

**HOUSING-RELATED STRATEGIES
STATUS UPDATE AND NEXT STEPS
10/17/17**

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. • Research on anti-displacement strategies has begun, including considerations of revisions to the rent stabilization ordinance, in preparation for January work session. 	<ul style="list-style-type: none"> • Planned work session with Council to discuss rent stabilization ordinance 	January 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"> • Introduction of amendments to the Ordinance is scheduled for Council review and approval on October 17, 2017. 	10/17/17

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. 		
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. • 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 2018
4. Issue NOFA/RFP for Affordable Rental Housing Development Projects	<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 Prospective Measure A1 Affordable Rental Housing Projects in Hayward. 	11/28/17

STRATEGY	ACTIONS TO DATE	NEXT STEPS	TIMELINE
<p>4. Issue NOFA/RFP for Affordable Rental Housing Development Projects. <i>(Continued)</i></p>	<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. • Staff has scheduled a Council review of prospective Measure A1 affordable rental housing projects in Hayward on November 28, 2017. 		
<p>5. Update and Revise the Affordable Housing Ordinance (AHO).</p>	<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. 	<ul style="list-style-type: none"> • Review of Residential Nexus and Financial Feasibility Analysis and Affordable Housing Ordinance scheduled for Council • Public Hearing scheduled to Introduce Amendments to 	<p>10/17/17</p> <p>11/7/17</p>

STRATEGY	ACTIONS TO DATE	NEXT STEPS	TIMELINE
5. Update and Revise the Affordable Housing Ordinance (AHO). <i>(Continued)</i>		Affordable Housing Ordinance. • Adoption of AHO Fee Updates and Amendments to Affordable Housing Ordinance.	11/28/17