

Informational Report

Implementation Update on the Residential Rent Stabilization and Tenant Protection Ordinance

December 19, 2024 | HPRC

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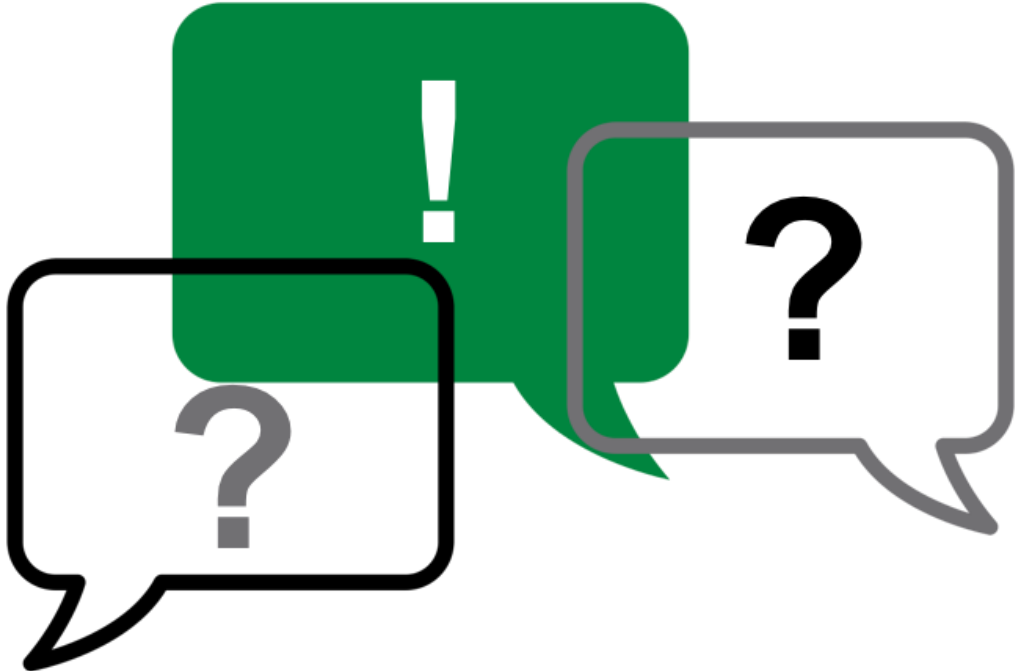
KEY TAKEAWAYS

- Unlawful detainer filings are decreasing since the uptick from 2023 and accompanying termination of COVID-19 eviction moratoria but still high.
- Rent increases submitted are self-reported, so compliance rate cannot be determined
- Housing violations constituted a plurality of reasons for filing a tenant petition for rent review with a high occurrence of housing condition concerns
- Hayward Rental Inspection Program, operating in tandem with the TRA0, has inspected nearly 1,300 rental units for substandard housing conditions
- C.E. is experiencing challenges with inspecting Hayward's 23,000 rental units within a five-year cycle

ACTIONS IN RESPONSE

- Modified contract with legal service provider to include community outreach and access to legal consultation before unlawful detainer is filed
- Evaluating the possibility of implementing a rent registry
- Evaluating capacity to increase staffing levels for Code Enforcement Division to increase level of proactive inspections

Questions



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Analysis of Hayward's Competitiveness for State Funding for Affordable Housing Development

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BACKGROUND

- Hayward did not meet its RHNA goals for the 5th Cycle (2015-23)
- 6th RHNA Cycle starting on strong note for Hayward's housing development
- To meet 6th RHNA Cycle goals, City will need to incentivize more affordable housing projects that will be competitive for state funding
- Staff have reviewed state grants for affordable housing developments to evaluate competitiveness of potential Hayward projects.

6th RHNA Cycle Highlights

12.5% of Cycle Complete (Year 1)

INCOME CATEGORY	GOAL	UNITS PERMITTED	PERCENT ATTAINED
Very Low	1075	58	5.4%
Low	617	147	23.8%
Moderate	817	108	13.2%
Above Moderate	2115	329	15.6%

HAYWARD'S SWOT

STRENGTHS

- Prohousing Designation (*in-progress*)
- Anti-displacement Activities
- Target Demographics
- Applicant Experience

OPPORTUNITIES

- Partnerships with Transit Agencies
- Affordable Housing Funds
- Surplus Land

WEAKNESSES

- GHG Reduction Activities
- Limited Affordable Housing Trust Funds
- Limited General Funds

THREATS

- Rent-savings benefit

ACTIONS TO CONSIDER

- Increase local funds for affordable housing (legislative)
 - Annual Allocation of general funds
 - Accept payment of affordable housing in-lieu fees
- Prioritize projects located near transit and serving people prioritized by state funding (administrative)
- Build relationships with transit agencies (administrative)
- Prioritize 100% affordable housing on surplus land where feasible (legislative)

QUESTIONS

