



**2010-2014  
FIVE-YEAR HOME CONSORTIUM  
CONSOLIDATED PLAN**

**Executive Summary**

The City of Hayward is a member of the Alameda County HOME Consortium. The Alameda County Housing and Community Development Department (HCD), serves as lead agency for the HOME Consortium, and coordinates the development of the Consortium's Five Year Consolidated Plan which presents countywide information and information specific to each of the eight participating jurisdictions. The Consortium is also the entity through which the U.S. Department of Housing and Urban Development (HUD) allocates HOME funds to the participating jurisdictions. Although Alameda County HCD administers HOME funds on behalf of the participating jurisdictions, Community Development Block Grant (CDBG) funds originate from HUD and are allocated annually and directly to each of the "entitlement" jurisdictions, including Hayward.

The Consolidated Plan covers the period July 1, 2010 – June 30, 2014 and 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 and performance measures identified in the Strategic Plan represent those of the Consortium as a whole. These "priorities" are nationwide areas of emphasis that HUD has instructed jurisdictions to address in their Strategic Plans. The number assigned to each priority does not denote its level of importance to the Consortium as a whole or to any of the participating jurisdictions.

**PRIORITY HOUSING NEEDS**

- 1. Increase the availability of affordable rental housing for extremely low income (30%), very low (50%), and low income (80%) households.**
  - a. Promote the production of affordable rental housing by supporting the acquisition, rehabilitation, and new construction of units by non-profit developers. A combination of funds will be used, including federal, state, and local housing program funds.
  - b. Encourage the inclusion of affordable rental housing by the private sector in new housing developments.
  - c. Support the development of high density rental housing in conjunction with BART stations and other transit centers including a portion of the units as affordable to extremely low and very low income households.
- 2. Preserve existing affordable rental and ownership housing households at or below 80% of Area Median Income (AMI).**
  - a. Provide Minor Home Repair assistance to low and moderate income homeowners in order to maintain and preserve their housing.
  - b. Promote the preservation of existing owner housing stock occupied by low and moderate income households through loans and grants to income-eligible households.
  - c. Promote the preservation of existing rental housing stock occupied by low and moderate income households.
  - d. Use available resources to preserve the availability of restricted or subsidized housing.
- 3. Assist low and moderate income first time homebuyers.**
  - a. Continue participation in the Mortgage Credit Certificate (MCC) Program administered by HCD.
  - b. Continue participation in American Dream Down Payment Initiative (ADDI) Program administered by HCD.
  - c. Continue to administer all homeowner programs to comply with HUD and EPA lead standards and requirements.
  - d. Provide homeownership assistance through new construction of housing and down payment assistance programs.
- 4. Reduce housing discrimination.**
  - a. Reduce housing discrimination through provision of fair housing and landlord/tenant services.

**PRIORITY HOMELESS NEEDS**

1. **Maintain, improve and expand (as needed) the capacity of housing, shelter and services for homeless individuals and families including integrated healthcare, employment services, and other supportive services.**
  - a. Continue to pursue funding for subsidized rental assistance programs, such as Supportive Housing Program (SHP), Shelter Plus Care (S+C), Project Independence, and Section 8.
  - b. Promote the development of affordable housing, including transitional and permanent housing with supportive services, by providing funding for acquisition, rehabilitation, and new construction of units by non-profit developers.
  - c. The Alameda County Housing and Community Development Department will administer federal Emergency Shelter Grant (ESG) entitlement funds that become available.
  - d. Provide funding for shelter and services for people who are homeless or at imminent risk of becoming homeless.
  - e. Homelessness Prevention and Rapid Re-Housing Program (HPRP) funds, as available, will be utilized within program guidelines to quickly re-house income-eligible people who have become homeless, and to assist income-eligible people who are at imminent risk of homelessness, from becoming homeless.
  
2. **Maintain and expand activities designed to prevent those currently housed from becoming homeless.**
  - a. Pursue continued funding and renewals of subsidized rental assistance programs such as Supportive Housing Program (SHP), Shelter Plus Care (S+C), Project Independence and Section 8.
  - b. Homelessness Prevention and Rapid Re-Housing Program (HPRP) funds, as available, will be utilized within HUD program guidelines to quickly re-house income-eligible people who have become homeless, and to assist income-eligible people who are at imminent risk of homelessness, from becoming homeless.
  - c. Support the development of affordable housing for special needs populations, including families, people who have disabilities, senior citizens, and those with physical and mental health needs.
  
3. **Build on inter-jurisdictional cooperation to achieve housing and homeless needs.**
  - a. County-wide coordination among jurisdictions and with EveryOne Home will ensure a strategic, measureable approach to alleviating and preventing homelessness.
  - b. Improve the capacity of non-profit organizations to advocate for the development of affordable housing with supportive services.
  - c. Jurisdictions will continue to jointly fund projects in instances in which it is efficient and effective to do so.

**PRIORITY SUPPORTIVE HOUSING NEEDS**

- 1. Increase the availability of service-enriched housing for persons with special needs.**
  - a. Support production by nonprofit developers of affordable transitional and permanent housing with on-site or available supportive services for special needs populations, including families, people who have disabilities, senior citizens, and those with physical and mental health needs.
  - b. Support production by nonprofit developers of affordable transitional and permanent housing with on-site or available supportive services for people who have HIV/AIDS.

**COMMUNITY DEVELOPMENT NEEDS**

- 1. Evaluate and expand facilities and services for seniors.**
  - a. The City will evaluate and, as appropriate, pursue funding opportunities that would support senior services and/or facilities, especially those that would support seniors with low and moderate incomes.
  - b. The City will allocate a portion of its CDBG funds to support projects and programs that serve seniors over the age of 62.
- 2. Parks, recreational, youth-serving, and arts/cultural facilities**
  - a. Subject to available resources, the City will maintain, improve, and/or increase the availability of parks, recreational, youth-serving, and arts/cultural facilities, especially those located in low-income neighborhoods or serve primarily low-income people.
  - b. The City will make ADA improvements at parks, recreational, and arts/cultural facilities, in order to improve accessibility for seniors and people who have disabilities.
- 3. Neighborhood facilities**
  - a. Subject to available resources, the City will maintain, improve, and/or increase the availability of neighborhood facilities, especially those located in low-income neighborhoods or serve primarily low-income people. To accomplish this, where it seems most effective to do so, the City will jointly fund projects with Hayward Area Recreation and Parks Department (HARD) and the Hayward Unified School District (HUSD).
- 4. Crime and Public Safety**
  - a. Hayward's City Council has identified Crime and Public Safety as one of its top five priorities, therefore projects that increase the safety and livability of the City's residential neighborhoods and redevelopment area will be given special consideration.

**5. Accessibility needs**

- a. The City will improve accessibility to local community resources for seniors and people who have disabilities. Resources that are physically located in low income neighborhoods or serve primarily low-income people will be given priority consideration.
- b. The City will continue to allocate portions of its CDBG grant to complete accessibility improvements at various locations.

**6. Infrastructure improvements**

- a. Support provision of infrastructure improvements to the extent feasible. The infrastructure improvements must be directed in areas which are primarily low and moderate income or directly serve these income groups.
- b. The City will upgrade and improve existing infrastructure.

**7. Public facilities**

- a. Support public facilities activities to the extent feasible. Public facilities projects must be physically located in low income neighborhoods or serve primarily low income people.

**8. Public services**

- a. Support public service activities to the extent feasible. Programs funded in the CDBG Public Services category must benefit exclusively low-income Hayward residents.
- b. Programs funded in the CDBG Public Services category must be directly or indirectly related to housing.

**9. Economic development**

- a. Support economic development opportunities to the extent feasible. Economic development activities create or retain jobs that must be made available to low-income individuals.