



CITY OF HAYWARD

Hayward City Hall
777 B Street
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Cover Memo

File #: LB 19-055, **Version:** 1

DATE: December 17, 2019

TO: Mayor and City Council

FROM: Development Services Director

SUBJECT

Introduction of an Ordinance Revising the City's Park Impact Fees and Chapter 10, Article 16 of the Hayward Municipal Code

RECOMMENDATION

That the Council:

- Holds a public hearing to obtain input on proposed amendments to Chapter 10, Article 16 of the Hayward Municipal Code and the adoption of updated park impact fees;
- Introduces an ordinance (Attachments II and III) amending Chapter 10, Article 16 of the Hayward Municipal Code regarding obligations for parks and recreation for developers, and
- Adopts a resolution (Attachment IV) adopting Park Impact Fees.

The attached nexus study (Attachment V), prepared by Community Attributes, Inc. (CAI), shows the maximum allowable park impact fees that could be assessed on different development types within the City of Hayward. Based on the nexus study, research regarding impact and permitting fees in neighboring jurisdictions, and feedback from the City Council, the Hayward Area Recreation and Park District (HARD) Board of Directors, Council Economic Development Committee (CEDC), and representatives from the development community, staff recommends the following changes to the City of Hayward's park impact fees and Chapter 10, Article 16 of the Hayward Municipal Code:

- Assess park impact fees by bedroom count for residential dwelling units, ranging from \$3,091 for studios and eligible ADUs up to \$21,211 for a unit with four or more bedrooms.
- Assess park impact fees on industrial development at a rate of \$0.55 per square foot.
- Expand exemptions for park impact fees to include all 100 percent affordable projects (affordable to households up to 120 percent of the Area Median Income) by non-profit developers.
- Reduce park impact fees by 50 percent for 100 percent affordable projects by for-profit developers and for affordable units that are built on-site.
- With consultation with HARD, allow credit toward a project's park impact fee obligations for land dedication and/or private park and recreation facilities that exceed code requirements and are

publicly accessible.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Ordinance - Redline
Attachment III	Ordinance - Clean
Attachment IV	Resolution
Attachment V	Nexus Study
Attachment VI	Level of Service Reduction Comparison Memo