



**DATE:** February 20, 2019  
**TO:** Community Services Commission  
**FROM:** Housing Division Manager  
**SUBJECT:** Housing Update Supplemental Information

**Informational Report**

At the November 28, 2018 Community Services Commission meeting, Deputy City Manager Jennifer Ott provided an update on housing. Below is the requested supplemental information requested of the Housing Division Manager.

1. Is Hayward on track with our RHNA needs? How do the three projects align with these needs?

	Very low income Units	% of VLI Goal met	Low Income Units	% of LI Goal met	Moderate Income Units	% of MI Goal met	Above Moderate Units	% of AM Goal met
RHNA 2013-2022	851		480		608		1,981	
Units Reported through 2017	93	11%	160	33%		0%	728	37%
NOFA projects	170	20%	88	18%		0%		0%
Entitled Projects	54	6%	30	6%	28	5%	2293	116%
Minimum goal completion	317	37%	278	58%	28	5%	3021	152%
Units Needed	534		202		580		-1040	

The chart above identifies the Regional Housing Need Allocation for the City of Hayward, the number of units reported to date, the number of units that the NOFA projects will satisfy, and the number of projects that are entitled. The City has reported 3 years of a 9 year reporting cycle. While the City has many entitled projects, reporting requirements only allowed reporting units for projects with construction permits. Because the state only counts projects that have construction permits, while a city may approve projects, they have no control over whether a project is built. Being built is contingent on market conditions that support the development of the projects.

Over the next couple of years, the City anticipates more affordable housing projects. There are at-least three projects that have submitted applications for review that will either be 100% affordable or provide affordable units to comply with the affordable housing ordinance. Additionally, it is anticipated some of the 238 parcels will include affordable units in their development.

Hayward is making progress toward meeting the RHNA goals and taking measure to encourage the develop affordable units including modifications to the Affordable Housing Ordinance in November 2017 and issuing a NOFA to provide financing for affordable housing development. While it is possible that Hayward falls short of the goal for moderate income units and very low income units, process has been put in place that generates revenue(Affordable Housing Ordinance) to partially finance affordable housing projects through the NOFA. Additionally, it is important to note that most cities do not meet the housing production goals established under the Regional Housing Needs Allocation.

2. Regarding rental subsidy for ten former foster youth: How will these youth be selected?

Per Abodes outreach plan, Project independence is part of the Next Steps Collaborative which is a network of six different transitional housing providers that offers services to former foster youth in Alameda County. Additionally, they conduct outreach a local independent living skills programs attended by community partner service providers including county welfare workers, mental health service providers, probation officers, and vocational training/education institutions. However, Abode has noted that the majority of their participants are referred to the program via word of mouth from other participants.

Hayward has a local preference. Foster youth is considered local based on established community ties such as use of medical or health services, attendance of religious services, families, friends or other support networks, or employment or other support networks.

3. How many Extremely Low Income (ELI) units are on the market in Hayward? Have projections been done do estimate the number of additional ELI units we will need?

Affordable housing projects previously funded by the City only restricted units at the low and very low income levels. However, it is possible that the owners provide deeper subsidies on the projects than were restricted by Hayward or secured rental subsidies to provide housing to lower income households. Hayward does not have this data. Additionally, there are other affordable housing developments in the City of Hayward that have not been funded by the City. The Housing Authority of Alameda County provides 2,400 vouchers to very low income households in the City of Hayward. According to the Housing Element, there are 6,675 extremely low income households and of those 4,710 households are renters. 24.5% of all renters are extremely low income. 79% of extremely low income households pay more than 30% of their income on rent and 67% pay more that 50%. There is no current estimate on how many ELI units would be need to address rent burden. However, the City's Housing elements indicates that half of the very low income housing goal should be allocated to ELI units.

4. For Matsya: what are the outreach efforts for the families that will be staying in the units? Will it be a mix of families?

Prior to loan closing and prior to marketing the units, EAH will have to submit a marketing plan for approval by the City. The plan will be reviewed to make sure that the units are marketed using a variety of media, in a variety of languages and to organizations that serve the target population with the intention of targeting households least likely to apply. The resident will be selected through a lottery which will control for a local preference, appropriate household size and income level per unit, and special targeting such as people experiencing homelessness or households with disabilities.

*Recommended:* Christina Morales, Housing Division Manager

Approved by:

---

Jennifer Ott, Deputy City Manager