

Appendix A: Housing Needs Survey

City of Hayward
2009-2014 Housing Element
Housing Needs Survey

**Do you want to help shape
housing policy in Hayward?
If so, we want to hear from you.**

The City of Hayward is updating the Housing Element of its General Plan. Mandated by State law, this update will include an evaluation of the City's present & future housing needs, including affordable housing issues.

You're invited to share your opinions and concerns in a short survey about housing in the City and Hayward's future housing. To complete the survey, visit www.hayward-ca.gov - Under the "Projects & Studies" section, click: Housing Element - UPDATE



For more information, visit www.hayward-ca.gov or contact Erik Pearson at 510-583-4210 or erik.pearson@hayward-ca.gov

**Para preguntas en español,
llame a Omar Cortez al
510-583-4246.**



www.Vision

9. How satisfied are you with your overall neighborhood?

Answer Options	Very Satisfied	Somewhat Satisfied	Somewhat Dissatisfied	Dissatisfied	Response Count
Quality/Conditions	31%	34%	17%	17%	64
Access to Services/Facilities	34%	39%	18%	8%	61
Safety	25%	32%	25%	17%	63

10. Please rank the relative level of importance of the following housing programs in Hayward. (1=Most Important, 4=Least Important)

Neighborhood and Housing Preservation Programs

2.05 Rehabilitation of single-family homes

2.05 Rehabilitation of apartment buildings

2.2 Residential code enforcement

1.64 Neighborhood revitalization programs (housing, rehabilitation, property maintenance, beautification, traffic safety, new parks, historic districts, etc.)

11. Please rank the relative level of importance of the following housing programs in Hayward. (1=Most Important, 4=Least Important)

Expanding the Supply of Housing

2.48 New construction of affordable for-sale housing

2.97 New construction of affordable rental housing

2.54 New residential/commercial mixed-use development (i.e. residential above ground floor retail or office) in Downtown

2.17 New residential/commercial mixed-use development along transit corridors

12. Please rank the relative level of importance of the following housing programs in Hayward. (1=Most Important, 7=Least Important)

Providing Housing Assistance

4.72 Rental assistance

3.13 Disabled population

3.44 Homeownership assistance

2.46 Elderly population

3.98 Homeless population

4 Low-Income population

2.97 Home improvement assistance

Summary of Survey Responses

Current Housing Situation

A vast majority (84 percent) of respondents lived in single-family homes. Six percent lived in apartments and the rest were in condominiums, town-homes or other attached housing units. Most respondents lived in three-bedroom or larger homes. Three-bedroom homes were the most common housing arrangement with 50 percent of respondents, followed by four-bedroom homes with 17 percent, and five-bedroom homes with 11 percent.

Household Characteristics

The largest group of survey responders lived in two-person households (36 percent), while 16 percent lived in one-person households and 14 percent lived in three- and four-person households. About 13 percent responded from five-person households.

Housing Costs

Most survey respondents, 79 percent, were homeowners. When asked what percent of their income is spent on housing costs, 31 percent responded with the ideal 30 percent or less of their gross monthly income. The largest group, 39 percent, spent 30 to 49 percent on housing, while 30 percent of respondents spent more than 50 percent on housing costs.

A majority of respondents were very satisfied with the price, quality/condition, and size of their current residence (49 percent, 51 percent, and 55 percent, respectively). Only four percent were dissatisfied with the quality/condition and four percent were dissatisfied with the size. About 11 percent were dissatisfied with the price.

Neighborhood Conditions

When asked about their satisfaction with their overall neighborhood, most people were very satisfied or somewhat satisfied. Specifically, 35 percent said they were somewhat satisfied with the quality and condition of their neighborhood while 33 percent were very satisfied.

Access to services and facilities are also important and 36 percent were very satisfied with the access in their neighborhood while another 36 percent were somewhat satisfied. Regarding the safety in their neighborhood, 33 percent were somewhat satisfied and 29 percent were very satisfied; however another 23 percent were somewhat dissatisfied and 15 percent were very dissatisfied.

Housing Programs

Survey respondents were asked to rank housing programs by what they felt was most important in the City. When asked about the importance of neighborhood and housing preservation programs, survey respondents rated neighborhood revitalization programs as the lowest priority.

Rehabilitation of apartment buildings was the most important with a slight margin, followed by residential code enforcement and rehabilitation of single-family homes.

When asked to rank the four programs that would expand the housing supply. Respondents felt they were all important programs with little prioritization. New construction of affordable rental housing was the most important followed by new residential/commercial mixed use in the downtown area, new construction of affordable for-sale housing, and new construction of residential/commercial mixed use along the transit corridors.

Respondents were finally asked to rank seven programs that provide housing assistance. The most important program was determined to be programs that serve the elderly population, followed by programs for the disabled population, and then overall home improvement assistance. These programs were followed by homeownership assistance, followed by programs for the homeless population, the low income population, and overall rental assistance.

Open Comments (Verbatim)

1. The large number of homes for sale, their deteriorating condition, decreasing the home values in the area, lack of tenants at the Fairway Park Shopping center
2. Low income housing assistance for those whose rent is more than 33% of income.
3. There are many issues in my neighborhood: Too many of the homes are in foreclosure or just not selling. Too many homes have too many tenants/inhabitants. Too many homes are falling apart or the grounds are not kept up. Too many parked cars line the streets. Too many unfriendly folks are moving in, and many of them don't take care of their kids. Too many cars speed thru the neighborhood, run stop signs and throw out their empty liquor bottles and fast food containers onto the streets. Too many scavengers rummage thru the garbage cans. There is too little retail and Fresh and Easy is not moving in soon enough to save the shopping center....Too many people don't care about the city.
4. Control and then eradication of the 20 some gangs ensconced in Hayward - they say they own this town, and with the way they run freely to steal and deface this City without legal consequence they do. The crime rate in and around Hayward stymies any potential positive commercial growth and revitalization efforts. Enough with the multimillion dollar housing in the Hayward Hills - clean up and clear out the destructive elements and then begin issuing permits to scar the hillsides again with unattractive chicken fence homes. We should not have to constantly tell you where the graffiti is, it should be eradicated immediately - set up cameras (and/or work with local businesses prone to graffiti to put up cameras) to catch them in the act, prosecute and jail them. Without the consequence of a permanent arrest/jail record to their names there will be no stemming the tide of this neighborhood blight and its offshoot crimes (burglary, auto theft, robbery, petty theft, grand theft). Has common sense left you all? They only way we think we can protect ourselves (because the police can't/won't do it) is to gate out communities - to stem the flow of people (adults and juveniles) who do not live in the neighborhood but come in to case the area and/or intend to dump their trash, deface and steal our property - but we cannot afford to do even that because the City insists that Neighborhood Community Parks be installed in our neighborhoods for which the neighborhoods must buy them back from the City at unrealistic market values. For your information, these so called Neighborhood Community Parks become an attractive nuisance to those who only want to use it to deal drugs or use it for a drop site for whatever reason. My neighborhood doesn't event use it park because of the

element that has moved in - both day and night. Thank you very much, Hayward, for bringing this element right to our front doorsteps.

5. Major concerns are drug traffic issues and car racing, spinning. I live in Fairway Park. The city has placed intersection barricades to deter cars spinning, racing. However, the aesthetics of the plastic water containers used does not instill pride or respect for the neighborhood. It gives the appearance of a forgotten construction zone instead of a family neighborhood. I realize in the large picture of Hayward's issues this is a small thing, but all changes begin with small steps.
6. I would just like to say that I live in Fairway Park and I am tired of rentals or houses that have many families living in the homes . My next door house is a rental and we have so many families coming and going we do not know who lives in the house. Of course with all the people comes the cars!!!! 8 to 10 cars at night. Fairway Park use to be a very quiet neighborhood full of single family homes and that has changed. I have lived in my home for 21 years and I never had to worry if I could park in front of my own home. I think that this should be something for the city to work on. What is the number of people and cars allowed per house hold?
7. Increased regular policing of the Fairway Park area to reduce property crime and vandalism.
8. The largest issue I have is the degradation of neighborhoods and lack of enforcement for the existing laws. This is NOT about city services, this is about many of our residents that are allowed to present homes with poor hygiene and structural disrepair. Our reputation is one of old, non-maintained neighborhoods and antiquated shopping, entertainment. Hayward is "the" place for opening a .99 cent store, low rent housing, or waste treatment plant --- not for opening anything marginally upscale or novel. Because reasonable laws/ standards are not enforced and residents are allowed to disrespect certain standards, our armpit reputation will not be changed. ---Presenting a delicious meal encourages appetites.
9. The parking on the streets in our neighborhood are terrible, either there are abandon cars with flat tires, huge trucks are parked in our neighborhood and I am assuming that are illegally parked. Also the appearance of the homes themselves, I know we have a lot of foreclosures in our neighborhood but come on people take pride in what you have invested in mow your lawns, pull your weeds. Get a can of paint and paint your fences!! I live on Carroll Ave.
10. I believe there should be less concern for minor problems such as violating laws like RV or old car parking, and appearance of homes; and more concern for problems such as real crime such as burglary, robbery, etc. I would rather have my tax dollars (which are stretched to the limit at this time) spent on what I consider serious crime. Also the city should spend less money on new building and more on helping owners fix up old buildings, and helping businesses stay in Hayward.
11. Traffic cameras, added lights. lack of shopping , abandon buildings and cars, gangs.
12. Not enough police presence.
13. Cleaning up trash along roadways. Putting up a cement wall in place of the wooden fences along Mission Boulevard at Fairway Park residential area.
14. Very concerned about blighted abandoned commercial buildings (Holiday Bowl, skating rink that burned down, car dealerships, grocery stores, etc.) Very concerned about our need for a decent grocery store in our neighborhood. We have been WITHOUT a DECENT grocery store for at least a decade. That is unconscionable! We are grateful to the new owners of Fairway Park shopping center

for starting the ball rolling but don't think Hayward city fathers & mothers have done enough in the past. This SHOULD HAVE been taken care of EIGHT years ago at least! The longer the blight lasts, the harder it is to fix.

15. Would like to see a major supermarket near the fairway park neighborhood.
16. Crime and property values are the most concern.
17. I would like Fairway Park Shopping Center to get a grocery store and hardware store. I would like to have all graffiti and littering in our area stop. I would like to have a recreational facility for our youth in this area, such as the Holiday Bowl building. I would like to have a career guidance center for all those who need it in our area. I would like every church in our area to have a food pantry and a soup kitchen. I would like all reckless driving in our neighborhood (El Rancho Verde) to stop. I would like to see all residential properties kept up. I would like to see all the spring water in our gutters and yards (El Rancho Verde), diverted underground. That's all I can think of now. Thanks for the opportunity to express my wishes.
18. If Hayward wants to attract and retain a population that is working and can therefore generate revenue for the city, the schools must be vastly improved. There should be MUCH less catering to the low income population. Apartments and other rentals that allow Section 8 should be minimized as these attract leaches on the taxpaying population (drug dealers, gang members, etc).
19. Hayward police need to talk to people get to now what's going on in the neighborhood. We have plenty of apartment complexes in Hayward with low income people it is time to make changes in Hayward.
20. My major issue of concern is the following: 1. Neighbors not knowing how to respect others and respecting the neighborhood. 2. Street Parking 3. Garbage cans being left in front of homes. They should be hidden from the street. 4. Code violations: illegal garage conversions. 5. Too many people living in small houses.
21. Root out all gang activity which so negatively impacts people's feelings about where they live. Strict enforcement of codes to keep neighborhoods looking good. Use every code you have to root out gang and drug people from Hayward. Never let graffiti be seen on public or private property. Have more graffiti removal trucks. Prosecute taggers and make the parents of under age taggers pay.
22. More help for the HOMELESS.
23. In city of Hayward, we have oversupply of residential properties. In spite of new housing developments, city need to concentration to make better schools, encourage businesses, and control the crime to attract the migration from other cities.
24. Assistance for families dealing with foreclosures; either to transition to more affordable housing or to remain in their current home. Ask HUD for some kind of special dispensation to, at least temporarily, increase the availability of housing vouchers or rental assistance to low-income individuals and families; a population that often includes seniors, disabled, and homeless. One striking aspect of housing in Hayward is the inconsistency of the housing stock from neighborhood to neighborhood. Because of the affordability crunch, several neighborhoods have homes that appear to be over-improved and often have a curious impact on home values.

25. Involving those who are in need of housing assistance in the development of their sustainable safety/security. For example, for low income individuals who can do construction work, have them help build/refurbish their home or work on City infrastructure development. Others can invest other types of sweat equity into their community. The highest priority should be to ensure that the City's housing stock enables Hayward's work force to live (and ideally own) in Hayward.
26. The only concern I have about my neighborhood is the state of the streets and the poor access for emergency vehicles. I do understand that the homeowners in this neighborhood are very much opposed to any improvements but I it is a necessity. The neighborhood is at great risk in the event of a major fire if fire engines are not able to access in a timely manner. I consider safety a most important issue throughout the city as I do consider the entire city as my neighborhood. I have family throughout Hayward and want them to be in a safe environment. I would like to have safe shopping centers where I can do my shopping locally and not have to go to outside areas.
27. Starting with the speed humps on Folsom some years back, there have been so many speed humps added around and in the neighborhood that it is not possible to drive out of the neighborhood without having to navigate these humps. Hard on car, body, nerves. There seems to be too much emphasis placed on age, "elderly". We have many senior citizens in town who are more able to care for themselves and their property than many young/other citizens. Focus should be on ABLE or NOT ABLE, not age.
28. It is the type of people that end up in Hayward that is the problem. Somehow Hayward needs to attract a more educated population. Nothing wrong with low-income population, I grew up from a low income family but I studied and went to college. The families, immigrant and the natives are not motivated. Just look at the schools, I never went to a school that has a security officer on site. That is the norm in all Hayward high schools. Neighborhoods are a function of the people, you get poor quality people, you will get poor neighborhoods. The sooner you improve the people that better and faster Hayward will get in neighborhoods.
29. In Hayward it is hard to find a nice, decent place to live. There are so many overcrowded neighborhoods. I have a Section 8 housing voucher and feel it is extremely hard to find a good place to live due to the stereotype placed on this rental assistance program! More housing is needed.
30. The amount of graffiti and vandalism in the local parks is disturbing.
31. (a) We need to support the Hayward Police and Fire Department. Over the last 50+ years we have added so many rental units that the low social economic folks dominate and therefore rule our neighborhoods. It is a bit frightening to see the characters that wander the streets looking for mischief. (b) It is a shame that many neighborhoods leave spilled garbage, do not mow their lawns or clean their front yards. I was raised in Hayward and love our town. It is a shame to be afraid at night. (c) We do NOT need more low income residents. We need to attract the "families" that have moved out to feel safer and where they can have access to better schools for their children. Only the less fortunate stay in our town. What a shame. It is very sad. (((Can't some of the other towns like Fremont build low income housing for these folks?))) Signed; Roberta dePonte-Jacobs, 124 Fagundes St., Hayward since 1949. Our Primary residence is now in Valley Springs, Calif. 80 miles east. Thank you for this survey.
32. Clean Up what you have. The Caltrans Properties, the OLD City Hall and our creeks. Remove the homeless living in our creeks. You need to do what San Leandro did. Make paths through our creeks and have walks and lighting. You can make downtown as nice as you want but as long as you have homeless living in the creeks and Caltrans vacant properties you will never clean up downtown. The

senior retirement homes are over run with homeless coming up from the creeks. We need a clean up! Work with the County and make this happen for Hayward!

33. 1. Noise from Freeway, Helicopters hovering over Freeways. Noise from small Airplanes. 2. Parks {This has IMPROVED GREATLY} You got it Right There! 3. Businesses - Too much red tape or something, business don't come in, too many have left. Jobs and local business are key for Hayward. I'm talking small businesses, not just Mervyns & Auto Dealers which I'm very sorry is leaving. 4. Traffic - Traffic lights, horrible timing on lights. Traffic Gridlock is Incredible. 5. Schools - Education providing free "English" Learning education Maybe on the Hayward Cable Channel? for Spanish, Farcie (sp) - Really need to get a cheap and fast way for students to learn outside the classroom. 6. Hayward is viewed poorly by "Buyers" and by "Parents" and by people who live there, main arteries have been improved Again Great JOB. 7. Low Cost housing or any other housing should not be placed on high Noise and Traffic Areas. Hayward is to cut up with Freeways, Major streets, Trains, BART, Airport, it's impossible to locate a reasonable safe neighborhood that has any quality of life for families. 8. HIGH Rise Units on Fault Lines (ie Mission Blvd area) - Poor Idea. High rise units where units face Noisy areas Poor Idea. Factor in open space that has viewability and safety and something constructive for children to play on -- not just destroy. 9. Anything to reduce GANGs.
34. This neighborhood seems to take care of itself except for the prostitution from Mission Blvd. and a few rentals that have unwanted tenants that deal drugs. Street parking is bad for passing cars on opposite directions. Some small streets should be one way traffic or dead ends in the Cherryland area and other unincorporated areas. As far as programs for helping others the City should get rid of over head wires from the power poles and put them under ground, this way it will indeed look much nicer. Hayward has quite a lot of room for improvement. San Leandro on the other hand has come a long way.
35. Better schools
36. I grew up in Hayward and have been back only a year. I'm not sure of all the issues and how important each one of them is. However, if you're looking for someone to become involved my name is Robert Cohn and I can be reached on my cell phone.
37. In the city of Hayward to me and a few of my neighbors. It is safety. My home has been shot at. My truck windows broken more that once, Graffiti. There is always car speeding down our street and there is small children & grand children playing. Maintenance to trees around Signs & Traffic Lights, Repainting of speed bumps. I believe that the safety and the safe feeling needs to come back.
38. More homeless shelters w/ counseling/health care facilitation.
39. Safety is still a concern, esp. driving late at night. Better quality of education from elementary to high school seems to be to far-fetched; which means option for private education will mean a big chunk of someone's household budget. I'd like to see affordable and less-restrictive housing for retirees-seniors, who have worked all their productive years but whose income is greatly reduced upon retirement. Thank you.
40. More programs to help Hayward rental residents be able to purchase Hayward homes.
41. In the areas near the two BART stations high density owner occupied residential units should be a priority. High-rise units surrounded by useable open space would be the most effective use of the land and provide the greatest habitability. As part of any plan the city's image is important. If we want nice

neighborhoods (residential or business) the residents must be proud of where they live. People only develop this pride when the community looks and feels good. It is very, very important for the City of Hayward to maintain the city owned facilities in a superior condition. Without that commitment Hayward has little chance of overcoming its current image and developing and maintaining great livable neighborhoods.

42. Safety Education Police presence in challenge neighborhoods Adult Education Public recreation Teenage Programs Community events Public awareness and involvement consumer protection
43. Yes, implement no rent control. Owners and Landlords are less likely to invest in Hayward and to spend money on existing improvements.
44. I am very concerned about the condition of our neighborhood, street condition, code enforcement, crime, lack of police patrol on our street, neighborhood preservation, lack of a quality elementary school. I am also concerned regarding the Mission Blvd. (auto row) poor condition. City government needs to address this problem and better plan for the future, the car business is gone and won't be coming back.
45. The prices in the houses is drop too much, for that reason we need someone do something about adjust the prices to the know expensive houses
46. Traffic congestion is getting out of hand in most areas of Hayward. Especially during commute hours. Vacant and foreclosed homes need to enforce a minimum maintenance program.
47. The state - ABAG Housing Needs Determination needs to be reformed to reduce requirements on localities which have reduced population growth, have minimal job surplus over employed residents or better, and have enough affordable housing for their lower-earning workers. Council should adopt an advocacy position on this. The sustainability committee should discuss it.
48. Speaking as Citizen Kyle, The single greatest problem in Hayward is the serious lack of community reservation. I have recently suggested to City Manager Greg Jones, a resurrection of AN INFORMAL ACTIVITY which was once highly successful in relation to it's low cost and audacity! Had it continued we would have a population acutely aware of the risks in creating 'bootleg' additions to housing which upon examination are largely substandard. I would much like to see some progress on the subject and ask that Mr. Jones bring forward any progress that he has made subsequent to our discussion of something which I had presented to him in written form. For many years I have complained about the general lack of concern for 'do it yourself' projects that are in obvious violation of zoning, as well as health and building codes. You can have the world's greatest general plan but when adverse, controllable conditions affect growth it becomes the general plan for much ado about nothing! An example of what I mean is that concern for low income housing and ABAG's quota for compliance with regional goals is much ado about nothing if other communities blithely ignore those concerns. The effect of non-compliance upon City and Schools here in Hayward is enormous. Also, here in Hayward we have a ratio of parolees to general population much greater than is true of other communities in the County. All because of present availability of low income housing! Plus the presence of a parole office which likes to keep 'the boys' close to the office! The argument that parolees should be returned close to the place of offense is very, very weak! When not in the 'tank' felons procreate children who have serious affect upon schools. That particular population of our students is a heavily involved with classroom transiency. It is group through no fault of their own who are constantly being shuffled... the affect of 'classroom transiency' upon test scores does the School district and it's stake holders a huge injustice... how do you raise test scores in classrooms where the transiency rate reaches 45% as it did in the 1990's.\ at the Longwood School? Now, the

subject of transiency rates in the classrooms is no longer available on HUSD's website which is an injustice to teachers who take it in the slats for poor test exams! Prior to annexation of territories now within this City, there was a period of time when the Alameda County Planning Commission decisions on multiple housing units were over-ridden by Supervisors whose friends included builders of Schlock! I question ABAG'S COUNT SINCE THAT ORGANIZATION PROBABLY DID NOT EXIST WHEN THE SHENNAIGANS WERE GOING ON AT COUNTY LEVEL! IF IT WERE UP TO ME I'D REQUIRE ABAG TO REALLY EXAMINE THE EXISTING HAYWRD INVENTORY AND COMPARE THE SCHLOCK AGAINST THAT WHICH IS FOUND IN PLEASANTON AS ONE EXAMPLE OF FAILURE TO COMPLY! HAVE I RAISED A FEW QUESTIONS WORTH ANSWERS?

49. There just isn't enough available, affordable, safe housing for elders, especially older, single women.
50. Very concerned with this proposal at the South Hayward Bart Station. At this point there is already too many multi dwellings on Dixon. adding any more will cause traffic.
51. A second priority in “expanding the supply of housing” should be new construction of affordable for-sale housing for singles.
52. Weary of slaving of poor, game room, gated communities abound for a few.
53. Eden Avenue had become a public garbage dump for the City of Hayward. People come from miles around to drop off trash (toilets, mattresses, tires, furniture, garbage bags). There are three unauthorized HUGE dumpsters parked on the street.
54. Traffic in downtown and Mission Blvd.
55. Empty dealerships on Mission, property should be re-zoned for housing.
56. Landlord is negligent, property is disheveled, shabby, dilapidated, falling apart. Extremely expensive, overpriced, looking daily to move out. Worst place I have ever rented, most costly, ugly area, (behind, west of BART).
57. Low-income communal housing, mixed – young mothers + disabled + business.
58. Terrible streets, no walking patters or sidewalks; too distant for stores in my neighborhood. I am a therapist with many poor clients who are living in sub-standard or inadequate housing due to a lack of rental assistance for low income people, it's quite desperate for some.
59. Affordable rental housing – near community, allow pets, with personal yard/patio and with individual laundry hookups
60. Real (not fake) affordable housing for seniors (Elders) with quality of life concerns – including allowing companion animals, private garden space (patios, balcony) 100% no smoking on premises. Not warehousing seniors – complexes away from community as Alameda County officials have done – shame on them. *Note Sr. Itsy on Arbor St. and “A” St. – next to freeway, behind gas station, crime neighborhood and no community!

61. Help for the homeless
62. Assistance for homes not selling or foreclosures
63. Drug free city
64. Safety for people, good schools are far from where we live, public transportation are threatened.
65. Make sure homelessness does not increase, TOD – already implemented here – should be a focus, be creative to assist various special needs populations
66. First homebuyers program, free shuttle service around Hayward, especially downtown, more retail shops and restaurants downtown.

Appendix B: Stakeholders Interviews

Summary of Stakeholders Interviews

Housing for the Disabled

- Need to adopt a Universal Design ordinance. (City already has a Green Building Ordinance, which offers incentives for Universal Design.)
- Housing for persons with mental disabilities.
- Many disabled adults are living with their elderly parents. Once the parents pass away, these disabled persons may have difficulty finding housing in Hayward.
- Housing for persons with disabilities should be located near public transportation.
- The City of Berkeley's inclusionary housing program sets aside a portion as housing for the disabled.

Housing for the Elderly

- Need for senior housing should be emphasized.

Housing for the Homeless

- Focus on homeless needs.
- SRO and transitional housing must be well managed.

Housing for Other Special Needs Groups

- Foster children and those transitioning into adult housing may be a special need group.
- Need a plan to ensure that housing for extremely low income category gets built. City has a large group people relying on SSI.
- Services for occupants of special needs housing.

Child Care in Housing

- HE needs to address child care and provision of child care when new housing is proposed. Transportation to child care and to work.
- Community Resources indicated that if a developer is willing to provide a child care facility in a housing development, Community Resources will work with developer to identify a qualified group to operate the child care facility. Design of child care facility should consider tenant improvements, staffing, and layout (by child care professionals). Typically, a child care center for 50-75 children is financially feasible.

Housing Market

- Housing market expected to be flat for the next few years.
- Notices of Default increased 63 percent in Alameda County.
- City policy targets 70 percent ownership housing. This can be difficult to achieve given market conditions.

- Problems with policies that have cost impacts may be difficult to mitigate in this market.

New Construction of Housing

- Integrate the 238 land use study
- Should provide sustainable mixed use zoning in S. Hayward BART Plan.
- Incorporate climate change and global warming issues into the Housing Element.
- Distribution of affordable housing and housing for disabled throughout City.
- Need a tool that better communicates total fees to developers. (City of Hayward waives park fees for affordable housing.)
- We need an evaluation of the performance of our current inclusionary housing ordinance:
 - How many units have been created and how many have been lost?
 - How are the restrictions being monitored?
 - How are prices of affordable units compared to market-rate units?
 - Revisit the ordinance to see if it is working for moderate income households.
 - Database to show where affordable units are.
- Live-work units and mixed use.
- We need to market the City as a nice place to live.
- Work with the school district.

Homeownership Opportunities

- Restructure the first-time homebuyer program.
- Pursue opportunities for purchasing foreclosed homes.
- Offer Housing Scholarship programs.
- Offer opportunities for teachers and safety personnel.

Rental Housing

- Rental housing is the most feasible option for affordable housing in this market.
- Renters are suffering when their landlords foreclose.
- City has many old and poorly maintained apartments. A focus of the Housing Element is to rehabilitate or rebuild these old apartments.

Funding

- Need to increase the funding level in Housing Trust Fund and should target the use of Trust Fund for lower income housing.
- Explore commercial linkage fee.
- Eden Housing uses primarily tax credits for affordable housing construction. This funding source is significantly impacted by the market and therefore Eden Housing's ability to build. Currently, a developer can get \$1.07 in funding per \$1 in tax credit. This ratio is projected to go down to \$0.75 per \$1 in credit.
- Developer also needs to demonstrate an occupancy rate of 95 percent over a three-month (previously 30-day) stabilization period before it can take out a construction loan. This

extended stabilization period means it is becoming more difficult to get a construction loan.


Other Comments

- We should hold these meetings more often to get housing people to talk to each other.

Appendix C: Community Workshops

Summary of Community Workshops

December 15, 2008



**CITY OF
HAYWARD**
HEART OF THE BAY

The City of Hayward is updating the Housing Element in its General Plan. Mandated by State law, this update will include an evaluation the City's present & future housing needs, including affordable housing issues, for all the City's residents.

Do you want to help shape housing policy in Hayward?
If so, we want to hear from you.

A Community Meeting on the Housing Element update will be held at Hayward City Hall Monday, December 15, 2008 at 7pm

You're invited to fill out a short survey about housing in the City and Hayward's future housing.
For more information, visit www.hayward-ca.gov
or contact Erik Pearson at 510-593-4210
or erik.pearson@hayward-ca.gov

Do we have sufficient Housing choices in Hayward?

The City of Hayward is preparing an update to the Housing Element of the General Plan. The update is required by State law and will include an evaluation of the kinds of housing that are needed in Hayward. The Element will also address affordable housing.



Attend a Community Meeting on Monday, December 15, 2008 from 7:00 p.m. to 9:00 p.m. in Room 2A at City Hall.

Please complete the on-line Housing Survey.



For more information, please contact Erik Pearson, Senior Planner at (510) 583-4210 or by e-mail at erik.pearson@hayward-ca.gov

Housing Growth and Market Conditions

- Concern related to Hayward's projected growth and how our police and fire services can keep up.
- Monitoring of garage conversions. Staff responded that given these are illegal units, they are difficult to monitor. One attendee noted that garage conversions are often apparent by the number of cars parked outside. He mentioned a house in his neighborhood with 11 cars. He suggested that our population may be higher than we think. He also noted that street sweeping is a challenge due to number of cars on street.
- Hayward is great. It has the airport, the BART stations, bus services and CSUEB. The City should market Hayward as a desirable place to live in.

Affordable Housing

- How affordable housing projects are funded?
- Homebuying opportunities with foreclosed homes. (Staff responded mentioning the work session scheduled for January 20, 2009)
- A question was asked regarding the people who have participated in the City's downpayment assistance program are going through foreclosure. The commenter suggested the City monitor this to track the success of track the success of this City-funded program.
- One attendee wanted to see the same level of success in meeting the RHNA for the low and very low categories as we had in the moderate and above moderate categories in the last cycle.
- City staff commented that City has been successful in rehabilitating older apartment buildings. One attendee commented that the City should publicize the funding/programs available to assist with housing rehabilitation. A suggestion was made to provide program information to nonprofits and churches.
- Home Owners Association (HOA) fees are unregulated and can get too high. Some can end up exceeding mortgage payment. The City needs small homes with no or low HOA fees.
- Cooperative housing was suggested as an alternative housing choice.
- The City needs to review the downpayment assistance program. Staff noted that recommended changes would be presented to the Council on January 20.

Housing for Persons with Disabilities

- Representatives of CRIL asked that we include policies encouraging universal design in the Housing Element.

Housing for Seniors

- There are few housing choices for active seniors.
- Senior housing should not always be one bedroom units. They should include space for art or hobbies.

Housing for the Homeless

- One attendee asked about the City's plan in address the homeless.
- One attendee mentioned that the former International House at CSUEB is sitting empty and that it can house 400 people.

Appendix D: Residential Sites Inventory

Mt. Eden

Map ID	APN	General Plan	Density (units/ acre)	Acres	Zoning	ILR	Maximum Capacity (units)	Realistic Capacity (units)	Existing Use
<i>Underutilized</i>									
400	441-0087-003-02	Medium Density Residential	8.7-17.4	0.26	RM	0.36	4	3	SF home
401	441-0087-018-00	Medium Density Residential	8.7-17.4	1.00	RM	0.47	17	13	SF home
404	441-0095-003-00	Medium Density Residential	8.7-17.4	0.29	RM	0.47	5	3	SF home
405	441-0095-004-00	Medium Density Residential	8.7-17.4	0.41	RM	0.18	7	5	SF home
406	441-0095-005-00	Medium Density Residential	8.7-17.4	0.52	RM	0.37	9	6	SF home
407	441-0095-008-00	Medium Density Residential	8.7-17.4	0.96	RM	0.48	16	12	SF home
408	441-0095-010-00	Medium Density Residential	8.7-17.4	0.99	RM	0.47	17	12	SF home
410	441-0095-012-01	Medium Density Residential	8.7-17.4	0.27	RM	0.42	4	3	SF home
415	441-0095-020-02	Medium Density Residential	8.7-17.4	0.48	RM	0.28	8	6	SF home
416	441-0095-021-02	Medium Density Residential	8.7-17.4	0.49	RM	0.26	8	6	SF home
418	441-0095-023-02	Medium Density Residential	8.7-17.4	0.98	RM	0.07	17	12	SF home
Subtotal				6.66			112	81	
<i>Vacant</i>									
396	441-0080-016-00	Medium Density Residential	8.7-17.4	0.41	RM	n/a	7	5	n/a
403	441-0095-001-00	Medium Density Residential	8.7-17.4	0.98	RM	n/a	16	12	n/a
409	441-0095-011-02	Medium Density Residential	8.7-17.4	0.76	RM	n/a	13	9	n/a
411	441-0095-013-02	Medium Density Residential	8.7-17.4	0.98	RM	n/a	17	12	n/a
412	441-0095-014-02	Medium Density Residential	8.7-17.4	0.48	RM	n/a	8	6	n/a
413	441-0095-015-02	Medium Density Residential	8.7-17.4	0.50	RM	n/a	8	6	n/a
414	441-0095-016-02	Medium Density Residential	8.7-17.4	0.50	RM	n/a	8	6	n/a
417	441-0095-022-02	Medium Density Residential	8.7-17.4	1.00	RM	n/a	17	13	n/a
419	441-0095-024-02	Medium Density Residential	8.7-17.4	1.00	RM	n/a	17	13	n/a
Subtotal				6.61			111	82	
390	441-0055-015-00	Rezone RS	4.3-8.7	1.91	RS	n/a	16	12	n/a
392	441-0077-006-00	Rezone RSB4	4.3-8.7	0.77	PD	n/a	6	5	n/a
393	441-0077-008-00	Rezone RSB4	4.3-8.7	0.55	RSB4	n/a	4	3	n/a
398	441-0083-008-02	Single Family Residential	4.3-8.7	2.11	RS	n/a	18	13	n/a
Subtotal				5.34			44	33	n/a
420	441-0099-013-00	Medium Density Residential	8.7-17.4	0.07	RM	n/a	1	1	n/a
421	441-0099-014-00	Medium Density Residential	8.7-17.4	0.05	RM	n/a	1	1	n/a
422	441-0099-015-00	Medium Density Residential	8.7-17.4	0.08	RM	n/a	1	1	n/a
423	441-0099-016-00	Medium Density Residential	8.7-17.4	0.07	RM	n/a	1	1	n/a
424	441-0099-017-00	Medium Density Residential	8.7-17.4	0.04	RM	n/a	1	1	n/a
425	441-0099-018-00	Medium Density Residential	8.7-17.4	0.07	RM	n/a	1	1	n/a
426	441-0099-019-00	Medium Density Residential	8.7-17.4	0.07	RM	n/a	1	1	n/a
427	441-0099-020-00	Medium Density Residential	8.7-17.4	0.04	RM	n/a	1	1	n/a
428	441-0099-021-00	Medium Density Residential	8.7-17.4	0.07	RM	n/a	1	1	n/a
429	441-0099-022-00	Medium Density Residential	8.7-17.4	0.07	RM	n/a	1	1	n/a
430	441-0099-023-00	Medium Density Residential	8.7-17.4	0.04	RM	n/a	1	1	n/a
431	441-0099-024-00	Medium Density Residential	8.7-17.4	0.07	RM	n/a	1	1	n/a
432	441-0099-025-00	Medium Density Residential	8.7-17.4	0.07	RM	n/a	1	1	n/a
433	441-0099-026-00	Medium Density Residential	8.7-17.4	0.04	RM	n/a	1	1	n/a
434	441-0099-027-00	Medium Density Residential	8.7-17.4	0.07	RM	n/a	1	1	n/a
435	441-0099-028-00	Medium Density Residential	8.7-17.4	0.07	RM	n/a	1	1	n/a
436	441-0099-029-00	Medium Density Residential	8.7-17.4	0.08	RM	n/a	1	1	n/a
437	441-0099-030-00	Medium Density Residential	8.7-17.4	0.07	RM	n/a	1	1	n/a
438	441-0099-031-00	Medium Density Residential	8.7-17.4	0.07	RM	n/a	1	1	n/a
439	441-0099-032-00	Medium Density Residential	8.7-17.4	0.07	RM	n/a	1	1	n/a
440	441-0099-033-00	Medium Density Residential	8.7-17.4	0.07	RM	n/a	1	1	n/a
441	441-0099-034-00	Medium Density Residential	8.7-17.4	0.07	RM	n/a	1	1	n/a
442	441-0099-035-00	Medium Density Residential	8.7-17.4	0.07	RM	n/a	1	1	n/a
443	441-0099-036-00	Medium Density Residential	8.7-17.4	0.07	RM	n/a	1	1	n/a
444	441-0099-037-00	Medium Density Residential	8.7-17.4	0.09	RM	n/a	1	1	n/a
445	441-0099-038-00	Medium Density Residential	8.7-17.4	0.08	RM	n/a	1	1	n/a
446	441-0099-039-00	Medium Density Residential	8.7-17.4	0.05	RM	n/a	1	1	n/a
447	441-0099-040-00	Medium Density Residential	8.7-17.4	0.07	RM	n/a	1	1	n/a

Mt. Eden

Map ID	APN	General Plan	Density (units/ acre)	Acres	Zoning	ILR	Maximum Capacity (units)	Realistic Capacity (units)	Existing Use
448	441-0099-041-00	Medium Density Residential	8.7-17.4	0.07	RM	n/a	1	1	n/a
449	441-0099-042-00	Medium Density Residential	8.7-17.4	0.05	RM	n/a	1	1	n/a
450	441-0099-043-00	Medium Density Residential	8.7-17.4	0.07	RM	n/a	1	1	n/a
451	441-0099-044-00	Medium Density Residential	8.7-17.4	0.07	RM	n/a	1	1	n/a
452	441-0099-045-00	Medium Density Residential	8.7-17.4	0.06	RM	n/a	1	1	n/a
453	441-0099-046-00	Medium Density Residential	8.7-17.4	0.06	RM	n/a	1	1	n/a
454	441-0099-047-00	Medium Density Residential	8.7-17.4	0.06	RM	n/a	1	1	n/a
455	441-0099-048-00	Medium Density Residential	8.7-17.4	0.07	RM	n/a	1	1	n/a
456	441-0099-049-00	Medium Density Residential	8.7-17.4	0.08	RM	n/a	1	1	n/a
457	441-0099-050-00	Medium Density Residential	8.7-17.4	0.05	RM	n/a	1	1	n/a
458	441-0099-051-00	Medium Density Residential	8.7-17.4	0.05	RM	n/a	1	1	n/a
459	441-0099-052-00	Medium Density Residential	8.7-17.4	0.04	RM	n/a	1	1	n/a
460	441-0099-053-00	Medium Density Residential	8.7-17.4	0.04	RM	n/a	1	1	n/a
461	441-0099-054-00	Medium Density Residential	8.7-17.4	0.08	RM	n/a	1	1	n/a
462	441-0099-055-00	Medium Density Residential	8.7-17.4	0.09	RM	n/a	1	1	n/a
463	441-0099-056-00	Medium Density Residential	8.7-17.4	0.05	RM	n/a	1	1	n/a
464	441-0099-057-00	Medium Density Residential	8.7-17.4	0.05	RM	n/a	1	1	n/a
465	441-0099-058-00	Medium Density Residential	8.7-17.4	0.04	RM	n/a	1	1	n/a
466	441-0099-059-00	Medium Density Residential	8.7-17.4	0.04	RM	n/a	1	1	n/a
467	441-0099-060-00	Medium Density Residential	8.7-17.4	0.08	RM	n/a	1	1	n/a
468	441-0099-061-00	Medium Density Residential	8.7-17.4	0.06	RM	n/a	1	1	n/a
469	441-0099-062-00	Medium Density Residential	8.7-17.4	0.06	RM	n/a	1	1	n/a
470	441-0099-063-00	Medium Density Residential	8.7-17.4	0.04	RM	n/a	1	1	n/a
471	441-0099-064-00	Medium Density Residential	8.7-17.4	0.04	RM	n/a	1	1	n/a
472	441-0099-065-00	Medium Density Residential	8.7-17.4	0.10	RM	n/a	1	1	n/a
473	441-0099-066-00	Medium Density Residential	8.7-17.4	0.07	RM	n/a	1	1	n/a
474	441-0099-067-00	Medium Density Residential	8.7-17.4	0.04	RM	n/a	1	1	n/a
475	441-0099-068-00	Medium Density Residential	8.7-17.4	0.04	RM	n/a	1	1	n/a
476	441-0099-069-00	Medium Density Residential	8.7-17.4	0.08	RM	n/a	1	1	n/a
477	441-0099-070-00	Medium Density Residential	8.7-17.4	0.08	RM	n/a	1	1	n/a
478	441-0099-071-00	Medium Density Residential	8.7-17.4	0.04	RM	n/a	1	1	n/a
479	441-0099-072-00	Medium Density Residential	8.7-17.4	0.04	RM	n/a	1	1	n/a
480	441-0099-073-00	Medium Density Residential	8.7-17.4	0.07	RM	n/a	1	1	n/a
481	441-0099-074-00	Medium Density Residential	8.7-17.4	0.07	RM	n/a	1	1	n/a
482	441-0099-075-00	Medium Density Residential	8.7-17.4	0.04	RM	n/a	1	1	n/a
483	441-0099-076-00	Medium Density Residential	8.7-17.4	0.04	RM	n/a	1	1	n/a
484	441-0099-077-00	Medium Density Residential	8.7-17.4	0.08	RM	n/a	1	1	n/a
485	441-0099-078-00	Medium Density Residential	8.7-17.4	0.08	RM	n/a	1	1	n/a
486	441-0099-079-00	Medium Density Residential	8.7-17.4	0.04	RM	n/a	1	1	n/a
487	441-0099-080-00	Medium Density Residential	8.7-17.4	0.04	RM	n/a	1	1	n/a
488	441-0099-081-00	Medium Density Residential	8.7-17.4	0.07	RM	n/a	1	1	n/a
489	441-0099-082-00	Medium Density Residential	8.7-17.4	0.07	RM	n/a	1	1	n/a
490	441-0099-083-00	Medium Density Residential	8.7-17.4	0.04	RM	n/a	1	1	n/a
491	441-0099-084-00	Medium Density Residential	8.7-17.4	0.04	RM	n/a	1	1	n/a
492	441-0099-085-00	Medium Density Residential	8.7-17.4	0.08	RM	n/a	1	1	n/a
493	441-0099-086-00	Medium Density Residential	8.7-17.4	0.08	RM	n/a	1	1	n/a
494	441-0099-087-00	Medium Density Residential	8.7-17.4	0.04	RM	n/a	1	1	n/a
495	441-0099-088-00	Medium Density Residential	8.7-17.4	0.04	RM	n/a	1	1	n/a
496	441-0099-089-00	Medium Density Residential	8.7-17.4	0.07	RM	n/a	1	1	n/a
497	441-0099-090-00	Medium Density Residential	8.7-17.4	0.08	RM	n/a	1	1	n/a
498	441-0099-091-00	Medium Density Residential	8.7-17.4	0.07	RM	n/a	1	1	n/a
499	441-0099-092-00	Medium Density Residential	8.7-17.4	0.07	RM	n/a	1	1	n/a
500	441-0099-093-00	Medium Density Residential	8.7-17.4	0.07	RM	n/a	1	1	n/a
501	441-0099-094-00	Medium Density Residential	8.7-17.4	0.07	RM	n/a	1	1	n/a
502	441-0099-095-00	Medium Density Residential	8.7-17.4	0.07	RM	n/a	1	1	n/a
503	441-0099-096-00	Medium Density Residential	8.7-17.4	0.07	RM	n/a	1	1	n/a
504	441-0099-097-00	Medium Density Residential	8.7-17.4	0.07	RM	n/a	1	1	n/a

Mt. Eden

Map ID	APN	General Plan	Density (units/ acre)	Acres	Zoning	ILR	Maximum Capacity (units)	Realistic Capacity (units)	Existing Use
505	441-0099-098-00	Medium Density Residential	8.7-17.4	0.07	RM	n/a	1	1	n/a
506	441-0099-099-00	Medium Density Residential	8.7-17.4	0.04	RM	n/a	1	1	n/a
507	441-0099-100-00	Medium Density Residential	8.7-17.4	0.04	RM	n/a	1	1	n/a
508	441-0099-101-00	Medium Density Residential	8.7-17.4	0.09	RM	n/a	1	1	n/a
509	441-0099-102-00	Medium Density Residential	8.7-17.4	0.08	RM	n/a	1	1	n/a
510	441-0099-103-00	Medium Density Residential	8.7-17.4	0.04	RM	n/a	1	1	n/a
511	441-0099-104-00	Medium Density Residential	8.7-17.4	0.04	RM	n/a	1	1	n/a
512	441-0099-105-00	Medium Density Residential	8.7-17.4	0.07	RM	n/a	1	1	n/a
513	441-0099-106-00	Medium Density Residential	8.7-17.4	0.07	RM	n/a	1	1	n/a
514	441-0099-107-00	Medium Density Residential	8.7-17.4	0.04	RM	n/a	1	1	n/a
515	441-0099-108-00	Medium Density Residential	8.7-17.4	0.04	RM	n/a	1	1	n/a
516	441-0099-109-00	Medium Density Residential	8.7-17.4	0.08	RM	n/a	1	1	n/a
517	441-0099-110-00	Medium Density Residential	8.7-17.4	0.08	RM	n/a	1	1	n/a
518	441-0099-111-00	Medium Density Residential	8.7-17.4	0.04	RM	n/a	1	1	n/a
519	441-0099-112-00	Medium Density Residential	8.7-17.4	0.04	RM	n/a	1	1	n/a
520	441-0099-113-00	Medium Density Residential	8.7-17.4	0.07	RM	n/a	1	1	n/a
521	441-0099-114-00	Medium Density Residential	8.7-17.4	0.07	RM	n/a	1	1	n/a
522	441-0099-115-00	Medium Density Residential	8.7-17.4	0.04	RM	n/a	1	1	n/a
523	441-0099-116-00	Medium Density Residential	8.7-17.4	0.04	RM	n/a	1	1	n/a
524	441-0099-117-00	Medium Density Residential	8.7-17.4	0.08	RM	n/a	1	1	n/a
525	441-0100-014-00	Medium Density Residential	8.7-17.4	0.08	RM	n/a	1	1	n/a
526	441-0100-015-00	Medium Density Residential	8.7-17.4	0.05	RM	n/a	1	1	n/a
527	441-0100-016-00	Medium Density Residential	8.7-17.4	0.05	RM	n/a	1	1	n/a
528	441-0100-017-00	Medium Density Residential	8.7-17.4	0.07	RM	n/a	1	1	n/a
529	441-0100-018-00	Medium Density Residential	8.7-17.4	0.07	RM	n/a	1	1	n/a
530	441-0100-019-00	Medium Density Residential	8.7-17.4	0.05	RM	n/a	1	1	n/a
531	441-0100-020-00	Medium Density Residential	8.7-17.4	0.05	RM	n/a	1	1	n/a
532	441-0100-021-00	Medium Density Residential	8.7-17.4	0.08	RM	n/a	1	1	n/a
533	441-0100-022-00	Medium Density Residential	8.7-17.4	0.08	RM	n/a	1	1	n/a
534	441-0100-023-00	Medium Density Residential	8.7-17.4	0.05	RM	n/a	1	1	n/a
535	441-0100-024-00	Medium Density Residential	8.7-17.4	0.05	RM	n/a	1	1	n/a
536	441-0100-025-00	Medium Density Residential	8.7-17.4	0.07	RM	n/a	1	1	n/a
537	441-0100-026-00	Medium Density Residential	8.7-17.4	0.07	RM	n/a	1	1	n/a
538	441-0100-027-00	Medium Density Residential	8.7-17.4	0.05	RM	n/a	1	1	n/a
539	441-0100-028-00	Medium Density Residential	8.7-17.4	0.05	RM	n/a	1	1	n/a
540	441-0100-029-00	Medium Density Residential	8.7-17.4	0.08	RM	n/a	1	1	n/a
541	441-0100-030-00	Medium Density Residential	8.7-17.4	0.07	RM	n/a	1	1	n/a
542	441-0100-031-00	Medium Density Residential	8.7-17.4	0.07	RM	n/a	1	1	n/a
543	441-0100-032-00	Medium Density Residential	8.7-17.4	0.06	RM	n/a	1	1	n/a
544	441-0100-033-00	Medium Density Residential	8.7-17.4	0.07	RM	n/a	1	1	n/a
545	441-0100-034-00	Medium Density Residential	8.7-17.4	0.07	RM	n/a	1	1	n/a
546	441-0100-035-00	Medium Density Residential	8.7-17.4	0.05	RM	n/a	1	1	n/a
547	441-0100-036-00	Medium Density Residential	8.7-17.4	0.05	RM	n/a	1	1	n/a
548	441-0100-037-00	Medium Density Residential	8.7-17.4	0.08	RM	n/a	1	1	n/a
549	441-0100-038-00	Medium Density Residential	8.7-17.4	0.08	RM	n/a	1	1	n/a
550	441-0100-039-00	Medium Density Residential	8.7-17.4	0.05	RM	n/a	1	1	n/a
551	441-0100-040-00	Medium Density Residential	8.7-17.4	0.05	RM	n/a	1	1	n/a
552	441-0100-041-00	Medium Density Residential	8.7-17.4	0.07	RM	n/a	1	1	n/a
553	441-0100-042-00	Medium Density Residential	8.7-17.4	0.07	RM	n/a	1	1	n/a
554	441-0100-043-00	Medium Density Residential	8.7-17.4	0.05	RM	n/a	1	1	n/a
555	441-0100-044-00	Medium Density Residential	8.7-17.4	0.05	RM	n/a	1	1	n/a
556	441-0100-045-00	Medium Density Residential	8.7-17.4	0.08	RM	n/a	1	1	n/a
557	441-0100-046-00	Medium Density Residential	8.7-17.4	0.08	RM	n/a	1	1	n/a
558	441-0100-047-00	Medium Density Residential	8.7-17.4	0.05	RM	n/a	1	1	n/a
559	441-0100-048-00	Medium Density Residential	8.7-17.4	0.05	RM	n/a	1	1	n/a
560	441-0100-049-00	Medium Density Residential	8.7-17.4	0.07	RM	n/a	1	1	n/a
561	441-0100-050-00	Medium Density Residential	8.7-17.4	0.08	RM	n/a	1	1	n/a

Mt. Eden

Map ID	APN	General Plan	Density (units/ acre)	Acres	Zoning	ILR	Maximum Capacity (units)	Realistic Capacity (units)	Existing Use
562	441-0100-051-00	Medium Density Residential	8.7-17.4	0.05	RM	n/a	1	1	n/a
563	441-0100-052-00	Medium Density Residential	8.7-17.4	0.05	RM	n/a	1	1	n/a
564	441-0100-053-00	Medium Density Residential	8.7-17.4	0.08	RM	n/a	1	1	n/a
565	441-0101-002-00	Single Family Residential	4.3-8.7	0.11	PD	n/a	1	1	n/a
566	441-0101-003-00	Single Family Residential	4.3-8.7	0.09	PD	n/a	1	1	n/a
567	441-0101-004-00	Single Family Residential	4.3-8.7	0.09	PD	n/a	1	1	n/a
568	441-0101-005-00	Single Family Residential	4.3-8.7	0.09	PD	n/a	1	1	n/a
569	441-0101-006-00	Single Family Residential	4.3-8.7	0.09	PD	n/a	1	1	n/a
570	441-0101-007-00	Single Family Residential	4.3-8.7	0.10	PD	n/a	1	1	n/a
571	441-0101-008-00	Single Family Residential	4.3-8.7	0.11	PD	n/a	1	1	n/a
572	441-0101-009-00	Single Family Residential	4.3-8.7	0.16	PD	n/a	1	1	n/a
573	441-0101-010-00	Single Family Residential	4.3-8.7	0.12	PD	n/a	1	1	n/a
574	441-0101-011-00	Single Family Residential	4.3-8.7	0.10	PD	n/a	1	1	n/a
575	441-0101-012-00	Single Family Residential	4.3-8.7	0.09	PD	n/a	1	1	n/a
Subtotal				10.11			156	156	
Total				28.71			423	352	

Hayward BART

Map ID	APN	General Plan	Density (units/acre)	Acres	Zoning	ILR	Maximum Capacity (units)	Realistic Capacity (units)	Existing Use
Underutilized									
612	452-0068-016-01	Commercial/High Density Residential	17.4-34.8	0.29	CN-R	0.12	9	7	Parking lot
626	452-0084-089-00	Commercial/High Density Residential	17.4-34.8	0.16	CN-R	0.32	5	4	1 story store
627	452-0084-090-00	Commercial/High Density Residential	17.4-34.8	0.17	CN-R	0.13	6	4	1-5 story office building
630	452-0084-099-02	Commercial/High Density Residential	17.4-34.8	0.17	CN-R	0.43	5	4	SF home
Subtotal				0.79			27	20	
1	078C-0432-006-06	High Density Residential	17.4-34.8	0.38	RH	0.41	13	9	Fourplex or triplex w/SFR
2	078C-0433-002-08	High Density Residential	17.4-34.8	0.14	RH	0.38	5	3	SF home
4	078C-0433-006-02	High Density Residential	17.4-34.8	0.21	RH	0.15	7	5	Double or duplex w/ SFR
5	078C-0434-003-02	High Density Residential	17.4-34.8	0.16	RH	0.33	5	4	SF home
9	078C-0436-005-02	High Density Residential	17.4-34.8	0.19	RH	0.44	6	4	SF home
10	078C-0436-006-02	High Density Residential	17.4-34.8	0.18	RH	0.20	6	4	SF home
13	078C-0437-001-02	High Density Residential	17.4-34.8	0.18	RH	0.39	6	4	SF home
43+6014	078C-0438-003-02	High Density Residential	17.4-34.8	0.35	RH	0.34	12	9	SF home
27	078C-0455-001-04	High Density Residential	17.4-34.8	4.66	RH	0.23	162	121	Other recreational activity
29	078C-0455-001-04	High Density Residential	17.4-34.8	4.66	RH	0.23	162	121	Other recreational activity
31	078C-0455-001-05	High Density Residential	17.4-34.8	0.15	RH	0.43	5	4	SF home
33	078C-0455-001-08	High Density Residential	17.4-34.8	4.15	RH	0.41	144	108	Misc. improved commercial
35	078C-0455-001-08	High Density Residential	17.4-34.8	4.15	RH	0.41	144	108	Misc. improved commercial
63	078C-0644-009-00	High Density Residential	17.4-34.8	0.17	RH	0.40	5	4	Residential Imps on Comm.
66	078C-0645-014-00	High Density Residential	17.4-34.8	0.15	RH	0.37	5	3	SF home
609	452-0020-008-00	High Density Residential	17.4-34.8	0.68	RH	0.28	23	17	Misc. improved commercial
613	452-0068-018-00	High Density Residential	17.4-34.8	0.23	RH	0.23	7	5	SF home
614	452-0068-019-00	High Density Residential	17.4-34.8	0.45	RH	0.23	15	11	Misc. improved commercial
615	452-0068-024-05	High Density Residential	17.4-34.8	0.36	RH	0.41	12	9	Restaurant
616	452-0068-024-06	High Density Residential	17.4-34.8	0.59	RH	0.21	20	15	Misc. improved commercial
Subtotal				22.19			772	607	
34	078C-0455-001-08	Limited Medium Density Residential	8.7-12.0	4.15	RH	0.41	49	43	Misc. improved commercial
Subtotal				4.15			49	43	
Vacant									
618	452-0080-045-01	Commercial/High Density Residential	17.4-34.8	0.28	RH	n/a	9	7	n/a
47	078C-0626-006-01	Commercial/High Density Residential	17.4-34.8	0.49	CN-R	n/a	16	12	n/a
48	078C-0626-007-03	Commercial/High Density Residential	17.4-34.8	0.60	CN-R	n/a	21	15	n/a
49	078C-0626-009-01	Commercial/High Density Residential	17.4-34.8	0.81	CN-R	n/a	28	21	n/a
625	452-0084-088-00	Commercial/High Density Residential	17.4-34.8	0.08	CN-R	n/a	2	2	n/a
628	452-0084-096-00	Commercial/High Density Residential	17.4-34.8	0.18	CN-R	n/a	6	4	n/a

Hayward BART

Map ID	APN	General Plan	Density (units/acre)	Acres	Zoning	ILR	Maximum Capacity (units)	Realistic Capacity (units)	Existing Use
629	452-0084-098-00	Commercial/High Density Residential	17.4-34.8	0.09	CN-R	n/a	3	2	n/a
Subtotal				2.53			85	63	
3	078C-0433-003-06	High Density Residential	17.4-34.8	0.44	RH	n/a	15	11	n/a
12	078C-0436-010-04	High Density Residential	17.4-34.8	0.44	RH	n/a	15	11	n/a
26	078C-0455-001-03	High Density Residential	17.4-34.8	0.32	RH	n/a	11	8	n/a
38	078C-0455-005-01	High Density Residential	17.4-34.8	2.45	RH	n/a	85	63	n/a
40	078C-0455-005-01	High Density Residential	17.4-34.8	2.45	RH	n/a	85	63	n/a
44	078C-0626-002-03	High Density Residential	17.4-34.8	0.18	RH	n/a	6	4	n/a
54	078C-0638-005-01	High Density Residential	17.4-34.8	0.22	RH	n/a	7	5	n/a
65	078C-0644-011-00	High Density Residential	17.4-34.8	0.15	RH	n/a	5	4	n/a
608	452-0020-006-10	High Density Residential	17.4-34.8	0.26	RH	n/a	8	6	n/a
617	452-0080-042-00	High Density Residential	17.4-34.8	0.23	RH	n/a	8	6	n/a
619	452-0080-045-01	High Density Residential	17.4-34.8	0.28	RH	n/a	9	7	n/a
Subtotal				7.43			254	188	
39	078C-0455-005-01	Limited Medium Density Residential	8.7-12.0	2.45	RH	n/a	29	25	n/a
Subtotal				2.45			29	25	
17	078C-0438-011-02	Mission Boulevard Residential	34.8-55.0	1.34	MBR	n/a	73	60	n/a
20	078C-0438-015-02	Mission Boulevard Residential	34.8-55.0	0.53	MBR	n/a	29	23	n/a
Subtotal				1.87			102	83	
22	078C-0441-001-16	Station Area Residential	75.0-100.0	0.68	SAR	n/a	67	59	n/a
23	078C-0441-001-17	Station Area Residential	75.0-100.0	2.20	SAR	n/a	220	192	n/a
Subtotal				2.88			287	251	
Total				44.29			1,605	1,280	

Route 238

Map ID	APN	General Plan	Density (units/acre)	Acres	Maximum Capacity (units)	Realistic Capacity (units)	Existing Use
162	415-0010-018-01	Commercial/High Density Residential	17.4-34.8	1.68	58	43	Exempt Public Agency
163	415-0010-033-05	Commercial/High Density Residential	17.4-34.8	2.66	92	69	Exempt Public Agency
189	415-0170-001-00	Commercial/High Density Residential	17.4-34.8	0.44	15	11	Exempt Public Agency
222	415-0180-075-00	Commercial/High Density Residential	17.4-34.8	0.81	28	21	Exempt Public Agency
225	415-0180-081-01	Commercial/High Density Residential	17.4-34.8	0.96	33	25	Exempt Public Agency
226	415-0180-082-01	Commercial/High Density Residential	17.4-34.8	0.93	32	24	Exempt Public Agency
227	415-0180-083-01	Commercial/High Density Residential	17.4-34.8	0.62	21	16	Exempt Public Agency
228	415-0180-084-01	Commercial/High Density Residential	17.4-34.8	0.44	15	11	Exempt Public Agency
252	415-0230-078-00	Commercial/High Density Residential	17.4-34.8	0.78	27	20	Exempt Public Agency
887	445-0210-001-01	Commercial/High Density Residential	17.4-34.8	0.41	14	10	Exempt Public Agency
Subtotal				9.74	335	250	
14	078C-0435-002-01	High Density Residential	17.4-34.8	0.81	28	21	Exempt Public Agency
16	078C-0435-006-00	High Density Residential	17.4-34.8	0.99	34	25	Exempt Public Agency
17	078C-0436-001-07	High Density Residential	17.4-34.8	0.72	25	18	Exempt Public Agency
22	078C-0436-010-03	High Density Residential	17.4-34.8	0.76	26	19	Exempt Public Agency
83	078C-0438-019-01	High Density Residential	17.4-34.8	5.85	203	152	Exempt Public Agency
104	078C-0455-001-07	High Density Residential	17.4-34.8	0.39	13	10	Exempt Public Agency
108	078C-0455-003-00	High Density Residential	17.4-34.8	0.47	16	12	Exempt Public Agency
109	078C-0455-004-00	High Density Residential	17.4-34.8	0.94	32	24	Exempt Public Agency
113	078C-0455-005-02	High Density Residential	17.4-34.8	0.58	20	15	Exempt Public Agency
131	078C-0626-003-16	High Density Residential	17.4-34.8	1.51	52	39	Exempt Public Agency
161	083-0460-006-03	High Density Residential	17.4-34.8	3.37	117	88	Exempt Public Agency
250	415-0230-075-00	High Density Residential	17.4-34.8	0.50	17	12	Exempt Public Agency
265	427-0026-040-00	High Density Residential	17.4-34.8	0.60	20	15	Exempt Public Agency
267	427-0026-042-00	High Density Residential	17.4-34.8	0.68	23	17	Exempt Public Agency
268	427-0026-043-00	High Density Residential	17.4-34.8	0.85	29	22	Exempt Public Agency
279	427-0036-055-01	High Density Residential	17.4-34.8	0.83	28	21	Exempt Public Agency
Subtotal				19.85	683	510	
1		Limited Medium Density Residential	8.7-12.0	6.18	74	55	
122	078C-0626-001-07	Limited Medium Density Residential	8.7-12.0	14.52	174	130	Exempt Public Agency
130	078C-0626-003-09	Limited Medium Density Residential	8.7-12.0	9.67	115	86	Exempt Public Agency
143	078C-0641-010-01	Limited Medium Density Residential	8.7-12.0	1.20	14	10	Exempt Public Agency
155	078C-0648-001-01	Limited Medium Density Residential	8.7-12.0	1.49	17	13	Exempt Public Agency
158	078C-0800-002-02	Limited Medium Density Residential	8.7-12.0	9.07	108	81	Exempt Public Agency
Subtotal				42.11	502	375	
156	078C-0800-002-02	Low Density Residential	4.3-8.7	4.39	38	28	Exempt Public Agency
157	078C-0800-002-02	Low Density Residential	4.3-8.7	14.40	125	93	Exempt Public Agency
215	415-0180-068-01	Low Density Residential	4.3-8.7	1.68	14	10	Exempt Public Agency
216	415-0180-069-01	Low Density Residential	4.3-8.7	3.03	26	19	Exempt Public Agency
229	415-0190-064-00	Low Density Residential	4.3-8.7	8.15	70	53	Exempt Public Agency
275	427-0036-033-01	Low Density Residential	4.3-8.7	2.09	18	13	Exempt Public Agency
875	445-0060-047-01	Low Density Residential	4.3-8.7	1.83	15	11	Exempt Public Agency
876	445-0120-022-01	Low Density Residential	4.3-8.7	3.12	27	20	Exempt Public Agency
877	445-0120-035-01	Low Density Residential	4.3-8.7	3.49	30	22	Exempt Public Agency
879	445-0160-038-01	Low Density Residential	4.3-8.7	3.41	29	22	Exempt Public Agency
880	445-0170-017-01	Low Density Residential	4.3-8.7	3.68	31	23	Exempt Public Agency
883	445-0170-034-01	Low Density Residential	4.3-8.7	2.61	22	17	Exempt Public Agency
Subtotal				51.87	445	331	
159	078C-0800-002-02	Medium Density Residential	8.8-17.4	4.68	81	61	Exempt Public Agency
230	415-0210-050-01	Medium Density Residential	8.8-17.4	1.68	29	21	Exempt Public Agency
231	415-0210-053-02	Medium Density Residential	8.8-17.4	1.31	22	17	Exempt Public Agency
868	443-0065-007-08	Medium Density Residential	8.8-17.4	6.07	105	79	Exempt Public Agency
869	445-0040-011-03	Medium Density Residential	8.8-17.4	1.46	25	19	Exempt Public Agency
870	445-0050-001-07	Medium Density Residential	8.8-17.4	10.29	179	134	Exempt Public Agency
885	445-0180-001-00	Medium Density Residential	8.8-17.4	25.90	450	337	Exempt Public Agency
886	445-0200-012-01	Medium Density Residential	8.8-17.4	3.23	56	42	Exempt Public Agency

Route 238

Map ID	APN	General Plan	Density (units/acre)	Acres	Maximum Capacity (units)	Realistic Capacity (units)	Existing Use
<i>Subtotal</i>				54.62	947	710	
77	078C-0438-010-00	Mission Boulevard Residential	34.8-55	0.85	46	38	Exempt Public Agency
78	078C-0438-011-01	Mission Boulevard Residential	34.8-55	1.26	69	56	Exempt Public Agency
80	078C-0438-013-06	Mission Boulevard Residential	34.8-55	0.84	46	37	Exempt Public Agency
81	078C-0438-014-00	Mission Boulevard Residential	34.8-55	0.62	34	27	Exempt Public Agency
<i>Subtotal</i>				3.57	195	158	
160	078C-0800-002-02	Suburban Density Residential	1.0-4.3	40.13	172	129	Exempt Public Agency
<i>Subtotal</i>				40.13	172	129	
Total				221.88	3,279	2,463	

Appendix E: Review of Past Accomplishments

Program	1999-2006 Objectives	Accomplishments	
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 use.			
1.1.1	Jobs-Housing Balance	<p>Ensure that there is a sufficient capacity to accommodate the dwelling units needed to maintain a jobs/housing balance by evaluating the remaining housing potential in relation to the project housing need based on population and employment forecasts.</p> <p>The Planning Division will monitor the demand for housing and the availability of vacant and underutilized land. If there is an insufficient amount of vacant and underutilized residentially-zoned land to support the Regional Housing Needs Determination, then the City Council will consider rezoning residential, commercial, or industrially-zoned land to appropriate residential densities.</p>	<p>Based on market demand, the City Council has rezoned commercially and industrially zoned land to residential districts for the following projects:</p> <ul style="list-style-type: none"> • Orchard & Traynor - 80 units in 2007 • Walker Landing – 78 units in 2006 • Eden Shores 261 units 2005 <p><i>Continued Appropriateness:</i> A program is included in the 2009-2014 Housing Element to address adequate sites for the City’s RHNA.</p>
1.1.2	Increase housing potential	<p>Identify opportunities for increased housing potential (land and/or densities) citywide in order to accommodate the citywide need for new dwelling units.</p> <p>The Planning Division and the Redevelopment Agency will develop Area Plans that assess the feasibility of residential development. As plans are adopted land will be rezoned as appropriate.</p>	<p>The South Hayward BART Concept Design Plan was adopted in 2006 and is a sub-area plan for the Redevelopment Area. This Plan allows for between 1,845 and 3,225 new housing units. Three previously unincorporated islands in the Mt. Eden neighborhood were annexed in 2007. This annexation area has the potential for 475 new units.</p> <p><i>Continued Appropriateness:</i> A program is included in the 2009-2014 Housing Element to address adequate sites for the City’s RHNA.</p>
Strategy 1.2: Promote development of infill housing units within existing residential neighborhoods in a variety of housing types.			
1.2.1	Infill Housing	<p>Identify potential sites on the City’s map of vacant and underutilized properties. The map will be updated as potential infill sites are identified as part of the process of developing plans for Redevelopment sub-areas.</p> <p>Display the Vacant and Underutilized Parcel Map in the City’s Permit Center for review by any developer interested in residential infill projects.</p> <p>At least 90 units in the Cannery Area Design Plan area will be restricted to occupancy by very low (36 units) and low-mod households (54 units).</p> <p>Re-issue the RFP for housing development in 2004 in</p>	<p>The Vacant and Underutilized Parcel Map has been available on the City’s website, which is accessible in the City’s Permit Center and on the City’s website.</p> <p>60 affordable apartments for very low-income seniors have been constructed at C Street and Grand Avenue to satisfy the inclusionary requirements of the approved tracts in the Cannery Area. In connection with the market-rate developer’s inclusionary requirements for the Cannery Area, the construction of 25 to 28 more very low-income units for seniors is being considered for the corner of B & Grand. In addition, approximately \$2 million is to be deposited by the developer in a Housing</p>

Program	1999-2006 Objectives	Accomplishments
	<p>coordination with the Hayward Unified School District to build a new elementary school.</p>	<p>Trust. These funds will be used for the creation of additional off-site housing affordable to low and very-low income households.</p> <p>As part of the Cannery Area redevelopment efforts, the Redevelopment Agency built the new Burbank School which opened in August 2008. In partial payment from the Hayward Unified School District, in July 2008 the Agency acquired a portion of the old school site. In order to sell the site to a developer for residential development, the Agency issued an RFP on May 2007, to solicit development proposals. The proposal with more variety in unit size, and strongest financial offering for the land was chosen and the developer for the site was recommended to the Agency Board who authorized staff to enter in an Exclusive Negotiating Agreement (ENA) with the developer on October 2007.</p> <p>Due to slowing in the housing sector, the terms of the ENA were not approved until July 2008, at which time it was executed. Staff has continued to negotiate with the developer the terms of a Disposition and Development Agreement (DDA); however, negotiations have slowed down as the national housing sector, the economy, and financial markets falter. In the interim, the Agency submitted an application to change the zoning and amend the General Plan on the site to allow for a residential development. This application was approved by the City Council in November 2008.</p> <p>As submitted, the development application calls for the construction of 60 detached 2 and 3 story homes for the site. Based on this, the proposal might provide nine moderate-income deed-restricted affordable units.</p> <p>Continued Appropriateness: The sites inventory in the Housing Element describes in detail the various areas with significant residential development potential. A program is included in the 2009-2014 Housing Element to address adequate sites for the City's RHNA.</p>
1.2.2	<p>Condominium Construction and Parking Standards</p> <p>Planning and Building Inspection staff will apply condominium construction and parking standards to new rental housing development in order to ensure that the design of rental housing is equivalent to that of for-sale units.</p>	<p>This has been implemented through review of development proposals.</p> <p>Continued Appropriateness: This is an ongoing development review responsibility of the City. No specific housing program is included in the 2009-2014 Housing Element.</p>

Program	1999-2006 Objectives	Accomplishments
Strategy 1.3: Encourage medium and high density residential and mixed-use development along major arterials and near major activity or transit centers.		
1.3.1	<p>Medium and High Density Residential along Arterials and near Activity or Transit centers</p> <p>Designate areas along major arterials and near major activity or transit centers for medium and high density residential development. Amend commercial zones to allow residential development above commercial uses along major arterials. In addition, encourage planned development zoning that include mixed commercial and residential uses.</p> <p>Whenever inquiries are made about areas for potential development or whether a development concept is appropriate for a given area, Planning staff will inform those inquiring about the potential for development along major arterials.</p> <p>In addition, staff will inform residential developers of the opportunity to have pre-application meetings with City development process staff to discuss concepts including planned development.</p> <p>By the end of FY 2003, place the zoning and land use maps on the City's website so that they are available to all interested parties.</p> <p>As soon as the zoning and land use maps are on the City's web site, information regarding same will be put on the government access cable television channel and callers with zoning inquiries will be encouraged to use the website.</p>	<p>By 2000, commercial zones were amended to allow for residential development above commercial uses along major arterials.</p> <p>On an on-going basis, Planning Division staff inform developers looking for building sites about the zoning and development potential along major arterials and encourage planned development (PD) that implements smart growth principles</p> <p>Staff continues to recommend pre-application meetings for residential developers.</p> <p>In 2003, the City's zoning and land use maps have been available on the City's website.</p> <p>Since 2002, multicolored citywide zoning and land use maps have been displayed in the Permit Center for all interested parties to review.</p> <p>Visitors to the Permit Center and callers requesting zoning information and potential development sites are encouraged to access land use and zoning maps on-line through the City's Geographic Information System (GIS).</p> <p><i>Continued Appropriateness:</i> The sites inventory in the Housing Element describes in detail the various areas with significant residential development potential. A program is included in the 2009-2014 Housing Element to address adequate sites for the City's RHNA.</p>
1.3.2	<p>Flexible Requirements for TOD's</p> <p>As appropriate, allow reductions in parking requirements for housing developments in close proximity to major transit routes (BART and express bus lines) or major activity centers.</p> <p>Continue to allow residential development in the Downtown to have fewer parking spaces per unit (1.5 per unit vs. up to 2.25 per unit) than elsewhere in Hayward to encourage transit-oriented development.</p> <p>Consider changes in the City's off-street parking regulations for housing developments within ½ mile of the South Hayward BART Station to encourage transit-oriented development.</p>	<p>Parking regulations have continued to allow residential developments in the Downtown area to have fewer parking spaces per unit than elsewhere in Hayward (1.5 per unit vs. up to 2.25 per unit) to encourage transit-oriented development.</p> <p>With the adoption of the South Hayward BART Concept Plan, two new zoning districts with <i>maximum</i> parking standards were created: Mission Boulevard Residential (MBR) allows a maximum of 1.3 parking spaces per studio or one-bedroom unit and a maximum of 1.5 spaces for units with two or more bedrooms; and Station Area Residential (SAR) allows a maximum of 1.0 parking spaces per studio or one-bedroom unit and a maximum of 1.3 spaces for units with two or more bedrooms.</p>

Program	1999-2006 Objectives	Accomplishments
		<p><i>Continued Appropriateness:</i> Through the various Specific and Area Plans, the City has incorporated flexibility in development standards to encourage housing development in targeted areas. The various incentives have been outlined in the Housing Constraints section of this Housing Element. These are ongoing planning efforts and not a specific housing program.</p>
Strategy 1.4: Explore ways to allow expansion of existing dwellings while maintaining the integrity of neighborhoods.		
1.4.1	<p>Reduce Overcrowding</p> <p>Consider reducing rear setback requirements in existing single family neighborhoods to allow owners to build additional bedrooms and bathrooms to their homes to reduce overcrowding.</p> <p>If a change in the Zoning Ordinance allows expansion of existing dwellings, that information will be listed on the City's TV Channel's scrolling bulletin board. Bedroom and bathroom additions will then become eligible activity under the City's property rehabilitation programs serving lower income households.</p>	<p>Zoning Ordinance amendments are scheduled to be presented to the Planning Commission and City Council in 2009.</p> <p><i>Continued Appropriateness:</i> The City's housing rehabilitation programs continue to allow room addition as an eligible activity to address overcrowding issues.</p>
Strategy 1.5: Encourage developers to create residential units that accommodate varied household sizes and income levels.		
1.5.1	<p>Mix of Housing Types</p> <p>Include a mix of housing types in all new area design plans.</p> <p>New projects financed by the City Housing Authority will contain units affordable to households at various income levels, including households at or below 50% of area median income.</p> <p>If the City adopts an Inclusionary Ordinance, then new residential development will provide for the range of income groups specified for various development types.</p>	<p>The South Hayward BART/Mission Boulevard Concept Design Plan, adopted in 2006, encourages a mix of high density multi-family development ranging from 17.4 to 100 units per acre.</p> <p>During FY 05 the City used \$350,000 in CDBG, \$4.5 million in HOME funds, and \$1.75 million in Redevelopment Agency 20% set-aside (low-mod) funds to leverage tax credits allocated by the State for the construction of Sara Conner Ct., a 57-unit affordable development for families completed in the summer of 2006.</p> <p>In 2003, the Redevelopment Agency entered into a Disposition and Development Agreement (DDA) with the Olson Company for the development of Site 4, a block bounded by C and D, and Watkins and Atherton Streets in downtown Hayward. Prior to the disposition, the Agency expended a total of approximately \$4.8 million in land assembly, relocation of pre-existing tenants, clearance of and environmental remediation on the site. The Olson Company then built 46 condominiums. Twenty-two of them were sold at affordable prices to moderate-income families, and deed restricted to ensure their affordability for 45 years.</p>

Program	1999-2006 Objectives	Accomplishments
		<p>In 2004, the City adopted an Inclusionary Housing Ordinance in order to help increase the supply of housing that is affordable to low and moderate-income households. The Ordinance requires that fifteen percent (15%) of the units in new residential developments be made affordable to low and moderate-income households. The ordinance applies to both ownership and rental housing developments consisting of 20 or more units.</p> <p>The ordinance provides that developers may comply with the requirements of the Ordinance through alternative means such as providing units off-site, pay an in-lieu fee or a combination of both as long as the chosen alternatives will further affordable housing opportunities in the City to a greater extent than construction of the required units within the proposed development.</p> <p>Based on the above Ordinance provision and in order to comply with their inclusionary requirements, developers have provided significant assistance to Eden Housing, Inc. (Eden) to facilitate the construction of off-site affordable housing developments.</p> <p>On one, Eden Housing, Inc. (Eden) received cash and land from three market-rate developers for the construction of Saklan Family Housing, a 78-unit complex affordable to very low and extremely low-income families. The assistance from the developers included the environmental cleanup of the site, where a pickle plant used to be located. The City issued tax-exempt multifamily revenue bonds in the amount of \$13.68 million, which along with low-income tax credits, were the primary financing for the development. Saklan Housing, which was renamed Walker Landing apartments, was completed in the early spring of 2008.</p> <p>Eden also received assistance from a market-rate developer for the construction of C & Grand Senior Housing, a 60-unit development affordable to very low-income seniors. The assistance consisted of cash and environmental clean up of the site which was acquired by Eden for one dollar (\$1) from the market-rate developer. The City's Redevelopment Agency also provided a \$507,000 low-mod funds loan to cover for costs associated with foundation upgrades on the site. C & Grand (Hayward) Senior Housing was completed and fully occupied in the spring of 2008.</p>

Program	1999-2006 Objectives	Accomplishments
		<p>To this date, the City has entered into Inclusionary Housing Agreements with two market-rate developers, which have already sold almost 20 resale-restricted homes at affordable prices to moderate-income households. As a result, and if market conditions allow, a total of 48 units will be available at affordable prices to moderate-income families when the two developments are completed.</p> <p>Also, in connection with the inclusionary obligations of the Cannery Area developer, the construction of 25 to 28 additional very low-income apartments for seniors is being considered for the corner of B & Grand, a site that will be donated by the market-rate developer. Additionally, approximately \$2 million will be deposited in a Housing Trust for the creation of additional off-site housing affordable to low and very-low income households in connection with the developers' inclusionary requirements.</p> <p>The City has continued to process applications for residential developments from market-rate developers and to enforce the Inclusionary requirements. Therefore, it is expected that the Ordinance will continue to facilitate the creation of affordable housing units. Three major development proposals triggering inclusionary requirements are currently being considered.</p> <p>As part of the Cannery Area redevelopment efforts, the Redevelopment Agency built the new Burbank School which opened in August 2008. In partial payment from the Hayward Unified School District, in July 2008 the Agency acquired a portion of the old school site. In order to sell the site to a developer for residential development, the Agency issued an RFP on May 2007, to solicit development proposals. The proposal with more variety in unit size, and strongest financial offering for the land was chosen and the developer for the site was recommended to the Agency Board who authorized staff to enter in an Exclusive Negotiating Agreement (ENA) with the developer on October 2007. Due to slowing in the housing sector, the terms of the ENA were not approved until July 2008, at which time it was executed.</p> <p>Staff has continued to negotiate with the developer the terms of a Disposition and Development Agreement (DDA); however, negotiations have slowed down as the national housing sector, the economy, and</p>

Program	1999-2006 Objectives	Accomplishments
		<p>financial markets falter. In the interim, the Agency submitted an application to change the zoning and amend the General Plan on the site to allow for a residential development. This application was approved by the City Council in November 2008.</p> <p>As submitted, the development application calls for the construction of 60 detached 2 and 3 story homes for the site. Based on this, the proposal might provide 9 moderate-income deed-restricted affordable units.</p> <p>In January 2008, the Agency Board authorized the Executive Director to enter into an Exclusive Negotiating Agreement (ENA) a developer to evaluate the feasibility of various development options for the City Center Campus site, which encompasses a 11-story, former City Hall office building, a City-owned Centennial Hall and a parking structure.</p> <p>In May 2008, the ENA was finalized and in early June 2008, the developer submitted an application to remodel the 11-story office building, construct a six-story hotel and a modern conference center on the City-owned Centennial Hall, and develop 162 rental apartments above a City-owned parking structure. During the summer of 2008, the developer closed escrow, took possession of the 11-story office building, and conducted various engineering, geological, and environmental studies to determine the requirements and feasibility of redeveloping the Site.</p> <p>City staff has had preliminary conversations with (CSUEB) about the possibility of their involvement in this project - some portion of the proposed housing may be set aside for California State University East Bay CSUEB faculty. In order to meet the inclusionary requirements, 15% of the apartments (about 25 based on the initial proposal) will have long-term affordability restrictions.</p> <p>Another significant development proposal was submitted at the end of 2008 to redevelop the South Hayward BART parking areas with a mixed-use retail, condominium and apartment development encompassing approximately 64,700 square feet of retail and approximately 770 market-rate housing units. In order to comply with the City's Inclusionary Housing Ordinance and Agency's overall affordable housing production requirement, the developer has partnered with Eden to develop 125 rental</p>

Program	1999-2006 Objectives	Accomplishments
		<p>apartments affordable to low-income households.</p> <p>To ensure competitiveness of the proposal for funding from State programs, approximately 30% of the affordable units are proposed to be 3 bedrooms. The precise unit mix and affordability levels has not been determined yet. However, Eden anticipates that rents will range between 30% and 60% of AMI and estimates that it will require at least a \$4.5 million of local gap financing to match the primary source of financing which has not yet been identified. To further enhance the competitiveness of the project for Prop 1C funds, the market-rate developer and Eden are studying the feasibility of adding 81 affordable housing units for seniors to the development proposal.</p> <p><i>Continued Appropriateness:</i> The 2009-2014 Housing Element includes programs to promote a variety of housing types through zoning provisions/land use controls (e.g. emergency shelters, transitional housing, supportive housing, and single-room occupancy housing). The 2009-2014 Housing Element also includes a program to explore the use of Universal Design Principles in order to expand housing opportunities for persons with disabilities.</p>
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 provisions of needed public improvements.		
2.1.1	<p>Community Preservation Ordinance</p> <p>Continue to implement the City’s Community Preservation (CP) 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 to ensure decent, safe and sanitary housing.</p>	<p>In 2003, an Administrative Citations Ordinance was adopted by the City. This ordinance makes violations of City Codes subject to an administrative citations process that is designed to speed and improve enforcement efforts.</p> <p>On February 3 and 17, 2009, the City Council is scheduled to review and adopt revisions to the Hayward Community Preservation and Improvement Ordinance, and to the Hayward Residential Rental Inspection Ordinance, designed to enhance the City’s code enforcement policies and procedures.</p> <p>Additionally, effective July 1, 2008, as part of the City’s re-organization, adoption of City Council Priorities, and launching of new City Initiatives, the City’s new Library and Neighborhood Services Department has taken the lead in coordinating the new Neighborhood Partnership Program. This innovative community organizing effort effectively brings City Hall</p>

Program	1999-2006 Objectives	Accomplishments
		<p>into Hayward’s neighborhoods. Over a series of meetings the Mayor, the City Manager’s Office, the City Attorney’s Office, and high ranking City officials from the City’s service Departments meet with Hayward residents in their neighborhoods to learn about current community concerns. A neighborhood Action Plan is created based on the information provided by residents; each Action Plan specifies which City Official and Department will take direct responsibility for addressing the respective concerns raised. Where possible, residents are encouraged to partner with the City (and other local government and community organizations where applicable) to address the concerns that are raised. To this end, each neighborhood is encouraged to, and is provided technical support in, developing a neighborhood organization that will take on the primary responsibility for identifying and addressing local issues on an ongoing basis in partnership with the City.</p> <p><i>Continued Appropriateness:</i> Code enforcement is included in the 2009-2014 Housing Element as a housing program.</p>
<p>Strategy 2.2: Maintain and upgrade the housing stock by encouraging the rehabilitation, maintenance and upkeep of residential properties. Maintain a supply of various types of rental housing for those who do not have the desire or the resources to purchase homes.</p>		
2.2.1	<p>Property Rehabilitation</p> <p>Implement property rehabilitation programs that assist low-income households by facilitating minor home repairs, accessibility repairs, and substantial rehabilitation.</p>	<p>The City spends more than \$800,000 each year in CDBG funds on property rehabilitation projects.</p> <p>In addition, the City has provided financing to and partnered with affordable housing developers to preserve and rehabilitate affordable and market-rate rental developments. The latter have been restricted to be occupied (wholly or in part) by low and very-low income households. The main source of funding has been tax-exempt mortgage revenue bonds. In all or most of the projects the City acted as issuer of the bonds but other sources of funding were also used (including low-mod and HOME funds) to provide a local gap.</p> <p>On October of 2005, the City issued bonds to finance the acquisition of Las Casitas by Citizens Housing Corporation. Citizens restricted the 61-unit development for occupancy by low-income households. Citizens have performed routine repairs and plans to perform an overall rehabilitation of the property in the future.</p> <p>On December of 2005, \$15 million in revenue bonds were issued by the City to finance the rehabilitation of Josephine Lum Lodge, a 150-unit</p>

Program	1999-2006 Objectives	Accomplishments
		<p>apartment complex affordable to very-low income seniors. The rehabilitation of this development was completed in the summer of 2007.</p> <p>On July, 2004 and on May, 2005, the City issued mortgage revenue bonds in the amount \$10.655 million and \$13.915 million, respectively to finance the rehabilitation and preserve the affordability of Lord Tennyson Apartments, a 252-unit apartment complex affordable to low and very-low income families. Lord Tennyson apartments became a good example of how a property can undergo a major renovation and maintain its affordability. In 2007, Lord Tennyson was one of the overall winners in the Affordable Housing Finance Readers' Choice Awards. The rehabilitation of this development took about 18 months.</p> <p>On October, 2007 the City issued \$8.4 million in mortgage revenue bonds for the acquisition by Pacific Associates of The Majestic, an 81-unit market-rate multifamily complex. The bonds financed the rehabilitation of the property which included a seismic retrofit due to a soft story condition. With the rehabilitation work which (completed at the end of 2008) and the bond financing, the long-term affordability of the property for low and very-low income families was guaranteed. Other financing used for the acquisition and rehabilitation of The Majestic were low-income tax credits and a \$750,000 Redevelopment Agency low-mod funds loan to pay some of the costs associated with the seismic retrofit.</p> <p>In the summer of 2007, the Redevelopment Agency approved the allocation \$250,000 in low-mod funds for Villa Springs, a 66-unit affordable housing development for families. The low-mod funds provided as a 55-year soft loan were used for the replacement of the roof and other minor but urgent repairs that could not wait for the approval of State financing (including bonds, tax credits, and other financing) for the substantial rehabilitation the property. The rehabilitation is expected to be completed during the first part of 2009.</p> <p>In the fall of 2006 the City provided \$840,000 in HOME funds for the rehabilitation of Huntwood Commons Apartments, a 40-unit apartment complex affordable to low and very low-income families. The federal HOME funds were leveraged by a \$45,000 grant from the Cowell Foundation and a \$175,500 soft loan from the City. The latter funds were from a Proposition 46 program that rewarded jurisdictions for the creation</p>

Program		1999-2006 Objectives	Accomplishments
			<p>of new affordable housing homes. City funds paid for new roofs and gutters, lighting improvements, correction and repair of the property's irrigation systems, purchase and installation of a new children's playground, repair and roofing of trash enclosures, and other interior and exterior improvements.</p> <p>In the summer of 2001, the City issued \$6.45 million in mortgage revenue bonds to finance the rehabilitation of Tennyson Gardens, a 96-unit apartment complex affordable to low and very-low income families. The City also provided a \$800,000 HOME loan to leverage the bond loan.</p> <p><i>Continued Appropriateness:</i> The City recognizes the importance of improving its existing housing stock. Rehabilitation programs are included in the 2009-2014 Housing Element.</p>
Strategy 2.3: Continue to implement the Residential Rental Inspection Program and explore whether changes are needed to maintain a quality housing stock.			
2.3.1	Habitability of Rental Units	<p>Continue to inspect residential buildings and require correction of deficiencies.</p> <p>Revise the Residential Inspection Ordinance to improve habitability and compliance.</p> <p>Inspect individual units as complaints are received.</p> <p>Conduct "spot checks" for approximately 10% of the housing units in non-focus areas every 3.5 years.</p>	<p>The Residential Rental Inspection program was revised in 2003 to focus on the areas that have the highest percentage of rental housing. The turn-around time was shortened from 5-7 years to 3.5 years for these areas.</p> <p>Complaints are addressed as they are received.</p> <p><i>Continued Appropriateness:</i> The City continues to offer the Rental Inspection program. This program is included in the 2009-2014 Housing Element.</p>
3. SUPPORT 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: Provide down payment and closing cost assistance loans in order to encourage homeowners opportunities. 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.			
3.1.1	First Time Homebuyer Program	<p>Continue to operate the City's first time homebuyer program.</p> <p>Change loan amounts and terms in accordance with changes in the housing market to better assist eligible homebuyers.</p> <p>Conduct at least 18 first time homebuyer workshops each year, including four in Spanish.</p> <p>Coordinate 12 Hayward Lender's Round Table,</p>	<p>The City continued to operate the First-Time Homebuyer Program, providing a maximum of 25 loans during the first part of the planning period and a total of approximately \$370,000 in low-mod funds for down payment assistance for first-time homebuyers. Also, during this period, a full-time homeownership coordinator administered the Program and the City conducted homebuyer and industry professional seminars.</p> <p>During the peak of the housing boom when low housing inventories, high</p>

Program	1999-2006 Objectives	Accomplishments
	<p>networking with local real estate professionals, title companies and lenders.</p> <p>Make presentations to community groups about the Hayward First-Time Homebuyers Program.</p> <p>Counsel potential homebuyers about credit and other issues.</p>	<p>prices, and 100% mortgage financing were common, only an average of five loans per year were issued. Due to the decrease in program activity, the homeownership coordinator position was eliminated and rather than conducting homebuyer and industry professionals seminars itself, the City partnered with several area organizations to provide homebuyer seminars and credit counseling services, and participated in real estate and lending industry professionals workshops organized by the Bay East Realtors Association.</p> <p>More recently, with the national housing and mortgage crisis and the virtual disappearance of one hundred percent financing, the demand for City loans has increased again. During FY 08, the Agency took in 14 applications and completed 11 loans, most of them to homebuyers who bought Inclusionary Housing Program (below-market rate, BMR) homes. Staff expects to make 20 to 25 First-Time Homebuyer loans in FY 09 and funding for the Program was increased from \$340,000 to \$500,000 in anticipation to a likely increase of the loan amounts which staff will recommend to Council in February of 2009.</p> <p>Due to the increase in program activity, in the fall of 2008 the City hired Bay Area Homebuyer Agency (BAHBA) to provide first time homebuyer services, including:</p> <ul style="list-style-type: none"> • Develop a Program Policies and Procedures Manual for both the first-time homebuyer and the BMR programs • Conduct seminars to educate homebuyers about the Hayward programs and the home-buying process • Market Hayward’s homebuyer programs and maintain a database of potential homebuyers • Conduct outreach workshops for real estate, lending, and mortgage industry professionals about Hayward homebuyer programs • Provide homebuyer and credit counseling services to prospective first-time homebuyers in Hayward • Screen, pre-qualify, and underwrite homebuyer program participants • Process refinance requests of first mortgage loans from program participants • Process re-sales of BMR homes, and screen and qualify

Program		1999-2006 Objectives	Accomplishments
			prospective buyers of resale BMR homes. <i>Continued Appropriateness:</i> This program is included in the 2009-2014 Housing Element. The City will be restructuring the First-Time Homebuyer Program to enhance its effectiveness.
Strategy 3.2: Develop monitoring programs to assess the potential cumulative effects of these homeownership programs.			
3.2.1	Homeownership Monitoring	Continue to monitor the cumulative effects of homeownership program on the overall housing stock in Hayward.	Advance Planning staff monitors these impacts as part of the General Plan annual review. <i>Continued Appropriateness:</i> City staff continues to monitor market trends in order to effectively implement various City housing programs. A new program relating to foreclosures is included in the 2009-2014 Housing Element in response to the current market conditions.
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.			
4.1.1	Generate New Affordable Housing	Continue to utilize the Tax-Exempt Multifamily Mortgage Revenue Bond program, Low Income Tax Credits and all other sources of federal, state and local financing to create affordable housing.	In the FY 2003 budget, the City provided CDBG pre-development funds to Eden Housing Inc. (EHI) to develop a 50-75 unit affordable housing project for lower income families.
		Assist residential developers by providing them with information, materials and financing needed to compete successfully for state and federal funds.	See 1.5.1
		Assist developers by applying for financing when applicable.	<i>Continued Appropriateness:</i> A program is included in the 2009-2014 Housing Element to provide incentives for affordable housing development.
4.1.2	Rent Subsidies	Continue to contract with the Alameda County Housing Authority to operate the Section 8 program in Hayward.	The Housing Authority of the County of Alameda administers the Section 8 Housing Choice Voucher program. <i>Continued Appropriateness:</i> This program continues to be a significant housing resource for very low and extremely low income households. This program is included in the 2009-2014 Housing Element.
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.			
4.2.1	Improve Development Process	Regularly evaluate the City's development process to improve its efficiency and effectiveness.	The City Manager, Fire Department, Public Works and the Planning and Building Divisions of the Community and Economic Development Department met quarterly to evaluate the City's development process to improve its efficiency and effectiveness. Permit processing times were tracked for consistency and timeliness.

Program		1999-2006 Objectives	Accomplishments
			<p>Also, in 2008, the City hired a consultant to review and provide recommendations for improvement of the Building Division's permit processing.</p> <p><i>Continued Appropriateness:</i> The City continues to improve its development process. However, this is not included in the 2009-2014 Housing Element as a separate housing program.</p>
Strategy 4.3: Consider an inclusionary zoning ordinance as a means of increasing the supply of affordable housing and reducing geographic concentration.			
4.3.1	Inclusionary Zoning Ordinance	Prepare an inclusionary zoning ordinance that requires new residential development to provide a minimum number of moderate, low and very low-income units.	<p>In 2004, the City adopted an Inclusionary Housing Ordinance in order to help increase the supply of housing that is affordable to low and moderate-income households. The Ordinance requires that fifteen percent (15%) of the units in new residential developments be made affordable to low and moderate-income households. The ordinance applies to both ownership and rental housing developments consisting of 20 or more units.</p> <p><i>Continued Appropriateness:</i> The City continues to implement the Inclusionary Housing Ordinance. This program is included in the 2009-2014 Housing Element. An objective of this program is to modify requirements to respond to the current market conditions.</p>
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.			
4.4.1	Increase Sites Available for Low Income Housing	<p>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 the highest priority.</p> <p>Review the City's surplus property list on a quarterly basis to identify sites.</p> <p>Identify site for affordable housing as sites are entered on the list.</p> <p>Review notices of surplus property of other agencies to identify available sites.</p>	<p>These objectives are accomplished on a regular basis.</p> <p><i>Continued Appropriateness:</i> A program is included in the 2009-2014 Housing Element to address adequate sites for the City's Regional Housing Needs Assessment, including sites feasible for lower income housing.</p>
Strategy 4.5: Use Redevelopment Agency resources to generate affordable housing within the Redevelopment Project Area and throughout the City, consistent with State law.			
4.5.1	Housing Fund Leveraging	Leverage additional funds for the development of housing for very low, low and moderate-income residents.	<p>See 1.5.1 and 2.2.1</p> <p><i>Continued Appropriateness:</i> This is not considered a separate housing program in the 2009-2014 Housing Element.</p>
4.5.2	Low/Mod	Spend Low/Mod Fund monies to assist moderate, low	See 1.5.1 and 2.2.1

Program		1999-2006 Objectives	Accomplishments
	Funds	and very low income households in the same ratio as units for those households were allocated through the <u>Regional Housing Needs Allocation</u> .	<p>Between 2005-2009, \$417,000 in Low/Mod funds were used to support home ownership opportunities for 50 households in the City. An additional \$3,472,000 in Low/Mod funds were spent on the development of affordable housing, including the Sara Conner, C & Grand Villa Springs, and The Majestic projects.</p> <p><i>Continued Appropriateness:</i> Redevelopment Low/Mod Fund is a funding source, not considered a separate housing program in the 2009-2014 Housing Element.</p>
		Monitor the Low/Mod Fund to ensure that expenditures from this fund during a ten year period to serve the proportion of very low, low and moderate-income households as Hayward’s allocation under the <u>Regional Housing Needs Determination</u> .	
		The first priority for the use of Low/Mod Fund monies is in the Redevelopment Area, particularly for “Gap financing” of affordable housing on Site 4 and in the Cannery Area.	
		Review expenditures from the Low and Moderate-Income Housing Fund annually to determine the percentage of funds spent on each income group and plan adjustments as necessary.	
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 and homeless persons and families as required by State law.			
5.1.1	Special Needs Residents	Work with developers of affordable housing to ensure that the special needs of the identified groups are met.	<p>Neighborhood and Economic Development staff analyzed the 2000 Census data and identified special housing needs. It was determined that the development of housing that supports special needs residents is most effectively undertaken as a region-wide activity. Thus, the City of Hayward, in partnership with the other local jurisdictions in Alameda County and the Alameda County Continuum of Care Council (now defunct), established the County-wide Homeless and Special Needs Housing Plan (aka, the Plan). In addition to the County of Alameda and the cities in the county, agencies that participated in the development of the Plan included CRIL and the homeless shelters located in Hayward. In the fall of 2006, the Hayward City Council endorsed the Plan.</p> <p>The Plan included recommendations for reorienting and expanding housing-related services for vulnerable special needs populations. Generally, the recommendations reflected a desire to link affordable housing with support services to maintain housing (e.g., mental health services, case management, addiction recovery services, childcare, etc.).</p>
		Review 2000 Census data to determine the types of special needs of Hayward residents.	
		In FY 2003, discuss this data with CRIL, homeless shelters and other agencies that serve special needs households to determine whether their programs meet the identified needs and whether any program changes are needed.	

Program	1999-2006 Objectives	Accomplishments
		<i>Continued Appropriateness:</i> Several programs are included in the 2009-2014 Housing Element to address housing for persons with special needs.
Strategy 5.2: Promote emergency housing programs that prevent or relieve homelessness.		
5.2.1	Support Special Needs Housing	<p>Utilize available resources to support emergency shelters, transitional housing and support services which directly benefit homeless households.</p> <p>Provide information to local nonprofit organizations that serve homeless, informing them about the availability of and process for obtaining grants from CDBG and Social Services funds, annually.</p> <p>Monitor programs to ensure that those in need are being served appropriately.</p> <p>In FY 2003, the Neighborhood and Economic Development Division participated in the Alameda County homeless count.</p> <p>The City utilizes its CDBG and General Fund monies to fund services in three homeless shelters, one transitional housing development, one full-time housing case manager, two food programs for the homeless, one program providing court support for survivors of domestic violence, and one information and referral telephone line for homeless and low income households. Beginning in FY 07-08, the City provided funding for a transitional housing program that serves young adults who are “aging out” of foster care.</p> <p><i>Continued Appropriateness:</i> Several programs are included in the 2009-2014 Housing Element to address housing for persons with special needs.</p>
5.2.2	Prevent Homelessness	<p>Assist programs that assist households to retain their housing.</p> <p>The City funds and provides technical assistance to the following homelessness prevention programs:</p> <ul style="list-style-type: none"> • ECHO’s fair housing counseling, rental assistance, and landlord tenant programs; • CRIL’s housing counseling for people with disabilities; and • Eden’s I&R’s CHAIN Line (for affordable housing information). <p>In addition to the services mentioned above, the City provides funding to the Alameda County Community Food Bank, to bring protein and calorie rich foods to each of the homeless shelters located in Hayward. Additionally, funding is provided to the South Hayward Food Pantry, which provides emergency supplies of food to low-income families.</p> <p><i>Continued Appropriateness:</i> Preservation of at-risk housing, foreclosure prevention, and provision of rental assistance and affordable housing all help prevent homelessness. These programs are included in the 2009-2014 Housing Element.</p>
5.2.3	Zoning for Homeless Shelters	<p>Monitor and evaluate the impact of Hayward’s zoning requirements for homeless shelters and, if necessary, revise the process to facilitate shelter development.</p> <p>Review the impact of Hayward’s zoning and development process for homeless shelters to identify any impediments to shelter development. If the</p> <p>The City’s Zoning Ordinance currently allows homeless shelters in the General Commercial (CG) zoning district with the approval of a Conditional use Permit.</p> <p>No homeless shelters have been proposed since the adoption of the last Housing Element.</p>

Program		1999-2006 Objectives	Accomplishments
		<p>requirements are creating impediments to shelter development, staff will propose changes to the Zoning Ordinance.</p> <p>Participate in the review of homeless shelter projects to ensure that the project developer is proposing a sound program, has met with community residents to obtain support and understands the planning and building process.</p>	<p>Continued Appropriateness: Per current State law, the City will amend the Zoning Ordinance to allow homeless shelters without a use permit in at least one zoning district. This program is included in the 2009-2014 Housing Element.</p>
Strategy 5.3: Promote the development of permanent affordable housing units for those defined as special needs households.			
5.3.1	Enforce Uniform Building and Housing Codes	Plan Check staff will review plans to ensure that Title 24 requirements are met.	<p>On-going</p> <p>Continued Appropriateness: This is not considered a separate housing program in the 2009-2014 Housing Element.</p>
		Rental Housing Inspectors inspect rental units on a continuous basis for code violations and require repairs as needed.	<p>On-going</p> <p>Continued Appropriateness: This program is included in the 2009-2014 Housing Element.</p>
5.3.2	Assistance to Disabled Residents	Assist persons with disabilities to locate suitable units.	<p>The City funds CRIL’s housing counseling staff on an annual basis to assist people with disabilities to locate suitable units.</p> <p>The City also funds Eden I&R’s CHAIN Line which provides information to tenants and case managers about low rent apartments that may be available and lobbies landlords to accept tenants with disabilities.</p> <p>The City provides funding to ECHO’s Fair Housing Counseling program, which provides education and support to tenants and landlords, so that reasonable accommodations may be achieved, and discriminations minimized.</p> <p>The City administers a Paratransit program (transportation for people whose disabilities prevent them from using conventional public transportation). The basic service is a door-to-door program, taking clients to medical appointments, grocery stores, pharmacies, and other locations that maintain clients’ ability to live independently. Early in the current fiscal year, a shuttle service was launched, providing weekday group trips to community centers, the library, entertainment venues, etc.</p> <p>Continued Appropriateness: Several programs intended to assist persons with disabilities are included in the 2009-2014 Housing Element.</p>

Program		1999-2006 Objectives	Accomplishments
5.3.3	Encourage Development of Large Multi-Family Units	<p>Encourage developers to build three bedroom units in multifamily rental projects and four and five bedrooms in single family residential projects.</p> <p>Require developers of affordable rental projects to build developers where at least 40% of the units are three bedrooms.</p>	<p>While it has not been a City requirement to provide affordable units of three or more bedrooms, many State and federal housing programs place such a requirement on the funding application. As a result, several housing developments in the City offer larger units suitable for family living.</p> <p><i>Continued Appropriateness:</i> This is not considered a housing program in the 2009-2014 Housing Element.</p>
5.3.4	Accessibility Repairs and Improvements	<p>Fund residential accessibility repairs and improvements for tenants and homeowners with disabilities.</p> <p>Continue to operate residential rehabilitation programs on an annual basis.</p> <p>Assist at least five properties with accessibility repairs annually.</p>	<p>Then City administers two housing rehabilitation programs (\$925,000 per year), both of which provide accessibility modifications and improvements for people who have disabilities, or seniors who have developed mobility impairments due to age. Examples of rehabilitation activities include the installation of grab bars, ramps, retrofitted bathroom facilities, etc. Each year approximately 70 grants are made, and up to 20 below-market-rate, deferred loans are made through the programs.</p> <p>In addition to the above activities, the City has made accessibility improvements to neighborhood facilities that provide support to people who have disabilities, including the Hayward Senior Center, and two homeless shelters, and a major rehabilitation of CRIL, the independent living center for the Hayward area.</p> <p><i>Continued Appropriateness:</i> The City continues to offer assistance for accessibility improvements through its housing rehabilitation programs. These programs are included in the 2009-2014 Housing Element.</p>
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.			
6.1.1	Predatory Lending	Encourage non-profit organizations that provide fair housing services and senior citizens to disseminate information about predatory lending practices.	<p>The City's Homeownership Coordinator (and now Bay Area Home-Buyer Agency (BAHBA) under contract with the City) discusses predatory lending practices with participants in the First Time Homebuyer Workshops. BAHBA partners with non-profit organizations such as Operation HOPE to provide budgeting, credit and predatory counseling to prospective Hayward first-time homebuyers.</p> <p>The City's Homeownership Consultant holds two meetings each year with realtors and lenders in the Hayward Lender's Roundtable to ensure that none of the participants engage in predatory lending activities.</p>

Program	1999-2006 Objectives	Accomplishments
		<i>Continued Appropriateness:</i> Two programs are included in the 2009-2014 Housing Element to address foreclosure issues.
Strategy 6.2: Work with Bay East Association of Realtors and others 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.		
6.2.1	Housing Discrimination Prevention Continue to fund fair housing activities.	The City funds ECHO (a HUD-approved counseling organization) to provide fair housing services, investigate complaints, identify housing discrimination practices and develop effective techniques to eliminate housing discrimination. The City also funds ECHO to conduct an annual fair housing audit of at least 20 rental properties in Hayward.
Strategy 6.3: Review the Residential Rent Stabilization Ordinance and other City Ordinances to identify changes, as appropriate.		
6.3.1	Update Rental Housing Policies Review City ordinances pertaining to rental housing and recommend changes as appropriate. Continue to conduct a rental housing work group with tenant, landlord, nonprofit housing developer representatives and City staff to make recommendations on ordinance changes.	In FY 2003, the City Council adopted an updated Residential Rent Stabilization Ordinance. In 2004, the City Council adopted Ordinance 04-05, which amended the Mobilehome Space Rent Stabilization Ordinance by adding a “Meet and Confer” requirement for resolving disputes. In 2005, the City Council adopted Ordinance 05-12, which amended the Mobilehome Space Rent Stabilization by adding a non-eviction provision and removed the trust provision so that mobilehome residents no longer have to pay any space rent increase until a hearing officer has made a decision regarding the validity of the proposed increase. In 2008, the City Council adopted Ordinance 08-12, which amended the Mobilehome Space Rent Stabilization Ordinance by removing the “Alternate Dispute Resolution” procedure from the Ordinance and leaving the “Meet and Confer” as the sole process for resolving space rent disputes. <i>Continued Appropriateness:</i> The City continues to implement the Rent Stabilization Ordinance for mobilehome parks. No specific action is anticipated in the 2009-2014 Housing Element.
Strategy 6.4: 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.		
6.4.1	Fair Housing Educate owners, managers and tenants about fair	The City provides annual funding (approximately \$43,000 in 2007) to

Program		1999-2006 Objectives	Accomplishments
	Education	housing. Contract with non-profit organizations that provide fair housing services to promote and conduct education programs, produce educational materials in at least four of the languages spoken by Hayward residents and conduct counseling sessions with Hayward residents on fair housing issues.	ECHO Housing, an area non-profit organization, to conduct fair housing activities including an annual audit, tests, investigation of complaints and fair housing seminars <i>Continued Appropriateness:</i> The City continues to offer fair housing services. This program is included in the 2009-2014 Housing Element.
6.4.2.	Multifamily Management Assistance Program (MMAP)	Participate with the Rental Housing Owners Association (RHO) in the implementation of the MMAP for property managers in Hayward.	This program is not a primary City responsibility and was not accomplished during the planning period. <i>Continued Appropriateness:</i> This program is not included in the 2009-2014 Housing Element.
7.0 PRESERVE ASSISTED HOUSING			
Policy 7.0: Avoid the loss of assisted housing units and the resulting displacement of low income residents by providing funds to non-profit developers to be used for the acquisition of at-risk subsidized housing developments at-risk of converting to market rate.			
Strategy 7.1: Monitor at-risk projects/units.			
7.1.1	At-Risk Project Inventory	Identify and maintain an updated inventory of at-risk projects.	The City has updated its inventory and has identified the expiration dates of the affordability restrictions associated with each affordable housing property in Hayward. <i>Continued Appropriateness:</i> This program is included in the 2009-2014 Housing Element.
7.1.2	Preserve Affordable Units	Ensure that residential developments with affordability restrictions that have been preserved through government action are well-managed, maintained and operated in accordance with local, state and federal regulations. Monitor rent-restricted residential developments that have been acquired by non-profit or for-profit entities to ensure that commitments to tenants have been kept and properties are well managed.	The City has ensured that developments are well-managed in accordance with all local, state and federal regulations, such as the monitoring of HOME-assisted units, which requires program compliance reviews and physical inspections to ensure the units meet federal housing quality standards (HQS). In September of 2008, the City hired a Community Programs Specialist, in the Redevelopment Division. Among the responsibilities of the person in the position are the monitoring of the all the City-funded affordable housing developments, including developments that have received HOME, RDA, and tax-exempt bond loans or grants. The Specialist duties include the verification of income for qualifying new tenants and their annual recertification, as well as on-site inspections of properties to ensure that program guidelines are being followed and maintenance and HQS standards are observed. <i>Continued Appropriateness:</i> Monitoring of deed restrictions on

Program		1999-2006 Objectives	Accomplishments
			affordable housing units is included in the 2009-2014 Housing Element.
Strategy 7.2: Whenever feasible, assist non-profit housing developers with the acquisition of rent-restricted residential developments are at-risk of conversion to market-rate rents.			
7.2.1	Preserve Restricted Units	<p>Encourage the sale or transfer of rent-restricted residential developments to non-profit organizations who will agree to maintain the affordability restrictions for the life of the project.</p> <p>Monitor and respond to any Notice of Intent or Plan of Action that may be filed with the US Department of Housing and Urban Development for existing rent-restricted developments and recommend possible action to preserve and extend affordability restrictions; actively participate in the plan of action process.</p> <p>When feasible, finance the acquisition of existing rent-restricted developments through the issuance of mortgage revenue bonds.</p>	<p>The City has encouraged, to the extent possible, the preservation of affordability restrictions, however, there are two properties with where the owners have opted to not continue the restrictions. One was converted to market-rate rental units and the other to market-rate condominiums.</p> <p><i>Continued Appropriateness:</i> This program is integrated with the overall program to preserve at-risk housing.</p>
Strategy 7.3: Participate in federal, state or county initiatives to address the preservation of rent-restricted developments at-risk of converting to market rate.			
7.3.1.	Pursue alternative funding	<p>Participate in federal, state or local initiatives and programs designed to preserve affordable housing.</p> <p>Assess the feasibility of initiatives and programs for preserving at-risk rent-restricted housing as they are proposed.</p>	<p>At the end of 2005, City Council approved a \$200,000 HOME loan to Eden Housing, Inc. to acquire the 99.99% ownership interest in the tax credit partnership which is required to be formed by the limited partner (the tax credit investor) owns 99.99% of the interest in the property, and the general partner who owns merely a .01% interest. By acquiring 99.99% of the partnership, Eden became both the general partner and the limited partner, therefore becoming the sole owner of the Property.</p> <p>Eden’s exercising of the Option to Purchase the property ensured that the property continued to be owned by a non-profit public benefit corporation qualified to own and operate affordable housing. The Option to Purchase Agreement whereby Eden could purchase the property for \$400,000 in 2006 or 2007 from the limited partner was about to expire. The other part of the purchase amount was provided by Eden and a non-profit organization. Eden plans to rehabilitate the property upon new tax credit syndication.</p> <p><i>Continued Appropriateness:</i> This program is integrated with the overall program to preserve at-risk housing.</p>
Strategy 7.4: Extend the duration of rent-restrictions for existing affordable residential developments.			
7.4.1	Work with	Encourage owners of existing rent-restricted	No project was converted to market-rate housing due to expiration of deed

Program		1999-2006 Objectives	Accomplishments
	Property Owners	residential developments to preserve and extend duration of rent restrictions.	restrictions. <i>Continued Appropriateness:</i> This program is integrated with the overall program to preserve at-risk housing.
Strategy 7.5: Work with Alameda County Housing Authority to obtain Section 8 Vouchers for tenants who are displaced from rent-restricted residential developments that are at-risk of converting to market rate.			
7.5.1	Section 8 Voucher Program	Working in conjunction with Alameda County Public Housing Authority, establish procedures to provide Section 8 Vouchers to tenants displaced from projects converting to market rate rents and to residents of projects that are being preserved for long-term affordability.	No project was converted to market-rate housing due to expiration of Section 8 contracts. <i>Continued Appropriateness:</i> This program is integrated with the overall program to preserve at-risk housing.