

CITY COUNCIL MEETING

DECEMBER 6, 2022

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AGENDA**

AGENDA

QUESTIONS AND ANSWERS

AGENDA QUESTIONS & ANSWERS**MEETING DATE: December 6, 2022****Item #22 [PH 22-065](#)**

Density Bonus Ordinance: Introduce an Ordinance Related to Text Amendments to Chapter 10 (Planning, Zoning, and Subdivisions) of the Hayward Municipal Code for the Adoption and Updates to the City's Density Bonus Ordinance and Adopt a Resolution Supporting the Proposed Zoning Text Amendments and Approving an Addendum to the Hayward 2040 General Plan Environmental Impact Report for the Administration of a New Density Bonus Program in the City of Hayward RECOMMENDATION

For the Density Bonus ordinance, in Sec. 10-19-110. Definitions, Item u appears to define Mobile Home Parks as senior only. We have both senior and all age parks in the City, is there a conflict in this definition?

No, there is no conflict with this definition. Per State Density Bonus law, in order for a mobile home park to qualify for a density bonus, the mobile home park must be age restricted to older individuals. Mobile home parks that are not age restricted are still allowed in the City but are not eligible for a density bonus per State guidelines.

Item #17 [CONS 22-682](#)

Adopt Resolutions Authorizing the City Manager to: (1) Accept and Appropriate Funds Awarded by the California State Legislature under Assembly Bill 179 in an Amount up to \$5.4 Million for the City's Scattered Site Housing Program, and Negotiate and Execute Documents and Any Subsequent Amendments, Modifications, or Documents Thereto with the California State Department of Housing and Community Development; and (2) Negotiate and Execute Loan Documents between the City of Hayward and Bay Area Community Services in an Amount Not-to-Exceed \$5.4 Million to Acquire and Rehabilitate a Minimum of Three Single-Family Homes for the City's Scattered Site Housing Program, for which the California Environmental Quality Act Does Not Apply

Regarding the Home Key Funds:

1. Are the Tiny Homes Villages still in the pipeline for future Homekey applications?
2. Has BACS considered co-op ownership models for any of their scattered site housing?

Staff are working closely with a local developer to submit a Homekey application for a tiny homes project.

Staff have reached out to BACS to inquire if any of the existing scattered site properties have a co-op model. At this time, BACS has not yet explored a co-ownership model and staff can continue to discuss this as a potential model with BACS.