

**CITY OF HAYWARD**  
**AGENDA REPORT**

AGENDA DATE 05/10/05  
AGENDA ITEM 8  
WORK SESSION ITEM \_\_\_\_\_

**TO:** Mayor and City Council  
**FROM:** Director of Community and Economic Development  
**SUBJECT:** Approval of FY 2005/06 - 2009/10 Consolidated Plan

**RECOMMENDATION:**

It is recommended that the City Council adopt the attached resolution approving the FY 2005/06 - 2009/10 Consolidated Plan.

**BACKGROUND:**

The City of Hayward recently completed the FY 2005/06 - 2009/10 Consolidated Plan (5-Year Plan). The Plan's Executive Summary appears as Attachment A. The 5-Year Plan replaces the Comprehensive Housing Affordability Strategy (CHAS) and other plans required by the U.S. Department of Housing and Urban Development (HUD). It is now HUD's primary long-term planning document for formula grants, including the HOME and CDBG programs. This is the City's third 5-Year Plan. A notice of this HUD-required public hearing on the Plan was published in *The Daily Review* on April 9, 2005 and comments are being accepted from that date through the hearing. No written comments on the 5-Year Plan have been received.

The City is a member of the Alameda County HOME Consortium. Alameda County Housing and Community Development Department, as lead agency of the HOME Consortium, is responsible for coordinating the development of the Consortium's Consolidated Plan which presents both countywide information and information specific to each participating jurisdiction. Hayward's Plan will become a chapter in the Consortium's Consolidated Plan. The priorities identified in the Plan cover the county as a whole. These "priorities" are issues that HUD wants to see addressed in the Plan. The number assigned to each priority does not denote its level of importance either to the Consortium as a whole or any participating jurisdiction.

The 5-Year Plan includes:

- A citywide housing and community development needs assessment;
- An inventory of resources (including HOME and CDBG funds) available to address those needs;
- A five-year strategy with goals and objectives; and

- An Action Plan that identifies the specific activities to be implemented and presents the allocation of the City's CDBG funds for the up-coming fiscal year. Each year following the adoption of the 5-Year Plan, the City adopts a new Action Plan.

Hayward's draft 5-Year Plan relies on data from Census 2000 and ABAG projections. It also integrates a variety of previous planning activities, such as the Housing and Economic Development Elements of the General Plan, countywide homeless survey, and Community Needs Analysis conducted by the Human Services Commission. This information was used in conjunction with other data sources, including community development needs and programs detailed by service providers in applications for CDBG and Social Services funding, in the development of the objectives presented in the 5-Year Plan. These objectives have not changed from the previous Plan and appear in Attachment A.

**NEXT STEPS:**

In order for the City to receive HUD-funding, the Council must adopt both the Consolidated Plan and the FY 2005 – 06 Action Plan, addressed in a separate Agenda item. The City's Plans will become chapters of the Alameda County HOME Consortium Consolidated Plan and will be submitted to HUD by May 15, 2005.

Prepared by:



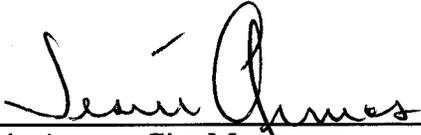
Gail Patton, Neighborhood and Economic  
Development Manager

Recommended by:



Sylvia Ehrental, Director of Community  
and Economic Development

Approved by:

A handwritten signature in black ink, appearing to read "Jesús Armas", written over a horizontal line.

Jesús Armas, City Manager

Attachment A: FY 2005/06 - 2009/10 Consolidated Plan Executive Summary  
Resolution

## Executive Summary

The City of Hayward is a member of the Alameda County HOME Consortium. Alameda County Housing and Community Development Department, as lead agency of the HOME Consortium, coordinates the development of the Consortium's Consolidated Plan which presents both countywide information and information specific to each of the eight participating jurisdictions. The Consortium is also the mechanism by which the U.S. Department of Housing and Urban Development (HUD) funnels HOME funds to these jurisdictions. While Alameda County administers HOME funds for the participating jurisdictions, Community Development Block Grant (CDBG) funds come directly from HUD to the larger jurisdictions, including Hayward, as annual "entitlement" funds.

The Consolidated Plan includes:

- A citywide housing and community development needs assessment;
- An inventory of resources (including HOME and CDBG funds) available to address those needs;
- A five-year Strategic Plan with a community profile, goals and objectives; and
- An Action Plan that identifies the specific activities to be implemented through the allocation of the City's CDBG funds for the up-coming fiscal year. Each year following the adoption of the 5-Year Plan, the City adopts a new Action Plan.

The priorities identified in the Strategic Plan cover the Consortium as a whole. These "priorities" are issues that HUD wants to see addressed in the Strategic Plan. The number assigned to each priority does not denote its level of importance either to the Consortium as a whole or any participating jurisdiction.

### **Housing**

**Priority 1:** Increase the availability of affordable rental housing for extremely low, low and moderate income households.

*Objective 1:* Support the availability of affordable rental housing, including "opt-out" projects<sup>1</sup>, in response to requests for gap financing to acquire and rehabilitate existing units, where an appropriate percentage have affordability restrictions. Any development that may occur pursuant to these policies, must also conform to the City's Design Guidelines.

*Objective 2:* Reduce discrimination against Section 8 Voucher holders by requiring property managers not to discriminate against Section 8 households in the City's Mortgage Bond-financed developments when those households meet credit standards and have good references from previous landlords.

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<sup>1</sup>An "opt-out" project is a housing development that was built with a federal subsidy or federal loan guarantee that has the right, after 20 years, to pre-pay the mortgage and "opt-out" of federal requirements that generally keep rents below market rates and affordable to low-income families.

**Priority 2:** Preserve existing affordable rental housing and ownership for low and moderate income households.

*Objective 1:* Preserve existing single-family housing stock occupied by lower-income households by rehabilitating single-family owner-occupied homes and mobile homes.

*Objective 2:* The City will continue to implement an interdepartmental program to abate "nuisance" properties.

*Objective 3:* The City will monitor units which are affordable and at risk of local, state or federal subsidy termination.

*Objective 4:* The Redevelopment Agency will replenish the housing stock on a one-for-one basis for any existing housing units which are lost as a direct result of Redevelopment Agency actions.

**Priority 3:** Assist low- and moderate-income first time home buyers.

*Objective 1:* The City will continue to participate in the federal Mortgage Credit Certificate (MCC) Program administered by the Alameda County Housing and Community Development Department.

*Objective 2:* The City will continue to provide assistance to moderate-income first-time homebuyers in the form of direct financial assistance.

*Objective 3:* The City will provide assistance to all first-time homebuyers through the provision of information, education/workshops and/or referral services regarding the home buying process.

**Priority 4:** Reduce housing discrimination.

*Objective:* The City of Hayward will fund services to reduce housing discrimination. Funding will be provided by the CDBG program.

### **Homeless**

**Priority 1:** Maintain, improve and expand (as needed) the capacity of the housing, shelter and services for homeless individuals and families including integrated employment services and other services.

*Objective 1:* The City will work with interagency and interjurisdictional organizations to seek funds for homeless and support services, as well as, to encourage healthcare, job training, and social services agencies, to include homeless people in their service clientele.

*Objective 2:* In cooperation with other localities, the City will provide funds to rehabilitate emergency shelters and transitional housing facilities as the need to do so arises, in order to maintain the safety and therapeutic capacity of those environments.

**Priority 2:** Maintain and expand activities designed to prevent those who are currently housed from becoming homeless.

*Objective 1:* The City will continue to fund activities that assist currently housed people and families who are at-risk for homelessness.

**Priority 3:** Build on interjurisdictional cooperation to housing and homeless needs.

*Objective 1:* The City will continue to participate as an active member of the Alameda Countywide Continuum of Care Council to assist in the acquisition of funds to increase the availability of transitional housing and permanent supportive housing in Alameda County. On a case-by-case basis the projects will be evaluated to ensure the proposed program design (i.e., level of service, program staffing) corresponds with the needs of the population to be served.

### **Community and Economic Development**

**Priority 1:** Neighborhood Facilities and Improvements

*Objective 1:* The City will support the construction, retrofit and/or rehabilitation of well-designed neighborhood facility projects that meet the communities' needs. Facilities providing child care, youth services, programs for lower-income seniors, and/or persons with disabilities will receive priority.

**Priority 2:** Public Services

*Objective 1:* In accordance with federal regulations, the City may allocate up to 15% of its CDBG funds to public services. The City also anticipates continued support of public services through the Social Services Program by allocating General Fund monies to social services programs, as well as funds for program administration.

*Objective 2:* Address the special transportation needs of seniors and persons with disabilities who are unable to use other modes of public, or private, transportation. The City will utilize available Measure B Paratransit funds to provide special transportation services to Hayward seniors and persons with disabilities.

**Priority 3:** Economic Development

*Objective 1:* Continue to provide small business loans through the City's Revolving Loan Program.

*Objective 2:* Provide neighborhood economic development revitalization services.

*Objective 3:* Increase the number of permanent jobs available to lower income Hayward residents by increasing business attraction, retention and expansion activities.

### **Non-Homeless Special Needs**

**Priority 1:** Increase the availability of service-enriched housing for persons with special needs.

*Objective 1:* The City will participate with other jurisdictions to jointly fund service-enriched special needs projects that serve Hayward residents.

**DRAFT**

NA 5/5/05

HAYWARD CITY COUNCIL

RESOLUTION NO. \_\_\_\_\_

Introduced by Council Member \_\_\_\_\_

**RESOLUTION ADOPTING THE CONSOLIDATED PLAN  
FOR FISCAL YEARS 2005-2010.**

WHEREAS, pursuant to federal regulations the City is required to adopt a consolidated plan for fiscal years 2005-2010 to be included in the Alameda County's HOME Consortium Consolidated Plan to fulfill Community Development Block Grant (CDBG) and HOME Program funding requirements.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hayward hereby adopts the Consolidated Plan for fiscal year 2005-2010, in substantially the form of the plans on file in the office of the City Clerk.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized on behalf of the City of Hayward to execute and submit the required application and all implementing documents in connection therewith.

IN COUNCIL, HAYWARD, CALIFORNIA \_\_\_\_\_, 2005

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:

MAYOR:

NOES: COUNCIL MEMBERS:

**ABSTAIN: COUNCIL MEMBERS:**

**ABSENT: COUNCIL MEMBER:**

**ATTEST: \_\_\_\_\_**  
**City Clerk of the City of Hayward**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**City Attorney of the City of Hayward**