



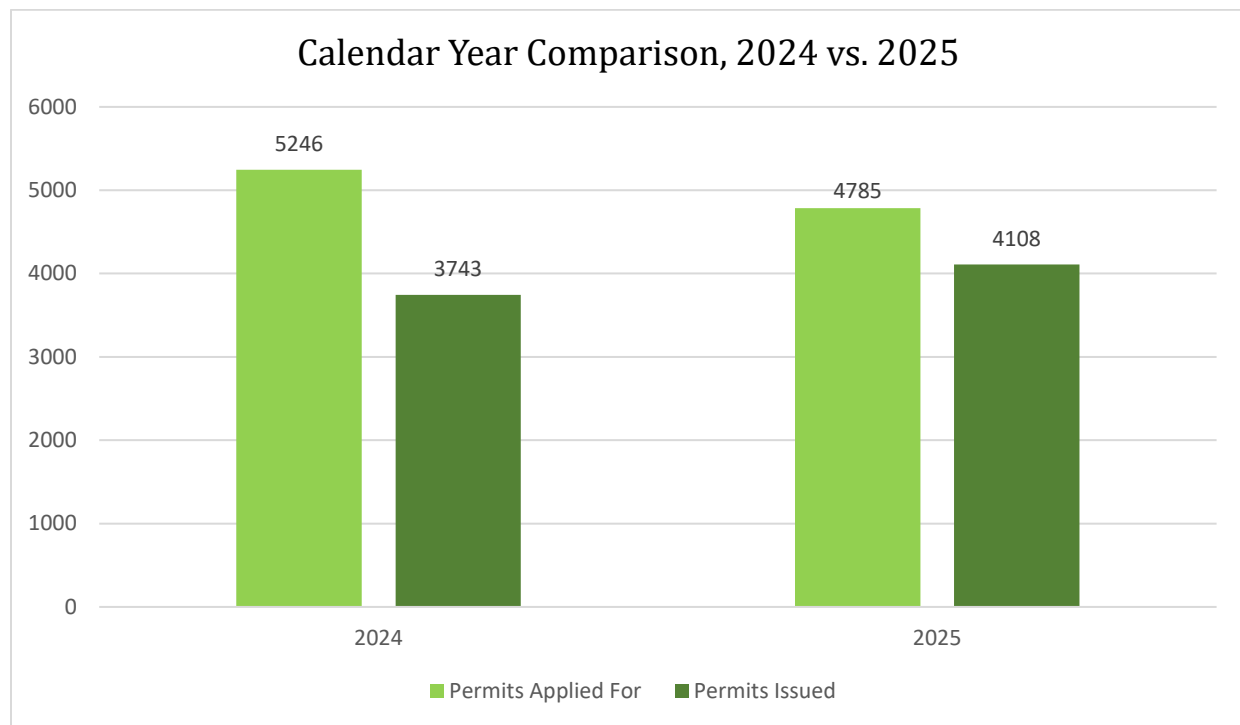
**Development Services Department  
Bi-Annual Progress Report**

**March 2026**

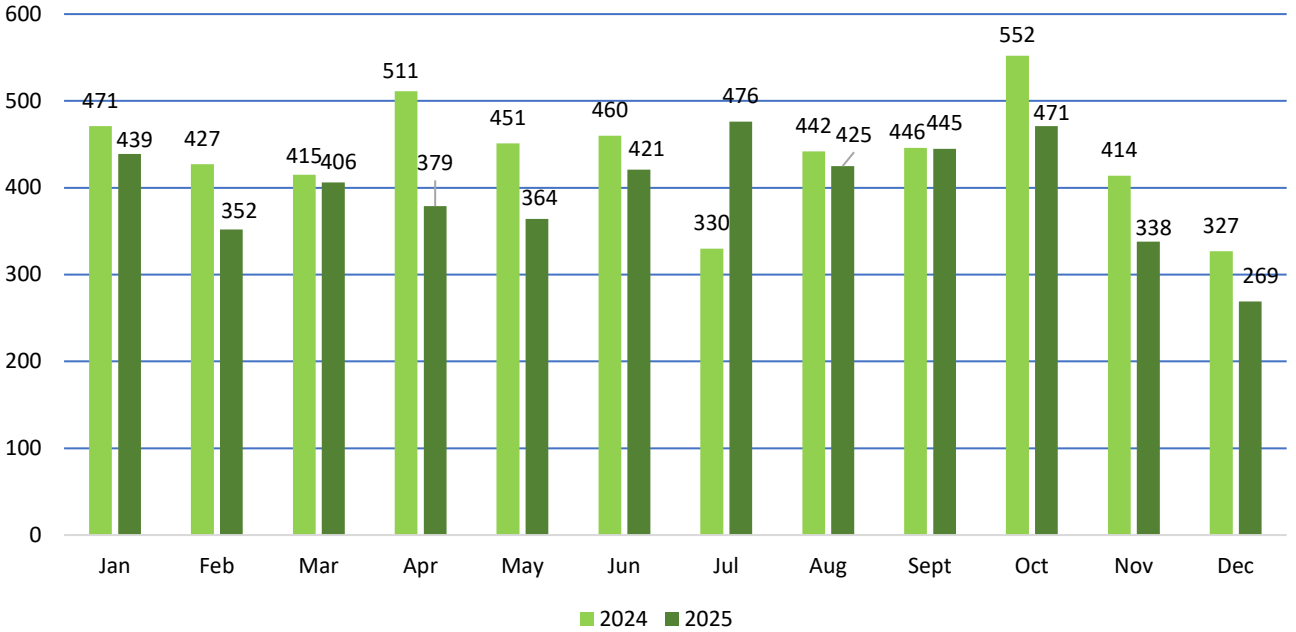
### **Permit Activity Increases for Building and Fire**

Permit activity continues to edge higher through July 2025 and based on current trends, will likely meet or exceed, in some cases, the permit activity from 2023 and 2024. Since July 2025, the City has issued building permits for 31 Accessory Dwelling Units (ADU) permits, 5 Junior ADU (JADU) permits, 37 Electric Vehicle (EV) charger permits, 350 Solar Photovoltaic permits, and 4 Residential Demolition permits. The City of Hayward has also seen significant commercial permits issued, which support the underline permit totals. These are typical of trade permits such as commercial mechanical; electrical and plumbing permits associated with tenant improvements and commercial repairs. As the City continues to monitor and compare permit issuance data with previous years, we see a pattern of past permit issuance and construction work is on par with current permit data trends.

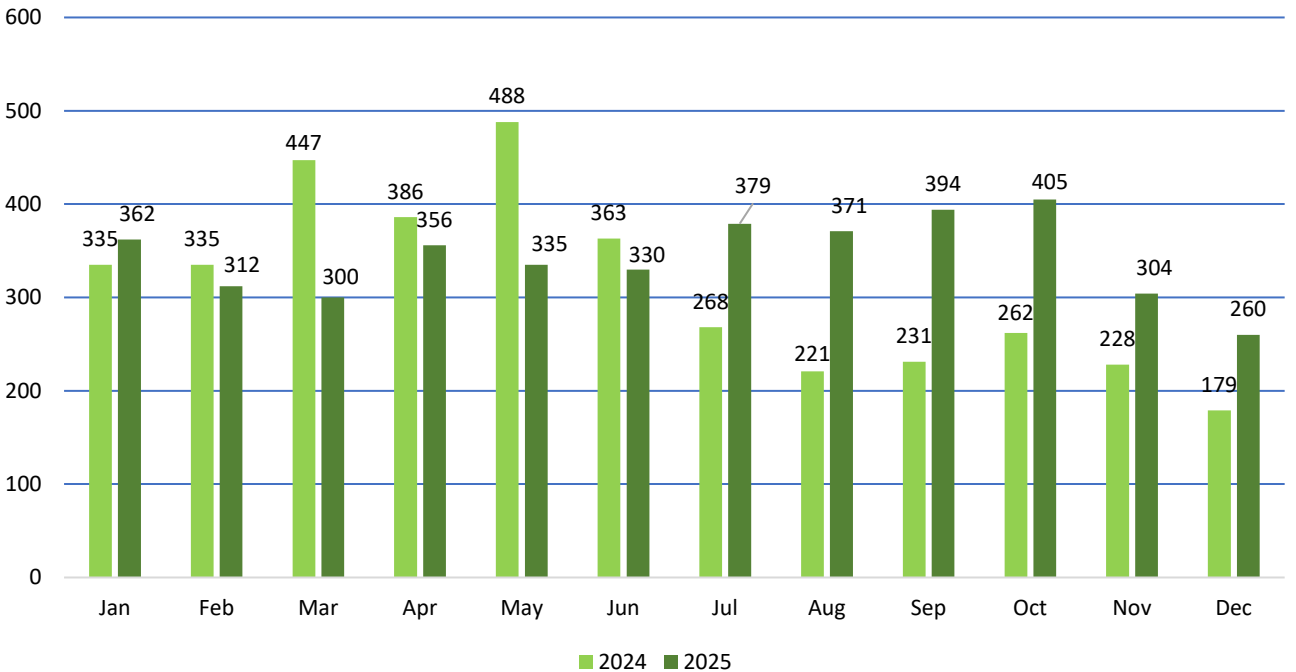
<u>Range</u>	<u>Permit Applied For</u>	<u>Permits Issued</u>
1/1/2024 -12/31/2024	5246	3743
1/1/2025 -12/31/2025	4785	4108



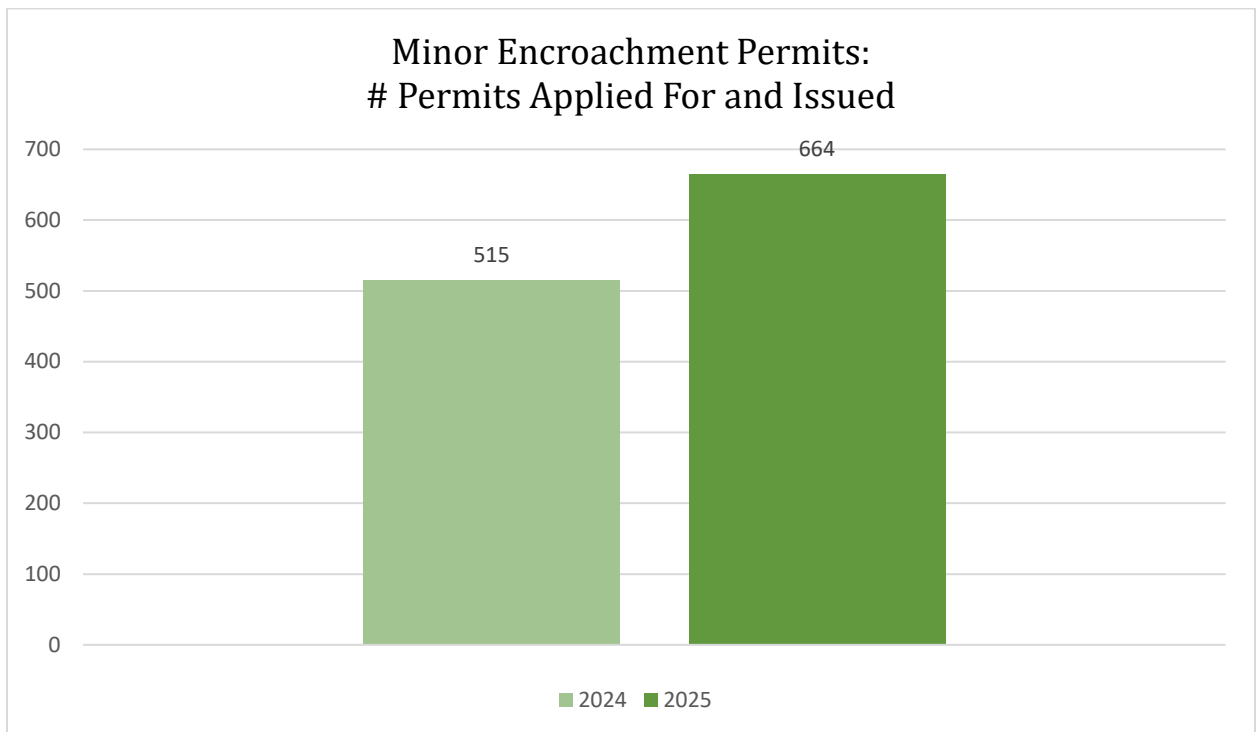
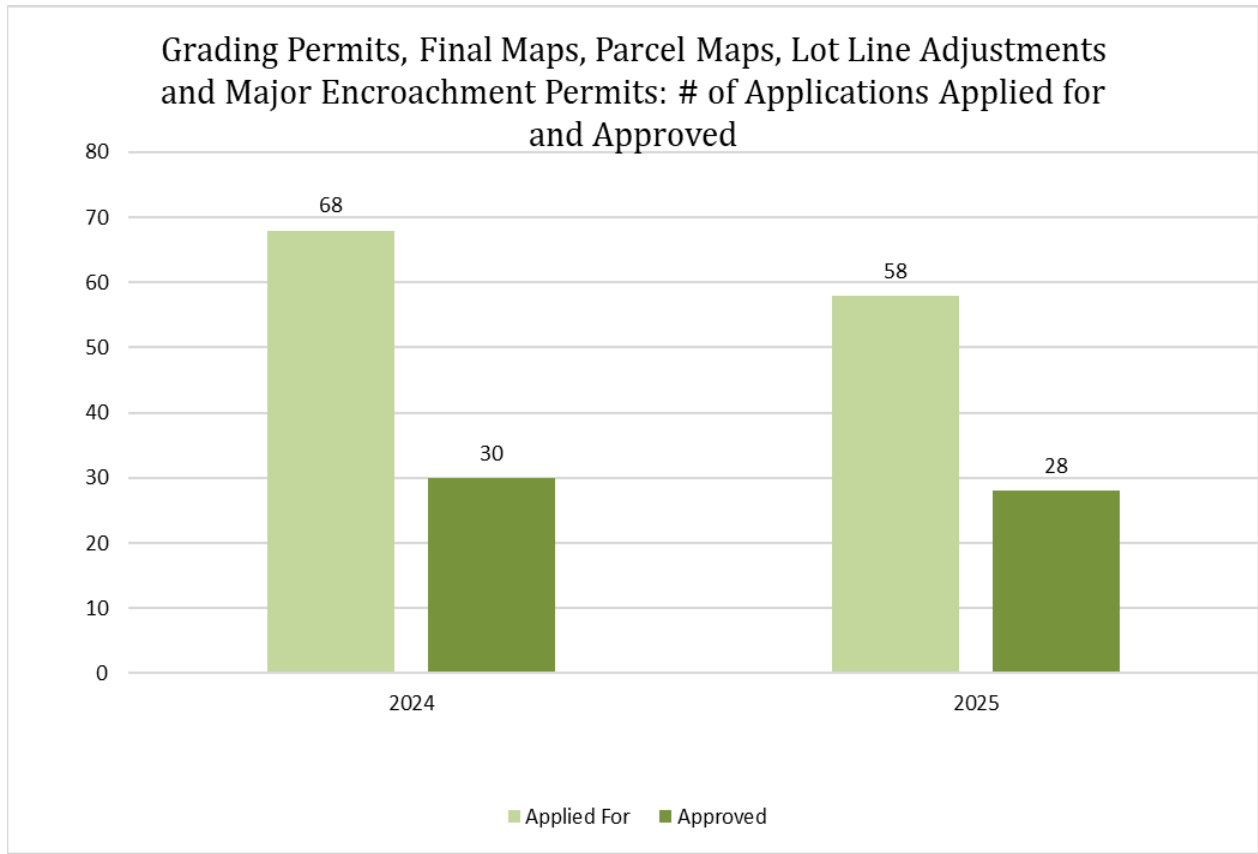
## Permits Applied For Comparison, By Month



## Permits Issued For Comparison, By Month



## Development Services/Public Works Permit Activity



# Planning Division Updates

## March 2026

## **Planning Division, Current Planning**

### **New Mental Health Rehabilitation Facility at 3788 Depot Road**

In September 2025, the Planning Division received a Site Plan Review and Variance application to construct an approximately 65,000 square feet, 83-bed, locked Mental Health Rehabilitation Center. The project is requesting variances from floor area ratio (FAR), street side setback and maximum fence height. As of February 2026, the application is incomplete and staff anticipates project resubmittal in the coming months. For more info, please contact Taylor Richard, Associate Planner at [taylor.richard@hayward-ca.gov](mailto:taylor.richard@hayward-ca.gov).



### **New 19-Unit Townhouse Development Proposed at 25036 Carlos Bee Boulevard**

In September 2025, the Planning Division received a Site Plan Review, Tentative Parcel Map, and Density Bonus application from TD Home Builders to construct 19 townhouses with four moderate-income ownership units on a 1.64-acre parcel at 25036 Carlos Bee Boulevard. The project is currently under review. As of February 2026, the project remains incomplete. For more info, please contact Dulce Ochoa, Assistant Planner at [dulce.ochoa@hayward-ca.gov](mailto:dulce.ochoa@hayward-ca.gov).



### **New Apartment Complex Proposed at 28824 Mission Boulevard**

In January 2024, the Planning Division received a Site Plan Review application to construct two 7-story apartment buildings with 122 units, parking garages and open space amenities. As of February 2026, the application remains incomplete following two rounds of review; however, staff anticipates the applicant will resubmit in the coming months. For more info, please contact Taylor Richard, Associate Planner at [taylor.richard@hayward-ca.gov](mailto:taylor.richard@hayward-ca.gov).



### **The Ranch Residences Proposed at 22877 Mission Boulevard**

In October 2024, the Planning Division received a Site Plan Review application to demolish the vacant The Ranch restaurant building and construct a 5-story mixed use development with 27 rental units above an approximately 1,400 square foot commercial space. As of February 2026, the application remains incomplete following two rounds of review; however, staff has been meeting with the applicant team to address outstanding questions and expect the project resubmittal later this year. For more info, please contact Elizabeth Blanton, Senior Planner, at [elizabeth.blanton@hayward-ca.gov](mailto:elizabeth.blanton@hayward-ca.gov).



### **Eden Ranch Subdivision Proposed at 29312 Mission Boulevard**

In August 2025, the Planning Division received an application for Tentative Tract Map, Density Bonus and Site Plan Review to redevelop a formerly commercial 4.15-acre property at 29312 Mission Boulevard with a new 72-unit townhouse-style condominium project that will feature 8 affordable units and a 1.76-acre open space on the hillside at the back of the site. This site was previously entitled for the Mission Seniors condominium project, which was approved in 2017, but those approvals have since expired. The application is currently under review following the latest submittal by the applicant. For more info, please contact Steve Kowalski, Senior Planner, at [steve.kowalski@hayward-ca.gov](mailto:steve.kowalski@hayward-ca.gov).



### **The Hills Multi-Family Residential Proposed at 25200 Carlos Bee Boulevard**

In June 2025, the Planning Division received a Site Plan Review, Tentative Parcel Map, and Density Bonus application from Essex Property Trust to demolish the tennis courts, clubhouse, and associated parking within the existing City View Apartment complex to construct 120 new rental units with 193 parking spots. Project amenities would include a fitness center, pool, barbecue area, dog run, and courtyards with seating. The project is currently under review. For more info, please contact Elizabeth Blanton, Senior Planner, at [elizabeth.blanton@hayward-ca.gov](mailto:elizabeth.blanton@hayward-ca.gov).



### **New 23-Unit Condo Development Proposed at 22934 Atherton Street**

On February 21, 2025, the Planning Division received an application for a Tentative Tract Map, Site Plan Review and Density Bonus application to construct a 23-unit, 5-story condominium building with two moderate-income ownership units on a .27-acre parcel at 22934 Atherton Street. As of February 2026, the project is incomplete and awaiting resubmittal from the applicant. For more info, please contact Taylor Richard, Associate Planner at [taylor.richard@hayward-ca.gov](mailto:taylor.richard@hayward-ca.gov).



### **New 58-Unit Townhouse Approved at 24041 Amador Street**

On May 27, 2025, the Planning Division received an application for a Tentative Tract Map, Site Plan Review and Density Bonus application to demolish an existing office building and construct a 58-unit townhouse development on a 2.4-acre parcel at 24041 Amador Street. The project includes 4 very low-income and 1 moderate-income deed restricted unit. On February 26, 2026, the Planning Commission unanimously approved the project. For more info, please contact Taylor Richard, Associate Planner, at [taylor.richard@hayward-ca.gov](mailto:taylor.richard@hayward-ca.gov).



### **New 84-Unit Townhouse Development Approved at 1101 & 1103 Walpert Street**

On December 18, 2024, the Planning Division received an application for a Tentative Tract Map and Site Plan Review to demolish all existing structures to allow the construction of an 84-unit townhouse development on a 5.6-acre parcel at 1101 and 1103 Walper Street. The project was approved by the Planning Commission on March 12<sup>th</sup>. For more information, please contact Taylor Richard, Associate Planner, at [taylor.richard@hayward-ca.gov](mailto:taylor.richard@hayward-ca.gov).



### **Cavallo Highlands Precise Plan Approved**

In 2019, the City Council approved a Planned Development Rezoning, Tentative Tract Map, and Site Plan Review application to allow for the development of a 9-acre site at 29080 Fairview Avenue for a 19-unit subdivision. In early 2025, the property and project entitlement were acquired by Nuvera Homes, who applied for a Precise Plan in July 2025. The Precise Plan was approved in February 2026, completing the entitlement phase of the project. The grading plans for the project are currently under review and applications for the Final Map and building permits are expected within the year. For more information, please contact Elizabeth Blanton, Senior Planner at [elizabeth.blanton@hayward-ca.gov](mailto:elizabeth.blanton@hayward-ca.gov).



### **New Mixed-Tenure Residential Project Re-Approved at 21659 Mission Boulevard**

On March 27, 2025, the Planning Commission re-approved a residential project that was originally approved in September 2020 but expired in September 2023. The development, which features a mix of tenure types, includes 27 for-ownership three-story townhouse-style condominiums (below left) and a 4-story, 17-unit rental apartment building (below right). Three condos will be affordable to moderate-income households while one unit will be affordable to very-low-income households. For more info, please contact Steve Kowalski, Senior Planner, at [steve.kowalski@hayward-ca.gov](mailto:steve.kowalski@hayward-ca.gov).



### **New 14-Unit Condominium Project Proposed at 1289 Russell Way**

In November 2023, the Planning Division approved a Site Plan Review and Density Bonus application to construct a three-story, 14-unit multi-family apartment building with ground floor parking on a vacant 0.12-acre parcel on Russell Way. In March 2025, the developer applied to subdivide the apartment building into condominiums to allow for the sale of the units. The Planning Commission subsequently approved a Vesting Tentative Tract Map for Condominium Purposes on October 23, 2025 to convert the apartments from rental units to ownership units. The building permit for the project is currently under review; the Final Map application is anticipated to be submitted in the near future. For more information, please contact Steve Kowalski, Senior Planner, at [steve.kowalski@hayward-ca.gov](mailto:steve.kowalski@hayward-ca.gov).



### **Jiva Life Cannabis Dispensary Modification at 22701 Foothill Boulevard**

On December 15, 2025, the Planning Director approved a one-year extension and Modification of an Approved Plan application from Jiva Life requesting to utilize an existing 2,500 square-foot building on site to accommodate a cannabis retail dispensary with ancillary delivery use. The proposal includes exterior façade enhancements, interior tenant improvements, and minor site upgrades. The request modifies the previously approved Site Plan Review from 2022 which approved the construction of a new, approximately 3,308 square-foot building for the retail dispensary. The Use Permit for the dispensary and delivery use was previously approved by the City Council on December 1, 2020. For more info, please contact Dulce Ochoa, Assistant Planner, at [dulce.ochoa@hayward-ca.gov](mailto:dulce.ochoa@hayward-ca.gov).



### **New Cannabis Cultivation Business Proposed at 2373 American Avenue**

In August 2025, the Planning Division received a Conditional Use Permit (CUP) application from American Green Harvest to establish a commercial cannabis cultivation use within an existing approximately 15,990 square foot industrial building. No onsite retail sales are proposed with this application. As of February 2026, the project is incomplete and awaiting

resubmittal from the applicant. For more info, please contact Dulce Ochoa, Assistant Planner, at [dulce.ochoa@hayward-ca.gov](mailto:dulce.ochoa@hayward-ca.gov).



### **Phenos Cannabis Dispensary Approved at 21463 Foothill Boulevard**

On December 16, 2025, the City Council approved a Conditional Use Permit to allow the previously approved Aunty Honey's commercial cannabis retail dispensary to relocate from its original approved location of 1147 B Street to the tenant space formerly occupied by a Walgreens drugstore at 21463 Foothill Boulevard. The building permit application for the tenant improvements is currently under review and is expected to be issued by early Summer 2026. For more info, please contact Steve Kowalski, Senior Planner, at [steve.kowalski@hayward-ca.gov](mailto:steve.kowalski@hayward-ca.gov).



### **New Cannabis Cultivation Business Proposed at 3202 Diablo Avenue**

In August 2025, the Planning Division received a Conditional Use Permit (CUP) application from Advantage Mall Corporation to establish a commercial cannabis cultivation use within an existing approximately 18,000 square foot industrial building. No onsite retail sales are proposed with this application. As of February 2026, the project is incomplete and awaiting resubmittal from the applicant. For more info, please contact Dulce Ochoa, Assistant Planner, at [dulce.ochoa@hayward-ca.gov](mailto:dulce.ochoa@hayward-ca.gov).



### **Urban Air Adventure Park at 26905 Mission Boulevard**

On May 5, 2025, the Planning Manager approved an Administrative Use Permit to convert the former Food Source supermarket space into a new Urban Air Adventure Park indoor recreation facility. The building permit application for the tenant improvements needed to convert the space from the former supermarket into the new indoor recreation facility is currently under review and is expected to be issued by Summer 2026. For more info, please contact Steve Kowalski, Senior Planner, at [steve.kowalski@hayward-ca.gov](mailto:steve.kowalski@hayward-ca.gov).



### **New Enterprise Rent-A-Car Approved at 1045 C Street**

On October 9, 2025, the Planning Commission approved a Conditional Use Permit with Site Plan Review for Enterprise Rent-A-Car to operate an automobile rental business with a car washing operation at 1045 C Street. This will be Enterprise Rent-A-Car's second location in Hayward. The building permit applications for the interior and exterior tenant improvements are currently under review. For more information, please contact Dulce Ochoa, Assistant Planner, at [dulce.ochoa@hayward-ca.gov](mailto:dulce.ochoa@hayward-ca.gov).



### **238 Parcel Group Development Updates**

In 2016, the City entered into a Purchase and Sale Agreement (Agreement) with Caltrans to manage the disposition and development of the remaining Caltrans-owned property. This would ensure thoughtful planning and assemblage for the development of the parcel groups rather than the auctioning off individual parcels. The Agreement divides the properties into 10 parcel groups, which must be disposed of by 2032. To date, five parcel groups have sold (1, 2, 3, 7 & 10) and two are in exclusive negotiations (5, and 8).

- Parcel Group 1&10: Developer Taylor Morrison completed construction on the Sohay project, which includes 472 residential units and 20,000 square feet of commercial space and connected open space/park areas.

- Parcel Group 2: Development by Homes Built for America, the SoMi project involves development of 189 Condominium and Townhome Units, 10,800 Square Feet of Ground Floor Commercial Space and a variety of open spaces. The development is currently under construction.



- Parcel Group 3: Development by Eden Housing and The Pacific Companies of 176 affordable housing units, two manager units, and an approximately 36,000 square foot educational building. In November 2022, the City approved an amendment to the DDA for the project and construction for the residential portion is underway.



- Parcel Group 4: Originally part of the ENRA with Eden Housing, but no plans identified yet for this parcel group.
- Parcel Group 5: On April 19, 2022, the Council approved the Disposition and Development Agreement, Zone Change, Tentative Map to develop the site with 74 single family homes and 18 deed restricted ADUs. The applicant, Trumark Properties, anticipates bringing forward site and architectural revisions to make the project economically feasible. In anticipation of a redesign of the site, the City, and Caltrans are determining an updated value for the property in accordance with the Agreement, which will inform the viability of the development. Next steps involve an Amendment

to the DDA with Trumark followed by a revised project submittal for entitlements.



- Parcel Group 6: The City's Exclusive Negotiating Rights Agreement (ENRA) with Integral Communities expired. There are currently no active entitlement applications to develop this 29-acre site.
- Parcel Group 8: On May 24, 2022, the City ministerially approved an SB35 application to construct 96 supportive housing units for very low- and low-income households, including approx. 3,800 sq. feet of ground floor commercial space on the southeastern corner of Grove Way and Foothill Boulevard. The applicant, RCD, also plans to rehabilitate and manage the Bridge Court apartment complex located in Alameda County. On June 28, 2022, the City approved a Disposition and Development and Loan Agreement between the City and RCD for sale and development of the property. On March 5, 2024, the City approved a modification of the approved plan to reduce the number of units from 96 to 82 units in order to create more large family units and to make the development more competitive for State funding. In August of 2025, Council approved a second amendment to the DDLA to add a provision to include a moving incentive for existing tenants at Bridge Court given the delays in project funding to support development of the project. Move out of the existing tenants at Bridge Court currently underway.



- Parcel Group 9: Staff processed a rezoning of the City portion of this group from Commercial Office and High Density Residential to General Commercial. This rezoning will allow a bit more flexibility in potential future uses of the site.

For more information, please contact Sara Buizer, Development Services Director, at 510-583-4191 or email [sara.buizer@hayward-ca.gov](mailto:sara.buizer@hayward-ca.gov).

### **U-Haul Corporate Headquarters and Warehouse Update at 4150 Pt Eden Way**

Development includes construction of a new 113,730 square foot industrial building on an approximately 6.8-acre site requiring demolition of historic structures used in service of the Oliver Salt Company and realignment of the Bay Trail. The project and related Environmental

Impact Report was approved by the City in February 2022 and the applicant submitted building permits, which are on hold pending State and Federal environmental review and permitting. When complete, the applicant will pull grading and building permits and start construction. For more information, please contact Leigha Schmidt, Principal Planner, at (510) 583-4113 or email [leigha.schmidt@hayward-ca.gov](mailto:leigha.schmidt@hayward-ca.gov).



## **Planning Division, Long-Range Planning**

### **Updated Tree Preservation Ordinance Approved**

On August 19, 2025, the City Council approved the proposed updates to the City's Tree Preservation Ordinance, which hasn't been updated since 2002. The updated Ordinance updates the guidelines to preserve more native trees throughout the City and ensure the Ordinance aligns with climate and sustainability goals of the City, as well as reflect best practices. Notable updates include:

- The addition of more native tree species to the protected tree list.
- The protection of native trees in rear yards.
- The addition of Heritage Tree criteria, findings and protections.
- Clarification of tree protection and replacement for development projects.
- The addition of an in-lieu fee option for replacement trees.
- Establishing a single appeals process.
- Creating a sliding scale permit fee for pruning and removals.
- Reducing the permit duration from six to three months.

As part of the Ordinance update and as referenced above, the City established an in-lieu fee option for applicants wishing to mitigate the removal of trees off-site. Since Ordinance adoption, staff has begun to collect in-lieu monies and plans to present various options to allocate those funds at a Council work session in April 2026. For more info, please contact Theo Spores, Landscape Architect, at [theo.spores@hayward-ca.gov](mailto:theo.spores@hayward-ca.gov).

### **Business-Friendly Hayward Ordinance Update**

In November 2024, the Planning and Economic Development Divisions kicked off the Business-Friendly Hayward project, which aims to implement Strategic Roadmap Projects E5 and E6 and several implementation programs from the Downtown Specific Plan by implementing code revisions and process changes that streamline permitting processes for desirable businesses and activate vacant and underutilized properties Downtown. To support staff's efforts, the City brought on a planning consultant, Rincon, and an economic development subconsultant, Metrovation. The consultant team has assisted in analyzing the City's existing codes and practices, reviewing best practices in nearby and comparable

communities, conducting a commercial analysis that identifies community preferences and impediments to business attraction and startup, and revising the Municipal Code. Staff has conducted two work sessions each with both the Planning Commission and City Council. The first was to get feedback on the initial ideas for the project and the second was to run the draft Municipal Code changes and new permits recommendations by decision makers. Staff is currently working finalizing proposed code changes, which include consolidating the eight sections of the commercial code into one; combining small commercial zoning districts with larger, similar districts; creating a new Temporary Use Permit, Accessory Commercial Unit Permit, and Limited Entertainment Permit; updating the alcohol ordinance; and refining uses and definitions across the Municipal Code. Staff anticipates the project will be complete by Spring 2026. For more info, please contact Elizabeth Blanton, Senior Planner at [elizabeth.blanton@hayward-ca.gov](mailto:elizabeth.blanton@hayward-ca.gov) or Sachiko Riddle, Assistant Planner at [sachiko.riddle@hayward-ca.gov](mailto:sachiko.riddle@hayward-ca.gov).

### **Sidewalk Vending Permit Webpage Updated**

In October 2023, the City Council adopted the Sidewalk Vendor Ordinance, which took effect on November 2023. Following adoption, the Planning Division launched a Sidewalk Vending Permit webpage to help community members understand the permitting process and access key resources. In July 2025, the webpage was further updated to include clearer instructions, revised handouts, and new resources, all guided by ongoing conversations with sidewalk vendors to encourage compliance. Sidewalk Vending Informational packets continue to be available at the Permit Center. The Sidewalk Vending Permit [webpage](#) is available here. In June 2025, the Planning Division approved its first stationary sidewalk vendor who successfully obtain a Mobile Food Facility permit from Alameda County Environmental Health. Ana's Tamales is approved to sell tamales, fruit, and shaved ice, and is located in front of Chavez Supermarket at 1157 W Tennyson Rd. Since July 2025, staff have received numerous inquiries related to sidewalk vending and will continue to provide technical support for new vendors who wish to apply and operate legally. For more info, please contact Dulce Ochoa, Assistant Planner, at [dulce.ochoa@hayward-ca.gov](mailto:dulce.ochoa@hayward-ca.gov).

### **Alameda County ADU Resource Center**

The Alameda County ADU Resource Center provides free tools that make it easier to build ADUs in our community. Developed in partnership with Alameda County Housing and Community Development and Hello Housing, the ADU Resource Center supports homeowners who are considering building an ADU- from inspiration and design to permitting, construction and move-in. Some of the resources and tools are described below but everything can be found [here](#).

- An [Interactive Online Tool](#) that outlines each step of the process, early considerations, and special circumstances.
- An [ADU Calculator](#) that can give residents an estimate of their total development costs in Hayward, monthly expenses and monthly rents based on construct type, number of bedroom and number of bathrooms.
- A large collection of sample [Floor Plans](#).
- [Stories](#) from successful ADU projects including one in Hayward.
- A [Can I Build an ADU Tool](#) to find out where ADUs can be built.

- [Exercise Worksheets](#) will help residents with everything from identifying goals to drafting a lease.

For more info, please contact Taylor Richard, Associate Planner at [taylor.richard@hayward-ca.gov](mailto:taylor.richard@hayward-ca.gov).

# **Building Division Updates**

## **March 2026**

## **Permit Status Updates**

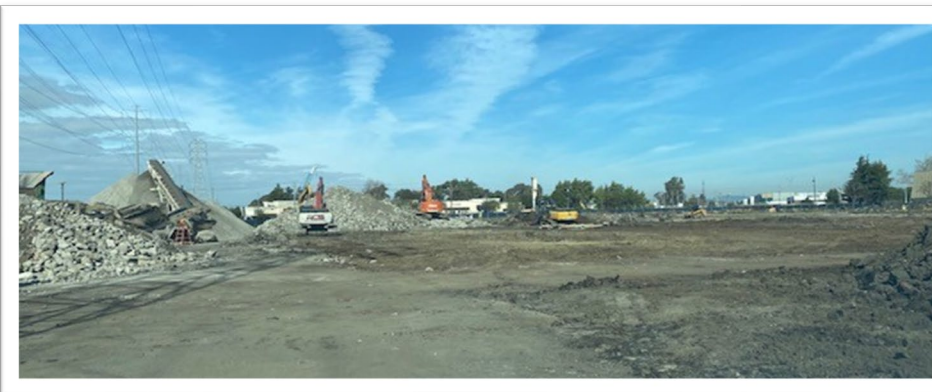
### **Hayward Executive Airport Hangar**

A new 39,900 square foot jet hangar with 4,500 square feet of office space with associated utilities, parking, and landscape is currently under construction at the Hayward Executive Airport. To accommodate this project, an existing 8,882 sq. ft., two-story structure was demolished. For more info, please contact Steve Osborne, Acting Building Official at [Steve.Osborne@hayward-ca.gov](mailto:Steve.Osborne@hayward-ca.gov)



### **Stack Data Center**

Multiple buildings at the intersections of Eden landing Rd. Production Ave. and Investment Blvd. have been demolished to make way for the new Stack Data Center Complex which when completed will consist of the data center, a private substation and PG&E switch facility. The data center will be a 3-story, 310,460 square foot building. A phase permit has been issued to begin driving piles. For more info, please contact Steve Osborne, Acting Building Official at [Steve.Osborne@hayward-ca.gov](mailto:Steve.Osborne@hayward-ca.gov)



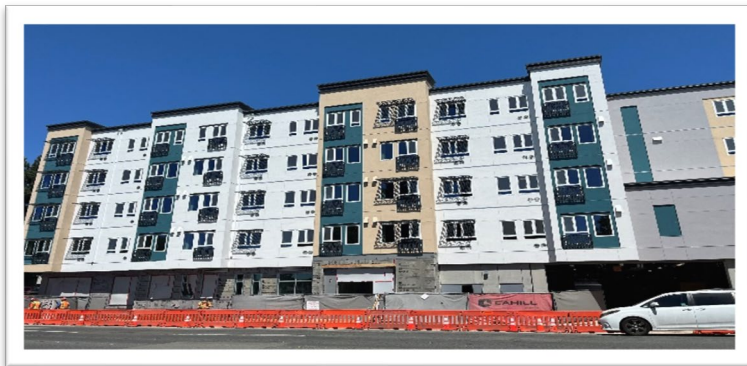
### **Somi Tract (Parcel Group 2)**

The project has a combined total of 189 units. The housing unit breakdown is as follows: Building A has 45 units, building B has 21 units and 123 townhouses. Townhome buildings 1-5 are occupied and have residents and building 10-13 have been issued the Certificate of Occupancy, As of February 2026, Building B is complete and Building A is approximately 90% complete. Driving onsite, construction is fenced off from the public with all construction work taking place beyond the gates and secure areas of the site. For more info, please contact Steve Osborne, Acting Building Official at [Steve.Osborne@hayward-ca.gov](mailto:Steve.Osborne@hayward-ca.gov)



### **CCH Hayward –at 22500 Grand Ave**

The proposed building will contain 80 (100% affordable residential apartments) for low-income seniors. The building will be 4 stories of wood-framed construction apartments will be built above a single-story concrete podium that will contain resident-serving common areas including building management and maintenance offices, lobby and mail area, multi-purpose room, and laundry room. There will also be an enclosed parking garage for 23 vehicles including a van accessible parking stall. 79 apartments will be 1-bedroom units, 1 apartment will be a 2-bedroom unit for the on-site building manager. This project is in the final phases of construction and on schedule to be completed by October (Address updated from 603 A Street) For more information, please contact Steve Osborne, Acting Building Official at [Steve.Osborne@hayward-ca.gov](mailto:Steve.Osborne@hayward-ca.gov)



### **The Stack Community Center - 28200 Russ Road**

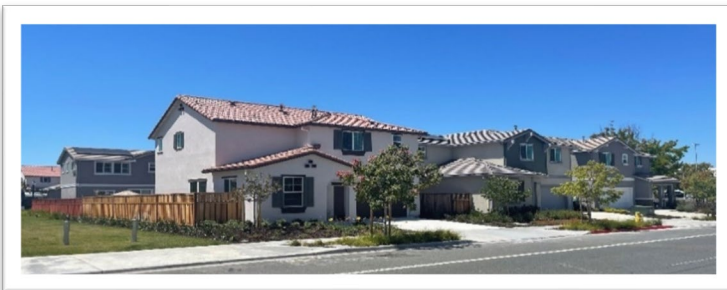
The Stack Community Center Project is the Rehabilitation of Matt Jimenez Community Center – Community Improvement Project 2019. The facility is a 35,000 sq ft. multi-service

community center. This project is complete, phase two pending. This scope of work includes legal abatement of hazardous materials, removal of site structures, demolition of portions of the existing building, construction of new interior tenant improvements, replacement of existing window systems and new windows and doors as noted, new exterior improvements, and structural, mechanical, electrical, plumbing and fire life safety system improvements, and associated site work. As of February 2026, Phase 1 is complete and Phases 2 and 3 are pending. For more information, please contact Steve Osborne, Acting Building Official at [Steve.Osborne@hayward-ca.gov](mailto:Steve.Osborne@hayward-ca.gov)



### **La Playa Place - 24705 Calaroga Ave**

The project La Playa Place is a residential development consisting of 47 two-story single-family homes, located on the former Burlington Coat Factory site. The total site area encompasses 5.4 acres. The homes are designed with a two-car garage and range in size from 1,549 to 2,019 square feet. The project is being developed by D.R. Horton, with construction now complete. The development is expected to provide a mix of housing options that align with the surrounding community's needs.



### **La Vista Residential & The Primary School / Parcel 3 - 720 Tennyson Rd**

Eden Housing and The Pacific Companies (TPC) have proposed a mixed-use development on Parcel Group 3 in Hayward Hills, near Mission Boulevard and Tennyson Road. The project includes 176 affordable apartments and a 36,000 square foot school for up to 384 students, serving preschool through 6th grade. The development will feature two 5-story buildings: one solely for residential units and the other incorporating an early education center on the ground floor. The two modular residential buildings are under construction with an anticipated completion of late December.

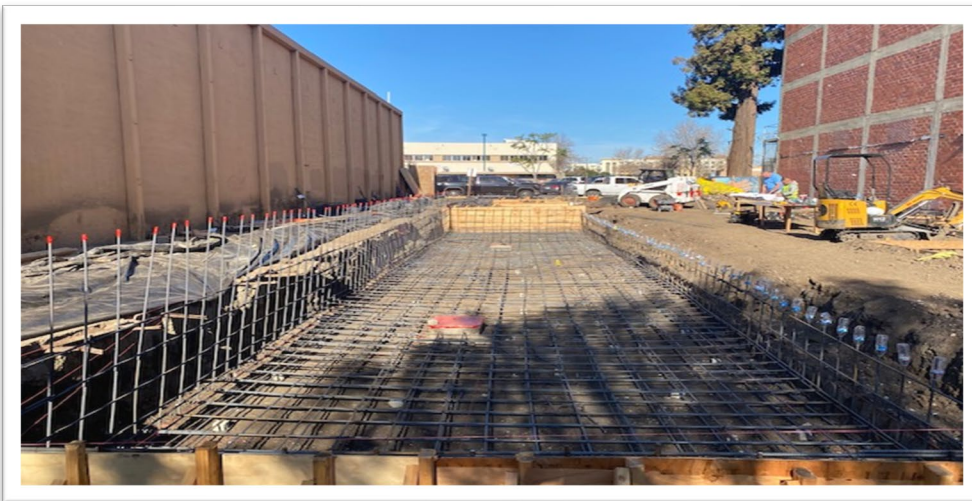
Preschool has not yet begun. The apartments will be available to households earning between 30%-80% of Area Median Income (AMI), with a mix of studios, 1-bedroom, 2-bedroom, and 3-bedroom units. Two units will be reserved for live-in property managers.

Located near the future La Vista Park, the project will include pedestrian connections to the park, contributing to the City's vision of improved access to open space. Staff anticipates construction will be complete by Summer 2026.



### **Arthur Mac's Big Snack Project Update**

In January 2024, the City approved a Site Plan Review application for Arthur Mac's Big Snack, an outdoor restaurant proposing to serve food, beer, wine, and craft cocktails. The plan includes a range of tables and seating, fire pits, and an arcade and dining area in a repurposed BART car. Building permits for the project were issued this summer. Construction has started with some foundation work complete and containers temporarily stored in the municipal lot behind the site. For more info, please contact Steve Osborne, Acting Building Official at [Steve.Osborne@hayward-ca.gov](mailto:Steve.Osborne@hayward-ca.gov)



# **Code Enforcement Division Updates**

## **March 2026**

The Hayward Code Enforcement Division is committed to preserving and enhancing the quality of life within the community by ensuring compliance with local and state regulations. Tasked with enforcing minimum housing standards for occupied dwellings pursuant to state housing law, the Division plays a vital role in safeguarding residents' health, safety, and well-being.

In addition to housing compliance, the Division oversees a variety of community safety and preservation programs, including the management of private property graffiti abatement, monitoring and improving conditions of vacant properties, enforcing regulations on fireworks and street vendor activity, and providing code enforcement support for the City's Building, Planning, and Public Works departments.

Through proactive and reactive inspections, community engagement, and responsive enforcement, the Hayward Code Enforcement Division strives to maintain clean, safe, and livable neighborhoods that reflect the city's commitment to community preservation and growth. The following information is intended to provide an informative overview of activities associated with the Division over the last six months.

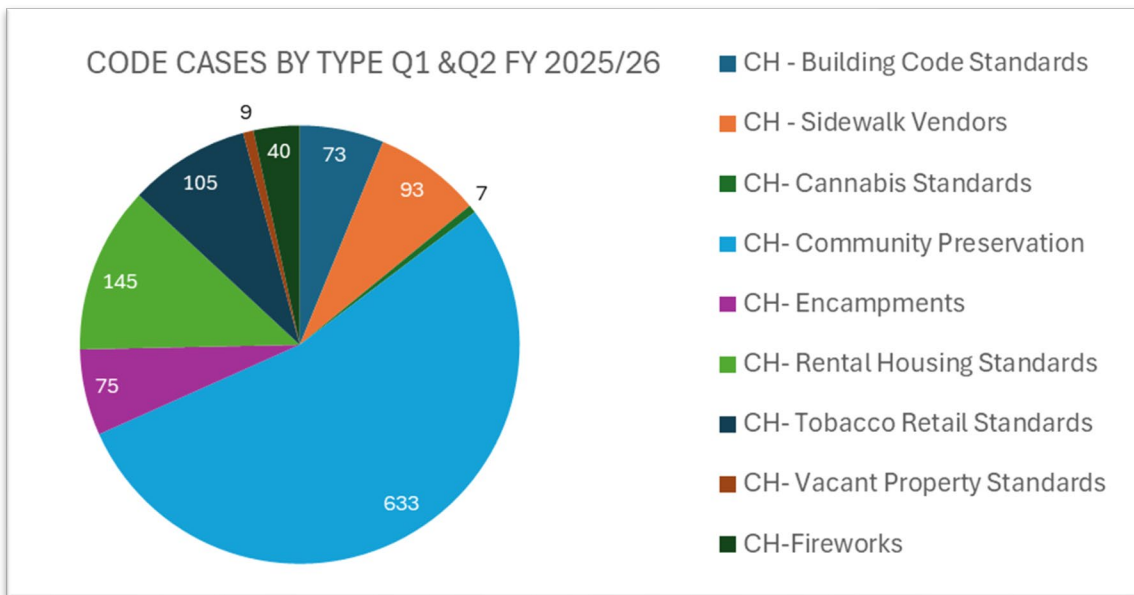
### **Community Complaints and Code Case Activity**

During the reporting period, the City of Hayward's Code Enforcement Division actively addressed a wide number (1180 Code Cases) of community concerns. Key focus areas included building code compliance, vacant properties, encampments, street vending, substandard rental housing, and illegal fireworks and un-permitted cannabis operations.

While the division was primarily reactive during the first two quarters of 2025-26 Fiscal Year, Proactive enforcement efforts contributed to noticeable increases in cases related to mobile vending, vacant properties, and illegal fireworks, reflecting the Division's commitment to addressing emerging issues and maintaining community standards. Substandard rental housing cases remained a priority, ensuring safe and habitable conditions for tenants. This summary underscores the Division's dedication to safeguarding public safety, improving neighborhood quality, and fostering compliance across the community.

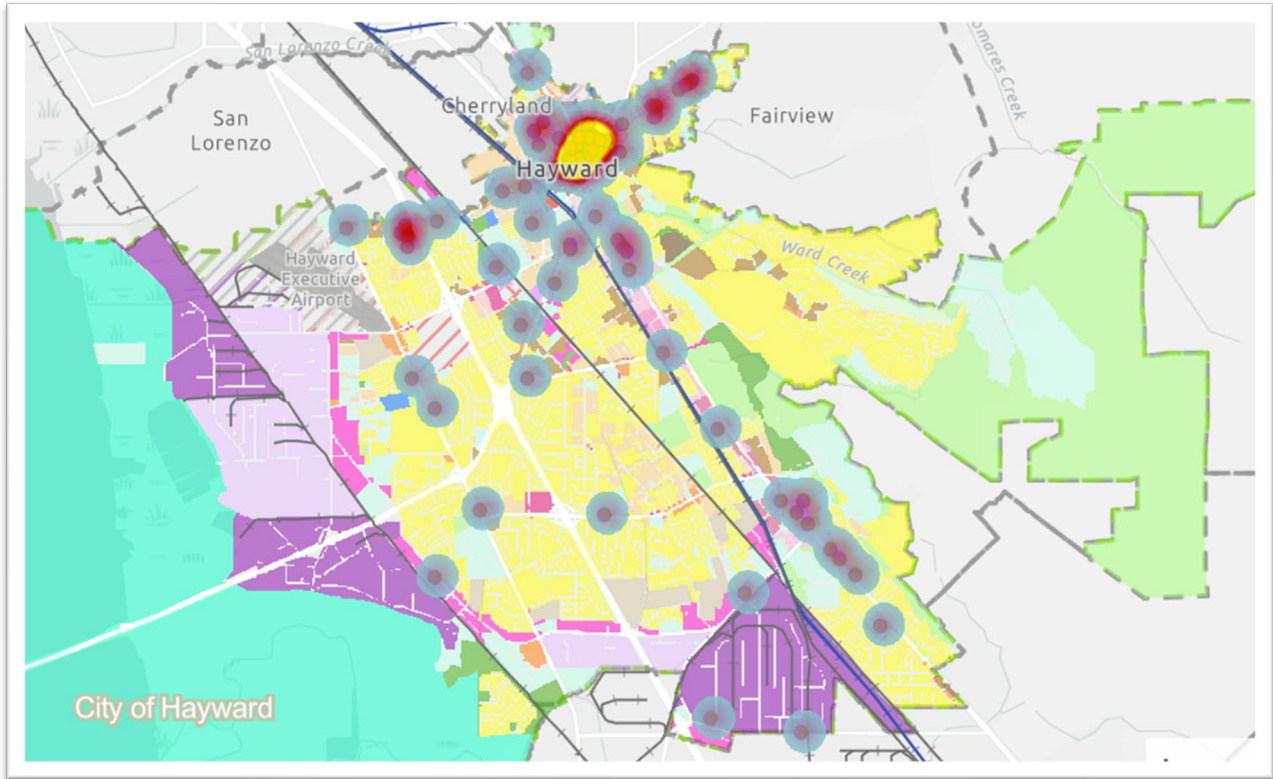
#### *Key Observations:*

- *Increase in Unpermitted Mobile Vending Cases: The uptick to 93 cases with over 2128 pounds of perishable food confiscated and destroyed highlights the Division's proactive approach in addressing unpermitted activities, particularly in high-traffic commercial and residential areas.*
- *Illegal Fireworks Cases: The 40 cases reported mark a proactive stance to curtail illegal fireworks usage, particularly around peak periods.*
- *Increase in Gang and Other illicit Graffiti: Gang and racial Graffiti accounted for 109 of the 633 Community Preservation violations identified in the city during the first two quarters of 2025-26 Fiscal Year. Increased substandard housing findings escalating the need for elevated mitigation efforts, such as Inspection warrants, Receiverships or Conservatorship, including one receivership approved by Alameda County Superior Court for 1277 Russell Rd. due to substantial State Health and Safety violations.*



The Division’s proactive enforcement strategies have contributed significantly to identifying and addressing community concerns. These efforts demonstrate a commitment to maintaining safety, compliance, and quality of life for Hayward residents.

### GANG GRAFFITI ACTIVITY MAP JULY 2025 – DECEMBER 2025

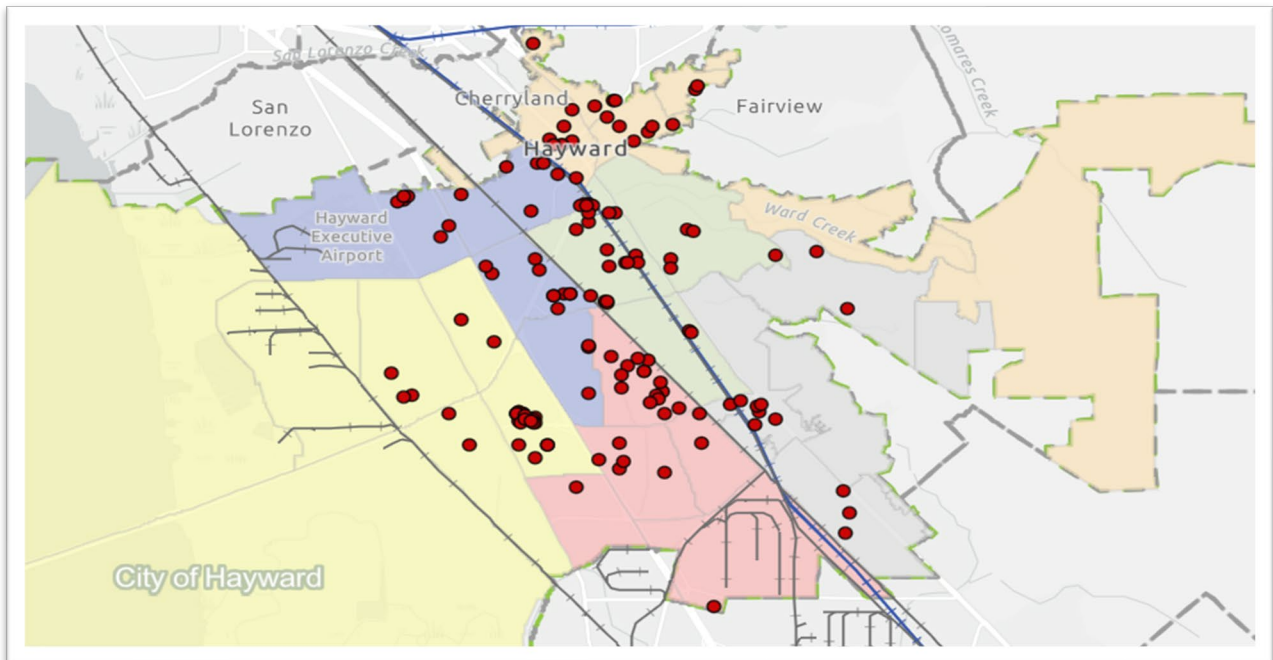


## **Rental Housing Program**

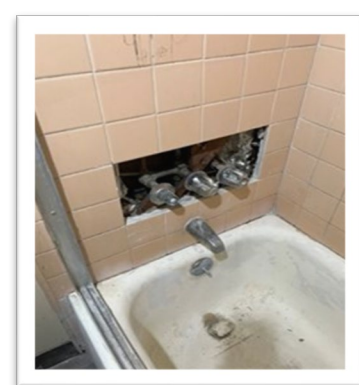
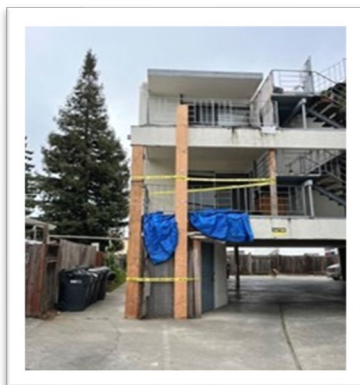
The City of Hayward's Code Enforcement Division continues to prioritize tenant safety and the enforcement of minimum housing standards as outlined in California Health and Safety Code Section 17920.3. The Rental Inspection Program is a vital component of these efforts, ensuring rental properties meet basic health and safety requirements.

Between July 1, 2025, and December 31, 2025, the Division's Rental Team responded to 145 calls for service related to substandard housing conditions. These cases (as shown on the map) uncovered a range of issues, with some units requiring significant corrective actions to address unsafe conditions.

### **SUBSTANDARD HOUSING CASES Q1 & Q2 FY 25/26**



For instance, at 1277 Russell Way (Images represented below), inspectors identified substandard conditions deemed unsafe for occupancy. This case required additional legal action and necessitated additional actions in partnership with the City's Housing Division and the City Attorney's Office to ensure tenant safety, respond to tenant relocation needs and pursue Court Appointed Receivership to mitigate the unsafe conditions.



The Rental Inspection Program remains a critical tool for protecting tenant rights, preserving housing quality, and ensuring compliance with state housing standards. By addressing substandard conditions promptly, the Division supports community health and safety while fostering equitable living conditions for all residents.

### **Fireworks Joint Enforcement Program**

The Code Enforcement Division, in collaboration with the Police, Hayward Fire Department, and Street Maintenance, conducted joint operations to address illegal fireworks during the annual enforcement operations on July 4th, 2025. Here are the highlights:

#### ***Teams and Locations:***

- Five teams worked diligently to identify 94 locations where illegal fireworks were being used of which 21 were confirmed through evidence processing.
- These joint efforts allowed us to pinpoint violations across the city.

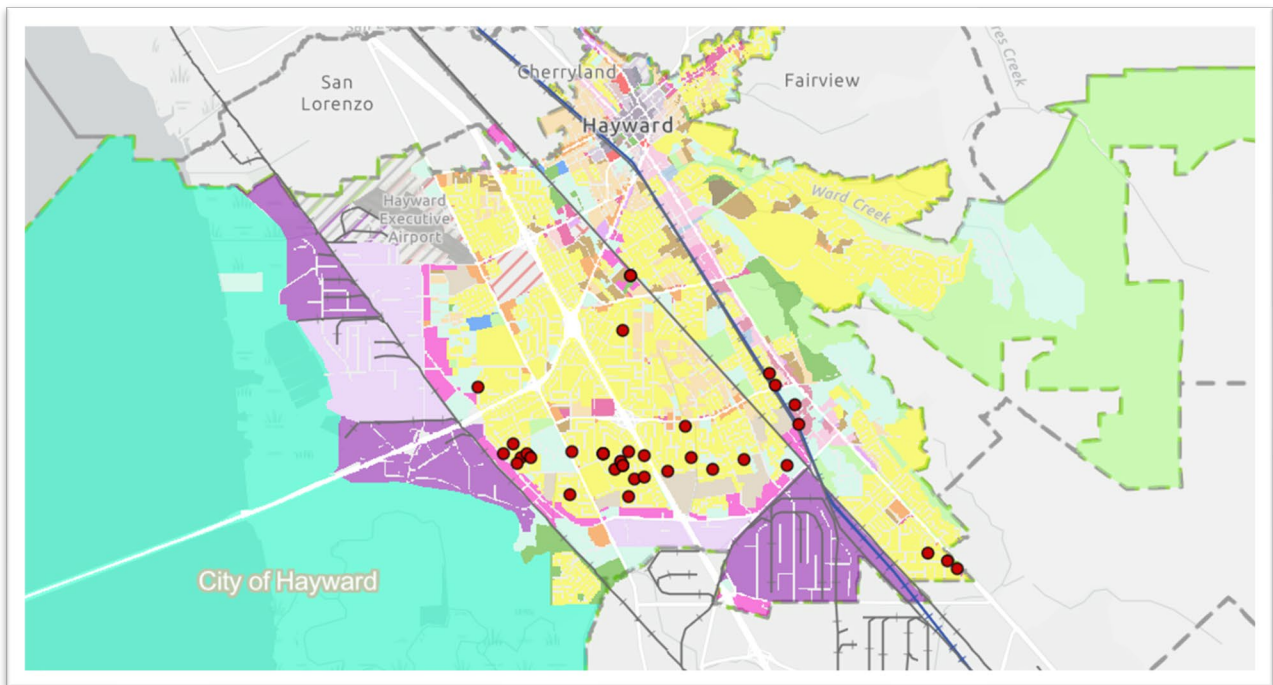
#### ***Citations and Impact:***

- As a result of our operation, the Division issued 21 citations.
- The combined value of these citations amounts to \$31,500.
- Our goal is to promote safety and discourage illegal fireworks use.

#### ***Ongoing Vigilance:***

- While the operation successfully addressed violations on July 4th, we remain vigilant and are working with other jurisdictions on the potential benefits of using newer monitoring technology, such as drone use.
- Hot spots in neighborhoods like Russ Park, Orchard Ave., and Smalley Ave. continue to be monitored.

### **FIREWORKS ACTIVITY MAP - JULY 2025**



## **Sidewalk Vending Enforcement**

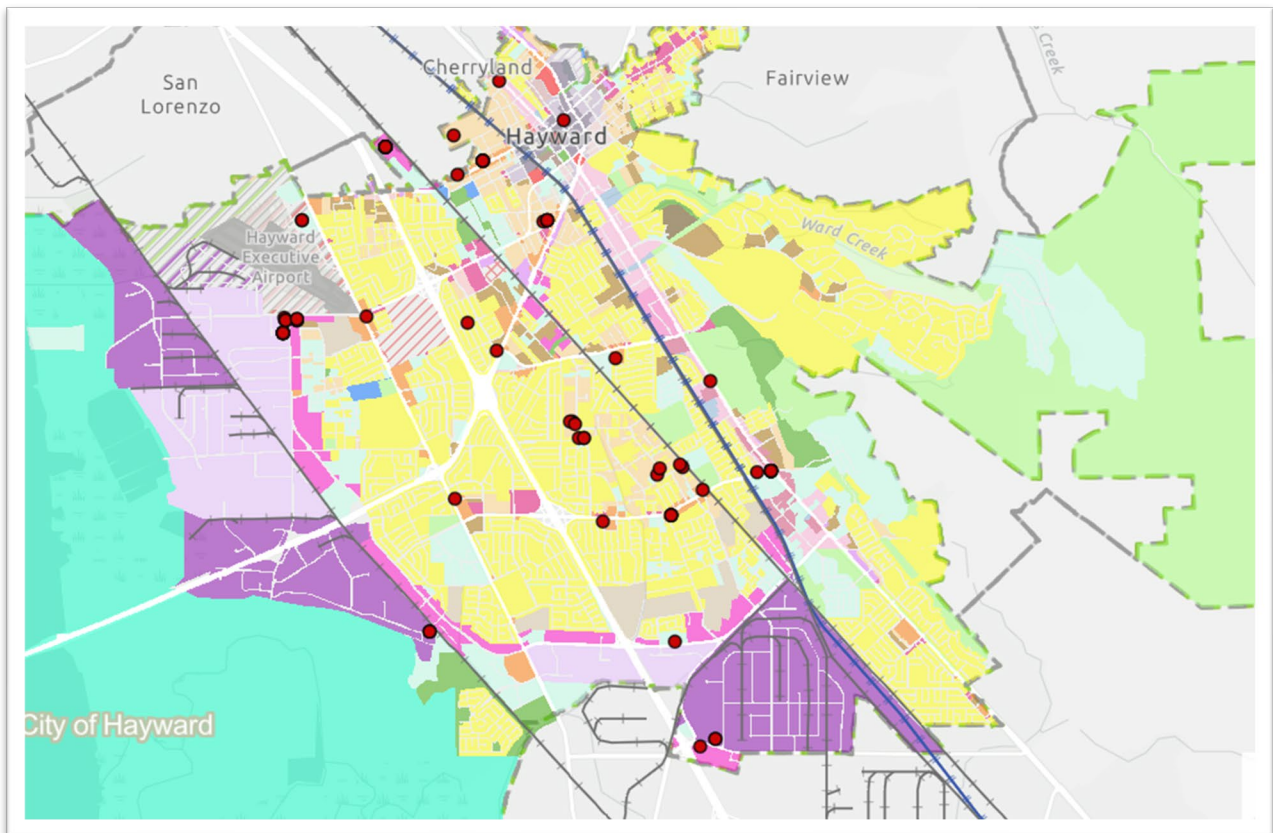
The Code Enforcement Division actively enforces the Sidewalk Vending Ordinance (Chapter 6, Article 16), which originally took effect on November 17, 2023. This ordinance serves as the City's primary framework for legalizing mobile street vending and aligns with Senate Bill (SB) 946, also known as the Safe Sidewalk Vending Act.

The updates, adopted by the Council at the end of the 23/24 fiscal year, center on providing enhanced tools to ensure compliance with the adopted provisions of the ordinance, as well as proving regulatory staff with abilities to abate conditions due to ongoing non-compliance or the presence of unsafe conditions or food.

Code Enforcement Division has responded to 93 unpermitted mobile vendors in a predominantly proactive fashion between July 1, 2025, and December 31, 2025. Increased enforcement efforts associated with sidewalk vending have resulted in the confiscation of over 2128 lbs. perishables food items. This is almost twice as much as was confiscated in the previous reporting period.

As noted in the Hotspot Map below, while activity is spread throughout the city, Code Enforcement continues to observe most of the unpermitted activity takes place in the areas of Tennyson Avenue and Ledig Ct as well as near the intersection of Tennyson Ave. and Hesperian Blvd. Parking area.

### **SIDEWALK VENDOR ACTIVITY MAP Q1&Q2 FY2025/26**



## **Illegal Cannabis Enforcement**

The City of Hayward's Code Enforcement Division, in collaboration with the Hayward Police Department, has established the Illegal Cannabis Enforcement Program. This joint initiative is dedicated to identifying and responding to illegal cannabis operations throughout the city. Despite recent challenges associated with reduced funding, the program has achieved significant success through expanded partnerships with state agencies such as the Department of Wildlife, Fish and Game, and the Department of Cannabis. These collaborations have led to positive results in the identification and response to major illegal cannabis operations, ensuring the safety and well-being of our community.

The following represents active cannabis activity identified within the City:

- There are currently 13 unpermitted cannabis complaints.
- There are currently a total 10 of unpermitted cannabis going through or pending the Administrative Hearing process, with 1 pending a Superior Court date. The cannabis products have been removed from the locations and Building Permits have either been finalized, issued or are pending the Administrative Hearing process.
- A few cases are in active negotiations with the City Attorney's office for resolution.

# Housing Division Updates

## March 2026

## **Housing Stabilization Programs**

The Housing Division is responsible for housing stabilization programs including the Residential Rent Stabilization Ordinance (RRSO), Mobile Home Space Rent Stabilization Ordinance (MRSO), Tenant Relocation Assistance Ordinance (TRAO), Emergency Relocation Assistance Program, funding legal resources for tenants facing eviction, foreclosure prevention program and increasing access to homeownership opportunities.

The RRSO and the MRSO provide limitations on rent/space rent increase, just cause and retaliation protections. In conformance with these Ordinances, the Housing Division provides a resolution process to resolve rent increase disputes. From July 2025 through December 2025, the Housing Division received 18 petitions regarding the RRSO. 8 of these petitions were resolved during mediation; 5 petitions were withdrawn; 1 petition was rejected (due to incompleteness or lack of grounds); and 4 petitions were resolved during arbitration. The Housing Division is revamping the current seven-page tenant petition to a more consolidated version. A consolidated petition will increase efficiency, improve accessibility, and minimize confusion for tenants unfamiliar with branching-logic forms. Staff anticipate rolling out the consolidated petition beginning FY 2027.

Under the TRAO and corresponding Emergency Relocation Assistance Program, the City provides relocation assistance to tenants displaced because of a Notice to Vacate issued by the City if the landlord fails to pay the required relocation assistance or in the event of a natural disaster such as a fire. Although funds for relocation assistance have largely been exhausted, Housing Division staff continues to facilitate case management by issuing relocation assistance determinations and recommending tenants to seek legal counsel if the landlord fails to provide payment. From July 1- December 31, 2025, staff issued determinations that the landlord owes relocation assistance to tenants at 5 households.

In response to the COVID-19 pandemic and to address concerns that low-income property owners may be at risk of foreclosure, the City allocated an amount not to exceed \$1,319,598 to a foreclosure prevention program administered by Housing and Economics Rights Advocates (HERA). The original amount allocated included \$240,000 for small, deferred loans to eligible homeowners but discussions with HERA indicated there was no interest from program participants for subordinate financing so the amount allocated was amended to \$1,079,598 to only provide legal advocacy and education services through the program. Since the program inception in December 2021, HERA has held 17 educational workshops about foreclosure mitigation and other homeownership topics that have been attended by 432 participants, provided 39 households with general legal advice and assisted 67 households with in-depth legal counseling for more complex cases. This program serves the target population with 42% of households identified as acutely low income, 34% as extremely or very low income, and 24% as low income. 49% of homeowners served identified as a person of color or Hispanic and 24% served identified as White. Additionally, 48% of homeowners identified as having seniors in the household and 34% identified as having a household member with a disability.

## **Affordable Housing Development**

The Housing Division enforces the City's Affordable Housing Ordinance (AHO), which aims to produce affordable housing in two primary ways. First, it encourages mixed-income

housing development, and second, it generates revenue that the City can use to subsidize affordable housing development projects. Within these mixed-income developments, the affordable units are commonly referred to as inclusionary housing units.

The AHO requires that, at minimum, inclusionary rental units be deed-restricted in perpetuity to eligible very low- and low-income households. Inclusionary ownership units are similarly restricted for eligible low- and moderate-income households. In contrast, subsidized housing receives government subsidies and typically restricts 100% of the units as affordable providing units for acutely low-income households to low-income households.

Currently, there are 298 affordable units and 1,031 market rate units in the development pipeline that have received land use approvals or are under construction. There are an additional 611 units currently under review. Among the recently constructed affordable developments and those in the pipeline, the city supported six affordable housing developments, providing over \$40.5 million in funding or land to help produce 586 affordable rental and ownership units. In late 2025, Hayward Senior Commons, an 80-unit affordable, senior housing complex successfully leased up adding 80 affordable senior housing units to the City's housing stock.

In addition to affordable rental units, the City of Hayward also has a portfolio of affordable ownership units. Over the past five years, the City's affordable ownership housing portfolio has grown from 80 to 133 units. While three units were recently converted to market rate upon expiration of their resale restrictions and an additional six units are projected to expire within the next year and a half, the overall portfolio has continued to expand. During this period, 84% of homebuyers identified as a person of color and 33% of households lived and/or worked in Hayward at the time of purchase.

Building on this progress, 31 affordable for-sale homes are currently in the development pipeline—either qualifying buyers, pending sale, or under construction. This includes 13 affordable condominium homes at the SoMi development on Mission Boulevard, and two townhomes at the Manon Townhomes project (27865 Manon Avenue), where both developers are actively qualifying purchasers. The Manon Townhomes project is the City's first project that includes inclusionary ownership units targeted for very low-income buyers, priced at \$58,759 for the three-bedroom unit and \$67,822 for the five-bedroom unit.

The pipeline is further strengthened through strategic partnerships that bring additional affordable homeownership opportunities to Hayward. In May 2024, the Hayward Housing Authority contributed land and an \$800,000 development subsidy to Habitat for Humanity East Bay/Silicon Valley for Sequoia Grove (123 A Street), a 10-unit affordable townhome development serving low-income households. The project is currently under construction and qualifying prospective purchasers.

Looking ahead, the City has also entered or will enter into Affordable Housing Agreements with several smaller projects that will add six more affordable ownership units once built. All homes in the City's affordable ownership portfolio are deed-restricted to ensure long-term affordability and to provide a pathway to homeownership for moderate-income households or below upon initial sale and resale.