



CITY OF HAYWARD

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Cover Memo

File #: WS 22-023, **Version:** 1

DATE: June 29, 2022

TO: Homelessness-Housing Task Force

FROM: Acting Assistant City Manager

SUBJECT

Density Bonus Update: Review and Discuss the Updates to the City's Density Bonus Ordinance for Compliance with State Density Bonus Laws

RECOMMENDATION

That the Task Force provides feedback and guidance on the Density Bonus Ordinance update. In particular, staff recommends that the Task Force provides feedback on whether they would like to follow the State's formula for determining the density bonus afforded to projects and offer the additional density bonuses or incentives for certain types of projects, such as senior housing and student housing in proximity to transit, as discussed in this staff report.

SUMMARY

The City's existing Density Bonus Ordinance adopted in 2005 does not conform with current State law. The current State law, which is required to be implemented by local jurisdictions, offers more density, more incentives, and additional relaxed parking requirements to projects that qualify for the density bonus. The State's Density Bonus formula takes precedence; however, the City can change the formula to offer a higher density bonus and more incentives for certain projects but under no circumstances can the City offer smaller density bonuses or fewer incentives than the State formula mandates.

This discussion evaluates the need for and ways the City could use the density bonus to incentivize student housing, senior housing, housing for all through universal design, and housing for large households. Additionally, it discusses ways to potentially increase on-site affordable housing through use of the density bonus and identifies pre-defined incentives that may be useful for developers to reduce their development costs. It is important to note that some priorities, while creating housing opportunities for specific target populations, may discourage the inclusion of on-site affordable housing so any additional concessions or incentives offered by the City should carefully weigh the pros and cons of such action.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Work Session Recommendations Not Included In the Update
Attachment III	Stakeholder Interview Comments

