



Parcel Group 5 Pre-Submittal Meeting Questions and Answers

July 23 & 25, 2019

- 1. Why can't we use duplexes as an alternative for affordable housing?**
 - a. The General Plan designation of Suburban Residential Density only allows detached single-family homes. Second units, or ADUs, are allowed as a supporting use under this general plan designation. In order to allow duplexes, a developer would need to complete a General Plan Amendment, which the City will not entertain for this project.

- 2. Will the developers have access to all the city's files on the property including environmental reports?**
 - a. Yes, the City has posted all GIS and CAD files from our consultant on our website at www.hayward-ca.gov/pg5.

You can also access the files here:
https://haywardca.sharepoint.com/:f:/s/External/CM/EoIZ_h1tGdFKrk6nwJfHOEQBSqIC7gXUcTRCB0fVgVzAqw

- 3. Does the 40% max lot coverage include the garage?**
 - a. Lot Coverage includes garages, as well as California rooms.

- 4. What trenching has been completed on site for the fault line?**
 - a. There has not been any trenching for the site. Developers will at a minimum have to conduct further geotechnical studies to determine developable areas along Maitland Drive.

- 5. What is the Affordable Housing In-Lieu Fee?**
 - a. Per the Affordable Housing Ordinance, the fee for single-family homes is \$18.18/sf. You can find the Affordable Housing Ordinance here:
https://library.municode.com/ca/hayward/codes/municipal_code?nodeId=HAYWARD_MUNICIPAL_CODE_CH10PLZOSU_ART17AFHOOR

- 6. What are the levels of BMR?**
 - a. For-sale units: 10% of total unit count at Moderate-Income. Developer can elect a deeper affordability.
 - b. For rental units: 7% of total unit count with half at low-income and half at very low income.
 - c. You can find more information on these requirements here:
https://library.municode.com/ca/hayward/codes/municipal_code?nodeId=HAYWARD_MUNICIPAL_CODE_CH10PLZOSU_ART17AFHOOR_S10-17.200REDEPR_S10-17.210TEUNOWREPR

- 7. Are there any current affordable projects in Hayward with a funding gap?**
 - a. Yes. Specifically, to the 238 Development Project there is an Eden Housing/Pacific Companies project on parcel 3 for the creation of 150 affordable units.



8. Does the PD Rezone have to include 10,000sf Lots?

- a. The City will allow a range of lot sizes between 5,000sf-20,000sf lots. The average lot size must be 10,000sf.

9. Regarding the Hayward Resident Priority Preference Plan and its impact to purchase price, what purchase price is the City referring to?

- a. The City is referring to the purchase price proposed to be paid by the developer to the City.

10. When is the desired date of close of escrow?

- a. The City wants to close quickly, but will determine this date during negotiations with the selected developer based on the details of the project and predevelopment process.

11. Would you entertain a final site map prior to closing?

- a. Yes.

12. Any anticipated union requirements?

- a. Any construction undertaken by City contract valued over \$1 million would be subject to the City Project Labor Agreement (PLA). All private construction contracts, and City contracts under \$1 million would not be subject to the PLA.

13. Is there a schedule of City fees? Any guidance for the project?

- a. All fees can be found on the City's Master Fee Schedule, available here: <https://www.hayward-ca.gov/your-government/documents/master-fee-schedule>. Staff can also provide an estimate of fees for a certain prototype development or product type. Please note that the City is currently evaluating increasing the Park-In-Lieu fee structure and adding a transportation impact fee.

14. Does the trail proposed satisfy the park or open space requirement?

- a. Construction of the Hayward Foothill Trail counts as a credit towards any Parkland Dedication requirements.

