



## Appendix E – Review of Past Accomplishments

### Hayward Housing Element (2023-2031)

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# Table of Contents

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1	Review of Past Accomplishments .....	1
1.1	Effectiveness in Addressing Special Needs .....	1
1.2	Quantified Objectives .....	2
1.3	Review of Past Accomplishments .....	2

## Tables

Table E-1	Quantified Housing Objective And Achieved Accomplishments .....	2
Table E-2	Review of Past Accomplishments .....	3

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# 1 Review of Past Accomplishments

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To develop appropriate programs to address the housing issues identified in the 2023-2031 Housing Element (6<sup>th</sup> Cycle), the City of Hayward has reviewed the housing programs adopted in the 2015-2022 Housing Element (5<sup>th</sup> Cycle) and evaluated the effectiveness of these programs in delivering housing services and assistance. Table E-1 summarizes the City's progress toward the previous Regional Housing Needs Allocation (RHNA) and Table E-2 provides a detailed program level assessment of housing accomplishments over the 5<sup>th</sup> Cycle planning period. Programs that are routine staff functions with no specific actions and no direct City involvement are not continued as housing programs in the 6<sup>th</sup> Cycle Housing Element.

## 1.1 Effectiveness in Addressing Special Needs

The City was successful in facilitating the development of housing for special needs groups during the 5<sup>th</sup> Cycle Housing Element. Under Program H-6 — Affordable Housing Development (Program H-8 in the 5<sup>th</sup> cycle Housing Element) the City partnered with housing developers to identify affordable housing opportunities with emphasis on promoting housing choices that serve the needs of special needs populations including seniors, homeless, female-headed households, large families, low-income households, and/or persons with disabilities. Additionally, the City participates in the EveryOne Home Continuum of Care which provides funding, feedback, data, and insights into homelessness and the affordable housing landscape in Hayward. The Alameda County 2018 EveryOne Home Strategic Plan seeks to address the housing-related needs of persons with serious mental illness, those living with HIV/AIDS, and individuals experiencing homelessness. Additionally, EveryOne Home released the 2020 Centering Racial Equity in Homeless System Design report. According to the report, Black and Indigenous people are homeless at a rate four times higher than Alameda County's general population, and more than double the rate among people in poverty. The report findings transformed the homeless response system design in Alameda County. The report includes program and system process recommendations, which describe the optimal structures, staffing ratios, and practices that will contribute to a more equitable homeless housing crisis response.

According to the City of Hayward's 2020 to 2021 Consolidated Annual Performance and Evaluation Report, the City has used Community Development Block Grant (CDBG) funds to assist individuals with special needs. Under Goal 3A: Provide Supportive Services for Special Needs, 1,375 individuals with special needs have been assisted through supportive services including recreational education, and health programs. The City far exceeded its program year targets by 250 percent. This is because of the increase in funding and corresponding service provision for emergency CDBG CARES Act (CDBG-CV) activities, which were created in Program Year 2019 but remained open and providing services throughout much of Program Year 2020. Conversely, the City was far from meeting its target for the goal of improving facility and infrastructure access and capacity, as COVID-19 restrictions continued to create construction delays.

## 1.2 Quantified Objectives

Table E-1 summarizes the City's progress toward meeting the previous 5<sup>th</sup> Cycle Housing Element RHNA, as well as objectives to rehabilitate and conserve/preserve existing housing stock. The City of Hayward did not reach its 5<sup>th</sup> cycle RHNA goals in the Extremely Low, Very Low-, Low-, and Moderate-Income categories.

**Table E-1 Quantified Housing Objective And Achieved Accomplishments**

	New Construction		Rehabilitation		Preservation (At-Risk Units)	
	RHNA (2015-2022)	Actual	Objectives	Actual	Objectives <sup>1</sup>	Actual
Extremely Low-Income	339	48	50	0	0	0
Very Low-Income	339	120	50	0	0	0
Low-Income	480	174	100	67	0	0
Moderate-Income	608	128	–	0	0	0
Above Moderate-Income	0	2,824	0	0	0	0
<b>Total</b>	<b>1,766</b>	<b>3,294</b>	<b>200</b>	<b>67</b>	<b>0</b>	<b>0</b>

<sup>1</sup>There were no units identified in the 5<sup>th</sup> Cycle Housing Element that were at high risk of conversion to market rate units.

## 1.3 Review of Past Accomplishments

Table E-2 provides a detailed program-level assessment of housing accomplishments during the 5<sup>th</sup> Cycle Housing Element planning period.

**Table E-2 Review of Past Accomplishments**

Program	Program Objectives	Progress and Continued Appropriateness
Program 1 — Housing Rehabilitation Loan Program (HRLP)	<p>The objective of this program is to preserve affordable single-family homes.</p> <p>The City provided below market-rate rehabilitation loans to qualified lower-income homeowners to make repairs (costing more than \$5,000) to correct major health and safety deficiencies and make needed accessibility modifications.</p>	<p>The City no longer issues new loans under this program, but many existing loans are still in effect.</p> <p><b>Continued Appropriateness:</b> Program 1 will be carried into the 6<sup>th</sup> Cycle Housing Element. The City will continue monitoring the loans and program income from loan payoffs will be used to fund additional CDBG-eligible activities.</p>
Program 2 — Minor Home Repair Grant (MHRP)	<p>The objective of this program is to assist lower-income elderly and/or disabled homeowners to make minor home repairs to address health and safety issues, correct code violations, and address systems failures.</p> <p>The City shall continue to provide rehabilitation grants up to \$10,000 to qualified lower-income elderly and/or disabled homeowners to make minor home repairs to address health and safety problems, correct code deficiencies, and improve the outward appearance of homes. Priority will be given to work that corrects health and safety issues and to accessibility modifications for people who have disabilities. The City shall disseminate information to homeowners who participate in the Program regarding rehabilitation standards, preventative maintenance, and energy conservation measures.</p>	<p>During the reporting period, the City continued its partnerships with nonprofit housing rehabilitation agency Rebuilding Together Oakland/East Bay (\$150,000) and Habitat for Humanity East Bay/Silicon Valley to provide property rehabilitation assistance to targeted Hayward homeowners. In total, 52 homes were rehabilitated through 2020. Due to City staffing turnover and delays with environmental review, Habitat for Humanity only completed four projects in 2020. Rebuilding Together's minor home repair grant program provides for safety assessments and modifications to single-family and mobile homeowners.</p> <p><b>Continued Appropriateness:</b> Based on the progress of this program, Program 2 will be carried into the 6<sup>th</sup> Cycle Housing Element.</p>
Program 3 — Residential Rental Inspection Program	<p>The objective of this program is to safeguard the stock of safe, sanitary rental units within the City and protect local residents through systematic inspection of rental housing throughout the City.</p> <p>The City shall continue to systematically inspect rental units throughout the city through the Residential Rental Inspection Program to safeguard the stock of safe, sanitary rental units within the city and protect persons entering or residing in rental units. The City shall focus attention on rental housing in higher density areas with the goal of inspecting these units every three to four years. The City shall inspect properties outside the focus area less frequently, unless they are the subject of a complaint. All rental units shall be subject to inspection. To fund the program, the City shall continue to charge an annual, per-unit fee in addition to fees charged for every unit in which a violation is found. The City shall assess penalties for lack of timely correction of violations. The City shall disseminate information to residents about the mandatory rental inspections, as well as up to-date information on the City's building, mechanical, plumbing, electrical, and housing codes.</p>	<p>During the 2015-2020 reporting period, the City inspected the following number of active properties and units:</p> <ul style="list-style-type: none"> <li>▪ 2015: 217 single-family homes and 1,492 apartments and 224 multifamily rental properties</li> <li>▪ 2016: 102 single-family homes and 954 apartments in 132 multifamily rental properties</li> <li>▪ 2017: 235 new rental cases for 714 units</li> <li>▪ 2018: 171 rental cases for 657 units</li> <li>▪ 2019: 65 new rental cases for 78 units</li> <li>▪ 2020: 65 new rental cases for 78 units</li> <li>▪ 2021: 109 new cases</li> </ul> <p><b>Continued Appropriateness:</b> Based on the progress of this program, as well as the requirements of AB 838 (2021), Program 3 will be carried into the 6<sup>th</sup> Cycle Housing Element.</p>

Program	Program Objectives	Progress and Continued Appropriateness
Program 4 — Preservation of At-Risk Housing	<p>The objective of this program is to avoid the loss of assisted housing units and the resulting displacement of low-income residents.</p> <p>The City shall continue to monitor all units considered at risk of conversion to market rate and assist property owners in maintaining the affordability of these units. The City shall support and assist property owners in applying for State and Federal funding to preserve at-risk housing, and as funding permits, shall provide financial assistance to nonprofit housing developers in the acquisition and rehabilitation of at-risk housing projects. The City shall ensure that property owners comply with State noticing requirements to notify tenants one year ahead of their intent to terminate subsidy contract or affordability covenants. As necessary, the City shall also provide technical assistance to tenants to access other affordable housing resources.</p>	<p>Since 2015, the City has facilitated the acquisition, recapitalization and/or rehabilitation of 300 affordable units and the conversion of 130 market-rate naturally occurring affordable units to rent restricted affordable units. The City continues to monitor all units considered at risk of conversion to market rate and assist property owners in maintaining affordability of these units. The City supports and assists property owners in applying for state and federal funding to preserve at-risk housing, and as funding permits, shall provide financial assistance to nonprofit housing developers in the acquisition and rehabilitation of at-risk housing projects.</p> <p><b>Continued Appropriateness:</b> Based on the continued importance of this program, Program 4 will be carried into the 6<sup>th</sup> Cycle Housing Element.</p>
Program 5 — Foreclosure Prevention and Counseling	<p>The objective of this program is to preserve homeownership and promote neighborhood stability.</p> <p>The City shall continue to support foreclosure prevention by partnering with non-profit organizations that provide foreclosure prevention services. The City shall continue to provide information about foreclosure prevention resources in the housing programs section of the City's website, including information about the programs available for refinancing at-risk loans, and contact information for legal services agencies and HUD-approved counseling organizations in the area. The City shall mail foreclosure prevention materials to local residents who receive notices of default and notices of trustee sale, and shall organize foreclosure-prevention seminars for Hayward residents at risk of losing their homes.</p>	<p>The City has partnered with non-profit Housing and Economic Rights Advocates (HERA) to provide mortgage delinquency and default resolution negotiation and legal advocacy services through the City's Foreclosure Prevention Program (the "Program"). The Program provides services to low-income City of Hayward homeowners who are struggling to make their mortgage payments and at risk of losing their home due to financial impacts related to COVID-19. Marketing has started for the Program and the first two, free educational workshops on Foreclosure Prevention have been scheduled for end of February and early March 2022. Additionally, homeowners who meet certain Program criteria may also be eligible for financial assistance through the Program in the form of loans up to \$15,000. The Program is funded by CARES Act Community Development Grant (CDBG-CV) funds and American Rescue Plan Act of 2021 (ARPA) funds which were approved by City Council in 2020 and 2021 respectively. Additionally, the City partnered with A1 Community Housing to provide free foreclosure prevention workshops as well as free one-on-one counseling for households at risk of foreclosure. The program was funded through the City's annual CDBG entitlement grant and served 72 Hayward households.</p> <p><b>Continued Appropriateness:</b> Based on the progress of this program, Program 5 will be carried into the 6<sup>th</sup> Cycle Housing Element.</p>

Program	Program Objectives	Progress and Continued Appropriateness
Program 6 — Mortgage Credit Certificate Program	<p>The objective of this program is to assist tenants to become homeowners to reach a 60 percent ownership occupancy rate, within the parameters of federal and state housing laws.</p> <p>The City shall continue to participate in the Mortgage Credit Certificate (MCC) program, administered by Alameda County, to assist eligible buyers qualify for a mortgage loan. The City shall assist the County in promoting the program to eligible buyers through the City website and written materials.</p>	<p>Since 2015, a total of 20 Hayward homebuyers obtained an MCC allocation:</p> <ul style="list-style-type: none"> <li>▪ 2014: Four Hayward homebuyers obtained an MCC allocation and nine homeowners had their allocations reissued</li> <li>▪ 2015: Four Hayward homebuyers obtained an MCC allocation and one homeowner had his allocation reissued</li> <li>▪ 2016: No data</li> <li>▪ 2017: Two Hayward homebuyers obtained an MCC allocation and two homeowners had their allocation reissued</li> <li>▪ 2018: Three Hayward homebuyers obtained an MCC allocation</li> <li>▪ 2019: Seven Hayward homebuyers obtained an MCC allocation</li> </ul> <p>The California Debt Limit Allocation Committee (CDLAC) did not provide MCC funds to counties statewide in 2020 or 2021. The City continues to engage with the County for any future applications for CDLAC for MMC funds.</p> <p><b>Continued Appropriateness:</b> Due to lack of funding, Program 6 will not be carried into the 6<sup>th</sup> Cycle Housing Element. If CDLAC offers MCC funds again, the City will work with the County to reapply for the program.</p>
Program 7 — Tenant-Based Rental Assistance for Emancipated Youth	<p>The objective of this program is to promote housing, along with supportive services, for household with special needs, including seniors, persons with disabilities, single-parents, and the homeless.</p> <p>The City shall continue to provide financial support to Project Independence, a program implemented by ABODE Services to provide a continuum of supportive services, including tenant-based rental assistance, to emancipated youth in Alameda County (youth from 18 to 24 who have aged out of the foster care system).</p>	<p>Since 2015, 183 Hayward at-risk youth were housed through this program (this number may include duplicates for potential youth participating in the program for multiple years).</p> <p>In 2020, over \$216,123 were provided to Project Independence, a program implemented by a non-profit organization that provides tenant-based rental assistance to emancipated youth. Previous years reported funds from \$125,000 to \$218,000.</p> <p>In 2021, the City continued to utilize HOME funding for tenant-based rental assistance to emancipated youth through Abode Services' Project Independence. Last year, 18 transition age youth were provided a housing subsidy. As some program participants have minor children, a total of 24 individuals were housed.</p> <p><b>Continued Appropriateness:</b> Based on the progress of this program, Program 7 will be carried into the 6<sup>th</sup> Cycle Housing Element. This program has been incorporated into Program H-19: Housing for Special needs Populations.</p>

Program	Program Objectives	Progress and Continued Appropriateness
Program 8 — Affordable Housing Development	<p>The objective of this program is to assist in the provision of housing that meet the needs of all socioeconomic segments of the community.</p> <p>The City shall work with developers to facilitate affordable housing development. Specifically, the City shall review available funding programs annually and shall provide technical support in the application for State, Federal, and other public affordable funding sources, and, as funding permits, shall provide gap financing for affordable housing. Gap financing shall focus on rental housing units affordable to lower-income households and 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.</p>	<p>The City continues to partner with housing developers to identify affordable housing development opportunities with emphasis on promoting housing choices that serve the needs of special needs populations, including seniors, homeless, female-headed households, large families, low-income, and/or persons with disabilities. In addition, the City continues to support developers with their applications for state and other local development incentives and funding programs that provide financial assistance to develop affordable housing for special needs populations. The City promotes Senate Bill (SB) 330 and SB 35 as a development incentive to affordable housing developers and anticipates processing eligible affordable housing developments to ensure that Hayward has a diverse housing stock serving all socioeconomic segments of the community.</p> <p>Furthermore, in 2020, the City approved a workplan to incentivize housing production in Hayward and address the state's housing shortage and high housing costs. The objective of the workplan is to incentivize the production of both market rate and affordable housing, implement measures to meet the RHNA goals, establish "pro-housing" policies to ensure Hayward remains competitive for state housing funds and improve housing affordability for Hayward residents. Topics to incentivize housing production include policies related to zoning and housing approvals, accessory dwelling units, impact fees and fee transparency, funding sources, public land disposition, and streamlining the approval process. Below is a summary of annual progress:</p> <ul style="list-style-type: none"> <li>▪ 2015: Lease of a new 22-unit transit-oriented affordable development senior housing development located at B &amp; Grand Streets</li> <li>▪ 2016: Construction of a new 60-unit transit-oriented affordable development for seniors located on A Street (at Main) started construction during the reporting period. Also, the construction of the 151-unit Alta Mira affordable complex which includes eight and 64 affordable homes for families and seniors, respectively, was completed.</li> <li>▪ 2017: The City participated in discussions with Alameda County regarding the development of implementation policies for Alameda County A1 Bond funds to fund Development of Affordable Housing. The County approved its guidelines in November 2017 and Hayward received direction from City Council in December 2018 to issue a Notice of Funding Availability to fund affordable housing projects.</li> <li>▪ 2018: Three projects were awarded funds totaling \$28.6 million to create 259 units of affordable housing. Two of the projects were</li> </ul>

Program	Program Objectives	Progress and Continued Appropriateness
		<p>provided matching funds to apply for Alameda County A1 Bond funds and were awarded almost \$10 million from the County. As a result of the NOFA, two market rate projects (Matsya Villas entitled in 2017 and Mission Paradise entitled in 2018), were converted to 100 percent affordable projects. These projects will provide housing to households earning between 20 percent of the Area Median Income and 80 percent of the Area Median Income serving seniors, families, individuals, veterans, and people experiencing homelessness. A fourth project was not awarded funds but secured funding and started construction to develop 140 units of affordable housing.</p> <ul style="list-style-type: none"> <li>2019: The City granted its first approval of eligibility for a streamlined approval process through SB 35 for Terraces at Mission which would provide 110 affordable housing units for low-income seniors.</li> <li>2020: The City approved a second SB 35 application at 2595 Depot Road that included an unlimited density bonus pursuant to Assembly Bill (AB) 1763 because it was located within one-half mile of a high frequency transit stop. Allied/Abode Services is currently constructing a 125 micro unit development. Half of the units will be set aside for extremely low-income households and the remaining units will be set aside for very low- and low-income households.</li> <li>2021: The City allocated \$4.9 million to affordable housing projects to help close the financing gaps on three affordable housing projects which will provide approximately 190 units of affordable housing which includes two projects reference above plus an additional 96 unit affordable housing development located on Parcel Group 8. Lastly, the City plans issuing a Notice of Funding Availability (NOFA) to establish an affordable housing development pipeline. Eligible projects would be awarded as funding becomes available. Through the NOFA, the City is able to prioritize the City's housing goals and target at-risk and underserved populations. Additionally, the City entered into a Development Disposition Agreement for the development of 176 units of Affordable Housing located on Parcel Group 3.</li> </ul> <p><b>Continued Appropriateness:</b> Based on the progress of this program, Program 8 will be carried into the 6<sup>th</sup> Cycle Housing Element.</p> <p>Due to legislative updates, this program has been expanded to comply with the most recent state law.</p>

Program	Program Objectives	Progress and Continued Appropriateness
Program 9 — Density Bonus	<p>The objective of this program is to promote the use of density bonuses and other incentives to facilitate the development of new housing for extremely low, very low, and low-income households.</p> <p>The City shall develop a brochure describing the Density Bonus Ordinance and distribute to potential developers in order to promote affordable housing development.</p>	<p>The City has a good track record of approving Density bonus applications throughout the 5<sup>th</sup> Cycle Housing Element:</p> <ul style="list-style-type: none"> <li>2017: The City approved Maple and Main mixed-use development which consisted of 235 multi-family rental units and approximately 49,000 square foot commercial development. The project included a 23 percent density bonus. In exchange for the density bonus, the development will include 48 units deed restricted for very low-income households</li> <li>2019: Processed three applications for density bonuses. The Meta Housing development includes a total of 140 multi-family rental units. The project will be 100 percent affordable for Low-Income households and included a 15 percent density bonus (19 units). The Pine Vista development project includes a total of 40 for-sale condominium units. Of the 40 condo units, 15 percent or 20 percent were deed restricted for moderate-income households. The Mission Terraces development includes a total of 110 multi-family rental units that would be available for seniors. The project would be 100 percent affordable to low-income households and included a 20 percent density bonus (10 units).</li> <li>2020: Processed three applications for density bonuses. A mixed apartment/condo development composed of 45 residential units at 21659 Mission Blvd included one rental units for very low-income households and three for-sale units for moderate income households. A nine-unit rental complex at 24997 O'Neil Avenue included one rental unit for very low-income households. The development at 2595 Depot Road was approved with an unlimited density bonus pursuant to AB 1793 in that the project was 100 percent affordable and located within 0.5 miles of a high-frequency transit stop. That project will include 48 units for extremely low-income households; 55 units for very low-income households and 21 units for low-income households.</li> <li>2021. Processed two density bonus applications. A 176-unit, multi-family residential development with two Very Low-Income units, 136 Low Income units and 36 Moderate Income units for Parcel Group 3. Concessions included height increase, open space, rear yard setback and deviation from Reach Code requirement. And a 55-unit market rate development which used the Density Bonus application process to seek concessions from open space and minimum setback requirements.</li> <li>2022. As of May 2022, application deemed complete for an SB35 application with Density Bonus for Parcel Group 8, a 96-unit, mixed use</li> </ul>

Program	Program Objectives	Progress and Continued Appropriateness
		<p>development for Low- and Moderate-Income households. Project will receive a 56% increase in density with concessions and waivers related to Floor Area Ratio, height, setbacks, and open space.</p> <p>In 2019, Hayward received Senate Bill 2 grant funding to complete an update to the Density Bonus Ordinance to bring it in alignment with state law. The Planning Division is in the process of updating the Density Bonus Ordinance and expects to complete this project in late 2022/early 2023.</p> <p><b>Continued Appropriateness:</b> Based on the progress of this program, Program 9 will be carried into the 6<sup>th</sup> Cycle Housing Element.</p> <p>Due to legislative updates to Density Bonus law, this program will be expanded to reflect current State law related to outreach materials.</p>
<p>Program 10 – Provision of Adequate Sites</p>	<p>The objective of this program is to make available an inventory adequate sites that are affordable and available to a mix of income categories.</p> <p>The City shall maintain a residential sites inventory that can accommodate the City's RHNA. The City shall update the inventory annually to monitor the consumption of residential and mixed-use properties and continued ability to fulfill the RHNA. The City shall make the updated inventory of sites available on the City website.</p>	<p>No report listed from 2017-2020. Reports from 2015 and 2016 indicated that City staff were in the process of creating a spreadsheet to monitor housing production on the Housing Element-identified housing or mixed-use sites vis-vis its current RHNA allocation. The City maintains a residential pipeline list that monitors all residential development that is under review, recently entitled, and under construction and reports that information annually to the State Department of Housing and Community Development and the Office of Planning and Research.</p> <p><b>Continued Appropriateness:</b> This program will be carried into the 6<sup>th</sup> Cycle Housing Element and expanded to reflect legislative updates.</p>
<p>Program 11 — Affordable Housing Development on Large Sites</p>	<p>The objective of this program is to allow for a range of residential densities and housing types, prices, ownership, and size, including low-density single-family uses, moderate-density townhomes, and higher-density apartments, transit-oriented developments, etc.</p> <p>The City shall facilitate the development of housing for lower-income households on large sites identified in the Sites Inventory by encouraging land divisions and specific plans resulting in parcels sizes that facilitate multifamily developments that include units affordable to lower income households in light of State, Federal and local financing programs. The City shall provide incentives for the development of affordable housing, including but not limited to:</p> <ul style="list-style-type: none"> <li>▪ Priority to processing subdivision maps that include affordable housing units;</li> <li>▪ Expedited review for the subdivision of larger sites into buildable lots where the development application can be found consistent</li> </ul>	<p>Affordable housing on large sites is encouraged through early discussions with residential developers who are referred to the City's inventory of vacant and underutilized residential and mixed-use sites that can accommodate the City's RHNA. In 2016, the City of Hayward entered into a Purchase and Sale Agreement with the California Department of Transportation (Caltrans) to manage the disposition and development of former right of way for the now defunct Route 238 Bypass. This land is divided into 10 parcel groups and must be disposed of by 2027.</p> <p>In 2020, the City received an application from Eden Housing to develop Parcel Group 3 with a 100 percent affordable housing development composed of 180 multi-family residential units and a K-5 Charter School on a seven acre portion of a 28.5-acre site. In 2020, the City also received a development application for Parcel Group 5 to subdivide and develop 72 large lot single family homes with 18 Accessory Dwelling Units that would be deed restricted for Very Low Income Households on an approximately</p>

Program	Program Objectives	Progress and Continued Appropriateness
	<p>with the General Plan, applicable Specific Plan and master environmental impact report;</p> <ul style="list-style-type: none"> <li>Financial assistance (based on availability of Federal, State, local foundations, and private housing funds); and</li> </ul> <p>Modification of development requirements, such as reduced parking standards for seniors, assisted care, and special needs housing on a case by-case basis.</p>	<p>37 acre site. Both projects were approved in 2021. In 2021, the City received an SB 35 and Density Bonus application to construct 96 rental units affordable to low-income households on a 1.56-acre portion of Parcel Group 8, which is an approximately 19.79-acre site. The Parcel Group 8 application is currently under review. No information about progress was reported in previous years.</p> <p><b>Continued Appropriateness:</b> Based on the progress of this program, Program 11 will be carried into the 6<sup>th</sup> Cycle Housing Element.</p> <p>This program will be incorporated into Program H-14: Development Incentives.</p>
Policy H-3.10 — No Net Loss Zoning	<p>The objective of this program is to consider the impacts of rezoning and General Plan Amendments of residential sites on the City's ability to meet its share of the regional housing need, location, price, and tenure. The City shall maintain a residential sites inventory that can accommodate the City's RHNA. The City shall update the inventory annually to monitor the consumption of residential and mixed-use properties and continued ability to fulfill the RHNA. The City shall make the updated inventory of sites available on the City website.</p>	<p>City Planning staff evaluates all development projects that include a rezoning component to determine if there will be a net loss related to rezoning property, and specifically any sites that were identified in the Housing Element. From 2015 to 2019, the City did not adopt any General Plan amendments to the Land Use Element that would have resulted in a reduction in the amount of land that could be developed for residential purposes. In fact, in 2019 and 2020, the City adopted the Downtown Specific Plan (covering 320 acres) and amendments to the Mission Boulevard Specific Plan (covering 469 acres) that increased density significantly within the subject areas. This policy will continue to be implemented on an ongoing basis.</p> <p><b>Continued Appropriateness:</b> The No Net Loss Zoning policy will become a program in the 6<sup>th</sup> Cycle Housing Element in accordance with State law.</p>

Program	Program Objectives	Progress and Continued Appropriateness
Program 12 — Inclusionary Housing Ordinance	<p>The objective of this program is to meet the needs of all socioeconomic segments of the community.</p> <p>The City shall continue to implement the Inclusionary Housing Ordinance, but shall modify the ordinance, if necessary, based on the findings of the Inclusionary Housing Ordinance Review and Affordable Unit In-lieu Fee/Nexus Study.</p>	<p>Informed by the results of a Residential Nexus and Feasibility Study, in January 2015, the City Council adopted an Affordable Housing Ordinance (AHO). The AHO was updated in 2017 and now applies to all residential development proposals of two units or more and provides more flexibility to the developers with respect to the means of compliance with those requirements. Since adoption of the new ordinance, 11 projects have been entitled that include on-site affordable housing which will include 65 moderate income units, 21 low income units and 10 very low income units. As indicated in the Incentivizing Housing Production Workplan and the City's Strategic Roadmap, the City expects to begin the process of evaluating and possibly updating its existing AHO with the intent to expand the program to comply with the most recent State laws related to affordable housing development and update provisions to further support the City's housing goals.</p> <p><b>Continued Appropriateness:</b> Based on the progress of this program, Program will be carried into the 6<sup>th</sup> Cycle Housing Element.</p>
Program 13 — Funding for Emergency Shelters and Transitional Housing	<p>The objective of this program is to provide housing choices that serve the needs of special needs populations, including seniors, homeless, female headed households, large families, and persons with disabilities, including developmental disabilities.</p> <p>The City shall use CDBG funds and other funds, as available, to support emergency shelters, and transitional and supportive housing programs for the homeless and those who are at risk of becoming homeless.</p>	<p>Community Services Division funds agencies that provide such services. In January 2019, the City Council approved a Navigation Center to increase shelter beds for homeless Hayward adults (age 18 and older). The Navigation Center opened in November 2019, and in the first year of operations, placed 45 people into permanent housing. The Navigation Center is funded through CDBG, HEAP, Proposition 47, PLHA, and general fund monies. In December 2020, the City Council approved opening a second temporary (6 month) Navigation Center, housed out of a Hayward hotel, to provide isolation shelter and housing navigation services to homeless individuals vulnerable to contracting COVID-19. The Navigation Center Hotel Annex Project is funded out of PLHA and general fund monies. In July 2021, the City Council authorized \$7.5M in American Rescue Plan (ARPA) funds for the following programs: \$3M to extend the Navigation Center Hotel Annex Program, \$2M to expand Hayward Winter Shelter to a nightly and year-round shelter (for 12 months), and \$1M to the Hayward Navigation Center.</p> <p><b>Continued Appropriateness:</b> Based on the progress of this program, Program will be carried into the 6<sup>th</sup> Cycle Housing Element.</p> <p>Due to legislative updates, this program will be expanded to comply with current state law. This program will be incorporated into Program H-19: Housing for Special Needs Populations.</p>

Program	Program Objectives	Progress and Continued Appropriateness
Program 14 — Child Care Services and Facilities	<p>The objective of this program is to encourage the development of childcare facilities.</p> <p>The City shall consider amending the Zoning Ordinance to address childcare needs associated with new residential development. Specifically, the City shall consider the following:</p> <ul style="list-style-type: none"> <li>▪ For residential projects over 100 units, estimate the expected number of children and consult with child care intermediaries, such as the Child Care Coordinating Council of Alameda County on corresponding area supply and need for child care.</li> <li>▪ Encourage the inclusion of child care space, particularly in affordable housing developments. City staff shall consult with child care intermediaries such as the Child Care Coordinating Council of Alameda County when initiating new proposals for publicly funded projects to develop added incentives for projects that review need for child care.</li> <li>▪ Support the provision of child care centers in residential neighborhoods and in new residential projects through policies, planning, and coordinated staff support.</li> <li>▪ To the extent feasible, encourage applicants for publicly financed projects to consider need for child care and pursue supportive corresponding strategies if warranted, by working with child care intermediaries such as the Resource and Referral agencies.</li> </ul> <p>Consider offering incentives for child care inclusion in other projects such as: parking reductions and density bonuses and consider creative mechanisms for supporting the financing of new housing linked child care such as development agreements for child care, public funding of the child care component, and/or other strategies.</p>	<p>Properties within the Downtown Specific Plan and Mission Boulevard Form Based Code Districts allow ground-floor childcare facilities as a permitted use within new residential or mixed-use development while residential zoning districts require approval of an Administrative Use Permit for childcare facilities.</p> <p>Staff works with individual developers to add childcare facilities within mixed-use developments. In 2019, two large-scale mixed-use developments included childcare facilities on the ground floor. The Meta development is composed of 140 units affordable to low-income households and the True Life development is composed of 189 condominiums and townhomes with 19 units set aside for moderate-income households.</p> <p><b>Continued Appropriateness:</b> Based on the continued importance of addressing childcare, this program will be carried into the 6<sup>th</sup> Cycle Housing Element. This program will be incorporated into Program H-19: Housing for Special Needs Populations.</p>

Program	Program Objectives	Progress and Continued Appropriateness
Program 15 — Fair Housing Services	<p>The objective of this program is to support service and programs that eliminate housing discrimination.</p> <p>The City shall continue to contract with ECHO to provide fair housing and tenant/landlord services, including fair housing counseling and education and tenant/landlord counseling and mediation. The City shall also work with Bay East Association of Realtors to ensure that residential real estate agents and brokers adhere to fair housing laws and regulations, and work with tenants, tenant advocates, and rental housing owners and managers to eradicate housing discrimination and to ensure that Hayward's supply of rental housing is decent, safe and sanitary. The City shall promote training for property owners and managers to ensure that they are knowledgeable of the requirements of Federal, State and local real estate, housing discrimination, tenant protection, housing inspection and community preservation laws; and promote training of tenants in the requirements of Federal, State, and local laws so that they are aware of their rights and obligations. Finally, the City shall disseminate information to homeowners about predatory lending practices.</p>	<p>During the reporting period, the City partnered with local non-profit organization Eden Council for Hope and Opportunity (ECHO) (between \$25,000 and \$50,000 annually) to conduct fair housing activities including annual audits, tests, investigation of complaints and fair housing workshops. This organization also provided landlord-tenant mediation services, know-your-rights workshops and other educational services to both tenants and landlords. In FY20-21, ECHO conducted 32 fair housing investigations and 10 fair housing tests, along with 14 public presentations to educate tenants and landlords about their rights and responsibilities related to fair housing.</p> <p><b>Continued Appropriateness:</b> Based on the progress of this program, Program will be carried into the 6<sup>th</sup> Cycle Housing Element.</p>
Program 16 — Universal Design Principles	<p>The objective of this program is to provide housing choices that serve the needs of special needs populations, including seniors, homeless, female headed households, large families, and persons with disabilities, including developmental disabilities.</p> <p>The City shall develop an ordinance that promotes the use of Universal Design Principles in new construction and/or rehabilitation of housing.</p>	<p>The City has not drafted an Ordinance that promotes the use of Universal Design Principles in new construction and rehabilitation of housing. However, the City's Building Division follows the 2016 California Building Code Part 2, Volume 1, Chapters 11A, Housing Accessibility, and 11B, Accessibility to Public Buildings, Commercial Buildings and Public Housing when evaluating all proposed developments. These chapters apply to all new multi-family residential development and require that a certain percentage of units within a multi-family residential development be adaptable and accessible. The application of these chapters is a good step in addressing the intent of this program as Chapter 11A and B address disabled access design criteria in the California Building Codes and the requirements for residential and commercial occupancies/uses. These codes model the ADA guidelines. This policy will continue to be implemented on a case-by-case basis.</p> <p><b>Continued Appropriateness:</b> Based on the progress of this program, Program 16 will be carried into the 6<sup>th</sup> Cycle Housing Element. This program will be incorporated into Program H-19: Housing for Special Needs Populations.</p>

Program	Program Objectives	Progress and Continued Appropriateness
Program 17 — Small Lot Consolidation	<p>The objective of this program is to allow for a range of residential densities and housing types, prices, ownership, and size, including low-density single-family uses, moderate-density townhomes, and higher-density apartments, and transit-oriented developments.</p> <p>The City shall assist in land consolidation by providing sites information to interested developers and provide gap financing assistance, as available, to nonprofit housing developers. The City will provide information about the lot consolidation procedure on the City website by 2015. The City shall process lot consolidation requests ministerially when the lots are within the same zoning district.</p>	<p>The City Planning Division provides site information to all interested developers and gap financing assistance, as available, to nonprofit housing developers.</p> <p>In 2016, the City entered into a Purchase and Sale Agreement with Caltrans to manage the disposition and development of former right of way for the now defunct Route 238 Bypass. This land is divided into large 10 parcel groups comprised of dozens of aggregated small and large lots to make contiguous parcel groups. One of these parcel groups (Parcel Groups 1 and 10) In 2018, the City approved the Sohay development on an approximately 25-acre site that was composed of 21 separate small parcels that were purchased and consolidated to create a large-scale, mixed use and mixed income development. The project consists of 472 residential units (72 multi-family homes and 400 townhomes) with 48 units available to low- and moderate-income households, and 20,000 square feet of ground floor retail along Mission Boulevard within one-half mile of the South Hayward BART Station. The City Planning Division provides site information to all interested developers and gap financing assistance, as available, to nonprofit housing developers. Lot consolidation is accomplished on a case-by-case basis depending on the development project. Lot consolidation is accomplished on a case-by-case basis depending on the development project.</p> <p><b>Continued Appropriateness:</b> Based on the progress of this program, Program 17 will be carried into the 6<sup>th</sup> Cycle Housing Element.</p>

Program	Program Objectives	Progress and Continued Appropriateness
Program 18 — Boomerang Funds	<p>The objective of this program is to assist in the provision of housing that meet the needs of all socioeconomic segments of the community.</p> <p>The City shall consider options for allocating a portion of unrestricted City General Funds received as part of a one-time distribution of liquidated Low-Moderate Income Housing Trust Funds of the former Redevelopment Agency (aka “Boomerang funds”) for the development of affordable housing and shall adopt a resolution regarding the use of these funds.</p>	<p>The City continues to explore different funding mechanisms to finance affordable housing, including the use of Boomerang funds. However, the adoption of those mechanisms has been limited by the full recovery of the local economy. However, the City awarded \$33.5million in local housing funds to incentivize the development of affordable housing. The City utilized Hayward Housing Authority Funds, Inclusionary Housing Funds, HOME funds, and Hayward's allocation of Alameda County's Measure A1 bond funds to support the development of affordable housing. Moving forward, the City plans issuing a Notice of Funding Availability (NOFA) to establish an affordable housing development pipeline. Eligible projects would be awarded as funding becomes available. Through the NOFA, the City is able to prioritize the City's housing goals and target at-risk and underserved populations.</p> <p><b>Continued Appropriateness:</b> Because this program was designed to be a single action, and has been completed, this program will not be carried over into the 6<sup>th</sup> Cycle Housing Element.</p>
Program 19 — Exemptions of Transit Priority Projects from Environmental Review	<p>The objective of this program is to mitigate any potential constraints to housing production and affordability.</p> <p>The City shall implement the provisions of SB 375 streamlining the CEQA process for Transit Priority Projects and projects that conform to the Sustainable Communities Strategy and meet specific criteria set forth in SB 375.</p>	<p>Consistent with SB 375 streamlining provisions, the City adopted the Downtown Specific Plan, completed an update to the Mission Boulevard Code and adopted new VMT CEQA thresholds, which help streamline development review of projects located within 0.5 mile of the City's two BART stations. Additional legislation (SB 330 and SB 35) further promote project streamlining in that SB 35 projects, even if accompanied by a Density Bonus application, are exempt from CEQA. To date, four development projects have benefited from these streamlined provisions in the City of Hayward.</p> <p><b>Continued Appropriateness:</b> Based on the progress of this program, Program 19 will be carried into the 6<sup>th</sup> Cycle Housing Element.</p> <p>Due to legislative updates, for example AB 1147 – Regional Transportation Plan: Active Transportation Program, this program will be evaluated for compliance with state law.</p>

Program	Program Objectives	Progress and Continued Appropriateness
Program 20 — Housing Choice Vouchers	<p>The objective of this program is to assist in the provision of housing that meet the needs of all socioeconomic segments of the community.</p> <p>The City shall continue to participate in the Housing Choice Voucher Program, administered by Alameda County, with a goal of providing rental assistance to lower-income residents. The City shall work with Alameda County to maintain, or if possible increase, the current number of vouchers for Hayward residents.</p>	<p>The City continues to participate in the Housing Choice Voucher Program, which is administered by the Alameda County Housing Authority. To date, nearly 2,000 households in Hayward have benefited from these vouchers annually.</p> <p><b>Continued Appropriateness:</b> Based on the progress of this program, Program 20 will be carried into the 6<sup>th</sup> Cycle Housing Element.</p>
Program 21 — Outreach to Developmentally Disabled	<p>The objective of this program is to provide housing choices that serve the needs of special needs populations persons with disabilities, including developmental disabilities.</p> <p>The City shall work with the East Bay Regional Center to implement an outreach program informing residents of the housing and services available for persons with developmental disabilities. The City shall make information available on the City website.</p>	<p>The City awarded Measure B/BB transportation funds to local non-profits serving seniors and individuals with disabilities. Service partners included: (1) Eden I&amp;R: Same-day transportation through LYFT and UBER; volunteer driver program for those with door-through-door needs; (2) Community Resources for Independent Living: Travel Training; (3) Services Opportunities for Seniors: in home meal delivery for homebound seniors; (4) Alzheimer’s Services of the East Bay (ASEB): Specially trained drivers operate lift-equipped vehicles to provide transportation to its adult day program.</p> <p><b>Continued Appropriateness:</b> Based on the progress of this program, Program 21 will be carried into the 6<sup>th</sup> Cycle Housing Element. This program will be incorporated into Program H-20: Community Outreach and education.</p>