

SUMMARY OF PROPOSED DENSITY BONUS MODIFICATIONS

Existing State Density Bonus vs. Proposed Hayward Density Bonus

Increase overall density bonus and provide additional density bonus increase for projects with special targeting of certain populations. Special targeting includes:

- Mixed income rental projects that provide more than 20% of the rental units for large families (3+ bedrooms).
- Mixed income projects incorporating universal design principles
- Mixed income senior housing
- Mixed income college student housing
- Mixed income housing with unit set-asides for foster youth, disabled vets, or individuals experiencing homelessness

Target Population Served State Density Bonus	State Required Restricted Affordable Units	State maximum Density Increase	Proposed Hayward Maximum Density	Proposed Hayward Maximum Density Increase for Special Targeting
Very Low Income	15%	50%	55%	60%
Low Income	23%	50%	55%	60%
Moderate Income	44%	50%	55%	60%
Foster Youth/Disabled Vets/Unhoused people	10% restricted at very low Income	20%	25%	30% (15% restricted at very low income)
College Students	20% Low-Income Student	35%	40%	45% (25% restricted low-income students)
Market Rate Senior*	No Income Restriction	20%	n/a	n/a

*Senior projects that include affordable units would be eligible for increased density bonus based on income targeting.

Existing State Incentives/Concessions vs. Proposed Hayward Incentives/Concessions to Encourage Onsite Affordable Housing

Increase the number of Incentives available to encourage developers to exceed minimum requirement of on-site affordable housing. Incentives and concessions reduce development costs improving project feasibility.

No. of Incentives/Concessions Required by State	Proposed No. of Incentives/Concessions	Percentage of VLI Units	Percentage of LI Units	Percentage of MI Units
1	1*	5%	10%	10%
2	3	10%	17%	20%
3	4	15%	24%	30%
4	5	100% (LI/VLI) or 100% (MI 20% /LI 80%)		

*The first tier is not increased because compliance with the Affordable Housing Ordinance's on-site affordable housing requirement make the project eligible for one incentive/concession.