



CITY OF HAYWARD

Hayward City Hall
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Cover Memo

File #: ACT 19-164, **Version:** 1

DATE: September 5, 2019

TO: Homelessness-Housing Task Force

FROM: Deputy City Manager

SUBJECT

Proposed Workplan to Incentivize Housing Production in the City of Hayward

RECOMMENDATION

That the Homelessness-Housing Task Force recommends Council approval of a proposed workplan to incentivize housing production in the City of Hayward.

SUMMARY

The attached presentation, Attachment I, provides an executive summary of a proposed workplan to incentivize the production of housing in the City of Hayward. The objective of the proposed workplan is to incentivize the production of both market rate and affordable housing, implement measures to meet the Regional Housing Need Assessment (RHNA) goals, establish “pro-housing” policies to ensure Hayward remains competitive for State housing funds, and improve housing affordability for Hayward residents.

Staff has evaluated policies from proposed State legislation, other jurisdictions throughout the State and country, regional planning efforts, and feedback from industry professionals. Topics include: policies related to zoning and housing approvals; accessory dwelling units; impact fees and fee transparency; funding sources; public land disposition; and streamlining the approval process. Staff held two stakeholder meetings to solicit feedback from industry professionals. Attachment II provides a matrix that summarizes staff analysis and recommendation for all policies considered.

ATTACHMENTS

Attachment I Executive Summary of Proposed Workplan to Incentivize Housing Production

Attachment II Matrix of Analysis and Recommendations of Policies to Incentivize Housing Production