

**PLANNING COMMISSION MEETING
THURSDAY, JUNE 14, 2018**

DOCUMENTS RECEIVED AFTER PUBLISHED AGENDA

THE HAYWARD COLLECTIVE



June 14, 2018

Dear City of Hayward Planning Commissioners,

In 2017 when the Affordable Housing Ordinance was being reviewed, several members of The Hayward Collective offered their input individually.

One of the principal concerns The Hayward Collective - as a group - continues to have is regarding the breakdown of income levels. The September 2017 Keyser Marston and Associates Nexus study states, "Housing demand is distributed across the lower income tiers" - specifically the Low (50%-80% AMI) and Very Low (30%-50% AMI) income tiers. We raise this concern to you because we want to encourage you to maintain a lens of affordability for Low, Very Low, and Extremely Low Income residents during your review and approval processes.

It is important to build for all levels of affordability, but The Hayward Collective believes a bottom-up approach is best for meeting the needs of our community. According to last Regional Housing Needs Assessment (RHNA) cycle (2007-2014) Hayward overproduced market rate units (109%) and under produced rental units in all other categories (32% extremely low, 0% low, and 9% moderate). As of May 1, 2018, the available information on housing permits issued shows Hayward to be following a similar trend with 1.9% very low, 0% low, 0% moderate, and 23.9% market rate permits issued for the 2015-2018 cycle.

We are also of the opinion that the SoHay Development was a massively missed opportunity to turn the tide on development in Hayward. All affordable units (for sale and for rent) skew heavily to studios and one-bedrooms. In the Hayward's own Housing Element, it was reported that an estimated 7% of occupied units in the city were overcrowded, and 2.5% were severely overcrowded. Your decisions on affordable housing have the power to alleviate the burden of overcrowding; or make it worse by approving an inordinate amount of studios and one-bedrooms.

It is our hope that as The Hayward Collective builds a presence at Planning Commission meetings to offer our input and perspectives on developments, it will be from a place of affirming that you are on the right track.

Sincerely,
The Hayward Collective

Mission

The Hayward Collective is a womxn, people of color, LGBTIQ+-led organization. We aim to build a community of accountability, equity, health and social justice through fluid stacktivism, art, advocacy, and self-care.