



DATE: April 23, 2024
TO: Mayor and City Council
FROM: Director of Development Services
SUBJECT: HHTF Continuation: Work Session Regarding the Term of Homelessness-Housing Taskforce (HHTF)

RECOMMENDATION

That the City Council discusses the continuation and term of the expired Homelessness-Housing Task Force (HHTF).

SUMMARY

Staff recommends that the City Council discuss whether the HHTF should be maintained as a temporary taskforce and extend the term, convert it to a standing committee of the City Council, or allow the term of the HHTF to lapse without further action.

BACKGROUND

On January 29, 2019,¹ the City Council established the Homelessness-Housing Council Task Force (HHTF) to address the housing and homeless-housing crisis. The HHTF met on a quarterly basis for a two-year period. Council extended the timeframe of the HHTF twice. The first extension occurred on December 8, 2020,² in which Council approved a two-year extension through March 2023. On February 7, 2023,³ Council approved a one-year extension of HHTF through March 2024. The HHTF had scheduled to discuss the future of the task force at the March 2024 meeting; however, due to the cancellation of the March 2024 HHTF

¹ January 29, 2019 City Council Meeting Agenda and Materials:

<https://hayward.legistar.com/LegislationDetail.aspx?ID=3846296&GUID=CA787A4B-E77D-4818-BC82-B022B6B4649D>

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

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

³ February 7, 2023 City Council Meeting Agenda and Materials

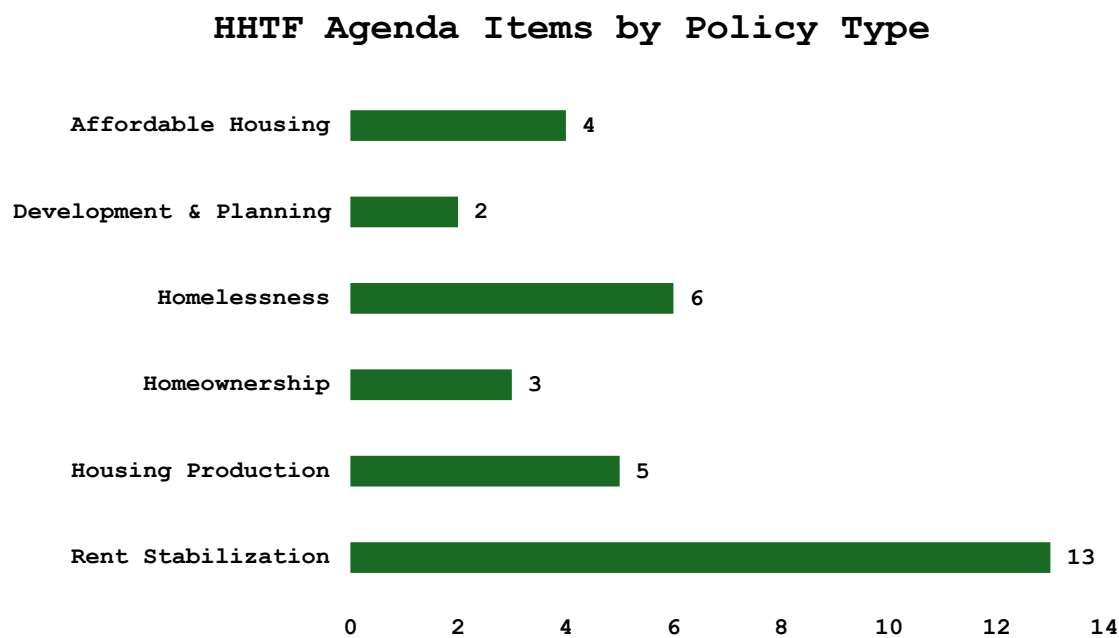
<https://hayward.legistar.com/LegislationDetail.aspx?ID=6016042&GUID=C496D77A-40FE-428C-A02A-8857121D52B9&Options=&Search=>

quarterly meeting, HHTF members did not have an opportunity to discuss the body's future. Consequently, the term of the task force has since lapsed.

DISCUSSION

Since its formation, the HHTF has met quarterly and convened three (3) additional special sessions to address the housing issues faced by City residents and stakeholders for a total of 21 meetings. In total, the HHTF has reviewed and provided recommendations on 33 agenda items that include issues of rent stabilization, housing production, homeownership, homelessness, affordable housing, and development and planning. **Figure 1** below shows a breakdown of HHTF meeting agenda items by policy type.

Figure 1: HHTF Agenda Items by Policy Type



During the initial years, as the HHTF was discussing residential rent stabilization and tenant protection policies, the HHTF created a space for bringing together the various perspectives of stakeholders for consideration. It continued to discuss important housing policies and programs but with less participation from the community. Over the last five years, the HHTF has reviewed the following polices, programs, and plans:

- Residential rent stabilization and tenant protections
- Rent increase threshold
- Tenant relocation assistance
- Incentives to housing production workplan
- The Housing Element
- The Let's House Hayward Plan to End Homelessness
- Various Homeownership Strategies

- Updates to the Affordable Housing Ordinance
- State Housing Legislation
- Federal Stimulus fund for Housing
- Potential HomeKey Applications
- Density Bonus Update
- Social impact bonds to acquire and rehabilitate vacant and blighted properties
- Hardship policies related to payment of fees
- Rent registries

Reestablishing the HHTF as a taskforce would be appropriate if the Council determines that additional work specific to homelessness and housing policy development is required and should be accomplished within a defined timeframe not to exceed an additional small number of years. Reorganizing the HHTF into a standing committee would be appropriate if the Council determines that the conversations regarding homelessness and housing policy should be ongoing without a clear end with no term limit. Both pathways, reestablishing the HHTF as a taskforce or converting it to a standing committee, would require approval from the full City Council. Staff recommends that Council discuss whether there is a need to maintain the body as a permanent committee, maintain the body as a Task Force on a limited basis, or allow the task force to lapse as objectives of the group have been met.

Staff has identified a list of pros and cons below with respect to allowing the HHTF’s term to lapse versus reestablishing the task force or creating a standing committee.

Pros & Cons

PROS (Reasons to Maintain)

- Provide preliminary review for agenda items before full Council consideration
- Policy-focused governing body dedicated to housing
- Smaller governing body provides additional avenues for public participation and engagement
- Quarterly meetings provide direction for policy priorities
- Allows for expanded conversations of more focused agendas on housing and homelessness related topics

CONS (Reasons to Eliminate)

- Full City Council desires detailed input in many housing-related agenda items in addition to HHTF
- Actions pertaining to homelessness are typically expedited to the full Council and reviewed by the HHTF as informational items
- Diminishing community participation over the last year
- Inconsistent meeting schedule over the last year

ECONOMIC IMPACT

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

FISCAL IMPACT

There is no initial fiscal impact with the consideration of this report. Although staff has been able to absorb the workload for staffing the HHTF and preparation of reports to date, staffing impacts will continue to be tracked and assessed to determine whether a fiscal or resource consideration may be necessary.

STRATEGIC ROADMAP

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

PUBLIC CONTACT

On January 29, 2019, the Council reviewed and discussed staff's recommendation to establish the HHTF. No public comments were received on this agenda item. Over the duration of the task force's terms, public participation has diminished.

NEXT STEPS

If the Council determines that the HHTF should lapse, no further action is needed. However, if the Council desires the creation of a Homelessness-Housing Committee or Task Force, Staff will return to Council with a recommendation for the full City Council to issue a formal approval.

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