

HOUSING-RELATED STRATEGIES STATUS UPDATE AND NEXT STEPS*

2/6/2018

*Updated from 10/17/2017 City Council Work Session

STRATEGY	ACTIONS TO DATE	NEXT STEPS	TIMELINE
1. Additional Study of the Residential Rent Stabilization Ordinance	<ul style="list-style-type: none"> • Focus on increasing education and outreach activities designed to connect tenants to existing programs such as tenant-landlord mediation services. • Council approved two staff positions; created a dedicated Housing Division effective July 1, 2017. • 10/1/17: Administration of the City's rent review programs including the rent stabilization ordinance was transferred from the City Attorney Office to the Housing Division. • 10/1/17: Recruitment process for Housing Manager position began with an estimated hiring date of Dec./Jan. • 1/25/18: New Housing Manager position filled • 2/6/18: Solicit feedback and direction from City Council on anti-displacement options • Research on anti-displacement strategies began, including considerations of revisions to the rent stabilization ordinance. • Community engagement with landlords and tenants around anti-displacement strategies, including considerations for revisions to the rent stabilization ordinance is ongoing. 	<ul style="list-style-type: none"> • Continued community engagement on potential scope of revision to rent stabilization ordinance or alternative options 	February 2018
2. Update and Revise the City's Ordinance Regulating Accessory Dwelling Units (ADU's)	<ul style="list-style-type: none"> • Council convened a work session on March 14, 2017 to review potential changes to the ADU Ordinance. • Staff, in summer 2017, undertook a study and analysis of the State laws, effective and upcoming, to determine which provisions and development standards are compatible and consistent with Council direction, community interests, concerns, applicable neighborhood plans, and the Hayward 2040 General Plan. 	<ul style="list-style-type: none"> • Complete 	October 17, 2017

STRATEGY	ACTIONS TO DATE	NEXT STEPS	TIMELINE
2. Update and Revise the City's Ordinance Regulating Accessory Dwelling Units (ADU's) <i>(continued)</i>	<ul style="list-style-type: none"> • Staff conducted outreach to obtain data and interest to draft an ADU Ordinance that is consistent with the Council policies and documents, while remaining in compliance with established statutes. • The Hayward Empathy Action Response Team (HEART) was responsible for communicating with the public, creating surveys, gathering data, and generating reports to determine stakeholder concerns and feedback that can be used to develop an ordinance for Planning Commission and City Council review. • 10/17/17: Zoning text amendment to regulations related to ADUs reviewed and approved by Council. 		
3. Explore Options to Create a New Housing Rehabilitation ADU Program	<ul style="list-style-type: none"> • On July 18, 2017, Council authorized the reallocation of \$150,000 of CDBG funding over two years to expand the City's housing rehabilitation program to include targeted ADU code corrections for income-eligible senior homeowners in the Tennyson Corridor. • In accordance with new state regulations and HUD approved eligibility standards, staff has developed program loans to eligible senior or disabled residents to convert their existing non-conforming garage conversions into code compliant accessory housing units. • An interdisciplinary staff team formed to evaluate potential customers and viability of the program. The team learned that residents who meet eligibility requirements weren't interested in conversions, and residents interested in conversions, tended to not meet eligibility requirements. Moving forward, the team is reaching out to residents who have expressed interest in ADU conversions to learn how the City can help them move forward in the process. • A work session on the program's progress and outcomes is tentatively scheduled for Council review in February 2018. 	<ul style="list-style-type: none"> • Work session planned to Review the Housing Rehabilitation ADU Program's Progress and Outcomes 	February 20, 2018
4. Issue NOFA/RFP for Affordable Rental Housing	<ul style="list-style-type: none"> • On January 31, 2017, Council directed staff to issue a Notice of Funding Availability (NOFA) and/or a Request for Proposals (RFP) to solicit Measure A1 project proposals for affordable housing developments that advance Council priorities and the Housing Element policies related to permanent affordable rental housing development. 	<ul style="list-style-type: none"> • Work Session scheduled to Review draft NOFA/RFP for Measure A1 funds in Hayward 	April 2018

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Development Projects	<ul style="list-style-type: none"> • Staff is developing that the NOFA/RFP consistent with Council’s direction to emphasize proposals that “...focus on rental housing affordable to lower-income households with special needs (e.g., seniors, extremely low-income households, and persons with disabilities, including developmental disabilities), especially projects that promote the City’s goals relating to transit-oriented development and jobs/housing balance” and, to the extent funding from Measure A1 funding for transitional housing is available, on projects for development of “...emergency shelters, and transitional and supportive housing programs for the homeless and those who are at risk of becoming homeless.” • Staff has been working in close coordination with the County of Alameda, which administers Measure A1 funding, throughout 2017 to help develop the Measure A1 program implementation criteria. Issuance of the first round of bonds by the County for affordable rental housing development is anticipated in March 2018. • 12/12/17: Council reviewed prospective Measure A1 affordable rental housing projects in Hayward and provided direction to staff on parameters for NOFA/RFP 	<ul style="list-style-type: none"> • City to work with four rental housing developers on application for the A1 competitive regional pool funds 	March 2018
5. Update and Revise the Affordable Housing Ordinance (AHO)	<ul style="list-style-type: none"> • On January 31, 2017, Council directed staff to explore options for revising the AHO to potentially increase its requirements, and directed staff to commission a Nexus Study to inform potential amendments to the AHO. • Staff engaged the services of professional firm Keyser Marston Associates in July 2017, and worked closely with multiple community stakeholders to develop the Study. • 10/17/17: Council reviewed Residential Nexus and Financial Feasibility Analysis and Affordable Housing Ordinance • 11/7/17: Public hearing held to introduce amendments to Affordable Housing Ordinance and adoption of in-lieu fees • 11/28/17: Council adopted AHO fee updates and the amendments to the AHO. 	<ul style="list-style-type: none"> • Complete 	11/28/17