

Jurisdiction	Hayward	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	01/31/2023 - 01/31/2031

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	58
	Non-Deed Restricted	0
Low	Deed Restricted	147
	Non-Deed Restricted	0
Moderate	Deed Restricted	40
	Non-Deed Restricted	71
Above Moderate		330
Total Units		646

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	34	282	102
Single-family Detached	8	49	18
2 to 4 units per structure	10	2	0
5+ units per structure	14	242	265
Accessory Dwelling Unit	0	71	47
Mobile/Manufactured Home	0	0	0
Total	66	646	432

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	219	646
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	185
Number of Proposed Units in All Applications Received:	421
Total Housing Units Approved:	329
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions - Applications	
Number of SB 35 Streamlining Applications	1
Number of SB 35 Streamlining Applications Approved	1

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	46	0	46

Low	10	0	10
Moderate	0	0	0
Above Moderate	1	0	1
Total	57	0	57

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 35 (2017)	1	57

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	175	277
Discretionary	0	0

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	36
Number of Units in Applications Submitted Requesting a Density Bonus	237
Number of Projects Permitted with a Density Bonus	1
Number of Units in Projects Permitted with a Density Bonus	9

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	165
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Hayward	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

**Table A
Housing Development Applications Submitted**

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bc Applic	
1					2	3	1/4/1900	5							6	7	8	9	10
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by Project	Total DISAPPROVED Units by Project	Please select streamlining provision's the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?
Summary Row: Start Data Entry Below								94	0	17	0	9	71	242	421	329	0		
	454-0065-138-00, 454-0065-139-00, 454-0065-140-00, 454-0065-141-00, 454-0065-142-00	27287 Patrick Ave		SB35-23-0001	2 to 4	R	1/3/2023	10							10	10	0	SB35 (2017)	Yes
	431-0016-088-03	123 A ST		TM-23-0003	SFA	O	4/6/2023			10					10	10	0	None	No
	441-0074-030-00, 441-0074-009-00	24656 Mohr Dr		MTA-23-0001	SFD	O	1/10/2023							12	12	12	0	None	No
	428-0056-057-00	966 B St		SPR-23-0006	5+	R	1/24/2023	3						27	30	30	0	None	Yes
	454-0055-101-00	1215 Mc Bride Ln		SPR-23-0022	SFD	O	5/1/2023							1	1	1	0	None	No
	078G-2948-006-00	707 Archcliff Ct		SPR-23-0012	SFD	O	2/8/2023							1	1	1	0	None	No
	427-0001-046-01	22872 Main St		TM-23-0004	SFA	O	5/11/2023							12			0	None	No
	453-0090-014-00	27865 Manon AVE		TM-23-0009	SFD	O	9/14/2023	2						20	22		0	None	Yes
	444-0069-091-00	25211 Soto Rd		SB9-23-0003	SFD	R	10/10/2023							1	1	1	0	SB 9 (2021) - Duplex	No
	444-0069-092-00	25209 Soto Road		SB9-23-0002	SFD	R	10/10/2023							1	1	1	0	SB 9 (2021) - Duplex	No
	431-0056-021-00	432 Meek Ave		SPR-23-0042	2 to 4	R	12/19/2023							3	3		0	None	No
	415-0240-006-05	1190 Russell Way		SPR-23-0017	5+	R	3/27/2023			6				58	64		0	None	Yes
	465-0070-021-00	29238 Ruus Road		SPR-23-0027	SFD	O	6/27/2023							1	1		0	None	No
	455-0076-005-00	27738 Calaroga Ave Hayward, CA 94545		BL-NRES-2023-00032	ADU	R	2/7/2023						1		1	1	0	NONE	No
	465-0015-007-02	873 Folsom Ave Hayward, CA 94544		BL-NRES-2023-00001	ADU	R	1/3/2023						1		1	1	0	NONE	No
	454-0060-141-00	26728 Gading RD Hayward, CA 94544		BL-NRES-2023-00007	ADU	R	1/9/2023						1		1	1	0	NONE	No
	427-0026-051-01	1335 Terrace Ave Hayward, CA 94541		BL-NRES-2023-00104	ADU	R	8/31/2023						1		1	1	0	NONE	No
	427-0065-073-00	22578 5th ST Hayward, CA 94541		BL-NRES-2023-00082	ADU	R	6/6/2023						1		1	1	0	NONE	No
	463-0004-020-00	1714 Eugenia Ave Hayward, CA 94545		BL-NRES-2023-00043	ADU	R	2/23/2023						1		1	1	0	NONE	No
	432-0060-074-00	23518 Wright Dr Hayward, CA 94541		BL-NRES-2023-00106	ADU	R	8/31/2023						1		1	1	0	NONE	No
	428-0036-110-00	22279 Montgomery St Hayward, CA 94541		BL-NRES-2023-00069	ADU	R	5/3/2023						1		1	1	0	NONE	No
	428-0036-115-00	22288 Peralta St Hayward, CA 94541		BL-NRES-2023-00071	ADU	R	5/16/2023						1		1	1	0	NONE	No
	431-0052-059-00	24011 Alice ST Hayward, CA 94541		BL-NRES-2023-00042	ADU	R	2/21/2023						1		1	1	0	NONE	No
	425-0340-007-00	25969 Abbingon Pt Hayward, CA 94542		BL-NRES-2023-00131	ADU	R	11/26/2023						1		1	1	0	NONE	No
	442-0075-019-00	1376 Cathy Way Hayward, CA 94545		BL-NRES-2023-00008	ADU	R	1/12/2023						1		1	1	0	NONE	No
	443-0025-142-00	24576 Townsend Ave Hayward, CA 94544		BL-NRES-2023-00081	ADU	R	6/4/2023						1		1	1	0	NONE	No
	454-0030-028-00	26441 MOCKINGBIRD LANE HAYWARD, CA 94544		BL-NRES-2023-00063	ADU	R	4/5/2023						1		1	1	0	NONE	Yes
	444-0018-057-00	240 Traynor St Hayward, CA 94544		BL-NRES-2023-00127	ADU	R	11/9/2023						1		1	1	0	NONE	No
	428-0031-098-00	22220 Prospect St Hayward, CA 94541		BL-NRES-2023-00133	ADU	R	11/27/2023						1		1	1	0	NONE	No
	452-0084-031-00	26214 10th St Hayward, CA 94544		BL-NRES-2023-00121	ADU	R	10/23/2023						1		1	1	0	NONE	No
	428-0031-095-00	22234 Prospect St Hayward, CA 94541		BL-NRES-2023-00126	ADU	R	11/7/2023						1		1	1	0	NONE	No
	445-0240-086-00	25796 Spring Dr Hayward, CA 94542		BL-NRES-2023-00041	ADU	R	2/21/2023						1		1	1	0	NONE	No
		462 Lawton Place Hayward, CA 94544		BL-NRES-2023-00056	ADU	R	3/10/2023						1		1	1	0	NONE	No
	431-0004-011-00	22349 Western Blvd Hayward, CA 94541		BL-NRES-2023-00103	ADU	R	8/30/2023						1		1	1	0	NONE	No
	453-0030-024-00	817 Saint Bede Ln Hayward, CA 94544		BL-NRES-2023-00141	ADU	R	12/24/2023						1		1	1	0	NONE	No

Jurisdiction	Hayward	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B															
Regional Housing Needs Allocation Progress															
Permitted Units Issued by Affordability															
Income Level	RHNA Allocation by Income Level	Projection Period - 06/30/2022-01/30/2023	2										3	4	
			2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level		
Very Low	Deed Restricted	1,075	-	58	-	-	-	-	-	-	-	-	-	58	1,017
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	617	-	147	-	-	-	-	-	-	-	-	-	147	470
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	817	-	40	-	-	-	-	-	-	-	-	-	108	709
	Non-Deed Restricted		-	68	-	-	-	-	-	-	-	-	-		
Above Moderate		2,115	-	329	-	-	-	-	-	-	-	-	-	329	1,786
Total RHNA		4,624													
Total Units			-	642	-	-	-	-	-	-	-	-	-	642	3,982
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).															
	5 Extremely low-income Need		2										6	7	
			2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date	Total Units Remaining		
Extremely Low-Income Units*		538		44	-	-	-	-	-	-	-	-	-	44	494

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Hayward		
Reporting Year	2023	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
5th Cycle Programs			
Housing Rehabilitation Loan Program	H-1.2 Preserve Affordable Single family Homes.	5th Cycle Housing Element (complete)	The City previously provided loans to low income households and partnered with Habitat for Humanity to provide rehabilitations for major systems repairs. The City is no longer issuing new loans under this program, but many existing loans are still in effect.
Minor Home Repair Grant (MHRP)	H-1.3 Residential Rehabilitation. Assist lower-income elderly and/or disabled homeowners to make minor home repairs in order to address health and safe issues, correct code violations, and address systems failures	5th Cycle Housing Element (complete)	The City partners with Habitat for Humanity to provide rehabilitations for major systems repairs and partners with Rebuilding Together to provide minor home repairs, including improvements for accessibility.
Residential Rental Inspection Program	H-1.1 Code enforcement. Safeguard the stock of safe, sanitary rental units within the City and protect local residents through systematic inspection of rental housing throughout the City.	5th Cycle Housing Element (complete)	The City's Code Enforcement Division of Development Services Department continues to inspect rental property on an ongoing basis to be sure that Hayward's housing stock remains safe and sanitary. In 2023,
Preservation of At-Risk Housing	H-1.4 Preserve at-risk Units. Avoid the loss of assisted housing units and the resulting displacement of low income residents	5th Cycle Housing Element (complete)	The City continues to monitor all units considered at risk of conversion to market rate and assist property owners in maintaining affordability of these units. The City supports and assists property owners in applying for State and Federal funding to preserve at-risk housing, and as funding permits, shall provide financial assistance to nonprofit housing developers in the acquisition and rehabilitation of at-risk housing projects. The City will continue to proactively engage with owners of affordable housing to identify resources to maintain the units as affordable. The continues to ensure that property owners meet noticing requirements if affordability restrictions are terminated.

Foreclosure Prevention and Counseling	H.1-5 Address foreclosures. To preserve homeownership and promote neighborhood stability.	5th Cycle Housing Element (complete)	The City used is utilizing CARES Act Community Development Block Grant CARES Act (CDBG-CV) and American Rescue Plan Act of 2021 (ARPA) funds to provide educational workshops and foreclosure/delinquency prevention counseling to low-income Hayward homeowners through Housing and Economic Rights Advocates (HERA), a legal services and advocacy non-profit. and education in response to COVID-19. Additionally, the City partnered with A1 Community Housing to provide free foreclosure prevention workshops as well as free one-on-one counseling for households at risk of foreclosure. The program was funded through the City's annual CDBG entitlement grant and served 72 Hayward households.
Mortgage Credit Certificate Program	H-2.1 Homeownership Housing To assist tenants to become homeowners to reach a 60 percent ownership occupancy rate, within the parameters of federal and state housing laws	5th Cycle Housing Element (complete)	The City contributes towards the administration costs of the MCC program, which is administered by the Alameda County Housing and Community Development Department (HCD). The MCC program allows low- and moderate-income homebuyers to deduct 15% of their annual mortgage interest payments on their federal income tax returns, effectively lowering the dollar amount of their monthly mortgage payments. CDLAC did not provide MCC funds to counties statewide in in 2023 and as a result, no MCCs were issued.
Tenant-Based Rental Assistance for Emancipated Youth	H-6.1 Address Special Housing Needs. To promote housing, along with supportive services, for household with special needs, including seniors, persons with disabilities, single-parents, and the homeless	5th Cycle Housing Element (complete)	The City continues to utilize HOME funding for tenant-based rental assistance to emancipated youth through Abode Services' Project Independence. The program served 15 emancipated youth in FY 22.
Affordable Housing Development	H-2.2 Provide Incentives for Affordable Housing. Assist in the provision of housing that meet the needs of all socioeconomic segments of the community	5th Cycle Housing Element (complete)	The City continues to partner with affordable housing developers to facilitate new construction, acquisition, rehabilitation, and preservation of affordable rental and homeownership developments. The City provides gap financing and assist developers with applications for state and federal funding. Through the Affordable Housing Notice of Funding Availability (NOFA), the City is able to prioritize the City's housing goals and at-risk target at-risk populations.
Density Bonus	H-2.2 Provide Incentives for Affordable Housing. The City shall promote the use of density bonuses and other incentives to facilitate the development of new housing for extremely low, very low, and low-income households. development	5th Cycle Housing Element (complete)	In December 2022, the City adopted an updated Density Bonus Ordinance that complies with recent State legislation. A brochure highlighting the updated program was completed and posted to the City's website in 2023.

No Net Loss Zoning	H-3.10 No Net Loss Zoning. Consistent with Government Code 65863, the City shall consider the impacts of rezoning and General Plan Amendments of residential sites on the City's ability to meet its share of the regional housing need. location, price, and tenure.	5th Cycle Housing Element (complete)	The City evaluates all entitlement applications to ensure that no Zone Changes or General Plan Amendments on sites identified to meet the City's Regional Housing Needs Allocation (RHNA). In 2023, the City did not approve any rezonings that reduced allowable density.
Affordable Housing Development on Large Sites	H3.1 Diversity of Housing Types. Allow for a range of residential densities and housing types, prices, ownership, and size, including low-density single-family uses, moderate-density townhomes, and higher-density apartments, transit oriented developments, etc.	5th Cycle Housing Element (complete)	Affordable housing on large sites is encouraged through early discussions with residential developers who are referred to the City's inventory of vacant and underutilized residential and mixed-use sites that can accommodate the City's Regional Housing Needs Allocation (RHNA). In 2016, the City of Hayward entered into a Purchase and Sale Agreement with the California Department of Transportation (Caltrans) to manage the disposition and development of former right of way for the now defunct Route 238 Bypass. This land is divided into 10 parcel groups and must be disposed of by 2027. In 2022, the City approved two development applications for Caltrans Parcels including Parcel Group 5 which consists of development of a 72-lot subdivision with 18 Accessory Dwelling Units deed restricted for very low income households on a 37.75 acre site composed of several aggregated parcels; and Parcel Group 8 which consisted of development of an 96 unit, affordable housing development deed restricted for low income households on a 1.56-acre portion of a larger, approximately 20-acre site. In 2023, the City did not process any housing development entitlements for large sites.
Inclusionary Housing Ordinance	H-2.3 Inclusionary Housing Assist in the provision of housing that meet the needs of all socioeconomic segments of the community.	5th Cycle Housing Element (complete)	The adopted an Affordable Housing Ordinance (updated 2017) applies to all residential development proposals of two units or more and provides flexibility to the developers with respect to the means of compliance with affordable housing requirements. In 2023, the City conducted a feasibility study analyzing in lieu fees and adopted updates to the Affordable Housing Ordinance.

<p>Funding for Emergency Shelters and Transitional Housing</p>	<p>H-Goal 6. To provide housing choices that serve the needs of special needs populations, including seniors, homeless, female headed households, large families, and persons with disabilities, including developmental disabilities</p>	<p>5th Cycle Housing Element (complete)</p>	<p>Community Services funds agencies that provide such services. In January 2019, the City Council approved a Navigation Center to increase shelter beds for literally homeless Hayward adults (18+ years old). The Navigation Center opened in November 2019. The Navigation Center is funded through American Rescue Plan Act (ARPA) COVID-19 stimulus funding, Permanent Local Housing Allocation, Homeless Housing Assistance and Prevention, Proposition 47, and general fund monies.</p> <p>In December 2020 the City Council approved opening a second temporary Navigation Center, housed out of a Hayward hotel, to provide isolation shelter and housing navigation services to homeless individuals vulnerable to COVID-19. The Navigation Center Hotel Annex Project is funded out of PLHA and general fund monies. In February 2021, the City opened the Hayward Navigation Center Annex to provide medically fragile adults (18+) with temporary non-congregate shelter. In July 2021, the City Council authorized American Rescue Plan COVID-19 stimulus funds in the amount of \$3M to extend the Navigation Center Hotel Annex Program through January 2023. Across the Navigation Center and the Navigation Center Hotel Annex Project, over 300 previously homeless individuals have graduated the program into housing.</p> <p>The Hayward City Council additionally authorized \$2M in ARPA funds to expand Hayward Winter Shelter to a nightly and year-round shelter. The Winter Shelter Expansion was initially authorized for twelve months, beginning in September 2021. Funding was approved to continue operations into 2023, with daytime resource hours discontinued in March 2023. The City of Hayward has applied for federal Congressionally-Directed Community Project funding (earmarks) for emergency shelter infrastructure updates but funding has not yet been determined. The City worked with a nonprofit and received state funding (Community Care Expansion) for 40 units of transitional housing/recuperative care.</p>
<p>Fair Housing Services</p>	<p>H-5.1 Fair Housing Services. To support service and programs that eliminate housing discrimination</p>	<p>5th Cycle Housing Element (complete)</p>	<p>During the reporting period, the City partnered with local non-profit organization Eden Council for Hope and Opportunity (ECHO) (between \$25,000 and \$50,000 annually) to conduct fair housing activities including annual audits, tests, investigation of complaints and fair housing workshops. This organization also provided landlord-tenant mediation services, know-your-rights workshops and other educational services to both tenants and landlords. In FY20-21, ECHO conducted 32 fair housing investigations and 10 fair housing tests, along with 14 public presentations to educate tenants and landlords about their rights and responsibilities related to fair housing.</p>

<p>Universal Design Principles</p>	<p>H-6.1 Address Special Housing Needs and H-6.7 Range of Housing for Seniors. Provide housing choices that serve the needs of special needs populations, including seniors, homeless, female headed households, large families, and persons with disabilities, including developmental disabilities</p>	<p>5th Cycle Housing Element (complete)</p>	<p>The City's Building Division follows the 2016 California Building Code Part 2, Volume 1, Chapters 11A, Housing Accessibility, and 11B, Accessibility to Public Buildings, Commercial Buildings and Public Housing when evaluating all proposed developments. These chapters apply to all new multi-family residential development and require that a certain percentage of units within a multi-family residential development be adaptable and accessible. This policy will continue to be implemented on a case-by-case basis. The application of these chapters is a good step in addressing the intent of this program as Chapter 11A and B address disabled access design criteria in the California Building Codes and the requirements for residential and commercial occupancies/uses. These codes model the ADA guidelines.</p>
<p>Small Lot Consolidation</p>	<p>H-4.2 Clear Development Standards and Approval Procedures. Allow for a range of residential densities and housing types, prices, ownership, and size, including low-density single-family uses, moderate-density townhomes, and higher-density apartments, transit oriented developments, etc.</p>	<p>5th Cycle Housing Element (complete)</p>	<p>Development Services Department staff continues to explore small lot consolidation on a case-by-case basis with potential housing developers.</p>
<p>Boomerang Funds</p>	<p>H-2.2 Provide Incentives for Affordable Housing. Assist in the provision of housing that meet the needs of all socioeconomic segments of the community.</p>	<p>5th Cycle Housing Element (complete)</p>	<p>The City continues to explore different funding mechanisms to finance affordable housing, including the use of Boomerang funds. However, the adoption of those mechanisms has been limited by the full recovery of the local economy. However, the City awarded \$33.5million in local housing funds to incentivize the development of affordable housing. The City utilized Hayward Housing Authority Funds, Inclusionary Housing Funds, HOME funds, and Hayward's allocation of Alameda County's Measure A1 bond funds to support the development of affordable housing. Moving forward, the City plans issuing a Notice of Funding Availability (NOFA) to establish an affordable housing development pipeline. Eligible projects would be awarded as funding becomes available. Through the NOFA, the City is able to prioritize the City's housing goals and target at-risk and underserved populations.</p>
<p>Exemptions of Transit Priority Projects from Environmental Review</p>	<p>H-3.2 Transit oriented development. Mitigate any potential constraints to housing production and affordability</p>	<p>5th Cycle Housing Element (complete)</p>	<p>Consistent with streamlining provisions of Senate Bill 375 (SB 375), the City recently adopted the Downtown Specific Plan, completed an update to the Mission Boulevard Code, and amended the General Plan to adopt new VMT thresholds to help streamline development review projects that are transit proximate and within 1/2 mile of the City's two BART Stations. In addition, State streamlining legislation (SB 35 and SB 330) have also helped to accelerate developments review through the creation of CEQA exemptions for transit-oriented developments.</p>
<p>Housing Choice Vouchers (HCV)</p>	<p>H-2.4 Integration of Affordable Housing. Assist in the provision of housing that meet the needs of all socioeconomic segments of the community.</p>	<p>5th Cycle Housing Element (complete)</p>	<p>The City has continued to participate in the Housing Choice Voucher Program, administered by the Housing Authority of the Alameda County. Nearly 2,000 hayward households benefit for vouchers annually.</p>

Outreach to Developmentally Disabled	H-6.2 Housing and Supportive Services. To provide housing choices that serve the needs of special needs populations persons with disabilities, including developmental disabilities.	5th Cycle Housing Element (complete)	The City awarded Measure B/BB transportation funds to local non-profits serving seniors and individuals with disabilities. Service partners included: (1) Eden I&R: Same-day transportation through LYFT and UBER; volunteer driver program for those with door-through-door needs; (2) Community Resources for Independent Living: Travel Training; (3) Services Opportunities for Seniors: in home meal delivery for homebound seniors; (4) Alzheimer's Services of the East Bay (ASEB): Specially trained drivers operate lift-equipped vehicles to provide transportation to its adult day program.
--------------------------------------	--	--------------------------------------	---

Program 1 Minor Home Repair Program

<p>Action 1.1: Provide housing rehabilitation assistance to lower-income, elderly, and/or disabled households. Distribute targeted outreach to households in areas with higher concentration of single-family older housing stock and lower income neighborhoods such as North Hayward and Downtown (Tracts 4354 and 4363), Upper B Street (portion of Tract 4364.03), Mission Foothill (Tracts 4365, portion of Tract 4353), Mt Eden (Tract 4372), Southgate (Tract 4370), Longwood/Winton Grove (Tract 4369), Whitman Mocine (Tract 4378), Harder/Tennyson (Tracts 4374, 4375, 4376, 7377.01 and 4377.02), Jackson Triangle (Tracts 4366.01 and 4366.02), Santa Clara (Tracts 4367 and 4368) and Mission Garin (Tract 4380), among other tracts that have qualifying households. Ensure specific households are targeted rather than entire census tracts to ensure that the City reaches the target population.</p>	<p>Annually assist ten households with larger repairs and 40 households with smaller repairs. Implement a social equity lens to ensure equitable geographic distribution of grants to areas of highest need as measured by age of structure, overcrowding, poverty status of household, and other attributes to affirmatively further fair housing. On an annual basis, monitor locations of grants to ensure that specific neighborhoods and geographic areas of highest need receive targeted outreach.</p>	<p>Annually</p>	<p>The City of Hayward partners with Habitat for Humanity East Bay/Silicon Valley, Inc., and Rebuilding Together Oakland East Bay for home rehabilitation services for low-income Hayward residents. Habitat for Humanity targets major home renovation projects, such as roof replacement, furnace installation, and plumbing repair. Rebuilding Together Oakland offers minor repairs and modifications such as installation of hand rails and replacement of smoke and carbon monoxide detectors. As of March 2024, both agencies are expected to meet their target goals by the end of the fiscal year (June 2024).</p>
<p>Action 1.2: Continue existing partnerships with nonprofit housing rehabilitation agencies such as Rebuilding Together Oakland/East Bay and Habitat for Humanity East Bay/Silicon Valley to provide property rehabilitation assistance to targeted Hayward homeowners.</p>		<p>Ongoing</p>	<p>For FY 2024-25, the City expects to once again contract with Habitat for Humanity for \$175,000 and Rebuilding Together Oakland for \$150,000. These amounts are consistent with the funding awarded in FY 2023-24. Habitat for Humanity is expecting to provide significant repairs to ten additional households, while Rebuilding Together Oakland estimates it will carry out minor repairs for 40 lower-income, elderly, or disabled households.</p>
<p>Action 1.3: Disseminate information regarding rehabilitation standards, preventative maintenance, and energy conservation measures to eligible homeowners.</p>	<p>Maintain current information on the City's website and disseminate to at least 100 qualified homeowners annually.</p>	<p>Annually</p>	<p>Ongoing.</p>

Program 2 Residential Rental Inspection Program

Action 2.1: Systematically inspect rental units throughout the city to safeguard the stock of safe, sanitary rental units within the city and protect persons entering or residing in rental units.	Annually inspect 250 single-family homes and 750 multi-family units. Focus attention on rental housing in higher density areas with the goal of inspecting these units every three to four years.	Annually	Ongoing.
Action 2.2: Amend the Hayward Municipal Code (HMC) to comply with Section 17970.5 of the California Health and Safety Code requiring that upon a rental tenant complaint, the respective landlord a) conducts a mandatory inspection and b) specifies specific actions that can be taken to mitigate any hazards present.	Amend the HMC by January 2025. Maintain current information on the City's website and provide information to a minimum of 100 renter households annually through workshops, non-profits or advocacy groups, and direct outreach at the Permit Center and in the field.	January 2025	Underway.
Action 2.3: Disseminate information to residents about the mandatory rental inspections and up to-date information on the City's adopted laws and regulations specific to housing.	Annually	Annually	Project underway. Rental Inspection information is available on the City's website and provided through Housing Division sponsored workshops.
Action 2.4: Provide annual trainings during the planning period to improve capacity of Code Enforcement staff to work with diverse communities, in a culturally competent manner with a focus on problem solving and with connections to social and economic support services.	Begin providing annual trainings to staff by 2024.	Begin providing annual trainings to staff by 2024.	Not started.

Program H-3 Preservation of At-Risk Affordable Housing

Action 3.1: Monitor the status of the five projects and 295 units at risk of conversion to market-rate units during the planning period and seek to preserve these affordable units for extremely low-income households and very low-income households. The five projects include: Hayward Villa, Josephine Lum Lodge, Sycamore Square, Wittenberg Manor II, and Weireb Place	Send correspondence to property owner three years prior to termination of regulatory controls. Objective is to ascertain risk of loss of affordable units and identify if the City has resources to preserve the units.	Annually	Ongoing.
Action 3.2: Reach out to property owner to inquire about their plans for the property with the expiring regulatory controls and assess the risk of loss of affordable housing units.	Case by case basis depending on conversion date.		Ongoing.

Action 3.3: Inform property owners of their obligation to comply with noticing requirements stipulated under state law to ensure that qualified non-profit entities from the State's qualified entities list are informed of the opportunity to acquire the affordable property and that tenants are informed about their rights and potential resources. If the property was built before July 1, 1979, inform property owner that rent increase limits stipulated in the City's Residential Rent Stabilization Ordinance will apply post conversion to market rate.

Send notice to property owner three years prior to potential project conversion. Provide follow-up with contacts one year and six months prior to conversion if property owner fails to comply. Objective is to ensure qualified non-profit entities are notified of acquisition opportunities and to ensure tenants are aware of the impending changes.

Case by case basis depending on conversion date.

Ongoing.

Action 3.4: Contingent of funding availability, in the event that a property is scheduled for conversion, contact property owner regarding funding availability. If the property owner intends to sell the property encourage sale to a qualified non-profit entity.

Inform property owner three years prior to potential project conversion whether funding is available to preserve the affordability restrictions. The objective is to incentivize the sale to a qualified non-profit entity.

Case by case basis depending on conversion date.

Ongoing.

Action 3.5: Include naturally occurring affordable housing at risk of conversion to higher rates as an eligible project type for funding under the City's Notice of Funding Availability (NOFA) to preserve these units through long-term affordability covenants as a condition of funding.

Subject to availability of Inclusionary Housing Trust funds, issue NOFA at least once during compliance period and establish an affordable housing development pipeline inclusive of project that convert market rate housing to affordable housing.

At least once during compliance period.

Ongoing.

Action 3.6: Support qualified affordable housing developers that acquire and convert naturally occurring affordable housing to restricted affordable housing meet state or federal funding application requirements that subject to City review or support. The City may choose not to support projects that pose a high risk of displacement of existing tenants.

On a case-by-case basis.

Ongoing.

Action 3.7: As necessary, provide technical assistance to tenants to access other affordable housing resources.

Ongoing on a case-by-case basis.

Ongoing.

Program H-4 Affordable Housing Development Assistance

<p>Action 4.1: Partner with qualified housing developers to identify affordable housing development opportunities with emphasis on promoting housing choices that serve the needs of special needs populations, including seniors, homeless, female-headed households, large families, low-income, and/or persons with disabilities.</p>	<p>Subject to availability of Inclusionary Housing Trust funds, issue NOFA at least once during compliance period and establish and affordable housing development pipeline of at least three affordable housing projects. Hold an annual meeting with developers to inquire about upcoming projects. Utilize the Conceptual Plan submittal process to identify affordable housing developments that may need local funding or loan/grant preparation assistance. Additionally, NOFA's will be issued once sufficient funding is available fund at least one project. In-lieu of a NOFA, the City may choose to allocate available housing development funds to existing City supported projects in order to address funding gaps that prevents the project from being competitive for tax credit or bond financing and/or starting construction. Allocation of funding to developers will likely be on a biennial basis subject to availability of funds.</p>	<p>Annually and ongoing basis.</p>	<p>Ongoing.</p>
<p>Action 4.2: Monitor availability of State and federal funding and support developers with their applications for state and other local development incentives and funding programs that provide financial assistance to develop affordable housing for special needs populations.</p>	<p>Annually, review proposed development budgets and schedules for City funded affordable housing projects to identify the need for City support with funding applications. Upon request, provide support for non-city funded affordable housing development project.</p>	<p>Annually</p>	<p>Ongoing.</p>
<p>Action 4.3: Subject to funding availability, provide development subsidy for at least three affordable housing developments with an effort to locate such housing in Moderate Resource areas (Appendix F, Table F-20 shows Census Tracts 4312, 4353, 4351.03, and 4370 and as updated on current California Tax Credit Allocation Committee Maps). Prioritize subsidy for financing for rental housing units affordable to lower-income households and households with special needs and projects that promote the City's goals relating to transit-oriented development and jobs/ housing balance.</p>	<p>Assist in the development of at least 200 lower income units over the eight-year planning period. Prioritize development those units housing in Moderate Resource Census Tracts, and annually report geographic locations in the APR.</p>	<p>Ongoing</p>	<p>Ongoing.</p>

<p>Action 4.4: Through the NOFA process described in Action 4.1, use state, federal, and local In-Lieu Fees to reimburse the cost of land for the development of extremely low-, very low-, low-, and moderate-income housing.</p>	<p>Any development subsidy awarded to affordable housing developers can be applied to acquisition costs at the time the project closes all project funding. As described in Action 4.1, this will likely happen on a biennial basis. Additionally, the City will support or partner with developers in application for state or federal funding on an as needed basis.</p>	<p>Biennial basis</p>	<p>Ongoing.</p>
<p>Action 4.5: Subsidize the development of affordable housing through disposition of City-owned land where feasible and provision of development subsidy when available. See also Program H-9, No Net Loss Zoning with regard to monitoring reporting on progress of development of publicly owned sites and identification of alternative actions to ensure RHNA targets can be met with alternative sites.</p>	<p>Support at least two affordable housing developments on City owned land during the planning period. Annually report on progress in the APR.</p>	<p>Report progress annually</p>	<p>Ongoing.</p>
<p>Action 4.6: Adopt written policies and procedures for the City of Hayward Public Works -- Utilities Division (Water and Wastewater) that grants priority to proposed developments that include housing affordable to lower-income households pursuant to Government Code Section 65589.7.</p>		<p>Adopt by January 2025.</p>	<p>Not started.</p>
<p>Program H-5 Density Bonus</p>			
<p>Action 5.1: Ensure that housing developers are informed about the City's density bonus program during pre development conferences, inquiries, and at application and highlight the additional development potential available.</p>		<p>Ongoing on a case-by-case basis.</p>	<p>Ongoing. There is a Planner on Duty every day who provides in person support at the Permit Center and responds to email inquiries and calls. The POD is responsible for providing information regarding the Density Bonus Ordinance in conjunction with potential development opportunities.</p>
<p>Action 5.2: Update the Density Bonus Ordinance to bring it into compliance with State Law and remove the requirement for Planning Commission approval of Density Bonus applications. Through the update process.</p>	<p>Adopt updated Density Bonus Ordinance by June 2023.</p>	<p>January 2025 and January 2029</p>	<p>Complete. Hayward's Density Bonus Ordinance Update was adopted by the City Council on January 17, 2023. As part of the update, Planning Commission review and approval was removed as a requirement for Density Bonus applications.</p>
<p>Action 5.3: As part of Density Bonus Ordinance update, discuss incentives and concessions with qualified housing developers to determine if increasing density bonus for market-rate projects beyond state law is appropriate for Hayward.</p>	<p>Meet with four qualified housing developers annually. Adopt updated Density Bonus Ordinance by June 2023.</p>	<p>Annually</p>	<p>Complete. The Hayward Density Bonus Update allows for an additional 5% bonus in density over what is permitted per State Law for City Special Targeted Housing including developments that provide rental units for large families, seniors, college students, children aging out of foster care, disabled veterans, people experiencing homelessness and projects that incorporate universal design features in at least 20% of the units. Further, Hayward's Density Bonus offers one additional concession over and above what is allowed by State Law if a development deed restricts 100% of the units for moderate and low income households.</p>

Action 5.4: Provide technical assistance to developers on how to use the Density Bonus incentives.	Maintain current information on the City's website and publish informational bulletin by September 2023.	By September 2023 and ongoing	Complete. Following adoption of the Density Bonus Ordinance Update, the Planning Division created a Density Bonus User Guide which provides technical assistance to developers about how to maximize development under the Ordinance. The User Guide is available on the City's website.
Program H-6 Inclusionary Housing			
Action 6.1: Complete a new feasibility study to determine the appropriate on-site affordable housing requirements and fees for rent and ownership of residential units that appropriately reflect market conditions.	Complete feasibility study by June 2023.	June 2023	Complete. In conjunction with an update to the Affordable Housing Ordinance, the City of Hayward hired Strategic Economics to prepare a Feasibility Study in February 2023 which was shared with decisionmakers and the public throughout the AHO Update process.
Action 6.2: Based on the findings of the feasibility study, modify the ordinance as necessary to maximize production of affordable units without adversely affecting market rate development.	Modify the Affordable Housing Ordinance by January 2024.	January 2024	Complete. On March 28, 2023, the City Council held a public hearing on updates to the Affordable Housing Ordinance based on the Feasibility Study prepared in February 2023. The second reading of the Ordinance was April 11, 2023 and the updated regulations took effect in May 2023.
Action 6.3: Following the adoption of the modifications to the Affordable Housing Ordinance, monitor the effectiveness of the current Inclusionary Housing Program to determine if modifications would be necessary. Conduct a subsequent feasibility study if monitoring results in findings that ordinance may not be maximize production of affordable units or may be adversely affecting market rate development.	Assess program by January 2027	January 2027	Ongoing.
Program H-7 Housing Choice Vouchers			
Action 7.1: Cooperate with the HACA to provide tenant-based rental assistance.	Assist approximately 1,844 households through Section 8 Vouchers during the planning period.	Throughout compliance period	Ongoing
Action 7.2: Refer Housing Choice voucher holders to a list of properties compiled by HACA that actively participating in the Housing Choice Voucher Program throughout the housing cycle.	Ensure Hayward Housing Staff is aware of the HACA "For Rent" directory.	Ongoing	Ongoing
Action 7.3: Provide outreach and education to potential tenants and landlords/property management regarding State law that prohibits housing discrimination based on source of income, including public subsidies.	Annually conduct one workshop for tenants and one workshop for landlords in multiple languages.	Annually	Ongoing
Action 7.4: Disseminate information on HCV opportunities offered by HACA through the City website, newsletters, and brochures at public counters.	Publish material on the City's website by June 2023.	June 2023	Updated and ongoing. The City's website contains information and links related to Housing Choice vouchers and other affordable housing opportunities.

Action 7.5: Provide support to HACA as necessary to seek additional funding that can be used, in addition to Housing Choice Voucher funds, to provide subsidies to lower income households to bring monthly rents in line with affordability guidelines.

Upon request by HACA.

Ongoing

Ongoing.

Action 7.6: In collaboration with HACA, provide education to property owners and managers to expand awareness of the Housing Choice Voucher program in an effort to increase acceptance of tenant-based Housing Choice Vouchers and to facilitate mobility to Moderate Resource areas, and provide choices for lower-income households throughout the city.

Annually conduct one workshop for tenants and one workshop for landlords in multiple languages with the goal of reaching out to 100 property owners annually. Focus outreach to property owners in Moderate Resource areas as shown in Appendix F, Table F-20 shows Census Tracts 4312, 4353, 4351.03, and 4370 and TCAC maps.

Annually

Ongoing.

Action 7.7: Inform HACA of affordable homeownership opportunities to provide participants of the Family Self-Sufficiency Program the opportunity to transition from renter to homeowner and begin to build assets.

Identify the appropriate contact at HACA to disseminate information to participants by June 2023. Send information about application process to the identified HACA contact for affordable homeownership opportunities as they become available.

June 2023 & ongoing

Ongoing.

Program H-8 Ensure Adequate Sites to Accommodate Regional Fair Share of Housing Growth

Action 8.1: Maintain an updated inventory of housing sites and actively promote sites available for lower- and moderate-income housing development to potential developers, private and non-profit organizations, and other interested persons and organizations. Post such information on the City's website and update as necessary to maintain accurate information.

Publish on the City's website by June 2023 and update annually as needed.

June 2023 and annually

The City's GIS webmap contains a Housing Element Sites Inventory layer which shows which sites were identified in the 6th Cycle Housing Element as potential development sites. Further, the webmap contains detailed parcel information including but not limited to zoning, General Plan, environmental factors and site acreage to allow developers to understand a site's development potential.

Action 8.2: Maintain an updated list of residential housing developments that have been submitted, approved, and denied throughout the housing cycle.

Publish by June 2023 and update annually as part of the Annual Progress Report (APR).

June 2023 and annually

Ongoing.

Action 8.3: Comply with California law regarding reporting requirements including, without limitation, annual reporting in accordance with Government Code Section 65400.

Annually as part of the APR.

Annually

Ongoing.

Action 8.4: Provide technical assistance and information on available parcels for lower-income developments to private or non-profit housing providers. Technical assistance includes land development counseling by City planners.

Provide technical assistance at the City's Permit Center Monday through Thursday from 9 am to 1 pm. Accept electronic correspondence and respond within two to three business days.

Ongoing

Ongoing. There is a Planner on Duty every day who provides in person support at the Permit Center and responds to email inquiries and calls. The POD is responsible for providing technical assistance and information on available parcels to private and non-profit developers.

<p>Action 8.5: Maintain a list of publicly owned properties with potential for residential development. These parcels are periodically assessed for their potential redevelopment or development for residential use. Use City-ownership as an incentive for affordable housing development. To the extent feasible, the City will pursue projects that include housing for extremely low income households and those with special needs such as seniors and persons with disabilities.</p>	<p>Publish on the City's website by June 2023. Prioritize releasing Surplus Lands Act-related documents for three City-owned parcels (APNs 415-0250-111-02, 415-0250-112-00 and 415-0250-113-00) by January 2026. Prioritize releasing Surplus Lands Act-related documents for the remaining City-owned sites by January 2028. For Parcel Group 6 and 7, prioritize getting RFPs, ENAs and/or DDAs and entitlements for these projects prior to 2027 consistent with the City's agreement with Caltrans or later as amended by agreement with Caltrans.</p>	<p>June 2023, January 2026 & January 2028</p>	<p>Ongoing. The City's website contains a Parcel Explorer map that shows all publicly owned land. Other aspects of this Program will be completed in future years.</p>
<p>Action 8.6: Develop and maintain a partnership with BART to support residential redevelopment around the BART stations. Diligently pursue necessary actions to remove barriers and support and promote housing and community development on BART owned properties including but not limited to identifying market readiness and affordable housing funds; demonstrating local support through policy alignment and commitment of staff resources to support development of BART owned property.</p>	<p>Zoning on BART owned properties supports development of housing at sufficient heights and subject to objective standards to support densities assumed in the Sites Inventory. Identify and maintain a point of contact with BART and meet annually to determine how the City can partner with and support BART. Make a good faith effort to enter into a Memorandum of Understanding by January 2025 to advance residential development on Downtown Hayward BART property. Make a good faith effort to enter into a Memorandum of Understanding by January 2029 to advance residential development on South Hayward BART property. Assist BART in completing a study of infrastructure phasing and financing recommendations for BART-owned sites in Downtown Hayward by January 2025. Provide assistance if BART embarks upon such a study for BART owned properties in South Hayward.</p>	<p>January 2025 and January 2029</p>	<p>Ongoing. The City has worked with and provided comments to BART on their BART Transit Oriented Development Program Work Plan: 2024 Update which presents five-year increment timeframes for advancing identified BART sites to developer solicitation. Based on that work plan, the Downtown Hayward Station is identified in the Near Term (Advance to RFQ/RFP in 2024-2028 timeframe).</p>
<p>Action 8.7: Support BART in acquiring sufficient funding and commitment to infrastructure for parking replacement and station access.</p>	<p>Ongoing</p>	<p>Ongoing</p>	<p>Ongoing. City staff review and provide support to BART upon request.</p>

Action 8.8: Promote the Downtown Hayward and South Hayward BART areas as a major regional opportunity for mixed use development. The Continue to market development opportunities in this area, work with property owners to facilitate development, and continue to improve the pedestrian environment, streetscape, and circulation system to attract investment.

Support the development of 374 lower-income units, 152 moderate-income units, and 228 above moderate-income units on BART owned sites during the planning period.

Ongoing

Ongoing. City staff review and provide support to BART upon request.

Program H-9: No Net Loss Zoning

Action 9.1: Recognizing that the Housing Element is a living document that provides a roadmap of potential development for the next eight years, implement a monitoring program that evaluates the current capacity of housing sites, with specific attention on publicly owned sites and planned, approved and pending projects, for all income levels throughout the duration of the planning period to ensure the City remains on track towards satisfying its RHNA target. Should an approval of development result in a shortfall of sites to accommodate the City's remaining RHNA requirements, the City will identify and, if necessary, rezone sufficient sites within 180 days to accommodate the shortfall and ensure "no net loss" in capacity to accommodate the RHNA. The City will further monitor and report through the Annual Progress Report (APR) on deadlines with regard to publicly owned sites (Program H-4 and Program H-8); and planned, approved and pending projects that expire or fail to meet assumptions for development. If necessary, the City will identify alternative actions to ensure that RHNA targets can be met with alternative sites. The City will also monitor activities undertaken to meet program objectives pursuant to Annual Progress Report (APR) requirements. The City will present the APR annually to the Planning Commission and City Council for discussion and monitoring purposes.

Implement program by January 2025 and monitor annually through the APR process. Additionally, evaluate progress towards publicly owned sites per the timeframes outlined in Program H-8; and, the 2,073 planned, approved and pending units (Appendix C, Table C-3) a minimum of two times in the planning period.

Annually through APR

Ongoing. The City is tracking development of Housing Element sites in the City's ePermit software and is prepared to provide updates in accordance with the timeframes set forth in this Program. At this time, there is no shortfall based on zoning.

<p>Action 9.2: Maintain an administrative list of additional sites with appropriate zoning that can be added to the City's Sites Inventory if and when an analysis provided through Action 9.1 or the Annual Progress Report indicates that sufficient sites may not exist to accommodate the City's remaining RHNA, by income level, for the planning period.</p>	<p>Create list by June 2023 and update annually as needed.</p>	<p>June 2023 and annually</p>	<p>Ongoing. The City has developed a list of additional sites that can be added to the City's Inventory as needed. At this time, there is no shortfall based on zoning.</p>
--	--	-------------------------------	---

Program H-10: Replacement Housing

<p>Action 10.1: Amend the Zoning Code to establish the replacement requirements pursuant to AB 1397.</p>	<p>Amend HMC by January 2025.</p>	<p>January 2025</p>	<p>Complete. These amendments were included in a comprehensive update to the City's Residential Districts adopted by the City Council on January 23, 2024, effective upon adoption.</p>
--	-----------------------------------	---------------------	---

Program H-11: By Right Approvals with 20 Percent Affordable Units

<p>Action 11.1: Pursuant to Government Code Section 65583.2. subdivision (i) amend HMC to permit by-right approval for housing developments that include at least 20 percent of units as affordable to lower-income households on non-vacant sites included in one previous housing element inventory and vacant sites included in two previous housing element inventories and on sites that are being rezoned to accommodate the lower-income RHNA.</p>	<p>Amend HMC by January 2025.</p>	<p>January 2025</p>	<p>Underway. HCD's certification of Hayward's adopted Housing Element (July 27, 2023) occurred more than 120 days after the statutory deadline (January 31, 2023), the City is subject to an accelerated timeframe for rezonings and is required to establish this streamlined approval process by January 31, 2024. These amendments are slated for public hearings with the Planning Commission on March 14, 2024 and with the City Council on March 26, 2024.</p>
---	-----------------------------------	---------------------	--

Program H-12: Adaptive Reuse

<p>Action 12.1: Evaluate, and if appropriate, amend the HMC to remove potential constraints for adaptive reuse, such as review/approval process and minimum parking standards.</p>	<p>Evaluate the HMC by June 2024 and, if necessary, revise HMC within one year.</p>	<p>June 2024 and June 2025</p>	<p>Evaluating.</p>
--	---	--------------------------------	--------------------

<p>Action 12.2: Promote adaptive reuse to property owners and interested developers through public outreach, with the goal of redeveloping or converting four older buildings to residential use during the planning period.</p>	<p>Collaborate with the City's Code Enforcement Division who monitors vacant properties and the Building Division to identify vacant commercial structures. Make list of vacant properties available for potential developers and publish materials related to adaptive reuse on the City's website by June 2023. Annually report on progress toward meeting goals in the APR.</p>	<p>June 2023 and annually</p>	<p>Underway. The City does have a list of vacant properties but we have not determined the best and safest way to share this information with developers.</p>
--	--	-------------------------------	---

Program H-13: Variety of Housing Types

<p>Action 13.1: Explore innovative and alternative housing options that provide greater flexibility and affordability in the housing stock. This may include allowing shelters, transitional housing and tiny homes with wraparound services on site at churches, social services agencies/nonprofits that do this work in the community and on publicly owned land. The City will promote other types of alternative housing options including single-room occupancy developments or conversions, group homes, and by-right permanent supportive housing. The City has the goal of completing five tiny home developments, single-room occupancy developments, supportive housing developments, emergency shelters, transitional housing development and/or conversions in the planning period.</p>	<p>Explore options by January 2025 and amend the HMC as needed. Annually report on progress toward meeting goal in the APR. If the City is not making sufficient progress toward goal by the second half of the Housing Element cycle, evaluate if additional Municipal Code Amendments to facilitate such development is warranted and report on analysis in the APR.</p>	<p>January 2025</p>	<p>In process.</p>
<p>Action 13.2: Review all residential zoning districts and land use designations to determine feasibility for additional development in low-density neighborhoods. Amend the HMC to allow, by right or via streamlined review process, a mix of dwelling types and sizes, specifically missing middle housing types (e.g., duplexes, triplexes, fourplexes, courtyard buildings) in lower-density residential areas.</p>	<p>Complete review by January 2025 and, if necessary, amend HMC within one year.</p>	<p>January 2025</p>	<p>Complete. These amendments were included in a comprehensive update to the City's Residential Districts adopted by the City Council on January 23, 2024, effective upon adoption. Specifically, the Single Family Residential District was eliminated and the replacement Low Density Residential District allows development including duplexes and triplexes in accordance with the General Plan density of the development site.</p>
<p>Action 13.3: Assess and amend the HMC as needed to allow Supportive Housing as a by-right use where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses pursuant to Government Code section 65651.</p>	<p>Amend HMC by January 2025.</p>	<p>January 2025</p>	<p>In process.</p>
<p>Action 13.4: Evaluate the permit process for group homes of seven or more persons and amend the HMC to include a set of objective standards to provide certainty to applicants through the permitting process. Evaluate the potential of allowing the use through Administrative Use Permit process or as a by-right use subject to objective standards.</p>	<p>Evaluate the permit process by January 2024 and amend the HMC by January 2025.</p>	<p>January 2024 and January 2025</p>	<p>In process.</p>
<p>Action 13.5: Amend the HMC parking regulations for Homeless and Emergency Shelters and Navigation Centers to comply with Government Code section 65583, subdivision (a)(4)(A).</p>	<p>Update will occur as part of the City's Objective Standards Update which is planned for adoption in 2023.</p>	<p>December 2023</p>	<p>Complete. These amendments were included in a comprehensive update to the City's Residential Districts adopted by the City Council on January 23, 2024, effective upon adoption.</p>

Action 13.6: Amend the HMC to comply Government Code section 65661 which requires a Low Barrier Navigation center to be a use by-right in areas zoned for mixed-use and nonresidential zones permitting multifamily uses, provided specific requirements of the law are met.

Amend HMC by January 2025.

January 2025

In process.

Action 13.7: Amend the HMC to allow tiny homes and emergency shelters on church and publicly owned properties.

Amend HMC by January 2025.

January 2025

In process.

Program H-14: Development Incentives

Action 14.1: Create "Package of Incentives" that identifies the benefits of providing on-site affordable housing

January 2025

In process.

Action 14.2: Evaluate the effectiveness and appropriateness of available incentives in encouraging development of identified sites, particularly for housing affordable to lower-income households in moderate-resource areas with available land for multi-family residential opportunities and report back to appropriate Task Force(s) and City Council on an annual basis. If incentives are not effective in encouraging and facilitating affordable housing development, the City will reassess to develop alternative strategies to incentivize development.

Report on housing programs and incentives to housing production included in the Strategic Roadmap and Incentives to Housing Production Work Plan Program once a year and update if necessary.

Annually

In process. Expanded incentives were established with updates to the Density Bonus Ordinance and the comprehensive update to the City's Residential Districts. These will be evaluated in the coming years and modified as necessary.

Action 14.3: Encourage land divisions and specific plans of large sites resulting in parcels sizes that facilitate multifamily developments affordable to lower-income households.

Ongoing & case-by-case basis

Ongoing. There is a Planner on Duty every day who provides in person support at the Permit Center and responds to email inquiries and calls. The POD is responsible for providing technical assistance and information on available parcels to private and non-profit developers.

Action 14.4: Promote incentives to interested developers and provide technical assistance regarding the potential use of various incentives through pre-application meetings.

Meet with a minimum of four affordable developers annually and with other affordable housing developers upon request. Ensure a planner is available to Regularly meet with developers at the

Ongoing & case-by-case basis

Ongoing. There is a Planner on Duty every day who provides in person support at the Permit Center and responds to email inquiries and calls. The POD is responsible for providing technical assistance and information on available parcels to private and non-profit developers. Further, technical assistance and incentives are provided to developers through the free Conceptual Development Review process.

Action 14.5: Meet with at least four qualified affordable housing developers annually to promote the use of regulatory incentives and development of inventory sites.

City's Permit Center Monday through Thursday from 9 am to 1 pm. Accept electronic correspondence and respond within two to three business days.

Ongoing

Ongoing. The City meets with developers on a daily basis to answer general and specific questions about the development process and specific properties. In 2023, City staff met with representatives from Meta Housing Development, RCD, Eden Housing, and Abode about existing and potential development projects.

Action 14.6: Recognizing that labor supply is a constraint to development, the City will meet with trades labor groups and organizations to discuss ways in which the City can support an adequate supply of labor to build new housing.

Hold at least one meeting with labor groups per year.

Annually

Ongoing.

Program H-15: Lot Consolidation

Action 15.1: Make available an inventory of vacant and nonvacant properties to interested developers and identify sites where potential consolidation can occur based on current site usage and ownership.

Publish to the City's website by June 2023. January 2023

The City's GIS webmap provides detailed parcel information including but not limited to zoning, General Plan, environmental factors and site acreage to allow developers to understand a site's development potential.

Ongoing. There is a Planner on Duty every day who provides in person support at the Permit Center and responds to email inquiries and calls. The POD is responsible for providing technical assistance and information on available parcels to private and non-profit developers. Further, technical assistance and incentives are provided to developers through the free Conceptual Development Review process.

Action 15.2: Facilitate lot consolidation by providing appropriate technical assistance to developers to encourage negotiations between property owners.

Ongoing & case-by-case basis

Program H-16: Expedited Project Review

Action 16.1: Continue to offer free Pre-Application Review process for developers or applicants that submit a planning application. This serves as a "free" first submittal so developers can see any major costs or issues with the proposed development without spending money.

Ongoing on a case-by-case basis.

Complete and ongoing. The City's Conceptual Development Review application is a free pre-application that provides developers with high level feedback on development proposals.

Action 16.2: Expedite review for the subdivision of larger sites into buildable lots when development application is consistent with the General Plan, applicable specific plan, and master environmental impact report.

Ongoing on a case-by-case basis.

Ongoing. Project planners utilize exemptions and rely on adopted environmental analysis to streamline development review and approval processes on a case by case basis.

Action 16.3: Assess existing processes to investigate additional review processes may be delegated to a streamlined, ministerial review for projects that include a percentage of affordable housing units.

Develop recommendations by January 2025 and, if necessary, revise the process within one year.

Project planners utilize exemptions and rely on adopted environmental analysis to streamline development review and approval processes on a case by case basis. The City will explore other options to streamline in the coming years.

Action 16.4: Identify new or improved data and technology solutions to support faster development project review and greater access to housing and land use information such as online dashboards and other publicly accessible online resources.

Ongoing

In 2023, the City implemented a new ePermit software system which allows applicants to upload documents more quickly and efficiently and to see application status. The City also has an affordable housing dashboard that is publicly accessible from the City's website.

Action 16.5: Upzone approximately 1,558 Single Family District properties that have a higher density General Plan land use designation and develop Objective Design Criteria for residential development to streamline the development review process, allow missing middle housing and small lot single family development without requiring Zone Change to Planned Development District.

This process is currently underway through a Senate Bill 2 grant. Anticipate rezoning and adoption of new objective standards by December 2023.

Complete. These amendments were included in a comprehensive update to the City's Residential Districts adopted by the City Council on January 23, 2024, effective upon adoption. Specifically, the Single Family Residential District was eliminated and the replacement Low Density Residential District allows development including duplexes and triplexes in accordance with the General Plan density of the development site.

Program H-17: Accessory Dwelling Units

Action 17.1: Pursue mechanisms to facilitate the construction of ADUs, including but not limited to: -Pre-approved standards for ADU foundation plans or prefabricated plans. -Refer property owners to programs that assist lower and moderate-income homeowners in constructing ADUs. -Consider expanding/extending fee waivers for ADUs beyond state law

Facilitate the development of 320 ADUs over the planning period. Initiate efforts in 2023. Annually

Ongoing. The City anticipates uploading pre-approved ADU plans to the City's website in 2024. Further, the City participated in the development of the Alameda County ADU Resource Center website which provides information and links on regulatory, construction and funding for homeowners exploring development of ADUs.

Action 17.2: Perform a review of ADU trends and commit to adjustments if assumptions are not met. If the City is not meeting ADU goals, implement additional action(s) depending on the severity of the gap. Additional actions could include consideration of public outreach efforts, ADU incentives, and/or rezoning to bridge the gap. Encourage equitable distribution of ADU development throughout the City through targeted outreach. Monitor review times for ADU and JADU permit applications and explore ways to streamline review.

Review ADU trends every two years starting in 2023. Biannually starting in 2023

Ongoing. The City tracks ADUs as shown in this APR data. According to Table A2, a total of 70 building permits were issued for ADUs in 2023. The City is on track to permit 320 ADUs during the 6th Cycle Housing Element reporting period.

Action 17.3: Provide informational workshop(s) and/or publish resources on City's website on building ADUs and JADUs. Target outreach to property owners in low- and moderate-resource areas and provide workshops and materials in English and Spanish.

Publish material on the City's website by June 2023 and facilitate one workshop annually in multiple languages. June 2023 and ongoing

Ongoing.

Program H-18: Duplexes and Lot Splits

Action 18.1: The City will amend the HMC to address the requirements of SB 9.

Amend the HMC by January 2025. January 2025

Complete. These amendments were included in a comprehensive update to the City's Residential Districts adopted by the City Council on January 23, 2024, effective upon adoption.

Action 18.2: Monitor state law and SB 9 projects in the City to:

- Monitor who is utilizing this process
- Identify how many units are being created
- Identify what barriers exist to implementation of SB 9 and what solutions can be developed to address those barrier
- Encourage equitable distribution of such development throughout the City through targeted workshops and outreach

Begin monitoring in January 2024. Conduct at least two workshops related to SB 9 projects, with the goal of permitting ten SB 9 applications in the planning period.

Twice during reporting period

Ongoing. The City has permitted 2 SB9 applications and is currently processing 2 SB9 applications that we anticipate completing in 2024.

Program H-19: Housing for Special Needs Populations

Action 19.1: Provide technical assistance for development of opportunity sites near commercial and civic services and public transit for senior housing development. Targeted assistance to occur in transit-rich areas with access to commercial and social services in the Downtown Specific Plan and Mission Boulevard Code Area (Census Tracts 4354, 4363, 4353, 4365, 4379, 4380 and 4381) because those areas are rich in transit access and access to commercial and social services.

On a case-by-case basis. Annually report on progress in the APR.

Annually and case-by-case basis.

Ongoing. Ongoing. Childcare is permitted use in most mixed use and commercial zones. Further, the City's Density Bonus Ordinance grants additional density bonus when childcare facilities are included as part of or adjacent to qualified residential or mixed use developments.

Action 19.2: Develop incentives for the provision of childcare in multifamily housing projects. Incentives could include parking reductions and density bonuses.

Develop incentives January 2025.

January 2025

Action 19.3: Prioritize funding awards for affordable housing projects that provide units that serve the needs of at least one special needs group by creating scoring criteria that encourage the inclusion of units and services needed to support individuals with special needs.

Subject to availability of Inclusionary Housing Trust funds, issue NOFA at least once during compliance period and establish and affordable housing development pipeline of at least 3 affordable housing projects.

Ongoing

Ongoing.

Action 19.4: Provide financial support to organizations such as Project Independence, Covenant House or other programs to provide a continuum of supportive and transitional services, including tenant-based rental assistance, to emancipated youth in Alameda County (youth from 18 to 24 who have aged out of the foster care system).

Annually provide ten transition age youth with a housing subsidy.

Annually

Ongoing. The City permitted eight residential units for Covenant Housing on Tyrell Avenue in order to house emancipated youth. The City will continue to fund this and other qualifying programs.

Action 19.5: Assess the City's capacity to accommodate individuals experiencing homelessness by comparing the most recent homeless point-in-time count to the number of shelter beds available on a year-round and seasonal basis, the number of beds that go unused on an average monthly basis, and the percentage of those in emergency shelters that move to permanent housing. If capacity is not sufficient, amend the HMC as necessary to continue to meet the City's need (see Action 13.1).

Bi-annually with release of point-in-time counts.

The 2024 Point in Time count was conducted on January 25th, 2024. Once available, the data from the count will form the basis of an analysis of current shelter capacity. Currently, capacity analysis is based on the 2022 Point in Time count.

Action 19.6: Support services and programs that are part of the Continuum of Care system for the homeless.

Annually as part of the City's funding allocation process.

Annually

In March 2024, the Community Services Commission (CSC) will provide its recommendations for Community Agency Funding to infrastructure projects for FY2024-25. These recommendations are expected to be adopted by Council on April 23, 2024. Current CSC recommendations related to emergency shelters and housing include \$175,141 in City general funds to five community agencies. Funded agencies will provide emergency shelter and homelessness prevention services.

Action 19.7: Continue to pursue CDBG funds and other funds, as available, to support any additional need for emergency shelters, and transitional and supportive housing programs for the homeless and those who are at-risk of becoming homeless.

As needed during annual NOFA process.

Ongoing

In March 2024, the Community Services Commission (CSC) will provide its recommendations for Community Agency Funding to infrastructure projects for FY2024-25. These recommendations are expected to be adopted by Council on April 23, 2024. Current CSC recommendations related to emergency shelters and housing include \$214,068 in Community Development Block Grant funding to six community agencies. Funded agencies will provide emergency shelter, affordable housing placement, legal counseling, and foreclosure prevention services.

Action 19.8: Continue to fund and operate the Hayward Navigation Center and Annex, which provides transitional housing and navigation services to Hayward individuals experiencing homelessness, with the goal of transitioning residents to permanent placements.

Annually as part of the City's funding allocation process.

Annually

For FY 2024-25, funding for the Hayward Navigation Center totals \$2,430,730. Funding comes from three sources: \$1,072,718 from the City of Hayward General fund, \$870,031 from the City's Homeless, Housing, Assistance and Prevention Grant allocation, and \$487,981 from the City's Permanent Local Housing Allocation Program grant allocation.

Action 19.9: Develop and implement a shallow rent subsidy program to provide small monthly rental subsidies to extremely low-income households with prior experiences of homelessness to prevent future, displacement, homelessness and reduce housing cost burden.

Annually through January 2025, with option to extend if additional funding is identified.

Annually through January 2025

The City of Hayward's shallow rental subsidy program launched in Summer 2021 with funding provided through the American Rescue Plan Act's State and Local Fiscal Recovery Funds. As of March 2024, the program has enrolled 40 households and provided \$321,567.29 in shallow rental subsidies to eligible households. The initial 10 households enrolled will be exiting the program in April 2024. The shallow subsidy program is on track to reach its goal of enrolling 75 households by the end of its ARPA-funded pilot period in December 2026.

Action 19.10: Develop a public education campaign to educate the Hayward community about ongoing homelessness and housing development efforts and how the homeless system of care operates to build community trust and buy-in for homelessness services and housing efforts. Targeted outreach to occur in transit-rich areas with access to commercial and social services in the Downtown Specific Plan and Mission Boulevard Code Area (Census Tracts 4354, 4363, 4353, 4365, 4379, 4380 and 4381).
 Action 19.11: Explore funding and feasibility options for safe parking and safe camping programs to provide additional safe, secure, and sanitary options for individuals and families experiencing homelessness.

Implement by January 2025.

January 2025

This effort was included in the Let's House Hayward Strategic Plan to end homelessness; however, it is currently on hold as staff work to identify funding and personnel resources to undertake this activity.

Begin exploring funding and feasibility by January 2024.

Start exploring by January 2024

The City's Community Services Division, in cooperation with the City's Maintenance, Public Safety, and Development Services Department is working to identify resources to execute this initiative.

The City of Hayward partnered with the City of Union City and Bay Area Community Services to apply for State Homekey funding to support a scattered housing program in Hayward and Union City. Funding would allow for the purchase and rehabilitation existing single-family homes into multiple-occupancy permanent supportive housing. As of March 2024, the project has received a conditional award of \$9,677,000 and is working with the State Department of Housing and Community Development to finalize requirements and execute a standard agreement.

Action 19.12: Submit feasible and eligible projects for State Homekey funding as available, leveraging local resources such as HOME for operating funding.

Ongoing, based on State Homekey NOFA schedule.

Ongoing

Action 19.13: Develop Universal Design guidelines or standards to require the use of Universal Design Principles in new construction and/or rehabilitation of housing.

Develop ordinance by January 2025.

January 2025

Project currently underway.

Action 19.14: Review the Reasonable Accommodations Ordinance and revise findings to be based on objective standards rather than impacts on surrounding uses.

Amend HMC by January 2025.

January 2025

Complete. These amendments were included in a comprehensive update to the City's Residential Districts adopted by the City Council on January 23, 2024, effective upon adoption.

Program H-20: Community Outreach and Education

Action 20.1: Work with local organizations such as East Bay Regional Center and La Familia to inform residents of the housing and available services.

Identify and maintain a point of contact with the local organizations. Meet with these organizations at least once per year and maintain regular communication with community organizations so that they are aware of affordable housing opportunities.

Annually

Ongoing

Action 20.2: Increase accessibility by conducting public workshops at suitable times, using online methods such as Zoom, having meetings be accessible to persons with disabilities, having meetings be accessible to nearby transit centers, and provide additional resources such as childcare, translation, and food services.

Ongoing on a case-by-case basis.

Ongoing

Action 20.3: Develop a list of neighborhood groups and other community organizations such as Eden Community Land Trust, Hayward Area Planning Association, and the Hayward Community Coalition, that advocate for protected housing groups including seniors, individuals with disabilities, large households, and other groups, and disseminate information about housing opportunities and participate in community meetings as requested.

Develop list by January 2025 and update contact information annually. Disseminate information on an ongoing basis as opportunities become available.

January 2025

Ongoing. The City has a list of neighborhood groups and community organizations that is utilized in outreach efforts related to housing and planning efforts. The City will continue to add to and expand the list in the coming months and years.

Action 20.4: As opportunities become available, conduct a multimedia campaign regarding available homeownership, rental, housing accessibility, and rehabilitation programs in the city.

Maintain current information on the City's website and disseminate to at least 100 individuals annually.

Ongoing

Ongoing

Action 20.5: Work with local partners to deliver monthly housing workshops on topics including local ordinances; tenant and landlord rights and responsibilities; fair housing; habitability and health and safety code; and foreclosure prevention. Determine best method of holding meetings (online, in person) and offer childcare, translation and/or food services, if desired by community.

Hold quarterly meetings on various housing related topics (i.e. tenant resources, Residential Rental Stabilization Ordinance and related Tenant Protections, foreclosure prevention, among other topics). Keep a list of attendees and population and household characteristics via a survey to ensure that ongoing outreach is targeted to Low Resource, high need areas and households as determined by updated TCAC and/or CalEnviroScreen maps.

Ongoing

Ongoing

Action 20.6: Develop a language access policy to ensure residents with limited English proficiency have accessible information.

Implement policy by January 2024.

January 2024

Project currently underway.

Program H-21: Foreclosure Prevention and Counseling

<p>Action 21.1: Continue existing partnerships with non-profit organizations such as Housing and Economic Rights Advocates to provide mortgage delinquency, default resolution negotiation, and legal advocacy services.</p>	<p>Annually host 10 educational workshops in multiple languages on foreclosure prevention, provide mortgage delinquency and debt resolution services to 100 eligible homeowners and financial assistance loans up to \$15,000 to an estimated 8 eligible homeowners for three years through December 2024.</p>	<p>Annually</p>	<p>Ongoing</p>
<p>Action 21.2: Continue to pursue CDBG funds and other funds, as available, to support non-profit organizations offering foreclosure prevention services.</p>	<p>As needed during annual NOFA process.</p>	<p>Ongoing</p>	<p>Ongoing</p>
<p>Action 21.3: Continue to partner with organizations such as A1 Community Housing to provide free foreclosure prevention workshops as well as free one-on-one counseling for households at risk of foreclosure. Distribute targeted outreach to households in areas with higher concentration of single-family older housing stock and lower income neighborhoods such as North Hayward and Downtown (Tracts 4354 and 4363), Upper B Street (portion of Tract 4364.03), Mission Foothill (Tracts 4365, portion of Tract 4353), Mt Eden (Tract 4372), Southgate (Tract 4370), Longwood/Winton Grove (Tract 4369), Whitman Mocine (Tract 4378), Harder/Tennyson (Tracts 4374, 4375, 4376, 7377.01 and 4377.02), Jackson Triangle (Tracts 4366.01 and 4366.02), Santa Clara (Tracts 4367 and 4368) and Mission Garin (Tract 4380), and other qualified households.</p>	<p>Monthly host three educational workshops in multiple languages on Foreclosure Prevention. Monitor neighborhoods of workshop attendees and conduct targeted outreach in Low Resource areas to ensure that specific neighborhoods and geographic areas of highest need, based on CalEnviroScreen, TCAC or other updated maps, receive targeted outreach.</p>	<p>Monthly, report annually</p>	<p>Ongoing</p>

Action 21.4: Provide information about foreclosure prevention resources in the housing programs section of the City's website, including information about the programs available for refinancing at-risk loans, and contact information for legal services agencies and HUD-approved counseling organizations in the area. Mail foreclosure prevention materials to local residents who receive notices of default and notices of trustee sale. Distribute targeted outreach to households in areas with higher concentration of single-family older housing stock and lower income neighborhoods such as North Hayward and Downtown (Tracts 4354 and 4363), Upper B Street (portion of Tract 4364.03), Mission Foothill (Tracts 4365, portion of Tract 4353), Mt Eden (Tract 4372), Southgate (Tract 4370), Longwood/Winton Grove (Tract 4369), Whitman Mocine (Tract 4378), Harder/Tennyson (Tracts 4374, 4375, 4376, 7377.01 and 4377.02), Jackson Triangle (Tracts 4366.01 and 4366.02), Santa Clara (Tracts 4367 and 4368) and Mission Garin (Tract 4380), and other qualified households.

Maintain current information on the City's website and disseminate to at least 100 qualified homeowners annually. Focus outreach in specified Low and Moderate Resource neighborhoods.

Ongoing

Ongoing. The City's website has foreclosure prevention information which will be updated on an ongoing basis.

Program H-22: Fair Housing Services

Action 22.1: Coordinate with organizations such as ECHO and the East Bay Community Law Center (EBCLC) to provide fair housing and tenant/landlord services, including fair housing counseling and education and tenant/landlord counseling and mediation.

Annually assist 200 persons with at least 50 percent of services in areas with higher levels of housing discrimination. Monitor and conduct targeted outreach in Low Resource areas to ensure that specific neighborhoods and households of highest need receive targeted outreach (see Program H-20).

Annually

In the first six months of FY24, 30 Hayward households received fair housing through the City's partnership with ECHO. These include instances of both fair housing inquiries, in which landlords or tenants request guidance on fair housing issues and fair housing investigations, which are initiated as a result of tenant complaints. Of these 30 cases, 13 were related to racial discrimination, 7 were related to disability status discrimination, 6 were related to familial status, 3 were related to source of income, and 1 was related to sexual orientation.

Action 22.2: Provide training for property owners and managers to have access to information about requirements of federal, state and local real estate, housing discrimination, tenant protection, housing inspection, and community preservation laws; and promote training of tenants in the requirements of federal, state, and local laws so that they are aware of their rights and obligations.

Provide two training sessions annually.

Annually

Fair Housing educational services for landlords in the first half of FY2024 included 3 of a planned 5 Regional Fair Housing Training presentations provided through ECHO, as well as distribution 1,875 fair housing information and resources one-pagers to 75 Community Based Organizations. In addition, two of the ten inquiry cases opened by ECHO were to educate landlords regarding fair housing regulations around race and disability.

Action 22.3: Conduct an annual workshop presented by local organizations such as ECHO and Centro Legal de la Raza and/or other advocacy organizations to conduct an annual fair housing and rental housing law workshops targeted to lower-income households, senior households, and individuals with disabilities.	Hold one workshop annually in multiple languages.	Annually	Ongoing.
Action 22.4: As funding permits, continue to support neighborhood and community groups with training, services and technical support related to fair housing.	Annually assist 20 residents.	Annually	Ongoing
Action 22.5: Work with organizations such as ECHO to conduct random testing at least once a year during the planning period.	Annual testing.	Annually	Per its agreement with the City of Hayward, ECHO will conduct 10 fair housing tests in FY2024 as part of its systemic audit process. Audit tests are generally conducted by a member of a marginalized group and may include telephone inquiries or site visits in order to determine if discrimination has occurred. ECHO will conduct its FY 24 audits beginning in Q3, with a report expected to be released in September 2024.

Program H-23: Rent Stabilization and Tenant Protections

Action 23.1: Continue partnership with consultant to implement the RRSO and MRSO, including the rent dispute resolution process.		Ongoing.	Ongoing
Action 23.2: Continue to monitor implementation and impact of the RRSO. Focus housing trend monitoring efforts in areas identified to have high numbers of rental violations as monitored by the City's Code Enforcement Division (Figure F-34), and in low resource neighborhoods including but not limited to North Hayward and Downtown (Tracts 4354 and 4363), Upper B Street (portion of Tract 4364.03), Mission Foothill (Tracts 4365, portion of Tract 4353), Mt Eden (Tract 4372), Southgate (Tract 4370), Longwood/Winton Grove (Tract 4369), Whitman Mocine (Tract 4378), Harder/Tennyson (Tracts 4374, 4375, 4376, 7377.01 and 4377.02), Jackson Triangle (Tracts 4366.01 and 4366.02), Santa Clara (Tracts 4367 and 4368) and Mission Garin (Tract 4380) among other qualified areas.	Annually provide update to Homelessness-Housing Task Force on trends related to rent increases and terminations and provide recommendations about what the City can do to respond to identified impacts on tenants.	Annually	Ongoing
Action 23.3: Seek out and participate in opportunities to improve eviction and displacement prevention resources.	Ongoing. Conduct at least one workshop per year related to RRSO. Advertise on social media as part of the City's regular housing workshops series, which occurs quarterly, and provide in English and Spanish and other languages upon request.	Ongoing	Ongoing

Action 23.4: Continue to provide tenants and landlords with information about local requirements and referrals to outside resources to assist with other tenant landlord disputes. Focus housing trend outreach efforts in areas identified to have high numbers of rental violations as monitored by the City's Code Enforcement Division (Figure F-34), and in Low Resource neighborhoods including but not limited to North Hayward and Downtown (Tracts 4354 and 4363), Upper B Street (portion of Tract 4364.03), Mission Foothill (Tracts 4365, portion of Tract 4353), Mt Eden (Tract 4372), Southgate (Tract 4370), Longwood/Winton Grove (Tract 4369), Whitman Mocine (Tract 4378), Harder/Tennyson (Tracts 4374, 4375, 4376, 7377.01 and 4377.02), Jackson Triangle (Tracts 4366.01 and 4366.02), Santa Clara (Tracts 4367 and 4368) and Mission Garin (Tract 4380) among other qualified areas.

Ongoing. Annual city-wide mailer (in English, Spanish and Chinese) to all tenants with City Housing Division contact information and how to access resources.

Ongoing

Ongoing

Program H-24: Tenant Relocation Assistance

Action 24.1: Continue cross collaboration among Housing Division Code Enforcement Division, Building Services, Fire Department to streamline communication and process for identifying eligible relocation assistance cases.

Ongoing on a case-by-case basis.

Ongoing

Action 24.2: Provide training to tenants and landlords to educate them about their rights and responsibilities related to relocation assistance.

Annually conduct one workshop for tenants and one workshop for landlords in multiple languages.

Annually

Ongoing

Action 24.3: Enforce relocation payment requirement through assessment of liens in cases where landlords fail to pay required assistance.

Ongoing

Ongoing

Action 24.4: Continue to implement and monitor the Emergency Relocation Assistance Program and work to identify additional funding sources to provide ongoing program support.

Ongoing

Ongoing

Action 24.5: Provide displaced tenants referrals to housing resources.

Ongoing

Ongoing

Program H-25: Consolidated Plan Update

In March 2024, the Community Services Commission (CSC) will provide its recommendations for Community Agency Funding to infrastructure projects for FY2024-25. These recommendations are expected to be adopted by Council on April 23, 2024. Current CSC recommendations related to infrastructure include \$372,831 in Community Development Block Grant funding to four community agencies. If funded, the proposed programs would provide infrastructure improvements to two homeless shelters as well as home rehabilitation assistance to 48 unduplicated residents.

Action 25.1: Update funding policies to prioritize the improvement of public facilities and infrastructure projects that improve the quality of life and accessibility for all residents.

Annually as part of the NOFA process. Annually

Action 25.2: Identify mechanisms to increase production and access to housing in high Moderate Resource areas (Census Tracts 4312, 4353, 4351.03 and 4370, and based on TCAC and CalEnviroScreen Maps as amended), such as through acquisition, rehabilitation and conversion of existing housing units to be affordable, the construction of ADUs, or through financial incentives in exchange for deed restriction of housing units for low-income use.

Adopt consolidated plan update by August 2025. The City has the goal to permit, acquire, rehabilitate, and/or convert at least 50 units in Moderate and/or High Resource areas into affordable housing in the planning period. August 2025

Initial efforts underway.

Program H-26: Place Based Strategies and Community Development

Action 26.1: Continue to utilize and refine the social equity lens to ensure that place-based strategies toward community revitalization such as infrastructure, streetscapes, active transportation, community amenities, parks and other community improvements are targeted in disadvantaged communities as determined by TCAC, CalEnviroScreen and other applicable maps as updated.

Incorporate social equity analysis in updates, amendments and development of infrastructure plans, which are undertaken on a case-by-case basis. Use these plans to inform development of the Capital Improvement Program (CIP) which is updated annually. Report on social equity analysis utilized in the plans to decisionmakers when plans are updated and/or adopted. Case by case

Ongoing.

Action 26.2: Implementation of Multimodal Intersection Improvement Plan (2022). Improvements identified in this plan would support high-density transit-oriented development, access to bicycling, walking and transit facilities, consideration of pedestrian needs, development of a continuous pedestrian system, collaboration with BART and AC Transit for service expansions, support of programs that increase vehicle occupancy, etc.

Construct Near Term bicycle, pedestrian and transit improvements City-wide by 2028. Design and construct Long Term improvements City-wide by 2033. Near Term (2028) and Long Term (2033) Ongoing.

Action 26.3: Increase Urban Canopy to mitigate heat island effect, beautify neighborhoods and support active transportation.
 - Plant 1,000 trees annually. Per Action 26.1, CIP prioritizes investment in disadvantaged communities and Low and Moderate Resource neighborhoods.
 - Complete Tree Canopy Analysis showing tree coverage of all public and private properties then further broken down by public and private property, census tracts, parks/open space, transportation corridors, or other delineations desired by the City. Initiate completion of an Urban Forest Management Plan to increase tree canopy coverage City-wide. Prioritize initial efforts and new plantings in low coverage areas in Low- and Moderate-Income neighborhoods/census tracts.

Plant 1,000 trees annually as part of CIP Project 05102.
 Complete Tree Canopy Coverage Study by January 2025 (Climate Action Plan Task CS-1.4). Draft and implement an Urban Forest Management Plan between 2026-2030 (Climate Action Plan Task CS-1.4 and General Plan Community Health & Quality of Life Goal 8).

Ongoing

Ongoing.
 Completed. Project included development of an approximately one-mile stretch of Linear Park along the eastern side of Mission Boulevard in South Hayward. The project included reshaping flat landscaped areas to echo the East Bay Hills, planting trees and native plants, using recycled concrete to expand pathways, adding seating using reclaimed wood and upcycled materials, and adding artwork to crosswalks, Jan-24 among a number of other improvements.

Action 26.4: Mission Blvd Linear Park. Complete one-mile linear park along Mission Blvd (Census Tract 4380) to add green space, tree canopy and active transportation improvements.

Complete construction of park by January 2024.

Action 26.5: The Stack Center. The Stack Center community center, located at the corner of Tennyson and Ruus Roads (Census Tract 4382.03) will house health services, event and art spaces, a café, a child-care center, gymnasium, afterschool homework support center, technology lab, literacy lab and daily programming for youth ages 12-17 adjacent to the 10-acre Tennyson Park. Phase 1 of the project includes environmental cleanup, interior tenant improvement of the existing Matt Jimenez Community Center and site improvements. Once operational, Phase I will house a childcare center, gymnasium for afterschool programming and offices for social and community services.

Complete construction of the first phase of The Stack Center by December 2023 and become operational by January 2025.
 Fundraise and complete design for Phase 2 by January 2028.

Phase 1 (December 2023) and Phase 2 (January 2028)

Underway. Building permits have been issued and Phase I is currently under construction.

Action 26.6: Russell City Reparative Justice, Art & Engagement. Established in 1853, Russell City was an unincorporated area of Alameda County located near the Hayward shoreline south of the Hayward Executive Airport (Census Tract 4372). In the early 1960s, Russell City was annexed into the City of Hayward as part of a Redevelopment Plan that entailed the relocation of Russell City residents and businesses and rezoning the property for industrial development.

- Engagement & Art. This project will support the installation of an art piece to commemorate the heritage of Russell City in Heritage Plaza, as well as the hiring of a consultant to conduct a listening process to hear from former Russell City residents and descendants.

Reparative Justice Project. Collaborate with former Russell City residents and their descendants to determine appropriate restitution for the City's involvement in inequitable treatment and forced relocation of Russell City community members.

Engagement & Art component to be completed by January 2025. All phases of Reparative Justice Project to be completed and implemented by January 2028.

Engagement & Art (January 2025),
Reparative Justice (January 2028)

Underway.

Action 26.7: Strategic Roadmap & Racial Equity Lens. Continue to organize City wide initiatives, programs, policies and services in the Strategic Roadmap that is updated annually. Utilize a racial equity lens to ensure that the City prioritizes completion of programs, projects and services that ameliorate disproportionate impacts to identified communities and neighborhoods.

Update progress on Strategic Roadmap annually at a public hearing with the City Council. To the extent possible, provide demographic and other data to accompany analysis about racial equity impacts and outcomes to ensure that programs, projects and services are furthering racial equity in Hayward.

Annually

Ongoing.

General Comments

Jurisdiction	Hayward	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Hayward
Reporting Period	2023 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT

**Table K
Tenant Preference Policy**

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage on their internet website containing authorizing local ordinance and supporting materials.	
Notes	

