercial office space, or to a rental commercial space or studio with accessible bathroom and kitchenette. Four of the flex units would directly front Mission Boulevard with a fifth corner unit partially facing Mission.

Mr. Hinkle introduced The True Life Companies Vice President of Entitlement Leah Beniston who gave the report.

Questions and feedback from Council Member Márquez:

- Asked the square footage of the ground-floor flex space and was told 600 square feet including the ADA bathroom.
- Liked the flexibility of the design, but wanted more units with the flex option. Ms. Beniston said the limited width and grade of the property would make that challenging.
- Asked if sustainable features like bike racks and electric car charging stations could be included. Ms. Beniston said yes and mentioned a HOA newsletter would provide public transportation information and links.
- Recommended plenty of lighting to improve walkability.
- Asked if any of the townhomes would have ADA-universal design compliant first levels. True Life Executive Vice President Scott Menard said the development would meet the 10% requirement for adaptable spaces including a ground floor bedroom and bathroom.
- Asked if the adaptable space included the kitchenette Mr. Menard said it would be tight. Council Member Márquez suggested that one ownership townhome design include an adaptable kitchenette.
- Relayed a desire from constituents for more open space or courtyard settings in new development designs. Ms. Beniston said there was a small courtyard included in the design.
- Asked if the townhomes would have balconies or patios. Ms. Beniston said units would have balconies and noted entrances would be landscaped.
- Heard that the number of affordable units could be tripled. Ms. Beniston explained that the development already met the 10% affordable housing requirement and if over time, townhome grounds floors were converted to studio apartments, the number of affordable units could triple.
- Asked if True Life reps had spoken to the developer of the senior housing project going in next door to the proposed site. Scott Prickett, with SDG Architects, said that he had spoken to them and noted they were pleased to hear the walking trail would be continuous through both developments.

Questions and feedback from Council Member Mendall:

- Emphasized that the walking trail needed to run straight across the development with no turns.

- Said he was intrigued by the flex concept, but predicted that except for the four units facing Mission Boulevard, all flex units would be used for housing because asking rents would be higher than for commercial or work space. Ms. Beniston noted the corner unit had a glass front and therefore greater curb appeal. She also pointed out that Hayward had never had this option before—flex space with an ADA bathroom—and along with its proximity to BART, brought something new to community. Council Member Mendall said for him to get excited about the project, he would need a guarantee that the 19 flex units would be used as such.
- Suggested making the ground floor spaces along Mission Boulevard commercial rather than flexible.
- Expressed concern about the amount of parking available in the development especially if the units were flexed to create additional housing. Ms. Beniston explained that a cluster of uncovered parking spots were flexible during the day for commercial uses but reserved for residents of the 19 flex units in the evening. She said residents could also park on the street, but Members pointed out that BART overflow parking created a shortage of parking spots in the area.
- Said he really liked the look of the development; it looked different from the other townhome products coming into the City.
- Said he liked the proposed open/park space.

Questions and feedback from Member Ramos:

- Applauded the proposed flex space, noted no data supported the demand, but still liked to have the flexibility option over time.
- Asked if the development had a LEED rating. Mr. Menard said just CALGreen for residential.
- Asked if the cover of the courtyard could have solar panels and was told yes.
- Asked if gray water plumbing would be incorporated into the project for landscaping. Ms. Beniston said she would follow whatever requirements the City was implementing.
- Recommended ground-level lighting to avoid shining in residential windows and light pollution.
- Suggested making the walking trail as wide as possible and mark it so people would know it was there.
- Said he wasn't concerned about availability of parking and if there wasn't enough, residents should get rid of their cars and take BART or a bus instead.

Questions and feedback from Member Ly:

- Asked the pricing for the units. Mr. Menard said market-rate or in the \$700,000s.
- Asked if this was the first time True Life had built flex space. Ms. Beniston said yes but noted they had studied similar developments in other Bay area cities and that those were selling well. She also pointed out that the other development workspaces did not have bathrooms and kitchenettes.
- Asked what kind of businesses might use the flex commercial space. Mr. Menard suggested lawyers, accountants, and typical office uses. Ms. Beniston said she thought the space could be popular with artists.
- Asked if any commercial uses would be prohibited. Ms. Beniston said the CC&Rs could address that.
- Asked when they would break ground if all went well. Ms. Beniston said typically it took 18 to 24 months to get through the permitting process.

Questions and feedback from Mayor Halliday:

- Said she was very excited about the flex space option and noted the City had tried to attract that type of product for years, most recently for the Cannery area.
- Agreed that commercial businesses with only one client at a time was ideal versus a daycare where multiple parents would be coming and going.
- Asked staff what kind of uses would be permitted per the City's zoning ordinance. Economic Development Manager Hinkle said the current form-based code was very flexible and already allowed housing and/or commercial uses. He agreed with Ms. Beniston that CC&Rs could limit uses that might impact parking availability. City Manager McAdoo suggested staff research what uses were allowed at the small cluster of live/work units on B Street just west of the train tracks.
- Said ideally the units facing Mission Boulevard would be commercial uses, but preferred housing uses rather than empty space.
- Acknowledged losing the skate rink formerly located at the proposed site and a nearby bowling alley as a loss of family entertainment to the community.
- Also desired a guarantee or likeliness that the units facing Mission Boulevard would be flexed for commercial uses and requested that the corner unit have a compatible exterior design to encourage a commercial use.
- Noted the walk to BART from the proposed development would be pleasant via the walkway included in the TOD development at the corner of Mission and Tennyson.
- Mentioned a small non-profit could utilize the flex commercial space.
- Spoke in favor of the project because it was a new product for Hayward.
- Asked if the stacked units would have an elevator and was told yes.
- Confirmed the walking trail was relatively straight through the two projects.

Speaking to staff Council Member Mendall said he wasn't against the live/work concept, he just didn't think the proposed site was the best location. Mayor Halliday said she hoped that would change once SoHay was developed and the increase in activity in the area generated demand for public transportation options and Council's vision for the area was fulfilled.

Ms. Beniston asked staff if Mission Seniors was going to put a gate on the walking trail for security. Manager Hinkle said maybe as a temporary security measure until the trail was fully connected.

Staff requested that Item 4 be heard next.

3. RETAIL CORRIDOR STUDY – INTRODUCTION OF CONSULTANT MICHAEL J. BERNE (Oral Report Only)

Economic Development Manager Hinkle introduced retail consultant Michael Berne who was hired to answer the retail question, "If not here, then where?"; provide better data for planning; and update market analysis of three retail corridors: Mission Boulevard, Tennyson Road, and Industrial Parkway.

Noting his firm was founded in 2002, Mr. Berne said the top two questions he received about retail was: What kind and where; and What can we do about it. He then gave a short presentation outlining the scope of his assignment. He also mentioned he was the retail consultant for the Downtown Specific Plan Update.

Member Ramos asked what the timeframe was for information to come back to the CEDC. Mr. Berne said he should be able to complete his analysis in two to four months.

Council Member Mendall said each of the retail corridors was long and asked Mr. Berne to focus on: the areas of Foothill Boulevard to the City border on Mission Boulevard; Mission to Hesperian on Tennyson; and Mission to Eden Shores (Hesperian) on Industrial.

Manager Hinkle added that some of the key information Mr. Berne would be providing was the demographics (the who) and psychographics (the why—spending habits and values) of consumers, especially university and college students. The information, he said, would allow Hayward to tell better stories for marketing the community.

Mr. Berne said that the perception of Hayward by the tenanting and leasing community didn't align with the opportunities and assets the City offered.

Manager Hinkle also spoke about the retail viability of remaining properties along the corridors and the importance of identifying which ones should have a retail component.

Council Member Mendall said there were different kinds of commercial opportunities and he wanted validation or correction as to what the City should be looking for, hoping for, and expecting. Mr. Berne said that was exactly what he would be providing. Council Member Mendall then asked staff how the City would take that knowledge and follow up with zoning or rules that pushed development toward that use. Manager Hinkle said once those sites were identified staff could pro-actively pursue desired uses.

Council Member Mendall asked how psychographic information was collected. Mr. Berne explained that companies that provide demographic information also provide “lifestyle segmentation schemes” that he would use as a starting point for his own research. Council Member Mendall commented that there were segments of Hayward's population that were not being served.

Council Member Mendall asked staff if Council discussions about creating entertainment clusters in downtown, at Southland Mall, and along Tennyson Road would be validated by the research provided by Mr. Berne. Manager Hinkle said yes, that Mr. Berne would be looking at the “retail experience” and where those uses should be located to drive retail overall.

Member Ramos said he was proponent of neighborhood nodes rather than corridors because they didn't add more cars to the roads and he asked if Mr. Berne would be identifying potential nodes. Mr. Berne said the goal was to get residents from corridors to retail nodes and identify where along these corridors the City should be concentrating retail uses. Member Ramos said retail placement had been haphazard and access needed improvement.

Member Ly asked for Mr. Berne's definition of “retail” and was told anything that attracts foot traffic, for example, shops, restaurants, bars, movie theaters, even an H & R Block because it was customer-facing.

Member Ly asked if there was demand for retail space based on the growing use of ecommerce. Mr. Berne said the kind of retail businesses demanding space had changed over the last 5-10 years and

was heavily skewed toward food & beverage and services, with less demand for traditional shopping. That said, Mr. Berne said because of the concentration of people in the Bay area, there was often an undersupply of retail. He said he didn't think Amazon was taking over the retail world, but ecommerce was hurting small businesses by shifting even 5-10 percent of business away from brick and mortar.

Member Ly asked if Mr. Berne would also be identifying too much of a retail use in an area. Mr. Berne said yes as well as too much commercial space in one area.

Mayor Halliday asked Mr. Berne if he had seen the Eden Youth & Family Center on his tour of Tennyson Road because the City was partnering with the County and Park District to make Tennyson Park a focal point for the community. She said that included creating better access to the Park by removing some retail space and then concentrating remaining retail space with businesses that could be tied into the Park with, for example, outdoor seating.

Regarding demographics, Mayor Halliday said she couldn't believe the City wasn't getting more credit for all the new housing currently in the development pipeline. She said she was very interested in how Hayward could enhance its profile. Mr. Berne said he would start by explaining that Hayward hills were part of Hayward and that new housing was just part of what was happening in Hayward.

Mayor Halliday commented that to her, being one of the most diverse cities in the Bay area was a positive thing and should be celebrated.

Mayor Halliday also asked Mr. Berne to think about where activities for kids and family could be located and maybe clustering those activities near each other to replace the former skate rink and bowling alley. Council Member Márquez listed rock climbing, laser tag, paintball and indoor soccer as just a few entertainment ideas that would appeal to kids and families.

Mr. Berne said compared to other cities in the Bay area, the diversity of Hayward really struck him as authentic including the range of ages. Mayor Halliday added the range of incomes also differentiated Hayward. Members confirmed Cal State East Bay was one of the top five diverse schools. Member Ramos pointed out that unlike cities like Oakland, Hayward's diverse population lived next door to each other rather than in districts.

Mayor Halliday said she looked forward to his reports.

4. 2017 PASSPORT TO DOWNTOWN REPORT BACK (Oral Report Only)

Books on B owner Renee Rettig, representing the United Merchants of Downtown Hayward, gave the report noting the 2017 Passport Shopping Program lasted longer (30 days versus eight) than the previous year and had more participation. She said 25 merchants participated both years, but the number of prizes jumped from 25 gift certificates to 40 this year. In 2016, 1000 passports were printed, in 2017, that number jumped to 2500 and significantly more were returned—102 from 2016 compared to 215 returned in 2017 at a value of \$100 spent per passport or \$21,500 in total spent at participating merchants' stores, not including partially filled passports. Ms. Rettig noted that having a longer program—from Black Friday in November to Dec. 23rd—allowed for a more festive and robust holiday for everyone. In response to a survey, Ms. Rettig noted 19 of 25 merchants indicated they would participate again and saw new clients because of the program.

Economic Development Manager Hinkle noted the Passport Program was created and managed by Retail Specialist Thomas and was now completely in the hands of the merchants. He noted the holiday program was so successful the merchants were now talking about a spring event.

Ms. Rettig noted 25 people attended the raffle at the end of the program, 19 winners were identified, and 15 prizes had been claimed by the end of January. She said last year only three of the eight prizes were picked up.

Mayor Halliday said she filled over three passports purchasing gifts she probably would have bought from downtown merchants even if there wasn't a program, but she said it was fun to participate. Ms. Rettig said feedback from participants was positive.

5. FUTURE MEETING TOPICS

Council Member Márquez asked if staff had reconnected with Arti Garg who spoke at the Dec. 4, 2017, CEDC meeting about creating policies that supported clean tech industries and possibly establish Hayward as a clean tech innovation hub. Economic Development Manager Hinkle said he thought Hayward had once been designated a California Innovation Hub for Green Tech with Berkeley but said that was defunct. He said he would follow up with Ms. Garg.

Mayor Halliday said she would like to discuss minimum wage requirements and what the City should do. Member Ly confirmed that market forces had driven most hourly wages up and that very few businesses were still paying the State minimum wage.

City Manager McAdoo asked the Mayor if it would be sufficient to forward the spreadsheet of local wages recently received by Council to CEDC members for discussion. City Manager McAdoo said any further analysis might shift priorities due to limited staff capacity. Mayor Halliday said that would be fine.

Members confirmed that staff could remove the last item on the list of topics regarding presentation of retail survey to Tennyson Corridor Initiatives Team, which had been completed.

COMMITTEE MEMBER ANNOUNCEMENTS AND REFERRALS

Staff confirmed for Members that the next Regular Meeting was scheduled for March 5th.

ADJOURNMENT: The meeting was adjourned at 5:55 p.m.



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777 B Street
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File #: RPT 18-051

DATE: March 5, 2018

TO: Council Economic Development Committee

FROM: Economic Development Manager

SUBJECT

City of Hayward Owned Properties - Affordable Housing Development

RECOMMENDATION

That the Committee reviews the report and provides direction for exploration of potential affordable housing development or other prioritization as it relates to City-owned properties.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Developable Properties



DATE: March 5, 2018

TO: Council Economic Development Committee

FROM: Economic Development Manager

SUBJECT: City of Hayward Owned Properties – Affordable Housing Development

RECOMMENDATION

That the Committee reviews the report and provides direction for exploration of potential affordable housing development or other prioritization as it relates to City-owned properties.

BACKGROUND

The Bay Area region has been facing a housing shortage crisis for many years that has compounded multiple issues related to housing supply, housing affordability, homelessness, and housing support services. In order to help address the issues as they relate to Hayward, the City has taken on multi-pronged housing strategies, which were presented in a [City Council work session on February 6, 2018](#). As a related item, policy questions have been raised which have focused on development of affordable housing on City owned property. Post dissolution of the Redevelopment Agency, the City has taken an economic development focus on City owned land providing both for market rate housing and economic development projects.

DISCUSSION

In general, the City owned properties fall into three categories:

- 1) City Operational Properties – Properties that provide public function for operations of the City. These would include City Hall, parking facilities, city owned parks/ open space, utility properties, airport properties, and police and fire stations.
- 2) City Excess Properties – Properties that were acquired through the years from direct sale, land grant or as part of an infrastructure improvement project which now have limited public purpose and could be sold.
- 3) Economic Development Properties – Properties that were acquired for economic development purposes through strategic purchases to spur economic development and generate income.

Category 1- City Operation and Category 2- City Excess:

In respects to Category 1 and 2 sites as identified above, over the past three years, the City has been very active in the disposition and/or development of City properties focused on economic development. Current and future projects include:

Current:

- A Street and Hesperian - Airport Hotels (lease)
- 2nd and Walpert – Market Rate Housing Subdivision
- North East Corner of Mission and Carlos Bee
- City Center (EDSP Catalyst Site)

Future:

- Former California Air National Guard Site (lease) – Hayward Airport (EDSP Catalyst Site)

The remaining developable City owned properties are smaller in-fill sites that could accommodate some level of development including affordable housing where the City could look to sell or develop (See Exhibit 3). Highlighting the list are two medium density project sites:

- 1) Main/Hazel Street Site – Two parcels with a combined 21,553 square feet. Site currently used as community garden.
- 2) Grand Site – Three parcels with a combined 18,000 square feet. Site currently vacant, but an odd shape.

Category 3- Economic Development:

With respect to the Economic Development Properties, the City Council elected to acquire the properties with the purpose to assemble, provide a level of vision/entitlements and sell them for a maximized profit. The properties are subject to the City's Affordable Housing Ordinance and would provide on-site affordable housing or pay fees for development of affordable housing. There could be additional requirements associated with affordable housing placed on the properties, but it would impact the desired maximized profit.

The recently acquired Caltrans route [238 properties](#) off of Foothill and Mission and the corner North East Corner of C and Main Street were strategic purchases with the intent to spur economic development. The 238 properties have a specific timeframe and scheduled activity and a presentation of activity was reported to the [CEDC on October 16, 2017](#).

As outlined above, the City has been very active in the development of City owned properties, with the focus on economic development as some City owned sites have been identified as Catalyst sites. This is an opportunity for the CEDC to revisit the City property development approach and provide feedback if some City owned properties should be refocused to affordable housing or housing support services or if staff should continue the existing approach which is focused on economic development.

CEDC Requested Feedback:

- 1) Should the City evaluate development of affordable housing on City owned property?
If so, what would be the desired housing yield threshold?
- 2) Should the City evaluate City owned properties for interim housing? Time limited temporary housing units?
- 3) Should the City evaluate City owned properties for housing support services?
Homeless time limited property storage?
- 4) Are there properties with a higher priority for disposition than others that staff should focus on?

ECONOMIC/ FISCAL IMPACT

Since this is still in the preliminary phase, economic and fiscal impacts have not been determined. Depending on CEDC and ultimately City Council direction, impacts related to staffing and project prioritization would be anticipated. Detailed cost analysis and potential fiscal impacts would be provided once a project is identified and presented for Council approval.

STRATEGIC INITIATIVES

The purpose of the Complete Communities initiative is to create and support structures, services and amenities to provide inclusive and equitable access with the goal of becoming a thriving and promising place to live, work and play for all. If an affordable housing project were to move forward, it would support the following goal and objectives:

- Goal 2: Provide a mix of housing stock for all Hayward residents and community members, including the expansion of affordable housing opportunities and resources.
- Objective 2.b. Facilitate the development of diverse housing types that serve the needs of all populations.
- Objective 2.d. Increase supply of affordable, safe and resilient housing in Hayward.

NEXT STEPS

Depending on CEDC direction, staff will prepare additional information and analysis on development of affordable housing/ housing support services on City properties or other action as requested by the CEDC.

Prepared by: Micah Hinkle, Economic Development Manager

Recommended by: Maria Hurtado, Assistant City Manager

Approved by:

A handwritten signature in black ink, appearing to read 'K. McAdoo', is written over a horizontal line.

Kelly McAdoo, City Manager

City of Hayward Developable Property List

Attachment II

OWNER	AREA - SQ.FT.	ADDRESS / LOCATION	ZONING	COMMENTS
CITY OF HAYWARD	60248.189	29263 MISSION BLVD AT VALLE VISTA	S-CS: CIVIC SPACE	GENERAL PLAN - PARKS AND RECREATION (Part of Lyon PSA)
CITY OF HAYWARD	3452.967	27654 MISSION BLVD AT BROADWAY	S-T4: URBAN GENERAL ZONE	GENERAL PLAN - SUSTAINABLE MIXED USE
CITY OF HAYWARD	95394.803	FOOTHILL BLVD AT CITY CENTER DRIVE	CC-C: CENTRAL CITY COMMERCIAL	CENTENNIAL HALL SITE (In ENRA)
CITY OF HAYWARD	15904.021	22196 MAIN ST AT HAZEL	RO: RESIDENTIAL OFFICE	GENERAL PLAN - MEDIUM DENSITY RESIDENTIAL
CITY OF HAYWARD	5649.559	MAIN ST AT HAZEL	RO: RESIDENTIAL OFFICE	THESE TWO LOTS ARE ADJOINING
CITY OF HAYWARD	19602.000	1026 C ST	CC-C: CENTRAL CITY COMMERCIAL	Corner of C and Main - South of Green Shutter
CITY OF HAYWARD	6098.000	1026 C ST	CC-C: CENTRAL CITY COMMERCIAL	Corner of C and Main - South of Green Shutter
CITY OF HAYWARD	8712.000	1026 C ST	CC-C: CENTRAL CITY COMMERCIAL	Corner of C and Main - South of Green Shutter
CITY HAYWARD HOUSING	33393.037	123 A ST AT WALNUT	RM/SD4: MEDIUM DENSITY RESIDENTIAL	Parcel proposed for Habitat for Humanity project
CITY OF HAYWARD	8348.166	22851 GRAND ST AT D	RM: MEDIUM DENSITY RESIDENTIAL	THESE THREE LOTS ARE ADJOINING PROPERTIES, THEY ARE ALSO THE REMINANT PARCELS ALONG D STREET
CITY OF HAYWARD	5912.720	GRAND ST AT D	RM: MEDIUM DENSITY RESIDENTIAL	
CITY OF HAYWARD	4173.941	GRAND ST AT D	RM: MEDIUM DENSITY RESIDENTIAL	
CITY OF HAYWARD	78893.057	22005 SKYWEST DR BETWEEN SUERRO AND HESPERIAN	AT-C: AIR TERMINAL COMMERCIAL	GENERAL PLAN - ROC: RETAIL AND OFFICE COMMERCIAL
CITY OF HAYWARD	80716.591	SKYWEST DR	AT-C: AIR TERMINAL COMMERCIAL	THESE TWO PARCELS (AIRPORT PROPERTIES) ARE ADJOINING PARCELS
CITY OF HAYWARD	163987.267	1164 W A ST AT SKYWEST	PLANNED DEVELOPMENT & AT-C: AIR TERMINAL COMMERCIAL	GENERAL PLAN - ROC: RETAIL AND OFFICE COMMERCIAL - AIRPORT PROPERTIES (Leased for hotel)
CITY OF HAYWARD	36879.664	2ND STREET AT WALPERT	SINGLE FAMILY RESIDENTIAL & RSB6: SINGLE FAMILY RESIDENTIAL B6	GENERAL PLAN - LDR:LOW DENSITY RESIDENTIAL - ADJACENT TO CALTRANS PROPERTY (In Contract)
CITY OF HAYWARD	9569.615	2ND STREET AT WALPERT	RSB6: SINGLE FAMILY RESIDENTIAL B6	
CITY OF HAYWARD	145677.468	2ND STREET AT WALPERT	AGRICULTURE & RSB6: SINGLE FAMILY RESIDENTIAL B6	

City of Hayward Developable Property List

Attachment II

CITY OF HAYWARD	25734.631	24874 MISSION BLVD NORTH OF CARLOS BEE	MB-T4-1-COMM2: MB URBAN GENERAL ZONE GROUND FLOOR RES. COND USE	GENERAL PLAN - GC: GENERAL COMMERCIAL THESE SIX PARCELS ARE ADJOINING PARCELS JUST NORTH OF CARLOS BEE THE SHOWN SQUARE FOOTAGE DOES NOT REFLECT THE ROUTE 238 WIDEING TOTAL SQUARE FOOT FOR THE PARCELS LESS RTE 238 TAKE IS 84,812 Sq.Ft (In Contract Negotiations)
CITY OF HAYWARD	12962.480	24832 MISSION BLVD NORTH OF CARLOS BEE	MB-T4-1-COMM2: MB URBAN GENERAL ZONE GROUND FLOOR RES. COND USE	
CITY OF HAYWARD	7241.886	24822 MISSION BLVD NORTH OF CARLOS BEE	MB-T4-1-COMM2: MB URBAN GENERAL ZONE GROUND FLOOR RES. COND USE	
CITY OF HAYWARD	10490.561	24802 MISSION BLVD NORTH OF CARLOS BEE	MB-T4-1-COMM2: MB URBAN GENERAL ZONE GROUND FLOOR RES. COND USE	
CITY OF HAYWARD	17295.726	24780 MISSION BLVD NORTH OF CARLOS BEE	MB-T4-1-COMM2: MB URBAN GENERAL ZONE GROUND FLOOR RES. COND USE	
CITY OF HAYWARD	16706.554	24744 MISSION BLVD NORTH OF CARLOS BEE	MB-T4-1-COMM2: MB URBAN GENERAL ZONE GROUND FLOOR RES. COND USE	
CITY OF HAYWARD	14793.000	24900 MISSION BLVD SOUTH OF CARLOS BEE	MB-T4-1-COMM2: MB URBAN GENERAL ZONE GROUND FLOOR RES. COND USE	GENERAL PLAN - GC: GENERAL COMMERCIAL (Part of 238 Project)



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File #: RPT 18-049

DATE: March 5, 2018

TO: Council Economic Development Committee

FROM: Economic Development Manager

SUBJECT

Regional Minimum Wage Inventory

That the Committee reviews the following comparison chart on state and regional minimum wage requirements.

Attachment I Inventory of Local Minimum Wage Requirements

Inventory of Local Minimum Wages (Selected Bay Area Cities)
Data from UC Berkeley Center for Labor Research and Education, Independent Research

Last updated: 11/15/2017 (UCB Center); 2/23/18 (Paul Nguyen, City of Hayward)

The information in the Minimum Wage Inventory is for informational purposes only and is not for the purpose of providing legal advice or documentation. Despite our best efforts, our inventory may not be immediately updated to reflect changes in laws, and may contain inaccuracies. Information on minimum wages should be confirmed with individual localities.
The inventory includes only minimum wages that were set by local ordinance; it does NOT include localities whose separate minimum wage was set by state law.

	Minimum wage increase schedule															Law details		
Locality (year enacted)	Wage before first increase	1st step		2nd step		3rd step		4th step		5th step		6th step		7th step		Is the minimum wage indexed?	Index details	Link to law text and/or website
		New minimum wage	Date of increase	New minimum wage	Date of increase	New minimum wage	Date of increase	New minimum wage	Date of increase	New minimum wage	Date of increase	New minimum wage	Date of increase	New minimum wage	Date of Increase			
State of California 25 Employees or Less	\$9.00	\$10.00	1/1/2017	\$10.50	1/1/2018	\$11.00	1/1/2019	\$12.00	1/1/2020	\$13.00	1/1/2021	\$14.00	1/22/2022	\$15.00	1/1/2023			Link
State of California 26 Employees or More	\$9.00	\$10.50	1/1/2017	\$11.00	1/1/2018	\$12.00	1/1/2019	\$13.00	1/1/2020	\$14.00	1/1/2021	\$15.00	1/22/2022					Link
Berkeley, CA (2016)	\$11.00	\$12.53	10/1/2016	\$13.75	10/1/2017	\$15.00	10/1/2018									yes (starting 7/1/2019)	S.F. CPI-W	link
Cupertino, CA (2016)	\$10.00	\$12.00	1/1/2017	\$13.50	1/1/2018	\$15.00	1/1/2019									yes	S.F. CPI-W not to exceed 5%	link
El Cerrito, CA (2015)	\$10.00	\$11.60	7/1/2016	\$12.25	1/1/2017	\$13.60	1/1/2018	\$15.00	1/1/2019							yes	S.F. CPI-W	link
Emeryville, CA (2015) large businesses (more than 55 employees)	\$9.00	\$14.44	7/1/2015	\$14.82	7/1/2016	\$15.20	7/1/2017	\$15.60 (est. w/ CPI)	7/1/2018	\$16.00 (est. w/ CPI)	7/1/2019	\$16.42 (est. w/ CPI)	7/1/2020			yes	S.F. CPI-U	link
Emeryville, CA (2015) small businesses (55 or fewer employees)	\$9.00	\$12.25	7/1/2015	\$13.00	7/1/2016	\$14.00	7/1/2017	\$15.00	7/1/2018	Same rate as large businesses	7/1/2019	Same rate as large businesses	7/1/2020					
Fremont	\$9.00	\$10.00	1/1/2017	\$10.50	1/1/2018	\$11.00	1/1/2019	\$12.00	1/1/2020	\$13.00	1/1/2021	\$ 14.00	1/22/2022	\$15.00	1/1/2023			
Hayward	\$9.00	\$10.00	1/1/2017	\$10.50	1/1/2018	\$11.00	1/1/2019	\$12.00	1/1/2020	\$13.00	1/1/2021	\$ 14.00	1/22/2022	\$15.00	1/1/2023			
Milpitas, CA (2017)	\$10.50	\$11.00	7/1/2017	\$12.00	1/1/2018	\$13.50	7/1/2018	\$15.00	7/1/2019							yes	S.F. CPI-W capped at 5%	link
Oakland, CA (2014)	\$9.00	\$12.25	3/1/2015	\$12.55	1/1/2016	\$12.86	1/1/2017	\$13.23	1/1/2018							yes	S.F. CPI-W	link
Richmond, CA (2014)	\$9.00	\$9.60	1/1/2015	\$11.52	1/1/2016	\$12.30	1/1/2017	\$13.00	1/1/2018							yes	S.F. CPI-W	link
San Francisco, CA (2014)	\$11.05	\$12.25	5/1/2015	\$13.00	7/1/2016	\$14.00	7/1/2017	\$15.00	7/1/2018							yes	S.F. CPI-W	link
San Jose, CA (2016)	\$10.50	\$12.00	7/1/2017	\$13.50	1/1/2018	\$15.00	1/1/2019									yes	S.F. CPI-W capped at 5%	link
San Leandro, CA (2016)	\$10.50	\$12.00	7/1/2017	\$13.00	7/1/2018	\$14.00	7/1/2019	\$15.00	7/1/2020							no	n/a	link
San Mateo, CA (2016)	\$10.00	\$12.00	1/1/2017	\$13.50	1/1/2018	\$15.00	1/1/2019									yes (starting 1/1/2020)	S.F. CPI-W	link
San Mateo, CA (2016) nonprofits	\$10.00	\$10.50	1/1/2017	\$12.00	1/1/2018	\$13.50	1/1/2019	Same rate as other businesses	1/1/20020									
Sunnyvale, CA (2014; amended 2016)	\$9.00	\$10.30	1/1/2015	\$11.00	7/1/2016	\$13.00	1/1/2017	\$15.00	1/1/2018							yes	S.F. CPI-W	link
Union City	\$9.00	\$10.00	1/1/2017	\$10.50	1/1/2018	\$11.00	1/1/2019	\$12.00	1/1/2020	\$13.00	1/1/2021	\$ 14.00	1/22/2022	\$15.00	1/1/2023			

*Data based on UC Berkeley Center for Labor Research and Education. The full national inventory is available at: <http://laborcenter.berkeley.edu/minimum-wage-living-wage-resources/>
**Highlighted rows denote East Bay cities with no ordinance. Data presented is for 25 or less employees. These cities were added to the table to provide additional context on the East Bay market.



CITY OF HAYWARD

Hayward City Hall
777 B Street
Hayward, CA 94541
www.Hayward-CA.gov

File #: RPT 18-050

DATE: March 5, 2018

TO: Council Economic Development Committee

FROM: Economic Development Manager

SUBJECT

Approval of Future Meeting Topics as of March 5, 2018.

RECOMMENDATION

That the Committee reviews the attached Future Meeting Topics list.

ATTACHMENTS

Attachment I Future Meeting Topics as of March 5, 2018



**Council Economic Development Committee
Future Meeting Topics as of March 5, 2018**

RESPONSIBLE STAFF	FUTURE MEETING AGENDA ITEMS
Economic Development	Report on the changing demand for retail
Economic Development	Improve marketing of City events to local businesses to keep workers in town
Economic Development	Analysis of sales tax revenues generated by housing versus retail uses
Economic Development	Report back on workforce development activities
Economic Development	Have a Maker Space representative give a presentation or take a tour and hold a meeting there
Development Services	Update on Downtown Specific Plan development
Economic Development	Marketing and Branding Update (consistency of efforts)
Economic Development	Explore a Hayward Bucks Program