Proposed Policies to Incentivize Housing Production for City of Hayward			
#	Topic	Policy Summary	Comments Received
		Zoning/Housing Approvals	
1	Zoning/Housing Approvals	**Adopt zoning text amendment to allow faith-based temporary shelters by right.**	**No - 3 votes**
2	Zoning/Housing Approvals	**Provide density bonus in excess of 35% (State law density bonus limit) for affordable housing.**	**Yes - 7 votes**
3	Zoning/Housing Approvals	**Expand single family residence land use categories to allow up to four units.**	**Yes - 11 votes**
4	Zoning/Housing Approvals	**Amend parking ordinance with elimination or modification to parking requirements.**	**Yes - 5 votes**
5	Zoning/Housing Approvals	**Allow emergency shelter sites in more areas within the City.**	**No - 2 votes**
		Accessory Dwelling Units (ADUs)	
6	ADUs	**Reduce time to issue ADU permit.**	**Yes - 5 votes** Reduce fees.
7	ADUs	**Modify owner occupancy requirements for ADUs to allow property owner to reside in either primary residence or ADU. Alternately, allow property owner to rent primary dwelling and ADU separately or sublet individually while property owner resides elsewhere.**	**Yes - 5 votes** **No - 1 vote** Oppose unless amended to exe3mpt from RRSO.
8	ADUs	**Amend replacement parking requirements for ADUs.**	**Yes - 2 vote** **No - 2 votes**
9	ADUs	**Permit ADUs to be sold separately from primary residence if property developed by nonprofit corporation and deed restriction on property to preserve for affordable housing.**	**Yes - 1 vote** **No - 2 votes** Exempt ADUs from RRSO.
10	ADUs	**Permit two ADUs per primary residence lot in city-wide single-family zones.**	**Yes - 3 votes** **No - 2 votes** Perfer #3
11	ADUs	**Eliminate parking requirements for ADUs.**	**Yes- 3 votes** **No - 1 vote**
		Fees/Transparency	
12	Fees/Transparency	**Exempt affordable housing units (including on-site inclusionary units) from City development impact fees (excluding utility fees). Alternately, reduce or defer impact fees for affordable units.**	**Yes - 13 votes**
13	Fees/Transparency	**Reduce development impact fees for ADUs. Alternately, defer development impact fees for ADUs until occupancy permit.**	**Yes - 10 votes**
14	Fees/Transparency	**Defer utility fees for affordable housing/ADUs until service connection.**	**Yes - 7 votes** Reduce fees if you pay them up front.
		Funding	
15	Funding	**Pursue voter-approved ballot measure for an affordable housing bond to fund affordable housing.**	**Yes - 8 votes** **No - 1 vote** Make sure bond specifically calls out separate funding for ownership. With money for homeownership.
N/A	Funding	**Pursue voter-approved ballot measure for a vacant parcel tax to fund homelessness and/or affordable housing.**	**Yes - 1 vote** **No - 9 votes**
16	Funding	**Establish an in-lieu fee on commercial uses for affordable housing.**	**Yes - 1 vote** **No - 7 votes**
17	Funding	**Abate or defer property tax for market rate and/or affordable housing projects that meet certain density or affordability requirements.**	**Yes - 5 votes** **No - 3 votes** Nonprofit affordable developers are already exempt from AC property taxes (welfare exemption).
		Public Lands	
18	Public Lands	**Prioritize on-site affordable housing for residential projects related to the development of City owned land.**	**Yes - 5 votes** For City RFPs that are slated for single famly development, allow for ADUs to satisfy the affordable requirement in its entirety.
19	Public Lands	**Convert underused and tax defaulted properties to permanent affordable housing in partnership with nonprofit affordable housing developer.**	**Yes -2 votes** **No - 3 votes**
20	Public Lands	**Create a zoning exemption for affordable housing on surplus land in residential zones regardless of density maximums.**	**Yes - 4 votes**
		Streamlining	
21	Streamlining	**Streamlining approval for affordable housing projects meeting specific criteria consistent with SB 35 (i.e., excluding qualified projects from environmental review).**	**Yes - 5 votes** Also provide application process for AB 2162 (supportive housing). Remove prevailing wage requirements.
22	Streamlining	**Review approval process to address inefficiencies with the goal of reducing overall approval time.**	**Yes - 7 votes** Designated staff person. Can use SB2 technical assistance money. Can you use funding through SB2 (technical assistance grants) to accomplish this?
23	Streamlining	**Provide "Package of Incentives" (i.e., reduction of development impact fees, parking reductions, and/or physical building concessions) for affordable housing projects and on-site inclusionary units that would vary by the number of affordable units and depth of affordability.**	**Yes - 15 votes** **No - 1 vote** This would be more beneficially advantages than just reducing/waiving impact fees, but neither would be helpful! For all residential development.

General Comments													
1	Recommends to publish simple fee schedule for residential development.	General fee transparency - publish a very simple impact fee document that breaks out applicable fees for multi-family/town and single family so developers quickly understanding (and land owners) what the total city fees will be.											
2	Recommends to eliminate repetitive incentives and to cross reference proposed strategies.	Not missing anything but it would be good if certain incentives weren't unnecessarily doubled up through various mechanisms. For example, parking reductions can be achieved through a density bonus, so its less attractive to include that in a new "package of incentives". The package should include other things not found elsewhere, such as streamlining, funding, fee exemption, etc.											
3	Recommends roundtable discussion amongst industry experts.	Convene roundtable discussion between affordable, market rate residential developers and other stakeholders to learn more about what incentives they need and obstacles they have to manage.											
RRSO													
4	Concerned about RRSO's effect on future multi-family market rate development.	What effects will the RRSO have on any future market rate multi-family development?											
Multi-Family Market Rate Developments													
5	Recommends proposing/establishing more policies related to multi-family market rate development.	Why so little mention of market rate development (only mentioned once under funding section, items 4 on staff handout)?											
6	Concerned about City's support for multi-family market rate development.	Is Hayward actively/passively discouraging market rate multi-family housing development?											
7	Recommends increasing supply of market rate rental housing.	Please focus on increasing the supply of market rate rental housing.											
8	Recommends that every residential development should include a mix of unit types (i.e., 50, 80, and 120 of FMR).	Any new development needs to be a mix of type of housing - every building needs affordable, moderate, and market rate units. 50/80/120 of FMR.											
9	Recommends conducting sea level rise study for Hayward coast to determine potential environmental, housing, and development impacts.	Review impact of sea level rise on coastline in Hayward. How this may impact housing, flood insurance, and future development.											
10	Recommends establishing City program to provide tenants temporary bail-out funds.	Given that JCE dis-inceuts development, establish a city program that will help tenants with temporary bail-out funds that will help keep them housed.											
11	Recommends consideration of infilling the bay.	Consider infilling the bay. Reference the Venus Project.											
Zoning/Housing Approvals													
12	Recommends reviewing existing land uses to verify compatibility with surrounding land uses.	Review existing zoning in RS districts to see if it complies with surrounding area zoning. Some areas low density areas and neighbor high density - more consistency.											
13	Recommends establishing a density bonus for affordable developments.	Consider a density bonus for "affordable" developments (AB 1763).											
14	Recommends amending parking requirements for affordable housing developments.	Amend parking requirements for affordable housing developments - parking spaces/lifts are often cost prohibitive.											
ADUs													
15	Concerned about effects of RRSO on ADUs.	What is the effect of the RRSO on ADUs?											
16	Recommends exempting ADUs from RRSO.	Exempt ADUs from RRSO.											
17	Recommends incentivizing ADUs serving low and moderate income households.	Incent creation of ADUs for low/moderate income households.											
18	Recommends placing rent control for ADUs.	Rent control - ADUs.											
Fees/Transparency													
19	Recommends providing incentives for BMR rental property owners.	How about incentivizing housing producers to keep rents low by providing a tax or fee credit for units rented below FMR for a year.											
20	Recommends providing development incentives for affordable housing projects.	Help reduce affordable housing costs by reducing impact fees, development fees, utility fees, planning fees.											
Funding													
21	Recommends establishing jobs-housing linkage fee.	Jobs and housing linkage fee.											
22	Recommends City to provide funding for affordable housing.	There are only 2 items that involve city funds (#17 & 21). I would like the City to step up more to solve the problems.											
23	Recommends researching impact of RRSO on fiscal feasibility of developing and maintaining properties.	Research impact of RRSO on the fiscal feasibility of developing and maintaining rental properties.											
24	Recommends eligibility for increase in density for commercial mixed use sites.	Consider density bonus on commercial mixed use sites where community development identifies affordable housing.											
25	Recommends expending A1 money and housing trust funds.	Spend A1 money and housing trust funds.											
26	Recommends NOFA timeline to correspond with HCD funding deadlines.	Line NOFAs up with State HCD funding deadlines.											
27	Recommends abatement of property tax for affordable housing developments.	Abate property tax just for affordable housing.											
28	Recommends to charge market rate developments development fees.	Get in-lieu fees, impact fees, etc. from market rate development.											
Public Lands													
29	Recommends providing a discount in cost of city owned land for projects exceeding the City's inclusionary housing ordinance requirements.	Discount city owned land for projects that exceed the City's inclusionary housing ordinance at a meaningful threshold - 25% (?)											
30	Recommends City to work with community groups when acquiring a site to provide opportunity for community needs to be addressed.	Work with community groups to determine priorities regarding a site could be an opportunity to address community needs and affordable housing.											
31	Recommends to conduct site feasibility studies.	Analyze properties to figure out whether or not housing or commercial makes sense.											
32	Recommends establishing a diverse range of residential type structures to be allowed.	Increase diversity; tiny homes; rv parking (perm.); floating homes.											
Streamlining													
33	Recommends establishing a voluntary SB 35 process.	Create a "voluntary" SB 35 process where a developer can opt-in to the protection of SB 35 but you can negotiate key elements of the project (i.e. They might use SB 35, but you and they a better deal if you negotiate.)											
34	Recommends prioritizing affordable housing projects so that developers can meet funding deadline dates.	Streamline affordable housing projects in general you do not have to use SB35, but expedite approvals so developers can apply for financing with the City, County, and State, TCAC deadlines.											
35	Recommends establishing an affordable housing density bonus application with development incentives.	Have an affordable housing density bonus application with paring reductions, waivers concessions for building standards. The developer can decided to use SB 35 as well to save on time.											