

**CITY COUNCIL MEETING
TUESDAY, MARCH 22, 2016**

PRESENTATIONS



Addressing Sustainability in Staff Reports

Alex Ameri
Director of Utilities & Environmental Services

March 22, 2016

Sustainability Features



- ▶ Long History of Sustainability Leadership
- ▶ “Green” is One of Council’s Top Priorities
- ▶ In Discussions with the Council Sustainability Committee, Staff Developed the Concept of Addressing Sustainability Features in Staff Reports.



Sustainability Features



- ▶ Council should Receive Complete Information
- ▶ Sustainability Features of Proposals Need to be Presented to Decision-Makers in a Clear and Concise Manner
- ▶ Must be Short and to the Point
- ▶ Similar to Economic & Fiscal Impact Discussions

Sustainability Features



► Reports (for public & private projects) should address:

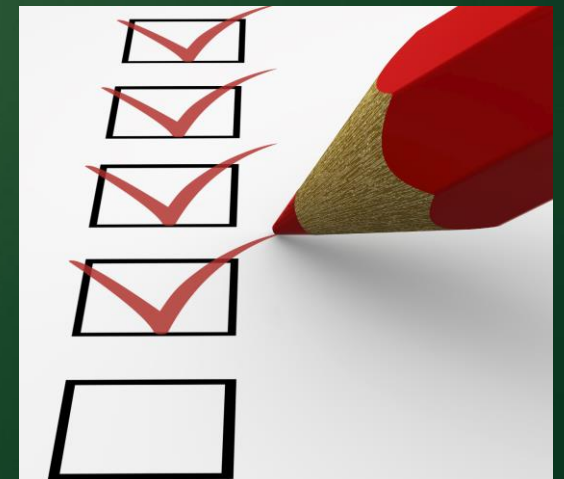
1. Energy
2. Water
3. Air
4. Solid Waste and Recycling
5. Purchasing
6. Transportation



Sustainability Features



- ▶ Staff will develop a checklist for Development Applications
- ▶ Environmental Services staff will review and assist with preparation of Sustainability Features sections



Example: Apartment Project



1. Energy: Does the proposal include features that will minimize the use of electricity, natural gas, and other fossil fuels?

Roof-mounted solar panels will be installed to provide approximately 80 percent of the building's electricity needs.

2. Water: Does the proposal include features that will minimize the use of water?

Water efficiency features of the project include ultra-low flow toilets that use only 0.8 gallons per flush, low flow showerheads and aerators.

Example: Repaving Project



2. Water: Does the proposal include features that will minimize the use of water?

The project will make improvements to the landscaping by adding permeable pavers, low-water usage trees, drought tolerant shrubs, and succulents.

4. Solid Waste: Does the proposal include features that will minimize material sent to a landfill?

Yes, the CIR method recycles and reuses six inches of existing pavement material, which will reduce waste.

Sustainability Committee



On December 10, 2015, the Committee unanimously supported the proposal.



Next Steps



- ▶ After receiving Council's comments, staff will work with all departments to implement new report section.
- ▶ Staff will review and adjust the effort as needed to make it more useful.
- ▶ Staff will report back to the Sustainability Committee after the first year.

Questions & Discussion





Affordable Housing Strategies

City Council and Hayward Housing Authority
March 22, 2016

Affordable Housing Strategies

- Hayward Housing Authority
- Affordable Housing Ordinance
- Housing Element
- Permanent Supportive Housing
- Housing Rehabilitation Program
- HOME Investment Partnerships
- First Time Homebuyer Program



B. and Grand Senior Affordable Housing

Hayward Housing Authority (HHA)

- Established in 1946.
- Redevelopment Agency housing assets transferred to HHA in 2012.
- Promotes affordable housing projects and programs.
- Not a Public Housing Authority.
- County of Alameda operates a Housing Authority (PHA).



South Hayward BART Family & Seniors Communities

Affordable Housing Ordinance (AHO)

- Ensures development of new affordable housing in Hayward.
- Imposes fees on new development to help build affordable housing.
- Applies to all new residential developments over 20 units.
- Developers have option to pay AHO impact fees or include affordable units in their project.



Proposed Lincoln Landing mixed-use development

Housing Element

- Long range housing goals and plan 2015-2023.
- Conserve and improve existing housing stock; develop new affordable housing to meet need.
- Provide for special needs of seniors, persons with disabilities, homeless persons, single female-headed households, and others.
- Promote equal housing opportunity.



Hayward 2040 General Plan
Housing Element
December 2014



Permanent Supportive Housing

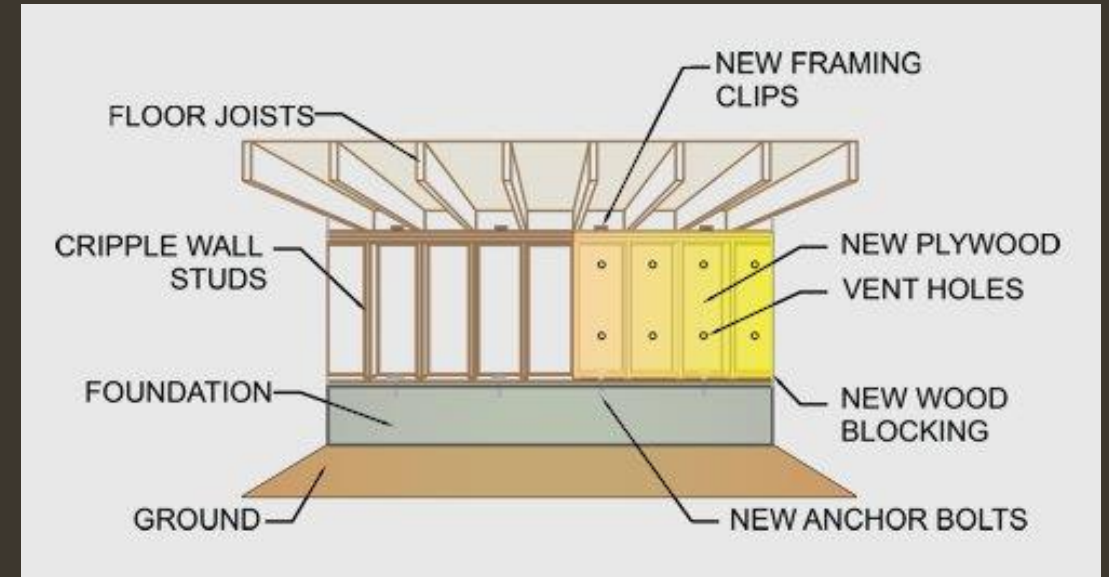
- Places chronically homeless persons in permanent housing with supportive services.
- Partners with public safety and emergency responders to identify most high-impact individuals.
- Once safely housed, individuals have high rate of staying housed, support services more effective.
- Abode Services / AC Impact.



Dennis was chronically homeless in Hayward for over a decade. Now he has his own apartment.

Housing Rehabilitation Program

- CDBG funded grants and loans.
- Assists seniors and persons with disabilities to live independently in their homes and age-in-place.
- Repairs major home systems; installs accessibility solutions; remedies health and safety-related code violations.
- New: Residential Bolt and Brace seismic retrofit program.



Example of a typical bolt and brace retrofit.

HOME Investment Partnerships

- Federal funds (HUD) to acquire, rehabilitate, and construct affordable housing; provide homebuyer's and renter's assistance.
- Construction of Glen Berry and Sara Conner Court Apartments.
- Rehabilitation of Huntwood Commons and Tennyson Gardens.
- Acquisition of Cypress Glen Apartments.



Sara Conner Court Apartments



First Time Homebuyer Down Payment Assistance Program

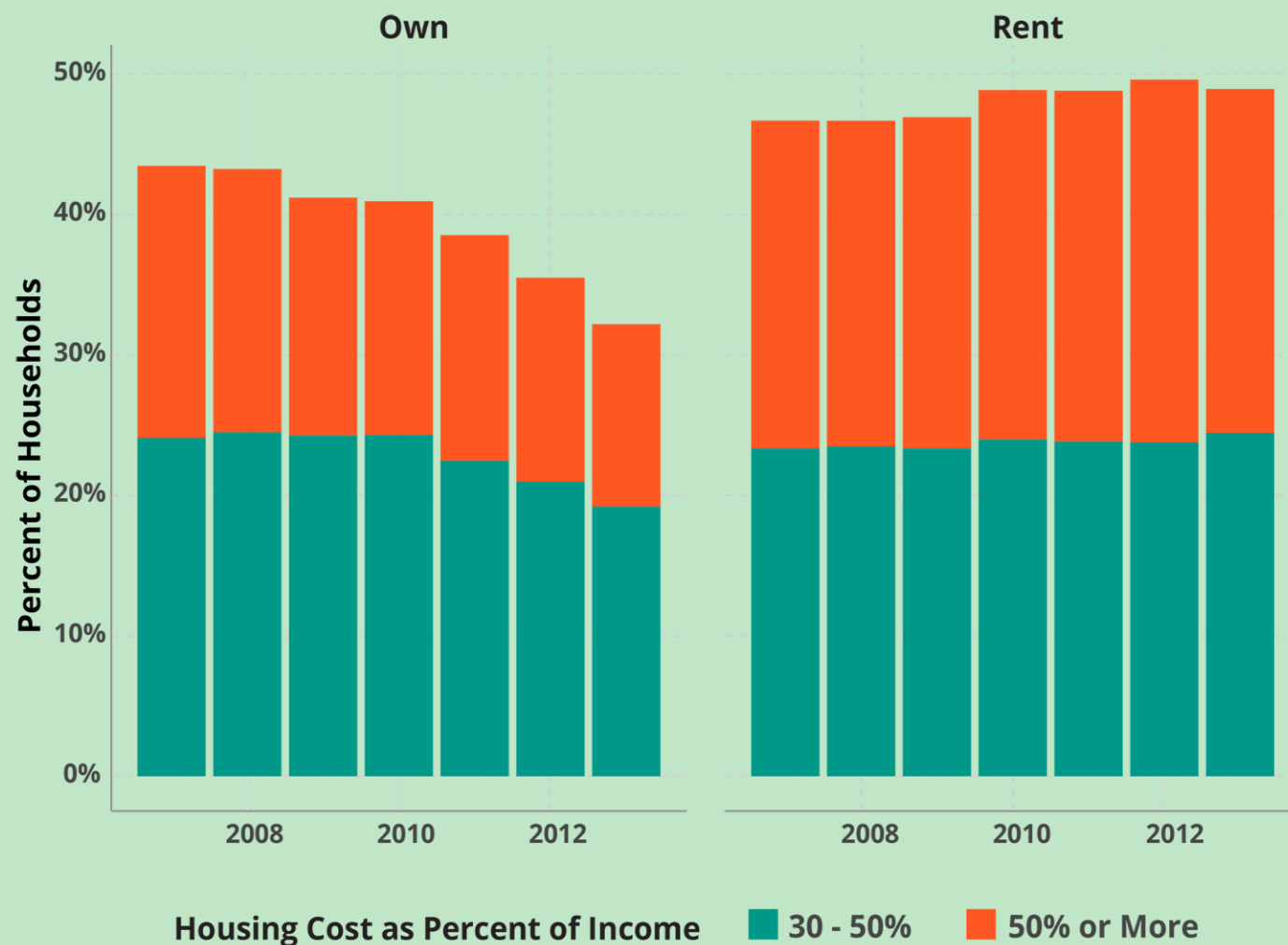
City Council and Hayward Housing Authority Board – March 22, 2016

Housing Insecurity

Housing costs are considered to be affordable when they are less than 30 percent of household income.

Chart: Households Paying 30 Percent or More of Income on Housing in the Bay Area

Source: Association of Bay Area Governments

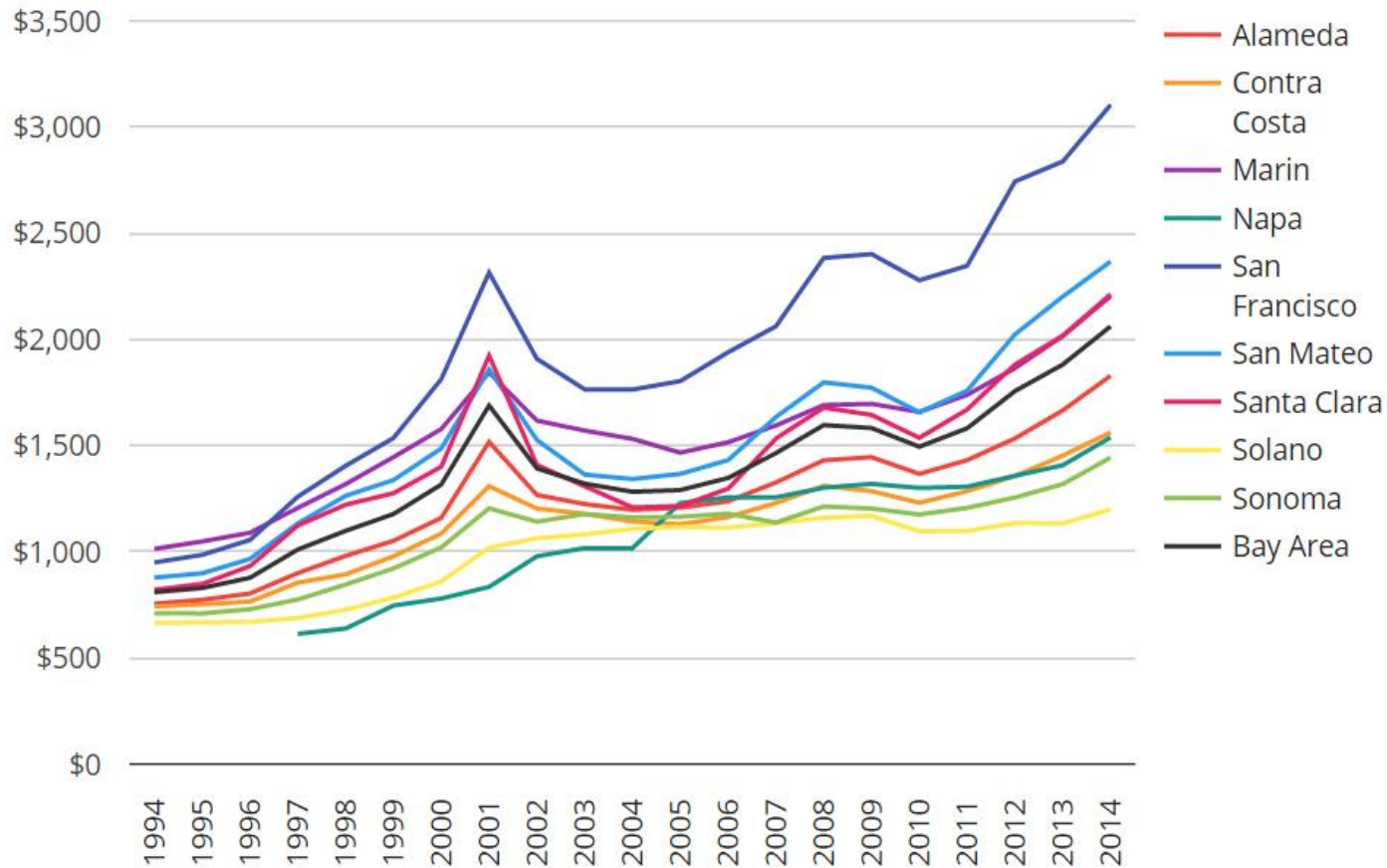


The Rising Cost of Rent

Between 2010 and 2014, the average monthly rent in the nine-county Bay Area increased by 38 percent from \$1,495 to \$2,062.

Chart: Average monthly rent in the Bay Area

Source: Association of Bay Area Governments



First Time Homebuyer Program

- Makes down payment assistance loans to qualified Hayward residents.
- Assists creditworthy homebuyers with obtaining home mortgage financing.
- Increases home sales in Hayward which contributes to the local economy.
- \$1.5 million in available HHA funds (one-time funds) to create a loan pool.
- Approximately 42 loans during provisional two-year pilot program.



Palma Ceia has over 4,000 single family homes.

Down Payment Assistance Loans

- 3.5% fixed interest rate.
- Up to \$35,000 for income-qualified buyers.
- Five-year loan payment deferral period allows more income to be spent on mortgage; eliminates need for Private Mortgage Insurance (PMI).
- Can be combined with other down payment assistance (WISH) for up to \$50,000 total.



Home buyers attend a down payment assistance seminar hosted by a private lender in Hayward.

Next Steps

Staff recommends that the Council, in its role as the Housing Authority Board:

- Adopt a resolution (Attachment I) authorizing the use of \$1.5 million of Hayward Housing Authority fund balance to implement a First Time Homebuyer Down Payment Assistance Pilot Program.



Questions

City Council and Hayward Housing Authority Board – March 22, 2016