



CITY OF HAYWARD
AGENDA REPORT

AGENDA DATE 10/16/01

AGENDA ITEM _____

WORK SESSION ITEM WS 2
Special Joint Mtg

TO: Mayor, City Council and Planning Commission
FROM: Director of Community and Economic Development
SUBJECT: Draft Housing Element

RECOMMENDATION:

It is recommended that the City Council and Planning Commission review and comment on this report.

BACKGROUND:

The purpose of this joint work session is to review and comment on the initial draft of the proposed Housing Element. After this work session, changes will be made to the draft Housing Element and the document will be forwarded to State Housing and Community Development for their review and comment. Additional opportunities to discuss and take public input on the Housing Element will be provided through the public hearings process before the Planning Commission and the City Council in January 2002.

Housing is one of the critical elements in the City's efforts to provide a desirable environment for its existing and future residents. The Housing Element discusses housing-related issues and presents policies strategies and programs to address Hayward's housing needs. The Housing Element is a mandatory component of the City's General Plan.

The City adopted its current Housing Element on July 31, 1990. It was subsequently amended on July 16, 1991 to include the preservation of at-risk rental housing. On October 17, 1995, the Homeownership Amendment to the Housing Element was adopted. State law stipulates that a comprehensive revision of the local housing element must take place by December 31, 2001. As required by State law, the Housing Element will need to be updated and revised at least every five years.

California State Housing Element Law requires that local jurisdictions identify and analyze existing and projected housing needs and present goals, policies, quantified objectives, financial resources, and specific programs for the preservation, improvement, and development of housing. Further, the Housing Element must identify adequate sites for housing, including rental housing, factory-built housing, and mobile homes, and make adequate provision for the existing and projected needs of all economic segments of the community. The Association of Bay Area Governments (ABAG) creates a "fair share housing need" allocation for every municipality in the Bay Area. The fair share housing need is an estimate of the amount of new units that must

be produced in the City to meet projected demand within a five-year period. The City must show how this can be accomplished in the Housing Element.

OVERVIEW OF HOUSING ELEMENT:

Hayward's population and housing market have changed significantly since the last Housing Element update. These changes are presented in the Housing Needs and Constraints on Housing chapters and include comparisons of 1980 and 1990 Census information with similar information from both the 2000 Census and private research firms. Following are the highlights from the Element.

One of the most interesting facts is that the percentage increase in *population* between 1990 and 2000 is twice the percentage increase in total *households*. This supports the 2000 Census findings that there has been a substantial increase in household and in family size in Hayward during that period.

Comparison of Average Family and Household Size 1990-2000

Year	1990	2000	% Change between 1990 - 2000
Family Size	3.25	3.58	10.15%
Household Size	2.75	3.08	12.00%

Sources: 1990 and 2000 Census

Please note: The average household size is always smaller than the average family size because the household count includes single individuals, where families do not.

The City of Hayward is becoming more diverse in its racial and ethnic composition and has become a community where no race or ethnicity is in the majority. 2000 Census data on the composition of the general population shows the continuing trend of increasing diversity. This trend is supported by annual student enrollment data for the Hayward Unified School District.

The following table shows the percent change between 1990 and 2000 of the percentage of each ethnic group in the total population

Racial/Ethnic Diversity 1990 – 2000

	White	African American	Native American	Asian / Pacific Islander	Other	Hispanic
% of 1990 Total	61.8%	9.8%	1.0%	15.5%	11.8%	23.9%
% of 2000 Total	44.5%	12.7%	0.5%	19.3%	0.4%	34.3%
% Change	-28.00%	29.14%	-48.57%	24.14%	-96.62%	43.39%

Sources: 1990 and 2000 Census

Please note: These values total more than 100% because persons of Hispanic origin are also counted under racial categories

There are only six (out of 30) census tracts in the City where one racial/ethnic group is more than 50% of the population. Two of those census tracts have a majority White population (54.3% and 65%); four have a majority Hispanic population (50.1%, 53.4% , 54.8%, and 60.6%).

Although income data is not yet available from the U.S. Census, the City purchased data from Claritas, a private demographic research firm, to use in developing the Housing Element. According to Claritas data, neighborhoods have become more economically diverse since 1990. While the number of lower-income households appears to have remained essentially constant since 1990, the concentration of lower-income families in specific neighborhoods has declined. In 1990, there were ten census tracts where at least 51% of the households earned incomes that were equal to or less than the HUD definition of low income. Current data shows that only five census tracts have more than 50 percent of households qualifying as low income.

The 2000 Census reports a total of 45,922 housing units for Hayward with a 0.6% vacancy rate for owner-occupied housing and a 2.6% vacancy rate in rental housing as of January 1, 2000. Occupied housing units totaled 44,804. A substantial proportion of Hayward's total housing stock (56%) is single family homes. Most were built in the 1950's in response to the post-World War II population boom. Almost all of the housing stock added during the 60's, 70's and 80's were multifamily units and mobile homes. Between 1990 and 2000, approximately 2,930 units of single family housing were developed -- only 500 fewer than the total amount of single family homes developed in the preceding thirty years.

Ownership-type housing units include single family, multifamily (condominium) and mobile homes. City staff estimates that 66.2% of Hayward's housing is ownership-type stock, a portion of which is rented. According to the 2000 Census approximately 23,824 housing units were owner-occupied (53.1%) in the City of Hayward and 54.2% housing units were owner-occupied in the Hayward Planning Area.

Although 2000 Census data on the number and percentage of lower income households overpaying for housing is not yet available, rents in Hayward have increased at a faster pace than increases in household income. Given recent trends, the proportion of lower income tenants that pay more than 30% of their monthly household income for rent and other housing costs is likely to have increased significantly since 1990.

pay more than 30% of their monthly household income for rent and other housing costs is likely to have increased significantly since 1990.

The Regional Housing Needs Determination (RHND) for Hayward for the period of 2000 through 2006 indicates that Hayward has a projected housing need of 2,825 units. Of these units, the RHND projects that 625 units must be produced to meet the demand from very low-income households, 344 for low-income households, 834 for moderate-income households and 1,032 for above moderate-income households. Sufficient land, zoned at appropriate densities, exists in Hayward to accommodate the ABAG Regional Housing Needs Determination allocation. There are more than 214 acres of currently vacant land zoned for residential development. Of that, 92.6 acres have a general plan designation of medium density residential and 20.5 acres have a high density land use designation. There are also parcels where actual development is less than 50% of the development capacity allowed by the General Plan land use designation. There are 410 acres of residentially designated parcels that could be developed to capacity. Approximately 120 acres have been designated for residential redevelopment in the Cannery Area and Burbank Neighborhood and 800-950 residential units are projected. Densities range between 10-30 dwelling units per acre. In addition, there are approximately 67,000 square feet of live/work space.

Hayward's land use and zoning regulations are not an undue constraint to development. The current update to the General Plan contains "Smart Growth" principles and incorporates them in the Land Use Element and this Housing Element. The City encourages mixed-use development as a tool for increasing residential use of second story space in the downtown and in neighborhood commercial areas. The Central City-Residential zoning designation permits high density multifamily housing (as much 65 units per acre) and the Commercial Office designation also permits medium density or high-density multifamily housing.

During the ten-year period 1990-2000, the City of Hayward and the Hayward Redevelopment Agency invested approximately \$18.2 million in affordable housing development, acquisition, rehabilitation and housing-related services. This amount included \$11.5 million in Community Development Block Grant funds; \$4.5 million in Low and Moderate Income Funds; and \$2.5 million in HOME Investment Partnership funds. The City and the Hayward Housing Authority issued approximately \$15.95 million in Mortgage Revenue Bonds for the construction, acquisition and rehabilitation of affordable multi-family housing projects. When combined, the total amount expended for affordable housing was more than \$34 million.

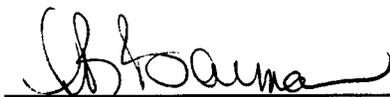
**Amount of Funds, Number of Units and Income Groups Served through
Housing Production and Conservation Activities and Related Services 1990-2000**

	# Units	% of Total Units	Funds Invested (in millions)	% of Total Funds Invested
Very Low Income	918	73%	25.718	75%
Low Income	147	12%	6.36	19%
Moderate Income	190	15%	2.067	6%
Total	1,255	100%	34.145	100%

The themes noted in this agenda report are discussed in greater detail in Exhibit D, the draft 2000 Housing Element. As the Element itself will be the subject of public hearings in the near future, staff suggests that the discussion at this worksession focus on the proposed policies, strategies and programs.

There are four attachments to the agenda report. Exhibit A contains the Policies, Strategies and Programs of the draft Housing Element. Exhibit B contains Problem Descriptions and Recommended Actions from the Hayward Coalition for Affordable Housing (HCAH) and Proposals for Building and Preserving Affordable Housing from Congregations Organizing Renewal (COR). Exhibit C contains a table and a map of housing potential divided into residential and nonresidential acres. As noted previously, Exhibit D contains the draft Housing Element.

Prepared by:



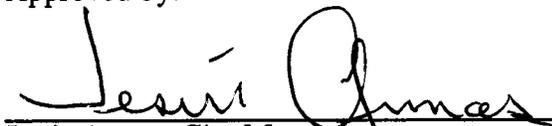
Ann R Bauman, Neighborhood and
Economic Development Manager

Recommended by:



Sylvia Ehrental
Director of Community and Economic Development

Approved by:



Jesús Armas, City Manager

Attachments:

- Exhibit A – Draft Housing Element Policies, Strategies and Programs
- Exhibit B – Recommended Housing Actions From Community Organizations
- Exhibit C – Housing Potential
- Exhibit D – 2000 Draft Housing Element

POLICIES, STRATEGIES AND PROGRAMS

Please Note:

- Policies appear in UPPER CASE LETTERS; Strategies appear in *italics* and Programs appear in standard 12 point type)
- Financing sources presented with each program identifies the revenue source(s) that may be used to fund a given program and do not represent a specific commitment of funds. Funding commitments are made by City Council through the City Budget.

1. EXPAND THE HOUSING SUPPLY

POLICY 1.0: ENCOURAGE THE PROVISION OF AN ADEQUATE SUPPLY OF HOUSING UNITS IN A VARIETY OF HOUSING TYPES WHICH ACCOMMODATE THE DIVERSE HOUSING NEEDS OF THOSE WHO LIVE OR WISH TO LIVE IN THE CITY.

Strategy 1.1: Maintain an adequate supply of land designated and zoned for residential use at appropriate densities to meet housing needs consistent with the objective of maintaining a balance of land uses.

Program 1.1.1: To ensure that there is sufficient capacity to accommodate the dwelling units needed to maintain a jobs/housing balance, the City will continuously evaluate the remaining housing potential in relation to the projected housing need based on population and employment forecasts.

Financing: None required

Time Frame: Continuing effort

Program 1.1.2: To accommodate the citywide need for new dwelling units, the City/Redevelopment Agency will identify opportunities for increased housing potential (land and/ or densities) within the Redevelopment Area.

Financing: Low and Moderate Housing Fund

Time Frame: As plans are developed for various sub-areas, such as the Cannery Area

Program 1.1.3: To ensure adequate infrastructure and minimize traffic constraints the City will seek completion of those circulation improvements identified in the General Plan

Financing: Federal, State and local funds for transportation improvements

Time Frame: Continuing effort

Strategy 1.2: Promote development of infill housing units within existing residential neighborhoods in a variety of housing types.

Program 1.2.1: The City and Redevelopment Agency will identify sites for infill housing as plans are developed for Redevelopment sub-areas.

Financing: General Fund and Redevelopment Funds

Time Frame: As plans are developed

Strategy 1.3: Encourage medium and high-density residential development along major arterials and near major activity or transit centers.

Program 1.3.1: Continue to evaluate reduction in parking requirements for housing developments in close proximity to major transit routes (BART and express bus lines) or activity centers and allow reductions as appropriate.

Financing: None required

Time Frame: On a project-by-project basis

Program 1.3.2: The City will encourage medium and high density mixed-use (residential with commercial) development in selected locations along major arterial routes (eg. Mission Boulevard and Foothill Boulevard).

Financing: General Fund, Redevelopment Funds and Mortgage Revenue Bonds

Time Frame: Continuing effort

Strategy: 1.4: Explore ways to allow expansion of existing dwellings while maintaining the integrity of neighborhoods.

Program 1.4.1: The City will review the setback requirements for single family homes in residential neighborhoods to determine whether it is appropriate to modify the setbacks to allow owners to add bedrooms and bathrooms to their homes to reduce overcrowding.

Financing: General Fund

Time Frame: FY 2002-2003

Strategy 1.5: Encourage developers to create residential units that accommodate varied household sizes and income levels.

Program 1.5.1: Include a mix of housing types for households at various income levels in area design plans.

Financing: General Fund, Redevelopment and Low and Moderate Income Housing Fund

Time Frame: As plans are developed.

2. CONSERVE THE HOUSING STOCK

POLICY 2.0 ENSURE THE SAFETY AND HABITABILITY OF THE CITY'S HOUSING UNITS AND THE QUALITY OF ITS RESIDENTIAL AREAS.

Strategy 2.1: Maintain and upgrade residential areas through abatement of nuisances and provision of needed public improvements.

Program 2.1.1 Continue to implement the City's Community Preservation Ordinance and revise it to make the Ordinance more comprehensive and easier to enforce. Continue to enforce the Building, Housing, Mechanical, Electrical, Plumbing and Fire Codes.

Financing: General Fund

Time Frame: FY 2001-2002

Strategy 2.2: Maintain and upgrade the housing stock by encouraging the rehabilitation, maintenance and upkeep of residential properties

Program 2.2.1: Operate property rehabilitation programs which assist low-income owner-occupants to upgrade their homes. Program includes minor home repairs, accessibility repairs, and substantial rehabilitation. Eligible housing stock includes conventional and mobile homes. Eligible owners include: Seniors, disabled persons and low-income families. The City will continually search for additional funding sources and applies for state and federal loans or grants as they become available.

Financing: Community Development Block Grant funds and Low and Moderate Income Housing Fund monies.

Time Frame: Annually throughout term of Housing Element

Strategy 2.3: Maintain a supply of various types of rental housing for those who do not have the desire or the resources to purchase homes.

Program 2.3.1: Operate rehabilitation programs for rental units occupied by low-income households and continue to search for new funding sources. Programs include accessibility repairs and moderate and substantial rehabilitation.

Financing: Community Development Block Grant

Time Frame: Annually through the period of this Housing Element

Strategy 2.4: Continue to implement the Residential Rental Inspection Program and explore whether changes are needed to maintain a quality housing stock.

Program 2.4.1: To ensure habitability of rental units, the City will continue to inspect all buildings on a mandatory basis (and individual units on a complaint basis) and require correction of deficiencies. The City will revise the Residential Inspection Ordinance to improve compliance.

Financing: General Fund

Time Frame: Every unit in the City will be inspected at least once every seven years.

3. PRESERVE OWNER-OCCUPIED HOUSING

POLICY 3.0: ENCOURAGE THE DEVELOPMENT OF OWNERSHIP HOUSING AND ASSIST TENANTS TO BECOME HOMEOWNERS IN ORDER TO REACH A 70% OWNER-OCCUPANCY RATE, WITHIN THE PARAMETERS OF FEDERAL AND STATE HOUSING LAW

Strategy 3.1 Encourage homeownership opportunities through down payment and closing costs assistance and deferred, second mortgage loans. Conduct first time homebuyer workshops to prepare people for homeownership.. Engage in periodic outreach to Hayward renters to inform them about the availability of homeownership workshops and other forms of assistance

Program 3.1.1. Continue to operate the City's first time homebuyer program and modify loan amounts and terms to make it easier for Hayward residents to become homeowners here.

Financing: Low and Moderate Housing Fund, Community Development Block Grant funds

Time Frame: Continuing effort

Strategy 3.2: Develop monitoring programs to assess the potential cumulative effects of these homeownership programs.

Program 3.2.1: Continue to monitor the cumulative effects of homeownership programs on the overall housing stock in Hayward.

Financing: None Required

Time Frame: Continuing effort

4. DEVELOP AFFORDABLE HOUSING

POLICY 4.0. ENSURE THAT THE CITY'S HOUSING STOCK CONTAINS AN ADEQUATE NUMBER OF DECENT AND AFFORDABLE UNITS FOR HOUSEHOLDS OF ALL INCOME LEVELS.

Strategy 4.1: Generate housing affordable to low and moderate income households through participation in federal and state housing subsidy and mortgage bond programs and in county or non-governmental programs.

Program 4.1.1: To generate new affordable housing for very low, low and moderate income Hayward residents, the City will continue to utilize the Tax Exempt Multifamily Mortgage Revenue Bond program and all other sources of federal, state and local financing to create affordable housing.

Financing: Federal, state and local resources, including low interest loans from private sector lenders.

Time Frame: Continuing effort

Program 4.1.2. To provide rent subsidies to very low income households who would otherwise be unable to afford housing, the City will continue to contract with the Alameda County Housing Authority to operate the Section 8 program in Hayward.

Financing: Federal Section 8 Program

Time Frame: Continuing effort

Strategy 4.2: Periodically review the City's development process system to reduce delays or impediments to the development of new housing or the acquisition and/or rehabilitation of existing housing.

Program 4.2.1. Continue to review and improve the City's development process system.

Financing: None Required

Time Frame: Continuing effort

Strategy 4.3. Consider an inclusionary zoning ordinance as a means of increasing the supply of affordable housing and reducing geographic concentration.

Program 4.3.1. Prepare an inclusionary zoning ordinance that requires that any new residential development (single family or multifamily) to provide a minimum number of low income units. In-lieu fees may be assessed to meet the developer's obligation.

Financing: General Fund

Time Frame: FY 2001-2002

Strategy 4.4. Review any proposed disposition of surplus public land within the City limits to determine its suitability as a site for low-income housing

Program 4.4.1: To increase the number of sites available for low-income housing development, the City will continue to review any proposed disposition of surplus public land within the City limits. Where consistent with adopted land use plans and standards, make proposals for assisted housing the highest priority (e.g. parks have highest priority in under-served areas).

Financing: Redevelopment Agency Low and Moderate Income Housing Fund, Community Development Block Grant, HOME Investment Partnership and any other available funds

Time Frame: As opportunities to obtain surplus property arise.

Strategy 4.5. Use Redevelopment Agency resources to generate affordable housing within the Redevelopment Project Area and throughout the City, consistent with State law

Program 4.5.1: The Redevelopment Agency will use the Low and Moderate Income Housing

Fund to leverage funds for the development of housing for very low, low, and moderate income Hayward residents in accordance with the production and replacement requirements under State Law.

Financing: Low and Moderate Income Housing Fund

Time Frame: Continuing effort

Program 4.5.2: To provide housing assistance commensurate with housing needs, the Redevelopment Agency will expend the monies in the Low and Moderate Income Housing Fund to assist low and very low income households in at least the proportion that the unmet need bears to the total number of units needed for moderate, low and very low income households within the City. Agency funds will be used to provide direct or indirect financial assistance to desirable developments, both within and outside the Redevelopment Project Area.

Financing: Low and Moderate Income Housing Fund

Time Frame: Continuing effort

Strategy 4.6. Work with the for-profit and nonprofit development community to create affordable housing.

Program 4.6.1: To provide rent subsidies to very low income households who would otherwise be unable to afford housing, the City will continue to contract with the Alameda County Housing Authority to operate the Section 8 program in Hayward.

Financing: Federal Section 8 Program

Time Frame: Continuing effort

Program 4.6.2: To generate new affordable rental units for low and very low income households, the City will continue to participate in state and federal grant and loan and tax incentive programs, as development opportunities occur and funds are made available.

Financing: Federal, state and local funds and tax credits; private sector loans and grants.

Time Frame: Continuing effort

5. SUPPORT “SPECIAL NEEDS” HOUSING

POLICY 5.0 ENSURE THAT SPECIAL NEEDS HOUSEHOLDS HAVE A VARIETY OF HOUSING UNITS FROM WHICH TO CHOOSE AND THAT THE EMERGENCY HOUSING

NEEDS OF HAYWARD HOUSEHOLDS ARE MET.

Strategy 5.1 Analyze the special housing needs of the elderly, the disabled, female headed households, large families, farm workers and homeless persons and families as required by State law.

Program 5.1.1: Review 2000 Census data to determine the types of special needs of Hayward residents, where those residents live and their income ranges, in order to develop appropriate programs to provide assistance.

Financing: None Required

Time Frame: Continuing effort

Strategy 5.2 Promote emergency housing programs that prevent or relieve homelessness.

Program 5.2.1: Utilize available resources to support emergency shelters, transitional housing and support services which will directly benefit homeless households.

Financing: General Revenue funds, CDBG, and both Federal and State Supportive Housing Programs.

Time Frame: Continuing effort

Program 5.2.2: To prevent homelessness, the City will continue to assist programs that assist households to retain their housing (e.g. landlord-tenant mediation services and short-term rent/mortgage assistance programs).

Financing: CDBG Funds

Time Frame: Continuing effort

Strategy 5.3 Promote development of permanent affordable housing units for those defined above as special needs households.

Program 5.3.1: The City will enforce State and Federal Laws including the Uniform Building and Housing Codes

Financing: None Required

Time Frame: Continuing effort

Program 5.3.2: To assist disabled individuals to locate suitable units, the City will continue to fund housing counseling and placement services for the disabled.

Financing: CDBG Funds

Time Frame: Continuing effort

Program 5.3.3: Encourage developers to build three bedroom units in multifamily rental projects and four and five bedrooms in single family residential projects.

Financing: None Required

Time Frame: Continuing effort

Program 5.3.4: Continue to fund residential accessibility repairs and improvements for tenants and homeowners with disabilities.

Financing: CDBG Funds

Time Frame: Continuing effort

6. PROMOTE FAIR HOUSING

POLICY 6.0 PROMOTE EQUAL ACCESS TO HOUSING BY EDUCATING CITY RESIDENTS ABOUT FAIR HOUSING AND LENDING LAWS.

Strategy 6.1. Promote the dissemination of information to alert homeowners about predatory lending practices.

Program 6.1.1 Encourage ECHO and senior citizen programs to disseminate information about predatory lending practices.

Financing: None Required

Time Frame: Continuing effort

Strategy 6.2 Work with Bay East Association of Realtors to ensure that residential real estate agents and brokers adhere to fair housing laws and regulations. Work with tenants, tenant advocates, and rental housing owners and managers to eradicate housing discrimination and to ensure that Hayward's supply of rental housing is decent, safe and sanitary.

Program 6.2.1 To prevent or remedy illegal housing discrimination, the City will continue to fund a fair housing agency to investigate complaints of illegal housing discrimination and seek redress or resolution. ; To assist local efforts to address problems caused by housing discrimination, the City will continue to fund a fair housing agency to identify housing discrimination practices and develop effective means of eliminating such discrimination (e.g. the child discrimination ordinance).

Financing: CDBG Funds

Time Frame: Continuing effort

Strategy 6.4 Review the Residential Rent Stabilization Ordinance and identify changes if appropriate.

Program 6.4.1. Establish a rental housing work group with tenant, landlord, nonprofit housing developer representatives, and City staff to review the Ordinance and recommend changes.

Financing: None Required

Time Frame: Continuing effort

Strategy 6.5 Promote training for property owners and managers to ensure that they are knowledgeable of the requirements of Federal, State and local real estate, housing discrimination, tenant protection, housing inspection and community preservation laws. Promote training of tenants in the requirements of Federal, State, and local laws so that they are aware of their rights and obligations.

Program 6.5.1: Fund fair housing agencies to educate owners, managers and tenants about fair housing.

Financing: CDBG

Time Frame: Continuing effort

Program 6.5.2: Participate with the Rental Housing Owners Association (RHO) in the implementation of the Multifamily Management Assistance Program for property managers in Hayward.

Financing: None Required

Time Frame: Continuing effort

7. PRESERVE ASSISTED HOUSING

POLICY 7.0 AVOID THE LOSS OF ASSISTED HOUSING UNITS AND THE RESULTING DISPLACEMENT OF LOW INCOME RESIDENTS BY PROVIDING FUNDS FOR THE ACQUISITION OF AT-RISK SUBSIDIZED HOUSING DEVELOPMENTS BY NONPROFIT HOUSING DEVELOPERS.

Strategy 7.1 Monitor at-risk projects/units.

Program 7.1.1. Identify and maintain an updated inventory of at-risk projects through the use of existing databases (e.g., HUD, State of California Department of Housing and Community Development, California Housing Partnership Corporation), as well as information from other sources that provide information on the use restrictions of projects.

Financing: None Required

Time Frame: Continuing effort

Program 7.1.2: Monitor at-risk projects that have been acquired by non-profit or for-profit entities during the ten-year analysis period, to ensure that commitments to tenants have been kept and that properties are well-managed and well-maintained and being operated in accordance with the City's property rehabilitation standards.

Financing: None Required

Time Frame: Continuing effort

Strategy 7.2 Assist nonprofit acquisition of at-risk projects.

Program 7.2.1: Monitor and respond to any Notice of Intent or Plan of Action that may be filed for a project and recommend possible mitigation; actively participate in the plan of action process to encourage transfer to a nonprofit organization that will maintain the affordability restrictions for the life of the project.

Financing: None Required

Time Frame: Continuing effort

Program 7.2.2: Finance the acquisition of local projects with the issuance of mortgage revenue bonds, where financially feasible. For mixed-income MRB and tax-credit projects, which are most at-risk of conversion, assist in the nonprofit acquisition of these developments via 501(c)(3) bonds where financially feasible.

Financing: All available Federal, State and local funds and private sector loans and grants

Time Frame: Continuing effort

Strategy 7.3 Participate in federal, state or county initiatives to address the preserving at-risk housing.

Program 7.1.9: Monitor and participate in federal, state or local initiatives that address the preservation problem (e.g., support state or national legislation that addresses at-risk projects, support full funding of programs that provide resources for preservation activities).

Financing: None Required

Time Frame: Continuing effort

Strategy 7.4 Encourage owners of existing Mortgage Revenue Bond projects to refinance bonds in order to extend the term of the Regulatory Agreement.

Financing: None Required

Time Frame: Continuing effort

Program 7.4.1: Ensure the long-term affordability of existing affordable units by working with property owners, tenants and nonprofit organizations to assist in the nonprofit acquisition of at-risk developments or work with owners of existing Mortgage Revenue Bond projects.

Financing: None Required

Time Frame: Continuing effort

Strategy 7.5 Work with Alameda County Housing Authority to obtain Section 8 Vouchers for displaced tenants of at-risk projects.

Policy 7.5.1. Establish procedures with the Alameda County Housing Authority to obtain Section 8 Vouchers.

Financing: Federal Section 8 Program

Time Frame: Continuing effort

**Hayward Coalition for Affordable Housing
Recommended Actions to Meet Hayward's Housing Needs
Revised July 24, 2001**

The Hayward Coalition for Affordable Housing (HCAC) wants to ensure that Hayward's updated Housing Element addresses the impacts of escalating housing costs on our families, neighborhoods and community. In order to preserve the City's ethnic, economic, and social diversity, the Housing Element must include new policies and programs that overcome the obstacles that prevented Hayward from meeting its housing goals over the last decade. This document is divided into 1) recommendations for immediate action by the City Council, and 2) recommendations to meet Hayward's housing needs

RECOMMENDATIONS FOR IMMEDIATE ACTION BY THE CITY COUNCIL

➤ **Public Participation**

Problem: Limited Public Participation in the Housing Element Update. State law requires that *"the local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort."*¹

Real community input is essential to ensure that the needs of the low income residents are established and that consensus can be developed around specific policies and programs. The housing element update process is first and foremost a community planning process and the City Council should be reviewing policies after the community has been able to participate in the process, evaluate the issues, and consider key strategies and policies to address the housing crisis in Hayward. The success of any strategy or policy included in the housing element will require broad community buy in and support. To date the city has held only one focused workshop to discuss the housing element update process.

Action: Establish an Advisory Committee. The City Council should immediately establish a Housing Element Advisory Committee composed of stakeholders and concerned groups to advise the City Council on key strategies and policies for inclusion in the revised housing element.

➤ **Enforcement Of Existing Rent Stabilization Ordinance:**

Problem: Rapidly Increasing Rents and Lack of Enforcement of Existing Rent Stabilization Ordinance. At a February 9, 2001 forum on rents and tenant's rights at

¹ Government Code §65583(6)(B)

Westminster Hills Presbyterian Church, attended by over 175 people, there was testimony on a variety of issues that seem to constitute a violation of Hayward's existing Rent Stabilization Ordinance. Testimony included claims that:

- Property owners were intimidating and threatening tenants to vacate apartments
- Property owners were not providing copies of the rent control ordinance to tenants as required
- Property owners were claiming that apartments were no longer regulated under the ordinance without providing the required notices and rental histories

Most alarming is the claim that the City of Hayward has failed to maintain a record of so-called "deregulated units". It was learned that the database of "deregulated" units had been corrupted and was no longer reliable. There is widespread concern that Hayward's existing Rent Stabilization Ordinance is not enforced and not meeting the goals it was intended.

Action: Audit of "Deregulated" Units. The City of Hayward should immediately conduct an audit of all claimed "deregulated" units to see if they are in compliance with the current Rent Stabilization Ordinance. The results of this audit would be used to establish the effectiveness of the Rent Stabilization Ordinance and baseline needs to be addressed through the housing element update process.

RECOMMENDATIONS TO MEET HAYWARD'S HOUSING NEEDS

➤ **Tenant Protections**

Problem: Large Numbers of Tenants Evicted Without Cause. As the community forum on February 9, 2001 established, tenants are being threatened and intimidated to vacate their apartments. In a tight housing market, property owners have an incentive to vacate apartment units to increase rents.

Action: Improve Just Cause Protections for Tenants. We recommend that city staff meet with the Coalition to examine how the existing ordinance can be amended to provide improved Just Cause protection for all tenants.

➤ **Prioritize Scarce Resources For Very Low and Low Income Affordable Housing**

Problem: The housing crisis in Hayward is compounded by the fact that:

1. Few Affordable Units Produced Since the Last Housing Element Update. During the ten year period of 1990 – 1999, Hayward only met approximately four percent and 17 percent respectively of its very low and low income housing needs as defined by the 1990 housing element. In contrast, Hayward met approximately 73 percent and 74 percent of the moderate and above moderate housing needs. The current fair share housing needs of 625 very low and 344 low income housing

units is compounded by this past unmet need. These numbers indicate that the policies that Hayward has relied on are clearly inadequate in addressing the needs of very low and low income households.

2. Hayward's Policies Favoring Ownership Over Rental Housing has Prevented the City from Meeting the Needs of Very Low and Low Income Households. In the early 1990's the City Council made the development of ownership housing serving moderate income families a priority over the development of new rental housing that served very low and low income families. If the City continues to prioritize ownership, it will very likely fail to meet the current Housing Element goals as well.
3. City Policies Make it Unable to Leverage Other Necessary Funds for Affordable Rental Housing. Prioritizing ownership housing has prevented the City from being able to leverage the other necessary sources of state and federal subsidy for rental housing that is affordable to very low and low income households.
4. Hayward's Stock of Section 8 Housing is at Risk. Over half of Hayward's affordable housing is provided by Section 8 vouchers (1,616 units)², yet in this tight housing market fewer property owners are renting to families with Section 8 vouchers. Currently the Alameda Housing Authority is able to utilize only 90 percent of their Section 8 vouchers and only 40 percent of the families with a new voucher are successful in finding a property owner willing to rent to them.

Action:

1. Prioritize the Use of Scarce Funding. The City of Hayward should prioritize the use of its scarce funding resources, including the Redevelopment Agency's low/moderate housing set aside funds, to develop new rental housing for very low and low income families.
2. Increase Local Funding for Affordable Housing. The City of Hayward should increase the amount of redevelopment agency funding that is allocated to housing from the state mandated 20 percent to at least 30 percent. This would ensure that that there is adequate funding available to leverage the necessary state and federal subsidy financing required to develop rental housing affordable to very low and low income households.

➤ **Effective Use Of Scarce Land Resources**

Problem: Shortage of Available Land. There is a scarcity of available land for the development of affordable rental housing.

Action: Identify Specific Sites for Affordable Housing Development. To ensure that adequate sites will be available to meet housing goals over the next five years, the City should identify potential sites for the development of new affordable rental

² Inventory of Subsidized Rental Housing in Alameda County, May 2001

housing, special needs housing and housing that serves the homeless, and provide for expedited approval of entitlements.

➤ **Housing For People With Disabilities**

Problem: Shortage of Available Units Accessible for the Disabled. There is a shortage of units with the necessary accessibility modifications for disabled residents on a fixed income in Hayward.

Action: Universal Access for the Disabled. The City should establish universal access for the disabled to ensure that any development built with public subsidy has accessible units. In addition, the City should provide disabled residents living in existing housing with the necessary resources to complete required accessibility modifications.

CONGREGATIONS ORGANIZING FOR RENEWAL

21455 BIRCH STREET, HAYWARD, CA 94541 • (510) 727-8833 PHONE • (510) 727-8830 FAX

RECEIVED

OCT 11 2001

Community & Economic Development

October 11, 2001

Dear Mayor Cooper, Council Member Dowling, and Council Member Ward,

Thank you for taking the time to meet with us this week. We appreciate your insight and look forward to seeing you this Monday the 15th at 7:00-8:30pm. I am faxing you the information you requested as well as our proposal to build and maintain affordable housing in Hayward.

If you have any questions you may call Art Kealy 887-6756 or myself, Eva Creydt Schulte at 727-8831. We will also pass on this information to the other council members as well as city manager Jesús Armas.

Sincerely,



Eva Creydt Schulte

**St. Joachim Parish, St. Clement Parish & Eden United Church of Christ
Congregations Organizing for Renewal**

Proposal for Building and Preserving Affordable Housing

Submitted to Hayward City Council Members
October 2001

The Housing Crisis in Hayward

As a community of faith, we believe that every person has the right to be housed with dignity. Our vision is to maintain a balanced and economically diverse Hayward community, with housing available for people at all income levels. The need for affordable housing in Hayward is acute. Rents and housing prices have increased considerably over time, while incomes for most have not. Moreover, some landlords continue to raise rents while they fail to maintain their properties in a safe, habitable manner. Generating a supply of community-oriented affordable housing (ownership and rental opportunities) and preserving the affordability and quality of existing multi-family units must be a priority for the City of Hayward.

Many people who currently live in Hayward, work in Hayward, or grew up in Hayward are now being forced to move because they cannot afford the housing. This often results in long commutes, increased pollution and traffic congestion, and difficulty in retaining employees locally. A balanced community is only possible if part of the new housing built in Hayward is affordable to low and moderate income people.

Families who manage to remain in Hayward often do so at the expense of their and their children's health and safety. Unhealthy living conditions such as improper plumbing, roofs in danger of caving in, dangerous molds, and exposed electrical wires are far too common in some of the City's apartment buildings. Our working families must work two jobs to pay their rent and still they are not assured of decent housing. If they complain they are threatened with eviction and in some cases even unwarranted deportation. Many of these families do not know they have the right to call Code Enforcement to complain because this information is never given to them or they are unable to read it. Our vision is to ensure that families who rent in Hayward will be able to live in dignity without being threatened.

Affordable Housing is a Community Responsibility

COR leaders recognize that addressing the housing crisis requires a portfolio of policies and programs involving a partnership among governmental, for-profit, non-profit, and community organizations. Affordable housing is a community responsibility, and we call for all community stakeholders to play a role in building and preserving affordable housing. Over the past six months, we have conducted nearly 30 research meetings with surrounding cities, housing organizations, business coalitions and other experts on the issue of affordable housing. We are proposing that the City take a three-pronged approach to increasing the supply and maintaining the quality of affordable housing. The policies outlined below will create vehicles for the City, the development community, tenants, and landlords to participate more fully in building and preserving affordable housing in Hayward.

POLICY PLATFORM

I. Require that 20% of units in the Cannery redevelopment area be affordable.

II. Adopt Inclusionary Zoning Ordinance.

1. Minimum 20% required
2. Comparable In Lieu fee
3. Comparable Land Donation
4. Hayward resident/employee priority

II. Improve Rental Inspection Program (Code Enforcement)

1. Focus inspections to be more effective in problem areas
2. Increase number of inspectors/inspections
3. Protect tenants/complainees from retribution
4. Complainees/tenant remains anonymous
5. Renters should not bear burden of repair cost unless responsible for damage

COR

COR (Congregations Organizing for Renewal), is a federation of 14 churches representing 25,000 families in South Alameda County. We are a grassroots and faith-based organization made up of ordinary people who listen to the needs and issues of their fellow community members to identify common concerns. After identifying needs, we conduct research with experts to identify feasible solutions. We have been successful in encouraging cities county-wide to invest \$750,000 in after school programs, \$1 million in funding for a low cost health insurance program, \$50 million from the state of California for health clinics and on many other issues. Currently, we are hearing an overwhelming need for more affordable housing for working people in Hayward and other cities, and continue to pursue possible solutions.

California Communities with Inclusionary Housing Programs

- | | | |
|--------------------|------------------------|-----------------------|
| Agoura Hills | Healdsburg | Rancho Palos Verdes |
| American Canyon | Hemet | Redwood City |
| Arroyo Grande | Hidden Hills | Ripon |
| Bakersfield | Hollister | Rolling Hills Estates |
| Beaumont | Huntington Park | Salinas |
| Bell | Indio | San Anselmo |
| Belmont | Ione | San Bernardino County |
| Benicia | Irvine | San Carlos |
| Berkeley | La Habra | San Clemente |
| Blythe | La Quinta | San Francisco |
| Brawley | La Verne | San Gabriel |
| Brea | Lakewood | San Jacinto |
| Buellton | Larkspur | San Juan Capistrano |
| California City | Lathrop | San Leandro |
| Calistoga | Livermore | San Luis Obispo |
| Carlsbad | Los Altos | San Marcos |
| Chula Vista | Los Angeles | San Mateo County |
| Clayton | Los Gatos | San Rafael |
| Clovis | Mammoth Lakes | Santa Barbara County |
| Coalinga | Marin County | Santa Cruz |
| Colusa County | Mendota | Santa Cruz County |
| Corcoran | Menlo Park | Santa Monica |
| Coronado | Mill Valley | Sebastopol |
| Corte Madera | Mono County | Shasta County |
| Cupertino | Monterey | Signal Hill |
| Daly City | Napa County | Solana Beach |
| Davis | Newport Beach | Sonoma |
| Del Mar | Novato | South Gate |
| Del Norte County | Oceanside | Sutter County |
| Del Rey Oaks | Palo Alto | Vista → union city |
| Desert Hot Springs | Paramount | Waterford |
| East Palo Alto | Patterson + Pleasanton | Watsonville |
| Encinitas | Perris | West Hollywood |
| Escondido | Petaluma | West Sacramento |
| Farmersville | Pico Rivera | Willits |
| Fort Bragg | Placer County | Winters |
| Gonzales | Pleasant Hill | Woodland |
| Grover Beach | Port Hueneme | Yolo County |
| Half Moon Bay | Portola Valley | Yorba Linda |
| Hawthorne | Poway | Yountville |

Source: http://ceres.ca.gov/planning/bol/survey_housing.html

CITY OF HAYWARD

Vacant and Underutilized Land by General Plan Land Use Type

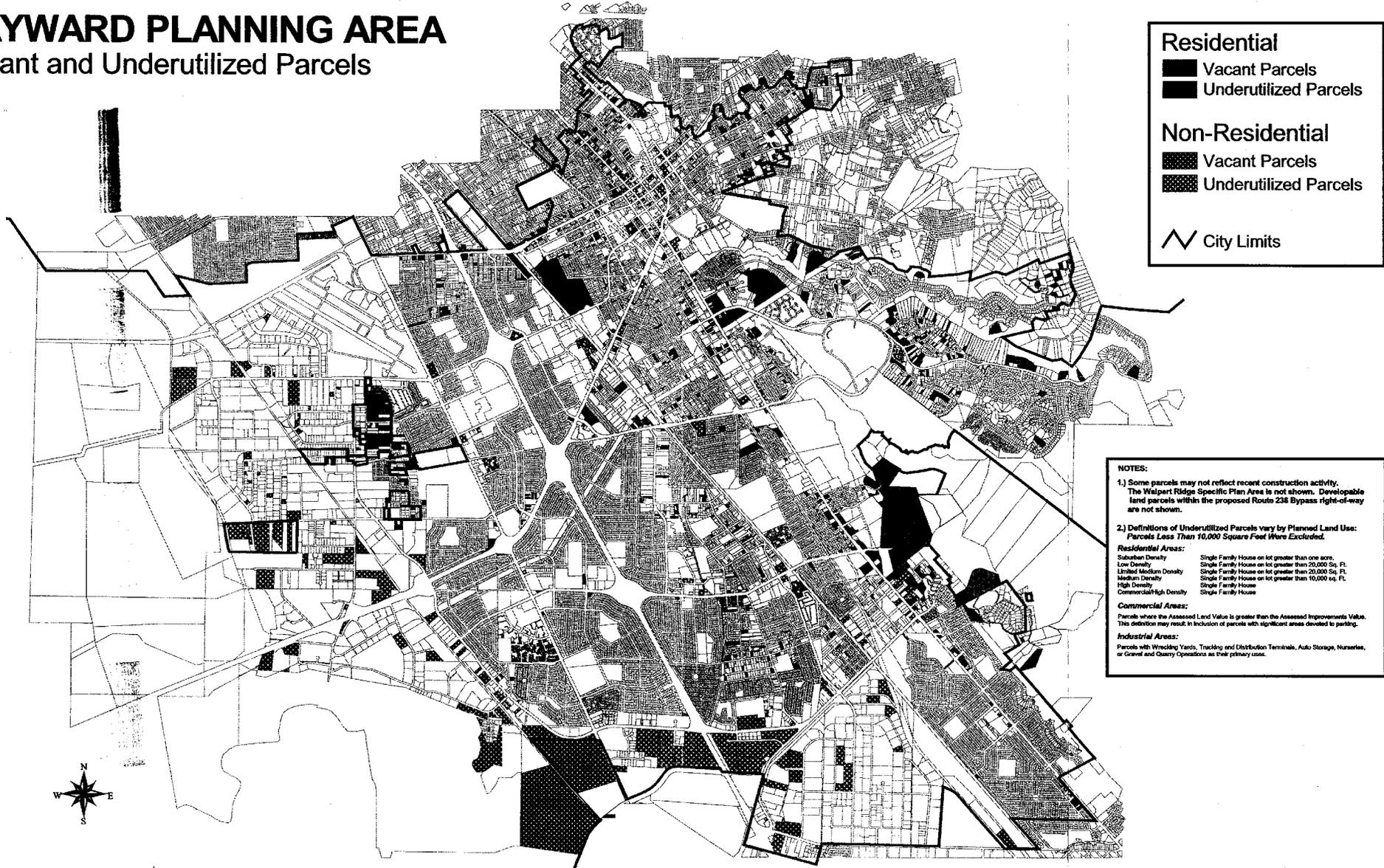
Land Use Type		Actual Development is Less Than 50% of Capacity*	Vacant	Total
Residential		410.3	214.0	624.3
Rural Estate Density Residential	REDR	0.0	7.5	7.5
Suburban Density Residential	SDR	15.8	53.2	69.0
Low Density	LDR	69.1	40.4	109.5
Limited Medium Density Residential	LMDR	127.0	35.6	162.6
Medium Density Residential	MDR	85.4	57.0	142.4
High Density Residential	HDR	60.4	5.6	65.9
Commercial/High Density Residential	CHDR	52.3	14.0	66.3
City Center-High Density Residential	CC-HDR	0.3	0.9	1.1
Non-Residential		364.4	332.6	697.1
Retail and Office Commercial	ROC	32.9	12.3	45.2
General Commercial	GC	22.1	0.8	22.8
City Center-Retail and Office Commercial	CC-ROC	14.2	1.3	15.5
Industrial Corridor	IC	288.4	318.0	606.4
Mixed Industrial	MI	6.9	0.3	7.2
Total Non-Residential and Residential		774.7	546.7	1,321.4

*NOTE: The attached map defines "*Development Less Than 50% of Capacity*" as *Underutilized*.

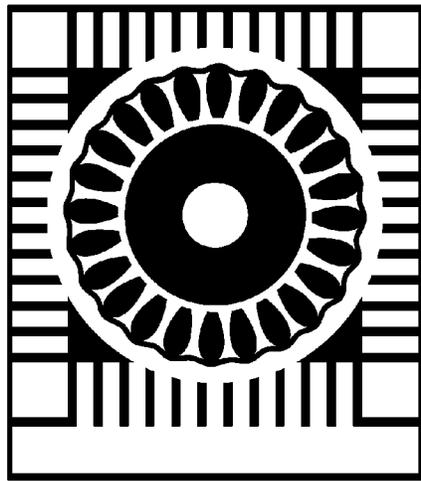
Source: City of Hayward Planning Department and Alameda County Assessor's Data (MetroScan)

HAYWARD PLANNING AREA

Vacant and Underutilized Parcels



CITY OF HAYWARD



Draft Housing Element

1999 – 2006

Introduction

The purpose of the Housing Element is to identify local housing issues within the broader regional context, determine associated housing needs, and set forth a housing strategy which will address those needs, consistent with adopted goals and policies. The Housing Element is a mandatory component of a jurisdiction's general plan. The City adopted its current Housing Element on July 31, 1990. It was subsequently amended on July 16, 1991 and on October 17, 1995. State law stipulates that a comprehensive revision of the local housing element must take place by December 30, 2001 to assure conformance with provisions of the Government Code. This revision of the Housing Element is intended to reflect those provisions, and upon certification by the Department of Housing and Community Development, will comply with state law.

This Element proposes a specific, short-range (January 1, 1999- June 30, 2006) housing strategy to meet identified housing needs and achieve adopted goals and objectives. This strategy complements the more general, long-range implementation program contained in the General Policies Plan. Consequently, the Element will need to be updated and revised where necessary at least every five years, as required by state law.

LEGAL FOUNDATION OF THE HOUSING ELEMENT

California State Housing Element Law requires that local jurisdictions present community housing needs, barriers or constraints to meeting those needs, and actions proposed to address those needs over a five-year period. Additionally, in accordance with other State requirements, the Association of Bay Area Governments (ABAG) allocates a “fair share housing need” that the City must to consider in the development of the Housing Element. The fair share need is an estimate of the number of new units that must be produced in the City to meet anticipated demand over a five-year period.

Specifically, California Housing Element Law is intended to:

- Assure that each locality recognizes its responsibility to contribute to the attainment of the State’s housing goal.
- Assure that each locality will prepare and implement a housing element that, along with federal and state programs, will move toward attainment of the state housing goal.
- To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the state housing goal, provided such a determination is compatible with the state housing goal and regional housing needs.
- To ensure that each locality cooperates with other government entities in order to address regional housing needs.

The Housing Element must identify and analyze existing and projected housing needs and present goals, policies, quantified objectives, financial resources, and specific programs for the preservation, improvement, and development of housing. Further, the Housing Element must identify adequate sites for housing, including rental housing, factory-built housing, and mobilehomes, and make adequate provision for the existing and projected needs of all economic segments of the community.

The Housing Element must contain the following:

Housing Needs and Housing Inventory - An assessment of housing needs and an inventory of resources and constraints that may impact meeting of those needs, including:

- Presentation and analysis of the demographic characteristics of the City of Hayward including, population and employment trends and existing and projected housing needs for all income levels;
- An analysis of household characteristics related to housing, including housing costs compared to ability to pay, overcrowding, and housing stock conditions;
- An inventory of land suitable for residential development, including vacant sites and sites with the potential to be redeveloped as residential uses;
- An analysis of actual and potential government policies and practices that may be constraints impacting the maintenance, improvement, or development of housing for all income levels;
- An analysis of potential and actual non-governmental constraints.
- An analysis of any special housing needs, including the needs of the handicapped, elderly, large families, farm workers, families with female heads of households, and families and persons in need of emergency shelter;
- An analysis of opportunities for energy conservation in residential developments; and
- An analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use.

Housing Goals, Objectives and Policies - The City must provide a statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.

Housing Program and Five-Year Implementation Plan- The law requires the City to provide a program that sets forth a five-year schedule of actions the City will undertake or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element. In order to make adequate provision for the housing needs of all economic segments of

the community, the program shall do all of the following:

- Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income level;
- Assist in the development of adequate housing to meet the needs of low- and moderate-income households;
- Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing;
- Conserve and improve the condition of the existing affordable housing stock;
- Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color;
- Preserve for lower income households the identified assisted housing developments.

HOUSING ELEMENT CHAPTERS

The City of Hayward's Housing Element consists of the following chapters and an appendix:

- Chapter I – Housing Needs
- Chapter II – Constraints on the Production of Housing
- Chapter III – Description of Housing Programs
- Chapter IV – Preservation of Affordable Housing Projects
- Chapter V – Other Housing-Related Issues

CONSISTENCY WITH OTHER GENERAL PLAN ELEMENTS

All General Plan elements are being updated simultaneously and the Housing Element will be incorporated with the other elements in a single General Plan document. An environmental impact report is being prepared to assess any environmental impacts resulting from actions described in the General Plan, including the Housing Element.

Chapter I – Housing Needs

A. Historical Overview

In 1851, a frustrated gold miner named William Hayward opened a general store on (what is now) the corner of "A" and Main Streets. Located in southern Alameda County on the east shore of San Francisco Bay, Hayward was incorporated in 1876 and essentially remained a small town with an agrarian economy on the urban fringe of San Francisco and Oakland until the close of World War II.

Since that time, Hayward has undergone substantial changes. Between 1950 and 1960, Hayward's population increased over 400%. This population boom, created a demand for single family detached housing. More than 70% (approximately 15,000 units) of Hayward's single family detached homes were built between 1950 and 1960. From 1960 to 1990, only 3,411 units of single family housing were developed. Between 1990 and 2000, approximately 2,930 units of single family housing were developed -- only 500 fewer than the total amount of units developed in the preceding thirty years.

Prior to 1960, there were relatively few (approximately 1,400) multifamily housing units in Hayward. To accommodate the substantial population increase and minimize the costs to extend city water, storm drain and sewer throughout Hayward, developers began to focus on creating multifamily housing. Between 1960 and 1970 approximately 7,000 units of multifamily housing were built. In the next two decades, approximately 10,000 units of multifamily housing were developed. As a result of the post-war housing construction boom, Hayward was transformed into a suburban bedroom community.

During the late 1960s and 1970s, Hayward experienced a surge in industrial development that created numerous employment opportunities, balancing to some extent the housing that was developed earlier. The Association of Bay Area Governments (ABAG) Projections 2002 identifies Hayward as an area with a surplus of jobs over housing.

The character of Hayward remains in transition as the City evolves from a suburban community to a more urbanized older city. The downtown core is undergoing revitalization as housing units and retail stores are added to create transit-oriented developments. Over 200 units have recently been built and approximately 200 more are either under construction or in the design phase. A Cannery Design Plan has been adopted to renew the old Hunt's Cannery area with mixed use, high density residential development including 786-962 units of new housing, a new school and community center. Approvals have been granted for up to 785 new units in the Hayward Hills and approximately 530 units south of State Route 92.

Hayward, today, is a city of approximately 140,000 people (2000 US Census). It is one of the oldest cities within the San Francisco-Oakland-San Jose area, a region with a population of almost 6 million people.

Although Hayward is an employment center, substantial commuting occurs through Hayward and between Hayward and other major employment centers and outlying satellite communities. This is primarily due to the high cost of housing in the Bay Area; many people cannot afford to live in the type of housing they desire near their site of employment.

Prior to 1998, Hayward was known as a relatively less expensive place to live in the Bay Area. Prices of existing homes and rentals were low, compared to surrounding cities. According to the Bay East Association of Realtor's Multiple Listing Service data, from September 1998 to September 2000, the sales price of single family homes increased more than 53% over the two year period. The one-year increase from September 1999 to September 2000 was greater than 24%. Only recently, in the past year, has that pressure receded somewhat with the softening of the technology sector.

B. Socioeconomic Profile of the Planning Area

1. Population and Household Growth

Following Hayward's explosive growth during the 1950s when the population expanded by more than 400 percent (from 14,000 to over 72,000), the rate of increase slowed during the 1960's to 28 percent and nearly halted during the 1970s. Between 1980 and 1990, the City's population increased 11 percent, a growth rate which is only slightly lower than that experienced by Alameda County during that decade.

According to the U.S. Census Bureau, the City's total population was 140,030 as of April 1, 2000. This represents a 25% increase, or almost 29,000 people, over the 1990 Census population count of 111,498. There may be a number of reasons for this surprising increase:

- there may have been a significant undercount in the 1990 Census, particularly among immigrants who were least likely to fill out census forms;
- approximately 3,000 people were added due to annexations;
- a number of adult children (and their children) may have returned to their parents' homes due to high rents and/or the desire to save for a down payment;
- higher birth rates and/or increased family size characteristic of Hayward's primary ethnic groups and
- more than 2,000 units of newly constructed housing in Hayward.

While approximately 140,000 people reside within the City limits, approximately 25,000 additional persons live in Hayward's Sphere of Influence (SOI) which includes the adjacent unincorporated areas of Fairview, Cherryland, Mt. Eden, and other smaller areas surrounded by the existing City limits. The accompanying tables indicate growth trends over the past three decades for the City of Hayward and Alameda County, and also present current projections of total population, the number of households, and households population for the Hayward Planning Area, Alameda County and the Bay Area.

Table I.1: POPULATION AND HOUSEHOLDS: 1970-2000
City of Hayward and Alameda County

HOUSEHOLDS	1970	1980	1990	2000	Change 1970-80	Change 1980-90	Change 1990-00
Hayward	28,608	34,600	40,071	44,804	20.95%	15.81%	11.81%
Alameda County	379,766	427,327	480,079	523,366	12.52%	12.34%	9.02%
POPULATION							
Hayward	93,058	94,167	111,343	140,030	1.19%	18.24%	25.76%
Alameda County	1,073,183	1,105,379	1,279,182	1,443,741	3.00%	15.72%	12.86%

Source: U.S. Bureau of the Census for the years 1970, 1980, 1990 and 2000

One of the most interesting facts shown in this table is that the percentage population increase between 1990 and 2000 in population is twice the percentage increase in total households. This supports the 2000 Census findings, discussed later in this Chapter, that there has been a substantial increase in household size for Hayward.

2. Household Size and Composition

The U.S. Census defines:

- “households” as including all of the people who occupy a housing unit; and
- “families” as including a householder and one or more people living in the same household who are related to the householder by birth, marriage or adoption. All people in a household who are related to a householder are regarded as members of his or her family.

According to the definitions, a family household may contain people not related to the householder, but those people are not included as part of the householder’s family in Census tabulations. A household can contain only one family for purposes of Census tabulations. Not all households contain families, since a household may comprise a group of unrelated people or one person living alone.

Table I.2: Comparison of Average Family and Household Size 1980-2000

Year	1980	1990	% Change between 1980 -1990	2000	% Change between 1990 - 2000
Family	3.17	3.25	2.52%	3.58	10.15%
Household	2.68	2.75	2.61%	3.08	12.00%

Source: U.S. Census 2000

Both the average household size and the average family size have increased significantly between 1990 and 2000. The average household size is always smaller than the average family size because the household count includes single individuals, where families do not.

Appendix A presents family size by census tracts. Only one census tract, 4312, located in North Hayward, has an average family size *less than* three persons. Five census tracts have an average family size of 4.0 or above. Two of those census tracts are in Harder-Tennyson (4375 and 4377) with average family sizes of 4.09 and 4.13 respectively. The other three census tracts with high average family sizes contain residential neighborhoods of owner-occupied single family detached homes. One tract, 4367, has an average of 4.0 family size and is located at the northern end of the Santa Clara neighborhood. Tract 4382.01 in Tennyson-Alquire and tract 4383 in the Glen Eden neighborhood average the largest family sizes in Hayward, 4.21 and 4.26 respectively. Therefore, the City might want to encourage the development of three, four and five bedroom units, particularly in infill projects in existing neighborhoods.

Table I.3: Relationship Between Household Size and Tenure

Total Occupied	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7+ Persons	Total
Owner	6,045	9,454	5,279	5,020	2,807	1,487	1,490	31,582
Renter	6,352	6,924	4,658	3,967	2,328	1,217	1,252	26,698
Total	12,397	16,378	9,937	8,987	5,135	2,704	2,742	58,280
% of Total	21.27%	28.10%	17.05%	15.42%	8.81%	4.64%	4.70%	100.00%
% of Owner	19.14%	29.93%	16.72%	15.90%	8.89%	4.71%	4.72%	100.00%
% of Tenant	23.79%	25.93%	17.45%	14.86%	8.72%	4.56%	4.69%	100.00%

Source: 2000 US Census, City of Hayward Department of Community and Economic Development, September, 2001

Almost half (49.4%) of Hayward’s households are composed of one or two persons. Approximately 32.5% of households are composed of three or four persons. More than 18.16% of all households are households of five or more. The following table presents household size as a percent of the total over time.

Table I.4: Changes in Household Size Over Time

	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6+ Persons	Total %
1970	12%	28%	18%	19%	13%	10%	100%
1980	22%	34%	17%	15%	8%	4%	100%
1990	23%	31%	16%	15%	8%	7%	100%
2000	21%	28%	17%	15%	9%	9%	100%

Source: 2000 US Census, City of Hayward Census Summaries 1990

This table shows that households were larger in 1970 and considerably smaller by 1980 – almost as if large families had gone “out of style.” The percentage of families with five or more members increased by 2000 but not to the extent seen in the 1970s. Further tabulations from the 2000 Census are needed to determine how this relates to Hayward’s increasing diversity; however, that information is not yet available.

3. Age of Population

Table I.5: Change in Age Distribution 1980-2000

Age	1980	%	1990	%	2000	%	Numeric Change
0-4	6,848	7.3	8,990	8.1	11,011	7.9	2,021
5-9	6,077	6.5	7,985	7.2	11,215	8.0	3,230
10-14	6,549	6.9	6,873	6.2	9,737	7.0	2,864
15-19	8,504	9	6,873	6.2	9,542	6.8	2,669
20-24	10,386	11	9,584	8.6	11,209	8.0	1,625
25-34	17,290	18.4	22,916	20.4	24,552	17.5	1,636
35-44	10,206	10.8	16,888	15.1	22,179	15.8	5,291
45-54	10,421	11.1	10,333	9.3	16,652	11.9	6,319
55-64	9,513	10.1	9,146	8.2	9,706	6.9	560
65-74	5,265	5.6	7,319	6.6	7,326	5.2	7
75+	3,108	3.3	4,436	4.1	6,901	4.9	2,310
Total	94,167	100	111,343	100	140,030	100.0	28,532

Source: U.S. Census

As the table above shows, the age distribution of Hayward’s population has been similar over time with a few exceptions – ages 15-19, ages 20-24, and ages 55-64.

Table 1.6: Percentage Change in Population by Age

Age	1980	% Change 1980-1990	1990	% Change 1990-2000	2000	% Change 1980-2000	Number Change 1990-2000
0-4	6,848	31%	8,990	22%	11,011	61%	2,021
5-9	6,077	31%	7,985	40%	11,215	85%	3,230
10-14	6,549	5%	6,873	42%	9,737	49%	2,864
15-19	8,504	-19%	6,873	39%	9,542	12%	2,669
Subtotal Youth	27,978	10%	30,721	35%	41,505	48%	10,784
20-24	10,386	-8%	9,584	17%	11,209	8%	1,625
25-34	17,290	33%	22,916	7%	24,552	42%	1,636
35-44	10,206	65%	16,888	31%	22,179	117%	5,291
45-54	10,421	-1%	10,333	61%	16,652	60%	6,319
55-64	9,513	-4%	9,146	6%	9,706	2%	560
65-74	5,265	39%	7,319	0%	7,326	39%	7
74+	3,108	43%	4,436	56%	6,901	122%	2,465
Total	94,167		111,343		140,030		39,471

Source: U.S. Census, City of Hayward Department of Community and Economic Development, 2001

The school age population (ages 5 to 19) has increased by approximately 40% (to 8,763 children) from 1990 to 2000, putting pressure on classrooms, teachers, and schools to accommodate the increase.

Between 1990 and 2000, the number of people between ages 65-74 increased by 7 people. One inference that can be drawn is that people of retirement age are leaving Hayward, since the number of men and women over age 65 has been increasing in the general population over the past ten years. This would seem to be confirmed by MetroScan® (County Assessor's database) information. Beginning in 1998, there was an increase in the average number of homes for sale in Hayward's older single family neighborhoods that had been owned for at least twenty years.

The percentage of the population of working adults age 25 to 54 has remained about the same; however, the distribution differs from that in 1990. In 2000, the percentage of adults in the 25-34 age category was lower than in 1990, while the percentage in the 45-54 category was higher. One factor in the decline in the percentage of Hayward's population of young adults age 20-34 between 2000 and 1990 may be the high cost and lack of availability of housing for this age group. A factor in the percentage increase in ages 45-54 may also be high housing costs. Households need a relatively high income in order to afford to purchase a home in Hayward. The table below shows the tenure by age of households.

Table I.7: Tenure by Age of Households

Tenure/Households	Total	15-24	25-34	35-44	45-54	55-64	65-74	75+
Owner-Occupied Units	31,582	282	3,737	7,605	7,158	4,881	4,070	3,849
Renter Occupied Units	26,698	2,414	8,262	6,916	4,569	2,006	1,112	1,419

Source: 2000 U.S. Census

Beginning at age 35, the number of homeowner households increases and the number of renter household decreases. Adults in the 35-54 age range generally have greater earning power than those who are younger. This appears to provide support for the hypothesis that high housing costs may be responsible for the decline in the 25-34 age group.

4. Race/Ethnicity

The City of Hayward is becoming more diverse in its racial and ethnic composition and has become a community where no race or ethnicity is in the majority. The non-Hispanic white population decreased from 1980 to 1990 as the size of the City's other primary population groups -- Hispanic, Asian/Pacific Islander, and African-American increased. 2000 Census data on the composition of the general population shows a continuing trend of increasing diversity. This trend is supported by annual student enrollment data for the Hayward Unified School District.

The following table shows the percentage of change between 1990 and 2000 of the percent of each ethnic group in the total population

Table I.8: Racial/Ethnic Diversity 1990 – 2000

	White	African American	Native American	Asian / Pacific Islander	Other	Hispanic
% of 1990 Total	61.8%	9.8%	1.0%	15.5%	11.8%	23.9%
% of 2000 Total	44.5%	12.7%	0.5%	19.3%	0.4%	34.3%
% Change	-28.00%	29.14%	-48.57%	24.14%	-96.62%	43.39%

Please note: These values total more than 100% because persons of Hispanic origin are also counted under racial categories

Sources: 1990 US Census, 2000 US Census

As depicted in the table above, the largest increases in population were among Hispanics, African Americans, and Asian/Pacific Islanders. The largest decreases were among Native Americans, Others, and Whites. Although the percent change was a relatively large negative number, overall Native Americans represent a very small percentage of Hayward residents. The Other category is composed of those residents who checked “decline to state.” Although there is a large negative number, this is probably an anomaly due to the Census categories in 2000 allowed a broader range of choice.

The 2000 Census provides information on the country of origin as well. The country of origin for members of the two groups with the largest increases in population are as follows. Seventy-one percent of the Hispanic population are of Mexican ancestry. The next largest group, 23.9%, is labeled Other Hispanic – defined as people who checked Hispanic but did not originate in Mexico, Puerto Rico or Cuba. The ancestry of the Asian/Pacific Islander population is 48% Filipino, 15.5% Asian Indian, 15% Chinese, 10.4% Vietnamese and 11.6% other Asian.

The City’s Planning Area, comprised of Cherryland, Fairview, and incorporated Hayward, is racially and ethnically diverse. Of the 36 census tracts that comprise the City’s Planning Area, only ten tracts have a racial/ethnic group which is 50% or more of the total population. Five census tracts have between 50% and 65% population which is White. Those tracts are located in, but do not comprise all of the Neighborhood Planning Areas of North Hayward, , Hayward Highlands, Fairway Park and Cherryland in unincorporated Alameda County. The five remaining census tracts have 50-60% Hispanic population. Those tracts are located in the Jackson Triangle, Harder-Tennyson, Santa Clara, and Longwood-Winton Grove Neighborhood Planning Areas..

The City of Hayward enjoys a rich blend of racial and ethnic diversity. There are only six census tracts within City limits where one racial/ethnic group is more than 50% of the population. Two of those census tracts have a majority White population (54.3% and 65%); four have a majority Hispanic population (50.1%, 53.4% , 54.8% ,and 60.6%).

5. *Income*

Demographic information collected at the end of 1998 by Claritas, a private research firm, was purchased by the City of Hayward for use in the preparation of the HUD Consolidated Plan and the Housing Element, since income data will not be available from the 2000 Census until March 2002. Although Claritas data are projections from a range of sources, data is also field-checked as much as possible and tends to be highly reliable. That data shows that the proportion of census tracts with lower income households appears to be similar to the 1990 Census; however, it will not be possible to determine whether the actual number of lower income households in Hayward has decreased or increased until receiving the 2000 Census information.

The proportion of lower-income households (those earning less than 80% of the PMSA median) in Hayward was 46% in 1990. Claritas data indicates that the percentage of lower income households was about the same in 1998 as in 1990. However, the influx of new housing on the market in 1999 and 2000 will most likely lower this percentage.

Claritas data by census tract indicates that, in 1998, there were only half the number of low income census tracts as in 1990. In 1990, there were ten census tracts that qualified as low income, under HUD's definition that at least 51% of the households had incomes at or below HUD low income. Claritas data showed that five or fewer census tracts would qualify today as low income, depending on the average household size in each of the census tracts. One of the biggest changes has occurred in the Harder-Tennyson area where only one of four census tracts met the low income criteria using 1998 data. Households in these tracts tend to be younger than the City average; the majority are tenants. Also, Claritas data shows that Hayward was more economically integrated in 1998 than in 1990. Given the influx of new housing throughout Hayward, census tracts and neighborhoods are likely to be more economically integrated today.

According to the 1990 Census, of those below the poverty level in Hayward, the largest group by far (57.6%) were white. Hispanic households were 26.4% of those below poverty and Asian-Pacific Islanders were 13.3%. Given the lack of 2000 Census information, it is not possible to tell which racial/ethnic households are disproportionately poorer than other households in specific Hayward neighborhoods.

6. Tenure

The following table shows tenure by race (and Hispanic origin) of householder in the Hayward Planning Area (Cherryland, Fairview and incorporated Hayward).

Table I.9: Tenure by Race (and Hispanic origin) of Householder in Planning Area

Tenure	White	Black	Native American	Asian	Pacific Islander	Other	Hispanic	Total
% Owner-Occupancy	60.1%	37.6%	48.4%	59.2%	46.0%	43.7%		53.2%
% Renter	39.9%	62.4%	51.6%	40.8%	54.0%	56.3%		46.8%

Source: 2000 US Census

At this time, tenure by Hispanic origin has not yet been released, however, we expect it to be available prior to December 2001 so that it can be discussed in the final draft of the Housing Element.

C. Employment Trends.

1. Location of Employment

Of the nearly 40,000 Hayward residents that work in Alameda County, the 2000 Census reported that almost half work in the City of Hayward.

Table I.10: Location of Employment By City: 2000

Location of Employment	% of Residents
Hayward	43.20%
Oakland	14.00%
San Leandro	9.00%
Fremont	8.30%
Other Bay Area Cities	22.20%

Source: Metropolitan Transportation Commission (MTC) 2000

2. Projected Jobs by Industrial Sector

Over the long term, continued job growth is forecast through 2020. The total job gain for the 20-year horizon period for the Bay Area is almost 1.0 million new jobs. The largest Bay Area growth sector is anticipated to be in the Service sector (44 percent). The three remaining sectors are Manufacturing/Wholesale (21 percent), Retail (17 percent), and Other (18 percent). In terms of growth at the county level, Alameda County is expected to capture 21 percent of the total Bay Area growth with slightly over 200,000 new jobs. In the Manufacturing/Wholesale category, County growth will comprise about 21 percent of the total growth within the Bay Area. The County Service sector growth represents 23 percent of Bay Area growth. This sector represents the largest amount of net new jobs - over 104,610. Overall, Hayward should account for 11 percent of the total job growth within Alameda County with slightly over 22,000 new jobs expected to be created by the year 2020.

Table I.11: Projected Jobs 2005

Industry	Hayward	Alameda County	Hayward % of Alameda Co. Jobs
Agriculture, Mining	410	3,420	11%
Manufacturing and Wholesale	25,520	102,020	25%
Retail	14,320	121,600	12%
Service	31,710	302,730	10%

Source: ABAG Projections 2000

Only Fremont (33,800 jobs) and Oakland (29,450 jobs) are projected to have more manufacturing jobs than Hayward. When the number of projected manufacturing jobs are divided by population, Hayward continues to have significantly more manufacturing jobs per capita than any other city in Alameda County. Manufacturing jobs tend to pay moderate to middle income wages and provide associated benefits. As manufacturing becomes increasingly computerized, in addition to a high school diploma some college courses will be required.

Oakland (22,970 jobs) and Fremont (16,100 jobs) are projected to have more retail jobs than Hayward. Berkeley is close behind Hayward with 13,840 retail jobs. Most retail jobs are relatively low paying and many do not have health or retirement benefits. Many of these jobs are open to high school graduates.

Service jobs include the following: personal, business, repair, motion pictures, amusement, and recreational, health, educational, legal, social, engineering, accounting, research and management, as well as services provided by hotels and other lodging places. In the service sector, Oakland has significantly more jobs (83,340) than the next highest city, Berkeley, with 46,660 jobs. Hayward follows with 31,710 jobs and Fremont follows with 29,800 service jobs. Since service jobs include the widest range of occupations, wages and benefits vary greatly as does entry level access for those with high school degrees and/or some college.

3. *Projected Change in Job Demand 2000-2020*

ABAG's most recent forecasts of employment are contained in its *Projections 2000* report. According to ABAG, job growth should slow somewhat through the year 2001 as state and regional economies experience a period of adjustment. Beyond the next few years, the rate of job growth is expected to increase steadily by 2010, and then remain relatively stable through 2020. Projections for the Hayward area generally reflect trends and expectations for the region as a whole. Assumptions regarding the supply and availability of land are consistent with local information and policies of the General Plan.

The table that follows shows the projected increment in job demand for the Bay Area, Alameda County and the City of Hayward. The total job gain for the 20-year horizon period for the Bay Area is almost one million new jobs. The largest Bay Area growth sector is anticipated to be in the Services sector, with over 52% of the total job growth. It should be noted that the Services category includes business services, which encompass computer software firms, internet service providers, and related high technology services. Computer hardware manufacturing is included in the Manufacturing sector. The three remaining sectors are Manufacturing/Wholesale (19 percent), Retail (11 percent), and Other (19 percent). In terms of growth at the county level, Alameda County is expected to capture 23 percent of the total Bay Area growth with nearly 220,000 new jobs. In the Manufacturing/Wholesale sector, County growth will comprise about 22 percent of the total growth within the Bay Area. The County Service sector growth represents 21 percent of Bay Area growth. This sector represents the largest amount of net new jobs, almost 110,000. Overall, Hayward should account for 8 percent of the total job growth within Alameda County with almost 22,000 new jobs to be created by the year 2020.

Table I.12: Change in Job Demand: 2000-2020
(Note: All values are in addition to existing jobs)

Sector	Bay Area	Alameda County	% of Bay Area Job Growth	Hayward	% of County Job Growth
Manf/Whls	186,660	40,740	22%	5,220	13%
Retail	105,820	23,000	22%	650	3%
Services	521,400	109,980	21%	13,950	13%
Other	186,710	46,010	25%	2,040	4%
Totals	1,000,590	219,730	23%	21,860	8%

Source: ABAG Projections 2000

4. Hayward Employment Trends

According to the ABAG, total employment in Hayward was 90,080 in 2000, with 43,696 (48%) of these jobs located in the Industrial Corridor (see Attachment C). Total employment in the city increased 18% over the 76,440 jobs in 1990, while employment in the Industrial Corridor increased 32% above the 33,041 jobs in 1990. The Industrial Corridor accounted for 43% of the total employment in 1990. Employment was relatively stable in the early 1990's, even while significant job losses were occurring elsewhere in the Bay Area due to military base closures and the California recession, because of Hayward's diversified industrial base. Employment growth during the latter part of the decade can be attributed to the economic resurgence at the regional, state and national levels. According to ABAG, over the next twenty years, employment in the Hayward area is expected to increase by almost 22,000 (24%), with an increase of 12,673 jobs (29%) anticipated in industries that would be located in the Industrial Corridor. If these forecasts are realized, the Industrial Corridor would account for 58% of the growth in jobs throughout the City, increasing its share of total employment within the city to 50%.

As of August, 2001, preliminary Employment Development Department (EDD) data show that the unemployment rate in Hayward was 5.1% which was slightly higher than the surrounding cities with the exception of Oakland (7.9%). A number of surrounding cities have more technology companies than Hayward. Newspaper reports of actual and proposed layoffs in the tech industry indicate that the adjusted unemployment rates in cities in Alameda County for subsequent months through the summer of 2002 will, most likely, be higher than Hayward's.

Labor force and industry employment data are available by Metropolitan Statistical Area (MSA). The table below shows changes by industrial sector, from August 2000 to August 2001. Large declines in federal government and Defense Department employment indicate that base closures continue to have an impact on employment in the MSA.

Table I.13: Changes by Industrial Sector, August 2000-2001

Industry	% Change August 2000 to August 2001
Manufacturing Instruments and Related	-16.7%
Federal Government	-14.7%
Department of Defense	-22.2%
Transportation Equipment for Aircraft	+20%
Instruments and Related Equipment, Measuring	+7.3

Source: EDD 2001

D. Housing Units

There are a total of 45,903 housing units in Hayward as of December 31, 2000. The following chart presents an estimate of the total number of housing units in Hayward based on 1990 Census data, new units built, demolitions and annexations.

Table I.14: Housing Units

Existing Units 1990	New Units 1990 – 2000	Annexations 1990 – 2000	Demolitions 1990 – 2000	Net Housing Change	Total Units 12/31/2000
42,215	2,949	906	148	3,688	45,922

Source: City of Hayward, Planning Division, 2000, US Census 2000

1. Type and Tenure of Housing Units

The 2000 Census lists a total of 45,922 housing units for Hayward with a 1% vacancy rate for owner-occupied housing and a 3% vacancy rate in rental housing. Occupied housing units totaled 44,804.

Of the 45,922 total units, statistics gathered from MetroScan show that there are approximately 19,821 rental units (43% of the total). These include approximately 15,440 multifamily units; 3,222 single family detached units, and 1159 condominiums, town homes or cooperatives.

A substantial proportion of the total housing stock (56%) is single-family units. Most of these units were built in the 1950's in response to the post-World War II population boom. Almost all of the housing stock added during the 60's, 70's and 80's were multifamily units and mobile homes. To balance previous development trends, during the 90's, increases in the number of units occurred primarily in single family developments.

The following table describes the distribution, by type, of Hayward's housing units.

Table I.15: Housing Unit Type: 1960 - 2000

Structure	1960	%	1970	%	1980	%	1990	%	2000	
Single Family	18,768	92.8	19,951	69.6	20,629	57.5	22,179	52.6	25,904	56.4
Multifamily	1,455	7.8	8,082	28.2	13,402	37.4	18,109	43	18,145	39.6
Mobile Homes	20	.1	636	2.2	1,839	5.1	1,848	4.4	1850	4
TOTAL	20,243	100	28,669	100	35,870	100	42,136	100	45,922	100

Source: City of Hayward Planning Division March 2000

Please note that ownership-type housing units include single family, multifamily (condominium) and mobile homes. According to the 2000 Census, 53.2% of the housing units in Hayward were owner-occupied.

The following charts present information regarding the City’s owner occupancy rates and percentage of ownership type housing. An owner-occupied unit is defined as a unit of housing stock occupied by the person(s) who own that housing unit. Ownership-type housing stock is defined as housing units that can be either owner-occupied or renter-occupied and includes single family units, mobile homes, and condominiums.

As of 2000, the number of ownership-type housing units was 30,410 units or 66.2% of the total. The percent of owner-occupied units was 53.2%, an increase from 1990 of approximately 2%. Residential development in Hayward since 1990 has been primarily ownership-type units. The following tables illustrate the type, by tenure, of housing units developed since 1990.

Table I.16: Percent of Ownership Type Housing Units 1990-2000

Year	Total Housing Units	Ownership Type Housing Units			Ownership Type Units as % of Total Units
		SF	MF	Total	
Total 1990	43,122	24,102	3,508	27,610	64.0%
1990-2000	2,800	1,825	975	2,800	100%
2000 Total	45,922	25,927	4,483	30,410	66.2%

Source: City of Hayward, Planning Division October, 2001

Table I.17: Owner-Occupied Housing Units 1990-2000

Year	Total Occupied Units	Owner Occupied Units	Owner-Occupied Units as % of Occupied Units
<i>Total 1990</i>	40,964	20,919	51.1%
<i>1990-2000</i>	3,840	2,905	75.7%
2000 Total	44,804	23,824	53.2%

Source: 1990 and 2000 U.S. Census

In 1998, all of the housing units built or under construction were single-family houses, with the exception of one rental condominium project. Of the 1,793 proposed units in projects which have been approved or for which applications are pending, 1,593 are single-family detached units and 200 are condominiums or multi-family units. The remaining potential for further housing development is discussed in the next section.

2. Housing Affordability

The Hayward housing market has traditionally been one of the most affordable in the Bay Area. In addition to rents and sales prices that have been relatively low in comparison with surrounding jurisdictions, Hayward has 1542 units of subsidized housing and 1616 households with Section 8 Housing Vouchers. The following table shows the number of subsidized units and Section 8 Voucher holders in various cities in Alameda County, as inventoried by Alameda County.

Table I.18: Affordable Rental Housing Units

Jurisdiction	Affordable Rental Units	Section 8 Vouchers
Alameda	709	1305
Albany	16	17
Berkeley	726	1496
Dublin	243	20
Fremont	1152	1107
Hayward	1542	1616
Livermore	944	575
Newark	200	196
Oakland	10,642	10,446
Pleasanton	872	157
San Leandro	486	787
Union City	537	535

Source: Alameda County Housing and Community Development 2001

During the late 1990's, the San Francisco Bay Area economy expanded with unprecedented growth in high-paying jobs in the computer and high-tech industries. These economic conditions resulted in new wealth for some. However, the growth in employment opportunities was not matched by an expansion of the housing supply. The influx of highly-paid workers into the housing market resulted in skyrocketing rents and the highest home sales prices in the United States. Lower-skilled, lower-income families were forced to compete with more affluent families for fewer available housing units. These housing market conditions coupled with a modest amount of vacant land available for residential development, have combined to create a housing crisis for low and moderate-income families. With the demise of many of the technology companies, the intensity of demand has decreased. However, sales prices and rents have moderated only slightly because the problem— that there are an insufficient number of housing units affordable to the households that need them -- continues.

The benefits of home ownership to the individual owner and to the quality of neighborhoods with a large percentage of owner-occupied housing units are well documented. However, with the high cost of homeownership throughout the Bay Area, it is very difficult for even moderate income households to become homeowners. High sales prices are the primary barrier to homeownership. This may be manifested in high down payment and closing costs, as well as high monthly mortgage costs.. High rents in the area make accumulation of initial capital needed even more difficult. First time home buyers, who do not have the equity windfall from the sale of a previous home, must be able to afford either large mortgages or large downpayments.

Younger working households are moving further out of the urban areas in order to afford a home – reducing economic vitality, adding to jobs/housing imbalances, and increasing congestion and environmental concerns. The current obstacles facing renter households who would like to own their own homes are the limited supply of for-sale units and sale prices that exceed the financial means of many households, regardless of income. The Alameda County HOME Consortium Housing Needs Analysis documented that a large proportion of moderate income households spend more than 30% of their incomes on housing costs. This is partly due to the long-term trend of Bay Area household incomes not keeping pace with increasing rental and ownership costs. The following discussion illustrates the cost burden for owner households.

The gap between median incomes and median home prices is sizable. In 2001, according to HUD, the median household income (for a family of four) for Alameda County was \$71,600, while the median home price in Hayward was \$325,000 (Bay East Association of Realtors, August 2001). Examples of the impacts of the gap between incomes and sales prices are in the section on housing cost burdens for owners

Because Hayward has more ownership type housing than owner-occupied housing, opportunities exist to increase the home ownership rate by helping tenants become homeowners. However, even with relatively low interest rates, sales prices are still inflated - effectively pricing low-income tenants out of the first-time homebuyer market. For example, a three-bedroom, one bath home, could be purchased for \$165,000 in 1998. As of August 2001, the median price for a three-bedroom home was approximately \$325,000. During August 2001, there were a total of 279 detached single family homes and 72 condominiums and townhouses on the market in Hayward.

1. Housing Development Potential

There were 1,746 housing units that were in various stages of the planning process as of December 31, 2000. In addition there were 1,969 units in approved or pending projects for which building permits had not yet been issued. Additional development potential (not yet in the planning process) has been estimated as 2,859 housing units -- for a total housing potential of 6,574 housing units that may be developed by 2025.

The Regional Housing Needs Determination (RHND) for Hayward through 2006 is shown below. Appendix B presents the RHND for Alameda County and the cities within the county for comparison.

Table I.19: Regional Housing Needs Determination

	Total Projected Unit Need	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Average Annual Need
Hayward	2,825	625	344	834	1,032	378
Average Annual Need	N/A	125	69	169	206	N/A

Source: Association of Bay Area Governments

A comparison of the ABAG RHND with Hayward's total housing potential shows that sufficient housing potential remains in Hayward and its Sphere of Influence (SOI) to accommodate the RHND. There have been 762 built since January 1, 2000, reducing Hayward's total unit need to 2036 units. All of the newly built units have been for priced at a level affordable to moderate and above moderate income purchasers. In the Appendix is a table which shows housing potential by census tract.

The Environmental Impact Report (EIR) for the City's updated General Plan looks at the current and projected Jobs/Housing Balance by Metropolitan Transportation Commission (MTC) Superdistrict. According to the MTC, the Hayward-San Leandro District has the best jobs/housing balance (1.04 jobs per unit of housing) of any district in Alameda County and the best projected jobs/housing balance in the Bay Area with the exception of central San Jose, Redwood City/Menlo Park and San Francisco's Mission District.

In 2000, ABAG changed the methodology and RHND allocations for this Housing Element update. The revised methodology shifted the housing allocation responsibility towards job producing areas and gave cities the responsibility for 75% of the future housing growth outside City boundaries within their SOI.

Hayward's SOI includes the adjacent unincorporated county areas of Mt. Eden, Cherryland and Fairview. However, it does not include the adjacent unincorporated county areas of San Lorenzo

and Castro Valley which are primarily residential, contiguous with Hayward's borders and can be viewed as part of the Hayward area housing market area. As the major employment center in mid-County, Hayward provides jobs for residents of those areas. If the adjacent areas of San Lorenzo and Castro Valley were included in the determination of Hayward's jobs/housing balance, the number of units required to be built in the 2000-2006 period would most likely be significantly reduced.

E. Lower Income Households Overpaying for Housing

1. Housing Cost Burden for Lower Income Households

Since income data is not yet available from the 2000 Census, Claritas data collected at the end of 1998, shows that the number of lower income households is approximately 25,130 or 43.6% of total households in Hayward. Very low income households are a subset of total low income households. Over all about half of Hayward's low income households or approximately 22.9% of all Hayward households qualify as very low income.

The 1990 US Census reported that there were slightly more than 40,000 total households in Hayward and of this amount there were 19,000 households that rent or lease either an apartment, condominium, mobile home, town home or single-family home. More than half (54%) of these households reported some type of problem, usually overpaying for rent. These problems include households paying more than 30 percent, and in some cases 50 percent, of their monthly income on housing-related expenses. The 1990 Census information indicates that there were more than 9,633 low-income renters in Hayward. The following table illustrates the cost burden for renter households.

Table I.20: Cost Burden for Renter Households

		Elderly	Small Related	Large Related	All Other	Total Renters
Extremely Low-Income (0-30% MFI)	Number of Households	911	1,502	435	522	3,400
	Cost Burden > 30%	76%	89%	90%	69%	83%
	Cost Burden > 50%	57%	80%	84%	59%	71%
Very Low-Income (31-50% MFI)	Number of Households	422	1,270	419	571	2,682
	Cost Burden > 30%	86%	89%	88%	89%	88%
	Cost Burden > 50%	46%	40%	33%	52%	42%
Low-Income (51-80% MFI)	Number of Households	236	1,652	526	1,137	3,551
	Cost Burden > 30%	75%	61%	41%	76%	64%
	Cost Burden > 50%	22%	2%	1%	5%	4%
Moderate-Income (81-95% MFI)	Number of Households	105	824	376	849	2,154
	Cost Burden > 30%	44%	15%	16%	42%	27%
	Cost Burden > 50%	15%	0%	0%	0%	1%

Source: 1990 US Census, HUD CHAS Table I-C

Although we do not yet have 2000 Census data on the number and percentage of lower income households overpaying for housing, rents in Hayward have increased at a faster pace

than increases in household income. Therefore, the proportion of lower income tenants that pay more than 30% of their monthly household income for rent and other housing costs is likely to be even higher. It seems fair to assume that the percentage of households who spend more than 50% of their income on housing has also increased proportionately. Due to the increases in rents over the past several years, the 2000 Census will probably show that a significant percentage of moderate income households are now over-paying for rent.

According to Eden Information and Referral's (Eden I & R) housing database for the City of Hayward, there are approximately 4,900 housing units; most are one and two bedroom (4,472 units). The rents charged for these units are typically at the low end of market-level rents. The average rent for a one bedroom unit is between \$768 and \$774 per month; two bedroom units average \$892-904 per month. There are only 262 three bedroom units in their database with average rents of \$1169 to \$1188. Eden I & R's analysis indicates that there is less than 1% of the units included in their database are vacant - which is lower than the Bay Area vacancy rate of approximately 2% for all rental units.

While these rents may be affordable for households at the HUD Low Income level, they are not affordable to households below 70% of median income. Households at 50% of median income will need to pay considerably more than 30% of their gross income, depending upon the size unit needed. Finally, discussions with ECHO and Eden I & R staff indicate that rents for the lowest-priced units have been raised the most. Rent increases of \$300 to \$400 per year are not unusual, creating an additional burden for very low-income households who are already paying more than 50 percent of their income on housing costs.

Real Facts, a residential real estate market analysis firm, found the following rents and unit mixes in their June 2001 market analysis of 7,242 units representing 59 rental properties in the City of Hayward. This inventory (designed to be a cross-section of the Hayward market) is slightly more than one third of Hayward's multifamily rental stock.

Table I.21: Rental Housing Market Analysis

Unit Mix	# Units	% Mix	Average Square Ft	Average Low Rent	Average High Rent	Average Rent	Average Rent/ Square Ft
Studio	102	1.4%	536	997	1,013	1,003	1.87
1 Bedroom/1 Bath	3,341	46.1%	703	1,128	1,187	1,147	1.63
2 Bedrooms/1 Bath	1,243	17.2%	889	1,265	1,272	1,268	1.43
2 Bedrooms /2 Baths	2,157	29.8%	967	1,449	1,537	1,479	1.53
2 Bedroom Townhouse	163	2.3%	901	1,168	1,168	1,168	1.30
3 Bedrooms/2 Baths	220	3.0%	1,089	1,651	1,667	1,657	1.52
3 Bedroom Townhouse	16	0.2%	1,025	1,495	1,495	1,495	1.46
Totals	7,242		828	\$1,263	\$ 1,317	\$1,281	\$1.55

Source: Real Facts, June 2001

Over the period 1997 to 2001, rents in this market sample have increased an average of 55.3%. Almost all lower income households would be overpaying for housing, if we use the HUD standard of 30% of household income for housing costs. As can be seen, the largest percentage are one bedroom/one bath units and the next largest are two bedroom/two bath units. The low

average rent for a studio is higher than 30% of the HUD Low Income for a household of one; as is the low average rent for a one bedroom/one bath for a household of two or three. Households of four, at the top of the HUD Low Income range can afford a two bedroom/one bath apartment or a two bedroom town house, but cannot afford a two bedroom/two bath or a three bedroom apartment. Households of five can barely afford the average low rent for a two bedroom/two bath apartment and might suffer from overcrowding. Even a household of six could not afford a three bedroom/two bath apartment, although that household could afford a three bedroom townhouse.

Another problem caused by the increase in rents is that tenants become “locked” into their current apartments. To qualify for a market-rate rental, prospective tenants generally have to have a monthly household income of at least two or two and a half times the rent. Tenants who initially qualified for their apartments at lower rental rates, often cannot re-qualify for that same apartment at the new rental rate. The tenant is stuck; the household must either pay the new rent or try to find another apartment for which they can qualify – an unlikely event in this rental market.

The high cost of housing in the San Francisco Bay Area is as much a problem for moderate and lower-income families as is the physical condition of housing units or the incidence of neighborhood crime. High rents lead to overcrowding as families cut their expenses by living in smaller, more affordable units that may not be appropriate for the number of individuals in their family. Excessive cost burden may not be as visible as poorly-maintained deteriorated buildings, but it has a significant impact on a family’s quality of life and on the ability to maintain the property. This also has an impact on the quality of life in the neighborhood since poor maintenance; too many automobiles; and insufficient park and recreational space affect the neighborhood as well as the property and the residents.

2. Housing Cost Burden for Owners

Using the HUD guideline of 30% of income for housing costs, almost all recent first time home buyers are overpaying for housing. Almost all lenders use 33% as the ratio for housing costs, although it may go as high as 35% of income. The following tables present examples of the ownership affordability gap. These examples are based on a household size of three persons (the average household size in Hayward) who earn no more than \$48,450 (HUD low-income) and can pay no more than \$1,332 per month for housing (33% of their monthly income). The mortgage amount is based on a 30-year term at 7 percent fixed interest and a down payment of 3 percent. The present value of the mortgage would be approximately \$165,000. The prices for these examples are based on homes for sale in Hayward (as of August 2001). The median price for a two bedroom, one bath home is \$248,000; a three bedroom home is \$325,000.

Table I.22: Ownership Affordability Gap – Single Family Home

	Two-Bedroom	Three-Bedroom
Median Sales Price	\$ 248,325	\$325,000
Down payment	\$7,449	\$9,750
Maximum Mortgage Amount	\$240,876	\$315,250
Monthly Mortgage Payment (includes taxes and insurance)	\$2,372.50	\$2,372.50
33% of monthly income	\$1,332	\$1,332
Monthly Gap	\$521.09	\$1,040.50
Total Gap	\$48,115.32	\$124,790.32

Source: City of Hayward, Neighborhood and Economic Development Division

This example demonstrates that the average sized low-income household earns \$521 per month less than what is required to purchase a two-bedroom home at the median price and \$1,040 less than what is required to purchase a three-bedroom home.

To qualify low and moderate-income buyers for first mortgage loans, many lenders use variable interest rate loans (often with “teaser” rates). As interest rates rise, monthly payments increase, often by \$150 or more per percentage point (depending upon the index used). At the same time, the costs of repair and replacement of common area improvements can increase faster than were estimated for reserves, causing an increase in the condo fee. Lower income households can get caught in the middle because family income usually does not rise as fast as these increased expenses. Although single family homes are more expensive than condos, owners have more control over costs and can earn higher levels of property appreciation in a single family home.

F. Special needs housing analyses and estimated number of households

1. Disabled

Low income persons and families with special needs, including the frail elderly, persons with disabilities, persons with HIV/AIDS, persons with alcohol or other drug problems, and victims of domestic violence need housing with support services. There is a critical need to increase the amount of housing with supportive services to meet a variety of special needs. Supportive housing can increase life expectancy and quality of life for persons with special needs. For many, it can be key to preventing or permanently ending homelessness.

Each special needs population requires different levels of service and support. Persons with acute disabilities, such as end-stage AIDS or severe mental illness, may require a high level of service available on site. Less vulnerable populations may need fewer services at their residence,

but may require access services in the broader community. Services often associated with supportive housing include case management, alcohol and drug counseling, health and mental health care, money management and childcare.

There are many privately-operated facilities, including nursing homes and numerous licensed and unlicensed group homes, located in Hayward that serve disabled children, teens, adults, and seniors. There are 107 licensed group homes in the City. It is not known how many unlicensed group homes there are serving six or more residents; although, staff estimates that there are at least as many unlicensed as licensed homes. The City does not require a use permit for group homes serving fewer than seven residents; these are treated as single family homes. Also, the City does not require a use permit for either child or adult day care serving fourteen or fewer residents.

The California Department of Rehabilitation estimates that 3% of the total population have disabilities which have an impact on their housing requirements to a significant degree, forcing the disabled to live near medical facilities, live in specially designed homes or live in congregate housing. Many have difficulty obtaining housing when vacancy rates are low and housing is unaffordable. Most affordable housing does not have the accessibility to accommodate a physically disabled person. Education of landlords and disabled tenants regarding reasonable accommodation is sporadic. The lack of understanding by landlords of the needs of disabled tenants often leads to eviction proceedings, rendering the disabled person homeless and with a poor tenant history making future rental opportunities more difficult.

Although services for people with identified special needs are the most critical, more limited service enriching housing can be beneficial to lower income populations that do not have special needs. Each of us has a range of service needs, such as childcare, health care, advice about financial matters and educational opportunities. People with adequate resources are able to purchase these services in the community. Those who lack these resources benefit from affordable housing with services that can help stabilize individuals and families.

The City of Hayward has a long history of participating with other jurisdictions in Alameda County and with Eden Housing, Inc. and Community Resources for Independent Living (CRIL) in jointly funding projects that serve Hayward residents. In addition to providing low interest, long term loans to Eden Housing and to Allied Housing to develop housing for disabled households (e.g., the 26 unit Olive Tree Plaza and the 21 unit E.C. Magnolia Court), the City has provided funding to the following programs:

- Community Resources for Independent Living (CRIL, an independent living center for the disabled) for both the housing and the independent living programs;
- Deaf Counseling, Referral and Advocacy (DCRA) for safety modifications to Deaf House for the hearing impaired;
- Housing Opportunities for People with Aids (HOPWA) program (operated by the County) for which the City does accessibility modifications to remove architectural barriers;
- Finance accessibility modifications for tenants and homeowners (and/or their family members) who are disabled.

The City works with CRIL to market the City’s accessibility modifications programs to provide assistance to those most in need. In addition, the City has awarded funds to assist in the construction of a long-term care facility, primarily for deaf seniors in Fremont and a supportive housing project, operated by Allied Housing, in Castro Valley.

The City is strongly committed to encouraging all people, including people with disabilities, to participate in the public process and provides accommodations in compliance with the Americans with Disabilities Act of 1990.

2. Senior Citizen Households

The following table shows the number of senior citizen households who own or rent. As can be seen, approximately 31% of Hayward’s Seniors rent.

Table I.23: Senior Households that Own or Rent

Tenure/Age Range	65-74	75-84	85+	Total
Owner	4,070	3,157	692	7,919
Renter	1,112	924	495	2,531

Source: 2000 U.S. Census

There are 1,267 females age 65 and older living in group quarters; the majority (845) of which are in nursing homes. Of males 65 years and over in group quarters, 348 out of 571 are in nursing homes.

The following chart shows the percent of senior citizen households whose income was at or below HUD Low Income limits in 1990. Since Claritas data does not include income by age, the assumption made is that Hayward will have a similar percentage of senior households at or below HUD Low Income level when the 2000 Census data is received.

Table I.24: Percent of Senior Households at or below HUD Low Income

55 to 64 yrs	65 to 74 yrs	75+ yrs
45.20	71.70	86.00

Source: 1990 U.S. Census

Many Hayward seniors live in one of the nine mobile home parks in the City. Although they own their mobile homes, many of these seniors have very low incomes and, therefore, must defer needed maintenance on their coaches. Hayward has the largest number of mobile home parks in

mid- and southern Alameda County. Unincorporated Castro Valley has the next largest number. In all cities, in the 1990 Census, senior households 75 years and older were the poorest group and the smallest group in absolute numbers. It is expected that the 2000 Census information will be similar.

3. Large Households

Prior to receiving 2000 Census information, ABAG Projections 2000 estimated that the average household size in Hayward would increase from 2.75 persons per household in 1990 to 2.92 in 2000. However, 2000 Census data showed that the average household size is 3.08 and the average family size is 3.58. In some census tracts, the average family size is as great as 4.26. There are slightly more large family owner households than renter households. Unfortunately, there are no cross-tabulations with income available at this time, so it is not possible to determine the income levels of these families. Nor do we have 2000 data on overcrowding. The most prevalent unit type in Hayward's ownership housing stock is the three bedroom, two bath "ranch" style home; the second most prevalent type, particularly in neighborhoods built in the early 1950s, is the two bedroom, one bath home. Given these unit types, it seems highly likely that many large families – owners as well as renters – are overcrowded.

As discussed in the household composition section, the percentage of large households in Hayward has been slowly increasing since 1980. The 2000 Census identified 10,581 households with 5 or more members, almost 20% of total households and twice the number of large family households as in 1990. Large renter households are more predominant in two census tracts in the Harder-Tennyson and in the Jackson Triangle; large owner households are more predominant in Tennyson/Alquire, Fairway Park and in Glen Eden. Most of the rental stock in Hayward are one and two bedroom apartments, although there are about 300 units of three bedroom, one bath apartments in the Harder-Tennyson. Clearly those 300 units are not sufficient to meet the need. It appears that, for many households, there is mis-match between household size and the type of housing units available, leading to overcrowding.

According to the 1990 Census, 2,058 occupied housing units had a ratio of 1.51 or more persons per room, and 70 percent of these overcrowded units were occupied by renters. The incidence of serious overcrowding appears to have increased from 1980 by approximately 1400 units. It is expected that the 2000 Census will show even greater overcrowding for both renters and homeowners.

4. Farm workers

There are no agricultural land uses in or near the City of Hayward and consequently no special housing needs for farm workers.

5. Female-headed households

The following table looks at the changes over time in families regarding the gender of the head of household.

Table I.25: Head of Household Gender

Head of Household	1980	%	1990	%	2000	%	# Increase 1990-2000	% Increase 1990-2000
Married	19,627	79.8%	20,354	73.7%	22,555	70.6%	2,201	10.8%
Female Head	3,865	15.7%	5,247	19.0%	6,503	20.4%	1,256	23.9%
Male Head	1,107	4.5%	2,010	7.3%	2,873	9.0%	863	43.0%
Total	24,599	100.0%	27,611	100.0%	31,931	100.0%	4,320	

Source: 2000 U.S. Census and City of Hayward Neighborhood

As is true of the U.S. population as a whole, in Hayward, the percentage of married families has decreased and the percentage of unmarried heads of households has increased; particularly, male headed households. The following table contrasts the household types for selected localities.

Table I.26: Household Types for Selected Cities and Alameda County

Head of Household	Hayward	%	Alameda County	%	Berkeley	%	Fremont	%	Oakland	%
Married	22,555	70.6%	245,766	72.5%	12,972	69.6%	42,757	81.9%	51,332	59.4%
Female	6,503	20.4%	67,886	20.0%	4,253	22.8%	6,307	12.1%	26,707	30.9%
Male	2,873	9.0%	25,444	7.5%	1,421	7.6%	3,164	6.1%	8,308	9.6%
Total Family HHs	31,931	100.0%	33,9096	100.0%	18,646	100.0%	52,228	100.0%	86,347	100.0%

Source: 2000 U.S. Census

Oakland has the highest percentage of female headed households, followed by Berkeley, Hayward, Alameda County and Fremont. Although income data is not yet available, all indications are that female headed households will continue to be, on average, the poorest householder group.

6. Homeless

The Alameda Countywide Homeless Continuum of Care Plan indicates there are an estimated 9,000 to 16,500 people homeless within Alameda County on any given night. Although three-quarters of this population identify Berkeley or Oakland as their place of residence, between 2,000 and 3,500 (23%) considered other jurisdictions within Alameda County as their primary place of residence before becoming homeless. While services and housing opportunities for

homeless people have steadily increased in Alameda County, they have not kept up with the pace.

The Alameda Countywide Homeless Continuum of Care Plan estimates that families make up between 30 and 49% of the homeless population. Forty-nine percent of the shelter beds in the county serve families, however the number of beds does not meet the number of homeless who would like to sleep in them. These beds are distributed across the county in proportion to the homeless population (e.g. most of the beds are in Oakland and Berkeley, with the remaining beds spread throughout the County).

The Plan also indicates that 38-48% of the county’s homeless population have alcohol or other drug problems and 22-42% have moderate to severe mental health problems. There is a high percentage of people who are dually diagnosed with both alcohol/other drug problem and some form of mental illness (19-40% of total homeless). HIV infection is estimated at 15-25% of the total homeless adult population. For women, domestic violence is a major cause of homelessness, affecting 22-60% of homeless women. Veterans (primarily male veterans) make up approximately 34% of the homeless populations.

Many of the shelter beds serve a portion of these subpopulations, however many people are more comfortable and more willing to get services from shelters that target people with their specific needs. Often general shelters are unable to deal with the complex needs of subpopulations, such as those dually diagnosed and those released from prison. Current shelters offer beds, supported housing units, and residential treatment beds, in addition to multi-service centers for day-time use. Targeted services for people with one or more special needs or disabilities are needed outside of Berkeley, Oakland and Hayward.

There are four homeless shelters within the City of Hayward, providing 104 beds each night. These facilities provide shelter and services specifically designed for either intact families, women, children or single men. All of these shelters are full on a nightly basis and often have to turn away people in need. In addition to providing emergency shelter services, there are two transitional housing programs, serving approximately 18 families within the City of Hayward that help families moving from homelessness to permanent housing.

Table I.27: Homeless Programs

Shelter Program	Clientele	Capacity
Emergency Shelter Program (ESP)	Women and their children who are survivors of domestic violence and women and their children who are homeless.	32 Beds
Family Emergency Shelter Coalition (FESCO)	Two parent families who are homeless and single parent headed households.	24 Beds
Human Outreach Agency (HOA)	Single men who are homeless and referred by Alameda County Social Services.	18 Beds
South County Homeless Shelter (Building Opportunities for Self Sufficiency)	Mentally disabled homeless men and women.	30 Beds
WINGS	Women and children who are survivors of domestic violence.	14 Units

FESCO	Homeless families.	4 Units
-------	--------------------	---------

Source: City of Hayward Neighborhood and Economic Development Divison

G. Units Needing Rehabilitation

Since the majority of Hayward’s single family units were built between 1950 and 1960 and the majority of multifamily units were built between 1960 and 1980, housing rehabilitation is a very important program activity for Hayward.

H. Housing units needing replacement

There is little housing in Hayward that is so blighted that it needs replacement. In the past ten years, there were approximately 40 units that required demolition. In Hayward’s Redevelopment Areas and, also, when Community Development Block Grant funds are used to demolish low income housing, that housing unit must be replaced on a one-for-one basis with a unit of the same type (e.g. three bedroom units must be replaced with the same, although houses can be replaced by apartment units).

Chapter II - Constraints on the Production of Housing

A. Introduction

1. *Background*

In order to fully understand the current constraints on the production of housing in Hayward, it is first important to look at the residential development practices of the past. Between 1950 and 1960, Hayward's population increased more than 400%. This population boom created a demand for single family detached housing; approximately 15,000 units (more than 70%) of Hayward's single family detached homes were built between 1950 and 1960. From 1960 to 1990, very few (only 2,460) units of single family detached housing were developed. Due to the City's homeownership initiative in the mid-1990's, almost as many single family detached units -- slightly more than 2,000 -- were developed during the period 1990 to 2000.

Prior to 1960, there were relatively few multifamily housing units (approximately 1,400) in Hayward. To accommodate the substantial population increase and reduce the costs of extending city utilities, including water, storm drain and sewer, throughout Hayward, developers began to focus on building multifamily housing. Between 1960 and 1970 approximately 7,000 units of multifamily housing were built. In the next two decades, approximately 10,000 units of multifamily housing were developed. During most of that time, apartment developers/owners were allowed to maximize density and lot coverage; one parking space per unit was required. Building and planning fees were very low; little attention was paid to the quality of construction and materials and to site design, as builders rushed to meet the population boom.

Over time, these efforts to accommodate the population increase created many problems for Hayward residents and neighborhoods. Apartment developments that maximized density and lot coverage did not include play areas for children or areas where families could gather outside of their apartments as neighbors and enjoy community activities. One parking space per unit is now insufficient for the number of automobiles owned by tenants. Automobiles are now often parked in adjoining residential areas or in non-parking areas in the complexes. In many cases, the appearance, amenities, quality of materials and construction methods would not meet the standards of more recent developments. Finally, these early developments have been poorly maintained.

In summary, architecture, site planning, construction, landscaping, parking, open space, recreational amenities and property maintenance have a significant impact on the overall quality of older neighborhoods and a cumulative impact on the quality of life in Hayward.

B. Government Constraints

In general, Hayward's land use controls, design guidelines, codes and enforcement, required site improvements, fees and permit processing procedures have been developed, in part to, to correct problems that have become evident over time. For example, in the early 1990s, the City

Council adopted design guidelines for various types of development to ensure that development within Hayward was of high quality.

1. Land Use Controls

The City's General Plan and Zoning Ordinance provides for a wide range of housing types and densities, ranging from one unit per net acre in the Hayward Hills to a maximum of 65 units per acre in the downtown. In addition, the City allows a density bonus for developments that qualify under State Law. The chart below lists the various zoning districts and densities.

Table II.1: Zoning Densities and General Plan Compatibility

Residential Zoning	Zoning Defined ("B" symbolizes combining zone and following number references the lot size.)	Minimum Lot Size (Square Feet)	Density Per Net Acre	Comparable General Plan Land Use Designation	Defined
RSB40	Single Family Residential	40,000	0.2-1.0	REDR	Rural Estate Development Residential
RSB20	Single Family Residential	20,000	1.0-4.3	SDR	Suburban Density Residential
RSB10	Single Family Residential	10,000	1.0-4.3	SDR	Suburban Density Residential
RSB8	Single Family Residential	8,000	4.3-8.7	LDR	Low Density Residential
RSB6	Single Family Residential	6,000	4.3-8.7	LDR	Low Density Residential
RS	Single Family Residential	5,000	4.3-8.7	LDR	Low Density Residential
RSB4	Single Family Residential	4,000	8.7-12.0	LMDR	Limited Medium Density Residential
RMB4	Medium Density Residential	4,000	8.7-12.0	LMDR	Limited Medium Density Residential
RMB3.5	Medium Density Residential	3,500	8.7-12.0	LMDR	Limited Medium Density Residential
MHP	Mobile Home Park	N/A	8.7-12.0	LMDR	Limited Medium Density Residential
RM	Medium Density Residential	2,500	8.7-17.4	MDR	Medium Density Residential
RH	High Density Residential	1,250	17.4-34.8	HDR	High Density Residential
RHB7	High Density Residential	750	17.4-34.8	HDR	High Density Residential
CC-C	Central City Commercial	None	30-65	HDR	
CC-R	Central City Residential	None	25-50	HDR	
CC-P	Central City Plaza	Above 1 st Floor			
CN-R	Neighborhood Commercial-Residential	Above 1 st Floor			
RO	Residential Office	5,000-5,914	Same as RM or RH,		

Source: City of Hayward, Department of Community and Economic Development, September 2001

Hayward's land use and zoning regulations are not an undue constraint to development. The current update to the General Plan contains "Smart Growth" principles. The City encourages mixed-use development as tool for increasing residential use of second story space in the downtown and in neighborhood commercial areas. As shown in the table above, Central City-Plaza, Central City Commercial and Neighborhood Commercial-Residential allow -- by right -- residential above first floor commercial development. Central City-Residential permits high density multifamily housing (as much 65 units per acre). Commercial Office (CO) also permits medium density or high density multifamily housing. Whether the density is high or medium depends on the General Plan (GP) designation for the geographic area..

As discussed previously, sufficient land, zoned at appropriate densities, exists in Hayward to accommodate the ABAG Regional Housing Needs Determination allocation for Hayward. In

addition to vacant acreage zoned for residential development, Redevelopment Areas such as the Hunt's Cannery Area have been studied and rezoned from Industrial to High Density Residential to increase the amount of land available and densities for residential development. Appendix D contains the inventories of vacant, residential land and land suitable for residential redevelopment.

There are more than 214 acres of currently vacant land zoned for residential development. Of that, 92.6 acres have a GP designation of medium density residential and 20.5 acres have a high density GP land use designation. There are also parcels where actual development is less than 50% of the development capacity allowed by the General Plan land use designation. There are 410 acres of residentially designated parcels that could be developed to capacity.

Approximately 120 acres have been designated for residential redevelopment in the Cannery Area and Burbank Neighborhood and 800-950 residential units are projected. Densities range between 10-30 dwelling units per acre. In addition, there are approximately 67,000 square feet of live/work space.

In 1993 the City adopted a Growth Management Element that divided the City into preservation areas and change areas. Preservation areas were the existing single family owner-occupied neighborhoods where new development was to be low or medium density and complementary with existing development. Change areas included downtown, the Mission Boulevard corridor, the Cannery and Burbank areas, the South Hayward BART station area and the Business and Technology (Industrial) district. Appendix E shows these Change Areas.

The City has encouraged the redevelopment of downtown adjacent to the Hayward BART station by rezoning to increase densities. There have been a number of new residential developments in the downtown and more are being built. The following map shows the current and proposed projects.

Although downtown zoning densities allow more units per acre than what has been built, developers maintain that the market will not support the costs of building to maximum densities. City staff have carefully analyzed this issue and have identified several reasons.

In the past, developers have thought of Hayward as a suburban, rather than urban, where townhouse developments that were considered to be too dense don't sell easily and multifamily developments that are dense don't attract tenants of the income level needed to pay the rent. Through the City's efforts to redevelop downtown and create transit-oriented housing, this perception is slowly changing.

Because development takes a long time and almost all of the development cost is at risk prior to the sale or renting of a unit, developers are very sensitive to what they perceive the market wants. During the period of 1990-2000, the largest and most consistently profitable residential product in the real estate market has been detached single family homes. Generally lenders and therefore developers, do not like to pioneer new and different types of residential products. They want to assure that their investment is as secure as possible and that there is strong demand for the product and it is priced to achieve at least the minimum required return on investment.

Therefore, they frequently base their current and proposed products on what has been successful in the past.

The City is supportive of mixed-use development to increase the supply of housing and highlight smart growth principles. However, many developers and lenders would prefer not build these types of projects because they are much more complex to finance. Unless the project is in a high demand market, there is also the risk that the retail or office space will be or become vacant.

The City/Redevelopment Agency has used various techniques to achieve a diverse housing market – acquiring land and assembling parcels, providing gap financing, issuing multifamily mortgage revenue bonds, and “fast-tracking” development applications to encourage developers to build to maximum densities. Over time, Hayward has been successful in obtaining diversity in both product type and density --single family ownership, lofts, and multifamily rental housing.

During the period of 1990 through 2000, more than 430 new residential units have been added to the downtown and nearby areas and 350 more units are currently in some phase of development. When built, the City’s first downtown development, Atherton Townhomes (83 units), were affordable to moderate income first-time homebuyers who purchased most of the units. However, the past several years of extreme price inflation in the Bay Area have put the purchase of these resale homes beyond the means most moderate-income buyers.

West of the downtown BART station, 192 up-scale condominiums were developed at 30 units to the acre. Reduced parking was allowed for this development because it was adjacent to the BART/AC Transit hub. Interestingly, the developer created more parking spaces than the minimum, because it would make the project more marketable.

2. *Infrastructure Capacity*

Infrastructure capacity is not a constraint to residential development in Hayward. There is sufficient capacity to serve Hayward through 2025. The following services are provided by the City of Hayward or private companies:

- **Water Service:** City of Hayward, except for those areas annexed from the County that were and continue to be on East Bay Municipal Utility District water.
- **Sanitary Sewers:** City of Hayward, except for annexed areas that were previously and continue to be served by other providers.
- **Storm Drainage:** City of Hayward and, for certain areas annexed from the County, the Alameda County Flood Control and Water Conservation District.
- **Telephone Service:** Pacific Bell
- **Natural Gas/Electric:** Pacific Gas and Electric
- **Garbage Service:** Waste Management, Inc.

- **Recycling:** Tri-Cities Economic Development doing business as (dba) CurbCycle.

Municipal and private services are available to all parcels within the City limits, with the exception of the Alameda County portion of the Mt. Eden area which currently has its own water system and no sewer and storm drains.. Current policies require that parcels be annexed to the City in order to obtain City water, sewer, and storm drain services unless there is a health threat to existing residences, confirmed by the County Health Department.

3. *Governmental Fees*

Land development within the City of Hayward is subject to direct fees imposed by the City and fees from other government agencies which are collected by the City. City fees represent the cost of staff activities in processing a development application and offsetting the capital expenditures needed to accommodate development. Hayward has traditionally had permit processing and utility service hook-up fees that were at or below average, compared to surrounding cities. Hayward's park dedication in-lieu fee is low in comparison with other municipalities.

Fees to construct a 2,500 square foot single family home in Hayward total approximately \$31,000 which represents 9% of the average \$350,000 new home. These fees include school fees, collected for the Hayward Unified School District, the New Haven School District, and park dedication fees. If these fees were subtracted from the total, development fees would be \$20,400 or 6% of the average cost of a new home. Hayward's fees are lower than those of Oakland, Berkeley, Fremont, Livermore, Pleasanton, and Union City.

4. *Processing Time.*

The residential development process is comprised of a number of stages. Stages in the planning process may include: obtaining appropriate zoning, approval of parcel or subdivision map, site plan review, and environmental reviews. State law governs the processing time for planning applications, although these time limits can be waived by the applicant. Processing time depends upon the knowledge, expertise, and ability of the development team; their ability to prepare plans in accordance with City requirements; to make timely submissions (and re-submissions); and to receive feedback on their plans and revise them accordingly. The City's current processing times for single family and multifamily development are:

- from application submittal to first punchlist provided to developer: 25 days
- processing time to process resubmittal of application for corrections to items on first punchlist: 10 days
- if also processing plans for model homes in subdivisions: an additional 10 days

In 1995, the City began conducting Pre-Application meetings, to assist developers in preparing applications which meet City guidelines and can be processed quickly. When staff learns of a large or complex project, the developer (and professional consultants such as architects and engineers) is encouraged to meet with staff to describe the project and obtain feedback from

planning, building, fire, traffic, engineering, utilities, and any other staff who may be likely to work on the project. This way the developer is able to meet those likely to work on his project and learn about the City's experience with and requirements for projects of this type; staff learns about the proposed project in the pipeline and so has some familiarity with it when reviewing plans. Feedback from developers has been very favorable about the utility of Pre-Application meetings and subsequent Code Assistance meetings (more detailed follow-up with fire, hazardous materials, and building) and improvements in processing time and activities. The processing of residential applications does not appear to be a constraint to the provision of housing.

5. *Building Codes*

As have many California cities, the City of Hayward has adopted the Uniform Building, Plumbing, and Mechanical Codes and the National Electric Code with a few amendments.

6. *Site Requirements*

Site requirements such as front, side and rear yard setbacks and building heights are described in the Hayward Zoning Ordinance. These standards are typical for communities such as Hayward and do not appear to pose a constraint to residential development. Hayward also encourages "Planned Developments" which can increase flexibility in siting while encouraging excellent design and enhanced site amenities.

The State and other governmental entities that are encouraging greater housing densities, without increasing the cost of construction, have argued that municipalities should reduce their parking requirements. Hayward has reduced the parking requirement for residential developments on a case-by-case basis where development has been adjacent to transit or is a senior or special needs project. Success has been mixed.

C. Non-Governmental Constraints

There are a number of costs in the development of housing: land, site improvements, construction costs, financing, sales and marketing. Unless development occurs in a Redevelopment Area, it is difficult for a municipality to reduce these market-driven costs.

1. *Price of Land*

Although the cost of residential land in Hayward has typically been lower than in surrounding cities, the intense development demand of the late 1990s has increased the price of vacant land substantially. According to the Alameda County Assessors Office, vacant land zoned for low density housing averages \$80,000 for a typical 5,000 square foot lot; land zoned for medium or high density housing is significantly more expensive.

Since Hayward is almost "built-out," there are few completely vacant parcels available for residential development. The cost to acquire and clear an acre of land for redevelopment is

important. Depending on the existing improvements that must be removed, the total cost to acquire parcel(s), relocate occupants, and possibly mitigate hazardous materials can be extremely expensive. This can pose a problem for development since Hayward rents are still somewhat lower than rents in surrounding cities and not as likely to support the higher cost development.

2. *Construction Costs*

The costs of construction materials and labor for new residential development appear to be fairly consistent across the Bay Area. In general, the average cost is between \$100 and \$150 per square foot, depending upon economies of scale.

3. *Availability of Financing*

For-profit residential developers have not reported problems financing new residential development in Hayward. Financing is available from a variety of sources including financial institutions, insurance companies, and pension plans (such as CalPERS). The Federal Reserve continues to lower interest rates in response to the decline in the U.S. economy. However, funds for new housing developments may become more expensive or more difficult to access as lenders become concerned about increasing unemployment rates and fear the subsequent decline in the demand for new homes.

4. *Other Non-Governmental Constraints*

The Cost of Producing Affordable Housing - Eden Housing, Inc., a large nonprofit housing developer based in Hayward, reports that it currently costs between \$230,000 - \$240,000 per three bedroom apartment unit to develop affordable family projects and somewhat less (about \$140,000) per unit in multifamily developments for seniors, since the unit square footage is about half that of larger family units. A newly constructed single family, owner-occupied three bedroom, two bath home on a small, in-fill lot can cost approximately \$280,000 - \$300,000 to develop depending on the cost of the land and the quality of design and construction.

In order to be financially feasible and permanently affordable for lower income, particularly very low income households, affordable multi-family rental residential projects require a number of financing sources. At a minimum, the financing includes:

- A first mortgage from a lending institution;
- Low Income Housing Tax Credits;
- Redevelopment Agency Low and Moderate Income Housing Fund monies;
- Community Development Block Grant and/or HOME Investment Partnership funds;
- State of California Multifamily Loan Program funds and/or a loan from the California Housing Finance Agency.

Financing may also include an Affordable Housing Program (AHP) grant, a Supportive Housing Program (SHP) grant, a bridge loan from a private or public lender or a foundation grant.

Depending upon the financing structure used, the financing gap (requiring a City subsidy so that the project can be built) can cost between \$25,000 to \$50,000 per unit for a multifamily rental

residential development, to make rents affordable to families with incomes no more than 60% of median income (\$43,000 for a household of four).

The following is an example of the subsidy that would have to be provided to assist a family of four earning who earn no more than 80 percent of the area median income (\$57,300) to buy their first home. The home has a purchase price of \$275,000. The family has \$7,500 available for a down payment. The maximum first mortgage provided by the lender is \$185,000. To acquire this property, the family would need an additional long term, low interest, deferred payment loan from the City in the amount of \$82,500. More examples of this type of subsidy can be found in the Housing Needs section.

Chapter III – Description of Housing Programs

This section provides a brief description of the federal, state, local governmental and private resources are available to the City of Hayward to address housing needs. The second portion of this chapter presents policies, strategies and programs the City of Hayward will implement to address the community's housing needs.

A. HOUSING RESOURCES:

1. *Federal*

- **Community Development Block Grant (CDBG):** The City of Hayward receives an annual allocation of U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) funds. The CDBG program allows the City to use federal funds to address specific local housing and community development needs. On average, the City of Hayward receives an entitlement grant of \$1,750,000 and has between \$300,000 - \$500,000 of program income generated by deferred loans for housing rehabilitation and construction. Over the past ten years, the average annual percentage of program funds spent on acquiring land and constructing or rehabilitating affordable housing is 74%. The affordable housing includes apartments, owner and renter occupied single family attached and detached homes, and mobile homes. When fair housing, landlord-tenant, and rental assistance programs are added, as well as supportive services for very low income Hayward residents, the average annual percentage of program funds expended for housing and neighborhood services was 82%.
- **HOME Investment Partnerships Program (HOME):** The City of Hayward receives funding from the HOME Investment Partnership through its participation in the Alameda County HOME Consortium. HOME funds can be used to acquire, rehabilitate, finance and construct affordable housing. On average, the City of Hayward receives about \$450,000 each year.
- **Affordable Housing Program of the Federal Home Loan Band Board (AHP):** The AHP provides gap financing as a subsidy to projects that provide affordable rental or ownership housing for a minimum of 15 years. These grants are competitive and a federally-chartered bank or savings and loan must be the grant applicant.
- **HUD Section 8 Rental Assistance Funds:** Section 8 is a federally funded, locally administered rental assistance program for low income families, senior citizens, and the disabled. The Alameda County Housing Authority administers the HUD Section 8 rental subsidy program for most Alameda County jurisdictions including the City of Hayward. The Housing Authority manages an allocation of approximately 1,600 vouchers for people living in Hayward.

- **HUD Section 202/811 Program Funds:** Funds are available on a competitive basis through the HUD Section 202 program for new construction of rental housing serving seniors and through the Section 811 program for housing for disabled persons.
- **Housing Opportunities for Persons with AIDS:** HUD makes funding available through the Housing Opportunities for Persons with AIDS (HOPWA) program for a variety of housing and supportive services activities for persons living with HIV and AIDS. The Alameda County Housing and Community Development (HCD) department administers the HOPWA program for Alameda County, under contract from the City of Oakland, which receives the HOPWA entitlement from HUD. HOPWA funded activities serve all Alameda County jurisdictions.
- **Supportive Housing Program (SHP):** This HUD program implements the McKinney Act and is designed to promote the development of supportive housing and services for homeless persons. SHP funds can be used for acquisition, rehabilitation, new construction, operating costs and supportive services.

2. *State*

- **California Housing Finance Agency:** The California Housing Finance Agency (CHFA) provides various types of loans for the development and preservation of affordable housing. CHFA also provides loan assistance to eligible homebuyers.
- **Mortgage Revenue Bonds:** The City of Hayward may apply to the California Debt Limit Allocation Committee (CDLAC) for an allocation of mortgage bond authority to provide financing to developers of qualified rental developments.
- **Low Income Housing Tax Credits:** Affordable housing developers can apply to the State for an allocation of tax credits to finance low-income rental housing developments. The tax credits are syndicated in order to raise funds to develop affordable housing. The City supports and reviews applications for Tax Credits for the California State Tax Credit Allocation Committee.

3. *Local*

- **Low and Moderate Income Housing Fund:** The City of Hayward Redevelopment Agency is authorized to use tax-increment financing to fund redevelopment projects in specific target areas. California State redevelopment law mandates that 20% of the tax-increment revenue generated by these projects must be set-aside to fund affordable housing. Increases in tax revenue in redevelopment project areas are anticipated to generate an annual average of approximately \$450,000 in tax-increment funds for affordable housing. These funds can be used for the acquisition, construction, and rehabilitation of all types of housing serving very low, low, and moderate income households. Hayward has used these funds as gap financing to create affordable rental housing and for the first time homebuyer program.

- **City of Hayward Housing Authority:** In addition to the City issuing multifamily or single family mortgage bonds directly, the City can issue those bonds through its housing authority for residential projects that have set aside at least 20% of the units for very low income households. The City Housing Authority contracts with the Alameda County Housing Authority to operate the jurisdiction's share of Section 8 program.
- **Publicly Owned Land:** The City of Hayward anticipates developing housing on Site Four in the Redevelopment Area during the period of this Housing Element Update.
- **Mortgage Credit Certificates:** The City of Hayward participates in the Alameda County Mortgage Credit Certificates (MCC) Program. The MCC Program provides additional federal income tax relief to low and moderate-income first-time homebuyers. Due a transfer in Single Family Mortgage Bond allocation from cities and counties to the California Housing Finance Agency by California Debt Limit Advisory Committee (CDLAC), the number of MCCs available has been severely reduced. The City's share of Alameda County's allocation has decreased from approximately 100 per year to about 20 per year.
- **Social Services Program:** The City of Hayward has a policy of allocating approximately \$350,000 from the City's general fund for grants to nonprofit social services agencies that will conduct a variety of public service activities. An additional \$170,000 is usually available to fund special social service projects.

4. Private

- **Community Reinvestment Act/ Banks and Savings and Loan Corporations:** The Community Reinvestment Act (CRA) requires private banks and lenders to provide financing for a variety of community-improvement projects. The City of Hayward works with a variety of private lenders to provide favorable terms for mortgages to first-time homebuyers, special financing for affordable rental projects and loans for small businesses. The CRA places a responsibility on financial institutions to address the credit needs of low-income families.
- **East Bay Delta Housing and Finance Agency:** This is a lease-to-own program for prospective first time homebuyers who have credit problems and/or insufficient funds for downpayment or closing costs. The prospective homebuyer picks a house for sale, East Bay Delta acquires the house and leases it back to the prospective homebuyer. Households are given up to three years to repair their credit and save for the expenses of home purchase. Maximum household income is 140% of median income.

5. Enforcement

- **Community Preservation Program:** The City has eight inspectors who are responsible for resolving violations of the Community Preservation, Graffiti Abatement, Vehicle Abatement, Weed Abatement, Sign and Zoning Ordinances.
- **Residential Rental Inspection Program:** The City has four inspectors who are responsible for inspecting all residential rental units in the City on a rotating basis for compliance with the Uniform Housing Code. Units are also inspected on a complaint basis when that complaint is made by the current tenant.

B. EXPENDITURES FOR HOUSING PRODUCTION, CONSERVATION AND RELATED SERVICES 1990-2000

The following table lists the projects, number of units, type of units and type and amount of funding for the period 1990-2000.

Table III.1: EXPENDITURES FOR HOUSING PRODUCTION, CONSERVATION AND RELATED SERVICES 1990-2000

Project Name	Project Description	Total Units	Income Limit	Funding Source				TOTAL
				LM Fund	HOME	CDBG	MRB	
Allied Housing	New construction of transitional housing	28	Very Low			\$100,000		\$100,000
B St. Bungalows	New construction of ownership housing	4	Low			\$800,000		\$800,000
Community Resources for Independent Living	Housing-related services for special needs		Very Low			\$280,000		\$280,000
DCARA Deaf House	Financing for transitional shelter	6	Very Low			\$430,000		\$430,000
EC Magnolia Court	New construction of disabled rental housing	21	Very Low	\$288,000				\$288,000
Eden Council for Hope and Opportunity	Fair Housing services		Very Low			\$1,300,000		\$1,300,000
Eden Information and Referral	Housing-related services		Very Low			\$311,000		\$311,000
FESCO	Emergency Shelter	5	Very Low			\$214,000		\$214,000
Glen Berry	New Construction of affordable rental housing	50	Very Low	\$680,000	\$500,000	\$179,000		\$1,359,000
Glen Eden	New Construction of affordable rental housing	36	Very Low	\$490,000		\$129,000		\$619,000
Green Shutter	Rehabilitation of an SRO apartment complex	63	Very Low	\$650,000				\$650,000
GT Arms	Home ownership assistance	8	Moderate	\$907,000				\$907,000
Harris Court	Acquisition and rehab of affordable rental housing	24	Very Low	\$275,000	\$990,000			\$1,265,000
Human Outreach Agency	Homeless Shelter	18	Very Low			\$282,000		\$282,000
First Time Homebuyer Assistance Program	Home ownership assistance	150	Moderate	\$860,000				\$860,000
Down Payment Assistance Program	Home ownership assistance	35	Low			\$1,100,000		\$1,100,000
Housing Conservation Loan Program	Residential rehab for families and seniors	90	Low / Very Low			\$4,100,000		\$4,100,000
Minor Home Repair Program	Residential Rehab for Seniors and Disabled Owners	530	Low / Very Low			\$1,500,000		\$1,500,000
SAVE/WINGS	Transitional Housing	14	Very Low			\$370,000		\$370,000
Spring Court	Home ownership assistance	32	Moderate	\$300,000				\$300,000
Tennyson Gardens	Acquisition and rehab of affordable rental housing	96	Low		\$800,000		\$6,450,000	\$7250000
The Timbers	New construction of affordable rental housing	27	Low				\$9,500,000	\$9,500,000
Westporte Duets	New construction of affordable ownership housing	18	Low			\$360,000		\$360,000
	TOTAL	1,255		\$4,450,000	\$2,290,000	\$11,455,000	\$15,950,000	\$34,145,000

POLICIES, STRATEGIES AND PROGRAMS

Please Note:

- Policies appear in UPPER CASE LETTERS; Strategies appear in *italics* and Programs appear in standard 12 point type)
- Financing sources presented with each program identifies the revenue source(s) that may be used to fund a given program and do not represent a specific commitment of funds. Funding commitments are made by City Council through the City Budget.

I. EXPAND THE HOUSING SUPPLY

POLICY 1.0: ENCOURAGE THE PROVISION OF AN ADEQUATE SUPPLY OF HOUSING UNITS IN A VARIETY OF HOUSING TYPES WHICH ACCOMMODATE THE DIVERSE HOUSING NEEDS OF THOSE WHO LIVE OR WISH TO LIVE IN THE CITY.

Strategy 1.1: Maintain an adequate supply of land designated and zoned for residential use at appropriate densities to meet housing needs consistent with the objective of maintaining a balance of land uses.

Program 1.1.1: To ensure that there is sufficient capacity to accommodate the dwelling units needed to maintain a jobs/housing balance, the City will continuously evaluate the remaining housing potential in relation to the projected housing need based on population and employment forecasts.

Financing: None required

Time Frame: Continuing effort

Program 1.1.2: To accommodate the citywide need for new dwelling units, the City/Redevelopment Agency will identify opportunities for increased housing potential (land and/ or densities) within the Redevelopment Area.

Financing: Low and Moderate Housing Fund

Time Frame: As plans are developed for various sub-areas, such as the Cannery Area

Program 1.1.3: To ensure adequate infrastructure and minimize traffic constraints the City will seek completion of those circulation improvements identified in the General Plan

Financing: Federal, State and local funds for transportation improvements

Time Frame: Continuing effort

Strategy 1.2: Promote development of infill housing units within existing residential neighborhoods in a variety of housing types.

Program 1.2.1: The City and Redevelopment Agency will identify sites for infill housing as plans are developed for Redevelopment sub-areas.

Financing: General Fund and Redevelopment Funds

Time Frame: As plans are developed

Strategy 1.3: Encourage medium and high-density residential development along major arterials and near major activity or transit centers.

Program 1.3.1: Continue to evaluate reduction in parking requirements for housing developments in close proximity to major transit routes (BART and express bus lines) or activity centers and allow reductions as appropriate.

Financing: None required

Time Frame: On a project-by-project basis

Program 1.3.2: The City will encourage medium and high density mixed-use (residential with commercial) development in selected locations along major arterial routes (eg. Mission Boulevard and Foothill Boulevard).

Financing: General Fund, Redevelopment Funds and Mortgage Revenue Bonds

Time Frame: Continuing effort

Strategy: 1.4: Explore ways to allow expansion of existing dwellings while maintaining the integrity of neighborhoods.

Program 1.4.1: The City will review the setback requirements for single family homes in residential neighborhoods to determine whether it is appropriate to modify the setbacks to allow owners to add bedrooms and bathrooms to their homes to reduce overcrowding.

Financing: General Fund

Time Frame: FY 2002-2003

Strategy: 1.5: Encourage developers to create residential units that accommodate varied household sizes and income levels.

Program 1.5.1: Include a mix of housing types for households at various income levels in area design plans.

Financing: General Fund, Redevelopment and Low and Moderate Income Housing Fund

Time Frame: As plans are developed.

2. CONSERVE THE HOUSING STOCK

POLICY 2.0 ENSURE THE SAFETY AND HABITABILITY OF THE CITY'S HOUSING UNITS AND THE QUALITY OF ITS RESIDENTIAL AREAS.

Strategy 2.1: Maintain and upgrade residential areas through abatement of nuisances and provision of needed public improvements.

Program 2.1.1 Continue to implement the City's Community Preservation Ordinance and revise it to make the Ordinance more comprehensive and easier to enforce. Continue to enforce the Building, Housing, Mechanical, Electrical, Plumbing and Fire Codes.

Financing: General Fund

Time Frame: FY 2001-2002

Strategy 2.2: Maintain and upgrade the housing stock by encouraging the rehabilitation, maintenance and upkeep of residential properties

Program 2.2.1: Operate property rehabilitation programs which assist low-income owner-occupants to upgrade their homes. Program includes minor home repairs, accessibility repairs, and substantial rehabilitation. Eligible housing stock includes conventional and mobile homes. Eligible owners include: Seniors, disabled persons and low-income families. The City will continually search for additional funding sources and applies for state and federal loans or grants as they become available.

Financing: Community Development Block Grant funds and Low and Moderate Income Housing Fund monies.

Time Frame: Annually throughout term of Housing Element

Strategy 2.3: Maintain a supply of various types of rental housing for those who do not have the desire or the resources to purchase homes.

Program 2.3.1: Operate rehabilitation programs for rental units occupied by low-income

households and continue to search for new funding sources. Programs include accessibility repairs and moderate and substantial rehabilitation.

Financing: Community Development Block Grant

Time Frame: Annually through the period of this Housing Element

Strategy 2.4: Continue to implement the Residential Rental Inspection Program and explore whether changes are needed to maintain a quality housing stock.

Program 2.4.1: To ensure habitability of rental units, the City will continue to inspect all buildings on a mandatory basis (and individual units on a complaint basis) and require correction of deficiencies. The City will revise the Residential Inspection Ordinance to improve compliance.

Financing: General Fund

Time Frame: Every unit in the City will be inspected at least once every seven years.

3. PRESERVE OWNER-OCCUPIED HOUSING

POLICY 3.0: ENCOURAGE THE DEVELOPMENT OF OWNERSHIP HOUSING AND ASSIST TENANTS TO BECOME HOMEOWNERS IN ORDER TO REACH A 70% OWNER-OCCUPANCY RATE, WITHIN THE PARAMETERS OF FEDERAL AND STATE HOUSING LAW

Strategy 3.1 Encourage homeownership opportunities through down payment and closing costs assistance and deferred, second mortgage loans. Conduct first time homebuyer workshops to prepare people for homeownership.. Engage in periodic outreach to Hayward renters to inform them about the availability of homeownership workshops and other forms of assistance

Program 3.1.1. Continue to operate the City's first time homebuyer program and modify loan amounts and terms to make it easier for Hayward residents to become homeowners here.

Financing: Low and Moderate Housing Fund, Community Development Block Grant funds

Time Frame: Continuing effort

Strategy 3.2: Develop monitoring programs to assess the potential cumulative effects of these homeownership programs.

Program 3.2.1: Continue to monitor the cumulative effects of homeownership programs on the overall housing stock in Hayward.

Financing: None Required

Time Frame: Continuing effort

4. DEVELOP AFFORDABLE HOUSING

POLICY 4.0. ENSURE THAT THE CITY'S HOUSING STOCK CONTAINS AN ADEQUATE NUMBER OF DECENT AND AFFORDABLE UNITS FOR HOUSEHOLDS OF ALL INCOME LEVELS.

Strategy 4.1: Generate housing affordable to low and moderate income households through participation in federal and state housing subsidy and mortgage bond programs and in county or non-governmental programs.

Program 4.1.1: To generate new affordable housing for very low, low and moderate income Hayward residents, the City will continue to utilize the Tax Exempt Multifamily Mortgage Revenue Bond program and all other sources of federal, state and local financing to create affordable housing.

Financing: Federal, state and local resources, including low interest loans from private sector lenders.

Time Frame: Continuing effort

Program 4.1.2. To provide rent subsidies to very low income households who would otherwise be unable to afford housing, the City will continue to contract with the Alameda County Housing Authority to operate the Section 8 program in Hayward.

Financing: Federal Section 8 Program

Time Frame: Continuing effort

Strategy 4.2: Periodically review the City's development process system to reduce delays or impediments to the development of new housing or the acquisition and/or rehabilitation of existing housing.

Program 4.2.1. Continue to review and improve the City's development process system.

Financing: None Required

Time Frame: Continuing effort

Strategy 4.3. Consider an inclusionary zoning ordinance as a means of increasing the supply of affordable housing and reducing geographic concentration.

Program 4.3.1. Prepare an inclusionary zoning ordinance that requires that any new residential development (single family or multifamily) to provide a minimum number of low income units. In-lieu fees may be assessed to meet the developer's obligation.

Financing: General Fund

Time Frame: FY 2001-2002

Strategy 4.4. Review any proposed disposition of surplus public land within the City limits to determine its suitability as a site for low-income housing

Program 4.4.1: To increase the number of sites available for low-income housing development, the City will continue to review any proposed disposition of surplus public land within the City limits. Where consistent with adopted land use plans and standards, make proposals for assisted housing the highest priority (e.g. parks have highest priority in under-served areas).

Financing: Redevelopment Agency Low and Moderate Income Housing Fund, Community Development Block Grant, HOME Investment Partnership and any other available funds

Time Frame: As opportunities to obtain surplus property arise.

Strategy 4.5. Use Redevelopment Agency resources to generate affordable housing within the Redevelopment Project Area and throughout the City, consistent with State law

Program 4.5.1: The Redevelopment Agency will use the Low and Moderate Income Housing Fund to leverage funds for the development of housing for very low, low, and moderate income Hayward residents in accordance with the production and replacement requirements under State Law.

Financing: Low and Moderate Income Housing Fund

Time Frame: Continuing effort

Program 4.5.2: To provide housing assistance commensurate with housing needs, the Redevelopment Agency will expend the monies in the Low and Moderate Income Housing Fund to assist low and very low income households in at least the proportion that the unmet need bears to the total number of units needed for moderate, low and very low income households within the City. Agency funds will be used to provide direct or indirect financial assistance to desirable

developments, both within and outside the Redevelopment Project Area.

Financing: Low and Moderate Income Housing Fund

Time Frame: Continuing effort

Strategy 4.6. Work with the for-profit and nonprofit development community to create affordable housing.

Program 4.6.1: To provide rent subsidies to very low income households who would otherwise be unable to afford housing, the City will continue to contract with the Alameda County Housing Authority to operate the Section 8 program in Hayward.

Financing: Federal Section 8 Program

Time Frame: Continuing effort

Program 4.6.2: To generate new affordable rental units for low and very low income households, the City will continue to participate in state and federal grant and loan and tax incentive programs, as development opportunities occur and funds are made available.

Financing: Federal, state and local funds and tax credits; private sector loans and grants.

Time Frame: Continuing effort

5. SUPPORT “SPECIAL NEEDS” HOUSING

POLICY 5.0 ENSURE THAT SPECIAL NEEDS HOUSEHOLDS HAVE A VARIETY OF HOUSING UNITS FROM WHICH TO CHOOSE AND THAT THE EMERGENCY HOUSING NEEDS OF HAYWARD HOUSEHOLDS ARE MET.

Strategy 5.1 Analyze the special housing needs of the elderly, the disabled, female headed households, large families, farm workers and homeless persons and families as required by State law.

Program 5.1.1: Review 2000 Census data to determine the types of special needs of Hayward residents, where those residents live and their income ranges, in order to develop appropriate programs to provide assistance.

Financing: None Required

Time Frame: Continuing effort

Strategy 5.2 Promote emergency housing programs that prevent or relieve homelessness.

Program 5.2.1: Utilize available resources to support emergency shelters, transitional housing and support services which will directly benefit homeless households.

Financing: General Revenue funds, CDBG, and both Federal and State Supportive Housing Programs.

Time Frame: Continuing effort

Program 5.2.2: To prevent homelessness, the City will continue to assist programs that assist households to retain their housing (e.g. landlord-tenant mediation services and short-term rent/mortgage assistance programs).

Financing: CDBG Funds

Time Frame: Continuing effort

Strategy 5.3 Promote development of permanent affordable housing units for those defined above as special needs households.

Program 5.3.1: The City will enforce State and Federal Laws including the Uniform Building and Housing Codes

Financing: None Required

Time Frame: Continuing effort

Program 5.3.2: To assist disabled individuals to locate suitable units, the City will continue to fund housing counseling and placement services for the disabled.

Financing: CDBG Funds

Time Frame: Continuing effort

Program 5.3.3: Encourage developers to build three bedroom units in multifamily rental projects and four and five bedrooms in single family residential projects.

Financing: None Required

Time Frame: Continuing effort

Program 5.3.4: Continue to fund residential accessibility repairs and improvements for tenants

and homeowners with disabilities.

Financing: CDBG Funds

Time Frame: Continuing effort

6. PROMOTE FAIR HOUSING

POLICY 6.0 PROMOTE EQUAL ACCESS TO HOUSING BY EDUCATING CITY RESIDENTS ABOUT FAIR HOUSING AND LENDING LAWS.

Strategy 6.1. Promote the dissemination of information to alert homeowners about predatory lending practices.

Program 6.1.1 Encourage ECHO and senior citizen programs to disseminate information about predatory lending practices.

Financing: None Required

Time Frame: Continuing effort

Strategy 6.2 Work with Bay East Association of Realtors to ensure that residential real estate agents and brokers adhere to fair housing laws and regulations. Work with tenants, tenant advocates, and rental housing owners and managers to eradicate housing discrimination and to ensure that Hayward's supply of rental housing is decent, safe and sanitary.

Program 6.2.1 To prevent or remedy illegal housing discrimination, the City will continue to fund a fair housing agency to investigate complaints of illegal housing discrimination and seek redress or resolution. To assist local efforts to address problems caused by housing discrimination, the City will continue to fund a fair housing agency to identify housing discrimination practices and develop effective means of eliminating such discrimination (e.g. the child discrimination ordinance).

Financing: CDBG Funds

Time Frame: Continuing effort

Strategy 6.4 Review the Residential Rent Stabilization Ordinance and identify changes if appropriate.

Program 6.4.1. Establish a rental housing work group with tenant, landlord, nonprofit housing developer representatives, and City staff to review the Ordinance and recommend changes.

Financing: None Required

Time Frame: Continuing effort

Strategy 6.5 Promote training for property owners and managers to ensure that they are knowledgeable of the requirements of Federal, State and local real estate, housing discrimination, tenant protection, housing inspection and community preservation laws. Promote training of tenants in the requirements of Federal, State, and local laws so that they are aware of their rights and obligations.

Program 6.5.1: Fund fair housing agencies to educate owners, managers and tenants about fair housing.

Financing: CDBG

Time Frame: Continuing effort

Program 6.5.2: Participate with the Rental Housing Owners Association (RHO) in the implementation of the Multifamily Management Assistance Program for property managers in Hayward.

Financing: None Required

Time Frame: Continuing effort

7. PRESERVE ASSISTED HOUSING

POLICY 7.0 AVOID THE LOSS OF ASSISTED HOUSING UNITS AND THE RESULTING DISPLACEMENT OF LOW INCOME RESIDENTS BY PROVIDING FUNDS FOR THE ACQUISITION OF AT-RISK SUBSIDIZED HOUSING DEVELOPMENTS BY NONPROFIT HOUSING DEVELOPERS.

Strategy 7.1 Monitor at-risk projects/units.

Program 7.1.1. Identify and maintain an updated inventory of at-risk projects through the use of existing databases (e.g., HUD, State of California Department of Housing and Community Development, California Housing Partnership Corporation), as well as information from other sources that provide information on the use restrictions of projects.

Financing: None Required

Time Frame: Continuing effort

Program 7.1.2: Monitor at-risk projects that have been acquired by non-profit or for-profit entities during the ten-year analysis period, to ensure that commitments to tenants have been kept and that properties are well-managed and well-maintained and being operated in accordance with the City's property rehabilitation standards.

Financing: None Required

Time Frame: Continuing effort

Strategy 7.2 Assist nonprofit acquisition of at-risk projects.

Program 7.2.1: Monitor and respond to any Notice of Intent or Plan of Action that may be filed for a project and recommend possible mitigation; actively participate in the plan of action process to encourage transfer to a nonprofit organization that will maintain the affordability restrictions for the life of the project.

Financing: None Required

Time Frame: Continuing effort

Program 7.2.2: Finance the acquisition of local projects with the issuance of mortgage revenue bonds, where financially feasible. For mixed-income MRB and tax-credit projects, which are most at-risk of conversion, assist in the nonprofit acquisition of these developments via 501(c)(3) bonds where financially feasible.

Financing: All available Federal, State and local funds and private sector loans and grants

Time Frame: Continuing effort

Strategy 7.3 Participate in federal, state or county initiatives to address the preserving at-risk housing.

Program 7.1.9: Monitor and participate in federal, state or local initiatives that address the preservation problem (e.g., support state or national legislation that addresses at-risk projects, support full funding of programs that provide resources for preservation activities).

Financing: None Required

Time Frame: Continuing effort

Strategy 7.4 Encourage owners of existing Mortgage Revenue Bond projects to refinance bonds in order to extend the term of the Regulatory Agreement.

Financing: None Required

Time Frame: Continuing effort

Program 7.4.1: Ensure the long-term affordability of existing affordable units by working with property owners, tenants and nonprofit organizations to assist in the nonprofit acquisition of at-risk developments or work with owners of existing Mortgage Revenue Bond projects.

Financing: None Required

Time Frame: Continuing effort

Strategy 7.5 Work with Alameda County Housing Authority to obtain Section 8 Vouchers for displaced tenants of at-risk projects.

Policy 7.5.1. Establish procedures with the Alameda County Housing Authority to obtain Section 8 Vouchers.

Financing: Federal Section 8 Program

Time Frame: Continuing effort

Chapter IV – Preservation of Affordable Housing Projects

Affordable Housing Projects at Risk of Converting to Market Rate

This section presents an analysis of existing housing developments in the City of Hayward that have units with rent restrictions that are set to expire within the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. "Assisted housing developments," typically include multifamily rental housing that has received governmental assistance federal, state or local funding programs.

Rent-Restricted Units “at risk” of Converting to Market Rate

More than two-dozen multi-family developments in Hayward have income-restricted units. There are ten of these complexes with affordability restrictions set to expire during the term of this plan. The following table identifies and describes each of these complexes:

Table IV.1 – Assisted Housing At Risk of Conversion to Market Rate

Project Name and Address	Government Assistance	Affordability Expiration	Total Units	Rent-Restricted Units		Conversion Risk	Notes
				Elderly	Non-Elderly		
Waterford Apts. 25800 Industrial Blvd.	Mortgage Revenue Bonds	2008	544	0	109	Low	Period of affordability was extended in 1999
Clarendon Hills 700 Alquire Pkwy.	Mortgage Revenue Bonds	2002	285	0	57	Low	Owner has approached City about buying out limited partners and extending affordability period.
Barrington Hills Apts. 655 Tennyson Rd.	Mortgage Revenue Bonds	2010	188	0	38	Low	Period of affordability was extended in 1999
Huntwood Terrace 29200 Huntwood Ave.	Mortgage Revenue Bonds	2002	104	0	26	Medium	City will be meeting with owner to discuss extending affordability period.
Summerwood Apts. 21701 Foothill Blvd.	GNMA/CDBG /221d4	2003	162	0	32	Low	Affordability restrictions will continue as long as Section 8 is available.
Sycamore Square C St. & Valle Vista	221d4/Sec.8	2004	26	0	26	None	Owned by Eden Housing, Inc. a non-profit affordable housing developer.
Eden Issei Terrace 200 Fagundes Court	202/Sec.8/CD BG	2005	100	100	0	None	Owned by Eden Housing, Inc. a non-profit affordable housing developer.
Olive Tree Plaza 671 W. A St.	202/Sec.8/CD BG	2006	26	0	26	None	Owned by Eden Housing, Inc. a non-profit affordable housing developer.
Lord Tennyson Apts. 2191 W. Tennyson Rd.	221d3	2008	252	0	252	Very Low	Owner by Volunteers of America, a non-profit organization.
Mayten Manor 24000 Second St.	LIHC	2009	45	30	30	Unknown	

Replacement and Preservation Costs for Assisted Housing

State law requires that the City of Hayward provide an estimate of the total cost of producing new rental housing that is comparable in size and rent levels, to replace the units that could change from low-income use during the period covered by the Housing Element. The City must also present an estimated cost of preserving the assisted housing developments. Analysis of the ten developments with affordability restrictions set to expire in the next ten years indicates that few of the complex owners will elect to terminate these agreements. Therefore, it is difficult to estimate the cost to replace and/or preserve these units.

Based on the most recent affordable housing developments completed in Hayward, it would cost between \$230,000 to \$240,000 per unit to construct a new project comparable to existing affordable complexes. This estimate includes land acquisition, financing, and construction costs. Another factor that complicates estimating the preservation of rent restricted complexes is that it is difficult to predict the behavior of the real estate market. For instance, the acquisition cost of an apartment complex is typically 90 to 95% of its fair market value. This value is influenced by market demand for rental properties. Recently, a local non-profit housing developer, who was a general partner with a for-profit developer in an affordable rental complex, bought out the limited partner. The complex featured a mix of market-rate and rent-restricted units. The rents for market-rate units are extremely high and vacancies throughout Hayward are less than 3 percent. Consequently, the acquisition cost equaled the original development cost due to the value of the market-rate units.

Resources for Preserving At-Risk Units

The following public and private nonprofit corporations are known by the City of Hayward to have development and managerial capacity to acquire and manage rent-restricted housing developments at risk of converting to market rate:

- Eden Housing, Inc.
- Allied Housing

The City of Hayward is willing to work with other qualified organizations that have the capacity to preserve and maintain affordable housing developments in Hayward.

The following table identifies federal, state, and local financing and subsidy programs that may be used to finance the preservation of assisted housing developments.

Table IV.2: Funding Sources for Affordable Housing Development

Resource						
Federal	Rehabilitation	Acquisition	New Construction	Homebuyer Assistance	Rental Assistance	Homeless Assistance
CDBG	✓	✓	✓			
HOME	✓	✓	✓	✓	✓	
McKinney Act	✓	✓				✓
Supportive Housing Program	✓					✓
Section 8 Rental Assistance Program					✓	
Low-Income Housing Preservation Program		✓				
Affordable Housing Program						
Mortgage Revenue Bonds	✓	✓	✓	✓		
State						
Tax Credits	✓	✓	✓			
California Housing Finance Agency	✓	✓	✓			
Housing and Community Development Department	✓	✓	✓	✓		
Local						
Redevelopment Housing Funds	✓	✓	✓	✓		
Private						
Community Reinvestment Act	✓	✓	✓	✓		
Banks and Savings and Loans	✓	✓	✓	✓		

Source: City of Hayward Neighborhood and Economic Development Department

Chapter V – Other Housing-Related Issues

Efforts to achieve public participation in the development of the Housing Element

The Housing Element update was conducted as a part of the overall update of the City’s entire General Plan. This strategy provided City residents the opportunity to attend workshops, seminars and City Council meetings and be able to comment on a variety of housing and community development issues simultaneously. Community members, housing developers, housing advocates, and social service providers were invited to participate in a variety of public forums. City residents were encouraged to attend:

- General Plan and Housing Element Community Workshops
- Joint City Council / Planning Commission work sessions
- City Council meetings
- Housing Element issues and policies workshops
- Community organization meetings

General Plan and Housing Element Community Workshops:

Beginning in late 2000, a series of public meetings were conducted to gather the community’s ideas that needed to be addressed in the General Plan and Housing Element revision process. The meetings were held at a variety of locations including middle school campuses, the local community college campus and at the Hayward City Hall on both weekday evenings and Saturday mornings. The locations for the meetings were selected to serve every geographic area of the City.

Table V.1: General Plan and Housing Element Preparation Workshops

Date	Location	Summary
October 21, 2000	Ochoa Middle School 2121 Depot Road	Neighborhood and community residents identified housing and community development issues.
October 23, 2000	Dr. Martin Luther King Jr. Middle School 26890 Holly Hill Avenue	Neighborhood and community residents identified housing and community development issues.
October 25, 2000	Winton Middle School 119 Winton Avenue	Neighborhood and community residents identified housing and community development issues.
October 28, 2000	Cesar Chavez Middle School	Neighborhood and community residents identified housing and community

Date	Location	Summary
	27845 Whitman Street	development issues.
October 30, 2000	Bret Harte Middle School 1047 E Street	Neighborhood and community residents identified housing and community development issues.
November 15, 2000	Ochoa Middle School 2121 Depot Road	Neighborhood and community residents identified housing and community development issues.
November 18, 2000	Winton Middle School 119 Winton Avenue	Neighborhood and community residents identified housing and community development issues.
November 20, 2000	Cesar Chavez Middle School 27845 Whitman Street	Neighborhood and community residents identified housing and community development issues.
April 5, 2001	City Hall 777 B Street	Housing issues discussed.
May 3, 2001	City Hall 777 B Street	Housing issues discussed
June 9, 2001	Chabot College 25555 Hesperian Boulevard	Neighborhood and community residents identified housing and community development issues.

City Council / Planning Commission Work Sessions:

The Hayward City Council and Planning Commission conducted two joint workshops to discuss housing issues. Workshops are an opportunity for the Council and Planning Commission to study issues prior to taking action.

- April 24, 2001 Joint Work Session:** The main topics included a presentation of a staff report that included information on housing issues and the City’s land inventory, and discussion about housing-related policies to address those issues. This workshop was open to the public and included a public comment period.
- July 24, 2001 Joint Work Session:** The purpose of this joint work session was to formulate the preliminary policies and strategies to be included in the draft Housing Element. There was no official action taken at this workshop. However, members of the Hayward Coalition for Affordable Housing requested an opportunity for more public input into the Housing Element process. Scheduling this meeting provided another opportunity for community members to share their perspectives on housing issues.

City Council Meeting:

- **September 11, 2001 Meeting:** The City Council conducted a meeting to follow up on the issues originally presented at the July 24 workshop. Approximately 20 speakers, representing housing advocates, developers, social service providers, landlords, and City residents, addressed the City Council on a number of housing-related issues.

Issues and Policies Workshops:

On May 3, City staff conducted an issues workshop to gather information from local housing developers, housing advocates, real estate professionals and community service providers, members of the City's Planning Commission and Hayward residents. Representatives from the following organizations participated in the workshop:

- Eden Information and Referral - Referral service for affordable housing information
- Eden Council for Hope and Opportunity - Fair Housing and landlord/tenant dispute mediation
- Eden Housing, Inc. - Non-profit affordable housing development and management company
- Rental Housing Owners Association - Trade organization for rental housing owners
- South Hayward Neighborhood Collaborative - Neighborhood organization
- All Saints Church Peace and Justice Committee - Faith-based community group
- Eden Youth Center - Neighborhood-based service provider
- St. Francis Church - Local Hayward parish
- Fairway Park Association - Neighborhood organization

Community Organization Meetings:

During the preparation of the Housing Element, several community organizations focused their interest on housing and housing-related issues. City staff both attended meetings coordinated by these community-based organizations and hosted other, more informal meetings with community groups and housing advocates.

- **South Hayward Neighborhood Collaborative (SoHNC):** The mission of the South Hayward Neighborhood Collaborative is to improve the quality of life for people who live in its community. Comprised of slightly, over 22,000 people, South Hayward is 48% Latino, 14% African American, 9% Asian, and about 29% European American. The Collaborative is not a separate non-profit but a mechanism for ensuring community input into the use of public and private resources. A management team meets every two weeks to oversee all of its operations. In addition to its members, the SoHNC Management Team receives community input from the Advisory Team, which is made up primarily of neighborhood residents.

The SoHNC sponsored several community meetings at which Hayward residents expressed their concerns about increasing rental housing costs and the difficulties in finding and maintaining affordable housing. The first SoHNC meeting, conducted February 8, 2001, was attended by more than 200 Hayward residents from a variety of socio-economic and ethnic backgrounds. City leaders and staff attended the meeting and participated in the discussions. Following this meeting SoHNC sponsored several follow-up meetings to further investigate their role in the creation and preservation of affordable housing.

- **The Hayward Coalition for Affordable Housing (HCAH):** The HCAH is a collaborative organization dedicated to working with the Community of Hayward to address its affordable housing concerns. Along with Hayward residents the HCAH is made up of members from various local community organizations including: All Saints Peace and Justice, Second Chance, Alameda County Public Health Department, Community Resources for Independent Living, East Bay Housing Organization, South Hayward Neighborhood Collaborative, Family Emergency Shelter Coalition, Congregations Organizing for Renewal, Bay Area Legal Aid, Eden Housing, Inc., and Allied Housing. HCAH developed a set of proposed policies for the Hayward City Council to consider incorporating into the Housing Element.
- **Congregations Organizing for Renewal (COR):** The Hayward COR chapter includes three churches located in Hayward, St. Joachim's Parish, St. Clement's Catholic Church, Eden United Church of Christ. Approximately 5,000 families attend these three churches. Additionally, approximately 20 COR members are actively involved in housing issues. City staff met several times with several different representatives of the local COR chapter during the preparation of the Housing Element. COR is a member of the Pacific Institute for Community Organizing (PICO) network. PICO's mission is to assist in the building of community organizations with the power to improve the quality of life of families and neighborhoods. PICO carries out its mission through leadership training seminars; the recruitment and development of professional community organizers; and on-going consultation and technical assistance. Local organizing activities within the PICO Network are guided by the principles and concepts found in the Congregation-Community Model of Community Organization.

City of Hayward Consolidated Plan

Some of the demographic, housing, and special needs information and analysis presented in the Housing Element was adapted from the City of Hayward's Consolidated Plan. Each jurisdiction that receives federal funding through the Community Development Block Grant and HOME Investment Partnership program must prepare and submit a Consolidated Plan to the U.S. Department of Housing and Urban Development. This plan includes a housing and community development needs assessment, a survey of resources available to address these needs, a five-year strategy and a one-year action plan that this updated annually and presents programs and projects that will receive funding through both the CDBG and HOME programs. The

Consolidated Plan is actually very similar to the Housing Element and much of the information on special needs populations and the homeless helped to inform the development of the Housing Element.

The Consolidated Plan was developed during a six-month period and included research on housing and community development issues by City staff, workshops with local service organizations, and public hearings conducted by the Alameda County Housing and Community Development Department, the Hayward Citizen’s Advisory Commission, and the Hayward City Council.

During March 2000 City staff conducted three round-table discussions with local housing and service providers to obtain their perspective on affordable housing, homeless, and social service needs and priorities.

On May 2, 2000, a Work Session was held with City Council to discuss the CP. At that meeting Council discussed the need to continue activities to upgrade and maintain Hayward neighborhoods, assist low-income households and seniors, and preserve existing housing stock.

The final City action on the Consolidated Plan was on May 9, 2000. There were no public comments during the hearing and the Council voted to adopt the plan. The Consolidated Plan meeting held by the City of Hayward was held in addition to the citizen participation process conducted by Alameda County as the lead agency for the County’s HOME Consortium.

Opportunities for energy conservation in residential development

The recent energy crisis affecting much of California added another expense to the high cost of housing in the San Francisco Bay Area. A typical home in Hayward contains a number of electric and gas devices and appliances ranging from air conditioners and refrigerators to alarm clocks. While appliances contribute to the amount of energy used in a residential building, other factors also contribute to energy usage including:

- Age of building
- Type of construction
- Location
- Amount and type of landscaping
- Climate
- Type and age of appliances
- Type and amount of insulation
- Heating, ventilation and cooling

The following table presents an estimate of the cost of operating home appliances.

Table V.2: Home Appliance Energy Costs

Appliance	Cost to Operate
Hair Dryer	\$.01 per 5-minute use
100 Watt Incandescent Light Bulb	\$.01 per hour
Color Television	\$.01 to \$.05 per hour
Stereo System	\$.01 to \$.03 per hour
Refrigerator	\$10 to \$22 per month
Microwave Oven	\$.01 to \$.03 per 10-minute use
Personal Computer	\$.01 to \$.02 per hour
Dishwasher	\$.37 per load
Water Heater	\$20 to \$70 per month
Clothes Washer	\$.03 to \$.23 per load
Dryer	\$.30 to \$.60 per load
Vacuum Cleaner	\$.05 to \$.09 per hour
Gas Furnace	\$16 to \$40 per month – small home, <2,000 square feet \$114 to \$400 per month – large home, >4,000 square feet
<i>Source: Pacific Gas and Electric. Costs are based on the average 1997 residential rates of about 12 cents per kilowatt-hour of electricity and 63 cents per therm of gas.</i>	

Since lower income households have less disposable income, they are impacted even more by increasing energy costs. An increase in utility expenses are similar to a rent increase. According to Alameda County Housing Authority staff, a typical lower-income household can barely afford basic shelter costs. Therefore, utility bills must compete with other non-shelter expenses including, food, clothing, and transportation.

The City of Hayward addresses energy use and conservation at three levels:

1. New construction
2. Rehabilitation of residential buildings
3. Resident conservation

New Construction – City building codes and recycling requirements support energy efficient construction techniques, materials and minimizing the amount of material added to the waste stream. City building codes implement the 2001 Energy Code Title 24 Energy Standard Building Codes/State Energy requirements for new construction and additions. The Energy Efficiency Standards for Residential and Nonresidential Buildings were established in 1978 in response to a state mandate to reduce California's energy demand. Since their establishment, the standards (along with standards for energy efficient appliances) have helped Californians save more than \$15.8 billion in electricity and natural gas costs. It is estimated that number will save an additional \$43 billion by 2011. The standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. The 1998 Standards, on line now, have an effective date of July 1, 1999.

Rehabilitation – The City conducts several residential rehabilitation programs that include work ranging from minor repairs (installing smoke detectors and water heater restraints) to replacing roofs and whole-house remodeling. These modifications have evolved over the life of the conservation programs and are periodically updated to reflect new building code requirements, construction techniques and new energy efficiency technologies. The following are items that are often included in the scope of work for a typical rehabilitation project conducted through the City's Housing Conservation programs:

- Furnish and install a new gas fired energy efficient furnace.
- Furnish all labor and materials to install a 3” foam insulated roof system.
- Furnish and install new weather stripping on front/side door.
- Replace existing exterior light fixtures with fluorescent fixtures.
- Furnish and install new standard energy efficient gallon water heater.
- Re-glaze/Repair/Replace damaged/deteriorated windows.
- Furnish and install/Replace defecting energy efficient dishwasher.
- Replace/Install new electric/gas energy efficient range.
- Replace/Install new electric/gas energy efficient cook top.
- Replace/Install new electric/gas energy efficient built in oven.
- Replace/Install new energy efficient range hood.
- Install ceiling/wall energy efficient exhaust fan with new fan equivalent in capacity to existing and vented to the exterior.
- Furnish and install a new toilet to meet water conservation requirements of 1.6 gallons per flush.
- Furnish and install a new single/dual control shower mixer valve, arm and low flow shower head with maximum 3 1/2 gallons per minute discharge.
- Furnish and install R-13, batt insulation in the walls and R-30 batt insulation in the ceiling.

Housing Conservation Program staff estimate that improvements such as those listed above may result in savings to residents by reducing the demand for gas and electricity.

Resident Conservation: The City of Hayward advocates the following strategies for reducing energy costs at home:

- Cool naturally. Take advantage of breezy days and nights by opening doors and windows and turning off your cooling system. Portable or ceiling fans can help you stay cool for a fraction of the cost of air conditioning.
- Give appliances a break during hot afternoons and evenings. Many appliances create added heat and moisture, making your air conditioner work harder. Unplug electronic devices when not in use.
- Take showers instead of baths, and shorten shower time. Baths call for 4.5 times as much hot water as showers. Cutting a shower in half will reduce water-heating costs by 33%.
- Don't preheat the oven. If you have a microwave, use it instead if a conventional stove for reheating and cooking small quantities of food. This will save 50% of the cooking energy needs.
- Don't over light. While more light is typically needed in reading and work areas, lighting levels can be comfortably reduced in other areas. Switch to lower wattages whenever possible. Remember to turn off lights whenever they are not needed.

- Wash only full loads in a dishwasher on the shortest cycle. That cycle is enough clean dishes; then open the door and let the dishes dry naturally.
- Operate all computer components on a single power strip, and switch off when not in use.
- Replace items such as refrigerator, clothes washer, and dishwasher with an ENERGY STAR-labeled model to save energy.
- Set the thermostat to 78 degrees F or more during the summer to save 10-20% of cooling costs.
- Consider a solar water heating system for swimming pools. Switch pool filter and sweeper operations to off-peak hours, and consider replacing pool pumps and motors with updated, more efficient equipment.

APPENDICES

- **Appendix A** - Family Size And Population By Census Tracts
- **Appendix B** - ABAG Regional Housing Needs Determination
- **Appendix C** - Housing Potential By Census Tract
- **Appendix D** – Inventories of Vacant Residential Land and Land Suitable for Residential Redevelopment
- **Appendix E** - Growth Management Change Areas Map
- **Appendix F** - Evaluation Of Previous Housing Element Goals And Policies

APPENDIX A

Family Size and Population by Census Tracts

Census Tract	Total Households	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5 Person Household	6 Person Household	7+ Person Household
4312	2,639	956	925	386	238	90	27	17
4351.01	3,788	735	1,265	726	592	280	112	78
4351.02	1,720	309	633	308	308	101	34	27
4352	1,358	203	415	288	261	110	43	38
4353	1,656	408	543	285	222	97	56	45
4354	1,803	745	510	232	159	81	41	35
4355	1,454	516	409	216	152	80	39	42
4356	3,151	770	847	582	418	273	110	151
4357	1,488	312	470	268	227	129	42	40
4362	1,070	205	291	209	175	93	59	38
4363	1,879	393	416	306	297	195	129	143
4364.01	2,799	843	880	440	357	162	63	54
4364.02	1,046	154	437	198	144	72	21	20
4365	1,729	441	586	292	196	116	49	49
4366.01	1,885	308	441	345	319	211	131	130
4366.02	1,554	422	407	278	207	132	48	60
4367	831	148	206	121	107	108	56	85
4368	1,337	300	406	236	202	100	52	41
4369	1,874	238	426	335	327	237	132	179
4370	1,252	335	397	163	182	76	51	48
4371	2,704	493	689	464	463	267	189	139
4372	2,172	516	645	397	310	157	76	71
4373	951	116	230	176	199	125	54	51
4374	948	127	240	172	166	95	67	81
4375	1,205	109	229	198	237	192	113	127
4376	925	173	247	135	164	94	66	46
4377	2,178	199	363	398	459	325	194	240
4378	1,227	194	281	204	251	161	70	66
4379	690	128	170	112	125	67	51	37
4380	1,065	197	349	207	174	80	32	26
4381	2,088	272	546	372	409	236	134	119
4382.01	1,188	207	254	160	202	132	89	144
4382.02	2,975	694	872	429	428	275	148	129
4383	924	97	159	153	184	124	96	111
4384	727	134	194	146	126	62	30	35
Total	58,280	12,397	16,378	9,937	8,987	5,135	2,704	2,742

APPENDIX B

ABAG Regional Housing Needs Determination

JURISDICTION	Total Projected Need	Very Low	Low	Moderate	Above Moderate
Alameda	2,162	443	265	611	843
Albany	277	64	33	77	103
Berkeley	1,269	354	150	310	455
Dublin	5,436	796	531	1,441	2,668
Emeryville	777	178	95	226	278
Fremont	6,708	1,079	636	1,814	3,179
Hayward	2,835	625	344	834	1,032
Livermore	5,107	875	482	1,403	2,347
Newark	1,250	205	111	347	587
Oakland	7,733	2,238	969	1,959	2,567
Piedmont	49	6	4	10	29
Pleasanton	5,059	729	455	1,239	2,636
San Leandro	870	195	107	251	317
Union City	1,951	338	189	559	865
Unincorporated Remainder	5,310	1,785	767	1,395	1,363
Alameda County Total	46,793	9,910	5,138	12,476	19,269

Note: Independent rounding may affect totals.

APPENDIX C

Housing Potential by Census Tract

<i>Census Tract</i>	<i>Proposed Units as of 6/30/2001</i>	<i>Additional Potential as of 6/30/2001</i>
4312	1	0
4351.01	713	372
4351.02	16	280
4352	0	-2
4353	9	70
4354	135	123
4355	0	-2
4362	0	0
4363	186	382
4364.01	0	99
4364.02	2	11
4365	42	467
4366	56	287
4367	0	-6
4368	0	-1
4369	4	15
4370	0	0
4371	541	7
4372	0	448
4373	0	0
4374	0	0
4375	8	-11
4376	0	-1
4377	12	6
4378	3	80
4379	13	147
4380	30	19
4381	2	0
4382.01	0	-3
4382.02	190	75
4383	6	-2
4384	0	-1
TOTAL	1,969	2,859

1. Proposed Units include the number of residential units in projects that have been approved, or were pending as of December 31, 1999, but for which no building permits have been issued.
2. Additional Potential calculations reflect the number of new housing units theoretically possible based on density ranges permitted by the General Policies Plan Map as of December 31, 1999, in addition to the number of Building Permits and Proposed Uni

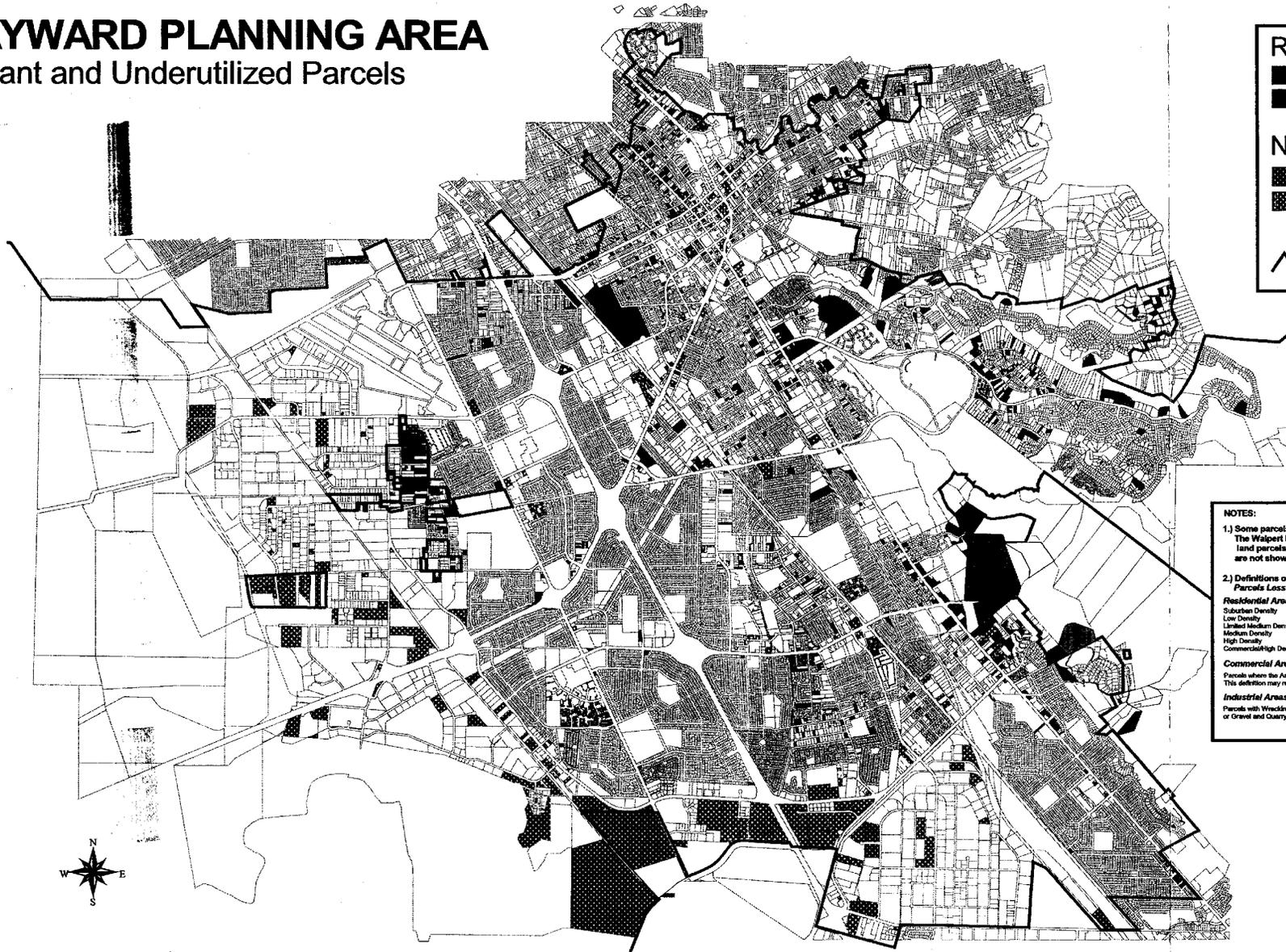
APPENDIX D

Inventories of Vacant Residential Land and Land Suitable for Residential Redevelopment

(See attached table and map)

HAYWARD PLANNING AREA

Vacant and Underutilized Parcels



Residential

-  Vacant Parcels
-  Underutilized Parcels

Non-Residential

-  Vacant Parcels
-  Underutilized Parcels

 City Limits

NOTES:

1.) Some parcels may not reflect recent construction activity. The Walnut Ridge Specific Plan Area is not shown. Developable land parcels within the proposed Route 238 Bypass right-of-way are not shown.

2.) Definitions of Underutilized Parcels vary by Planned Land Use: Parcels Less Than 10,000 Square Feet Were Excluded.

Residential Areas:

Suburban Density	Single Family House on lot greater than one acre.
Low Density	Single Family House on lot greater than 20,000 Sq. Ft.
Limited Medium Density	Single Family House on lot greater than 20,000 Sq. Ft.
Medium Density	Single Family House on lot greater than 10,000 sq. Ft.
High Density	Single Family House
Commercial/High Density	Single Family House

Commercial Areas:

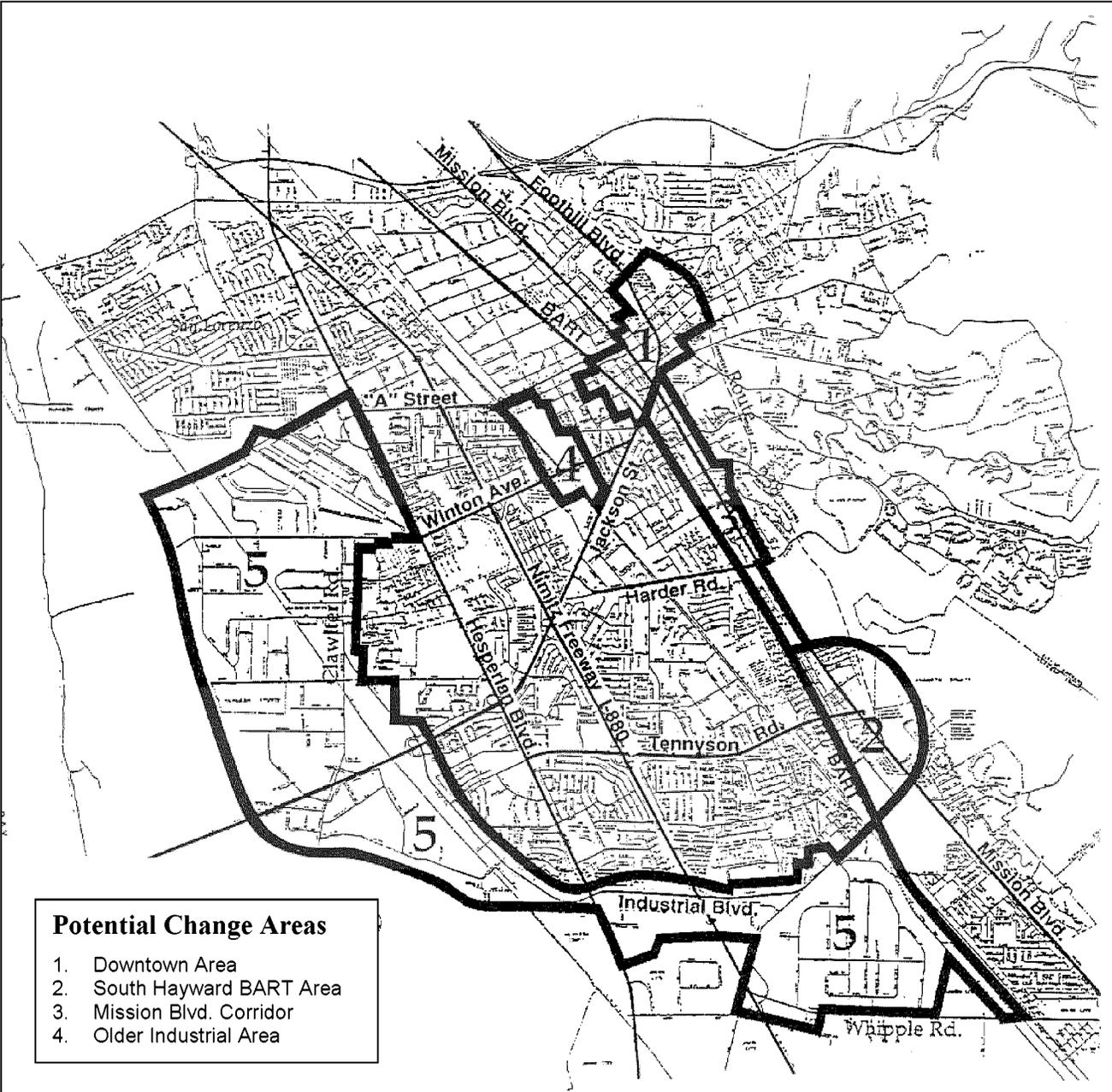
Parcels where the Assessed Land Value is greater than the Assessed Improvements Value. This definition may result in inclusion of parcels with significant areas devoted to parking.

Industrial Areas:

Parcels with Weeding Yards, Trucking and Distribution Terminals, Auto Storage, Nurseries, or Gravel and Quarry Operations as their primary uses.

Appendix E

Growth Management Change Areas Map



- Potential Change Areas**
1. Downtown Area
 2. South Hayward BART Area
 3. Mission Blvd. Corridor
 4. Older Industrial Area

APPENDIX F

EVALUATION OF PREVIOUS HOUSING ELEMENT GOALS AND POLICIES

I. EXPANSION OF THE HOUSING SUPPLY

GOAL: 1. ENCOURAGE THE PROVISION OF AN ADEQUATE SUPPLY OF HOUSING UNITS IN A VARIETY OF HOUSING TYPES WHICH ACCOMMODATE THE DIVERSE HOUSING NEEDS OF THOSE WHO LIVE, OR WISH TO LIVE IN THE CITY.

POLICY 1.1: Maintain an adequate supply of available (vacant and underutilized) land with sufficient infrastructure and appropriate densities to meet projected housing needs.

Program 1.1.1: To ensure that there is sufficient capacity to accommodate the dwelling units needed to maintain a jobs/housing balance, the City will evaluate as part of the General Plan Annual Review, the remaining housing potential in relation to the projected housing need based on population and employment forecasts.

Responsibility	Planning
Financing:	General Fund
Objective:	7,700 units over five years
Time Frame:	1990-1995 (General Plan Annual Review)
Accomplishment:	Annual housing activity reports were compiled and reviewed. Approximately 3,000 units were built from 1990-1999. Fewer units were constructed due to the severe economic decline in California real estate in the early 1990s.

Program 1.1.2: To ensure an adequate supply of land available for development of housing, the City will encourage and be receptive to private proposals to re-designate non-residential (e.g. industrial) land to residential uses, where there are adequate support facilities (e.g. transportation, schools, parks) and where otherwise appropriate.

Responsibility	Planning
Financing:	General Fund
Objective:	Provide sufficient land at appropriate densities.
Time Frame:	1990 General Plan Annual Review (also as requested)
Accomplishment:	Approximately 190 acres of non-residential land was rezoned.

Program 1.1.3: To optimize utilization of designated residential land, the City will analyze possible revisions to the General Policies Plan establishing a permitted density range of 12.0 to 17.4 units per acre within Medium Density Residential areas; consistent with other adopted policies.

Responsibility	Planning
Financing:	General Fund
Objective:	Maximize housing potential
Time Frame:	1990-1995 General Plan Annual Review
Accomplishment:	Analysis during this period determined that revising the density range was not necessary to optimize use of residentially-zoned land.

Program 1.1.4: To accommodate the citywide need for new dwelling units, the City will identify opportunities for increased housing potential (land and/ or densities) within each neighbor- hood planning area as part of the Neighborhood Planning Program.

Responsibility	Planning
Financing:	General Fund
Objective:	Provide sufficient land at appropriate densities
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	The City completed the Neighborhood Planning Program in 1989. Opportunities for increased housing potential were identified in those plans.

Program 1.1.5: To provide opportunities for above-moderate income housing, the city will encourage the creation of large-lot, estate-type housing with appropriate amenities in selected areas.

Responsibility	Planning
Financing:	General Fund
Objective:	Identify candidate areas
Time Frame:	1990-1995 General Plan Annual Review
Accomplishment:	The City approved the development of the Blue Rock and Bailey Ranch projects. Both of these developments included high-end, estate-type products.

Program 1.1.6: To ensure adequate infrastructure and minimize traffic constraints the City will seek completion of those circulation improvements identified in the General Plan.

Responsibility	City Manager: Public Works
Financing:	Variable Sources
Objective:	Mitigate traffic constraints
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	The City has continued to make improvements in accordance with the revised General Plan Circulation Element (completed in 1998) and the City’s Capital Improvement Program.

POLICY 1.2: Promote development of infill housing units within existing residential neighborhoods in a variety of housing types.

Program 1.2.1: The City will engage in outreach efforts to promote the development of secondary dwelling units in single-family residential areas through the distribution of brochures. The brochures developed in 1990, will describe the benefits of such an addition, the work involved to construct the second unit, as well as a guide taking the homeowner through the process involved in securing the necessary City approvals. The brochures are distributed to homeowners associations' boards and their members, City special events and fairs, and will also be available through the Community and Economic Development and Planning Departments.

Responsibility	Planning; Community and Economic Development
Financing:	General Fund
Objective:	Prepare and distribute Brochures
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	Brochures were created and distributed to residents in 1990.

Program 1.2.2: The City will promote development opportunities for manufactured housing on scattered sites, in subdivisions, and within mobile home parks through the distribution of brochures promoting such opportunities. The brochures will describe manufactured housing and the benefits of utilizing this special housing type; companies to contact for additional information will also be included. Distribution will occur through the Planning Department and brochures will also be available at City special events and fairs.

Responsibility	Planning
Financing:	General Fund

Objective:	Develop and distribute brochures
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	This program was not conducted.

Program 1.2.3: The City will use the Neighborhood Planning Program as an opportunity for identifying in-fill parcels suitable for residential development or redevelopment.

Responsibility	Planning
Financing:	General Fund
Objective:	Maximize housing potential
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	The City identified opportunities for in-fill housing during the Neighborhood Planning Program.

Program 1.2.4: The City will evaluate opportunities for new types of alternative housing arrangements (e.g. co-housing) and identify any regulatory constraints.

Responsibility	Planning
Financing:	General Fund
Objective:	Remove barriers to innovative housing concepts
Time Frame:	1991
Accomplishment:	The City identified opportunities for live-work housing developments near mass transit stations in the downtown area.

Program 1.2.5: To ensure high quality design, appropriate interface with adjacent development and the optimal number of dwelling units within housing projects, the city will develop and implement design review guidelines for all types of housing, with particular consideration to medium density and high density development.

Responsibility	Planning
Financing:	General Fund
Objective:	Maximize housing potential and quality design
Time Frame:	1990
Accomplishment:	The City developed overall city-wide design guidelines and guidelines for specific areas including the hill sides and the area south of Route 92.

POLICY 1.3: Encourage development of additional housing units in the Downtown-City Center area.

Program 1.3.1: Establish minimum densities for residential development within the Downtown Design Plan area.

Responsibility	Redevelopment Agency; Planning
Financing:	General Fund; Tax Increment
Objective:	Maximize housing potential
Time Frame:	1990
Accomplishment:	The Downtown Design Plan established density ranges for this area.

Program 1.3.2: The City will promote new mixed-use development that includes residential uses above commercial/retail uses and will promote the conversion of upper floor space within existing commercial structures to residential uses within the Central City Zoning District. Promotion will be achieved through a special zoning for this type of mixed-use activity in the Central City area. Additionally, new developments or conversion of structures into mixed-use developments will be supported through the use of HOME funds, expected to be available to the City of Hayward in late 1991.

Responsibility	Redevelopment Agency; Planning
Financing:	Tax Increment; General Fund
Objective:	Maximize housing potential
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	The City implemented changes to the CC and CN zoning in the downtown area that allows residential uses above retail uses in multi-story developments. Several mixed-use projects have been approved since those zones were revised.

Program 1.3.3: Consider rezoning additional areas from Central City-Commercial to Central City-Residential.

Responsibility	Redevelopment Agency; Planning
Financing:	Tax Increment; General Fund

Objective:	Maximize housing potential
Time Frame:	1990
Accomplishment:	Several areas have been rezoned from CCC to allow for residential use.

Program 1.3.4: The Redevelopment Agency will continue to acquire and consolidate parcels for larger housing developments. Over the past year, two parcels have been acquired with a remaining parcel identified for acquisition later this year. Mixed-use developments as well as high-density housing developments where at least 10% of the units will be affordable to very low- and low-income households are planned for these sites.

Responsibility	Redevelopment Agency
Financing:	Tax Increment
Objective:	Maximize Housing Potential
Time Frame:	1990 - 1995 (continuing effort)
Accomplishment:	Atherton Townhomes an 83-unit market-rate development, and EC Magnolia a 21-unit multi-family development for lower-income disabled tenants were both constructed. City Walk, a 77-unit market-rate development is under construction.

Program 1.3.5: The City of Hayward conducted a housing market study in 1990 to determine appropriate housing densities, types and costs for housing development in the downtown. This information will be used to guide future developments.

Responsibility	Redevelopment Agency
Financing:	Tax Increment
Objective:	Maximize Housing Potential
Time Frame:	1990
Accomplishment:	A housing market study was conducted in 1990.

POLICY 1.4: Encourage higher-density residential development along major arterials and near major activity or transit centers.

Program 1.4.1: Evaluate reduction in parking requirements for housing developments in close proximity to major transit routes (BART and express bus lines) or activity centers.

Responsibility	Planning, Redevelopment Agency
----------------	--------------------------------

Financing:	General Fund, Tax Increment
Objective:	Elimination of possible constraints
Time Frame:	1990
Accomplishment:	The off-street parking ordinance was revised to include parking requirement waivers for housing developments located near major public-transportation routes.

Program 1.4.2: The City will promote zoning (e.g. the new CN-R Neighborhood Commercial-Residential zoning with density bonuses and other incentives encourages mixed-use (residential with commercial) development in selected locations outside the Downtown-City Center area by informing the public and developers of the opportunity for such developments.

Responsibility	Planning
Financing:	General Fund
Objective:	Maximize housing potential
Time Frame:	1990-1998 (continuing effort)
Accomplishment:	The City has encouraged mixed-use development.

Program 1.4.3: Evaluate mixed-use or housing potential along major arterial routes (e.g. Mission Boulevard and Foothill Boulevard corridors) in conjunction with the Neighborhood Planning Program, General Plan Review, or other special studies.

Responsibility	Planning, Community and Economic Development
Financing:	General Fund
Objective:	Maximize housing potential
Time Frame:	1990-1991
Accomplishment:	The City studied the potential for mixed-use development along these corridors and concluded that it would be feasible.

POLICY 1.5: The City shall encourage the development of ownership housing and conversion of existing rental units to ownership housing in order to reach a 70% owner-occupancy rate, within the parameters of Federal and State housing law.

Program 1.5.1: The City shall provide financial assistance to qualifying low and moderate income first time homebuyers.

Continue to jointly participate with Alameda County in the Mortgage Credit Certificate (MCC) Program

Responsibility	Community Planning and Economic Development
Financing:	Mortgage Credit Certificate Program
Objective:	Assist up to 135 households per year through the MCC program
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	The total number of home buyers participating in this program was limited due to the State reduction in MCC authority to localities. However, during the last five years, more than 330 homebuyers participated in the MCC program.

Initiate new programs to assist lower and moderate income tenants to purchase the properties they are currently renting. Coordinate quarterly Community Homebuyer Workshops in Hayward by Fannie Mae-approved lenders to educate prospective first-time homebuyers about available mortgage programs and the general homeownership process.

Responsibility	Community Planning and Economic Development
Financing:	Private sector lending institutions
Objective:	Public outreach and education
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	City staff have conducted biweekly first-time home buyer seminars since 1996.

Refer low and moderate income tenants who may qualify as first-time homebuyers to qualified agencies that conduct credit counseling.

Responsibility	Community Planning and Economic Development
Financing:	Private sector credit counseling organizations
Objective:	Improve prospective first-time homebuyers credit worthiness to successfully secure a home mortgage.
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	City staff provide information about credit repair agencies to all potential first-time home buyers attending home ownership seminars.

The City will develop a program which provides up to 50% of the minimum down payment

required in the form of a grant for low and moderate income households that qualify for a first mortgage but lack the household income to repay a loan.

Responsibility	Community Planning and Economic Development
Financing:	Community Development Block Grant and Low and Moderate Income Housing Fund
Objective:	Adjust existing program requirements to increase down payment assistance to qualified first-time homebuyers.
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	The City developed two home ownership programs to assist both low and moderate income homebuyers with loans and grants for down payment and closing costs.

The City will develop a program which provides mortgage subsidy assistance in the form of a second mortgage loan that requires owner occupancy of the unit.

Responsibility	Community Planning and Economic Development
Financing:	Community Development Block Grant and Low and Moderate Income Housing Fund
Objective:	Adjust existing program requirements to increase down payment assistance to qualified first-time homebuyers.
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	The City developed two home ownership programs to assist both low and moderate income homebuyers with loans and grants for down payment and closing costs.

The City shall engage in direct outreach to existing tenants of proposed condominium conversion projects to provide information regarding the available of homebuyer assistance programs.

Responsibility	Community Planning and Economic Development
Financing:	Community Development Block Grant and Low and Moderate Income Housing Fund
Objective:	Public outreach and education – Condominium conversions
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	NA

Continue the City's First-Time Homebuyer Down Payment and Closing Costs Assistance Program.

Responsibility	Community Planning and Economic Development
Financing:	Low and Moderate Income Housing Fund
Objective:	Assist households who are able to qualify for a 95% first mortgage but do not have sufficient funds to cover down payment requirements.
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	The City consistently funded its two home ownership programs to assist both low and moderate-income homebuyers with loans and grants for down payment and closing costs.

Engage in periodic outreach to renters City-wide to provide information regarding the availability of homebuyer assistance programs.

Responsibility	Community Planning and Economic Development
Financing:	Community Development Block Grant and Low and Moderate Income Housing Fund
Objective:	Public outreach and education – Renters
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	The City's Homeownership Coordinator conducted biweekly home ownership seminars, prepared and distributed program marketing materials and coordinated annual home buyer faires.

Program 1.5.2: Remove regulatory barriers to condominium conversions.

Reduce parking standards for condominium conversions from 2.0 per unit to 1.7 per unit for apartment developments in close proximity to transit corridors and hubs.

Responsibility	Development Review Services
Financing:	General Fund
Objective:	Remove local regulatory constraints to developing ownership housing – vis a vis reducing parking standards for condominium conversions.
Time Frame:	One time change in City ordinance codes by 7/96
Accomplishment:	NA

Program 1.5.3: The City shall facilitate the processing of development applications for ownership housing.

Responsibility	Development Review Services
Financing:	General Fund
Objective:	To encourage and assist development applications for ownership housing
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	Overall improvements in the application and permit review processing procedures have reduced the amount of time required.

Program 1.5.4: The City will evaluate opportunities for increasing the housing development potential for the provision of ownership housing when considering development proposals.

Responsibility	Development Review Services
Financing:	General Fund
Objective:	To increase ownership housing stock by increasing the housing development potential
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	City staff have encouraged the development of high quality ownership housing in support of the City's objective to increase the percentage of homeowners.

Program 1.5.5: The City shall apply condominium construction and parking standards to new rental housing developments.

Responsibility	Development Review Services
Financing:	General Fund
Objective:	To improve housing quality and design of rental housing and to enhance ability to convert rental housing to ownership housing.
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	NA

Program 1.5.6: To preserve neighborhoods, improve neighborhood quality and retain existing homeowners, the City shall implement the following rehabilitation programs.

Expand the existing single family owner-occupied housing rehabilitation program for low

income homeowners

Responsibility	Community Planning and Economic Development
Financing:	Community Development Block Grant
Objective:	To retain existing homeowners by maintaining existing stock
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	During the last five years, the Housing Conservation Loan Program provided assistance to 55 low-income residents and the MHRP provided grants to 368 elderly or disabled lower-income households..

Re-establish a multifamily rental rehabilitation program and target neighborhoods where there is the need for such assistance.

Responsibility	Community Planning and Economic Development
Financing:	Community Development Block Grant and HOME Investment Partnership program
Objective:	Maintain neighborhood quality to attract and retain homeowners and stabilize tenant transiency.
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	

Assist in purchasing and rehabilitating rental projects of less than 16 units when the purchaser agrees to be an owner-occupant in that project.

Responsibility	Community Planning and Economic Development
Financing:	Community Development Block Grant and HOME Investment Partnership
Objective:	To help stabilize neighborhoods by promoting better management of smaller rental developments and by discouraging absentee landlords
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	

Continue to fund the Senior Minor Home Repair Program which provides assistance to low income elderly and disabled persons who need emergency repairs.

Responsibility	Community Planning and Economic Development
----------------	---

Financing:	Community Development Block Grant
Objective:	To help retain existing lower income homeowners – Senior Minor Home Repair Program
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	During this period the MHRP provided grants to 368 elderly or disabled lower-income households.

Program 1.5.7: The City shall develop monitoring programs to assess the potential cumulative effects of homeownership programs.

Responsibility	Community Planning and Economic Development
Financing:	General Fund
Objective:	To ensure compliance with applicable housing laws
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	City staff tracked the performance of all home ownership assistance programs and collected data on household size and income in order to evaluate the effectiveness of each program. Program information was also provided in the annual performance reports submitted to the U.S. Department of Housing and Urban Development.

GOAL: 2. CONSERVATION OF THE HOUSING STOCK ENSURE THE SAFETY AND HABITABILITY OF THE CITY'S HOUSING UNITS AND THE QUALITY OF ITS RESIDENTIAL AREAS.

POLICY 2.1: Seek to identify and rehabilitate substandard residential units.

Program 2.1.1: To ensure habitability of multi-family rental units, the City will continue to inspect all apartment buildings on a mandatory basis and require correction of deficiencies.

Responsibility	Building Inspection
Financing:	Fees
Objective:	
Time Frame:	1990-1995 (continuing effort per Mandatory Apartment Inspection Program)
Accomplishment:	During the last five years the Rental Inspection Program conducted inspections of more than 12,600 rental units in Hayward.

Program 2.1.2: To conserve the single-family housing stock, the City will continue inspections on a request basis and prepare an ordinance for Council consideration requiring inspections for code violations at the time of resale with funds for required repairs to be held in escrow until repairs are completed.

Responsibility	Building Inspection
Financing:	Fees, escrow funds
Objective:	1,500 units per year
Time Frame:	1992
Accomplishment:	The City added single-family rental homes to the RRI ordinance. It was determined that inspection upon resale was not feasible.

Program 2.1.3: To ensure correction of identified deficiencies, the City will continue its practice of reporting owners of units in non-compliance to the Franchise Tax Board.

Responsibility	Building Inspection
Financing:	General Fund
Objective:	
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	The City places liens on properties where owners have not paid their CP and or RRI fees and/or charges.

Program 2.1.4: Operate a property rehabilitation program which assists low-income owner-occupants to upgrade their homes. The City continually searches for additional funding sources and applies for state and federal loans or grants as they become available. In addition to CDBG, funding sources used for past programs include HUD Section 312 and CHRP-O, administered by the State of California, Department of Housing and Community Development.

Responsibility	
Financing:	CDBG, HUD Section 312, CHRP-O
Objective:	75 (15 units per year)
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	Beginning in 1997, the City rehabilitated more than 15 units per year. The Minor Home Repair program provided approximately 70 senior and/or disabled households with repairs.

Program 2.1.5: Operate a rehabilitation program for rental units occupied by low-income households and continue to search for new funding sources. Funding sources used for past programs include the HUD Rental Rehabilitation Program.

Responsibility	Community and Economic Development
Financing:	Rental Rehabilitation Program, other funds as available
Objective:	180 units (36 units per year)
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	HUD's Rental Rehabilitation Program ended in 1990. Since the City began participating in the HOME program in 1993, approximately 70 units have been rehabilitated. The City is currently coordinating the rehabilitation of 96 units with an additional 80 units in the planning stages.

Program 2.1.6: Assist low-income senior citizens and disabled homeowners in implementing home repairs to prevent housing deterioration as a result of deferred maintenance. Funding sources used for past programs include CDBG funds.

Responsibility	Community and Economic Development
Financing:	CDBG
Objective:	450 (90 units per year)
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	HUD's rental rehabilitation program ended in 1999. The City of Hayward began participating in HUD's HOME program in 1993. Since this time, approximately 70 units have been acquired, rehabilitated and made affordable to lower-income households.

Program 2.1.7: To promote seismic safety, the City will conduct programs to encourage residents to make improvements which minimize loss of life and property as a result of earthquakes.

Responsibility	Fire; Building Inspection; Planning
Financing:	General Fund
Objective:	NA
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	The City conducted "Earthquake Fairs" to promote seismic safety awareness.

Program 2.1.8: To conserve the single-family housing stock, the City will prepare an ordinance for Council consideration requiring inspections for seismic safety protection measures and energy conservation measures at the time of resale.

Responsibility	Building Inspection
Financing:	Fees
Objective:	1,500 units per year
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	It was determined that this ordinance would not be feasible and was not completed.

POLICY 2.2: Replenish the housing stock on a one-for-one basis for any existing low and moderate income housing units which are lost as a direct result of City actions.

Program 2.2.1: The City will fulfill its commitment to generate the low and moderate income rental units required for the Route 238 Replenishment Housing Program.

Responsibility	Community and Economic Development, Cal Trans
Financing:	Route 238 Relocation and Replenishment Housing Fund
Objective:	86 remaining units
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	The final draft Environmental Impact Statement was completed in 2000.

Program 2.2.2: The Redevelopment Agency will replace in a timely manner (within 4 years) any housing units which are lost (through demolition or conversion to non-residential use) due to direct Agency activities in the Downtown Redevelopment Area and relocate displaced households in comparable units.

Responsibility	Redevelopment Agency
Financing:	Tax Increment
Objective:	One-for-One replacement
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	Plans were prepared for each project that may trigger relocation assistance.

POLICY 2.3: Maintain a supply of rental housing of various types for those who do not have the desire or the resources to purchase homes.

Program 2.3.1: To prevent an unreasonably large loss of existing rental units through conversion to ownership housing, the City will continue to enforce its condominium conversion ordinance.

Responsibility	Planning, City Attorney
Financing:	General Fund
Objective:	NA
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	The ordinance was completed and is in effect but few projects have been completed that have triggered its requirements.

POLICY 2.4: Maintain and upgrade residential areas through abatement of nuisances and provision of needed improvements.

Program 2.4.1: To remove hazards and unsightly nuisances, the City will continue to enforce the Community Preservation and Improvement Ordinance as well as the Building, Housing, Mechanical, Electrical, Plumbing, and Fire Codes.

Responsibility	Community Preservation Building Inspection, Fire
Financing:	General Fund
Objective:	NA
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	The City expanded its Community Preservation Program staff in 1990.

Program 2.4.2: To maintain the quality of existing residential neighborhoods, the City will review and adjust fees for new construction to levels consistent with infrastructure needs and in accordance with state law.

Responsibility	Planning, Public Works, Finance
Financing:	General Fund, Fees
Objective:	NA
Time Frame:	1990

Accomplishment:	The City of Hayward reviews and adjusts building permit fees every three years which is consistent with California Building Codes adoption cycle.
-----------------	---

Program 2.4.3: To provide infrastructure and other improvements in existing residential areas, the City will promote public understanding of identified needs and initiate establishment of assessment districts for public improvements (e.g. parks, sidewalks, underground utilities) as appropriate.

Responsibility	Public Works, Planning, Finance
Financing:	Assessment Districts
Objective:	NA
Time Frame:	1990
Accomplishment:	The establishment of these types of assessment districts is not feasible at this time.

Program 2.4.4: To upgrade existing residential areas, the City will continue to support neighborhood centers, stimulate neighborhood commercial centers and provide community development improvements in targeted neighborhoods.

Responsibility	Community and Economic Development
Financing:	CDBG, Small Business Administration, General Fund
Objective:	NA
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	The development of these types of projects were supported through the allocation of CDBG funds.

**GOAL: 3. DEVELOPMENT OF AFFORDABLE HOUSING.
ENSURE THAT THE CITY'S HOUSING STOCK CONTAINS AN ADEQUATE
NUMBER OF DECENT AND AFFORDABLE UNITS FOR HOUSEHOLDS OF ALL
INCOME LEVELS.**

POLICY 3.1: Generate housing affordable to low and moderate income households through participation in federal and state housing subsidy programs and county or other local programs.

Program 3.1.1 To provide rent subsidies to very low income households who would otherwise be unable to afford housing, the City will continue to contract with the Alameda County Housing

Authority to operate the Section 8 program in Hayward.

Responsibility	Alameda County Housing Authority
Financing:	Federal Section 8 Program
Objective:	250 units (50 units per year)
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	The City supported the Alameda County Housing Authority's application for additional Section 8 Certificate and Housing Vouchers. These programs provided a tenant-based subsidy enabling extremely low- and low- income households to pay no more than 30% of their incomes on housing costs. More than 800 Hayward households received Section 8 Certificates, 467 households received Housing Vouchers, while 104 and 19 households were assisted by the Moderate Rehabilitation and Aftercare Programs - a total of 1,403 receiving direct rental assistance. Continuation of these programs is a critical piece of the City's anti-poverty strategy since households are able to spend less on housing costs and more on other necessities. During FY 1999 the Housing Authority managed an allocation of approximately 1,845 rental certificates and vouchers in Hayward.

Program 3.1.2: To generate new affordable rental units for low and very low income households, the City will continue to participate in state and federal grant and loan and tax incentive programs, as development opportunities occur and funds are made available.

Responsibility	Community and Economic Develop.
Financing:	HUD Section 202/8, State Rental Housing Construction Program, Mortgage Revenue Bonds, Low Income Housing Tax Credit
Objective:	500 units (100 units per year)
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	The City of Hayward used resources from the Federal government, State of California, and local tax revenue to support housing and community development activities during the period from Fiscal Year 1995 Fiscal Year 2000. These resources were leveraged with investment by private for-profit and not-for-profit organizations. Please refer to the following table.

Housing and Community Development Funding Sources

Resource	Use Codes	1995	1996	1997	1998	1999
Federal						
CDBG	1, 2, 3	\$1,785,000	\$1,810,000	\$1,777,000	\$1,734,000	\$1,744,000
CDBG Program Income	1, 2, 3					

Resource	Use Codes	1995	1996	1997	1998	1999
HOME	1, 2, 3, 4, 5	\$448,807	\$462,380	\$454,908	\$486,933	\$524,752
HOWPA	1, 2, 3, 5, 6	NA	NA	NA	NA	NA
McKinney Act	1, 2, 6	NA	NA	NA	NA	NA
Supportive Housing Program	1	NA	NA	NA	NA	NA
Section 8 Rental Assistance Program	5	NA	NA	NA	NA	NA
Section 8 Moderate Rehab	1	NA	NA	NA	NA	NA
Low-Income Housing Preservation Program	2	NA	NA	NA	NA	NA
HUD 202 Program	3	NA	NA	NA	NA	NA
HUD 811 Program	3	NA	NA	NA	NA	NA
HOPE Program	4	NA	NA	NA	NA	NA
Shelter Plus Care Program	5, 6	NA	NA	NA	NA	NA
SAFAH Program	6	NA	NA	NA	NA	NA
State						
Mortgage Revenue Bonds	2, 3, 4					
Tax Credits	1, 2, 3, 4				\$176,431 (Harris Court)	
MCC's	4	\$25,558,406	\$3,497,022	\$5,497,277	\$9,450,432	\$3,053,447
California Housing Finance Agency	1, 2, 3, 4	NA	NA	NA	NA	NA
Local						
Redevelopment Housing Funds	1, 2, 3, 4	\$440,251	\$484,293	\$439,901	\$500,530	\$504,003
City of Hayward General Fund	6	\$350,000	\$350,000	\$350,000	\$451,000	\$479,000
Lead Abatement	1	NA	NA	NA	NA	NA
Development Fee	1, 3, 4	NA	NA	NA	NA	NA
Owner Funds	1	NA	NA	NA	NA	NA
Alameda County Housing Authority Reserves	3	NA	NA	NA	NA	NA
Housing Scholarship Program	6	NA	NA	NA	NA	NA
Alameda Recycling Funds	6	NA	NA	NA	NA	NA
Private						
Community Reinvestment Act	1, 2, 3, 4					

Program 3.1.3: To generate affordable homeownership opportunities for moderate income first-time homebuyers, the City will continue to participate in state and federal programs earmarked for that purpose.

Responsibility	Community and Economic Develop.
Financing:	Federal Mortgage Credit Certificates

Objective:	60 units
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	<p>During the five-year period covered by the Consolidated Plan, 353 first-time homebuyers participated in the MCC program.</p> <p>During this period the City provided assistance to 35 low-income first-time homebuyers with the CDBG-funded Home Ownership Assistance Program's down payment and closing cost grants. The City also assisted 121 homebuyers through the First-Time Homebuyer Program's down payment and closing cost deferred-payment loans.</p> <p>In 1997 the City hired a full-time Homeownership Coordinator to administer the City's homebuyer programs. Part of their responsibilities is conducting homebuyer education classes. Since 1997, approximately 1,300 potential homebuyers attended these classes. The City also sponsored and conducted several one-day homebuyer fairs at local shopping malls. These events provided information about the homeownership to thousands of Hayward residents.</p>

Program 3.2.2: To assist in reducing the cost of housing, the City will periodically review its system of development processing and revise it as appropriate, consistent with state law.

Responsibility	Planning Division, Public Works
Financing:	General Fund
Objective:	NA
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	The City implemented a new automated permit tracking system to create efficiencies in the development process.

Program 3.2.3: To ensure that City building requirements do not unnecessarily increase the cost of housing production, the City will encourage innovative techniques and materials for housing construction in accordance with Uniform Building Code updates.

Responsibility	Planning Division, Building Inspection
Financing:	General Fund
Objective:	NA
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	The City of Hayward's Building Code has provisions for alternative building materials and construction methods. City staff is willing to

	approve these materials and methods when appropriate.
--	---

Program 3.2.4: The City will discourage any form of speculation in housing through its planning approvals process, which allows for input by staff and the general public. Additionally, the City has adopted ordinances to discourage speculation and protect tenants who reside in housing investment property. The Condominium Conversion Ordinance is an example of such an ordinance as it sets forth certain conditions under which a conversion may occur, as well as establishes guidelines by which a tenant must be noticed. The ordinance also establishes tenants rights under a conversion and requires the owner to provide a minimum level of compensation to tenants due to conversion activities.

Responsibility	City Attorney, City Council
Financing:	None
Objective:	
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	Very little condominium conversion activity occurred during this period.

POLICY 3.3: Promote distribution of low and moderate income housing throughout the City.

Program 3.3.1: Prepare an inclusionary zoning ordinance for council consideration which requires that any new residential development (single-family and multi-family developments) provide some minimum obligation to create low-income units. In-lieu fees may be used to meet the developer's obligation. The following is an outline of the target dates for ordinance development:

- Dec. 31,1991 Produce working draft of ordinance
- Jan. 31,1992 Conduct series of meetings for review of draft by interested community members
- March 31,1992 City Council Work Session
- June 30,1992 Formal Council consideration

Responsibility	Planning Division, Community and Economic Development, City Attorney
Financing:	General Fund
Objective:	
Time Frame:	1990
Accomplishment:	A draft ordinance was prepared in 1991. The ordinance was not adopted due to a downturn in the economy.

Program 3.3.2: To provide affordable housing in mixed-income developments, the City will

prepare and promote a density bonus ordinance, as required by State law, which increases the number of allowable units in a development when some of the units are reserved for low and very low income households.

Responsibility	Community and Economic Development
Financing:	General Fund
Objective:	
Time Frame:	1991 (continuing effort)
Accomplishment:	Upon further study, it was determined that adopting a City density bonus ordinance would be redundant given the existing State density bonus standards already in effect.

Program 3.3.3: To ensure the availability of affordable housing for workers in Hayward, the City will analyze the feasibility of an in-lieu housing fees program which requires that new commercial and industrial development contribute to a fund for low income housing.

Responsibility	Community and Economic Development
Financing:	Developer fees
Objective:	
Time Frame:	1990
Accomplishment:	Analysis conducted in 1991 indicated that an in-lieu fee would actually reduce the amount of new residential construction in Hayward. It was determined that such fees would create an unneeded barrier to new construction by making Hayward less attractive to developers.

Program 3.3.4: To increase the number of sites available for low-income housing development, the City will continue to review any proposed disposition of surplus public land within the City limits and, where consistent with adopted land use plans and standards, make proposals for assisted housing the highest priority (e.g. parks have highest priority in under-served areas). Last year [1991], the City developed 18 units of housing affordable to low-income first-time homebuyers. These units were co-developed by a non-profit and for-profit developer as part of a larger single-family subdivision, located on a surplus school site purchased by the City.

Responsibility	Community and Economic Development, Planning, Public Works
Financing:	General Fund
Objective:	
Time Frame:	1990-1995 (continuing effort)

Accomplishment:	Throughout this period the City did review the inventory of surplus land to determine which, if any, parcels would be appropriate for the development of affordable housing. With the exception of the site on which the Westporte homes were developed in 1993, none of the available parcels fit the criteria for any residential development.
-----------------	--

POLICY 3.4: Use Redevelopment Agency powers and funds to generate affordable housing within the Downtown Redevelopment Project Area and throughout the City.

Program 3.4.1: To encourage homeownership opportunities in the Downtown, the Redevelopment Agency will use the Low and Moderate Income Housing Fund for construction of condominiums to be sold to moderate-income first-time buyers.

Responsibility	Redevelopment Agency
Financing:	Tax Increment
Objective:	
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	In 1995 a home ownership assistance program was developed and supported through the use of the Redevelopment Agency’s Low and Moderate-Income Housing Fund.

Program 3.4.2: To provide housing assistance commensurate with housing needs, the Redevelopment Agency will expend the monies in the Low and Moderate Income Housing Fund to assist low and very low income households in at least the proportion that the unmet need bears to the total number of units needed for moderate, low and very low income households within the City. Agency funds will be used to provide direct or indirect financial assistance to desirable developments, both within and outside the Redevelopment Project Area.

Responsibility	Redevelopment Agency
Financing:	Tax Increment
Objective:	50 Units
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	Resources from the Low and Moderate-Income Housing Fund were used to develop a number of multi-family and ownership affordable housing projects including Glen Eden, Glen Berry, EC Magnolia, Harris Court and the B Street Bungalows.

POLICY 3.5: Protect low income households who face demolition or conversion of their homes

to market-rate housing or non-residential uses.

Program 3.5.1: To provide assistance to households living in the Route 238 Expressway Corridor as provided in the Consent Decree, the City (in conjunction with Caltrans) will provide relocation and moving benefits to tenants displaced as a result of construction of the freeway.

Responsibility	Planning Division, Community and Economic Development
Financing:	Route 238 Relocation and Replenishment Housing Fund
Objective:	386 units
Time Frame:	1996
Accomplishment:	Final expressway approval has not been granted, therefore no households were displaced.

Program 3.5.2: To avoid undue impact on low income residents of the Downtown, the City or its Redevelopment Agency will provide relocation and moving benefits to low or moderate income households displaced due to direct Agency activity.

Responsibility	Redevelopment Agency
Financing:	Tax Increment
Objective:	NA
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	Relocation plans were developed and implemented when required during the acquisition of parcels within Site 4 of the downtown redevelopment project area.

Program 3.5.3: To avoid loss of low income units and the resulting displacement of low income residents, the City will negotiate with existing owners for the non-profit acquisition of existing federally subsidized housing.

Responsibility	Community and Economic Development
Financing:	General Fund
Objective:	374 units preserved
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	There were no sales of existing federally-subsidized housing projects in Hayward to non-profits during this period.

Program 3.5.4: To avoid loss of low income units and the resulting displacement of low income residents, the City will provide funds for the acquisition of at-risk subsidized housing developments by nonprofit housing developers.

Responsibility	Community and Economic Development
Financing:	CDBG, General Fund
Objective:	NA
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	As appropriate and needed, the City discussed with project owners and local nonprofit housing developers how to extend expiring affordability restrictions. In the case of Tennyson Gardens, a 96 unit multi family development, the owners chose to extend their Section 8 contract for at least 10 additional years. The City approved the refinancing of Clarendon Hills, a 285 unit complex with 57 below market rate units, to extend the affordability restrictions on these units to 2010. The City also approved similar refinancing for Foothills/Barrington Apartments and the Waterford Apartments, extending the term of affordability for 147 below market rate units to 2010.

Program 3.5.5: To maximize the continued affordability of new housing units assisted with CDBG, Redevelopment or other City funds, the City will establish measures to lengthen the period for rent restrictions on new projects and enforce them through legal mechanisms like deed restrictions.

Responsibility	Community and Economic Development
Financing:	General Fund
Objective:	NA
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	The City now asks that developers of affordable housing commit to keep their projects affordable for no less than 55 years.

GOAL: 4. SPECIAL HOUSING NEEDS

ENSURE THAT ALL HOUSEHOLDS HAVE A VARIETY OF HOUSING UNITS FROM WHICH TO CHOOSE AND THAT THE EMERGENCY HOUSING NEEDS OF HAYWARD HOUSEHOLDS ARE MET.

POLICY 4.1: Promote emergency housing programs which prevent or relieve homelessness.

Program 4.1.1 Utilize available resources to support emergency shelters, transitional housing and support services which will directly benefit homeless households. Financing for these services in the past have come from General Revenue funds, CDBG, and HUD McKinney Programs.

Responsibility	Community and Economic Development
Financing:	CDBG, General Fund
Objective:	NA
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	During this period, HOA – Direct Client Services for Homeless Men served more than 520 clients. WINGS Transitional Housing program assisted more than 180 victims of domestic violence. The Alameda County Food Project provided for the nutritional needs of 357 homeless and very low-income households.

Program 4.1.2: To prevent homelessness, the City will continue to assist programs which allow households to retain their housing (e.g. landlord-tenant mediation services and short-term rent/mortgage assistance programs).

Responsibility	Community and Economic Development
Financing:	General Fund, Rental Assistance Program
Objective:	NA
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	During this period, ECHO housing provided fair housing services to approximately 150 households. ECHO provided landlord/tenant dispute mediation to more than 3,900 households. The Southern Alameda County Legal Aid Society assisted approximately 450 families. The Roving Housing Specialist assisted approximately 130 homeless individuals in their search for appropriate housing. During this period Eden Housing, Inc. completed it's Harris Court projects and added 24 units to Hayward's supply of affordable multifamily housing.

Program 4.1.3: To provide adequate sites for housing for the homeless, the City will revise its ordinance as necessary to permit development of emergency shelters in designated Commercial/High Density Residential areas (subject to standard conditions of approval) and

continue to permit development of shelters in all other residential zones throughout the City (subject to issuance of a use permit).

Responsibility	Planning
Financing:	General Fund
Objective:	NA
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	The current HDR zoning designation provides for group homes, including shelters, without the need for a conditional use permit.

POLICY 4.2: Promote equal access to housing by enforcing fair housing laws.

Program 4.2.1 To prevent or remedy illegal housing discrimination, the City will continue to fund a fair housing agency to investigate complaints of illegal housing discrimination and seek redress or resolution.

Responsibility	Community and Economic Development
Financing:	CDBG
Objective:	NA
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	During this period, ECHO housing provided fair housing services to approximately 150 households. ECHO provided landlord/tenant dispute mediation to more than 3,900 households. The Southern Alameda County Legal Aid Society assisted approximately 450 families. The Roving Housing Specialist assisted approximately 130 homeless individuals in their search for appropriate housing.

Program 4.2.2: To assist local efforts to address problems caused by housing discrimination, the City will continue to fund a fair housing agency to identify housing discrimination practices and develop effective means of eliminating such discrimination (e.g. the child discrimination ordinance).

Responsibility	Community & Economic Development
Financing:	CDBG
Objective:	One fair housing practices audit per year
Time Frame:	1990-1995 (continuing effort)

Accomplishment:	During this period, ECHO housing provided fair housing services to approximately 150 households. ECHO provided landlord/tenant dispute mediation to more than 3,900 households. The Southern Alameda County Legal Aid Society assisted approximately 450 families. The Child Discrimination Ordinance was adopted in 1989.
-----------------	--

POLICY 4.3: Promote development of housing units in structures which meet the various special needs of those who live, or wish to live, in Hayward.

Program 4.3.1: To provide units with features required by the disabled, the City will enforce the access and adaptability requirements of state and federal law in new multi-family residential construction.

Responsibility	Planning, Building Inspection
Financing:	General Fund
Objective:	NA
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	The Building Division enforces the accessibility regulations presented in Chapter 10 and 11 of the California Building Code.

Program 4.3.2: To assist disabled individuals to locate suitable units, the City will continue to fund an agency to provide housing counseling and placement services for the disabled.

Responsibility	Community and Economic Development
Financing:	CDBG
Objective:	NA
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	The City accomplished these objectives by supporting the following programs: CRIL’s Housing Counseling Services for Persons with Disabilities.

Program 4.3.3: To assist disabled individuals to live in suitable rental units, the City will continue to offer grants to investor owners to make existing rental units accessible to the disabled.

Responsibility	Building Inspection
----------------	---------------------

Financing:	CDBG
Objective:	10 (2 per year)
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	The City accomplished this objective by operating an accessibility repairs and improvement program which has served approximately 60 households during the last ten years.

Program 4.3.4: To provide increased opportunities for rental units suitable for large families, the city will analyze the feasibility of requiring new multi-family developments of 20 or more units to provide three or more bedrooms in at least 5 percent of the units. This particular program will be developed as a part of the proposed inclusionary zoning ordinance and will therefore follow the same schedule of target dates (See Program 3.3.1).

Responsibility	Planning Division, City Attorney
Financing:	General Fund
Objective:	NA
Time Frame:	1991
Accomplishment:	This program was intended to work in conjunction with the inclusionary zoning ordinance. Due to changes in the economy neither of these programs was implemented.

Program 4.3.5: To provide units for the elderly which meet their physical and service needs, the City will continue to enforce the requirements of the Federal Fair Housing Amendments Act of 1988.

Responsibility	Community and Economic Development (working with Fair Housing agencies)
Financing:	General Fund
Objective:	NA
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	The City accomplished this objective by supporting by funding the Eden Council for Hope and Opportunity's fair housing activities on an annual basis.

Program 4.3.6: To provide opportunities (e.g. shared housing) for student housing, the City will continue to cooperate with housing programs at California State University, Hayward, and Chabot College.

Responsibility	Planning Division
Financing:	General Fund
Objective:	NA
Time Frame:	1990-1995 (continuing effort)
Accomplishment:	In the early 1990's staff from both colleges and the City discussed how this program may be accomplished. A process was developed to cooperate with housing programs developed by each school.

1992 Preservation of Assisted Housing Units Amendment

Goals, Policies and Programs for Preserving Affordable Units

The following goals, programs and policies describe the City of Hayward's strategy to minimize the loss of multifamily rental units with affordability restrictions. These efforts use existing City resources including technical and direct financial assistance, as well as other local resources such as nonprofit housing developers to acquire and maintain at-risk projects for permanent affordability.

GOAL 1: THE CITY WILL SEEK TO MAINTAIN AND EXTEND AFFORDABILITY RESTRICTIONS INPLACE AT EXISTING MULTIFAMILY COMPLEXES WITH BELOW MARKET-RATE UNITS.

POLICY 1.1: The City will monitor projects with use-restricted affordable units that are at risk of converting to market rate.

Program.1.1.1: Monitor owners on an annual basis to determine owners' interest in selling, prepaying, or terminating participation in a subsidy program.

Responsibility:	Community and Economic Development
Financing:	Mortgage Revenue Bonds
Objective:	Monitor owners on an annual basis to determine owner's interest in selling, prepaying or terminating participation in a subsidy program.
Time Frame:	1992-2000
Accomplishment:	The City worked with Eden Housing, Inc. (EHI), a local non-profit affordable housing developer, to negotiate the acquisition of Tennyson Gardens, a troubled 96-unit multi-family development that was originally financed using a HUD loan. The owner's asking price was simply too high to make the transaction financially feasible for EHI.

Program 1.1.2: Identify and maintain an updated inventory of at-risk projects through the use of existing databases (e.g., HUD, State of California Department of Housing and Community Development, California Housing Partnership Corporation), as well as information from other sources (e.g., Deeds of Trust, Regulatory Agreements, MRB project compliance reports, etc.) which provide information on the use restrictions of projects.

Responsibility	Housing and Economic Development Division
Financing:	Mortgage Revenue Bonds
Objective:	NA
Time Frame:	1992-2000 (annually or as changes require)

Accomplishment:	The City worked with the Alameda County Community Development department in the preparation and maintenance of their Inventory of Subsidized Rental Housing in Alameda County. This inventory provides information on all subsidized housing in the County including the project name, location, owner and management information, the subsidy program, total units , units reserved for below-market, elderly, disabled, and families, the date the project will convert to market-rate and the income restrictions.
-----------------	---

Program 1.1.3: Create an early-warning system that would track projects that become eligible for conversion approximately two years prior to the earliest conversion date. By attempting to determine an owner's intentions at the two-year mark, the City can prepare a strategy for the preservation of the project's affordability controls (i.e., the City can work to assist in the nonprofit acquisition of the at-risk project).

Responsibility	Housing and Economic Development Division
Financing:	Mortgage Revenue Bonds
Objective:	NA
Time Frame:	1992-2000 (annually or as changes require)
Accomplishment:	The City worked with Eden Housing, Inc. (EHI) in their negotiations to purchase and rehabilitate a troubled 96-unit multi family development with expiring rent restrictions. EHI was unable to acquire the property.

Program 1.1.4: Monitor and respond to any Notice of Intent or Plan of Action that may be filed for a project and recommend possible mitigation; actively participate in the plan of action process to encourage transfer to a nonprofit organization that will maintain the affordability restrictions for the life of the project.

Responsibility	Housing and Economic Development Division
Financing:	Mortgage Revenue Bonds
Objective:	NA
Time Frame:	1992-2000 (continuous as needed)
Accomplishment:	City staff monitored projects with expiring rent-restrictions and attempted to facilitate their transfer or sale to qualified non-profit organizations.

Program 1.1.5: After reviewing a submitted Plan of Action, inform affected tenants of any programs that may be available to assist them in preserving their housing units.

Responsibility	Housing and Economic Development Division
Financing:	Mortgage Revenue Bonds
Objective:	NA
Time Frame:	1992-2000 (continuous as needed)
Accomplishment:	NA

Program 1.1.6: Monitor projects with approval to convert to market-rate to ensure that any required assistance (or assistance that the owner has agreed to provide) to displaced tenants, is carried out in a timely manner. Projects that may be subject to other state or local requirements regarding the provision of assistance to displaced tenants, will also be monitored.

Responsibility	Housing and Economic Development Division
Financing:	Mortgage Revenue Bonds
Objective:	NA
Time Frame:	1992-2000 (continuous upon HUD approval of projects)
Accomplishment:	NA

Program 1.1.7: Monitor at-risk projects that have been acquired by non-profit or for-profit entities during the ten-year analysis period, to ensure that properties are well-managed and well-maintained and being operated in accordance with the City's property rehabilitation standards.

Responsibility	Housing and Economic Development Division
Financing:	Mortgage Revenue Bonds and Building Inspection Fees
Objective:	NA
Time Frame:	1992-2000 (annually)
Accomplishment:	City staff conducted desk audits and on-site inspections to ensure effective management of complexes with rent-restricted units.

POLICY 2: Ensure the long-term affordability of existing affordable units by working with property owners, tenants and nonprofit organizations to assist in the nonprofit acquisition of at-risk developments.

Responsibility	Housing and Economic Development Division
----------------	---

Financing:	Mortgage Revenue Bonds and Building Inspection Fees
Objective:	NA
Time Frame:	1992-2000 (continuous as opportunities arise)
Accomplishment:	City staff monitored projects with expiring rent-restrictions and attempted to facilitate their transfer or sale to qualified non-profit organizations.

POLICY 3: Monitor and participate in federal, state or local initiatives that address the preservation problem (e.g., support state or national legislation that addresses at-risk projects, support full funding of programs that provide resources for preservation activities).

Responsibility	Housing and Economic Development Division
Financing:	Mortgage Revenue Bonds
Objective:	NA
Time Frame:	1992-2000 (Continuous)
Accomplishment:	The City used a variety of federal, state and local resources to preserve and create affordable housing, including CDBG, HOME, Mortgage Revenue Bonds and local Low and Moderate-Income Housing Funds.

POLICY 4: Use Low and Moderate Income Housing Funds as available to provide the necessary equity requirement for federally-assisted preservation projects, where financially feasible.

Responsibility	Housing and Economic Development Division
Financing:	Mortgage Revenue Bonds, Low and Moderate-Income Housing Fund
Objective:	NA
Time Frame:	1992-2000 (Continuous)
Accomplishment:	The City of Hayward used Low and Moderate Income Housing funds to match federal funding programs in several acquisition and rehabilitation projects.

POLICY 5: Function as a clearinghouse of preservation information by informing tenants and landlords (owners) of the availability and requirements of various preservation programs.

Responsibility	Housing and Economic Development Division
Financing:	Mortgage Revenue Bonds
Objective:	NA
Time Frame:	1992-2000 (Continuous)
Accomplishment:	City staff maintained a database of information about affordable housing resources available to low and moderate-income households.

POLICY 6: Pursue funding sources at the federal, state or local levels that may become available for the preservation of at-risk projects-particularly those sources that facilitate nonprofit acquisition.

Responsibility	Housing and Economic Development Division
Financing:	Mortgage Revenue Bonds, Low and Moderate-Income Housing Fund
Objective:	NA
Time Frame:	1992-2000 (Continuous as opportunities arise)
Accomplishment:	The City of Hayward used the federal Community Development Block Grant and HOME Investment Partnership programs in conjunction with Mortgage Revenue Bonds and locally-generated sources to facilitate the acquisition and rehabilitation of at-risk projects.

POLICY 7: Combine local preservation efforts with the apartment inspection programs administered by the Building Inspection Division of the City of Hayward, to determine and enforce code compliance and/or needed repairs. Schedule at-risk projects as a high priority (one year prior to the project's opt-out date). Inspections will be performed approximately once every seven years.

Responsibility	Building Inspection Division, Housing and Economic Development Division
Financing:	Building Inspection Fees
Objective:	NA
Time Frame:	1992-2000 (once every seven years; at least one year prior to at-risk project's conversion date)

Accomplishment:	During the last five years, the Rental Inspection Program conducted inspections of more than 12,600 rental units in Hayward. City inspectors visited rental apartments and single-family homes.
-----------------	---

POLICY 8: Identify and asses the interest of potential non-profit purchasers who would be willing and able to acquire and permanently maintain the affordability restrictions of at-risk projects if such projects are offered for sale.

Responsibility	Housing and Economic Development Division
Financing:	Mortgage Revenue Bonds
Objective:	NA
Time Frame:	1992-2000 (Continuous)
Accomplishment:	City staff maintained open communication with local non-profit housing developers regarding the purchase of at-risk projects.

POLICY 9: Assist owners of existing Mortgage Revenue Bond (MRB) projects to refund their bonds in exchange for extended affordability controls.

Responsibility	Housing and Economic Development Division
Financing:	Mortgage Revenue Bonds
Objective:	NA
Time Frame:	1992-2000 (Continuous)
Accomplishment:	City staff worked with the owners of Barrington Hills apartments, a 150 unit complex with 38 units restricted to low-income households, to extend the affordability restrictions to 2010.

POLICY 10: Finance the acquisition of local projects with the issuance of mortgage revenue bonds, where financially feasible. For mixed-income MRB and tax-credit projects, which are most at-risk of conversion, assist in the nonprofit acquisition of these developments via 501(c)(3) bonds where financially feasible.

Responsibility	Housing and Economic Development Division
----------------	---

Financing:	Mortgage Revenue Bonds, Low and Moderate-Income Housing Fund
Objective:	NA
Time Frame:	1992-2000 (Continuous)
Accomplishment:	The City of Hayward used the federal Community Development Block Grant and HOME Investment Partnership programs in conjunction with Mortgage Revenue Bonds and locally-generated sources to facilitate the acquisition and rehabilitation of at-risk projects.

POLICY 11: For mixed-income MRB and tax-credit projects, which are most at-risk of conversion, assist in the non-profit acquisition of these developments via 501 (c)(3) bonds where financially feasible.

Responsibility	Housing and Economic Development Division
Financing:	Mortgage Revenue Bonds
Objective:	NA
Time Frame:	1992-2000 (Continuous)
Accomplishment:	There was one case in which a non-profit attempted to purchase an at-risk project but the owners' asking price exceeded their financial capacity even with City assistance.

POLICY 12: Provide down payment funds for the nonprofit acquisition of these mixed-income projects through the Low/Moderate Income Housing fund, where financially feasible.

Responsibility	Housing and Economic Development Division
Financing:	Mortgage Revenue Bonds
Objective:	NA
Time Frame:	1992-2000 (Continuous)
Accomplishment:	NA

POLICY 13: The City will work with the Housing Authority of Alameda County to obtain available Section 8 certificates or vouchers for displaced tenants of non-federal at-risk projects.

Responsibility	Housing and Economic Development Division
----------------	---

Financing:	Mortgage Revenue Bonds, Section 8 Certificate/Voucher Program
Objective:	NA
Time Frame:	1992-2000 (Continuous)
Accomplishment:	The City of Hayward supported the Housing Authority of Alameda County by providing information about the Section 8 program to lower-income households.