



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.

