

**CITY COUNCIL MEETING
TUESDAY, OCTOBER 18, 2016**

PRESENTATIONS

Item #8 WS 16-063

Fire Stations 1-6 and Fire Training Center Improvement Project Update

Fire Stations 1-6 & Fire Training Center Improvement Project

Update

Presentation
October 18, 2016

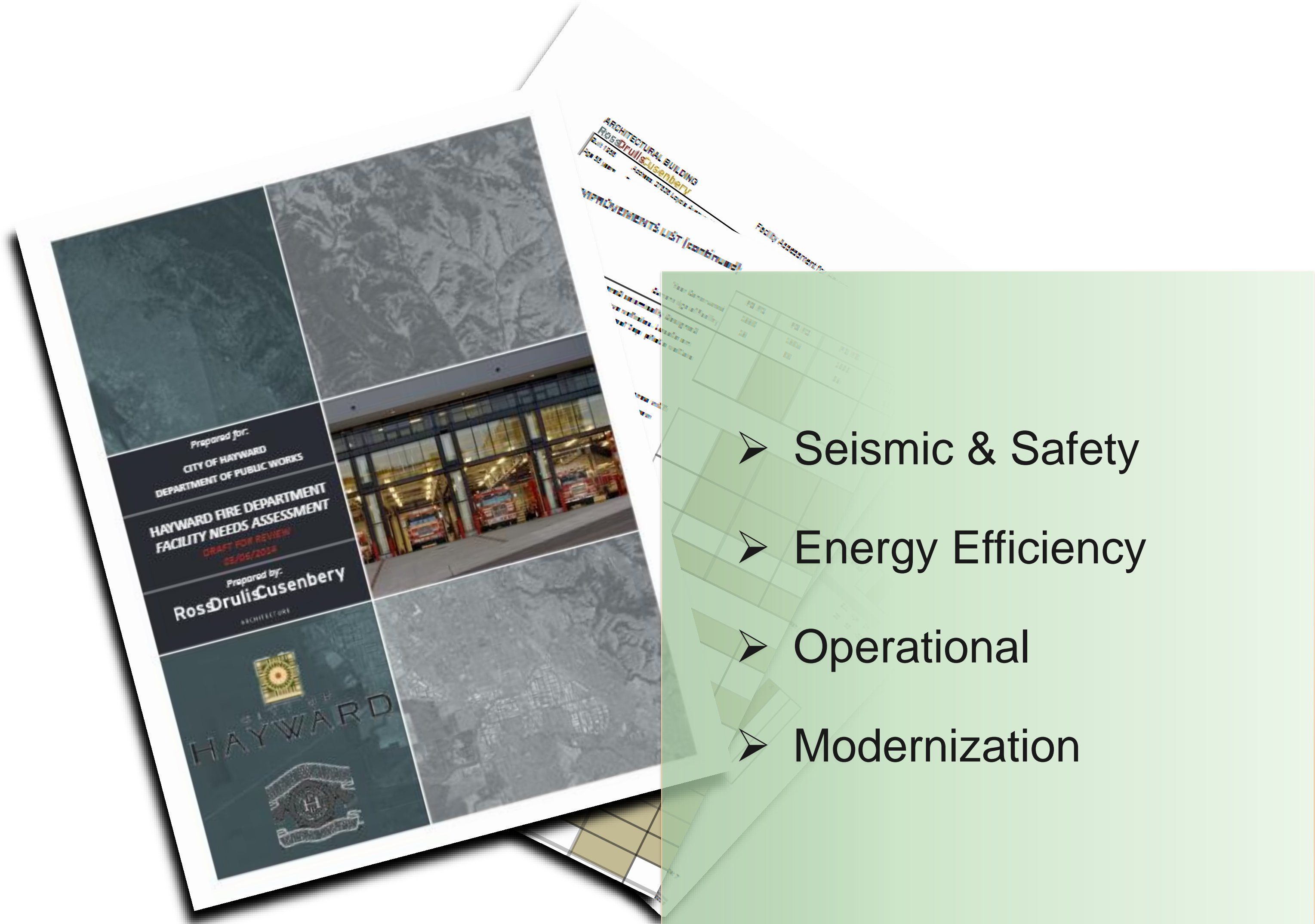
Morad Fakhrai, Director of Public Works



Project Background

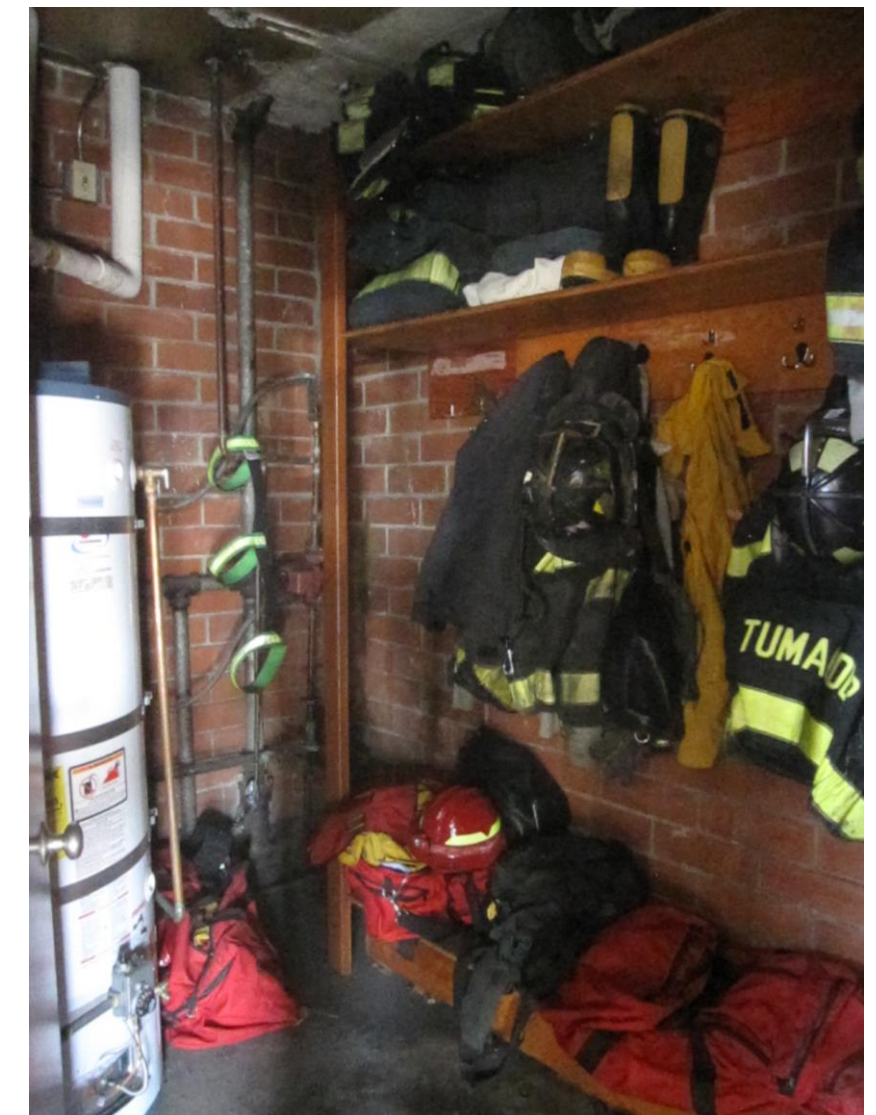
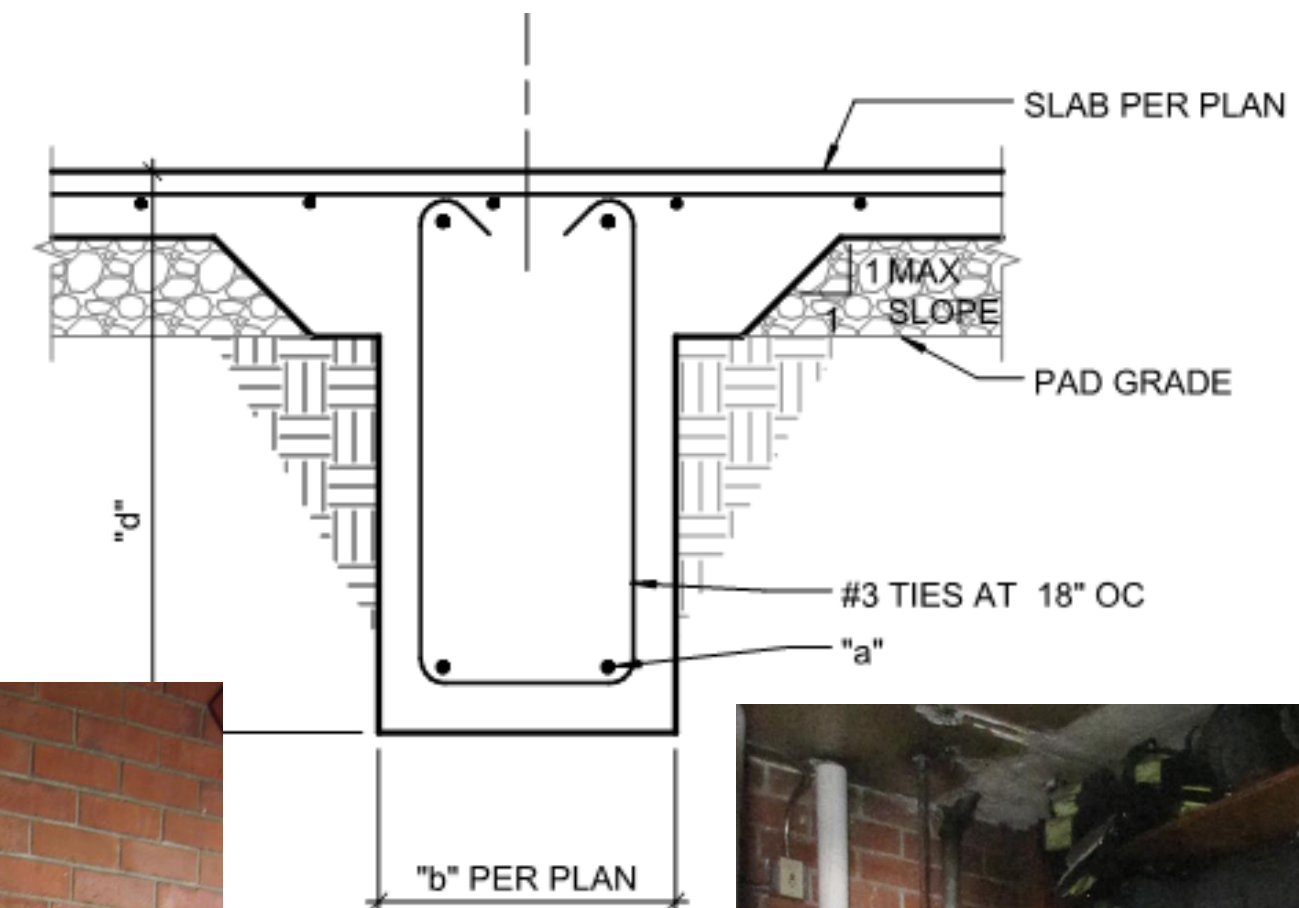
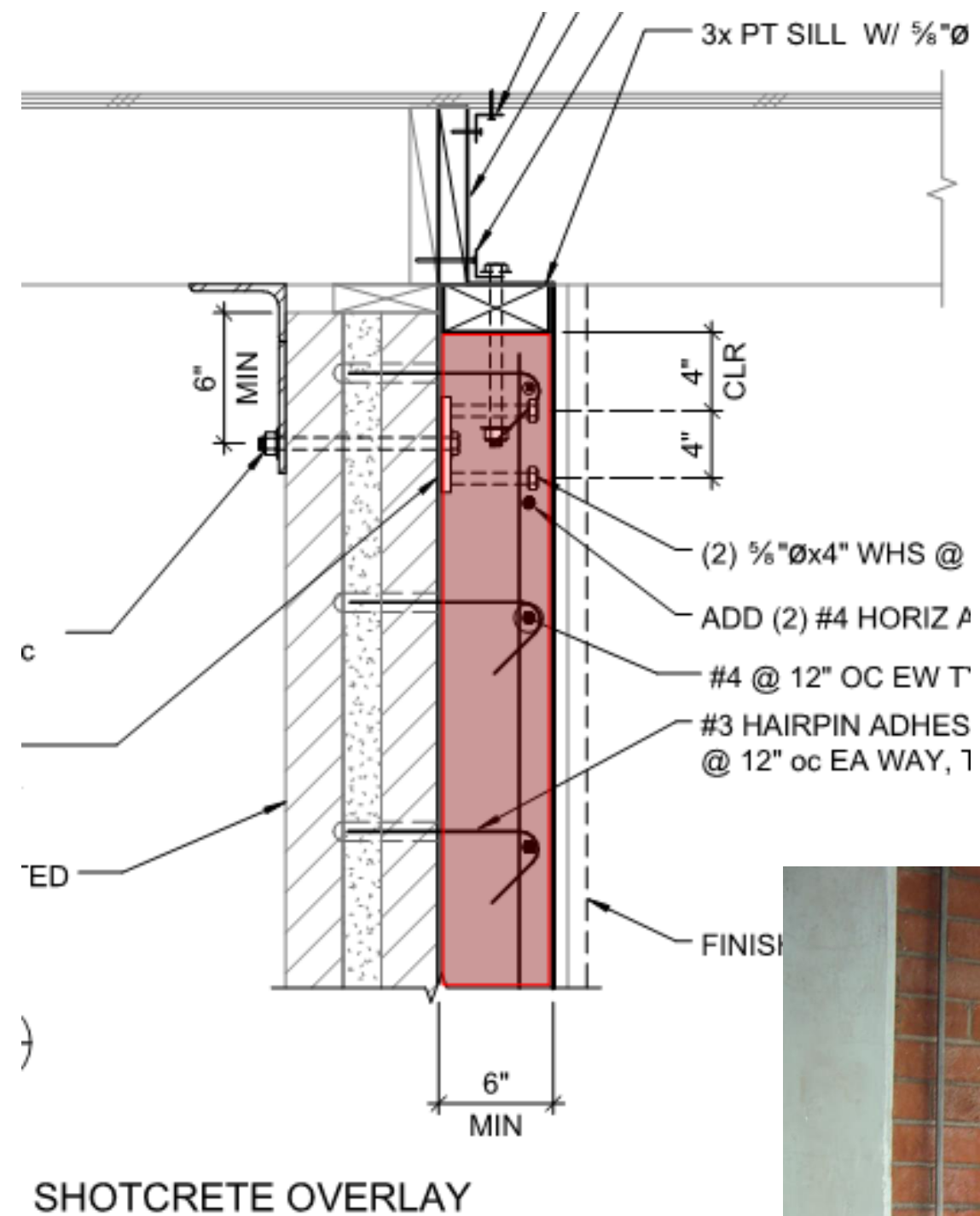
- June 2014 Voters approved Measure C
- October 2014 Facility Needs Assessment Report completed
- May 2015 Started design
- March 2016 Renovate vs construct new FS 6
- April 2016 Completed development design for FS 1-5
- July 2016 Completed master plan for FS 6 and FTC

Facility Needs Assessment Report



Fire Stations 1-6 & Fire Training Center Improvement Project
October 18, 2016

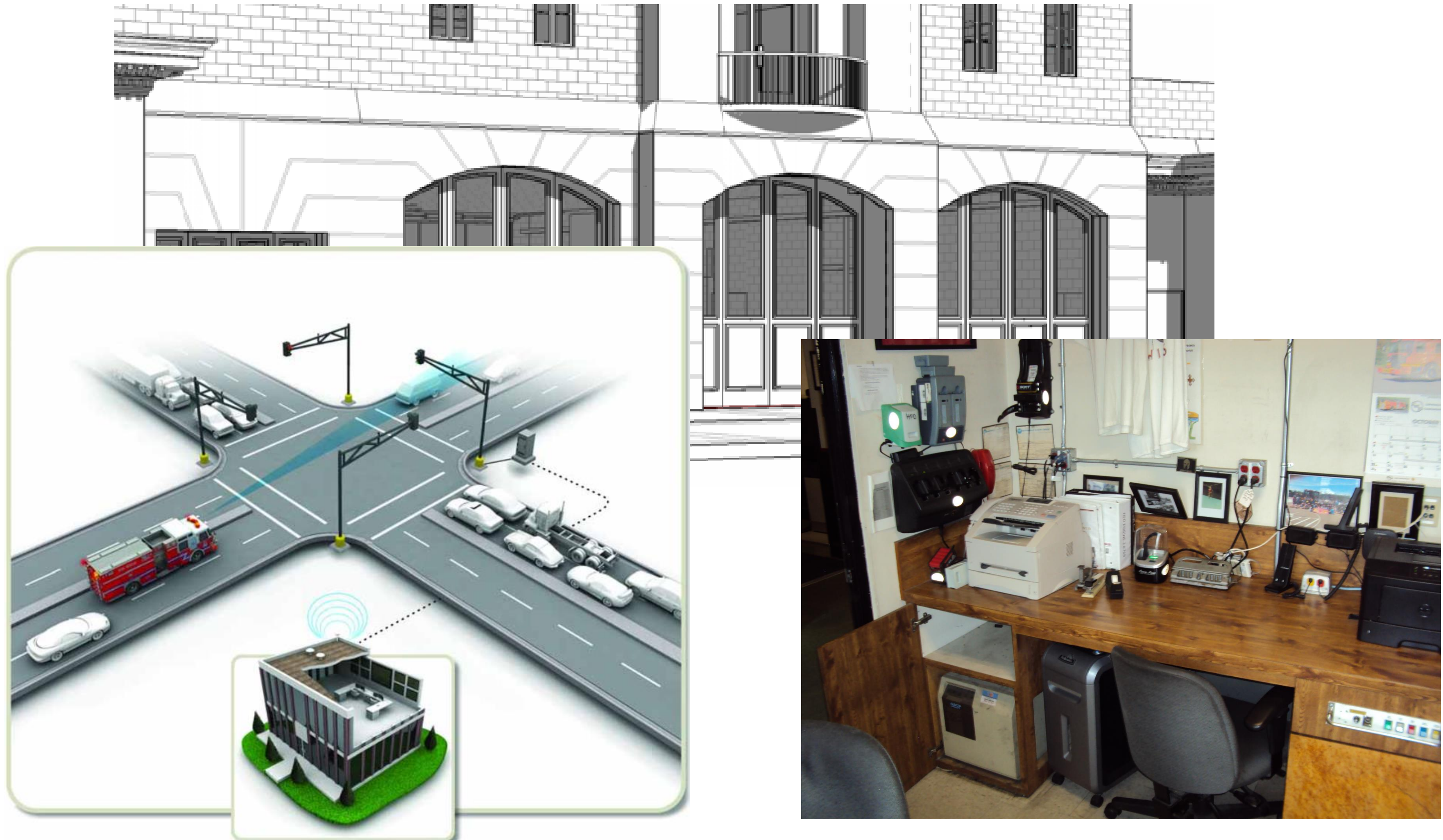
Seismic & Safety



Energy Efficiency Improvements



Operational Improvements



Fire Stations 1-5

Modernization Improvements



Fire Stations 1-6 & Fire Training Center Improvement Project

October 18, 2016

Fire Station 6



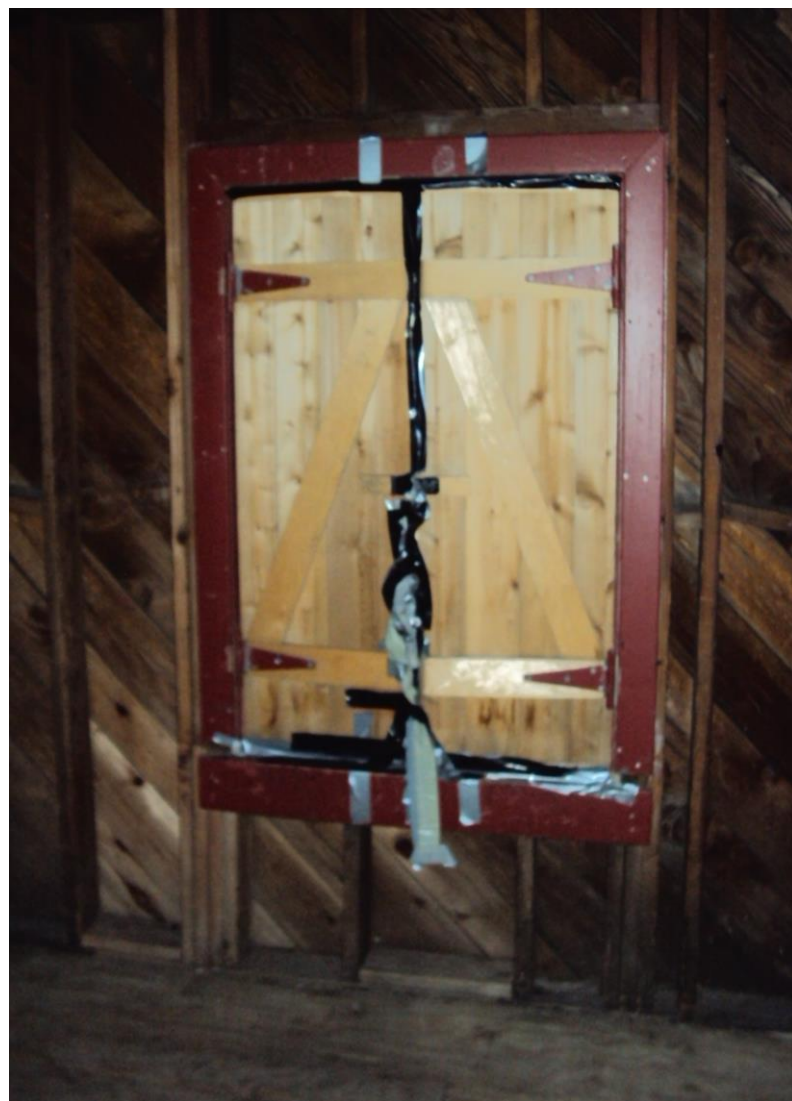
Fire Stations 1-6 & Fire Training Center Improvement Project
October 18, 2016

Fire Training Center



Fire Stations 1-6 & Fire Training Center Improvement Project
October 18, 2016

Fire Training Center



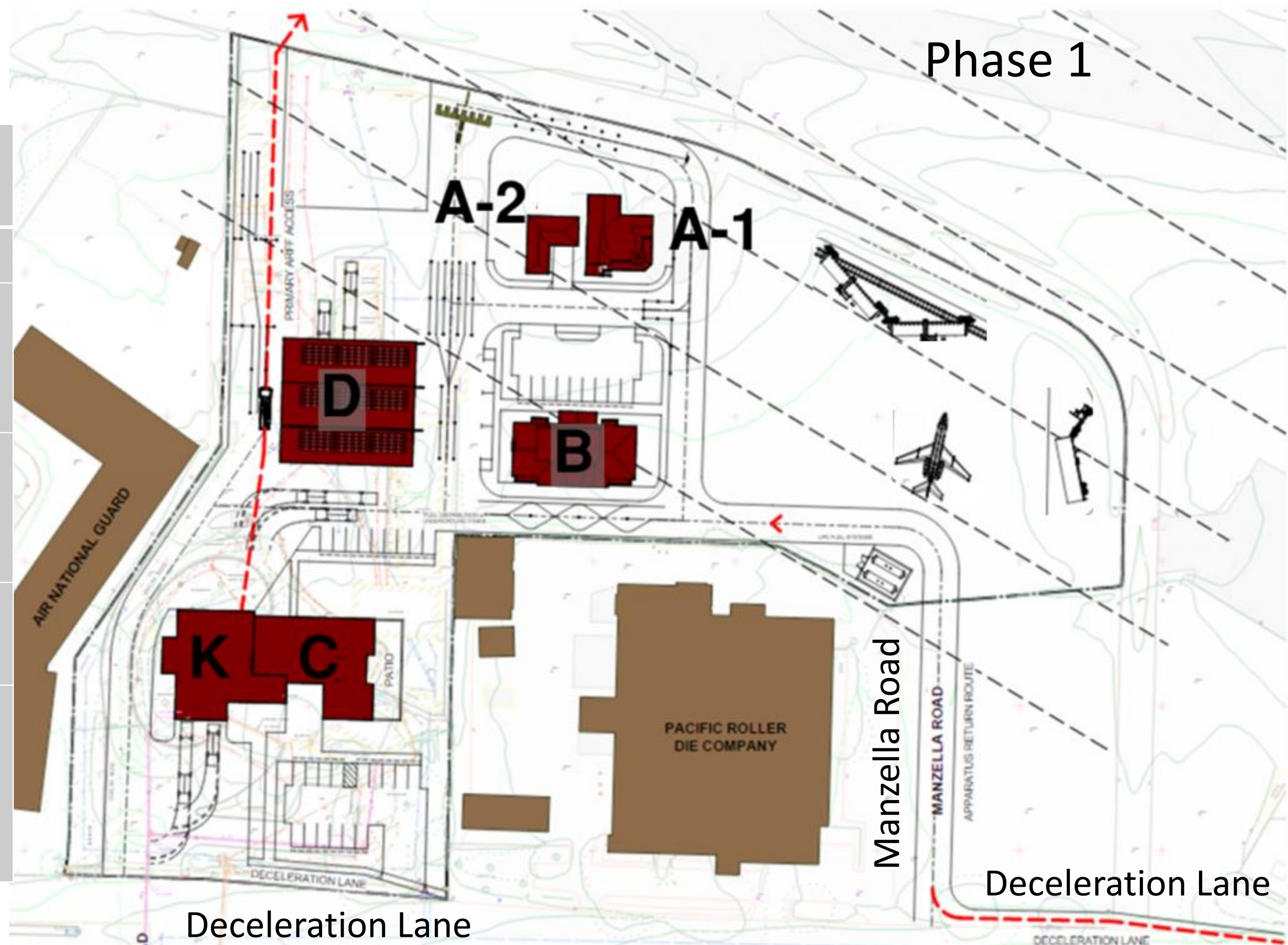
Fire Stations 1-6 & Fire Training Center Improvement Project
October 18, 2016

Fire Station 6 & Fire Training Center



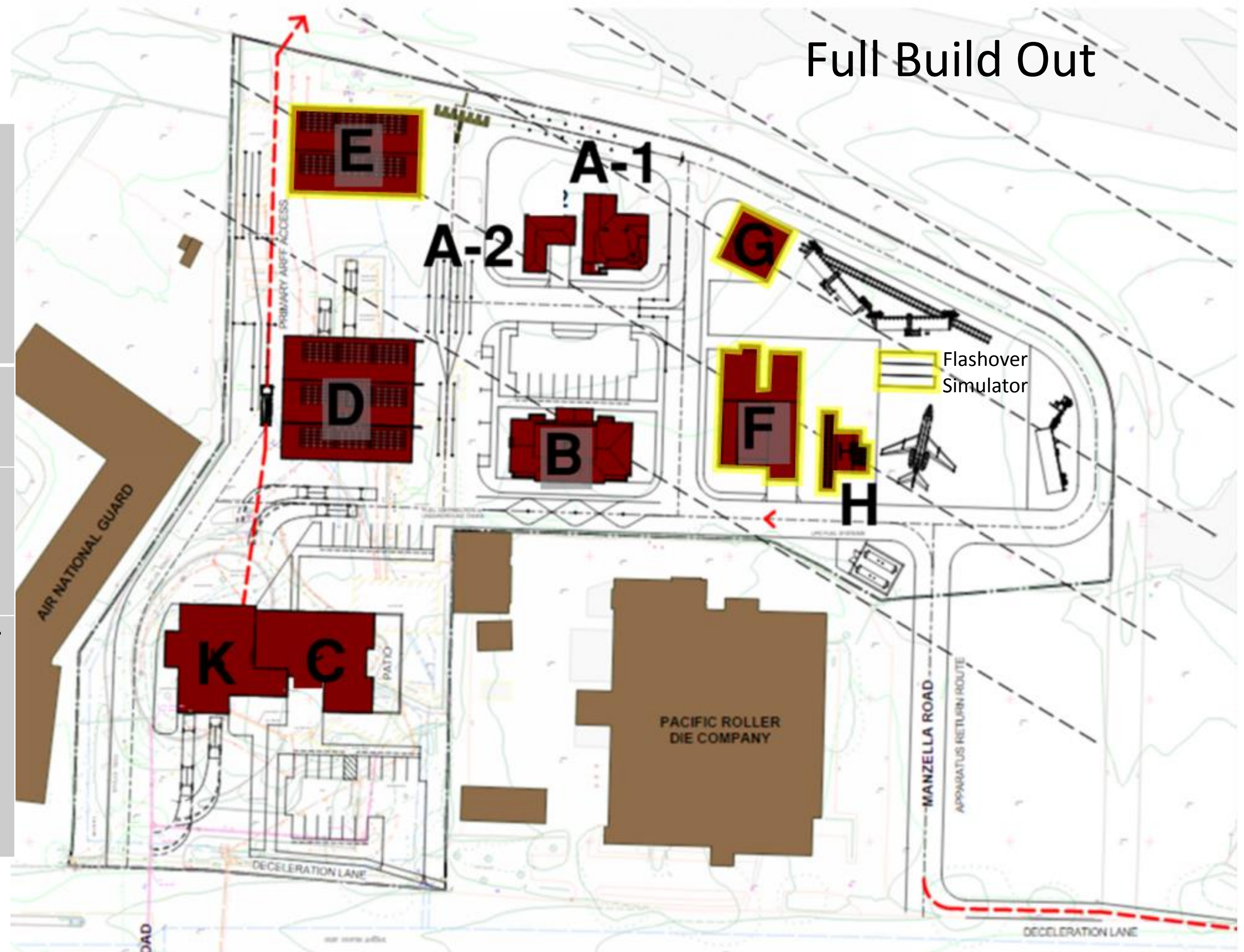
Fire Station 6 & Fire Training Center

K	Fire Station 6
C	Classroom
B	4-Story burn building
A-1	2-story burn building
A-2	Supply storage building
D	Apparatus storage and service building



Fire Station 6 & Fire Training Center

E	Aviation hanger training structure
F	USAR Structure
G	Outdoor Classroom
H	Elevated BART station training structure



Fire Station 6 & Fire Training Center



Props for live training



USAR Structure



Flashover Simulator

Fire Station 6 & Fire Training Center



Fire Stations 1-6 & Fire Training Center Improvement Project
October 18, 2016

Project Cost

Fire Stations 1-5	Previous Cost Estimate	Current Cost Estimate
Construction	\$7,500,000	\$7,150,000
Design	\$500,000	\$650,000
Temporary Housing	-	\$300,000
Other Cost (FF & E)	\$1,400,000	\$1,400,000
Construction Administration	\$800,000	\$1,000,000
Fire Stations 1-5 Project Total	\$10,200,000	\$10,500,000

Fire Station 6 & Fire Training Center	Previous Cost Estimate	Current Cost Estimate
Construction	23,000,000	\$30,500,000
Design	1,500,000	\$1,800,000
Temporary Housing	300,000	\$500,000
Other Cost (FF & E)	900,000	\$2,000,000
Construction Administration	2,500,000	\$3,200,000
Fire Station 6 & FTC Project Total	\$28,200,000	\$38,000,000

Fire Stations 1-5 Renovation

- | | |
|---------------------|---------------|
| ➤ Complete Design | December 2016 |
| ➤ Advertise Project | January 2017 |
| ➤ Begin Work | April 2017 |
| ➤ Complete Work | April 2018 |

Fire Station 6 & Fire Training Center

- | | |
|--------------------------|---------------|
| ➤ Next Update to Council | June 2017 |
| ➤ Complete Design | February 2018 |
| ➤ Begin Work | July 2018 |
| ➤ Complete Work | November 2019 |

Fire Stations 1-5 & Fire Training Center

Questions ?

Fire Stations 1-6 & Fire Training Center Improvement Project

Update

Presentation
October 18, 2016

Morad Fakhrai, Director of Public Works



RossDrulisCusenbery



Fire Stations 1-6 & Fire Training Center Improvement Project
October 18, 2016

Item #9 WS 16-064

City of Hayward User Fee Study

City of Hayward

Presentation for

Comprehensive User Fee Study for the Master Fee Schedule



Introduction to Willdan

- Willdan – more than 50 years of experience working for California public agencies
 - Engineering
 - Energy Efficiency Consulting
 - Emergency/Disaster Preparedness, Training and Exercising
 - Financial and Economic Consulting
- Willdan Financial Services
 - Cost Allocation and User Fee Studies
 - Development Impact Fees
 - Utility Rates
 - Financial and Economic Impact and Feasibility
 - Special District Formation and Administration (CFD, AD, PBID)
 - Bond Compliance (IRS and SEC)

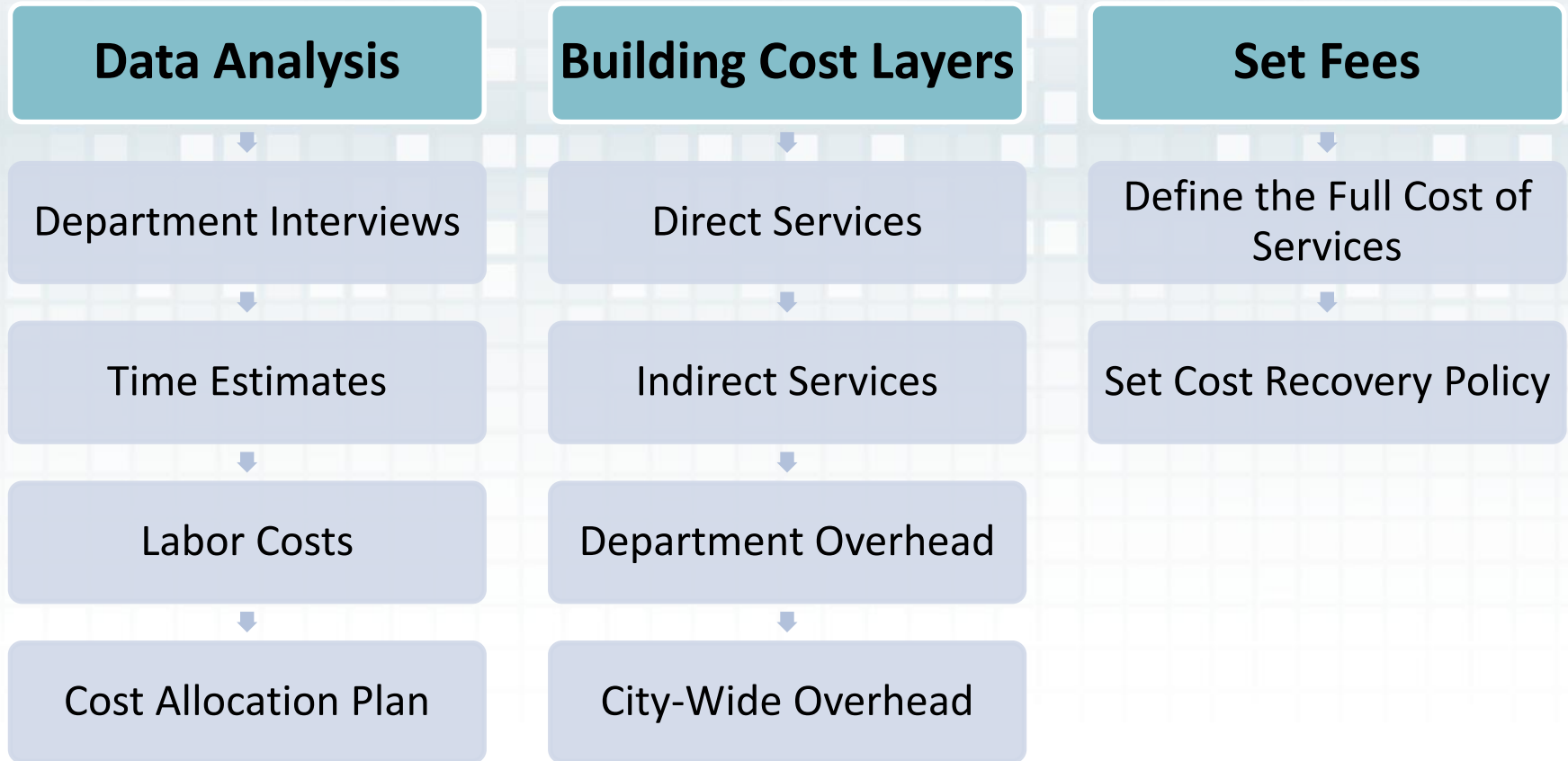
Objectives of User Fee Study

- Develop a rational basis for setting fees
- Understand total costs of providing services
- Identify subsidy amounts, if applicable
- Identify appropriate fee adjustments that enhance fairness and equity
- Maintain consistency with local policy and objectives
- Maintain legal compliance with state law
- Develop updatable, comprehensive list of fees

User Fee Study

- State Law Requirements:
 - Individual use of the service is voluntary
 - Fees reasonably relate to services provided
- Purpose and Methodology
 - Determine full cost of providing services to community
 - Recover up to 100% of costs to provide services
 - Costs estimated to capture actual labor and materials
 - Indirect costs also recoverable – (Cost Allocation Plan)
 - As applicable, third party costs incurred are included

Summary Steps of the Study



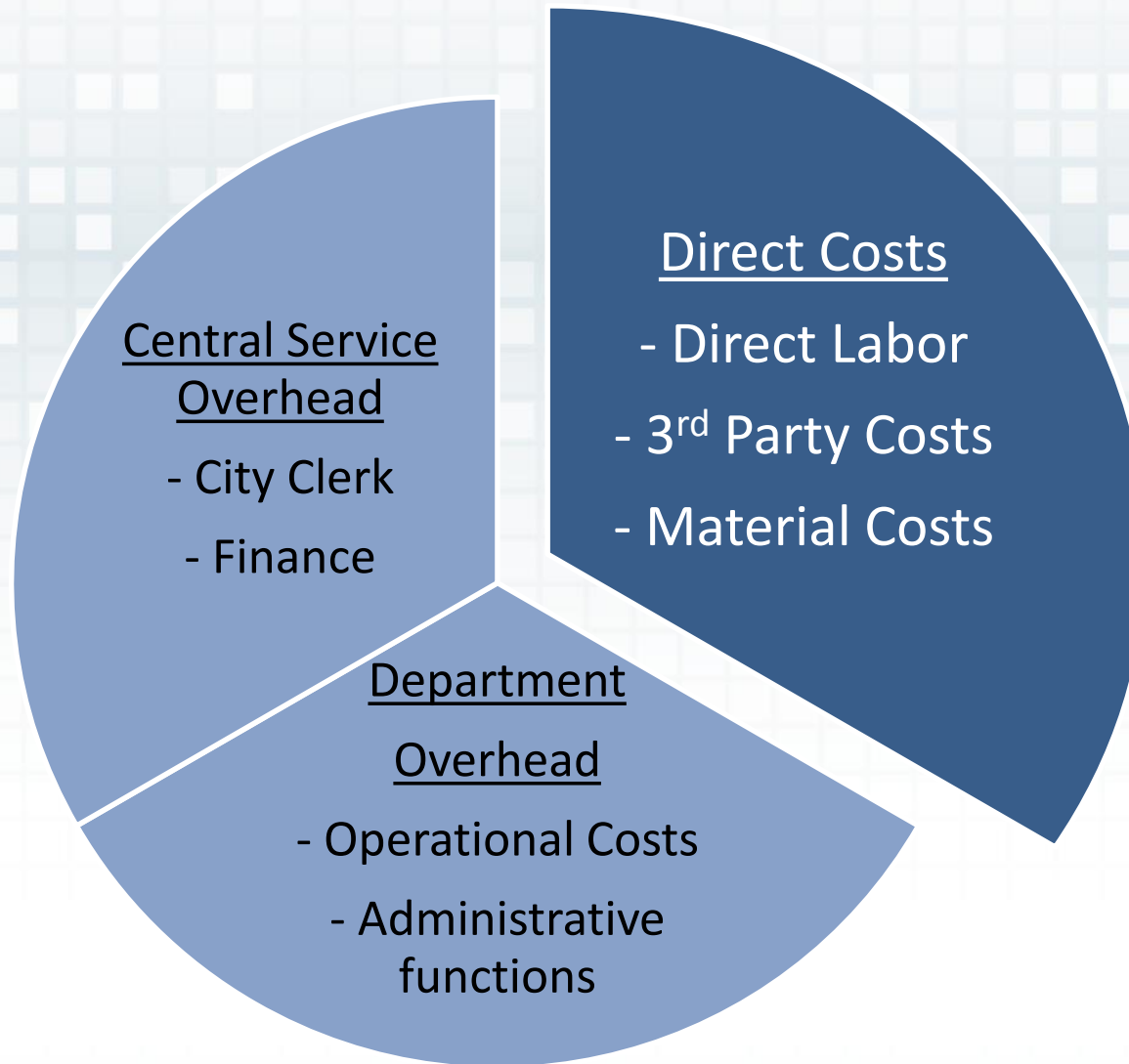
Scope of the Study

- Review and calculate cost of providing services and related fees charged by the following departments and divisions:
 - City Clerk and City Wide Fees
 - Finance
 - City Manager
 - Building
 - Planning
 - Code Enforcement
 - Police
 - Fire
 - Technology Services
 - Library
 - Maintenance
 - Public Works
 - Utilities & Environment

User Fee Data Collection

- Cost Layers
 - **Direct Labor:** staff hours spent directly on services
 - **Departmental Overhead:** administrative activities, applicable supplies and materials
 - **Central Services Overhead:** applicable allocated costs of central services departments as determined through the Cost Allocation Plan

Typical Fee Composition



Fee Cost Composition Example



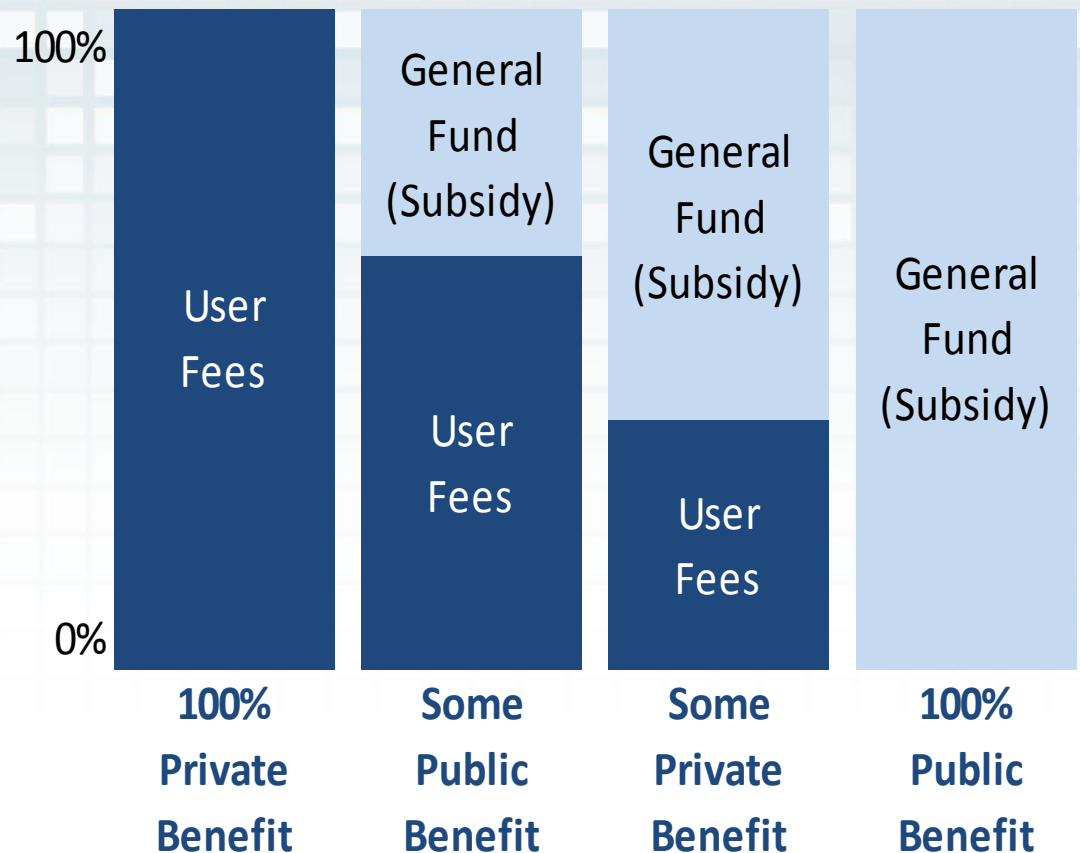
City Staff Participation

- Budget and other cost data
- Staffing structures
- Fee and service structures, organization, and descriptions
- Direct and indirect work hours
- Time estimates to complete work tasks
- Frequency and current fee levels

Policy Considerations

- In certain situations, subsidization of fees is an effective public policy tool:

- Encourage participation
- Facilitate compliance
- Allow access to services
- Community benefit – Recreation Programs



Policy Considerations

- General standard: individuals or groups who receive private benefit from service should pay 100% of cost
- Use care with strict benchmarking with neighboring jurisdictions
 - Not an “apples-to-apples” comparison
 - Services called the same thing may be vastly different
 - Staffing levels and processes vary from city to city
 - Subsidies not known
- Recommended that City include an annual inflation factor which will allow City Council by resolution to annually adjust fees based on CPI or other factor

Questions & Answers

Item #10 WS 16-057

Review of Proposed Changes to the Community Agency Funding Process

COMMUNITY AGENCY FUNDING PROCESS: PROPOSED CHANGES

Submitted by the Community Services Commission to:

Hayward City Council

October 17, 2016



PURPOSE

- REVIEW the funding application process
- DEVELOP and ANALYZE options for apportioning funds
- IDENTIFY “areas of need” for potential target categories
- RECOMMEND a preferred option to Council.

THE COMMITTEE

The Funding Parameters Committee was formed by the Community Services Commission (CSC) in June, 2016.

COMMITTEE MEMBERS

- Antonio Isais (Chair)
- Julie Roche
- Lisa Glover-Gardin
- Todd Davis
- Crystal Araujo
- Diane Fagalde (Alternate)

The Committee met on four occasions:

- July 20, 2016
- July 27, 2016
- August 17, 2016
- August 31, 2016

AREAS OF NEED

The Committee identified areas of need for use as potential
“target categories”

AREAS OF NEED

These “areas of need” were identified by an extensive review of the services and projects that are:

- A) Most commonly awarded City funding
- B) Often identified as priorities in recent years of CSC and Council discussions
- C) Eligible for funding per CDBG and Social Services program guidelines and regulations.

AREAS OF NEED*

1. Community Infrastructure, Jobs, and Economic Development**
2. Homelessness, Housing Affordability, and Food Access**
3. Seniors and People with Disabilities
4. Youth, Families, and Education
5. Health and Wellness
6. Arts, Music, and Culture
7. Counseling, Referral, Case Management, and Legal Services

** All categories assume eligible low-income Hayward residents*

*** Categories required by HUD*

FUNDING OPTIONS

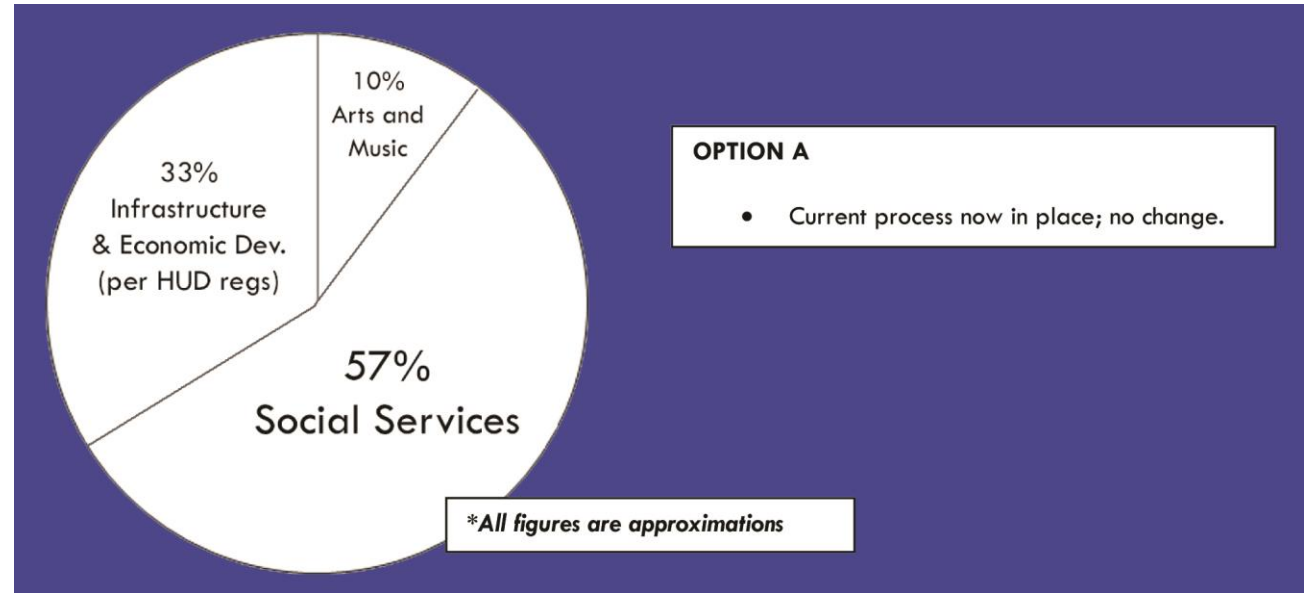
The Committee reviewed the effectiveness of the current funding process and apportionments, and considered alternatives. Four options were developed and analyzed. They are labeled Options A, B, C, and D for reference.

OPTION A – STATUS QUO

- Current funding process now in place
- Applications are solicited annually
- CSC reviews applications and makes recommendations to City Council
- Funding is sourced from CDBG Special Revenue Fund and the City of Hayward General Fund, total approximately \$800,000 annually.
- Per HUD restrictions, approximately 33% of the total must be used for projects in the Infrastructure and Economic Development category.
- In FY 2016, approximately 10% of the total was allocated to Arts and Music programs.
- In FY 2016, approximately 57% of the total was allocated to Social Services programs.

OPTION A

STATUS QUO

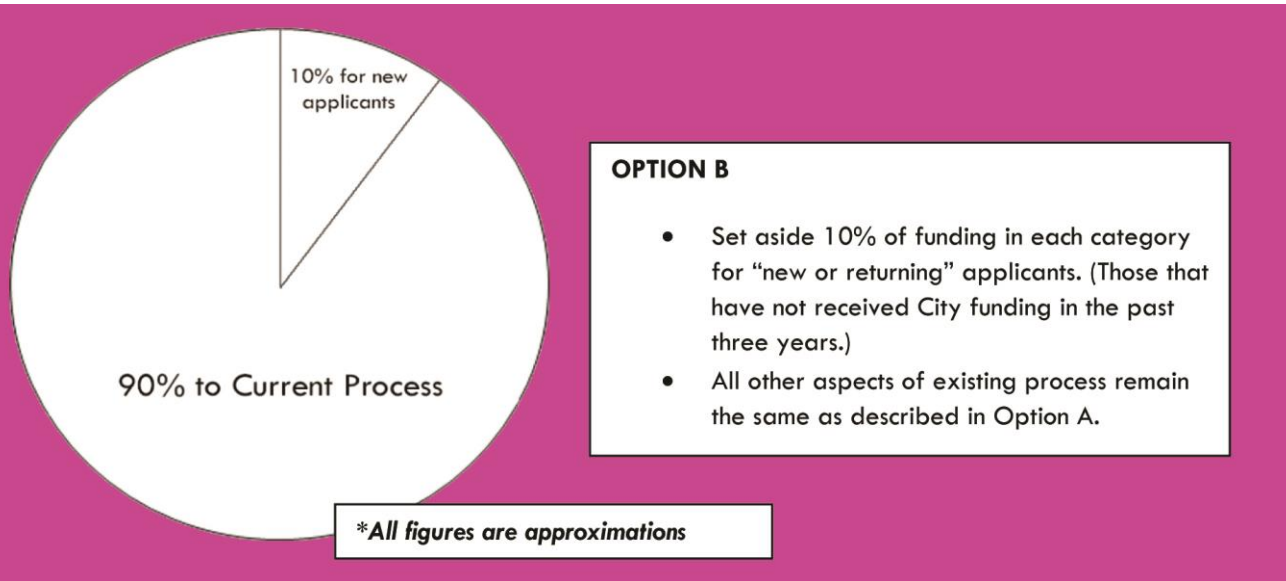


OPTION A

- Current process now in place; no change.

OPTION B – INCENTIVIZE NEW

- Leaves most of current funding process in place
- Sets aside a portion of available funds for “new or returning” applicant agencies
- For example, 10% of total funding set aside for “new or returning” applicant agencies.
- “New or returning” defined as not having received City funding in the past three years.
- If no eligible “new or returning” agencies apply for funding, then funding could be “released” for use toward other applications.



OPTION B

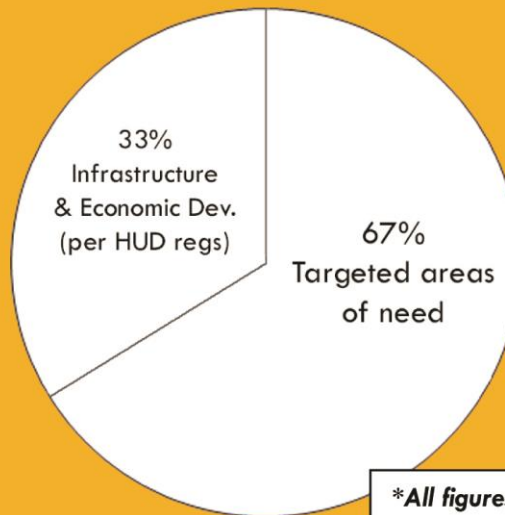
INCENTIVIZE “NEW” APPLICANTS

OPTION C – FOCUS ON TARGET AREAS

- Most dramatic departure from current process
- Approximately 33% of total funding still used for Infrastructure & Economic Development (required by HUD)
- Remaining approximately 67% focused on Targeted Areas of Need to achieve greatest impact in those areas
- Targeted Areas of Need identified when applications are distributed (typically in November each year)
- Each annual funding cycle would focus on two to four target areas
- Targeted Areas of Need would be rotated on a three year cycle so all categories are targeted at least once over the course of three years.

OPTION C

FOCUS ON TARGETED AREAS OF
NEED



**All figures are approximations*

OPTION C

- Focus maximum available funding on “Targeted areas of need”
- Targeted areas of need would rotate each year; 2 to 4 categories per year; two- or three-year cycle
- Optional: Set aside 10% of funding in each category for “new or returning” applicants.

RECOMMENDED: OPTION D

RECOMMENDED OPTION



OPTION D – HYBRID

- Combines advantages of Option A and Option C
- Provides a transitional period for applicants to adapt to new process
- Provides for some funding, approximately 27% of total, to be made available for general applications in all categories as is currently in place (Option A)
- Focuses some funding, approximately 40% of total, on targeted areas of need to achieve greater impact, on a rotating three year basis (Option C)
- Remaining approximately 33% of total is used toward Infrastructure & Economic Development, as required by HUD.

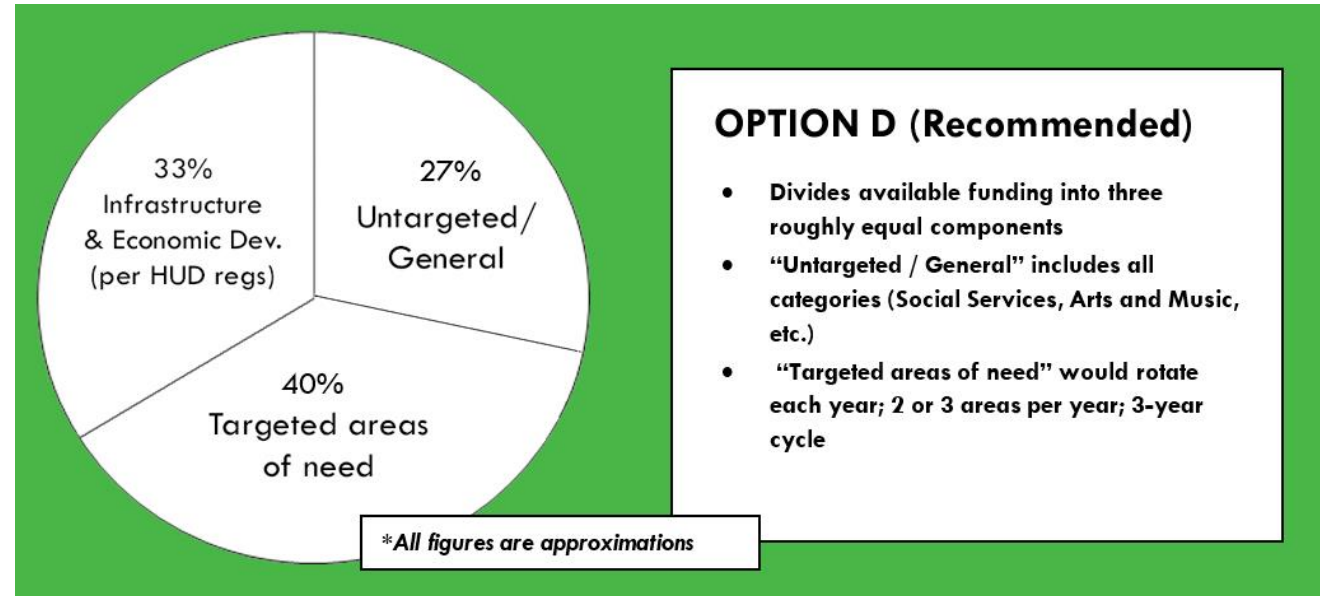
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HYBRID – SOME TARGETED,
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RECOMMENDED OPTION

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PROPOSED TARGETING CYCLE

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** Categories required by HUD

	FY 2017-18	FY 2018-19	FY 2019-20
General category applications	3, 5, 7	4, 5, 6	3, 6, 7
“Target areas of need” category applications	2, 4, 6	2, 3, 7	2, 4, 5
HUD-required Infrastructure/Jobs category	1	1	1

RECOMMENDATION

The Community Services Commission recommends Option D to Council for implementation in FY 2017-18.

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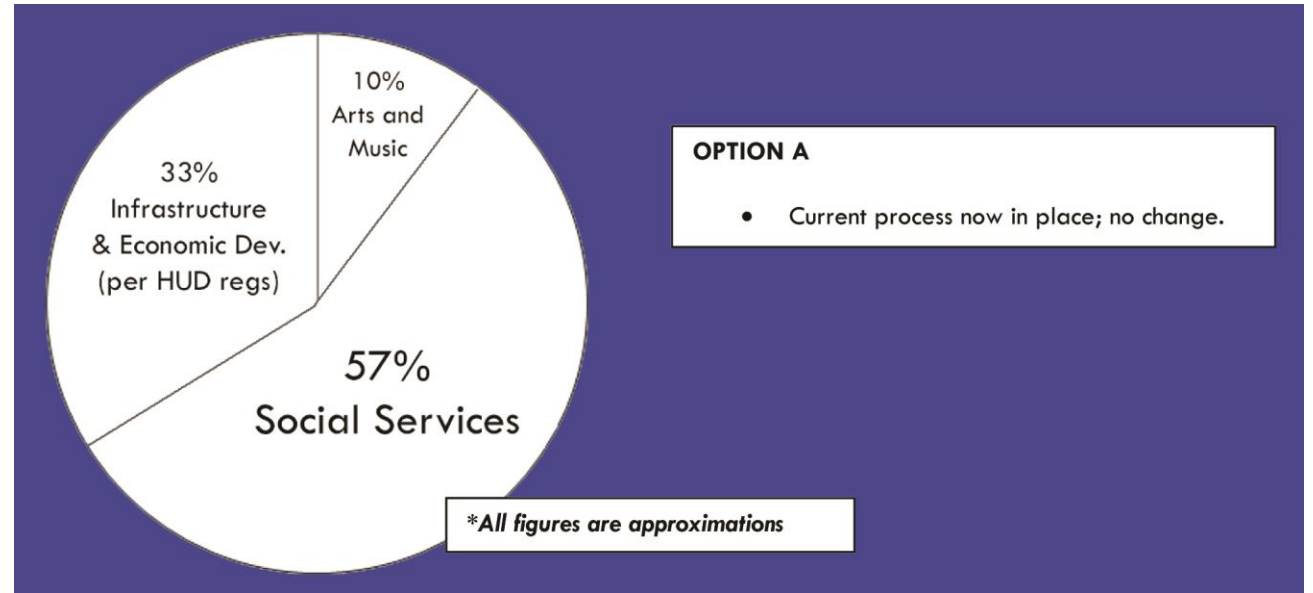
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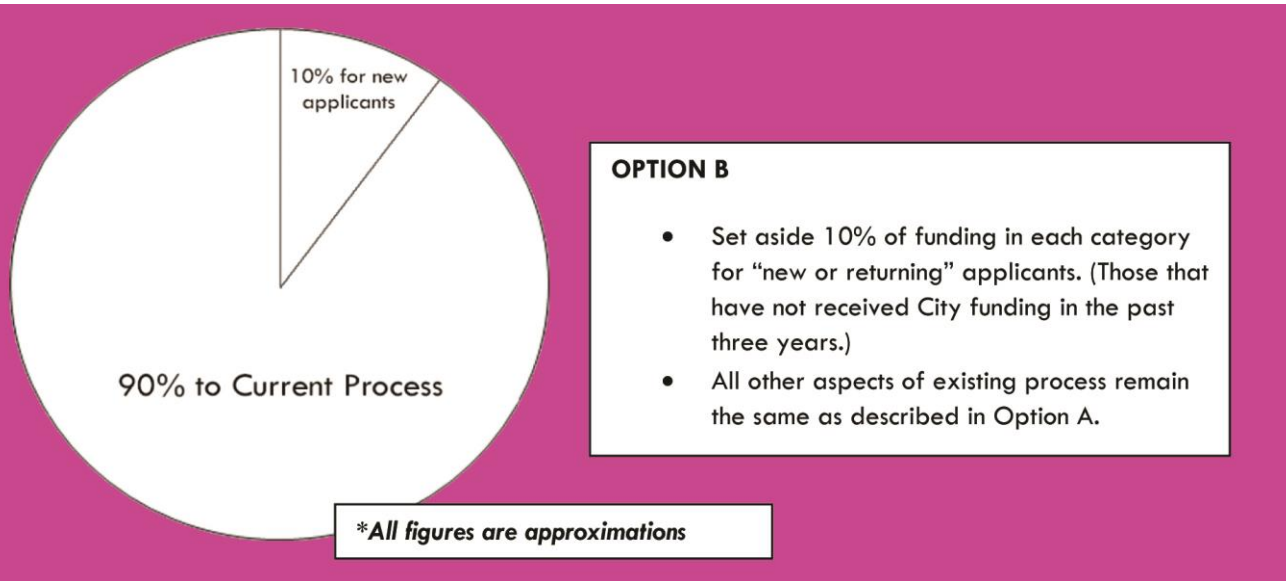


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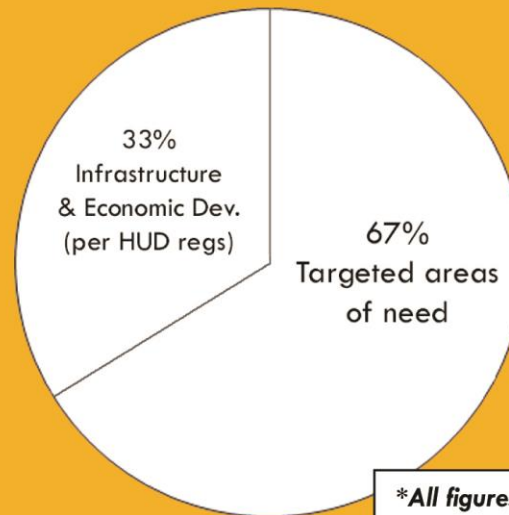
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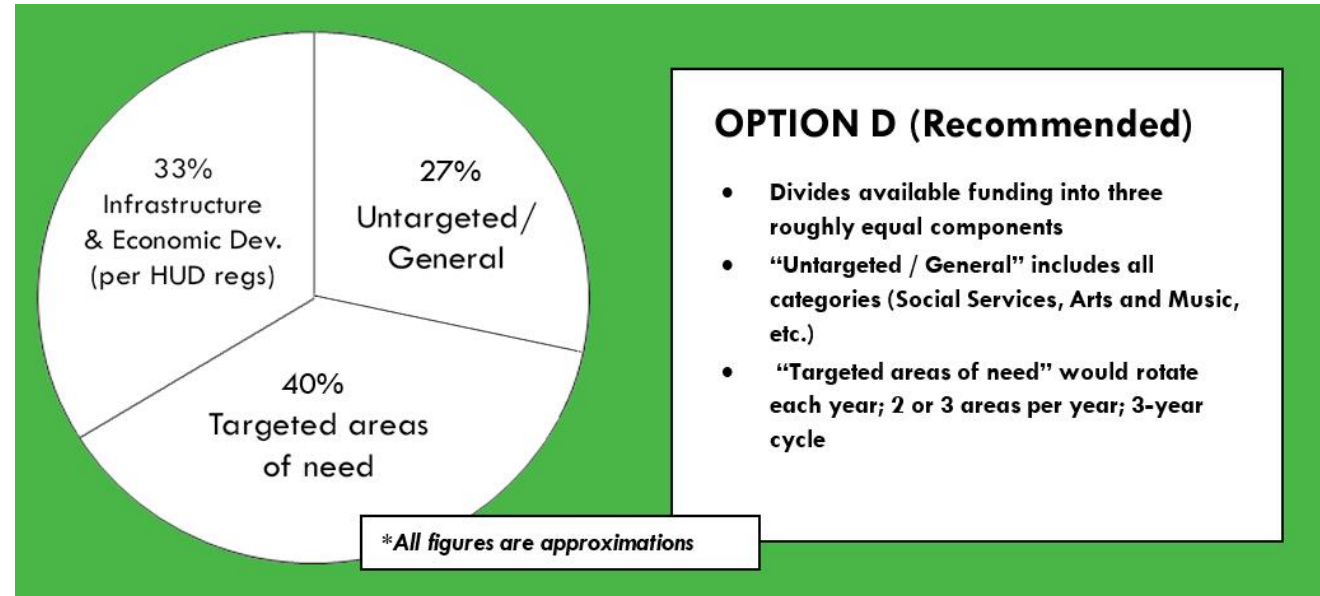
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HUD-required Infrastructure/Jobs category	1	1	1

RECOMMENDATION

The Community Services Commission recommends Option D
to Council for implementation in FY 2017-18.

Item #11 WS 16-060

Alameda County Housing Bond



ATTACHMENT II

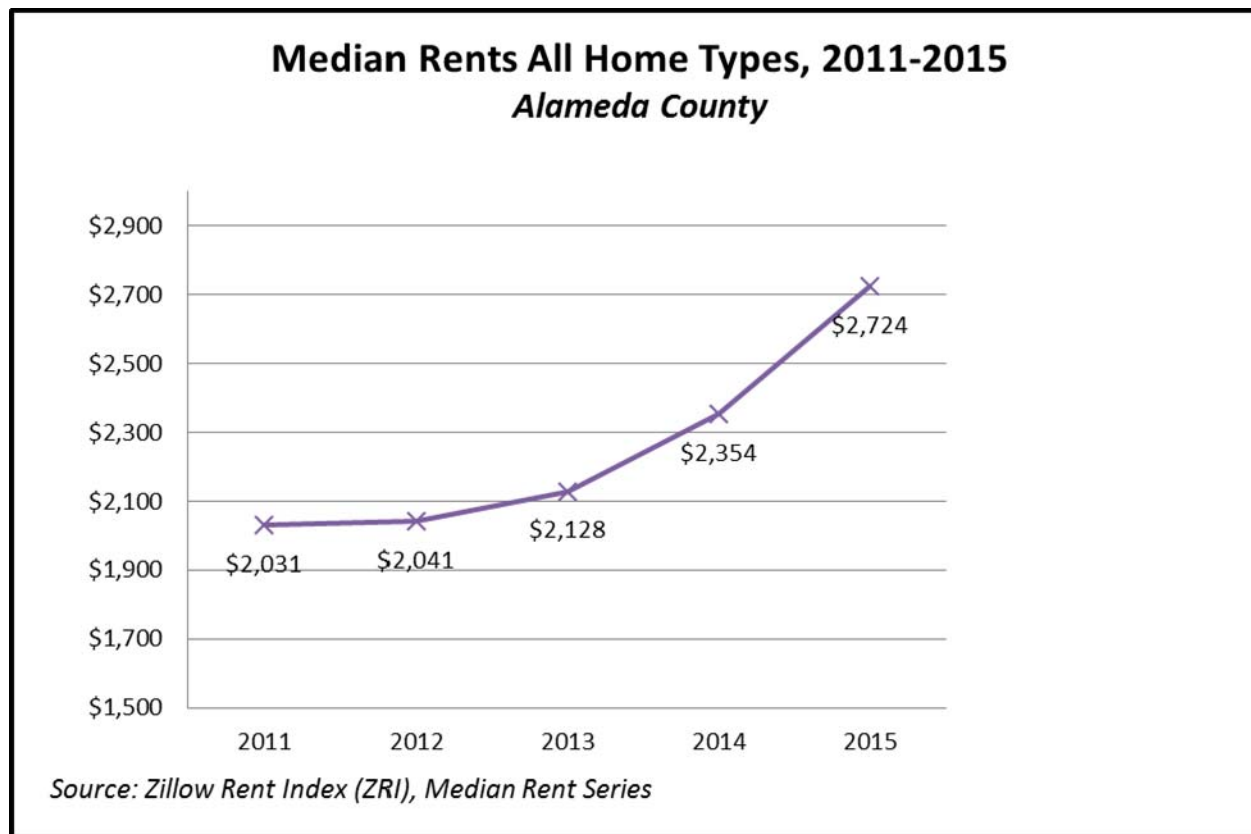


ALAMEDA COUNTY
Community Development Agency

ALAMEDA COUNTY HOUSING BOND: OVERVIEW

Affordable Housing Crisis

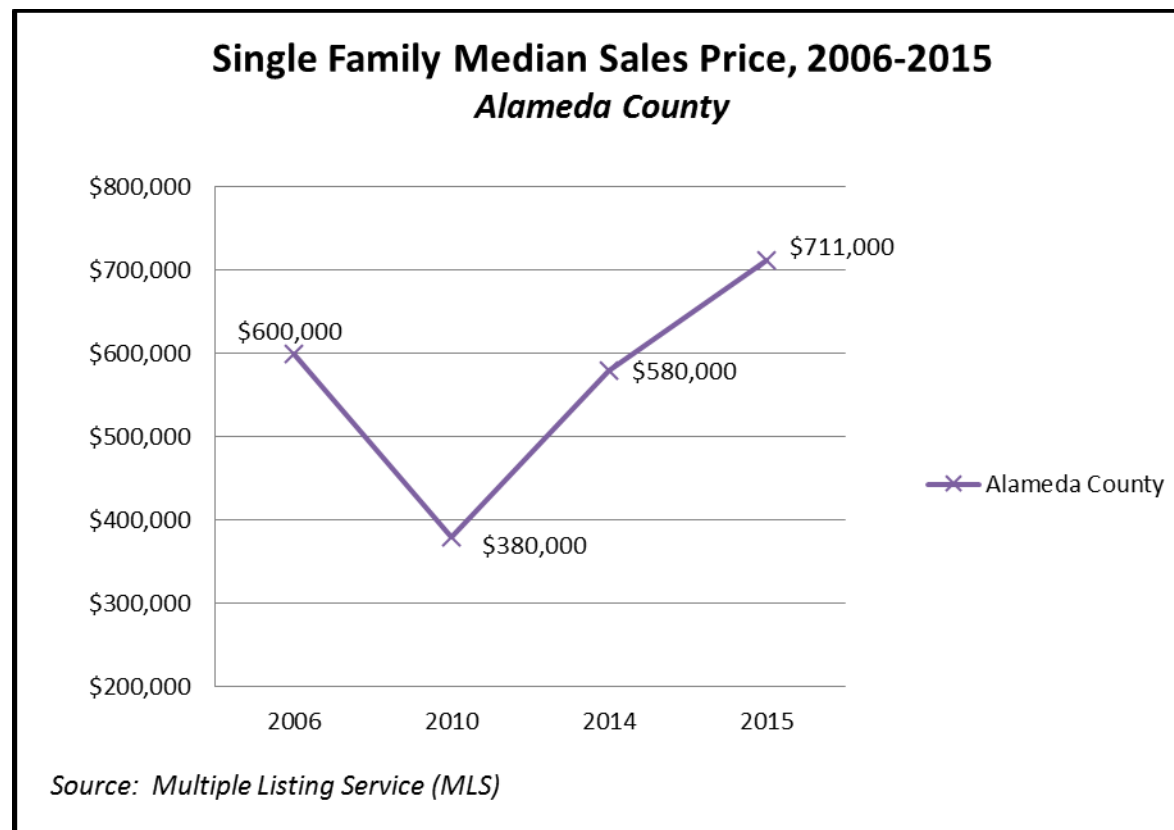
Rapidly Increasing Rents Countywide



Rents Increased 34% between 2011 – 2015 Countywide

Affordable Housing Crisis

Home Sales Prices Rapidly Increasing Countywide



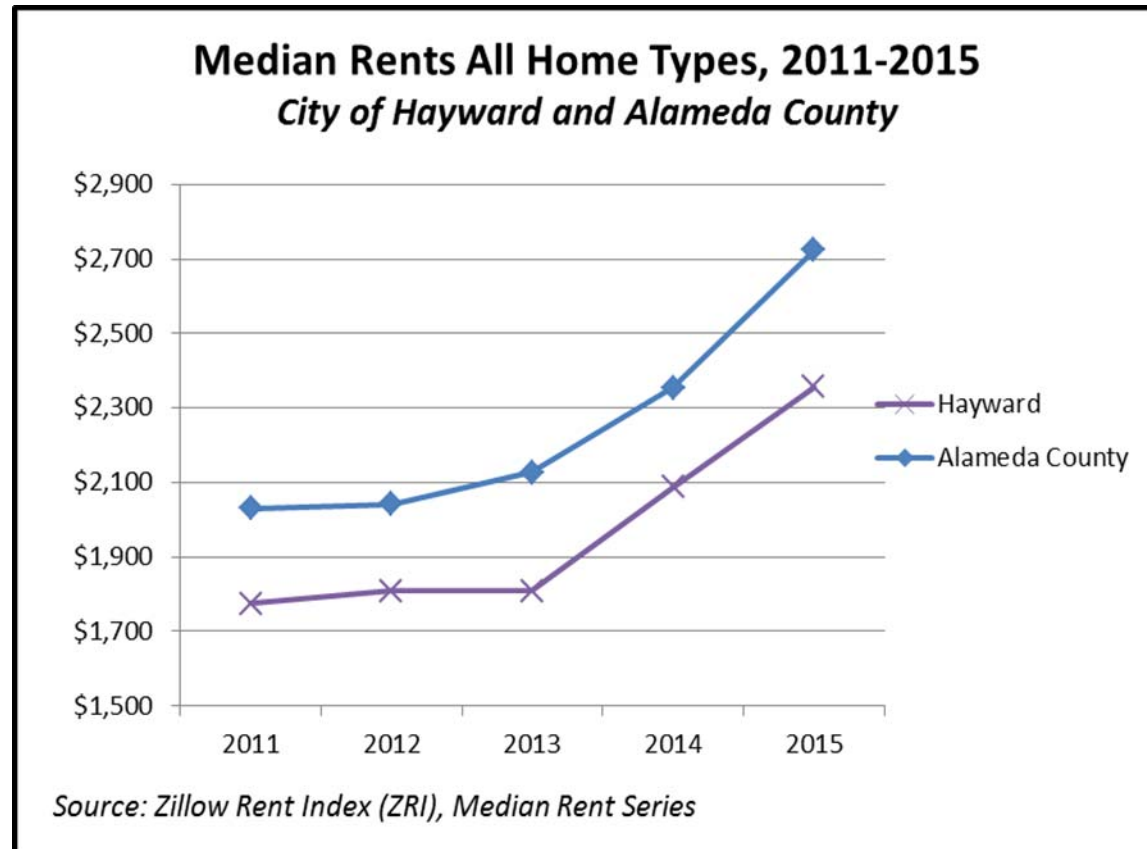
Home Prices Increased 22.5% between 2014 and 2015 Countywide

Housing Crisis in Hayward

Hayward sales prices have risen 84% since the 2010 market bottom.

91% of Very Low Income renters pay over 30% of their incomes for rent, and 36% pay more than half of their incomes for rent

Rents increased 33% between 2011 - 2015



Affordable Housing Crisis



There is a 60,911 unit shortfall for homes affordable to very low- and extremely low-income households in Alameda County alone.

- California Housing Partnership Corporation, May 2016 Alameda County Housing Report

Impacts of the Affordable Housing Crisis



- ❑ Long term residents have to leave
- ❑ More traffic congestion
- ❑ Too much income spent on housing costs
- ❑ Overcrowding
- ❑ Harder to attract and retain employees
- ❑ Homelessness
- ❑ Undermines safety net

Stakeholder Input Process & Schedule

□ **Board of Supervisors Committee Work Sessions:**

6 Sessions: March – June

Stakeholder Meetings:

■ March 17th – Oakland

■ April 13th – San Leandro

■ May – 8 Town hall meetings in Supervisorial Districts

□ **On-line Survey:** www.tinyurl.com/alcoholhousingbond

□ **Email:** alcoholhousingbond@acgov.org

□ **Website:** www.acgov.org/board/housingbond.htm

□ **Adoption:** June 28th - Board of Supervisors passed bond measure language and authorizing resolution to place measure on November 8, 2016 ballot.



CRITERIA FOR BOND PROGRAMS

Criteria for Bond Program

- Eligible uses of G.O. Bond proceeds:
 - Capital investment related to acquisition or development of real property
- Addresses critical housing needs
- Simple to explain
- Simple and cost effective to administer
- Assures all parts of the County benefit
- Allocates funds over time
- Builds on successful program models within Alameda County and elsewhere
- Leverages other funds where possible
- Allows for innovation and creativity



ALAMEDA COUNTY HOUSING BOND PROGRAM

Overview of Program Framework



- Total Bond - \$580 Million

- Homeowner programs - \$120 Million
 - Down Payment Assistance Loan Program
 - Homeowner Development Program
 - Home Preservation Loan Program

- Rental Housing Programs - \$460 Million
 - Rental Housing Development Fund
 - Innovation and Opportunity Fund



HOME OWNER PROGRAM COMPONENTS

Homeowner Programs



- Three Program Areas - \$120 million
 - ▣ Down Payment Assistance Loan Program
 - ▣ Homeowner Housing Development Program
 - ▣ Home Preservation Loan Program

- Common Components:
 - ▣ Countywide Allocations
 - ▣ Revolving Loan Funds

Homeowner Programs

Down Payment Assistance Loan Program

- **Estimated Funding Amount: \$50 Million**
 - Goal: Assist middle income working families to purchase homes and stay in Alameda County
- **Program Parameters:**
 - Income limit: Target 80-120% of Area Median Income (AMI) but allow up to 150% of AMI for flexibility
 - e.g. Teachers, Electricians, Plumbers, Firefighters, Truck Drivers, EMT workers
- **Design features to encourage program to benefit current Alameda County residents, for example:**
 - Workforce Proximity Homeownership
 - Assist current residents to buy homes and stay in County
 - Working with Counsel re: possible inclusion of displaced former residents
 - Educators/First Responders

Homeowner Programs

Homeowner Housing Development Program

- Estimated Funding Amount: \$25 Million
- Goal: Assist in the development and long-term affordability of homeownership housing for Low-Income households to become first-time homebuyers while staying in the County.
- Program Parameters:
 - ▣ Income limit: 80% of Area Median
 - ▣ Construction loans to nonprofit developers
 - ▣ New Construction, Acquisition, Rehabilitation
 - ▣ Loans converted to Down Payment Assistance Loans when homes are purchased.
 - ▣ May involve a sweat-equity component.

Homeowner Programs

Home Preservation Loan Program

- Estimated Funding Amount: \$45 Million
- Goal: Assist Low-Income Seniors, People with Disabilities, and other low-income homeowners to remain safely in their homes
- Program Parameters:
 - Income limit: 80% of Area Median
 - Accessibility improvements
 - Health and Safety-focused Owner-Occupied Housing Rehabilitation



RENTAL HOUSING PROGRAM COMPONENTS

Rental Housing Programs



- Two Program Areas - \$460 Million
 - ▣ Rental Housing Development
 - ▣ Innovation & Opportunity Fund

Rental Housing Program

Rental Housing Development Program

- Estimated Funding Amount: \$425 Million
- Goal: Create and preserve affordable rental housing for vulnerable populations, including low-income workforce housing
- Program Parameters:
 - ▣ Income levels:
 - Most = 30-60% of Area Median Income (AMI)
 - At least 20% of units to 20% AMI or below (Homeless, SSI level), will require operating subsidies
 - Allow a portion of units for up to 80% AMI in mixed income developments
 - ▣ Leverage tax credits, other state, federal and local funds
 - ▣ Require City financial contribution
 - ▣ Long-term affordability (55 year minimum)

Rental Housing Program

Rental Housing Development Program

□ Use of funds:

▣ Rental Housing development gap financing:

- Predevelopment and Development financing
- New Construction, Acquisition, Rehabilitation

▣ Allow a portion of City allocations for interim crisis/Transitional Housing for homeless

▣ Target populations:

- Homeless (chronic, families)
- Seniors
- Veterans
- People with disabilities (physical, developmental, mentally ill)
- Re-entry
- Transition age youth aging out of foster care
- Workforce housing (including working poor)

Rental Housing Development Program

Geographic Allocations of Funds

- **Based on:**
 - Related to need
 - Assure that funds are available for projects throughout County

- **Geographic Allocation Model:**
 - \$225 Million as a base allocation for use in each city*
 - \$200 Million to regional pools to be drawn on by projects in any city in region

*including allocation to unincorporated county

Rental Housing Development Program

Geographic Allocation Model

Rental Housing Development Program Funds		\$225 Million to City Base Allocations
Base City Allocations		
Alameda city		\$10,370,727
Albany city		\$2,588,918
Berkeley city		\$15,796,369
Dublin city		\$8,831,465
Emeryville city		\$2,799,109
Fremont city		\$33,264,459
Hayward city		\$20,298,294
Livermore city		\$12,722,700
Newark city		\$6,029,275
Oakland city		\$54,803,565
Piedmont city		\$2,431,300
Pleasanton city		\$13,720,684
San Leandro city		\$11,907,775
Unincorporated		\$19,671,892
Union City city		\$9,763,468
Alameda County Total		\$225,000,000

Allocations based on average of % AV & % Total

Population, with minimum no less than original projections.

Rental Housing Development Funds			\$200 Million to Regional Pools
Regional Pools Allocated by:	% of Total	Need - Blend of Poverty and RHNA LI&VLI	
North County	44.7%	\$89,325,065	
Mid County	24.9%	\$49,803,134	
East County	13.7%	\$27,332,372	
South County	16.8%	\$33,539,429	
Alameda County Total	100.0%	\$200,000,000	

No Co: Albany, Berkeley, Emeryville, Oakland, Piedmont

Mid Co: Alameda, Hayward, San Leandro, Unincorporated

East Co: Dublin, Livermore, Pleasanton

South Co: Fremont, Newark, Union City

Rental Housing Program

Innovation & Opportunity Fund

- Estimated Funding Amount: \$35 Million
- Goal: Respond quickly to capture market opportunities, preserve and expand affordable housing, tenant anti-displacement
- Program Possibilities - Examples:
 - Rapid response high-opportunity pre-development and site acquisition loans
 - Purchase problem motels and convert to affordable housing
 - Bond-qualified rental anti-displacement opportunities
 - Acquire apartment buildings on market to renovate and make/retain affordability
- Countywide Allocation



ALAMEDA COUNTY
Community Development Agency

NEXT STEPS

Title and Ballot Question



BALLOT MEASURE: ALAMEDA COUNTY AFFORDABLE HOUSING BOND. To provide affordable local housing and prevent displacement of vulnerable populations, including low- and moderate-income households, veterans, seniors, and persons with disabilities; provide supportive housing for homeless people countywide; and help low- and middle-income households purchase homes and stay in their communities; shall the County of Alameda issue up to \$580 million in general obligation bonds to acquire or improve real property, subject to independent citizen oversight and regular audits?

Next Steps



- ▣ Further development of program policies and terms

- ▣ “Boomerang” funds - development of program options:
 - Anti-Displacement
 - Homeless responses



DISCUSSION

Alameda County Income Limits

Persons in Household	Extremely Low		Very Low		Low	Median	Moderate
	20%	30%	50%	60%	80%	100%	120%
1	\$13,660	\$20,500	\$34,150	\$40,980	\$52,650	\$68,300	\$81,960
2	\$15,600	\$23,400	\$39,000	\$46,800	\$60,150	\$78,000	\$93,600
3	\$17,560	\$26,350	\$43,900	\$52,680	\$67,650	\$87,800	\$105,360
4	\$19,500	\$29,250	\$48,750	\$58,500	\$75,150	\$97,500	\$117,000

Effective March 2016

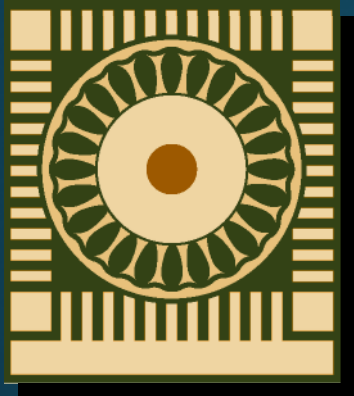
Adjusted annually

Based on HUD Extremely (30%), Very Low (50%) and Low (80%) Income limits

Alameda County Housing and Community Development, April 2016

Item #12 PH 16-086

2016 Update of the City of Hayward Affordable Housing Impact Fees



CITY OF
HAYWARD
HEART OF THE BAY

Public Hearing – Update of 2016 Affordable Housing Ordinance Impact Fees

City Council Meeting

October 18, 2016



Background

- Nexus Study evaluated the impact of new market-rate housing development on the need for affordable housing in the City and provided the basis for establishing affordable housing impact fees (Fees).
- Informed by the findings and recommendations of the Nexus Study, early in 2015 the City Council adopted an Affordable Housing Ordinance (the “AHO”).
- Some of the main provisions of the Ordinance with respect to the Fees are:



Background

- Permits developers to pay Fees instead of providing units on site, at the developers' option;
- Provides that the Fees be calculated on a per-square-foot basis rather than on a per-unit basis;
- Provides that the Fees be adjusted annually based on the percentage change (increase or decrease) in the three-year trailing median home prices or local rents, as applicable;
- Allows payment of the Fees at the time the building permits are pulled at the adopted levels.



Recommendation

Current and Proposed Fees (Per sq. ft. of habitable space fees)

Type of Housing and Timing of Fees		Detached Housing Units		Attached Housing Units	
		At Building Permit	At C. of O.	At Building Permit	At C. of O.
For-sale	Current	\$4.00	\$4.40	\$3.24	\$3.56
	Proposed	\$4.61	\$5.07	\$3.87	\$4.26
Rental	Current	N/A		\$3.24	\$3.56
	Proposed			\$3.63	\$3.99

**Certificate of Occupancy*



Additional Fee for a Typical 50-unit Residential Development

Unit Type	Current Fee	Recommended Fee	Total Additional Cost	Total Per Unit Add. Cost
1400 Sq. Ft.				
Single Family-Attached	\$226,800.00	\$ 270,900.00	\$ 44,100.00	\$ 882.00
Single Family-Detached	\$280,000.00	\$ 322,700.00	\$ 42,700.00	\$ 854.00
Rental Units	\$226,800.00	\$ 254,100.00	\$ 27,300.00	\$ 546.00
1600 Sq. Ft.				
Single Family-Attached	\$259,200.00	\$ 309,600.00	\$ 50,400.00	\$ 1,008.00
Single Family-Detached	\$320,000.00	\$ 368,800.00	\$ 48,800.00	\$ 976.00
Rental Units	\$259,200.00	\$ 290,400.00	\$ 31,200.00	\$ 624.00
1800 Sq. Ft.				
Single Family-Attached	\$291,600.00	\$ 348,300.00	\$ 56,700.00	\$ 1,134.00
Single Family-Detached	\$360,000.00	\$ 414,900.00	\$ 54,900.00	\$ 1,098.00
Rental Units	\$291,600.00	\$ 326,700.00	\$ 35,100.00	\$ 702.00



Recommendation

Staff is recommending that Council adopt the proposed adjustments because:

- a) The AHO provides that the fees shall be adjusted annually;
- b) The current and proposed fees are markedly lower than those of area jurisdictions;
- a) The proposed fees are substantially lower than the maximum supportable Nexus Study fees;
- b) Minor cost increases to development projects as a result of the Fee increases are unlikely to significantly alter residential development decisions in Hayward.



b) the current and proposed fees are lower than those of area jurisdictions

Hayward

1600 Sq. Ft.	
Single Family-Attached	\$309,600.00
Single Family-Detached	\$368,800.00
Rental Units	\$290,400.00

This is a calculation of the total obligation of a 50-unit development

Current requirement yields a lower total obligation (all project types) than IHO-2013:

IHO-2003	No. of Units	Requirement	Units Owed	Fee	Total Obligation
	50	15%	8	\$ 80,000	\$ 640,000



b) the current and proposed fees are lower than those of area jurisdictions

Hayward

1600 Sq. Ft.	
Single Family-Attached	\$309,600.00
Single Family-Detached	\$368,800.00
Rental Units	\$290,400.00

Current requirement yields a lower total obligation (all project types) than the Relief Ordinance:

	Unit Type	No. of Units	Requirement	Units Owed	Fee	Total Obligation
Relief Ordinance	Detached	50	10%	5	\$ 80,000	\$ 400,000
	Attached and Rental	50	7.5%	4	\$ 80,000	\$ 320,000



b) the current and proposed fees are lower than those of area jurisdictions

Hayward

1600 Sq. Ft.	
Single Family-Attached	\$309,600.00
Single Family-Detached	\$368,800.00
Rental Units	\$290,400.00

City of Fremont; \$26-\$27/sq. ft.; lower if a % of on-site affordable units provided; \$27 fee for rental is for projects with map; \$17.50 no map

	Unit Type	No. of Units	Sq. Ft.	Total Sq. Ft.	Fee	Total Obligation
Fremont	Attached	50	1,600	80,000	\$ 26.00	\$ 2,080,000
	Detached	50	1,600	80,000	\$ 27.00	\$ 2,160,000
	Rental	50	1,600	80,000	\$ 27.00	\$ 2,160,000



b) the current and proposed fees are lower than those of area jurisdictions

Hayward

1600 Sq. Ft.	
Single Family-Attached	\$309,600.00
Single Family-Detached	\$368,800.00
Rental Units	\$290,400.00

City of Pleasanton; \$11,228/dwelling unit (du) for units over 1,500 sq. ft.

Pleasanton	No. of Units	Fee/DU	Total Obligation
	50	\$ 11,228	\$ 561,400



b) the current and proposed fees are lower than those of area jurisdictions

Hayward

1600 Sq. Ft.	
Single Family-Attached	\$309,600.00
Single Family-Detached	\$368,800.00
Rental Units	\$290,400.00

City of Union City; 15% requirement; \$180/sq. ft. of unit owed;

Union City	No. of Units	Requirement	Units Owed	Avg. Sq. Footage	Sq. Ft. Subject	Fee	Total Obligation
	50	15%	7.5	1,600	12,000	\$ 180	\$ 2,160,000



b) the current and proposed fees are lower than those of area jurisdictions

Hayward

1600 Sq. Ft.	
Single Family-Attached	\$309,600.00
Single Family-Detached	\$368,800.00
Rental Units	\$290,400.00

City of Alameda; \$18,431/du

City of Alameda	No. of Units	Requirement	Units Owed	Fee	Total Obligation
	50	15%	8	\$ 180,000	\$ 1,440,000



b) the current and proposed fees are lower than those of area jurisdictions

Hayward

1600 Sq. Ft.	
Single Family-Attached	\$309,600.00
Single Family-Detached	\$368,800.00
Rental Units	\$290,400.00

Albany and San Leandro calculate the fees based on the difference between the market value and the affordable price times the no. of units owed. If Hayward utilized this method of calculation, these would be the fees (for a detached for-sale development, if market value is \$529,000 of three-bedroom units):

Albany and San Leandro	Market Value (Median)	Affordable Price*	Difference	Total No. Units	Requirement	Units Owed	Total Obligation
	\$ 529,000	\$ 374,650	\$ 154,350	50	15%	8	\$ 1,234,800

** staff calculation of affordable price to a moderate-income household based on definition of affordability on regulations and related assumptions*



b) The current and proposed fees are lower than the Maximum Supportable Nexus Study fees

Unit Type	Proposed Fees	Nexus Fees
Single Family-Attached	\$ 3.87	\$ 46.67
Single Family-Detached	\$ 4.61	\$ 40.98
Rental Units	\$ 3.63	\$ 47.89

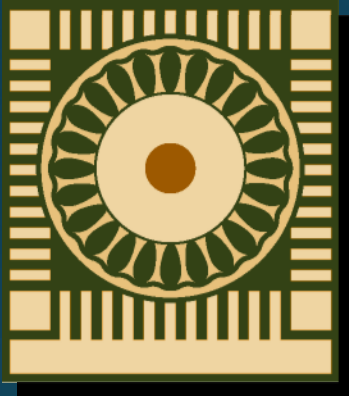


Next Steps:

Should Council authorize the corresponding resolution and Fee update:

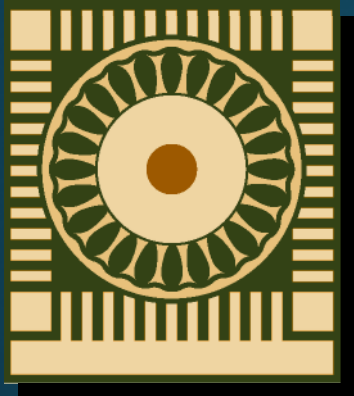
- The new fees will become effective January 1, 2017. This is to allow developers that obtain permits through the rest of 2016 to pay the current Fees.
- Council may choose to make the fees effective as soon as 60 days after adoption of the attached resolution.





Comments/Questions





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