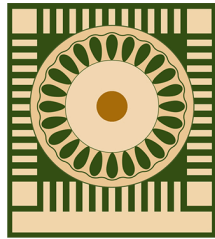


CITY OF HAYWARD

Hayward City Hall
777 B Street
Hayward, CA 94541
www.Hayward-CA.gov



CITY OF
HAYWARD
HEART OF THE BAY

Agenda

Monday, July 8, 2024

5:30 PM

Conference Room 2A

Homelessness-Housing Task Force

NOTICE: The Homelessness-Housing Task Force will hold a hybrid meeting in Council Chambers and virtually via Zoom.

PUBLIC PARTICIPATION

How to submit written Public Comment:

Send an email to Housing@Hayward-ca.gov by 3:00 p.m. the day of the meeting. Please identify the Agenda Item Number in the subject line of your email. Emails will be compiled into one file, distributed to the Task Force and City staff, and published on the City's Meeting & Agenda Center under Documents Received After Published Agenda. Written comments received after 3:00 p.m. that address an item on the agenda will still be included as part of the record.

How to provide live Public Comments during the meeting:

Participate at Hayward City Hall, Council Chambers or click the link below to join the meeting:

When: Jul 8, 2024 05:30 PM Pacific Time (US and Canada)

Topic: HOMELESSNESS-HOUSING TASK FORCE

Please click the link below to join the webinar:

<https://hayward.zoom.us/j/82296782252?pwd=mVOwf2ZhNi7TY4smYgcxA99yj1hxcT.1>

Webinar ID: 822 9678 2252

Password: HHTF-0708

Or join by phone:

US: +1 669 900 6833 or +1 646 931 3860

Webinar ID: 822 9678 2252

Password: 456086558

International numbers available: <https://hayward.zoom.us/u/kdkpWxNSU4>

CALL TO ORDER

ROLL CALL

PUBLIC COMMENTS

APPROVAL OF MINUTES

[MIN 19-070](#) Minutes of the Homelessness-Housing Task Force Meeting on
May 9, 2019

Attachments: [Attachment I Draft Minutes 5/9/19](#)

WORK SESSION

[WS 24-021](#) Community Feedback on Prohousing Designation Application

Attachments: [Attachment I Staff Report](#)
[Attachment II Prohousing Designation Application](#)

REPORTS/ ACTION ITEMS

[ACT 24-045](#) Discussion on Converting the Homelessness-Housing Task
Force to a Council Committee

Attachments: [Attachment I Staff Report](#)

FUTURE AGENDA ITEMS

TASK FORCE MEMBER/STAFF ANNOUNCEMENTS AND REFERRALS

ADJOURNMENT

PLEASE TAKE NOTICE

Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Interested persons must request the accommodation at least 48 hours in advance of the meeting by contacting the Housing Division at (510) 583-4454 or housing@hayward-ca.gov.

Assistance will be provided to those requiring language assistance. To ensure that interpreters are available at the meeting, interested persons must request the accommodation at least 48 hours in advance of the meeting by contacting the Housing Division at (510) 583-4454.



CITY OF HAYWARD

Hayward City Hall
777 B Street
Hayward, CA 94541
www.Hayward-CA.gov

File #: MIN 19-070

DATE: June 6, 2019

TO: Homelessness-Housing Task Force

FROM: Deputy City Manager

SUBJECT

Minutes of the Homelessness-Housing Task Force Meeting on May 9, 2019

RECOMMENDATION

That the Task Force approves the minutes of the meeting on May 9, 2019.

ATTACHMENTS

Attachment I Draft Minutes 5/9/19



MINUTES OF THE HOMELESSNESS-HOUSING TASK FORCE MEETING

Thursday, May 9, 2019, 6:00 p.m.

Conference Room 2A

777 B Street, Hayward, CA 94541

CALL TO ORDER

Council Member Lamnin called the meeting to order at 6:00 p.m.

ROLL CALL

Present: Council Member Salinas
Council Member Lamnin
Council Member Wahab entered the room at 6:02 p.m.
Absent: None

OTHERS IN ATTENDANCE

Kelly McAdoo, City Manager; Christina Morales, Housing Division Manager; Doris Tang, Management Analyst; Jane Kim, Housing Specialist and Yolanda Cruz, Administrative Clerk

PUBLIC COMMENTS

David Stark, Public Affairs Director of Bay East Association of Realtors
Isaac Harris

APPROVAL OF MINUTES

1. Minutes of the Homelessness-Housing Task Force Meeting on April 18, 2019

It was moved by Council Member Salinas, seconded by Council Member Wahab, to approve the minutes of the Homelessness-Housing Task Force meeting on April 18, 2019.

REPORTS/ACTION ITEMS

2. Consider Recommendations to the City Council Regarding Vacancy Decontrol Provisions within the Residential Rent Stabilization Ordinance

Housing Division Manager Morales announced the report and introduced David Jensen from Management Partners who presented a PowerPoint summarizing the findings and recommendations regarding their review of the City's vacancy decontrol provisions in the Residential Rent Stabilization Ordinance.

Council Member Lamnin opened the public comments section at 6:20 p.m.

MINUTES OF THE HOMELESSNESS-HOUSING TASK FORCE MEETING
Thursday, May 9, 2019, 6:00 p.m.
Conference Room 2A
777 B Street, Hayward, CA 94541

Owen Wise-Pierie
Bill Mulgrew
Daniel Etlar
Ramon Rios-Paradd, Hayward tenant and Hayward Collective member

Council Member Lamnin closed the public comments section at 6:33 p.m.

Council Members Wahab, Salinas and Lamnin supported the elimination of permanent vacancy decontrol.

3. Solicit Input on the Development of a Rental Housing Database Related to Implementation of the City of Hayward's Existing and Proposed Tenant Protection Policies

Housing Division Manager Morales introduced the report and provided a PowerPoint presentation on the rental housing database, its implementation and timeline. Tim Lohnes, GIS Technician, provided supplemental information and answered questions regarding the database.

Council Member Lamnin opened the public comments section at 6:55 p.m.

Caryl Mahar, Executive Director of the Rental Housing Association
David Stark, Public Affairs Director of Bay East Association of Realtors

Council Member Lamnin closed the public comments section at 7:01p.m.

Council Members Wahab, Salinas and Lamnin provided feedback regarding the development of a rental housing database.

4. Housing Division Responsibilities

Informational only

FUTURE AGENDA ITEMS

Task Force will revisit future agenda items at the next Task Force meeting.

1. Student workforce housing
2. High density housing
3. First-time homebuyer assistance program with focus on Hayward residents
4. Tiny homes

MINUTES OF THE HOMELESSNESS-HOUSING TASK FORCE MEETING
Thursday, May 9, 2019, 6:00 p.m.
Conference Room 2A
777 B Street, Hayward, CA 94541

5. Landtrust co-op (City Housing Authority) - what the financial model might look like that enables people to own or rent at a starter home market price
6. Workforce development pathways
7. Use of Hayward AMI to set affordable housing rental rates
8. Tenant relocation assistance program

TASK FORCE MEMBER/STAFF ANNOUNCEMENTS AND REFERRALS

Council Member Salinas announced this week is Teacher Appreciation Week.

ADJOURNMENT

Council Member Lamnin adjourned the meeting at 7:34 p.m.



CITY OF HAYWARD

Hayward City Hall
777 B Street
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File #: WS 24-021

DATE: July 8, 2024

TO: Homelessness-Housing Task Force

FROM: Acting Assistant City Manager

SUBJECT

Community Feedback on Prohousing Designation Application

RECOMMENDATION

That the Homelessness-Housing Task Force review the Prohousing Designation Application to Solicit Feedback from the Task Force and Stakeholders.

SUMMARY

The State of California established the Prohousing Designation Program to incentivize local policies that would increase the availability of housing statewide. Staff have determined that the City would likely meet the minimum qualifications to receive the Prohousing Designation and that it would be beneficial for the City. On March 5, 2024, Council adopted a resolution authorizing application to and participation in the Prohousing Designation Program. To fulfil the requirements of the application, the City must engage in a diligent public participation process to allow stakeholders the opportunity to comment on the application.

ATTACHMENTS

- Attachment I Staff Report
- Attachment II Prohousing Designation Application



DATE: July 8, 2024
TO: Homeless-Housing Task Force
FROM: Acting Assistant City Manager
SUBJECT: Community Feedback on Prohousing Designation Application

RECOMMENDATION

That the Homelessness-Housing Task Force review the Prohousing Designation Application to Solicit Feedback from the Task Force Members and Stakeholders.

SUMMARY

The State of California established the Prohousing Designation Program to incentivize local policies that would increase the availability of housing statewide. Staff have determined that the City would likely meet the minimum qualifications to receive the Prohousing Designation and that it would be beneficial for the City. On March 5, 2024, Council adopted a resolution authorizing application to and participation in the Prohousing Designation Program.¹ To fulfil the requirements of the application, the City must engage in a diligent public participation process to allow stakeholders the opportunity to comment on the application.

BACKGROUND

The 2019-2020 Budget Act provided a spectrum of support, incentives, and accountability measures to meet California's housing goals, and provided for the establishment of the Prohousing Designation Program (Program). The purpose of the Program is to increase the availability of housing statewide to better the quality of life of all Californians and to end homelessness by providing incentives to cities and counties in the form of additional points or other preferences in the scoring of competitive housing, community development, and infrastructure programs. Current incentives include access to the Prohousing Incentive Pilot Program Funding and priority processing of funding points when applying to the following state grant programs:

- Affordable Housing & Sustainable Communities (AHSC)

¹ March 5, 2024 City Council Meeting Agenda and Materials:
<https://hayward.legistar.com/LegislationDetail.aspx?ID=6561055&GUID=9713977D-0817-407D-B833-172E058032C2&Options=&Search=>

- Infill Infrastructure Grant (IIG)
- Transformative Climate Communities (TCC)
- Solutions for Congested Corridors
- Local Partnership Program
- Transit and Intercity Rail Capital Program (TIRCP)

On December 22, 2023, the City submitted the Prohousing Designation Program Application. However, on January 2, 2024, the permanent regulations for the Prohousing Designation Program were approved. While the City submitted its Prohousing Designation Application prior to the effective date, the state was unable to approve the application prior to the March 1, 2024 deadline; therefore, the City must resubmit under the new regulations. On March 5, 2024, City Council reauthorized application to the Prohousing Designation Program under the new regulations. The new regulations include two new requirements including a requirement that applicants conduct a diligent public participation process and that a jurisdiction provide a certification of compliance with constitutional rights of persons experiencing homelessness and enact best practices consistent with the United States Interagency Council on Homelessness' "7 Principles for Addressing Encampments" (June 17, 2022, update).²

On March 5, 2024, City Council reauthorized application to the Prohousing Designation Program under the new regulations.³ On March 8, 2024, staff resubmitted the Prohousing Designation Program Application to the State despite not having clarity on the new requirement in an attempt to receive priority points on Affordable Housing & Sustainable Communities for the Parcel Group 8 Affordable Housing Project. The City did not receive clarification within enough time to receive the priority points; however, the state is holding the application while the City completes the diligent public participation process. The Public Contact Section below describes the efforts the City is undertaking to complete the public participation requirements.

DISCUSSION

Program Summary

Staff have determined that the City will likely meet the minimum qualifications to receive the Prohousing Designation and that it would be beneficial for the City to apply.⁴ The minimum requirements include:

- Compliant housing element and annual progress reports

² United States Interagency Council on Homelessness' "7 Principles for Addressing Encampments."
<https://www.usich.gov/guidance-reports-data/federal-guidance-resources/7-principles-addressing-encampments>

³ March 5, 2024 City Council Meeting Agenda and Materials:
<https://hayward.legistar.com/LegislationDetail.aspx?ID=6561055&GUID=9713977D-0817-407D-B833-172E058032C2&Options=&Search=>

⁴ State Department of Housing and Community Development Prohousing Designation Program:
<https://www.hcd.ca.gov/planning-and-community-development/prohousing-designation-program>

- All required rezones complete
- Jurisdiction compliant with all housing laws
- Compliant with constitutional rights of persons experiencing homelessness and enact best practices consistent with the United States Interagency Council on Homelessness' "7 Principles for Addressing Encampments" (June 17, 2022, update)

The State can revoke for failure to stay in compliance with threshold requirements.

Having the Prohousing Designation would increase competitiveness for the state funding opportunities listed above. The designation would give the City access to housing funding that is limited to Prohousing designated jurisdictions (the Prohousing Incentive Pilot Program). Lastly, it would give the City the opportunity to highlight all the Prohousing policies that it currently has in place and plans to implement within the next two years.

In addition to meeting the minimum requirements, the State awards Prohousing Designation to jurisdictions that have policies that:

- Create housing favorable zoning and land use policies
- Accelerate housing production timeframes
- Reduce construction and development costs
- Provide housing financial subsidies

Each prohousing policy identified in an application shall receive a point allocation. Applications must score at least 30 points to earn the prohousing designation. Additionally, at least two enacted policies must be included, and the applicant must certify that each proposed policy will be enacted within two years from the date of the application. As of the date of this report, there are 47 jurisdictions that have received the Prohousing Designation.

Application Summary

Staff believe the City meets the threshold requirements and exceeds the requirements for prohousing policies scoring a total of 44 points. The City's application consists of 22 enacted policies and only 3 proposed policies. The proposed policies are consistent with policies and programs identified in the City's Housing Element.

Create housing favorable zoning and land use policies: Staff have identified six policies that create favorable zoning. All of the policies included have been adopted. Examples of the adopted policies include replacement of Single-Family Residential Districts with Low-Density Residential Districts, where detached residential duplexes and triplexes are permitted, going above and beyond state Density Bonus, and allowing residential and mixed used development on all commercial land use designations and zoning districts. Staff anticipate receiving 17 points in this category.

○

Accelerate housing production timeframes: Staff have identified five policies that accelerate housing production timeframes. All of the policies included have been adopted. Examples of

the adopted policies include staff level approval of Site Plan Review applications for projects that are consistent with Zoning and General Plan when no Tentative Map approval is required, implementation of a new ePermit system, and offering Conceptual Development Review to all applicants for free during the first review of development proposals. Staff anticipate receiving eight points in this category.

Reduce construction and development costs: Staff have identified six policies that reduce construction and development costs. Four of the six policies are enacted. The two proposed policies include reduction of barriers for property owners to build Accessory Dwelling Units and Development of Universal Design Guidelines. Examples enacted policies include exemption or reduction of impact fees for affordable housing, permitting lower cost innovative housing types such as mobile homes, manufactured homes and tiny homes. Staff anticipate receiving nine points in this category.

Provide housing financial subsidies: Staff have identified seven provide housing financial subsidies. Six of the seven policies are enacted. The proposed policy proposes providing rental subsidy to the Tiny Home Project to cover the operating expenses including permanent supportive services. Enacted policies describe the various funding sources that support the development of permanent or temporary housing, provide rental assistance, or provided displacement protections. Staff anticipate receiving ten points in this category.

The full application is included in Attachment II.

FISCAL IMPACT

There is no fiscal impact associated with this agenda item.

STRATEGIC INITIATIVES

This agenda item supports the Strategic Priority of Preserve, Protect & Produce Housing. This item is not specifically related to a project identified in the Strategic Roadmap. Staff are bringing forth this new item because it will improve competitiveness for some state housing grants for projects located in the City of Hayward. Staff will include this item in the next bi-annual update to Council on the Strategic Roadmap.

PUBLIC CONTACT

Staff has informed community members about the opportunity to provide public comment on the Prohousing Application as follows:

- Published a public notice in the Daily Review on June 14, 2024.
- Published a Stack Article that is distributed to approximately 54,000 individuals.
- Sent email notification to the Housing Element interested parties' lists consisting of community and advocacy groups that represent lower-income and special needs groups, for-profit and non-profit developers, faith based groups, schools, homeowner

associations, neighborhood groups, mobile home park residents and owners and other individuals interested in housing issues.

- Created a webpage that contains information about the program, the Prohousing Designation Application and ways to provide feedback to Housing staff.

Interested parties previously had the opportunity to provide feedback at the June 27, 2024 Planning Commission; however, they may also provide feedback in the following ways:

- By attending or submitting comments to the July 8, 2024, Homelessness Housing Task Force meeting;
- By submitting comments online through the project webpage.

The City will receive comments on the Prohousing Application through at least July 15, 2024. If the application needs to be revised based on public feedback, a revised application will be available for review for an additional seven days and notice will be sent to all interested parties and those who requested notification.

NEXT STEPS

Staff will review and consider all feedback. If based on the feedback, it is determined that we must revise the application, the application will be posted for an additional seven days for comment. Once the public engagement is complete, staff will finalize the application and HCD will have 60 days to review and provide feedback.

Prepared by: Christina Morales, Deputy Director of Development Services

Recommended by: Adam Kostrzak, Acting Assistant City Manager
Sara Buizer, AICP, Director of Development Services

Approved by:



Dustin Claussen, Interim City Manager

Prohousing Designation Program Application



**State of California
Governor Gavin Newsom**

**Melinda Grant, Undersecretary
Business, Consumer Services and Housing Agency**

**Gustavo Velasquez, Director
Department of Housing and Community Development**

**Megan Kirkeby, Deputy Director
Division of Housing Policy Development**

2020 West El Camino, Suite 500
Sacramento, CA 95833

Website: <https://www.hcd.ca.gov/community-development/prohousing>

Email: ProhousingPolicies@hcd.ca.gov

January 2024

Prohousing Designation Program Application Package Instructions

The applicant is applying for a Prohousing Designation under the Prohousing Designation Program (“**Prohousing**” or “**Program**”), which is administered by the Department of Housing and Community Development (“**Department**”) pursuant to Government Code section 65589.9.

The Program creates incentives for Jurisdictions that are compliant with State Housing Element Law and that have enacted Prohousing Policies. These incentives will take the form of additional points or other preference in the scoring of applications for competitive housing and infrastructure programs. The administrators of each such program will determine the value and form of the preference.

In order to be considered for a Prohousing Designation, the applicant must accurately complete all sections of this application, including any relevant appendices. The Department reserves the right to request additional clarifying information from the applicant.

This application is subject to Government Code section 65589.9 and to the regulations (Cal. Code Regs., tit. 25, § 6600 et seq.) adopted by the Department in promulgation thereof (“**Regulations**”). All capitalized terms in this application shall have the meanings set forth in the Regulations.

All applicants must submit a complete, signed application package to the Department, in electronic format, in order to be considered for a Prohousing Designation. Please direct electronic copies of the completed application package to the following email address: ProhousingPolicies@hcd.ca.gov.

A complete application will include all items identified in the Application Checklist.

In relation to **Appendix 1**, the Formal Resolution for the Prohousing Designation Program, please use ~~strike through~~ and underline if proposing any modifications to the text of the Resolution. Please be aware, any sustentative deviations from the Formal Resolution may result in an incomplete application and will likely be subject to additional internal review and potential delays.

Appendix 2, the Proposed Policy Completion Schedule, applies only if an application includes proposed policies.

Appendix 3, Project Proposal Scoring Sheet and Sample Project Proposal Scoring Sheet, includes a blank template to be completed by the applicant as part of the application, as well as a Sample Project Proposal Scoring Sheet with an example of how this template may be completed.

Appendix 4 lists examples of Prohousing Policies with enhancement factors to aid applicants in understanding how enhancement factors may be applied.

Appendix 5 is where the applicant will include any additional information and supporting documentation for the application.

If you have questions regarding this application or the Program, or if you require technical assistance in preparing this application, please email ProhousingPolicies@hcd.ca.gov.

Application Checklist

	Yes	No
Application Information	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Certification and Acknowledgement	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The Legislative Information form is completed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The Threshold Requirements Checklist is completed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A duly adopted and certified Formal Resolution for the Prohousing Designation Program is included in the application package. (See Appendix 1 for the Formal Resolution for the Prohousing Designation Program form.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If applicable, the Proposed Policy Completion Schedule is completed. (See Appendix 2 .)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The Project Proposal Scoring Sheet is completed. (See Appendix 3 for the Project Proposal Scoring Sheet and the Sample Project Proposal Scoring Sheet.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Additional information and supporting documentation (Applicant to provide as Appendix 5)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Application Information

Applicant (Jurisdiction):	City of Hayward
Applicant Mailing Address:	777 B St
City:	Hayward
ZIP Code:	94541
Website:	www.hayward-ca.gov
Authorized Representative Name	Kelly McAdoo
Authorized Representative Title:	City Manager
Phone:	510.583.4305
Email:	kelly.mcadoo@hayward-ca.gov
Contact Person Name:	Christina Morales
Contact Person Title:	Housing Division Manager
Phone:	510-583-4242
Email:	Christina.Morales@hayward-ca.gov
Proposed Total Score (Based on Appendix 3):	44

CERTIFICATION AND ACKNOWLEDGMENT

As authorized by the Formal Resolution for the Prohousing Designation Program (Resolution No. 24-038), which is attached hereto and incorporated by reference as if set forth in full, I hereby submit this full and complete application on behalf of the applicant.

I certify that all information and representations set forth in this application are true and correct.

I further certify that any proposed Prohousing Policy identified herein will be enacted within two (2) years of the date of this application submittal.

I acknowledge that this application constitutes a public record under the California Public Records Act (Gov. Code, § 6250 et seq.) and is therefore subject to public disclosure by the Department.

Signature: _____

Name and Title: Kelly McAdoo, City Manager

Date: _____

Legislative Information

District	Number	Legislators Name(s)
State Assembly District	20	Liz Ortega
State Senate District	10	Aisha Wahab

Applicants can find their respective State Senate representatives at <https://www.senate.ca.gov/>, and their respective State Assembly representatives at <https://www.assembly.ca.gov/>

Threshold Requirements Checklist

The applicant meets the following threshold requirements in accordance with Section 6604 of the Regulations:

	Yes	No
The applicant is a Jurisdiction.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant has adopted a Compliant Housing Element.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant has submitted or will submit a legally sufficient Annual Progress Report prior to designation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant has completed or agrees to complete, on or before the relevant statutory deadlines, any rezone program or zoning that is necessary to remain in compliance with Government Code sections 65583, subdivision (c)(1), and 65584.09, subdivision (a), and with California Coastal Commission certification where appropriate.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant is in compliance, at the time of the application, with applicable state housing law, including, but not limited to those included in Government Section 65585, subdivision (j); laws relating to the imposition of school facilities fees or other requirements (Gov. Code, § 65995 et seq.); Least Cost Zoning Law (Gov. Code, § 65913.1); Permit Streamlining Act (Gov. Code, § 65920 et seq.); and provisions relating to timeliness of CEQA processing by local governments in Public Resources Code sections 21080.1, 21080.2, and 21151.5(a).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant further acknowledges and confirms that its treatment of homeless encampments on public property complies with and will continue to comply with the constitutional rights of persons experiencing homelessness and that it has submitted a one-page summary to the Department demonstrating how the applicant has enacted best practices in their jurisdiction related to the treatment of unhoused individuals camping on public property, consistent with United States Interagency Council on Homelessness' "7 Principles for Addressing Encampments," (June 17, 2022 update), hereby incorporated by reference.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant has duly adopted and certified, by the applicant's governing body, a Formal Resolution for the Prohousing Designation Program, which is hereby incorporated by reference. (A true and correct copy of the resolution is included in this application package.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant demonstrates that they engaged in a diligent public participation process that included outreach to engage all segments of the community and submit documentation of comments received during this process.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project Proposal
Category 1: Favorable Zoning and Land Use

Category	Prohousing Policy Description	Points
1A	Sufficient sites, including rezoning, to accommodate 150 percent or greater of the current or draft RHNA, whichever is greater, by total and income category. These additional sites must be identified in the Jurisdiction’s housing element adequate sites inventory, consistent with Government Code section 65583, subdivisions (a)(3) and (c)(1).	3
1B	Permitting missing middle housing uses (e.g., duplexes, triplexes, and fourplexes) by right in existing low-density, single-family residential zones in a manner that exceeds the requirements of SB 9 (Chapter 162, Statutes of 2021, Gov. Code, §§ 65852.21, 66411.7).	3
1C	Sufficient sites, including rezoning, to accommodate 125 to 149 percent of the current or draft RHNA, whichever is greater, by total and income category. These points shall not be awarded if the applicant earns three points pursuant to Category (1)(A) above. These additional sites must be identified in the Jurisdiction’s housing element adequate sites inventory, consistent with Government Code section 65583, subdivisions (a)(3) and (c)(1).	2
1D	Density bonus programs that allow additional density for additional affordability beyond minimum statutory requirements (Gov. Code, § 65915 et seq.).	2
1E	Increasing allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit Law, (Gov. Code, §§ 65852.2, 65852.22) (e.g., permitting more than one converted ADU; one detached, new construction ADU; and one JADU per single-family lot), and in a manner that exceeds the requirements of SB 9 (Chapter 192, Statutes of 2021, Gov. Code, §§ 65852.21, 66411.7). These policies shall be separate from any qualifying policies under Category (1)(B).	2
1F	Eliminating minimum parking requirements for residential development as authorized by Government Code section 65852.2; adopting vehicular parking ratios that are less than the relevant ratio thresholds at subparagraphs (A), (B), and (C) of Gov. Code section 65915, subdivision (p)(1); or adopting maximum parking requirements at or less than ratios pursuant to Gov. Code section 65915, subdivision (p).	2
1G	Zoning or incentives that are designed to increase affordable housing development in a range of types, including, but not limited to, large family units, Supportive Housing, housing for transition age foster youth, and deep affordability targeted for Extremely Low-Income Households in all parts of the Jurisdiction, with at least some of the zoning, other land use designation methods, or incentives being designed to increase affordable housing development in higher resource areas shown in the TCAC/HCD Opportunity Map, and with the Jurisdiction having confirmed that it considered and addressed potential environmental justice issues in adopting and implementing	2

	this policy, especially in areas with existing industrial and polluting uses.	
1H	Zoning or other land use designation methods to allow for residential or mixed uses in one or more non-residential zones (e.g., commercial, light industrial). Qualifying non-residential zones do not include open space or substantially similar zones.	1
1I	Modification of development standards and other applicable zoning provisions or land use designation methods to promote greater development intensity. Potential areas of focus include floor area ratio, height limits, minimum lot or unit sizes, setbacks, and allowable dwelling units per acre. These policies must be separate from any qualifying policies under Category (1)(B) above.	1
1J	Establishment of a Workforce Housing Opportunity Zone, as defined in Government Code section 65620, or a Housing Sustainability District, as defined in Government Code section 66200.	1
1K	Establishment of an inclusionary housing program requiring new developments to include housing affordable to and reserved for low- and very low-income households, consistent with the requirements of AB 1505 (Chapter 376, Statutes of 2017, Gov. Code, § 65850.01).	1
1L	Other zoning and land use actions not described in Categories (A)-(K) of this section that measurably support the Acceleration of Housing Production.	1

Project Proposal
Category 2: Acceleration of Housing Production Timeframes

Category	Prohousing Policy Description	Points
2A	Establishment of ministerial approval processes for multiple housing types, including, for example, single-family, multifamily and mixed-use housing.	3
2B	Acceleration of Housing Production through the establishment of streamlined, program-level CEQA analysis and certification of general plans, community plans, specific plans with accompanying Environmental Impact Reports (EIR), and related documents.	2
2C	Documented practice of streamlining housing development at the project level, such as by enabling a by-right approval process or by utilizing statutory and categorical exemptions as authorized by applicable law, (e.g., Pub. Resources Code, §§ 21155.1, 21155.4, 21159.24, 21159.25; Gov. Code, § 65457; Cal Code Regs., tit. 14, §§ 15303, 15332; Pub. Resources Code, §§ 21094.5, 21099, 21155.2, 21159.28).	2
2D	Establishment of permitting processes that take less than four months to complete. Policies under this category must address all approvals necessary to issue building permits.	2
2E	Absence or elimination of public hearings for projects consistent with zoning and the general plan.	2
2F	Priority permit processing or reduced plan check times for homes affordable to Lower-Income Households.	1
2G	Establishment of consolidated or streamlined permit processes that minimize the levels of review and approval required for projects, and that are consistent with zoning regulations and the general plan.	1
2H	Absence, elimination, or replacement of subjective development and design standards with objective development and design standards that simplify zoning clearance and improve approval certainty and timing.	1
2I	Establishment of one-stop-shop permitting processes or a single point of contact where entitlements are coordinated across city approval functions (e.g., planning, public works, building) from entitlement application to certificate of occupancy.	1
2J	Priority permit processing or reduced plan check times for ADUs/JADUs or multifamily housing.	1
2K	Establishment of a standardized application form for all entitlement applications.	1
2L	Documented practice of publicly posting status updates on project permit approvals on the internet.	1
2M	Limitation on the total number of hearings for any project to three or fewer. Applicants that accrue points pursuant to category (2)(E) are not eligible for points under this category.	1
2N	Other policies not described in Categories (2)(A)-(M) of this section that quantifiably decrease production timeframes or promote the streamlining of approval processes.	1

Project Proposal
Category 3: Reduction of Construction and Development Costs

Category	Prohousing Policy Description	Points
3A	Waiver or significant reduction of development impact fees for residential development with units affordable to Lower-Income Households. This provision does not include fees associated with the provision of housing affordable to Lower-Income Households (e.g., inclusionary in lieu fees, affordable housing impact fees, and commercial linkage fees).	3
3B	Adoption of policies that result in less restrictive requirements than Government Code sections 65852.2 and 65852.22 to reduce barriers for property owners to create ADUs/JADUs. Examples of qualifying policies include, but are not limited to, development standards improvements, permit processing improvements, dedicated ADU/JADU staff, technical assistance programs, and pre-approved ADU/JADU design packages.	2
3C	Adoption of other fee reduction strategies separate from Category (3)(A), including fee deferrals and reduced fees for housing for persons with special needs. This provision does not include fees associated with the provision of housing affordable to Lower-Income Households (e.g., inclusionary in lieu fees, affordable impact fees and commercial linkage fees).	1
3D	Accelerating innovative housing production through innovative housing types (e.g., manufactured homes, recreational vehicles, park models, community ownership, and other forms of social housing) that reduce development costs.	1
3E	Measures that reduce costs for transportation-related infrastructure or programs that encourage active modes of transportation or other alternatives to automobiles. Qualifying policies include, but are not limited to, publicly funded programs to expand sidewalks or protect bike/micro-mobility lanes, creation of on-street parking for bikes, transit-related improvements, or establishment of carshare programs.	1
3F	Adoption of universal design ordinances pursuant to Health and Safety Code section 17959.	1
3G	Establishment of pre-approved or prototype plans for missing middle housing types (e.g., duplexes, triplexes, and fourplexes) in low-density, single-family residential areas.	1
3H	Adoption of ordinances that reduce barriers, beyond existing law, for the development of housing affordable to Lower-Income Households.	1
3I	Other policies not described in Categories (3)(A)-(H) of this section that quantifiably reduce construction or development costs.	1

Project Proposal
Category 4: Providing Financial Subsidies

Category	Prohousing Policy Description	Points
4A	Establishment of a housing fund or contribution of funds towards affordable housing through proceeds from approved ballot measures.	2
4B	Establishment of local housing trust funds or collaboration on a regional housing trust fund, which include the Jurisdiction’s own funding contributions. The Jurisdiction must contribute to the local or regional housing trust fund regularly and significantly. For the purposes of this Category, “regularly” shall be defined as at least annually, and “significant” contributions shall be determined based on the impact the contributions have in accelerating the production of affordable housing.	2
4C	Demonstration of regular use or planned regular use of funding (e.g., federal, state, or local) for preserving assisted units at-risk of conversion to market rate uses and conversion of market rate uses to units with affordability restrictions (e.g., acquisition/rehabilitation). For the purposes of this category, “regular use” can be demonstrated through the number of units preserved annually by utilizing this funding source.	2
4D	Provide grants or low-interest loans for ADU/JADU construction affordable to Lower- and Moderate-Income Households.	2
4E	A comprehensive program that complies with the Surplus Land Act (Gov. Code, § 54220 et seq.) and that makes publicly owned land available for affordable housing, or for multifamily housing projects with the highest feasible percentage of units affordable to Lower Income Households. A qualifying program may utilize mechanisms such as land donations, land sales with significant write-downs, or below-market land leases.	2
4F	Establishment of an Enhanced Infrastructure Financing District or similar local financing tool that, to the extent feasible, directly supports housing developments in an area where at least 20 percent of the residences will be affordable to Lower-Income Households.	2
4G	Prioritization of local general funds to accelerate the production of housing affordable to Lower-Income Households.	2
4H	Directed residual redevelopment funds to accelerate the production of affordable housing.	1
4I	Development and regular (at least biennial) use of a housing subsidy pool, local or regional trust fund, or other similar funding source sufficient to facilitate and support the development of housing affordable to Lower-Income Households.	1

4J	Prioritization of local general funds for affordable housing. This point shall not be awarded if the applicant earns two points pursuant to Category (4)(G).	1
4K	Providing operating subsidies for permanent Supportive Housing.	1
4L	Providing subsidies for housing affordable to Extremely Low-Income Households.	1
4M	Other policies not described in Categories (4)(A)-(L) of this section that quantifiably promote, develop, or leverage financial resources for housing affordable to Lower-Income Households.	1

Project Proposal Enhancement Factors

The Department shall utilize enhancement factors to increase the point scores of Prohousing Policies. An individual Prohousing Policy may not use more than one enhancement factor. Each Prohousing Policy will receive extra points for enhancement factors in accordance with the chart below.

Category	Prohousing Policy Description	Points
1	The policy represents one element of a unified, multi-faceted strategy to promote multiple planning objectives, such as efficient land use, access to public transportation, housing affordable to Lower-Income Households, climate change solutions, and/or hazard mitigation.	2
2	Policies that promote development consistent with the state planning priorities pursuant to Government Code section 65041.1.	1
3	Policies that diversify planning and target community and economic development investments (housing and non-housing) toward place-based strategies for community revitalization and equitable quality of life in lower opportunity areas. Such areas include, but are not limited to, Low Resource and High Segregation & Poverty areas designated in the most recently updated TCAC/HCD Opportunity Maps, and disadvantaged communities pursuant to Health and Safety Code sections 39711 and 39715 (California Senate Bill 535 (2012)).	1
4	Policies that go beyond state law requirements in reducing displacement of Lower-Income Households and conserving existing housing stock that is affordable to Lower-Income Households.	1
5	Rezoning and other policies that support intensification of residential development in Location Efficient Communities.	1
6	Rezoning and other policies that result in a net gain of housing capacity while concurrently mitigating development impacts on or from Environmentally Sensitive or Hazardous Areas.	1
7	Zoning policies, including inclusionary housing policies, that increase housing choices and affordability, particularly for Lower-Income Households, in High Resource and Highest Resource areas, as designated in the most recently updated TCAC/HCD Opportunity Maps.	1
8	Other policies that involve meaningful actions towards Affirmatively Furthering Fair Housing outside of those required pursuant to Government Code sections 65583, subdivision (c)(10), and 8899.50, including, but not limited to, outreach campaigns, updated zoning codes, and expanded access to financing support.	1

Project Proposal Scoring Sheet Instructions

The Department shall validate applicants' scores based on the extent to which each identified Prohousing Policy contributes to the Acceleration of Housing Production. The Department shall assess applicants' Prohousing Policies in accordance with statutory requirements and the Regulations.

The Department shall further assess applicants' Prohousing Policies using the following four scoring categories: Favorable Zoning and Land Use, Acceleration of Housing Production Timeframes, Reduction of Construction and Development Costs, and Providing Financial Subsidies. Applicants shall demonstrate that they have enacted or proposed at least one policy that significantly contributes to the Acceleration of Housing Production in each of the four categories. A Prohousing Designation requires a total score of 30 points or more across all four categories.

Instructions

Please utilize one row of the Scoring Sheet for each Prohousing Policy.

- **Category Number:** Select the relevant category number from the relevant Project Proposal list in this application. Where appropriate, applicants may utilize a category number more than once.
- **Concise Written Description of Prohousing Policy:** Set forth a brief description of the enacted or proposed Prohousing Policy.
- **Enacted or Proposed:** Identify the Prohousing Policy as enacted or proposed. For proposed Prohousing Policies, please complete **Appendix 2: Proposed Policy Completion Schedule**.
- **Documentation Type:** For enacted Prohousing Policies, identify the relevant documentary evidence (e.g., resolution, zoning code provisions). For proposed Prohousing Policies, identify the documentation which shows that implementation of the policy is pending.
- **Web Links/Electronic Copies:** Insert the Web link(s) to the relevant documentation or indicate that electronic copies of the documentation have been attached to this application as **Appendix 5**.
- **Points:** Enter the appropriate number of points using the relevant Project Proposal list in this application.
- **Enhancement Category Number (optional):** If utilizing an enhancement factor for a particular Prohousing Policy, enter the appropriate category number using the relevant Project Proposal list in this application.
- **Enhancement Points (optional):** If utilizing an enhancement factor for a particular Prohousing Policy, enter the point(s) for that Prohousing Policy.
- **Total Points:** Add the enhancement point(s) to the Prohousing Policy's general point score.

Appendix 1: Formal Resolution for the Prohousing Designation Program

Formal Resolution for the PROHOUSING Designation Program

RESOLUTION NO. [INSERT RESOLUTION NUMBER]

**A RESOLUTION OF THE GOVERNING BODY OF
[INSERT THE NAME OF THE CITY OR COUNTY] AUTHORIZING APPLICATION TO
AND PARTICIPATION IN THE PROHOUSING DESIGNATION PROGRAM**

WHEREAS, Government Code section 65589.9 established the Prohousing Designation Program (“Program”), which creates incentives for jurisdictions that are compliant with state housing element requirements and that have enacted Prohousing local policies; and

WHEREAS, such jurisdictions will be designated Prohousing, and, as such, will receive additional points or other preference during the scoring of their competitive Applications for specified housing and infrastructure funding; and

WHEREAS, the California Department of Housing and Community Development (“Department”) has adopted regulations (Cal. Code Regs., tit. 25, § 6600 et seq.) to implement the Program (“**Program Regulations**”), as authorized by Government Code section 65589.9, subdivision (d); and

WHEREAS, the [INSERT THE NAME OF THE CITY OR COUNTY] (“Applicant”) desires to submit an Application for a Prohousing Designation (“Application”).

THEREFORE, IT IS RESOLVED THAT:

1. Applicant is hereby authorized and directed to submit an Application to the Department.
2. Applicant acknowledges and confirms that it is currently in compliance with applicable state housing law.
3. Applicant acknowledges and confirms that it will continue to comply with applicable housing laws and to refrain from enacting laws, developing policies, or taking other local governmental actions that may or do inhibit or constrain housing production. Examples of such local laws, policies, and actions include moratoriums on development; local voter approval requirements related to housing production; downzoning; and unduly restrictive or onerous zoning regulations, development standards, or permit procedures. Applicant further acknowledges and confirms that the Prohousing Policies in its Application comply with its duty to Affirmatively Further Fair Housing pursuant to Government Code sections 8899.50 and 65583. Applicant further acknowledges and confirms that its general plan is in alignment with an adopted sustainable communities strategy pursuant to Public Resources Code sections 21155-21155.4. Applicant further acknowledges and confirms that its policies for the treatment of homeless encampments on public property comply do and will continue to comply with the Constitution and that it has enacted best practices in its jurisdiction

that are consistent with the United States Interagency Council on Homelessness' "7 Principles for Addressing Encampments" (June 17, 2022, update).

4. If the Application is approved, Applicant is hereby authorized and directed to enter into, execute, and deliver all documents required or deemed necessary or appropriate to participate in the Program, and all amendments thereto (the "Program Documents").
5. Applicant acknowledges and agrees that it shall be subject to the Application, the terms and conditions specified in the Program Documents, the Program Regulations, and any and all other applicable law.

6. [INSERT THE TITLE OF THE APPLICANT'S AUTHORIZED SIGNATORY] is authorized to execute and deliver the Application and the Program Documents on behalf of the Applicant for participation in the Program.

PASSED AND ADOPTED this day of _____, 2024, by the following vote:

AYES: [Insert #] NOES: [Insert #] ABSENT: [Insert #] ABSTAIN: [Insert #]

The undersigned, [INSERT NAME AND TITLE OF SIGNATORY] of Applicant, does hereby attest and certify that the foregoing is a true and full copy of a resolution of the Applicant's governing body adopted at a duly convened meeting on the date above-mentioned, and that the resolution has not been altered, amended, or repealed.

SIGNATURE:

DATE:

NAME:

TITLE: _____

Appendix 2: Proposed Policy Completion Schedule

Category Number	Concise Written Description of Proposed Policy	Key Milestones and Milestone Dates	Anticipated Completion Date	Notes
3F	Housing Element Policy H5.8 and Action 19.13 to develop Universal Design Guidelines in new construction and building rehabilitation. Develop Ordinance by Jan 2025.		January 2025	As a policy proposed under the City's Housing Element and the requirement to conduct a diligent public participation process has been fulfilled see Section 1.7 (pg. 13) and Appendix A of the Hayward Housing Element. City_of_Hayward_2023_2031_Housing_Element_Certified.pdf (hayward-ca.gov) Appendix_A_Public_Participation_Report_Certified.pdf (hayward-ca.gov)
3B	Utilize LEAP Grant to evaluate and reduce barriers for property owners to create ADUs by making permit processing improvements, dedicated	Fee and Audit Update 3.31.2022 Racial Equity Analysis 4.30.2024 Develop Applicant Resources 8.30.24	September 2024	Project was described in the City's Housing Element on page 46 and as such was included a diligent public participation process City_of_Hayward_2023_2031_Housing_Element_Certified.pdf (hayward-ca.gov) Appendix_A_Public_Participation_Report_Certified.pdf (hayward-ca.gov)

	ADU/JADU staff, technical assistance such as preparing a building permit ADU Checklist, and pre-approved ADU/JADU design packages. We are kicking off this project now and plan to have it completed by end of summer/fall.	Process changes 8.30.2		
4K	Operating Subsidy through Tenant based Rental assistance for Tiny Home Project	SB 35 Application approved 4/13/2023 Modification of SB 35 Application approved 2/29/2024 Funds Committed 9/29/2022	Feb 2026	Project included in Hayward's Housing Element under action 13.1 and therefore included in a diligent public engagement process. City_of_Hayward_2023_2031_Housing Element_Certified.pdf (hayward-ca.gov) Appendix_A_Public_Participation_Report_Certified.pdf (hayward-ca.gov)

Appendix 3: Project Proposal Scoring Sheet and Sample Project Proposal Scoring Sheet

Project Proposal Scoring Sheet

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached as Appendix 5	Points	Enhancement Category Number	Enhancement Points	Total Points
1B	Residential Design Study replaced RS (Single Family Residential) District with RL (Low Density Residential) District where detached residential, duplexes and triplexes are permitted.	E	1) Council Action 2) Ordinance	CITY OF HAYWARD - File #: CONS 24-002 (legistar.com) https://library.municode.com/ca/hayward/ordinances/municipal_code?nodeId=1261306	3	7	1	4
1C	The City has identified sites exceeding the RHNA goals by 126% (4,624 unit goal and 5,842 sites identified) The City exceeds the Moderate Income category by 136% (817 unit goal and 1,116 unit sites identified)	E	Certified Housing Element	City of Hayward 2023-2031 Housing Element Certified.pdf (hayward-ca.gov)	2		0	2

1D	<p>City Density Bonus Ordinances Increases density bonus by 10% for mixed income projects that meet the requirements for special targeting. Additionally, project that exceed the minimum requirements under the City's Affordable Housing Ordinance is eligible for 1 additional incentive/concession. Lastly, all projects are eligible for a maximum density bonus 5% above the maximum density bonus under state law.</p>	E	<p>Density Bonus Ordinance Hayward Strategic Road Map and Project List</p>	<p>ARTICLE 19 - DENSITY BONUS ORDINANCE Municipal Code Hayward, CA Municode Library Hayward Strategic Roadmap City of Hayward - Official website (hayward-ca.gov) LB 21-019 - Attachment III Updated Strategic Roadmap (hayward-ca.gov)</p>	2	1	1	3
1F	<p>Mission Boulevard Code area has no minimum parking requirement for residential uses (HMC Section 10-2.3.2.050; and Downtown Specific Plan parking requirement is one parking space per residential unit (HMC Section 10-28.2.2 Downtown Zones)</p>	E	<p>1) HMC Section 10-28.2.2 Downtown Zones HMC Section 10-24.3.2.050 - PARKING AND LOADING</p>	<p>1) https://library.municode.com/ca/hayward/codes/municipal_code?nodeId=HAYWARD_MUNICIPAL_CODE_CH10PLZOSU_ART28_DECO_ART10-28.2SPZO_DIV10-28.2.2DOZO 2) https://library.municode.com/ca/hayward/codes/municipal_code?nodeId=HAYWARD_MUNICIPAL_CODE_CH10PLZOSU_ART24_MIBOCO_SUBARTICLE_10-24.3SUZO_DIV10-24.3.2GEST_10-24.3.2.050PALO</p>	2	5	1	3

1H	Residential and Mixed Use development permitted in all commercial land use designations and zoning districts.	E	<p>1) General Plan 2) HMC Sections:</p> <p>10-1.600 (Residential - Office District), 10-1.750 (Sustainable Mixed Use Development District), 10-1.800 (Neighborhood Commercial District), 10-1.900 (Neighborhood Commercial - Residential District), 10-1.1000 (General Commercial District), 10-1.1100 (Commercial Office District), 10-1.1520 (Central City - Commercial District), Article 24 (Mission Blvd Code), and Article 28 (Downtown Development Code)</p>	<p>https://www.hayward2040generalplan.com/land-use/comm https://library.municode.com/ca/hayward/codes/municipal_code</p>	1	5	1	2
1K	City of Hayward Affordable Housing Ordinance to the extent feasible under current market conditions consistent with Requirements of AB 1505	E	<p>1)HMC Article 17 2) Feasibility Study 3) Hayward Strategic Road Map</p>	<p>1) https://library.municode.com/ca/hayward/codes/municipal_code?nodeld=HAYWARD_MUNICIPAL_CODE_CH10PLZOSU_ART17_AFHOOR 2) Electronic Document Attached 3) Hayward Strategic Roadmap City of Hayward - Official website (hayward-ca.gov) 4) Strategic Roadmap (hayward-ca.gov)</p>	1	1	1	2

1L	The City has enacted Emergency Shelter Crisis Resolution to take emergency action to allow for the development of shelters		<ol style="list-style-type: none"> 1) 10.2.2018 Declaration of Shelter Crisis 2) 1.22.2019 Extension of declaration and suspension of planning, zoning, building and other permit requirements for the establishment of shelters for individuals experiencing homelessness. 3) 2.7.2022 Extension 4) 2.7.2023 Suspension of local planning and zoning requirements for existing homeless shelters 5) 	<ol style="list-style-type: none"> 1) https://portal.laserfiche.com/Portal/DocView.aspx?id=218813&repo=r-b6d2994c 2) https://portal.laserfiche.com/Portal/DocView.aspx?id=222081&repo=r-b6d2994c&searchid=ca811293-b9b0-42e8-a6ce-56f8bcb855a8 3) https://portal.laserfiche.com/Portal/DocView.aspx?id=375831&repo=r-b6d2994c&searchid=c032f871-b335-4c41-a00a-8293c1aa1b6a 4) https://portal.laserfiche.com/Portal/DocView.aspx?id=399882&repo=r-b6d2994c&searchid=924ff99b-ad26-4453-8f65-4ec1df954bf2 	1		0	1
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2B	Downtown Specific Plan & EIR and Mission Boulevard Code (MBC) & EIR. DTSP allows for densities ranging from 40 to 110 units per acre; and MBC allows for densities ranging from 17.5 to 100 dwelling units per acre.	E	<p>5) Hayward Downtown Specific Plan</p> <p>6) Hayward Downtown Specific Plan Maps</p> <p>HMC Section 10-24.2.2: - MISSION BOULEVARD CORRIDOR ZONES</p>	<p>1) Downtown Specific Plan City of Hayward - Official website (hayward-ca.gov)</p> <p>2) https://www.hayward-ca.gov/downtown-specific-plan/project-maps</p> <p>3) https://library.municode.com/ca/hayward/codes/municipal_code?nodeId=HAYWARD_MUNICIPAL_CODE_CH10PLZOSU_ART24MIBOCO_SUBARTICLE_10-24.2SPZO_DIV10-24.2.2MIBOCOZO</p>	2	5	1	3
2E	Projects consistent with Zoning and General Plan that do not require Tentative Map approval are processed as Site Plan Review (including any request for Density Bonus) applications that are handled at staff level and do not require any public meetings, unless appealed.	E	<p>1) HMC SEC. 10-1.3000 - SITE PLAN REVIEW</p> <p>HMC ARTICLE 19 - DENSITY BONUS ORDINANCE</p>	<p>1) https://library.municode.com/ca/hayward/codes/municipal_code?nodeId=HAYWARD_MUNICIPAL_CODE_CH10PLZOSU_ART1ZOOOR_S10-1.3000SIPLRE</p> <p>2) https://library.municode.com/ca/hayward/codes/municipal_code?nodeId=HAYWARD_MUNICIPAL_CODE_CH10PLZOSU_ART19DEBOOR</p>	2		0	2

2K	In 2023, the City implemented a new ePermit system whereby applicants can submit development permit applications at any time. Each application form is clear, streamlined and consistent and clearly states application submittal requirements.	E	<ol style="list-style-type: none"> 1) E-permit application portal 2) E-permit Help Center <p style="text-align: center;">Screen shots of application portal</p>	<ol style="list-style-type: none"> 1) https://haywardca-energovpub.tylerhost.net/Apps/SelfService#/applicationAssisant?sectionName=All&moduleId=3&categoryName=All&showTemplates=false 2) e-Permits Help Center & Frequently Asked Questions City of Hayward - Official website (hayward-ca.gov) <p>Electronic Documents Attached</p>	1		0	1
2L	The City's ePermit system provides real time workflow and updates on development permit applications for applicants. The publicly available Development Dashboard and Affordable Housing Development Dashboard allow the public to see pending and recently approved development projects.	E	<ol style="list-style-type: none"> 1) Public Information search for development projects 2) Applicant Login 3) Development Project Dashboard <p style="text-align: center;">Affordable Housing Dashboard</p>	<ol style="list-style-type: none"> 1) Public Information (tylerhost.net) 2) https://haywardca-energovpub.tylerhost.net/Apps/SelfService#/home 3) https://www.hayward-ca.gov/content/development-projects 4) Affordable Housing Dashboard City of Hayward - Official website (hayward-ca.gov) 	1		0	1

2N	Conceptual Development Review process is offered to all applicants and provides a free first review of development proposals by all reviewing Departments and Divisions. This allows applicants to know about potential issues and address comments with first application submittal. It serves as a free first round of comments.	E	Conceptual Development Review Application	https://www.hayward-ca.gov/services/permits/conceptual-development-review-cdr	1		0	1
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3A	<p>No Traffic impact fees (TIF) applied to Multifamily developments. Exempts affordable housing, inclusionary units and ADUS from TIF. Park Impact fees are reduced for ADU 750+ square feet to the rate of a studio regardless of number of bedrooms. Affordable Housing is exempt from park impact fees and the fee is reduced for inclusionary units.</p>	E	<ol style="list-style-type: none"> 1) Master fee <ol style="list-style-type: none"> a. TIF Pg. 20-30 b. Park Pg 18-19 2) HMC SEC. 10-30.15 - EXEMPTION FROM TIF 3) ADU application Checklist 4) HMC SEC. 10-16.11 - EXEMPTION FROM REQUIREMENTS of Park Fees 5) HMC SEC. 10-16.20(b) - PARK IMPACT FEE Reductions 	<ol style="list-style-type: none"> 1) https://www.hayward-ca.gov/sites/default/files/pdf/Adopted%20FY%202024%20Master%20Fee%20Schedule_v2.pdf 2) https://library.municode.com/ca/hayward/codes/municipal_code?nodeId=HAYWARD_MUNICIPAL_CODE_CH10PLZOSU_ART30PRDERAIMFE_S10-30.15EXRE 3) https://www.hayward-ca.gov/sites/default/files/documents/SFR-ADU-Checklist-Rev-0223.pdf 4) https://library.municode.com/ca/hayward/codes/municipal_code?nodeId=HAYWARD_MUNICIPAL_CODE_CH10PLZOSU_ART16PRDEBLPARE_S10-16.11EXRE 5) https://library.municode.com/ca/hayward/codes/municipal_code?nodeId=HAYWARD_MUNICIPAL_CODE_CH10PLZOSU_ART16PRDEBLPARE_S10-16.20PAIMFE 	3		0	3
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3B	Utilize LEAP Grant to evaluate and reduce barriers for property owners to create ADUs by making permit processing improvements, dedicated ADU/JADU staff, technical assistance such as preparing a building permit ADU Checklist, and pre-approved ADU/JADU design packages. We are kicking off this project now and plan to have it completed by end of summer/fall.	P	LEAP Grant Deliverable Schedule	Electronic Documents Attached	2		0	2
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3D	Manufactured housing and Mobile Home Parks are permitted in Hayward. The City recently approved a tiny home village as part of an SB35 application	E	<ol style="list-style-type: none"> 1) Manufactured Housing Regulations HMC Section 10-1.2735(g) 2) Mobile Home Regulations HMC Section 10-1.700 Mobile Hom Park District 3) Tiny Home Project on Development Dashboard 	<ol style="list-style-type: none"> 1) HMC Section 10-1.2735(g) https://library.municode.com/ca/hayward/codes/municipal_code?nodeId=HAYWARD_MUNICIPAL_CODE_CH10PLZOSU_ART1Zoor_S10-1.2700GERE_S10-1.2735SPSTCOCEUS 2) HMC Section 10-1.700 Mobile Hom Park District https://library.municode.com/ca/hayward/codes/municipal_code?nodeId=HAYWARD_MUNICIPAL_CODE_CH10PLZOSU_ART1Zoor_S10-1.700MOHOPADIMH 3) https://maps.hayward-ca.gov/development-explorer/ 	1		0	1
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3E	<p>In 2020, the City adopted the Bicycle and Pedestrian Master Plan (BPMP). In May 2021, based on the improvements outlined in the BPMP, the City prepared a Multimodal Intersection Improvement Plan & Nexus Study and developed a Transportation Impact Fee (TIF) applied to all new development except for multi-family housing developments and deed restricted affordable housing. The funds from the TIF will be used to expand sidewalks or protect bike/micro-mobility lanes; creation of on-street parking for bikes; and transit-related improvements; among other programs.</p>	E	<p>1) Bicycle and Pedestrian Master Plan 2) Multimodal Improvement Plan and Nexus Study</p> <p>HMC ARTICLE 30 - PROPERTY DEVELOPERS— TRAFFIC IMPACT FEES</p>	<p>1) https://www.hayward-ca.gov/content/bike-and-pedestrian-master-plan-update 2) https://www.hayward-ca.gov/content/bike-and-pedestrian-master-plan-update 3) https://library.municode.com/ca/hayward/codes/municipal_code?nodeId=HAYWARD_MUNICIPAL_CODE_CH10PLZOSU_ART30PRDERAIMFE</p>	1		0	1
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3F	Housing Element Policy H5.8 and Action 19.13 to develop Universal Design Guidelines pursuant to Health and Safety Code section 17959 in new construction and building rehabilitation. Develop Ordinance by Jan 2025.	P	Certified Housing Element	https://www.hayward-ca.gov/sites/default/files/City%20of%20Hayward%202023-2031%20Housing%20Element_Certified.pdf	1		0	1
3I	Conceptual Development Review process is offered to all applicants and provides a free first review of development proposals by all reviewing Departments and Divisions. This allows applicants to know about potential issues and address comments with first application submittal. It serves as a free first round of comments.	E	Conceptual Design review application	https://www.hayward-ca.gov/services/permits/conceptual-development-review-cdr	1		0	1

4B	<p>Section 10-17.415 of Hayward Municipal Code Establishes an Affordable Housing Trust fund funded through payments of the Affordable Housing In-lieu fee. The City has allocated \$9.4 from the affordable housing trust fund incentivizing the development of 349 affordable units to lower income households</p>	E	<p>1) HMC SEC. 10-17.415 - USE OF AFFORDABLE HOUSING IN-LIEU FEE. 2) Affordable Housing Dashboard</p>	<p>1) https://library.municode.com/ca/hayward/codes/municipal_code?nodeId=HAYWARD_MUNICIPAL_CODE_CH10PLZOSU_ART17_AFHOOR_S10-17.400AFHOEUFE_S10-17.415USAFHOEUFE 2) Affordable Housing Developments Dashboard (hayward-ca.gov)</p>	2		0	2
4H	<p>The Hayward Housing Authority, the housing successor to the dissolved Redevelopment Agency allocated \$4.2 million of residual redevelopment funds for the development of 125 units of affordable rental housing and \$600,00 to develop 10 units of affordable ownership housing</p>	Enacted	<p>Authorizing Resolution and Loan Agreement</p>	<p>Electronic Documents Attached Affordable Housing Developments Dashboard (hayward-ca.gov)</p>	1		0	1

41	<p>The City has been allocating its affordable housing trust funds subject to availability of funds. \$28 million was allocated to projects in 2018 from Affordable Housing Trust Funds, Housing Authority Fund, and Measure A1 bond funds. In 2021, the City allocated \$4.9 million in Affordable Housing Trust Funds to bridge the financing gap of existing projects in order to proceed to construction start. The City Allocated nearly \$4 million in Local Housing Trust funds in Nov 2022 months after entering into the standard agreement. The current balance of affordable housing trust funds is \$2.8 million. Average request for funds from a project is \$7 million. The City is allocating is Affordable Housing Trust Funds as fast as reasonably possible with the intent of not only funding a project but</p>		<p>Authorizing Resolutions Affordable Housing Dashboard</p>	<p>Electronic Documents Attached Affordable Housing Developments Dashboard (hayward-ca.gov)</p>	1		0	1
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	seeing through construction completion and reducing the number of times a project needs to apply for funds (cost savings)							
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4J	Over the past 4 years, the City of Hayward has allocated \$2.5 million of general funds toward the City's Navigation Center and \$1.1 million of general funds toward homelessness services.	E	<p>1. Navigation Center Budget Allocation Documentation</p> <p>Homelessness Services allocation Staff reports</p> <p>Strategic Road Map</p>	<ol style="list-style-type: none"> 1. Electronic Documents Attached 2. https://hayward.legistar.com/LegislationDetail.aspx?ID=3945376&GUID=7091BC05-2FCC-42E6-925A-BE596BF127B3&Options=&Search= 3. https://hayward.legistar.com/LegislationDetail.aspx?ID=4576644&GUID=7D9A237D-8934-4D4A-94FA-CFF24B9589CA&Options=&Search= 4. https://hayward.legistar.com/LegislationDetail.aspx?ID=4923163&GUID=F91558B3-13C1-46D6-A73F-83B36FC4BB4C&Options=&Search= 5. https://hayward.legistar.com/LegislationDetail.aspx?ID=5565353&GUID=49FAEE12-031B-4FD3-AEA7-893CE75FA227&Options=&Search= 6. https://hayward.legistar.com/LegislationDetail.aspx?ID=6179362&GUID=65916587-0043-40D6-8BA8-CF8407DDA041&Options=&Search= 7. Hayward Strategic Roadmap City of Hayward - Official website (hayward-ca.gov) 8. Preserve, Protect, and Produce Housing for All 	1	1	1	2
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				City of Hayward - Official website (hayward-ca.gov)				
4K	The City has committed to Providing HOME TBRA to subsidize the operating costs including permanent supportive services for the Tiny Home Project. Home funds will be formally committed once the project starts constructions.	P	1) Home Consortium Subrecipient Agreement for TBRA 2) HOME fund Commitment Approval	Electronic Documents attached	1		0	1
4L	The City of Hayward has been utilizing HOME Investment Partnership funds to provide tenant based rental assistance to Abode Services to lease at least 6 apartments to provide housing to approximately 12 former foster youth at risk of experiencing homelessness. The City has funded the program since 2010 providing almost \$2.5 million in rental assistance.	E	Authorizing Resolution and Contracts and Amendment	1. https://portal.laserfiche.com/Portal/DocView.aspx?id=386443&repo=r-b6d2994c&searchid=6e664b7e-de8f-4d7e-901c-7589c7d5c7b2 2. https://portal.laserfiche.com/Portal/DocView.aspx?id=381645&repo=r-b6d2994c&searchid=c8c1fbfd-6162-4a1f-9c5a-d92289f69079 3. Electronic Documents attached	1		0	1

4M	<p>The City has utilized over \$6 million to assist lower income community recover from the pandemic. Specifically, \$1.75 in American Rescue Plan Act (ARPA) million was used for foreclosure and eviction prevention service to prevent displacement and relocation assistance. The City will use \$2 million is ARPA funds to provide downpayment assistance to low-income households in connection with a program that will acquire vacant and blighted properties and convert them housing opportunities for low- and moderate-income households.</p> <p>Hayward City Council allocated \$1.5M in ARPA funds to a Shallow Rental Subsidy Program (Resolution No. 21-139 awarded the first \$500,000 and Resolution 23-126 awarded the remaining \$1M). Shallow rental subsidies are partial</p>		<p>Authorizing Resolutions Strategic Road Map</p>	<ol style="list-style-type: none"> 1. https://portal.laserfiche.com/Portal/DocView.aspx?id=386442&repo=r-b6d2994c&searchid=81a917d5-d00d-4fde-aaa4-e8717e741e42 2. https://portal.laserfiche.com/Portal/DocView.aspx?id=401636&repo=r-b6d2994c&searchid=ee6bd13c-82aa-48d4-bfab-6f6e73fb425a 3. https://portal.laserfiche.com/Portal/DocView.aspx?id=403446&repo=r-b6d2994c&searchid=087044d6-1c9d-4d0c-909f-e7fadbecc954 4. https://portal.laserfiche.com/Portal/DocView.aspx?id=394116&repo=r-b6d2994c&searchid=7f7fb347-0d06-4d1d-9ccd-bb053169bace 5. https://portal.laserfiche.com/Portal/DocView.aspx?id=403293&repo=r-b6d2994c&searchid=36dc01dd-cb94-413d-8ca1-dcf316e87dce 6. https://portal.laserfiche.com/Portal/DocView.aspx?id=371066&repo=r-b6d2994c&searchid=b7990c2c-9e74-4609-8777-9a9782670806 	1	1	1	2
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	<p>rent payments made on behalf of a tenant directly to their landlord to reduce their household rent burden and increase their available income with the goal of preventing future homelessness. Participants in the program are enrolled for 18 months as part of rolling cohorts. Once households enroll in the program, the program operator, BACS, makes monthly payments directly to participants' landlords. Monthly payments are capped at either \$800 or the amount required to shift the participating household cost burden to under 50%, whichever is less. In addition to the monthly stipend, participants have access to BACS's Care Coordinators to seek referrals to other supportive services. Lastly the City has utilized expended \$988,000 in CDBG and HOME funds to provide</p>			<p>7. Hayward Strategic Roadmap City of Hayward - Official website (hayward-ca.gov)</p> <p>8. Preserve, Protect, and Produce Housing for All City of Hayward - Official website (hayward-ca.gov)</p>				
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	rental assistance during the Pandemic							
				9.	36		8	44

Sample Project Proposal Scoring Sheet

Note: This is a Sample Project Proposal Scoring Sheet; an actual submission may include more specificity when an applicant completes the “Concise Written Description of Prohousing Policy.”

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached as Appendix 5	Points	Enhancement Category Number	Enhancement Points	Total Points
1B	Permitted missing middle housing uses by allowing duplexes and triplexes by right in existing low-density, single-family residential zones beyond what is required by SB 9.	E	Zoning code	Electronic copy attached	3	6	1	4
1C	Sufficient sites to accommodate 131 percent of the current RHNA with rezoning by total or income category.	P	Resolution	Electronic copy attached	2	1	2	4
1D	Density bonus program exceeds statutory requirements by 12 percent.	E	Zoning code	Electronic copy attached	2			2
1F	Eliminated parking requirements for residential development as authorized by Government Code section 65852.2.	E	Zoning code	Electronic copy attached	2			2

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached as Appendix 5	Points	Enhancement Category Number	Enhancement Points	Total Points
1G	Zoning that that is designed to increase affordable housing for a range of types and for extremely low-income households.	E	Zoning code	Electronic copy attached	1	1	2	3
1H	Modified development standards/other applicable zoning provisions to allow for residential uses in non-residential zones (light industrial).	E	Zoning code	Electronic copy attached	1	1	2	3
1L	Other zoning and land use actions that measurably support the Acceleration of Housing Production.	P	Resolution	Electronic copy attached	1			1
2B	Streamlined program-level CEQA analysis and certification of general plans, community plans, specific plans with accompanying Environmental Impact Reports (EIR), and related documents.	E	Zoning code	Electronic copy attached	2			2
2G	Consolidated permit processes that minimize the levels of review and approval required for projects.	E	Zoning code	Electronic copy attached	1			1

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 5	Points	Enhancement Category Number	Enhancement Points	Total Points
2I	Established a one-stop-shop permitting process.	P	Resolution	Electronic copy attached	1	1	2	3
2N	Other actions that quantifiably decrease production timeframes.	E	Zoning code	Electronic copy attached	1			1
3A	Waiver of residential development impact fees.	E	Zoning code	Electronic copy attached	3			3
3B	Adopted policies that result in less restrictive requirements than Government Code sections 65852.2 and 65852.22.	P	Resolution	Electronic copy attached	2	1	2	4
3E	Measures that reduce costs for transportation-related infrastructure.	E	Zoning code	Electronic copy attached	1			1
3I	Other actions that quantifiably reduce construction or development costs.	E	Zoning code	Electronic copy attached	1			1
4A	Local housing trust funds.	E	Zoning code	Electronic copy attached	2			2
4C	Regular use of funding for preserving assisted units at-risk of conversion to market-rate uses.	E	Zoning code	Electronic copy attached	2	2	1	3
4E	Establishes a program that complies with the Surplus Land Act and offers below-market	E	Zoning code		2			2

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached as Appendix 5	Points	Enhancement Category Number	Enhancement Points	Total Points
	land leases for affordable housing.							
4G	Prioritization of local general funds for affordable housing.	E	Zoning code		2			2
4M	Other actions that leverage financial resources for housing.	E	Zoning code		1			1
TOTAL					33		12	45

Appendix 4: Examples of Prohousing Policies with Enhancement Factors

If a Prohousing Policy incorporates any of the enhancement factors specified in the Project Proposal Enhancement Factors chart, it will receive extra points as indicated therein. Examples of such qualifying Prohousing Policies include the following:

Category 1: Favorable Zoning and Land Use

- Rezoning sufficient sites to accommodate 150 percent or greater of the Regional Housing Needs Allocation by total or income category, including sites in Location Efficient Communities.
- Rezoning sufficient sites to accommodate 150 percent or greater of the Regional Housing Needs Allocation by total or income category, including sites in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Rezoning to accommodate 125 to 149 percent of the Regional Housing Needs Allocation in downtown commercial corridors or other infill locations.
- Expanding density bonus programs to exceed statutory requirements by 10 percent or more in Location Efficient Communities.
- Reducing or eliminating parking requirements for residential development as authorized by Government Code section 65852.2 in Location Efficient Communities.
- Increasing allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit Law in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Modification of development standards and other applicable zoning provisions to promote greater development intensity in downtown commercial corridors or other infill locations.
- Coupling rezoning actions with policies that go beyond state law requirements in reducing displacement of lower-income households and conserving existing housing stock that is affordable to lower-income households.

Category 2: Acceleration of Housing Production Timeframes

- Ministerial approval processes for multifamily housing in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Streamlined, program-level CEQA analysis and certification of specific plans in Location Efficient Communities.
- Documented practice of streamlining housing development at the project level in downtown commercial corridors and other infill locations.
- Expedited permit processing for housing affordable to lower-income households in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).

Category 3: Reduction of Construction and Development Costs

- Fee waivers for affordable housing in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).

- Fee waivers or reductions for higher density housing in downtown commercial corridors or other infill locations.
- Measures that reduce costs and leverage financial resources for transportation-related infrastructure or programs in Low Resource and High Segregation & Poverty areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Adoption of universal design ordinances to increase housing choices and affordability for persons with disabilities in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Permitting innovative housing types, such as manufactured homes, recreational vehicles or park models, in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).

Category 4: Providing Financial Subsidies

- Targeting local housing trust funds to acquisition or rehabilitation of existing affordable units, or to affordable units at risk of converting to market rate uses, in Low Resource and High Segregation & Poverty areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Marketing grants and other financial products for ADUs/JADUs in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Utilizing publicly owned land for affordable housing in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Establishment of an Enhanced Infrastructure Financing District or similar local financing tool in a Low Resource or High Segregation & Poverty area (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Directing residual redevelopment funds or general funds to conservation or preservation of affordable housing in areas at high risk of displacement.

Appendix 5: Additional Information and Supporting Documentation



CITY OF HAYWARD

Hayward City Hall
777 B Street
Hayward, CA 94541
www.Hayward-CA.gov

File #: ACT 24-045

DATE: July 8, 2024

TO: Homelessness-Housing Task Force

FROM: Acting Assistant City Manager

SUBJECT

Discussion on Converting the Homelessness-Housing Task Force to a Council Committee

RECOMMENDATION

That the Homelessness-Housing Task Force (HHTF) discuss converting the HHTF to a Council Committee for Council Consideration.

SUMMARY

On May 21, 2024, City Council authorized an additional HHTF meeting to allow the HHTF members to determine if the HHTF should continue on a temporary basis, turned into a permanent committee or be placed on a hiatus. Through this report, staff have responded to Council feedback for consideration of the HHTF members. If the HHTF members decide to maintain the HHTF or convert it to a standing committee, staff have proposed a role for the HHTF consistent with the purpose while considering the current limitations and concerns. Additionally, should it be determined the HHTF continue as a committee or task force, staff request feedback from the members regarding future agenda items.

Staff recommend that the HHTF discuss whether the task force should be maintained as a temporary taskforce, consider converting it to a standing committee of the City Council, or placing a hiatus on the task force.

ATTACHMENTS

Attachment I Staff Report



DATE: July 8, 2024

TO: Homelessness-Housing Task Force

FROM: Acting Assistant City Manager

SUBJECT: Discussion on Converting the Homelessness-Housing Task Force to a Council Committee

RECOMMENDATION

That the Homelessness-Housing Task Force (HHTF) discuss converting the HHTF to a Council Committee for Council Consideration.

SUMMARY

On May 21, 2024, City Council authorized an additional HHTF meeting to allow the HHTF members to determine if the HHTF should continue on a temporary basis, turned into a permanent committee or be placed on a hiatus. Through this report, staff have responded to Council feedback for consideration of the HHTF members. If the HHTF members decide to maintain the HHTF or convert it to a standing committee, staff have proposed a role for the HHTF consistent with the purpose while considering the current limitations and concerns. Additionally, should it be determined the HHTF continue as a committee or task force, staff request feedback from the members regarding future agenda items.

Staff recommend that the HHTF discuss whether the task force should be maintained as a temporary taskforce, consider converting it to a standing committee of the City Council, or placing a hiatus on the task force.

BACKGROUND

On January 29, 2019,¹ the City Council established the HHTF to address the homelessness crisis. The HHTF met on a quarterly basis for a two-year period. Council extended

¹ January 29, 2019 City Council Meeting Agenda and Materials:
<https://hayward.legistar.com/LegislationDetail.aspx?ID=3846296&GUID=CA787A4B-E77D-4818-BC82-B022B6B4649D>

the timeframe of the HHTF twice through consent. The first extension occurred on December 8, 2020,² in which Council approved a two-year extension through March 2023. On February 7, 2023,³ Council approved a one-year extension of HHTF through March 2024, at which point the HHTF would determine the future of the task force. The HHTF had scheduled to discuss the future of the task force at the March 2024 meeting; however, due to the cancellation of the March 2024, HHTF quarterly meeting, HHTF members did not have an opportunity to discuss the body's future. Consequently, the term of the task force has since lapsed.

On April 23, 2024,⁴ Council considered converting the task force into a committee, reestablishing the task force on its limited-term basis, or disbanding the task force (allowing staff to refer relevant agenda items to the full Council directly). Staff provided Council with reasons for maintaining the Task Force and reasons for elimination of the task force. Feedback from the full Council during the April 2024 meeting centered around a desire to convert the task force into a committee; however, there was also discussions about deferring to HHTF members and placing the task force on a hiatus to provide staff some time back for implementing their projects and policies. Feedback in support of converting the task force into a committee include:

- The importance of continuing the conversation about homelessness (e.g., the City's State of Emergency, pending federal court decisions, and perpetuity of homelessness);
- Concern that the housing crisis is not over;
- The desire to have more data and progress reports;
- Providing preliminary program, project, and policy review opportunities amongst a subset of the Council; and
- Providing opportunities for community input and engagement.

On May 21, 2024,⁵ the full Council authorized staff to extend the HHTF through an additional meeting for the HHTF members to determine next steps. Staff scheduled this meeting for June 20, 2024 during the regularly scheduled time slot for the HHTF meetings.

² December 8, 2020 City Council Meeting Agenda and Materials:

<https://hayward.legistar.com/LegislationDetail.aspx?ID=4711809&GUID=0131C7CC-7CF2-4D08-B76D-6979B7979BEA&Options=&Search=>

³ February 7, 2023 City Council Meeting Agenda and Materials:

<https://hayward.legistar.com/LegislationDetail.aspx?ID=6016042&GUID=C496D77A-40FE-428C-A02A-8857121D52B9&Options=&Search=>

⁴ April 23, 2024 City Council Agenda and Materials:

<https://hayward.legistar.com/LegislationDetail.aspx?ID=6642371&GUID=A5C506D8-AE00-47BF-B889-9F3856C0DE90&Options=ID|Text|&Search=>

⁵ May 21, 2024 City Council Agenda and Materials:

<https://hayward.legistar.com/LegislationDetail.aspx?ID=6697432&GUID=A13EBE7A-BAAF-49D0-AB12-D095234AA575&Options=&Search=>

DISCUSSION

The purpose of this item is to determine whether there is a need to maintain the HHTF as a permanent committee, maintain the body as a task force on a limited basis, or allow the task force to lapse so that all homelessness and housing policy discussions are directed to the full Council.

Reestablishing the HHTF as a task force would be appropriate if the HHTF members determine that additional work specific to homelessness and housing policy development is required and could be accomplished within a defined timeframe not to exceed an additional small number of years. Reorganizing the HHTF into a standing committee would be appropriate if the HHTF members determined that the conversations regarding homelessness and housing policy should be ongoing without a clear end with no term limit. Both pathways, reestablishing the HHTF as a task force or converting it to a standing committee, would require approval from the full City Council. In the following sections, staff have examined the feedback that Councilmembers raised during the April 2024 meeting for consideration by the HHTF members.

Continuing Conversations about Ending Homelessness

City Council members emphasized the importance of continuing conversation to address homelessness and to be informed about the progress as rationale to maintain the HHTF.

Expediting Homelessness-Related Items to City Council

While the City needs to continue working on efforts to end homelessness, given the current State of Emergency on homelessness, adopted by Council in January 2024, and the current practice of presenting items related to homelessness directly before City Council, staff raised concern that bringing all items to the HHTF prior to City Council action will slow adoption of policies intended to serve people experiencing homelessness.⁶ Therefore, staff recommends that these items continue to go directly before the City Council as opposed to the task force as an intermediary to streamline the legislative process and receive final authorization.

Contributing Solutions to End Homelessness

While it may affect expediency to vet current projects related to ending homelessness through the HHTF, some Councilmembers have expressed interest in using the HHTF to identify additional strategies to end homelessness. If there are additional interventions identified by the HHTF not included in the Let's House Hayward (LHH) plan, staff could evaluate if the proposed intervention or policy is consistent with the objectives identified in the LHH plan. Staff would evaluate the extent such proposals would impact the implementation of the rest of the plan and whether they recommend modifying the plan with the full Council.

⁶ January 30, 2024 City Council Meeting Agenda and Materials:

<https://hayward.legistar.com/LegislationDetail.aspx?ID=6497824&GUID=27C372BA-05E2-4727-B184-0EB72948365B&Options=&Search=>

Continuance of the Housing Crisis and Providing Preliminary Review

As noted by City Councilmembers, housing affordability continues to be a concern and the HHTF has been a useful venue for vetting complex and highly impactful policies.

Useful for High-Impact & Long-Term Projects

Continuing the HHTF as a committee or task force could provide valuable preliminary feedback for programs, policies, and projects considered contentious, affecting a significant number of community members, and/or long-term endeavors for the upcoming fiscal years. The task force is a useful forum for refining policy before review by the full Council. Based on the anticipated future agenda item, at least one of the future items falls within this category.

Delays Low-Impact & Urgent Projects

For other homelessness and housing related items that must receive final approval from the City Council expeditiously (e.g., time-sensitive projects), scheduling the item for the HHTF will slow approval. Staff recommend that such items continue to go directly before the full Council to expedite final approval. Such items would include applications for funding, homelessness related items, and routine contracts. The added step of the task force may create a legislative redundancy of facilitating two work sessions.

More Data and Reports

Council members expressed the desire to maintain the HHTF because they want more information about progress made on improving housing affordability and ending homelessness.

Potential Redundancy

If the full Council desires more information about efforts to end homelessness, reporting to the HHTF would create redundancy if this information is required to be shared with both the HHTF and the full Council. Additionally, HHTF members would need to hear the report again with the full Council.

Delegating Reports to the HHTF

If the City Council desires to delegate annual reports related to housing to the HHTF for review, it would eliminate the redundancy in hearing items more than once. However, City Council members who are interested in the topic, but not members of the HHTF, would need to attend the HHTF. To avoid redundancy, Council could decide if they want to receive all housing and homelessness related reports or if they want to delegate that to the HHTF.

Community Participation

Community members and the Council provided staff with feedback suggesting that a committee could provide additional avenues for public engagement and participation. Such

input is useful for major policy proposals like the Residential Rent Stabilization and Tenant Protection Ordinance (RRSO), which required multiple in-depth review for various policies.

Diminished participation

Community participation in the HHTF has diminished relative to participation related to the RRSO. Factors that could be contributing to diminishing participation could include inconsistent meeting dates or discussion of topics of less interest or broad impact.

Potential of Increased Participation

Holding regular meetings will ensure that interested community members are aware of the HHTF meetings and will allow them to plan their schedules accordingly. Staff cannot accurately gauge which topics will be of interest to community members, but such topics likely pertain to items that have the potential to create economic impact on a broad segment of the population. The topic that garnered the most attention within the last 12 months was the rent registry. There will be more discussions regarding this topic in the future since its addition to the Strategic Roadmap.

Council feedback accurately identifies a continued need to discuss, develop policies and programs that will improve housing stability for community members. As stated by several Councilmembers, the housing crisis is not over. Given the number of items that need to be expedited and the reduction of impactful policies, the HHTF members needs to determine if the HHTF is still serving its intended purpose.

Purpose of the HHTF

The purpose of the HHTF is to facilitate a more in-depth evaluation of options to address the homeless-housing crisis. It was established on a temporary basis to evaluate the efficacy and workload related to establishing it as a permanent Council Standing Committee. While there is concern with redundancy and a need to expedited items and bypass the HHTF, if the HHTF recommends and Council authorizes the extension of the HHTF or conversion to a standing committee, the HHTF could be utilized as the body to identify future housing policies and programs to be placed on the Strategic Roadmap. Subject to Council approval, the proposed role could reduce redundancies by being solely responsible for receiving annual reports related to housing. From this perspective and in conformance with the stated purpose, the HHTF's role could include the following responsibilities:

- Review non-time sensitive impactful projects or policies to allow opportunity for community engagement and preliminary feedback from the HHTF;
- Identify and evaluate new projects/policies to determine if they should be proposed for inclusion in the Strategic Roadmap; and
- Receive an annual report related to implementation of the City's housing policies and HHTF members report the highlights to City Council.

Future Agenda Items

If the HHTF determines that it would like to extend the term of the HHTF or convert the HHTF to a standing committee, staff recommend identifying future agenda items to prepare for subsequent meetings. Staff have identified several prospective agenda items:

September 19, 2024

- Simplification of the Tenant Relocation Assistance Ordinance and increase funding for Emergency Relocation Assistance*
- Adoption of Universal Design Guidelines for Accessible Housing*

December 19, 2024

- Update on the City's State of Emergency for homelessness
- Analysis of factors to improve competitiveness for state housing funding
- Annual implementation update of the Residential Rent Stabilization and Tenant Protection Ordinance (RRSO) and Mobilehome Rent Stabilization Ordinance (MRSO)

March 20, 2025

- Development of a Rental Registration System to obtain better data on rent increases, evictions, and occupancy*

**Agenda items proposed in FY 2025+ Strategic Roadmap*

Staff request HHTF members provide additional topics to be evaluated, especially if they pertain to the Strategic Roadmap. Adding additional items prior to the next Strategic Roadmap discussion would require delaying items currently identified for September or December.

Questions for Discussion

- 1.) Do HHTF members recommend maintaining the task force, converting the HHTF into a standing committee, or placing a hiatus on the task force?
- 2.) If HHTF members recommend the continuation of the task force or conversion of the body into a standing committee, do HHTF members:
 - a. concur with staff's recommendations for the purpose of the HHTF moving forward?
 - b. concur with staff's identification of future agenda items?
 - c. request evaluation of other policies or projects to determine if they should be added to the Strategic Roadmap for consideration by the full Council?

ECONOMIC IMPACT

There is no immediate economic impact with the consideration of this report.

FISCAL IMPACT

This report does not propose any changes or additions that would create a fiscal impact to the City's General Fund.

STRATEGIC ROADMAP

This agenda item pertains to the Strategic Priority of Preserve, Protect & Produce Housing.

NEXT STEPS

Staff will use the feedback and recommendation by the HHTF to present to the full Council following the summer recess for a determination regarding the future of the Task Force.

Prepared by: Ayush Patel, Management Analyst I

Recommended by: Adam Kostrzak, Acting Assistant City Manager
Sara Buizer, AICP, Director of Development Services
Christina Morales, Deputy Director of Development Services

Approved by:



Dustin Claussen, Interim City Manager