

RENTAL HOUSING CHALLENGES IN HAYWARD

WEDNESDAY, JANUARY 10TH 2018 AT LA FAMILIA NEIGHBORHOOD RESOURCE CENTER

WHY ARE WE HERE?

- Provide more information about changing rents and demographics in Hayward
- Learn about your experiences as a renter in Hayward
- Hear what resources you need
- Summarize this information for City Council as they begin discussing strategies for addressing rental housing in Hayward

This is not your only chance to share your experience - there will be more opportunities. We always want to hear from you.

WHAT WILL WE DO?

- Short presentation from City staff
- Break into small discussion groups
- Share what we learned in our discussion groups
- Opportunity for additional comments

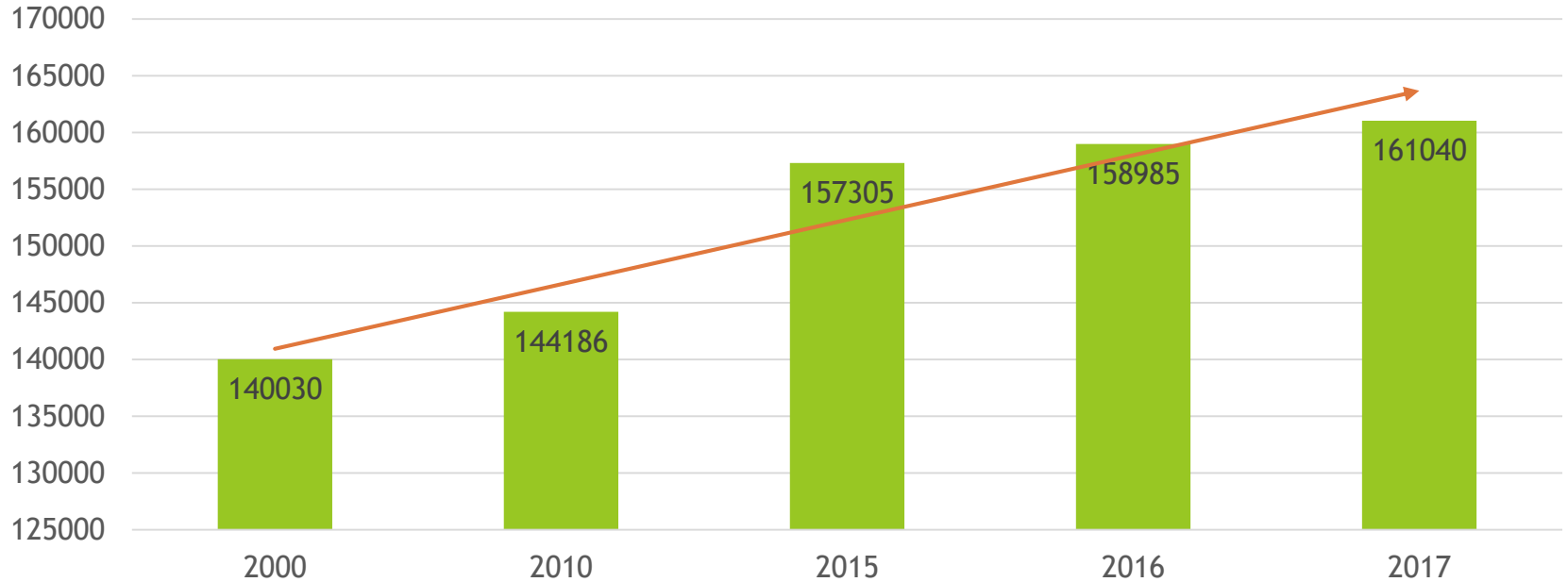
If you would like to make an additional comment later in the evening, please fill out a speaker card and bring it to the front of the room or hand it to a City staff member.

HAYWARD'S CHANGING RENTS & DEMOGRAPHICS

- Hayward's population is growing and becoming more diverse
- Housing prices are increasing in all of Alameda County, including Hayward
- Almost half of all the housing units in Hayward are rental units
- More than half of Hayward renters spend more than 30% of income on housing

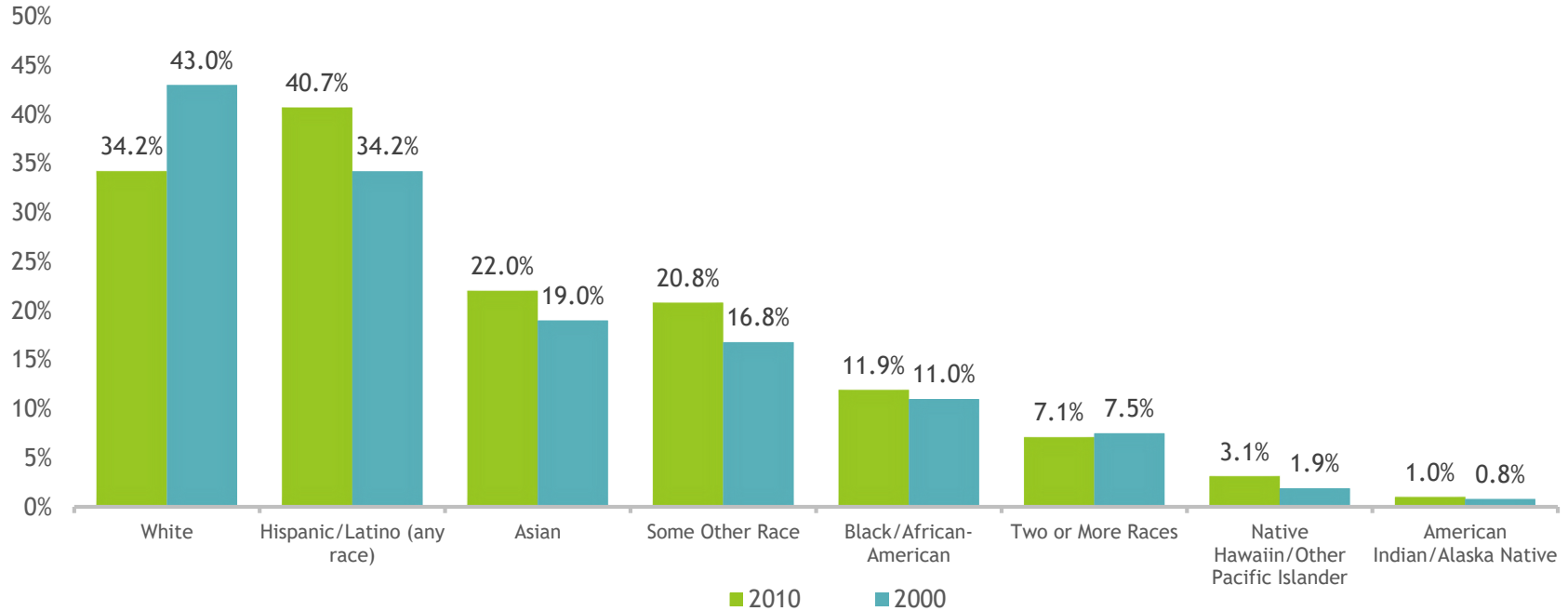
HAYWARD DEMOGRAPHICS

Growing Population



HAYWARD DEMOGRAPHICS

More Diversity



HAYWARD DEMOGRAPHICS

Hayward median income lower than Alameda County

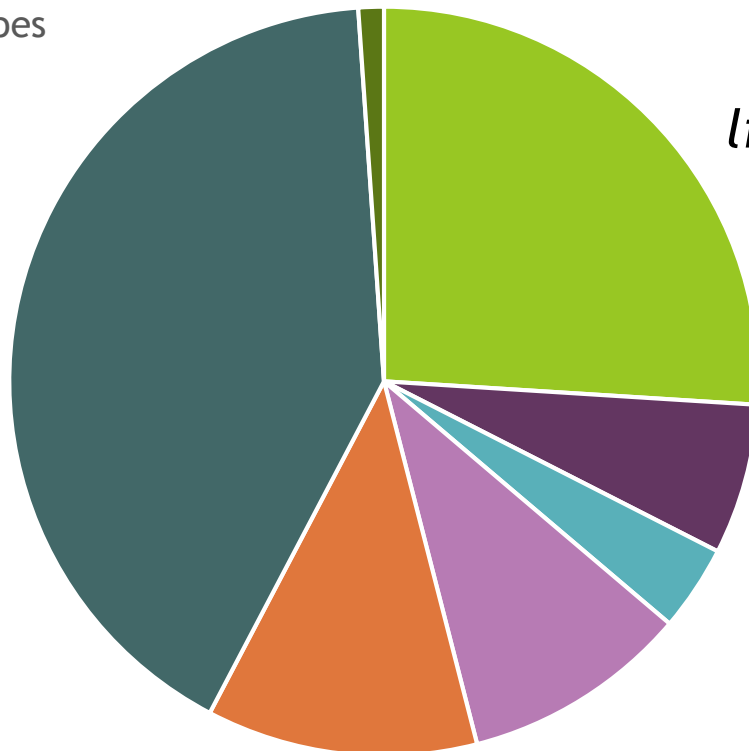
Median Household Income (2016)
Hayward- \$68,138
Alameda County - \$79,831



HOUSING DATA

Hayward's Rental Housing Types

- Single Unit, Detached
- Single Unit, Attached
- 2 Units
- 3-4 Units
- 5-9 Units
- 10+ Units
- Mobile Home/Other

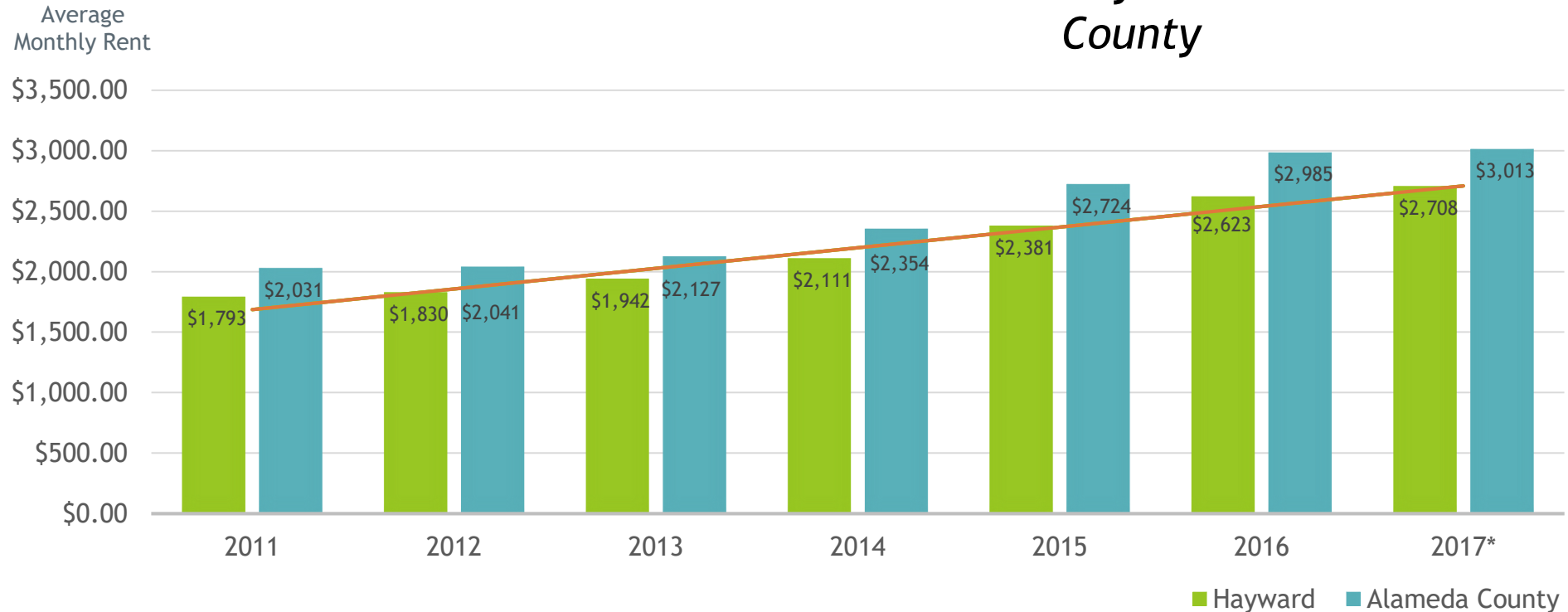


Most Hayward renters live in large apartment buildings with 10 or more units.

Hayward has 22,874 total rental units.

HOUSING DATA

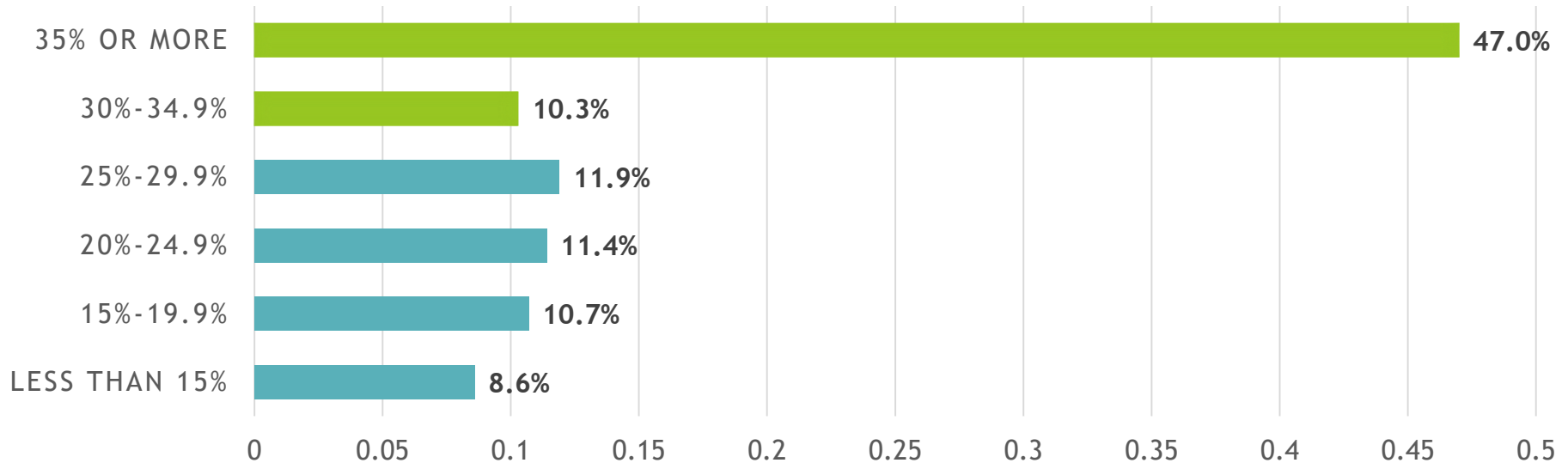
Rent is increasing in Hayward and Alameda County



HOUSING DATA

57.3% Hayward renters experience a housing cost burden, spending more than 30% of their income on housing.

% OF HOUSEHOLD INCOME SPENT ON HOUSING



THE CITY OF HAYWARD'S ROLE IN HOUSING

- We regulate and inspect rental units, and respond to reports of unsafe living conditions and other code violations
- We administer Hayward's Rent Stabilization Ordinance
- We place requirements on new developments to fund affordable housing
- We can apply for funding that is only available to cities or governments
- We provide funding to community organizations and service providers who work on housing issues in our community

HOUSING RESOURCES

Visit our housing webpage for more:

www.hayward-ca.gov/residents/housing

REMINDERS

Please provide your location so we can create a map for City Council to know where these experiences are happening.

If you would like to make a comment in addition to group discussion, please fill out a speaker card.

SMALL GROUP DISCUSSION

- Facilitators and City staff members will be at your tables to discuss your experiences as a renter in Hayward
- Ground rules:
 - Listen deeply
 - Be respectful
 - Talk one at a time
 - Everyone gets a chance to speak
- Pick one person in your group that will share what you discussed.
- Questions? Ask your facilitator or a City staff member.

SHARING OUT

What were the 5 key things you discussed in your small group?

ADDITIONAL COMMENTS

- If you have filled out a speaker card, please make sure that it gets to City staff.
- If necessary, the time we have left will be divided by the number of speakers there are so everyone gets a chance to speak.
- City staff will help you keep track of your time.
- Be mindful of your time - we want to make sure everyone gets a turn.

HOUSING RESOURCES

Handouts with housing resources for Hayward tenants are available at the front of the room and at your tables.

Visit our housing webpage for more:

www.hayward-ca.gov/residents/housing

MORE TO SAY?

Do you have more to say or know someone who couldn't be here tonight but would like to share their story with us?

Take the survey at:

<https://www.surveymonkey.com/r/haywardhousing>

Business cards for City staff are at the front of the room.

THANK YOU