

Housing Element								
Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details (2025 Status)	Quantified Outcomes: Category	Quantified Outcome: Count	Strategic Priority
PROGRAM H-1: MINOR HOME REPAIR PROGRAM	Action 1.1: Provide housing rehabilitation assistance to lower-income, elderly, and/or disabled households. Distribute targeted outreach to households in areas with higher concentration of single-family older housing stock and lower income neighborhoods such as North Hayward and Downtown (Tracts 4354 and 4363), Upper B Street (portion of Tract 4364.03), Mission Fossilhill (Tracts 4365, portion of Tract 4353), Mt Eden (Tract 4372), Southgate (Tract 4370), Longwood/Winton Grove (Tract 4369), Whitman Mocine (Tract 4378), Harder/Tennyson (Tracts 4374, 4375, 4376, 7377.01 and 4377.02), Jackson Triangle (Tracts 4366.01 and 4366.02), Santa Clara (Tracts 4367 and 4368) and Mission Garin (Tract 4380), among other tracts that have qualifying households. Ensure specific households are targeted rather than entire census tracts to ensure that the City reaches the target population.	2023-2031 (Annual)	6th Cycle	Continuous	The City of Hayward partners with Habitat for Humanity East Bay/Silicon Valley, Inc. and Rebuilding Together East Bay Network for home rehabilitation services for low-income Hayward residents. Habitat for Humanity targets major home renovation projects, such as roof replacement, furnace installation, and plumbing repair. Rebuilding Together East Bay Network provides minor repairs and safety modifications such as installation of hand rails and replacement of smoke and carbon monoxide detectors. In FY 2024-25, Rebuilding Together East Bay Network completed 30 minor repair rehabilitations against a goal of 35 as it established outreach and referral pipelines in a new service area, and Habitat for Humanity completed 6 major repair rehabilitations against a goal of 7, with work affected by underwriting delays extending into the first quarter of the fiscal year.	Households	Annually assist ten households with larger repairs and 40 households with smaller repairs.	
PROGRAM H-1: MINOR HOME REPAIR PROGRAM	Action 1.2: Continue existing partnerships with nonprofit housing rehabilitation agencies such as Rebuilding Together Oakland/East Bay and Habitat for Humanity East Bay/Silicon Valley to provide property rehabilitation assistance to targeted Hayward homeowners.	2023-2031 (Ongoing)	6th Cycle	Continuous	The City expects to continue its partnership with Habitat for Humanity and Rebuilding Together East Bay Network in FY 2025-26. With the Rebuilding Together Oakland affiliate closing its doors in late FY 2024, the City shifted these programs to Rebuilding Together East Bay Network. For FY 2025-26, staff expects that the Habitat for Humanity contract will increase from \$175,000 per year to \$225,000, recognizing increased staffing and administrative costs (and is expected to remain at this level in FY 2026-27), while the City's contract with Rebuilding Together East Bay Network will remain at its current funding level of \$150,000 per year. Habitat for Humanity projects assisting approximately 10 households with major repairs, and Rebuilding Together East Bay Network projects assisting 26 households with minor repairs and safety modifications.	Other	Continue existing partnerships with nonprofit rehabilitation agencies to provide property rehabilitation assistance to targeted homeowners.	
PROGRAM H-1: MINOR HOME REPAIR PROGRAM	Action 1.3: Disseminate information regarding rehabilitation standards, preventative maintenance, and energy conservation measures to eligible homeowners.	2023-2031 (Annual)	6th Cycle	Continuous	Information is posted to the City's website and disseminated as requested.	Households	Maintain current information on the City's website and disseminate to at least 100 qualified homeowners annually.	
PROGRAM H-2: RESIDENTIAL RENTAL INSPECTION PROGRAM	Action 2.1: Systematically inspect rental units throughout the city to safeguard the stock of safe, sanitary rental units within the city and protect persons entering or residing in rental units.	2023-2031 (Annual)	6th Cycle	Continuous	The Code Enforcement Division completed approximately 600 systematic rental inspections in 2025. Inspections included both single-family residential units and multi-family apartment complexes. The purpose of these inspections is to ensure compliance with California State Housing laws and to uphold safe, sanitary, and habitable housing conditions for residents.	Units	Annually inspect 250 single-family homes and 750 multi-family units.	
PROGRAM H-2: RESIDENTIAL RENTAL INSPECTION PROGRAM	Action 2.2: Amend the Hayward Municipal Code (HMC) to comply with Section 17970.5 of the California Health and Safety Code requiring that upon a rental tenant complaint, the respective landlord a) conducts a mandatory inspection and b) specifies specific actions that can be taken to mitigate any hazards present.	1/1/2025	6th Cycle	Completed	Following research on this topic, the City found that Hayward Municipal Code Chapter 9, Article 5, Section 9-5.305, Residential Rental Inspections, is compliant with Section 17970.5 of the California Health and Safety Code.	Other	Amend the Hayward Municipal Code by January 2025.	
PROGRAM H-2: RESIDENTIAL RENTAL INSPECTION PROGRAM	Action 2.3: Disseminate information to residents about the mandatory rental inspections and up to date information on the City's adopted laws and regulations specific to housing.	2023-2031 (Annual)	6th Cycle	Continuous	In alignment with City Council goals related to community well-being, housing quality, and transparency, the City continues to conduct outreach and provide public education regarding its mandatory rental inspection program through program brochures and a dedicated public website. Throughout the fiscal year, staff engage with property owners, tenants, and community members to promote awareness of housing standards, inspection requirements, and available compliance resources, supporting safe and well-maintained housing citywide.	Households	Maintain current information on the City's website and provide information to a minimum of 100 renter households annually through workshops, non-profits or advocacy groups, and direct outreach at the Permit Center and in the field.	
PROGRAM H-2: RESIDENTIAL RENTAL INSPECTION PROGRAM	Action 2.4: Provide annual trainings during the planning period to improve capacity of Code Enforcement staff to work with diverse communities, in a culturally competent manner with a focus on problem solving and with connections to social and economic support services.	2024-2031	6th Cycle	Continuous	The Code Enforcement Division conducts annual training to strengthen staff's ability to effectively communicate with the public and address housing concerns within diverse communities. During the current fiscal year, the Division conducted refresher training in May focused on rental housing inspections and case management in support of the Division's 2025 objectives. In addition to this training, the Rental Housing team received targeted in-house training and completed mandatory State-required training through the California Association of Code Enforcement Officers (CACEO) and the International Code Council (ICC), ensuring staff remain current on applicable laws, inspection standards, and best practices.	Meetings	Begin providing annual trainings to staff by 2024.	
PROGRAM H-3 PRESERVATION OF AT-RISK AFFORDABLE HOUSING	Action 3.1: Monitor the status of the five projects and 295 units at risk of conversion to market-rate units during the planning period and seek to preserve these affordable units for extremely low-income households and very low-income households. The five projects include: Hayward Villa, Josephine Lum Lodge, Sycamore Square, Wittenberg Manor II, and Weirich Place	2023-2031 (Annual)	6th Cycle	Continuous	Staff Determined that - 1) Josephine Lum Lodge has a regulatory term units December 2060, 2) Weirich Place is subject to affordability restrictions through December 2071, 3) Wittenberg Manor II is located in unincorporated Alameda County, 4) The City is maintaining communication with Eden Housing regarding Sycamore Square, 5) The City is working to identify a contact for Hayward Villas.	Other	Monitor the status of units in five affordable housing projects that are at risk of conversion to market rate.	
PROGRAM H-3 PRESERVATION OF AT-RISK AFFORDABLE HOUSING	Action 3.2: Reach out to property owner to inquire about their plans for the property with the expiring regulatory controls and assess the risk of loss of affordable housing units.	2023-2031 (Case by Case)	6th Cycle	Continuous	There are no properties near the expiration of regulatory controls.	Other	Send correspondence to property owner three years prior to termination of regulatory controls.	
PROGRAM H-3 PRESERVATION OF AT-RISK AFFORDABLE HOUSING	Action 3.3: Inform property owners of their obligation to comply with noticing requirements stipulated under state law to ensure that qualified non-profit entities from the State's qualified entities list are informed of the opportunity to acquire the affordable property and that tenants are informed about their rights and potential resources. If the property was built before July 1, 1979, inform property owner that rent increase limits stipulated in the City's Residential Rent Stabilization Ordinance will apply post conversion to market rate.	2023-2031 (Case by Case)	6th Cycle	Continuous	Although there are no properties approaching the end of regulatory control, the City remains attentive to the noticing requirements that property owners must comply with under state and local laws. The City maintains an on-going interest list of affordable housing developers that includes qualified non-profit entities which will be used to notify the opportunities for acquisition.	Other	Send notice to property owner three years prior to potential project conversion. Provide follow-up with contacts one year and six months prior to conversion if property owner fails to comply.	

PROGRAM H-3 PRESERVATION OF AT-RISK AFFORDABLE HOUSING	Action 3.4: Contingent of funding availability, in the event that a property is scheduled for conversion, contact property owner regarding funding availability. If the property owner intends to sell the property encourage sale to a qualified non-profit entity.	2023-2031 (Case by Case)	6th Cycle	Continuous	There have been no conversations with property owners regarding properties seeking conversion. However, if such conversations are proposed, the City will work closely and diligently with property owners before any potential conversion to support and strategize the preservation of affordability restrictions, regardless of the funding available.	Other	Inform property owner three years prior to potential project conversion whether funding is available to preserve the affordability restrictions.	
PROGRAM H-3 PRESERVATION OF AT-RISK AFFORDABLE HOUSING	Action 3.5: Include naturally occurring affordable housing at risk of conversion to higher rates as an eligible project type for funding under the City's Notice of Funding Availability (NOFA) to preserve these units through long-term affordability covenants as a condition of funding.	2023-2031 (at least once)	6th Cycle	Not Yet Started	The City is planning to issue a Notice of Funding Availability (NOFA) at least once during the compliance period where there adequate funds in the Housing Trust Fund. The NOFA aims to establish a pipeline for developing affordable housing and award the revenue generated by the collection of affordable housing in-lieu fees to affordable housing projects. This includes projects that convert from market-rate housing to affordable housing through a competitive process.	Other	Subject to availability of Inclusionary Housing Trust funds, issue NOFA at least once during compliance period.	Preserve, Protect and Produce Housing For All (HP5)
PROGRAM H-3 PRESERVATION OF AT-RISK AFFORDABLE HOUSING	Action 3.6: Support qualified affordable housing developers that acquire and convert naturally occurring affordable housing to restricted affordable housing meet state or federal funding application requirements that subject to City review or support. The City may choose not to support projects that pose a high risk of displacement of existing tenants.	2023-2031 (Case by Case)	6th Cycle	Continuous	The City has not received any requests for technical assistance or support from projects to meet affordability requirements for state or federal funding applications. However, the City encourages affordable housing developers to contact city staff to identify opportunities where the City can help them meet affordability requirements while assessing the risk of displacement for existing tenants.	Other	Provide support to qualified housing developers that acquire and convert naturally occurring affordable housing to meet state or federal funding requirements.	
PROGRAM H-3 PRESERVATION OF AT-RISK AFFORDABLE HOUSING	Action 3.7: As necessary, provide technical assistance to tenants to access other affordable housing resources.	2023-2031 (Case by Case)	6th Cycle	Continuous	No assistance was provided specific to housing preservation; however, the City has continued its efforts to provide affordable housing resources	Other	Provide assistance to tenants about affordable housing resources.	
PROGRAM H-4 AFFORDABLE HOUSING DEVELOPMENT ASSISTANCE	Action 4.1: Partner with qualified 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.	2023-2031 (Annual)	6th Cycle	Continuous	Although there were insufficient funds to issue a NOFA in 2025, the City provides technical assistance and identifies housing development and funding opportunities to support qualified housing developers throughout the development process from the preliminary development stages to entitlements.	Other	Subject to availability of Inclusionary Housing Trust funds, issue NOFA at least once during compliance period and establish and affordable housing development pipeline of at least three affordable housing projects.	Preserve, Protect and Produce Housing For All (HP5)
PROGRAM H-4 AFFORDABLE HOUSING DEVELOPMENT ASSISTANCE	Action 4.2: Monitor availability of State and federal funding and 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.	2023-2031 (Annual)	6th Cycle	Continuous	The City reviewed the development budget with RCD, the developer of Parcel Group 8, and updated financing plan to develop 82 units of affordable housing. Based on the new financing plan, the City is supporting the developer in application for AHSC and other grants and tax credit financing. The City will continue to monitor and assist developers upon request.	Other	Annually, review proposed development budgets and schedules for City funded affordable housing projects to identify the need for City support with funding applications.	
PROGRAM H-4 AFFORDABLE HOUSING DEVELOPMENT ASSISTANCE	Action 4.3: Subject to funding availability, provide development subsidy for at least three affordable housing developments with an effort to locate such housing in Moderate Resource areas (Appendix F, Table F-20 shows Census Tracts 4312, 4353, 4351.03, and 4370 and as updated on current California Tax Credit Allocation Committee Maps). Prioritize subsidy for financing for rental housing units affordable to lower-income households and households with special needs and projects that promote the City's goals relating to transit-oriented development and jobs/ housing balance.	2023-2031 (Ongoing)	6th Cycle	Continuous	City staff review and provide support to housing developers throughout the development process upon request. According to the 2025 Annual Progress Report, the City approved 13 housing units; and, issued 75 building permits of which with 51 are identified for low and moderate income households.	Units	Assist in the development of at least 200 lower income units over the eight-year planning period.	
PROGRAM H-4 AFFORDABLE HOUSING DEVELOPMENT ASSISTANCE	Action 4.4: Through the NOFA process described in Action 4.1, use state, federal, and local In-Lieu Fees to reimburse the cost of land for the development of extremely low-, very low-, low-, and moderate-income housing.	2023-2031 (Biennial Basis)	6th Cycle	Continuous	When they are developed, the NOFA guidelines will provide information related to eligible cost for reimbursement, such as cost of land acquisition, with the use of public funding to eligible affordable housing developers serving extremely low, very low, low, and moderate income housing.	Other	Any development subsidy awarded to affordable housing developers can be applied to acquisition costs at the time the project closes all project funding. See also Action 4.1.	Preserve, Protect and Produce Housing For All (HP5)
PROGRAM H-4 AFFORDABLE HOUSING DEVELOPMENT ASSISTANCE	Action 4.5: Subsidize the development of affordable housing through disposition of City-owned land where feasible and provision of development subsidy when available. See also Program H-9, No Net Loss Zoning with regard to monitoring reporting on progress of development of publicly owned sites and identification of alternative actions to ensure RHNA targets can be met with alternative sites.	2023-2031 (Annual)	6th Cycle	Continuous	The City has entered into three Disposition and Development Agreements (DDAs) to develop housing on City owned land, Parcel Group 3, which is currently under construction, will result in the development of 179 units of affordable housing. In 2024, Developers of Parcel Group 8 amended its DDA to improve financial feasibility and competitiveness for state funding and proposed the development of 82 units of affordable housing. Finally, Parcel group 5 started negotiating amendments to its DDA to improve financial feasibility of its projects.	Other	Support at least two affordable housing developments on City owned land during the planning period.	
PROGRAM H-4 AFFORDABLE HOUSING DEVELOPMENT ASSISTANCE	Action 4.6: Adopt written policies and procedures for the City of Hayward Public Works – Utilities Division (Water and Wastewater) that grants priority to proposed developments that include housing affordable to lower-income households pursuant to Government Code Section 65589.7.	1/1/2025	6th Cycle	Completed	On May 16, 2023, the City Council adopted Resolution No. 23-108 adopting policies and procedures for providing water and sewer service to affordable housing projects pursuant to Government Code Section 65589.7.	Other	Develop and adopt written policies and procedures.	
PROGRAM H-5 DENSITY BONUS	Action 5.1: Ensure that housing developers are informed about the City's density bonus program during pre-development conferences, inquiries, and at application and highlight the additional development potential available.	2023-2031 (Case by Case)	6th Cycle	Continuous	The City developed a City of Hayward Density Bonus User Guide which is available on the City's website, and provides a graphic, easy to read guide for developers. Further, there is a Planner on Duty every day who provides in person and virtual support on a daily basis including but not limited to support and information regarding the Density Bonus Ordinance in conjunction with potential development opportunities.	Other	Ensure that developers are aware of and informed about Density Bonus program.	
PROGRAM H-5 DENSITY BONUS	Action 5.2: Update the Density Bonus Ordinance to bring it into compliance with State Law and remove the requirement for Planning Commission approval of Density Bonus applications. Through the update process.	1/17/2023	6th Cycle	Completed	Hayward's Density Bonus Ordinance Update (Ordinance 23-01) was adopted by the City Council on January 17, 2023. As part of the update, Planning Commission review and approval was removed as a requirement for Density Bonus applications.	Other	Adopt updated Density Bonus Ordinance by June 2023.	

PROGRAM H-5 DENSITY BONUS	Action 5.3: As part of Density Bonus Ordinance update, discuss incentives and concessions with qualified housing developers to determine if increasing density bonus for market-rate projects beyond state law is appropriate for Hayward.	1/17/2023	6th Cycle	Completed	The City developed a City of Hayward Density Bonus User Guide which is available on the City's website, and provides a graphic, easy to read guide for developers. Further, there is a Planner on Duty every day who provides in person and virtual support on a daily basis to qualified housing developers on topics including but not limited to support and information regarding the Density Bonus Ordinance. Further, the Hayward Municipal Code Chapter 10, Article 19, Density Bonus Ordinance, allows for an additional 5% bonus in density over what is permitted per State Law for City Special Targeted Housing including developments that provide rental units for large families, seniors, college students, children aging out of foster care, disabled veterans, people experiencing homelessness and projects that incorporate universal design features in at least 20% of the units. Further, Hayward's Density Bonus offers one additional concession over and above what is allowed by State Law if a development deed restricts 100% of the units for moderate and low income households.	Meetings	Meet with four qualified housing developers annually.
PROGRAM H-5 DENSITY BONUS	Action 5.4: Provide technical assistance to developers on how to use the Density Bonus incentives.	9/1/2023	6th Cycle	Completed	Following adoption of the Density Bonus Ordinance Update, the Planning Division created a Density Bonus User Guide which provides technical assistance to developers about how to maximize development under the Ordinance. The User Guide is available on the City's website.	Other	Maintain current information on the City's website and publish informational bulletin by September 2023.
PROGRAM H-6 INCLUSIONARY HOUSING	Action 6.1: Complete a new feasibility study to determine the appropriate on-site affordable housing requirements and fees for rent and ownership of residential units that appropriately reflect market conditions.	6/1/2023	6th Cycle	Completed	In conjunction with an update to the Affordable Housing Ordinance, the City of Hayward hired Strategic Economics to prepare a Feasibility Study in February 2023 which was shared with decisionmakers and the public throughout the AHO Update process.	Other	Complete feasibility study by June 2023.
PROGRAM H-6 INCLUSIONARY HOUSING	Action 6.2: Based on the findings of the feasibility study, modify the ordinance as necessary to maximize production of affordable units without adversely affecting market-rate development.	1/1/2024	6th Cycle	Completed	On March 28, 2023, the City Council held a public hearing on updates to the Affordable Housing Ordinance based on the Feasibility Study prepared in February 2023. The second reading of the Ordinance was April 11, 2023 and the updated regulations took effect in May 2023.	Other	Modify the Affordable Housing Ordinance by January 2024.
PROGRAM H-6 INCLUSIONARY HOUSING	Action 6.3: Following the adoption of the modifications to the Affordable Housing Ordinance, monitor the effectiveness of the current Inclusionary Housing Program to determine if modifications would be necessary. Conduct a subsequent feasibility study if monitoring results in findings that ordinance may not be maximize production of affordable units or may be adversely affecting market-rate development.	2024-2031 (Ongoing)	6th Cycle	In Progress	To date, we have not completed a formal evaluation but overall the number of development applications have has been reduced related to overall economic downturn and the slowdown in the development market in general.	Other	Assess program by January 2027
PROGRAM H-7 HOUSING CHOICE VOUCHERS	Action 7.1: Cooperate with the HACA to provide tenant-based rental assistance.	2023-2031 (Ongoing)	6th Cycle	Continuous	The City provides interested residents with information about open waiting lists and regularly refers residents to contact the Housing Authority of the County of Alameda (HACA).	Households	Assist approximately 1,844 households through Section 8 Vouchers during the planning period.
PROGRAM H-7 HOUSING CHOICE VOUCHERS	Action 7.2: Refer Housing Choice voucher holders to a list of properties compiled by HACA that actively participating in the Housing Choice Voucher Program throughout the housing cycle.	2023-2031 (Ongoing)	6th Cycle	Continuous	The City provides interested residents with information about open waiting lists and regularly refers residents to contact HACA about available resources and housing opportunities.	Other	Ensure Hayward Housing Staff is aware of the HACA "For Rent" directory.
PROGRAM H-7 HOUSING CHOICE VOUCHERS	Action 7.3: Provide outreach and education to potential tenants and landlords/property management regarding State law that prohibits housing discrimination based on source of income, including public subsidies.	2023-2031 (Annual)	6th Cycle	Continuous	In 2025, the Housing Division conducted eight landlord-tenant rights workshops to promote housing stability and educate landlords and tenants on their rights and obligations under state and local legislation. In partnership with community partners, the workshops offered information on topics related to discrimination on sources of income, rent increase limitations, substandard housing conditions, eviction protections, security deposit requirements, and best practices for both landlords and tenants.	Meetings	Annually conduct one workshop for tenants and one workshop for landlords in multiple languages.
PROGRAM H-7 HOUSING CHOICE VOUCHERS	Action 7.4: Disseminate information on HCV opportunities offered by HACA through the City website, newsletters, and brochures at public counters.	2023-2031	6th Cycle	Continuous	The City maintains office hours four days a week, in which staff share information relevant to Housing Choice Vouchers (HCVs), affordable housing openings, and other tenant-based rental assistance to members of the community. The City staff has also engaged in quarterly meetings with HACA to remain up to date on relevant HCV to better disseminate information to the community.	Other	Publish material on the City's website by June 2023.
PROGRAM H-7 HOUSING CHOICE VOUCHERS	Action 7.5: Provide support to HACA as necessary to seek additional funding that can be used, in addition to Housing Choice Voucher funds, to provide subsidies to lower-income households to bring monthly rents in line with affordability guidelines.	2023-2031 (Ongoing)	6th Cycle	Continuous	The City continues to utilize its HOME Investment Partnership funds for contracts with Abode Services to provide tenant-based rental assistance for formerly emancipated youth. Abode assists about 12 tenants, plus any children, per month.	Other	Upon request by HACA.
PROGRAM H-7 HOUSING CHOICE VOUCHERS	Action 7.6: In collaboration with HACA, provide education to property owners and managers to expand awareness of the Housing Choice Voucher program in an effort to increase acceptance of tenant-based Housing Choice Vouchers and to facilitate mobility to Moderate Resource areas, and provide choices for lower-income households throughout the city.	2023-2031 (Annual)	6th Cycle	Continuous	HACA is not currently conducting Owner/Landlord workshops pertaining to the Housing Choice Voucher Program.	Meetings	Annually conduct one workshop for tenants and one workshop for landlords in multiple languages with the goal of reaching out to 100 property owners annually.
PROGRAM H-7 HOUSING CHOICE VOUCHERS	Action 7.7: Inform HACA of affordable homeownership opportunities to provide participants of the Family Self-Sufficiency Program the opportunity to transition from renter to homeowner and begin to build assets.	2023-2031 (Ongoing)	6th Cycle	Continuous	The City has identified the appropriate contact person at HACA to disseminate information about affordable homeownership opportunities. HACA has been added to the City's distribution list.	Other	Identify the appropriate contact at HACA to disseminate information to participants by June 2023.

PROGRAM H-8 ENSURE ADEQUATE SITES TO ACCOMMODATE REGIONAL FAIR SHARE OF HOUSING GROWTH	Action 8.1: Maintain an updated inventory of housing sites and actively promote sites available for lower- and moderate-income housing development to potential developers, private and non-profit organizations, and other interested persons and organizations. Post such information on the City's website and update as necessary to maintain accurate information.	2023-2031 (Ongoing)	6th Cycle	Continuous	The City's GIS webmap contains a Housing Element Sites Inventory layer which shows which properties were identified in the 6th Cycle Housing Element as potential development sites. Further, the webmap contains detailed parcel information including but not limited to zoning, General Plan, environmental factors and site acreage to allow developers to understand a site's development potential.	Other	Publish on the City's website by June 2023 and update annually as needed.
PROGRAM H-8 ENSURE ADEQUATE SITES TO ACCOMMODATE REGIONAL FAIR SHARE OF HOUSING GROWTH	Action 8.2: Maintain an updated list of residential housing developments that have been submitted, approved, and denied throughout the housing cycle.	2023-2031 (Ongoing)	6th Cycle	Continuous	See Tables A and AZ of this Annual Progress Report. The City also maintains a list of affordable housing developments pending, approved and under construction on an Affordable Housing Dashboard and Development Explorer maps available on the City's website.	Other	Publish by June 2023 and update annually as part of the Annual Progress Report (APR).
PROGRAM H-8 ENSURE ADEQUATE SITES TO ACCOMMODATE REGIONAL FAIR SHARE OF HOUSING GROWTH	Action 8.3: Comply with California law regarding reporting requirements including, without limitation, annual reporting in accordance with Government Code Section 65400.	2023-2031 (Ongoing)	6th Cycle	Continuous	See Tables A through K of the Housing Element Annual Progress Report.	Other	Annually as part of the APR.
PROGRAM H-8 ENSURE ADEQUATE SITES TO ACCOMMODATE REGIONAL FAIR SHARE OF HOUSING GROWTH	Action 8.4: Provide technical assistance and information on available parcels for lower income developments to private or non-profit housing providers. Technical assistance includes land development counseling by City planners.	2023-2031 (Ongoing)	6th Cycle	Continuous	There is a Planner on Duty (POD) every day who provides in person and virtual (emails, calls) support through the City's Permit Center. The POD is responsible for providing technical assistance and information on available parcels to private and non-profit developers and providers.	Other	Provide technical assistance at the City's Permit Center Monday through Thursday from 9 am to 1 pm. Accept electronic correspondence and respond within two to three business days.
PROGRAM H-8 ENSURE ADEQUATE SITES TO ACCOMMODATE REGIONAL FAIR SHARE OF HOUSING GROWTH	Action 8.5: Maintain a list of publicly owned properties with potential for residential development. These parcels are periodically assessed for their potential redevelopment or development for residential use. Use City-ownership as an incentive for affordable housing development. To the extent feasible, the City will pursue projects that include housing for extremely low income households and those with special needs such as seniors and persons with disabilities.	2023-2031 (Ongoing)	6th Cycle	Continuous	The City's website contains a Parcel Explorer map that shows all publicly owned land among other attributes on the layer list. In 2025, the City hired a Real Property Manager who is responsible for coordinating with affordable housing developers to dispose of City owned land.	Other	Publish on the City's website by June 2023. Prioritize releasing Surplus Lands Act-related documents for three City-owned parcels (APNs 415-0250-111-02, 415-0250-112-00 and 415-0250-113-00) by January 2026. Prioritize releasing Surplus Lands Act-related documents for the remaining City-owned sites by January 2028. For Parcel Group 6 and 7, prioritize getting RFPs, ENAs and/or DDAs and entitlements for these projects prior to 2027 consistent with the City's agreement with Caltrans or later as amended by agreement with Caltrans.
PROGRAM H-8 ENSURE ADEQUATE SITES TO ACCOMMODATE REGIONAL FAIR SHARE OF HOUSING GROWTH	Action 8.6: Develop and maintain a partnership with BART to support residential development around the BART stations. Diligently pursue necessary actions to remove barriers and support and promote housing and community development on BART owned properties including but not limited to identifying market readiness and affordable housing funds, demonstrating local support through policy alignment and commitment of staff resources to support development of BART owned property.	2023-2031 (Ongoing)	6th Cycle	In Progress	On November 19, 2024, City and BART staff met to kick-off planning for release of an Request for Proposals for development on BART owned properties around the Downtown BART Station. To date, the City and BART have met several times, crafted a list of goals for the site and plan to conduct outreach in Spring 2026 in anticipation of releasing a Request for Qualifications for developers who would like to develop the Downtown Hayward BART site.	Other	Identify and maintain a point of contact with BART and meet annually to determine how the City can partner with and support BART. Make a good faith effort to enter into a Memorandum of Understanding by January 2025 to advance residential development on Downtown Hayward BART property. Make a good faith effort to enter into a Memorandum of Understanding by January 2029 to advance residential development on South Hayward BART property.
PROGRAM H-8 ENSURE ADEQUATE SITES TO ACCOMMODATE REGIONAL FAIR SHARE OF HOUSING GROWTH	Action 8.7: Support BART in acquiring sufficient funding and commitment to infrastructure for parking replacement and station access.	2023-2031 (Ongoing)	6th Cycle	In Progress	In 2025, Hayward was awarded an MTC Station Access and Circulation grant to conduct an access gap analysis around the Downtown Hayward BART Station. The grant is intended to support transit, bike, walk, and micromobility access to the station area in anticipation of development of the site.	Other	Assist BART in completing a study of infrastructure phasing and financing recommendations for BART-owned sites in Downtown Hayward by January 2025. Provide assistance if BART embarks upon such a study for BART owned properties in South Hayward.
PROGRAM H-8 ENSURE ADEQUATE SITES TO ACCOMMODATE REGIONAL FAIR SHARE OF HOUSING GROWTH	Action 8.8: Promote the Downtown Hayward and South Hayward BART areas as a major regional opportunity for mixed use development. Continue to market development opportunities in this area, work with property owners to facilitate development, and continue to improve the pedestrian environment, streetscape, and circulation system to attract investment.	2023-2031 (Ongoing)	6th Cycle	In Progress	In 2025, Hayward was awarded an MTC Station Access and Circulation grant to conduct an access gap analysis around the Downtown Hayward BART Station. The grant is intended to support transit, bike, walk, and micromobility access to the station area in anticipation of development of the site.	Units	Support the development of 374 lower-income units, 152 moderate-income units, and 228 above moderate-income units on BART owned sites during the planning period.
PROGRAM H-9 NO NET LOSS ZONING	Action 9.1: Recognizing that the Housing Element is a living document that provides a roadmap of potential development for the next eight years, implement a monitoring program that evaluates the current capacity of housing sites, with specific attention on publicly owned sites and planned, approved and pending projects, for all income levels throughout the duration of the planning period to ensure the City remains on track towards satisfying its RHNA target. Should an approval of development result in a shortfall of sites to accommodate the City's remaining RHNA requirements, the City will identify and, if necessary, rezoned sufficient sites within 180 days to accommodate the shortfall and ensure "no net loss" in capacity to accommodate the RHNA. The City will further monitor and report through the Annual Progress Report (APR) on deadlines with regard to publicly owned sites (Program H-4 and Program H-8), and planned, approved and pending projects that expire or fail to meet assumptions for development. If necessary, the City will identify alternative actions to ensure that RHNA targets can be met with alternative sites. The City will also monitor activities undertaken to meet program objectives pursuant to Annual Progress Report (APR) requirements. The City will present the APR annually to the Planning Commission and City Council for discussion and monitoring purposes.	2023-2031 (Ongoing)	6th Cycle	Continuous	The City is tracking development of Housing Element sites in the City's ePermit software. While the City has not approved any projects that have resulted in a shortfall of units on a specific identified site in the Housing Element, the 2025 Annual Progress Report demonstrates a reduction in the number of entitlements and building permits which is related to the overall economic downturn. Specifically, two developers requested that the Planning Division not take forward entitlement applications in 2025 due to uncertainty related to funding. The City will continue to monitor entitlement applications and can provide an update on Program H-8, and the 2,073 planned, approved and pending units (Appendix C, Table C-3) upon request.	Other	Implement program by January 2025 and monitor annually through the APR process. Additionally, evaluate progress towards publicly owned sites per the timeframes outlined in Program H-8, and, the 2,073 planned, approved and pending units (Appendix C, Table C-3) a minimum of two times in the planning period.
PROGRAM H-9 NO NET LOSS ZONING	Action 9.2: Maintain an administrative list of additional sites with appropriate zoning that can be added to the City's Sites Inventory if and when an analysis provided through Action 9.1 or the Annual Progress Report indicates that sufficient sites may not exist to accommodate the City's remaining RHNA, by income level, for the planning period.	2023-2031 (Ongoing)	6th Cycle	Continuous	The City has developed a list of additional sites that can be added to the City's Inventory as needed. At this time, there is no shortfall based on zoning or project approvals.	Other	Create list by June 2023 and update annually as needed.

PROGRAM H-10 REPLACEMENT HOUSING	Action 10.1: Amend the Zoning Code to establish the replacement requirements pursuant to AB 1397.	1/23/2024	6th Cycle	Completed	These amendments were included in a comprehensive update to the City's Residential Districts adopted by the City Council on January 23, 2024 (Ordinance No. 24-01 and Resolution 23-287), effective upon adoption. See Hayward Municipal Code Section 10-1.2736, Demolition of Existing Residential Units.	Other	Amend HMC by January 2025.	
PROGRAM H-11: BY RIGHT APPROVALS WITH 20 PERCENT AFFORDABLE UNITS.	Action 11.1: Pursuant to Government Code Section 65583.2, subdivision (1) amend HMC to permit by-right approval for housing developments that include at least 20 percent of units as affordable to lower-income households on non-vacant sites included in one previous housing element inventory and vacant sites included in two previous housing element inventories and on sites that are being rezoned to accommodate the lower-income RHNA.	3/26/2024	6th Cycle	Completed	HCD's certification of Hayward's adopted Housing Element (July 27, 2023) occurred more than 120 days after the statutory deadline (January 31, 2023), therefore City was subject to an accelerated timeframe for rezonings. These amendments were approved by the City Council with the adoption of Ordinance No. 24-04, on March 26, 2024.	Other	Amend HMC by January 2025.	
PROGRAM H-12: ADAPTIVE REUSE	Action 12.1: Evaluate, and if appropriate, amend the HMC to remove potential constraints for adaptive reuse, such as review/approval process and minimum parking standards.	2023-2024	6th Cycle	Completed	Planning staff evaluated the Hayward Municipal Code for potential constraints for adaptive reuse and determined that amendments to the Municipal Code are not necessary because such changes are not unduly constrained by zoning or other regulations. In fact, during the planning period, the City processed a change an existing building that was formerly used as a retail store into a mixed use building with ground floor retail and eleven residential units as a ministerial building permit.	Other	Evaluate the HMC by June 2024 and, if necessary, revise HMC within one year.	
PROGRAM H-12: ADAPTIVE REUSE	Action 12.2: Promote adaptive reuse to property owners and interested developers through public outreach, with the goal of redeveloping or converting four older buildings to residential use during the planning period.	2023-2031 (Annual)	6th Cycle	In Progress	The City has a Vacant Property Monitoring Dashboard that is updated quarterly however it has not been posted to the City's website due to safety concerns. The list is available upon developer request. Planning and Code Enforcement staff will continue to work on a mechanism to safely add this information to the City's website.	Other	Make list of vacant properties available for potential developers and publish materials related to adaptive reuse on the City's website by June 2023.	
PROGRAM H-13: VARIETY OF HOUSING TYPES	Action 13.1: Explore innovative and alternative housing options that provide greater flexibility and affordability in the housing stock. This may include allowing shelters, transitional housing and tiny homes with wraparound services on site at churches, social services agencies/nonprofits that do this work in the community and on publicly owned land. The City will promote other types of alternative housing options including single-room occupancy developments or conversions, group homes, and by-right permanent supportive housing. The City has the goal of completing five tiny home developments, single-room occupancy developments, supportive housing developments, emergency shelters, transitional housing development and/or conversions in the planning period.	1/1/2025	6th Cycle	Completed	On January 21, 2025, the City Council held a public hearing on Zoning Code Amendments (Resolution 25-010 and Ordinance No. 25-02) allowing Single Residency Occupancy (SROs) in 14 commercial and mixed use districts with an Administrative Use Permit (AUP); amending the definition of Dwelling Unit/Residential Unit to include Supportive and Transitional Housing as by right uses where all Dwelling Unit/Residential Units are permitted as by right uses; and allowing dormitories in 8 additional districts with an AUP. During this planning period, the City approved a 10 unit tiny home development that is deed restricted for very low income households (April 14, 2023); and, an Administrative Use Permit for a new 30-bed shelter for unsheltered individuals (July 18, 2024). The City has also provided technical support and CDBG funding for a new behavioral health campus operated by Bay Area Community Services (BACS) that would provide 92 units of permanent supportive housing; interim recuperative care; a residential substance use disorder treatment center; a mental health rehabilitation center; a behavioral health urgent care center; and, a federally qualified health care clinic at 23950 Mission Boulevard (aka St Regis). The campus is expected to be operational in 2026. Additionally, the City has provided technical assistance to La Familia to convert of an existing building into a CSU (Crisis Stabilization Unit) and a CRT (Crisis Residential Treatment). Staff anticipates the applicant will apply for applicable permits soon.	Other	Explore options by January 2025 and amend the HMC as needed. Annually report on progress toward meeting goal in the APR. If the City is not making sufficient progress toward goal by the second half of the Housing Element cycle, evaluate if additional Municipal Code Amendments to facilitate such development is warranted and report on analysis in the APR.	Preserve, Protect & Produce Housing For All (HP1 and HP6)
PROGRAM H-13: VARIETY OF HOUSING TYPES	Action 13.2: Review all residential zoning districts and land use designations to determine feasibility for additional development in low-density neighborhoods. Amend the HMC to allow, by right or via streamlined review process, a mix of dwelling types and sizes, specifically missing middle housing types (e.g., duplexes, triplexes, fourplexes, courtyard buildings) in lower-density residential areas.	1/23/2024	6th Cycle	Completed	These amendments were included in a comprehensive update to the City's Residential Districts adopted by the City Council on January 23, 2024 (Ordinance No. 24-01 and Resolution 23-287), effective upon adoption. Specifically, the Single Family Residential District was eliminated and the replacement Low Density Residential District allows development including duplexes and triplexes in accordance with the General Plan density of the development site.	Other	Complete review by January 2025 and, if necessary, amend HMC within one year.	Preserve, Protect & Produce Housing For All (HP7)
PROGRAM H-13: VARIETY OF HOUSING TYPES	Action 13.3: Assess and amend the HMC as needed to allow Supportive Housing as a by right use where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses pursuant to Government Code section 65651.	2023	6th Cycle	Completed	On January 21, 2025, the City Council held a public hearing and adopted on Zoning Text Amendments (Resolution 25-010 and Ordinance No. 25-02) amending the definition of Dwelling Unit/Residential Unit to include Supportive and Transitional Housing as by right uses where all Dwelling Unit/Residential Units are permitted as by right uses per Government Code 65651.	Other	Amend HMC by January 2025.	Preserve, Protect & Produce Housing For All (HP6)
PROGRAM H-13: VARIETY OF HOUSING TYPES	Action 13.4: Evaluate the permit process for group homes of seven or more persons and amend the HMC to include a set of objective standards to provide certainty to applicants through the permitting process. Evaluate the potential of allowing the use through Administrative Use Permit process or as a by-right use subject to objective standards.	January 2025	6th Cycle	Completed	On January 21, 2025, following outreach with service and care providers conducted by Planning staff, the City Council held a public hearing and adopted Zoning Text Amendments (Resolution 25-010 and Ordinance No. 25-02) to provide additional flexibility for licensed group homes. Specifically, the amendments allow small licensed group homes for up to 8 individuals as a by right use; allow medium licensed group homes for between 9-14 individuals with an Administrative Use Permit and allow large licensed group homes for 15 or more individuals with a Conditional Use Permit. Small unlicensed group homes for six or fewer individuals is also permitted by right in accordance with State Law, and unlicensed group homes for 7 or more individuals is subject to a Conditional Use Permit.	Other	Evaluate the permit process by January 2024 and amend the HMC by January 2025.	Preserve, Protect & Produce Housing For All (HP6)

PROGRAM H-13: VARIETY OF HOUSING TYPES	Action 13.5: Amend the HMC parking regulations for Homeless and Emergency Shelters and Navigation Centers to comply with Government Code section 65583, subdivision (a)(4)(A).	1/23/2024	6th Cycle	Completed	On January 21, 2025, the City Council held a public hearing and adopted Zoning Text Amendments (Resolution 25-010 and Ordinance No. 25-02) added parking regulations for Emergency Shelters and Navigation Centers that comply with Government Code section 65583, subdivision (a)(4)(A). The standard is only to accommodate staff and is less than parking requirements for other uses within the same zone.	Other	Update will occur as part of the City's Objective Standards Update which is planned for adoption in 2023.	Preserve, Protect & Produce Housing For All (HP6)
PROGRAM H-13: VARIETY OF HOUSING TYPES	Action 13.6: Amend the HMC to comply Government Code section 65661 which requires a Low Barrier Navigation center to be a use-by-right in areas zoned for mixed use and nonresidential zones permitting multifamily uses, provided specific requirements of the law are met.	January 2025	6th Cycle	Completed	On January 21, 2025, the City Council held a public hearing and adopted Zoning Text Amendments (Resolution 25-010 and Ordinance No. 25-02) defining Emergency Shelters and Low Barrier Navigation Centers in accordance with State Law, and adding new Hayward Municipal Code (HMC) Section 10-1.2736(a) Emergency Shelters, and (b) Low Barrier Navigation Center as by right uses in commercial and mixed use zoning districts subject to standards outlined in State Law.	Other	Amend HMC by January 2025.	Preserve, Protect & Produce Housing For All (HP6)
PROGRAM H-13: VARIETY OF HOUSING TYPES	Action 13.7: Amend the HMC to allow tiny homes and emergency shelters on church and publicly owned properties.	January 2025	6th Cycle	Completed	On January 21, 2025, the City Council held a public hearing on Zoning Code Amendments (Resolution 25-010 and Ordinance No. 25-02) to allow Single Residency Occupancy (SROs) in commercial and mixed use districts with an Administrative Use Permit; amending the definition of Dwelling Unit/Residential Unit to include Supportive and Transitional Housing as by right uses where all Dwelling Unit/Residential Units are permitted as by right uses; defining Emergency Shelters and Low Barrier Navigation Centers in accordance with State Law, and adding new Hayward Municipal Code (HMC) Section 10-1.2736(a) Emergency Shelters, and (b) Low Barrier Navigation Center as by right uses in additional commercial and mixed use zoning districts, regardless of ownership, and subject to standards outlined in State Law. Finally, it is important to note that Tiny Homes are considered a Residential Unit/Dwelling Unit under the Hayward Municipal Code in that there is no minimum size for a dwelling unit.	Other	Amend HMC by January 2025.	Preserve, Protect & Produce Housing For All (HP6)
PROGRAM H-14: DEVELOPMENT INCENTIVES	Action 14.1: Create "Package of Incentives" that identifies the benefits of providing on-site affordable housing	January 2025	6th Cycle	Completed	The City's Density Bonus Use Guide contains a section devoted to compliance and consistency between the Affordable Housing Ordinance and the Density Bonus Ordinance, and notes that "Affordable units created from the application of a density bonus can also be used to comply with the Affordable Housing Ordinance." The Use Guide also provides details on waivers, concessions and reduced parking requirements. The City will continue to notify developers about the various incentives of including on-site affordable housing.	Other	Create a package of incentives	
PROGRAM H-14: DEVELOPMENT INCENTIVES	Action 14.2: Evaluate the effectiveness and appropriateness of available incentives in encouraging development of identified sites, particularly for housing affordable to lower-income households in moderate-resource areas with available land for multi-family residential opportunities and report back to appropriate Task Force(s) and City Council on an annual basis. If incentives are not effective in encouraging and facilitating affordable housing development, the City will reassess to develop alternative strategies to incentivize development.	2023-2031 (Annual)	6th Cycle	Continuous	Expanded incentives were established with updates to the Density Bonus Ordinance and the comprehensive update to the City's Residential Districts. These will be evaluated in the coming years and modified as necessary.	Other	Report on housing programs and incentives to housing production included in the Strategic Roadmap and Incentives to Housing Production Work Plan Program once a year and update if necessary.	
PROGRAM H-14: DEVELOPMENT INCENTIVES	Action 14.3: Encourage land divisions and specific plans of large sites resulting in parcels sizes that facilitate multifamily developments affordable to lower-income households.	2023-2031 (Case by Case)	6th Cycle	Continuous	There is a Planner on Duty (POD) every day who provides in person support at the Permit Center and responds to email inquiries and calls. The POD is responsible for providing technical assistance and information on available parcels to private and non-profit developers.	Other	Encourage land divisions and specific plans for large sites that can accommodate multifamily developments affordable to lower-income households.	
PROGRAM H-14: DEVELOPMENT INCENTIVES	Action 14.4: Promote incentives to interested developers and provide technical assistance regarding the potential use of various incentives through pre-application meetings.	2023-2031 (Case by Case)	6th Cycle	Continuous	There is a Planner on Duty (POD) every day who provides in person support at the Permit Center and responds to email inquiries and calls. The POD is responsible for providing technical assistance and information on available parcels to private and non-profit developers. Further, technical assistance and incentives are provided to developers through the free Conceptual Development Review process.	Other	Promote incentives and provide technical assistance to interested developers through the pre-application process.	
PROGRAM H-14: DEVELOPMENT INCENTIVES	Action 14.5: Meet with at least four qualified affordable housing developers annually to promote the use of regulatory incentives and development of inventory sites.	2023-2031 (Ongoing)	6th Cycle	Continuous	The City meets with developers on a daily basis to answer general and specific questions about the development process and specific properties. In 2025, the City provided technical support to RCD, Meta Housing, La Familia, Bay Area Community Services (BACS) about construction of affordable housing, establishment of services for the unhoused population and to provide support in preparation of grant applications.	Meetings	Meet with a minimum of four affordable housing developers annually and with other affordable housing developers upon request.	
PROGRAM H-14: DEVELOPMENT INCENTIVES	Action 14.6: Recognizing that labor supply is a constraint to development, the City will meet with trades labor groups and organizations to discuss ways in which the City can support an adequate supply of labor to build new housing.	2023-2031 (Annual)	6th Cycle	Continuous	In 2025, City Planning staff provided project-related information to union partners upon request. Typically such requests are handled by projects planners and are related to specific developments.	Meetings	Hold at least one meeting with labor groups per year.	

PROGRAM H-15: Lot Consolidation	Action 15.1: Make available an inventory of vacant and nonvacant properties to interested developers and identify sites where potential consolidation can occur based on current site usage and ownership.	June 2023	6th Cycle	In Progress	The City has a Vacant Property Monitoring Dashboard that is updated quarterly however it has not been posted to the City's website due to safety concerns. The list is available upon developer request. Planning and Code Enforcement staff will continue to work on a mechanism to safely add this information to the City's website.	Other	Publish to the City's website by June 2023.
PROGRAM H-15: Lot Consolidation	Action 15.2: Facilitate lot consolidation by providing appropriate technical assistance to developers to encourage negotiations between property owners.	2023-2031 (Case by Case)	6th Cycle	Continuous	There is a Planner on Duty (POD) every day who provides in person support at the Permit Center and responds to email inquiries and calls. The POD is responsible for providing technical assistance and information on available parcels to private and non-profit developers. Further, technical assistance and incentives are provided to developers through the free Conceptual Development Review process.	Other	Ongoing case by case basis.
PROGRAM H-16: EXPEDITED PROJECT REVIEW	Action 16.1: Continue to offer free Pre-Application Review process for developers or applicants that submit a planning application. This serves as a "free" first submittal so developers can see any major costs or issues with the proposed development without spending money.	2023-2031 (Case by Case)	6th Cycle	Continuous	The City's Conceptual Development Review application is a free pre-application that provides developers with high level feedback on development proposals. In 2025, the City processed 14 Conceptual Development Review applications for residential developments.	Other	Continue to offer the Pre-Application Review process
PROGRAM H-16: EXPEDITED PROJECT REVIEW	Action 16.2: Expedite review for the subdivision of larger sites into buildable lots when development application is consistent with the General Plan, applicable specific plan, and master environmental impact report.	2023-2031 (Case by Case)	6th Cycle	Continuous	Project planners utilize exemptions and rely on adopted environmental analysis to streamline development review and approval processes on a case by case basis.	Other	Expedite review of applications for subdivisions of larger sites into buildable lots
PROGRAM H-16: EXPEDITED PROJECT REVIEW	Action 16.3: Assess existing processes to investigate additional review processes may be delegated to a streamlined, ministerial review for projects that include a percentage of affordable housing units.	2023-2031 (Case by Case)	6th Cycle	Continuous	Project planners utilize exemptions and rely on adopted environmental analysis to streamline development review and approval processes on a case by case basis. The City will explore other options to streamline in the coming years.	Other	Assess and provide recommendations on expanding streamlined ministerial review for projects that include a percentage of affordable housing units.
PROGRAM H-16: EXPEDITED PROJECT REVIEW	Action 16.4: Identify new or improved data and technology solutions to support faster development project review and greater access to housing and land use information such as online dashboards and other publicly accessible online resources.	2023-2031 (Case by Case)	6th Cycle	Completed	In 2023, the City implemented a new ePermit software system. The software allows for planning, building and engineering permits and plans to be submitted and reviewed electronically. The City also has an affordable housing dashboard that is publicly accessible from the City's website.	Other	Identify new and improved data and technology based solutions to support expedited project review.
PROGRAM H-16: EXPEDITED PROJECT REVIEW	Action 16.5: Upzone approximately 1,558 Single Family District properties that have a higher density General Plan land use designation and develop Objective Design Criteria for residential development to streamline the development review process, allow missing middle housing and small lot single family development without requiring Zone Change to Planned Development District.	1/23/2024	6th Cycle	Completed	These amendments were included in a comprehensive update to the City's Residential Districts adopted by the City Council on January 23, 2024 (Ordinance No. 24-01 and Resolution 23-287), effective upon adoption. Specifically, the Single Family Residential District was eliminated and the replacement Low Density Residential District allows development including duplexes and triplexes in accordance with the General Plan density of the development site.	Other	This process is currently underway through a Senate Bill 2 grant. Anticipate rezoning and adoption of new objective standards by December 2023.
PROGRAM H-17: ACCESSORY DWELLING UNITS	Action 17.1: Pursue mechanisms to facilitate the construction of ADUs, including but not limited to: Pre-approved standards for ADU foundation plans or prefabricated plans. Refer property owners to programs that assist lower and moderate-income homeowners in constructing ADUs. Consider expanding/extending fee waivers for ADUs beyond State Law.	2023-2031 (Annual)	6th Cycle	Continuous	In 2024, the City developed a pre-approval process and webpage for ADU plans and continued to participate in efforts by the Alameda County ADU Resource Center which provides information and links on regulatory, construction and funding for homeowners exploring development of ADUs. The City will continue to evaluate streamlining and cost saving efforts to facilitate the development of ADUs.	Other	Facilitate the development of 320 ADUs over the planning period. Initiate efforts in 2023.
PROGRAM H-17: ACCESSORY DWELLING UNITS	Action 17.2: Perform a review of ADU trends and commit to adjustments if assumptions are not met. If the City is not meeting ADU goals, implement additional action(s) depending on the severity of the gap. Additional actions could include consideration of public outreach efforts, ADU incentives, and/or rezoning to bridge the gap. Encourage equitable distribution of ADU development throughout the City through targeted outreach. Monitor review times for ADU and JADU permit applications and explore ways to streamline review.	2023-2031 (Ongoing)	6th Cycle	Continuous	The City tracks ADUs as shown in this APR data. According to Table A2, a total of 55 building permits were issued for ADUs in 2025. The City is on track to permit more than 320 ADUs during the 6th Cycle Housing Element reporting period.	Other	Review ADU trends every two years starting in 2023.
PROGRAM H-17: ACCESSORY DWELLING UNITS	Action 17.3: Provide informational workshop(s) and/or publish resources on City's website on building ADUs and JADUs. Target outreach to property owners in low- and moderate-resource areas and provide workshops and materials in English and Spanish.	2023-2031 (Ongoing)	6th Cycle	Continuous	In 2024, the City developed a pre-approval process and webpage for ADU plans and continued to participate in efforts by the Alameda County ADU Resource Center which provides information and links on regulatory, construction and funding for homeowners exploring development of ADUs. In 2025, Planning staff attended three community outreach events to provide information about ADUs directly to the community.	Other	Publish material on the City's website by June 2023 and facilitate one workshop annually in multiple languages.
PROGRAM H-18: DUPLEXES AND LOT SPLITS	Action 18.1: The City will amend the HMC to address the requirements of SB 9.	1/23/2024	6th Cycle	Completed	These amendments were included in a comprehensive update to the City's Residential Districts adopted by the City Council on January 23, 2024 (Ordinance No. 24-01 and Resolution 23-287), effective upon adoption.	Other	Amend the HMC by January 2025.
PROGRAM H-18: DUPLEXES AND LOT SPLITS	Action 18.2: Monitor state law and SB 9 projects in the City to: Monitor who is utilizing this process; Identify how many units are being created; Identify what barriers exist to implementation of SB 9 and what solutions can be developed to address those barriers; and, encourage equitable distribution of such development throughout the City through targeted workshops and outreach.	2023-2031 (Ongoing)	6th Cycle	Continuous	In 2025, the City received four SB9 applications. Two were approved in 2025, one was approved in January 2026, and the fourth application, which came in late 2025, is still being processed. These applications are a mix of urban lot splits and duplexes. In 2025, Planning staff attended three community outreach events to provide information about SB9 and ADUs directly to the community.	Meetings	Begin monitoring in January 2024. Conduct at least two workshops related to SB 9 projects, with the goal of permitting ten SB 9 applications in the planning period.

PROGRAM H-19: HOUSING FOR SPECIAL NEEDS POPULATIONS	Action 19.1: Provide technical assistance for development of opportunity sites near commercial and civic services and public transit for senior housing development. Targeted assistance to occur in transit-rich areas with access to commercial and social services in the Downtown Specific Plan and Mission Boulevard Code Area (Census Tracts 4354, 4363, 4353, 4365, 4379, 4380 and 4381) because those areas are rich in transit access and access to commercial and social services.	2023-2031 (Case by Case)	6th Cycle	Continuous	At the request of the housing developer, the City offers technical support for senior housing development opportunities near commercial and civic services, as well as public transit. The goal is to promote affordable housing developments that align with the City's objectives related to transit-oriented developments and jobs/housing balance. In 2025, the City provided Technical Assistance to RCD in preparation of their ASHC grant for an 82-unit affordable housing development.	Other	On a case-by-case basis. Annually report on progress in the APR.	
PROGRAM H-19: HOUSING FOR SPECIAL NEEDS POPULATIONS	Action 19.2: Develop incentives for the provision of childcare in multifamily housing projects. Incentives could include parking reductions and density bonuses.	2023-2031 (Ongoing)	6th Cycle	Completed	Childcare is permitted ("by right") use in mixed use and commercial zones. Further, the City's Density Bonus Ordinance grants additional density bonus when childcare facilities are included as part of or adjacent to qualified residential or mixed use developments.	Other	Develop incentives January 2025.	
PROGRAM H-19: HOUSING FOR SPECIAL NEEDS POPULATIONS	Action 19.3: Prioritize funding awards for affordable housing projects that provide units that serve the needs of at least one special needs group by creating scoring criteria that encourage the inclusion of units and services needed to support individuals with special needs.	2023-2031 (Ongoing)	6th Cycle	Not Yet Started	To ensure that the City's housing goals are met, and at-risk and underserved populations are supported, the City plans to issue an Affordable Housing Notice of Funding Availability at least once during the compliance period. Through this program, the City can target specific populations and support affordable housing developments that serve special needs groups and award eligible affordable housing development projects with greater points that provide services to support individuals with special needs.	Other	Subject to availability of Inclusionary Housing Trust funds, issue NOFA at least once during compliance period and establish and affordable housing development pipeline of at least 3 affordable housing projects.	Preserve, Protect & Produce Housing For All (HP5)
PROGRAM H-19: HOUSING FOR SPECIAL NEEDS POPULATIONS	Action 19.4: Provide financial support to organizations such as Project Independence, Covenant House or other programs to provide a continuum of supportive and transitional 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).	2023-2031 (Ongoing)	6th Cycle	Continuous	In 2025, the City continued to provide funding to Project Independence administered by Abode Servers to provide housing subsidy 8-10 former foster youth, many of whom are people of color.	Persons	Annually provide ten transition age youth with a housing subsidy.	
PROGRAM H-19: HOUSING FOR SPECIAL NEEDS POPULATIONS	Action 19.5: Assess the City's capacity to accommodate individuals experiencing homelessness by comparing the most recent homeless point-in-time count to the number of shelter beds available on a year-round and seasonal basis, the number of beds that go unused on an average monthly basis, and the percentage of those in emergency shelters that move to permanent housing. If capacity is not sufficient, amend the HMC as necessary to continue to meet the City's need (see Action 13.1).	2023-2031 (Ongoing)	6th Cycle	Continuous	On January 21, 2025, the City Council held a public hearing and adopted Zoning Text Amendments (Resolution 25-010 and Ordinance No. 25-02) to provide additional flexibility for licensed group homes and supportive housing, emergency shelters, Single Residency Occupancy (SROs) residences, and developed a process to allow for safe parking/camping on property owned by non-profits and faith based organizations. The City will evaluate shelter capacity when the 2026 Point In Time Count statistics are released later in the year.	Other	Bi-annually with release of point-in-time counts.	
PROGRAM H-19: HOUSING FOR SPECIAL NEEDS POPULATIONS	Action 19.6: Support services and programs that are part of the Continuum of Care system for the homeless.	2023-2031 (Annual)	6th Cycle	Continuous	On June 17, 2025, the City Council adopted Resolution 25-115 approving and appropriating \$295,000 in City general funds to eight community agencies to provide homelessness and housing services for FY 2025-26. Unfortunately, due to the City's projected budgetary shortfall, only half of these funds were distributed to agencies (around \$147,500) and all contracts were terminated on December 13, 2025.	Other	Annually as part of the City's funding allocation process.	
PROGRAM H-19: HOUSING FOR SPECIAL NEEDS POPULATIONS	Action 19.7: Continue to pursue CDBG funds and other funds, as available, to support any additional need for emergency shelters, and transitional and supportive housing programs for the homeless and those who are at-risk of becoming homeless.	2023-2031 (Ongoing)	6th Cycle	Continuous	On June 17, 2025, the City Council adopted Resolution 25-117 approving and appropriating \$189,284 in Community Development Block Grant funding to six community agencies to provide emergency shelter, affordable housing placement, legal counseling, and foreclosure prevention services for FY2025-26 as part of the Community Agency Funding process.	Other	As needed during annual NOFA process.	Preserve, Protect & Produce Housing For All (HP5)
PROGRAM H-19: HOUSING FOR SPECIAL NEEDS POPULATIONS	Action 19.8: Continue to fund and operate the Hayward Navigation Center and Annex, which provides transitional housing and navigation services to Hayward individuals experiencing homelessness, with the goal of transitioning residents to permanent placements.	2023-2031 (Annual)	6th Cycle	Continuous	For FY 2025-26, the Hayward Navigation Center (HNC) is funded through a combination of four funding sources, totaling \$2,500,894: \$1,812,700 from the City of Hayward General fund, \$372,740 from Measure C, \$179,121 from opioid Settlement funds, and \$136,333 from the City's Community Development Block Grant (CDBG) Entitlement Award.	Other	Annually as part of the City's funding allocation process.	
PROGRAM H-19: HOUSING FOR SPECIAL NEEDS POPULATIONS	Action 19.9: Develop and implement a shallow rent subsidy program to provide small monthly rental subsidies to extremely low-income households with prior experiences of homelessness to prevent future, displacement, homelessness and reduce housing cost burden.	2023-2026 (Annual)	6th Cycle	Continuous	The City of Hayward's shallow rental subsidy program launched in Summer 2021 with funding provided through the American Rescue Plan Act's State and Local Fiscal Recovery Funds. As of the end of FY 2024-25, the program has enrolled 53 of the planned 75 households. Enrolled households may receive up to 18 months of rental subsidies through the end of the ARPA-funded pilot period in December 2026. The City is currently evaluating program implementation options and outreach strategies to increase enrollment and support timely obligation of remaining funds prior to the end of the pilot period, including targeted outreach to additional eligible populations. Through the end of FY 2024-25, the program has provided \$785,782.58 in rental subsidies to participating households.	Other	Annually through January 2025, with option to extend if additional funding is identified.	

PROGRAM H-19: HOUSING FOR SPECIAL NEEDS POPULATIONS	Action 19.10: Develop a public education campaign to educate the Hayward community about ongoing homelessness and housing development efforts and how the homelessness system of care operates to build community trust and buy-in for homelessness services and housing efforts. Targeted outreach to occur in transit-rich areas with access to commercial and social services in the Downtown Specific Plan and Mission Boulevard Code Area (Census Tracts 4354, 4363, 4353, 4365, 4379, 4380 and 4381).	2023-2031 (Ongoing)	6th Cycle	Continuous	This effort was included in the Let's House Hayward Strategic Plan to end homelessness; however, it is currently on hold as staff work to identify funding and personnel resources to undertake this activity.	Other	Implement by January 2025.	
PROGRAM H-19: HOUSING FOR SPECIAL NEEDS POPULATIONS	Action 19.11: Explore funding and feasibility options for safe parking and safe camping programs to provide additional safe, secure, and sanitary options for individuals and families experiencing homelessness.	January 2025	6th Cycle	Completed	On January 21, 2025, the City Council held a public hearing on Zoning Code Amendments (Resolution 25-010 and Ordinance No. 25-02) to allow Safe Parking, subject to approval of an Administrative Use Permit on land owned by a tax-exempt organization. Staff also conducted outreach with service and care providers on the topic of Safe Camping and determined that there is not funding or staff resources for the City to organize and manage Safe Camping on publicly owned sites.	Other	Begin exploring funding and feasibility by January 2024.	Preserve, Protect & Produce Housing For All (HP2 and HP6)
PROGRAM H-19: HOUSING FOR SPECIAL NEEDS POPULATIONS	Action 19.12: Submit feasible and eligible projects for State Homekey funding as available, leveraging local resources such as HOME for operating funding.	2023-2031 (Ongoing)	6th Cycle	Continuous	The City of Hayward partnered with the City of Union City and Bay Area Community Services to apply for State Homekey funding to support a scattered housing program in Hayward and Union City. In August 2024, the City and its partners finalized an agreement with the California Department of Housing and Community Development to receive \$8,386,362 in Homekey Round 3 funding for the purchase of six single-family homes in Hayward and one single-family home in Union City for conversion into multiple-occupancy permanent supportive housing. The City determined with its partners that there were no appropriate competitive projects for Homekey Round 3+ in 2025 but will continue to monitor the funding availability.	Other	Ongoing, based on State Homekey NOFA schedule.	Preserve, Protect & Preserve Housing For All (HP2 and HPS)
PROGRAM H-19: HOUSING FOR SPECIAL NEEDS POPULATIONS	Action 19.13: Develop Universal Design guidelines or standards to require the use of Universal Design Principles in new construction and/or rehabilitation of housing.	January 2025	6th Cycle	Completed	On May 27, 2025, the City Council adopted Ordinance No. 25-04, amending the Hayward Municipal Code to adopt universal residential design and visitability standards.	Other	Develop ordinance by January 2025.	Preserve, Protect & Preserve Housing For All (HP6)
PROGRAM H-19: HOUSING FOR SPECIAL NEEDS POPULATIONS	Action 19.14: Review the Reasonable Accommodations Ordinance and revise findings to be based on objective standards rather than impacts on surrounding uses.	1/23/2024	6th Cycle	Completed	These amendments were included in a comprehensive update to the City's Residential Districts adopted by the City Council on January 23, 2024 (Ordinance No. 24-01 and Resolution 23-287), effective upon adoption.	Other	Amend HMC by January 2025.	
PROGRAM H-20: COMMUNITY OUTREACH AND EDUCATION	Action 20.1: Work with local organizations such as East Bay Regional Center and La Familia to inform residents of the housing and available services.	2023-2031 (Annual)	6th Cycle	Continuous	City Housing staff is in communication with outreach coordinators with local organizations to ensure that residents are informed about available resources related to Housing and Tenant rights.	Meetings	Meet with these organizations at least once per year and maintain regular communication with community organizations so that they are aware of affordable housing opportunities.	
PROGRAM H-20: COMMUNITY OUTREACH AND EDUCATION	Action 20.2: Increase accessibility by conducting public workshops at suitable times, using online methods such as Zoom, having meetings be accessible to persons with disabilities, having meetings be accessible to nearby transit centers, and provide additional resources such as childcare, translation, and food services.	2023-2031 (Case by Case)	6th Cycle	Continuous	Partnering agencies continue to conduct virtual, in person and hybrid workshops related to housing increasing inclusiveness to residents prioritizing accessibility to persons with disabilities or those without transportation. Additional resources continue to be provided regarding a variety of resources (non-housing related).	Other	Increase access to and attendance at public workshops.	
PROGRAM H-20: COMMUNITY OUTREACH AND EDUCATION	Action 20.3: Develop a list of neighborhood groups and other community organizations such as Eden Community Land Trust, Hayward Area Planning Association, and the Hayward Community Coalition, that advocate for protected housing groups including seniors, individuals with disabilities, large households, and other groups, and disseminate information about housing opportunities and participate in community meetings as requested.	2023-2031 (Ongoing)	6th Cycle	Continuous	The City has an established list of neighborhood and community organizations that are consulted and notified about housing-related activities. This is an ongoing task because the City is constantly updating the list.	Other	Develop list by January 2025 and update contact information annually.	
PROGRAM H-20: COMMUNITY OUTREACH AND EDUCATION	Action 20.4: As opportunities become available, conduct a multimedia campaign regarding available homeownership, rental, housing accessibility, and rehabilitation programs in the city.	2023-2031 (Ongoing)	6th Cycle	Continuous	In 2025, the City launched three multimedia campaigns to promote below-market-rate units available for purchase and rent. Additionally, the City collaborates closely with affordable housing developers throughout the development process to ensure effective and comprehensive marketing efforts reach Hayward's diverse community. The City's website and informational handouts are regularly updated to provide the latest information on housing opportunities. Informational handouts are also disseminated at local outreach events throughout the year.	Persons	Maintain current information on the City's website and disseminate to at least 100 individuals annually.	
PROGRAM H-20: COMMUNITY OUTREACH AND EDUCATION	Action 20.5: Work with local partners to deliver monthly housing workshops on topics including local ordinances; tenant and landlord rights and responsibilities; fair housing; habitability and health and safety code; and foreclosure prevention. Determine best method of holding meetings (online, in person) and offer childcare, translation and/or food services, if desired by community.	2023-2031 (Ongoing)	6th Cycle	Continuous	In 2025, HERA, the administrator for the City's Foreclosure Prevention Program, held three workshops serving 12 attendees. In 2025, Echo Housing held eight workshops serving 137 attendees in a hybrid setting related to landlord tenant rights and responsibilities, Fair Housing, housing programs and services in Alameda County. In 2025, Project Sentinel, the administrator for the City's Rent Dispute program, conducted four workshops serving 45 attendees in a hybrid setting related to the rent dispute resolution process under the Residential Rent Stabilization Ordinance.	Meetings	Hold quarterly meetings on various housing related topics (i.e. tenant resources, Residential Rental Stabilization Ordinance and related Tenant Protections, foreclosure prevention, among other topics).	
PROGRAM H-20: COMMUNITY OUTREACH AND EDUCATION	Action 20.6: Develop a language access policy to ensure residents with limited English proficiency have accessible information.	2024	6th Cycle	In Progress	In process. In 2024, the City started working on a Language Access Plan anticipated to be completed in 2025 with a three year implementation period through 2028. The Language Action Plan will include Translation Standards; Interpretation Standards; Digital Information and Access; Outreach and Promotion Standards; Policy, Compliance and Quality Assurance; and, a Bilingual Staff Program.	Other	Implement policy by January 2024.	Strengthen Organizational Health (RP5)

<p>PROGRAM H-21: FORECLOSURE PREVENTION AND COUNSELING</p>	<p>Action 21.1: Continue existing partnerships with non-profit organizations such as Housing and Economic Rights Advocates to provide mortgage delinquency, default resolution negotiation, and legal advocacy services.</p>	<p>2023-2031 (Annual)</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In 2025, HERA, the administrator for the City's Foreclosure Prevention Program, held three workshops serving 12 attendees. In 2025, Echo Housing held eight workshops serving 137 attendees in a hybrid setting related to landlord tenant rights and responsibilities, Fair Housing, housing programs and services in Alameda County. In 2025, Project Sentinel, the administrator for the City's Rent Dispute program, conducted four workshops serving 45 attendees in a hybrid setting related to the rent dispute resolution process under the Residential Rent Stabilization Ordinance.</p>	<p>Meetings</p>	<p>Annually host 10 educational workshops in multiple languages on foreclosure prevention, provide mortgage delinquency and debt resolution services to 100 eligible homeowners and financial assistance loans up to \$15,000 to an estimated 8 eligible homeowners for three years through December 2024.</p>	
<p>PROGRAM H-21: FORECLOSURE PREVENTION AND COUNSELING</p>	<p>Action 21.2: Continue to pursue CDBG funds and other funds, as available, to support non-profit organizations offering foreclosure prevention services.</p>	<p>2023-2031 (Ongoing)</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City has extend contract with service providers through October 31, 2026.</p>	<p>Other</p>	<p>As needed during annual NOFA process.</p>	<p>Preserve, Protect and Produce Housing For All (HP5)</p>
<p>PROGRAM H-21: FORECLOSURE PREVENTION AND COUNSELING</p>	<p>Action 21.3: Continue to partner with organizations such as AI Community Housing to provide free foreclosure prevention workshops as well as free one-on-one counseling for households at risk of foreclosure. Distribute targeted outreach to households in areas with higher concentration of single-family older housing stock and lower income neighborhoods such as North Hayward and Downtown (Tracts 4354 and 4363), Upper B Street (portion of Tract 4364.03), Mission Foothill (Tracts 4365, portion of Tract 4353), Mt Eden (Tract 4372), Southgate (Tract 4370), Longwood/Winton Grove (Tract 4369), Whitman Mocine (Tract 4378), Harder/Tennyson (Tracts 4374, 4375, 4376, 7377.01 and 4377.02), Jackson Triangle (Tracts 4366.01 and 4366.02), Santa Clara (Tracts 4367 and 4368) and Mission Garin (Tract 4380), and other qualified households.</p>	<p>2023-2031 (Annual)</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In 2025, HERA, the administrator for the City's Foreclosure Prevention Program, held three workshops serving 12 attendees. In 2025, Echo Housing held eight workshops serving 137 attendees in a hybrid setting related to landlord tenant rights and responsibilities, Fair Housing, housing programs and services in Alameda County. In 2025, Project Sentinel, the administrator for the City's Rent Dispute program, conducted four workshops serving 45 attendees in a hybrid setting related to the rent dispute resolution process under the Residential Rent Stabilization Ordinance.</p>	<p>Other</p>	<p>Monthly host three educational workshops in multiple languages on Foreclosure Prevention. Monitor neighborhoods of workshop attendees and conduct targeted outreach in Low Resource areas to ensure that specific neighborhoods and geographic areas of highest need, based on CalEnviroScreen, TCAC or other updated maps, receive targeted outreach.</p>	
<p>PROGRAM H-21: FORECLOSURE PREVENTION AND COUNSELING</p>	<p>Action 21.4: 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. Mail foreclosure prevention materials to local residents who receive notices of default and notices of trustee sale. Distribute targeted outreach to households in areas with higher concentration of single-family older housing stock and lower income neighborhoods such as North Hayward and Downtown (Tracts 4354 and 4363), Upper B Street (portion of Tract 4364.03), Mission Foothill (Tracts 4365, portion of Tract 4353), Mt Eden (Tract 4372), Southgate (Tract 4370), Longwood/Winton Grove (Tract 4369), Whitman Mocine (Tract 4378), Harder/Tennyson (Tracts 4374, 4375, 4376, 7377.01 and 4377.02), Jackson Triangle (Tracts 4366.01 and 4366.02), Santa Clara (Tracts 4367 and 4368) and Mission Garin (Tract 4380), and other qualified households.</p>	<p>2023-2031 (Ongoing)</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In 2025, HERA, the administrator for the City's Foreclosure Prevention Program, held three workshops serving 12 attendees. In 2025, Echo Housing held eight workshops serving 137 attendees in a hybrid setting related to landlord tenant rights and responsibilities, Fair Housing, housing programs and services in Alameda County. In 2025, Project Sentinel, the administrator for the City's Rent Dispute program, conducted four workshops serving 45 attendees in a hybrid setting related to the rent dispute resolution process under the Residential Rent Stabilization Ordinance.</p>	<p>Other</p>	<p>Maintain current information on the City's website and disseminate to at least 100 qualified homeowners annually. Focus outreach in specified Low and Moderate Resource neighborhoods.</p>	
<p>PROGRAM H-22: FAIR HOUSING SERVICES</p>	<p>Action 22.1: Coordinate with organizations such as ECHO and the East Bay Community Law Center (EBCLC) to provide fair housing and tenant/landlord services, including fair housing counseling and education and tenant/landlord counseling and mediation.</p>	<p>2023-2031 (Annual)</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In 2025, ECHO provided 23 fair housing investigations to provide counseling to complaints and conduct testing if necessary, 10 instances of fair housing testing, 22 educational presentations on fair housing rights, 268 instances of counseling to landlords/tenants, and 16 instances of tenant/landlord mediation. In the last six months of FY25, 30 Hayward households received fair housing through the City's partnership with ECHO. These include instances of both fair housing inquiries, in which landlords or tenants request guidance on fair housing issues and fair housing investigations, which are initiated as a result of tenant complaints. Of these 30 cases, 2 were related to racial discrimination, 8 were related to disability status discrimination, 4 were related to familial status, 12 were related to source of income, 2 were related to age, 1 was related to sexual orientation, and 1 was "Other."</p>	<p>Persons</p>	<p>Annually assist 200 persons with at least 50 percent of services in areas with higher levels of housing discrimination. Monitor and conduct targeted outreach in Low Resource areas to ensure that specific neighborhoods and households of highest need receive targeted outreach (see Program H-20).</p>	
<p>PROGRAM H-22: FAIR HOUSING SERVICES</p>	<p>Action 22.2: Provide training for property owners and managers to have access to information about 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.</p>	<p>2023-2031 (Annual)</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In 2025, ECHO provided 22 fair housing inquiries with both property owners and tenants about fair housing practices and discrimination. Fair Housing educational services for landlords in the 2025 included 18 Fair Housing Training presentations provided through ECHO, as well as distribution 3,275 fair housing information and resources one-pagers to 75 Community Based Organizations. In addition, two of the 30 inquiry cases opened by ECHO were to educate landlords regarding fair housing regulations around race and disability.</p>	<p>Meetings</p>	<p>Provide two training sessions annually.</p>	
<p>PROGRAM H-22: FAIR HOUSING SERVICES</p>	<p>Action 22.3: Conduct an annual workshop presented by local organizations such as ECHO and Centro Legal de la Raza and/or other advocacy organizations to conduct an annual fair housing and rental housing law workshops targeted to lower-income households, senior households, and individuals with disabilities.</p>	<p>2023-2031 (Annual)</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In 2025, Centro Legal de la Raza, held a legal contract with the City through July 2025, and in conjunction with subcontractors like Housing & Economic Rights Advocates (HERA), facilitated 5 workshops pertaining to tenant rights in Hayward, reaching about 116 tenants, and has assisted approximately 3 residents through unlawful detainers, and across their grants have served at least 57 Hayward tenants through direct legal services on housing related issues working to stop displacement. Centro also conducts monthly Hayward-specific Clinics. Centro continued to subcontract with My Eden Voice and Housing Economic Rights Advocates to provide legal services to low-income Hayward Residents through the end of their contract. Echo Housing continues to conduct monthly Fair Housing, Home Buyer Education, and Tenant/Landlord workshops.</p>	<p>Meetings</p>	<p>Hold one workshop annually in multiple languages.</p>	

PROGRAM H-22: FAIR HOUSING SERVICES	Action 22.4: As funding permits, continue to support neighborhood and community groups with training, services and technical support related to fair housing.	2023-2031 (Annual)	6th Cycle	Continuous	Fair Housing informational services for community members are provided through Eden Council for Hope and Opportunity (ECHO) as part of their activities on behalf of the City. In 2025, ECHO provided 22 training presentations on fair housing rights, equal access, and preventing discrimination. Of these, 4 are public and intended primarily for tenants and 18 were presented to housing service providers. ECHO also distributed 3,375 fair housing information and resources one-pagers to 75 Community Based Organizations as part of its monthly distribution program.	Persons	Annually assist 20 residents.	
PROGRAM H-22: FAIR HOUSING SERVICES	Action 22.5: Work with organizations such as ECHO to conduct random testing at least once a year during the planning period.	2023-2031 (Annual)	6th Cycle	Continuous	Per its request for Community Development Block Grant funding through the City of Hayward, ECHO conducted 10 fair housing tests in 2025 as part of its systemic audit process. Audit tests were conducted by a member of a marginalized group and included email inquiries to determine if discrimination has occurred. Out of the 10 fair housing audits tested in Hayward, none presented any evidence of discriminatory treatment from landlords when disclosing whether the "perspective" renter has a criminal history.	Other	Annual testing.	
PROGRAM H-23: RENT STABILIZATION AND TENANT PROTECTIONS	Action 23.1: Continue partnership with consultant to implement the Residential Rent Stabilization Ordinance (RRSO) and Mobilehome Rent Stabilization Ordinance (MRSO), including the rent dispute resolution process.	2023-2031 (Ongoing)	6th Cycle	Continuous	From July 2019 through June 2025, the Housing Division received 183 Residential Rent Stabilization Ordinance (RRSO) petitions and 26 Mobilehome Rent Stabilization Ordinance (MRSO) petitions to resolve rent increase disputes.	Other	Continue to implement the adopted RRSO and MRSO.	
PROGRAM H-23: RENT STABILIZATION AND TENANT PROTECTIONS	Action 23.2: Continue to monitor implementation and impact of the RRSO. Focus housing trend monitoring efforts in areas identified to have high numbers of rental violations as monitored by the City's Code Enforcement Division (Figure F-34), and in low resource neighborhoods including but not limited to North Hayward and Downtown (Tracts 4354 and 4363), Upper B Street (portion of Tract 4364.03), Mission Foothill (Tracts 4365, portion of Tract 4372), Southgate (Tract 4370), Longwood/Winton Grove (Tract 4369), Whitman Moline (Tract 4378), Harder/Tennyson (Tracts 4374, 4375, 4376, 7377.01 and 4377.02), Jackson Triangle (Tracts 4366.01 and 4366.02), Santa Clara (Tracts 4367 and 4368) and Mission Garin (Tract 4380) among other qualified areas.	2023-2031 (Annual)	6th Cycle	Continuous	Since the RRSO was passed in July 2019 through June 2025, the Rent Review Office has received 3,721 rent increase notices for covered rental units (i.e. those subject to the RRSO's rent increase threshold) and 3,258 rent increase notices for rental units. For rent increase notices that had sufficient information, the average rent increase amount was 5.17% for Covered Rental Units and 5.18% for Rental Units. The City is currently looking into the possibility of creating a rent registry to actively enforce the RRSO.	Meetings	Annually provide update to Homelessnes-Housing Task Force on trends related to rent increases and terminations and provide recommendations about what the City can do to respond to identified impacts on tenants.	Preserve, Protect & Produce Housing For All (HP3)
PROGRAM H-23: RENT STABILIZATION AND TENANT PROTECTIONS	Action 23.3: Seek out and participate in opportunities to improve eviction and displacement prevention resources.	2023-2031 (Ongoing)	6th Cycle	Continuous	Centro Legal De La Raza conducted monthly Hayward Clinics striving to stop displacement and stabilize communities through eviction defense. The City has hosted monthly bilingual tenant rights workshops conducted by Centro Legal de la Raza in the public library. The City promoted the workshops on social media. Additionally, the City met monthly to improve coordination of services to the community. The contract with Centro Legal ended in July 2025 due to the expiration of one-time ARPA funds.	Meetings	Ongoing. Conduct at least one workshop per year related to RRSO. Advertise on social media as part of the City's regular housing workshops series, which occurs quarterly, and provide in English and Spanish and other languages upon request.	
PROGRAM H-23: RENT STABILIZATION AND TENANT PROTECTIONS	Action 23.4: Continue to provide tenants and landlords with information about local requirements and referrals to outside resources to assist with other tenant landlord disputes. Focus housing trend outreach efforts in areas identified to have high numbers of rental violations as monitored by the City's Code Enforcement Division (Figure F-34), and in Low Resource neighborhoods including but not limited to North Hayward and Downtown (Tracts 4354 and 4363), Upper B Street (portion of Tract 4364.03), Mission Foothill (Tracts 4365, portion of Tract 4372), Southgate (Tract 4370), Longwood/Winton Grove (Tract 4369), Whitman Moline (Tract 4378), Harder/Tennyson (Tracts 4374, 4375, 4376, 7377.01 and 4377.02), Jackson Triangle (Tracts 4366.01 and 4366.02), Santa Clara (Tracts 4367 and 4368) and Mission Garin (Tract 4380) among other qualified areas.	2023-2031 (Ongoing)	6th Cycle	Continuous	In early 2025, the City issued a mailer to rental property owners, notifying them of changes made to the Tenant Relocation Assistance Ordinance. The following neighborhoods were targeted: North Hayward and Downtown (Tracts 4354 and 4363), Upper B Street (portion of Tract 4364.03), Mission Foothill (Tracts 4365, portion of Tract 4372), Mt Eden (Tract 4372), Southgate (Tract 4370), Longwood/Winton Grove (Tract 4369), Whitman Moline (Tract 4378), Harder/Tennyson (Tracts 4374, 4375, 4376, 7377.01 and 4377.02), Jackson Triangle (Tracts 4366.01 and 4366.02), Santa Clara (Tracts 4367 and 4368) and Mission Garin (Tract 4380).	Other	Ongoing. Annual city-wide mailer (in English, Spanish and Chinese) to all tenants with City Housing Division contact information and how to access resources.	
PROGRAM H-24: TENANT RELOCATION ASSISTANCE	Action 24.1: Continue cross collaboration among Housing Division Code Enforcement Division, Building Services, Fire Department to streamline communication and process for identifying eligible relocation assistance cases.	2023-2031 (Case by Case)	6th Cycle	Continuous	Housing Division has engaged in continued communication by conducting monthly meetings with Code Enforcement, and maintaining open communication with Building and Fire to identify eligible relocation cases and providing information regarding factors that related to emergency relocation assistance and Tenant Relocation Assistance Ordinance (TRAO).	Other	Continue cross-collaboration to identify and process eligible relocation cases.	Preserve, Protect & Produce Housing For All (HP10)
PROGRAM H-24: TENANT RELOCATION ASSISTANCE	Action 24.2: Provide training to tenants and landlords to educate them about their rights and responsibilities related to relocation assistance.	2023-2031 (Annual)	6th Cycle	Continuous	In 2025, the Housing Division conducted eight landlord-tenant rights workshops to promote housing stability serving 137 attendees. The workshops offered resources and guidance, in partnership with local community partners, not only relocation assistance, but including topics on rent increase limitations, substandard housing conditions, eviction protections, security deposit requirements, and best practices for both landlords and tenants.	Meetings	Annually conduct one workshop for tenants and one workshop for landlords in multiple languages.	Preserve, Protect & Produce Housing For All (HP10)
PROGRAM H-24: TENANT RELOCATION ASSISTANCE	Action 24.3: Enforce relocation payment requirement through assessment of liens in cases where landlords fail to pay required assistance.	2023-2031 (Ongoing)	6th Cycle	Continuous	In 2025, the City did not pursue the placement of an assessment on any property due to the lack of funds.	Other	Enforce relocation payments for Tenant Relocation assistance.	Preserve, Protect & Produce Housing For All (HP10)
PROGRAM H-24: TENANT RELOCATION ASSISTANCE	Action 24.4: Continue to implement and monitor the Emergency Relocation Assistance Program and work to identify additional funding sources to provide Ongoing program support.	2023-2031 (Ongoing)	6th Cycle	Continuous	There were insufficient funds for the program in 2025. Therefore, the City did not provide any emergency relocation assistance. The City will continue the program in 2026 depending on funding.	Other	Implement and monitor the Emergency Relocation Assistance Program.	Preserve, Protect & Produce Housing For All (HP10)
PROGRAM H-24: TENANT RELOCATION ASSISTANCE	Action 24.5: Provide displaced tenants referrals to housing resources.	2023-2031 (Ongoing)	6th Cycle	Continuous	In 2025, the City provide housing resources to seven households seeking relocation assistance. The City will continue the program in 2026 depending on funding.	Other	Continue to provide displaced tenants referrals to housing resources.	Preserve, Protect & Produce Housing For All (HP10)

PROGRAM H-25: CONSOLIDATED PLAN UPDATE	Action 25.1: Update funding policies to prioritize the improvement of public facilities and infrastructure projects that improve the quality of life and accessibility for all residents.	2023-2031 (Ongoing)	6th Cycle	Continuous	In March 2025, the Community Services Commission (CSC) will provide its recommendations for Community Agency Funding to infrastructure projects for FY2024-25. These recommendations are expected to be adopted by Council on April 22, 2025. Current requests for funding related to infrastructure include \$820,000 in Community Development Block Grant funding to four community agencies. If funded, the proposed programs would provide infrastructure improvements to renovate an affordable housing community, improve a women's shelter, and provide home rehabilitation to an estimated 36 households.	Other	Annually as part of the NOFA process.	Preserve, Protect & Produce Housing For All (HP5)
PROGRAM H-25: CONSOLIDATED PLAN UPDATE	Action 25.2: Identify mechanisms to increase production and access to housing in high Moderate Resource areas (Census Tracts 4312, 4353, 4351.03 and 4370, and based on TCAC and CalEnviroScreen Maps as amended), such as through acquisition, rehabilitation and conversion of existing housing units to be affordable, the construction of ADUs, or through financial incentives in exchange for deed restriction of housing units for low-income use.	2025	6th Cycle	In Progress	Development of the Community Development Block Grant (CDBG) Program Year (PY) 2025-2029 Consolidated Plan was initiated in FY 2024-25, including preparation of the market analysis and demographic assessment and completion of required community participation activities. The Consolidated Plan process was presented to the Community Services Commission (CSC) on November 20, 2024, and community needs surveys were distributed to CSC members and community partners to inform priorities for submittal to the U.S. Department of Housing and Urban Development (HUD). The City Council approved the FY 2025-2029 Consolidated Plan by Resolution No. 25-117, and the Plan was submitted to HUD on September 29, 2025. Following HUD review, staff is coordinating with HUD to address identified submission issues and to complete any required technical corrections.	Other	Adopt consolidated plan update by August 2025. The City has the goal to permit acquire, rehabilitate, and/or convert at least 50 units in Moderate and/or High Resource areas into affordable housing in the planning period.	
PROGRAM H-26: PLACE BASED STRATEGIES AND COMMUNITY DEVELOPMENT	Action 26.1: Continue to utilize and refine the social equity lens to ensure that place-based strategies toward community revitalization such as infrastructure, streetscapes, active transportation, community amenities, parks and other community improvements are targeted in disadvantaged communities as determined by TCAC, CalEnviroScreen and other applicable maps as updated.	2023-2031 (Case by Case)	6th Cycle	Continuous	A social equity lens and place based improvements are included as an essential component of the Capital Improvement Program which is updated annually through inclusion of projects under streetscape improvements, tree planting, transportation equity and traffic calming. More specific project and funding information is provided in Actions below.	Other	Incorporate social equity analysis in updates, amendments and development of infrastructure plans, which are undertaken on a case-by-case basis. Use these plans to inform development of the Capital Improvement Program (CIP) which is updated annually. Report on social equity analysis utilized in the plans to decisionmakers when plans are updated and/or adopted.	
PROGRAM H-26: PLACE BASED STRATEGIES AND COMMUNITY DEVELOPMENT	Action 26.2: Implementation of Multimodal Intersection Improvement Plan (2022). Improvements identified in this plan would support high-density transit-oriented development, access to bicycling, walking and transit facilities, consideration of pedestrian needs, development of a continuous pedestrian system, collaboration with BART and AC Transit for service expansions, support of programs that increase vehicle occupancy, etc.	Near Term (2028) and Long Term (2033)	6th Cycle	In Progress	The CIP includes numerous pedestrian, bicycle and transit projects consistent with the adopted Multimodal Intersection Improvement Plan. In the FY25-26 CIP Plan, a total of \$3.5 million was allocated toward traffic calming, transportation equity and CompleteStreets improvements.	Other	Construct Near Term bicycle, pedestrian and transit improvements City-wide by 2028. Design and construct Long Term improvements City-wide by 2033.	
PROGRAM H-26: PLACE BASED STRATEGIES AND COMMUNITY DEVELOPMENT	Action 26.3: Increase Urban Canopy to mitigate heat island effect, beautify neighborhoods and support active transportation. 1) Plant 1,000 trees annually. Per Action 26.1, CIP prioritizes investment in disadvantaged communities and Low and Moderate Resource neighborhoods. 2) Complete Tree Canopy Analysis showing tree coverage of all public and private properties then further broken down by public and private property, census tracts, parks/open space, transportation corridors, or other delineations desired by the City. 3) Initiate completion of an Urban Forest Management Plan to increase tree canopy coverage City-wide. Prioritize initial efforts and new plantings in low coverage areas in Low- and Moderate-Income neighborhoods/census tracts.	2023-2031 (Ongoing)	6th Cycle	In Progress	In 2025, the City completed a tree canopy survey, which mapped all trees located on public and private property, open space and natural resource areas, creek and riparian areas and golf courses. The survey established a baseline for current tree canopy citywide and help identify areas of Hayward that are currently underserved with canopy. The survey which was presented to the City Council in as part of an update to the Tree Preservation Ordinance will be used to inform the City's CompleteTree Inventory and Management Software project which is currently underway (CIP Project No 07797). On February 18, 2025, the City Council authorized a contract with PlantIt Geo, Inc. for a Citywide Tree Condition Assessment, Inventory, and Tree Management Software. The inventory will be completed in 2026 and will include carbon sequestration data. This analysis will provide a guide to direct tree planting investment in underserved areas throughout (see Program NR-66: CAP Action CS-1.6. 3) Staff is currently seeking grant funding for the Urban Forest Management Program (see Program NR-69: CAP Action CS-1.9).	Other	Plant 1,000 trees annually as part of CIP Project 05102. Complete Tree Canopy Coverage Study by January 2025 (Climate Action Plan Task CS-1.4). Draft and implement an Urban Forest Management Plan between 2026-2030 (Climate Action Plan Task CS-1.4 and General Plan Community Health & Quality of Life Goal 8).	Champion Climate Resilience & Environmental Justice (CM4, CP7)
PROGRAM H-26: PLACE BASED STRATEGIES AND COMMUNITY DEVELOPMENT	Action 26.4: Mission Blvd Linear Park. Complete one-mile linear park along Mission Blvd (Census Tract 4380) to add green space, tree canopy and active transportation improvements.	January 2024	6th Cycle	Completed	This project is constructed. It included development of an approximately one-mile stretch of Linear Park along the eastern side of Mission Boulevard in South Hayward. The project included reshaping flat landscaped areas to echo the East Bay Hills, planting trees and native plants, using recycled concrete to expand pathways, adding seating using reclaimed wood and upcycled materials, and adding artwork to crosswalks, among a number of other improvements.	Other	Complete construction of park by January 2024.	
PROGRAM H-26: PLACE BASED STRATEGIES AND COMMUNITY DEVELOPMENT	Action 26.5: The Stack Center. The Stack Center community center, located at the corner of Tenyson and Ruus Roads (Census Tract 4382.03) will house health services, event and art spaces, a cafe, a child-care center, gymnasium, afterschool homework support center, technology lab, literacy lab and daily programming for youth ages 12-17 adjacent to the 10-acre Tenyson Park. Phase 1 of the project includes environmental cleanup, interior tenant improvement of the existing Matt Jimenez Community Center and site improvements. Once operational, Phase 1 will house a childcare center, gymnasium for afterschool programming and offices for social and community services.	Phase 1 (December 2023) and Phase 2 (January 2028)	6th Cycle	In Progress	This project is underway. The FY25-26 CIP allocated \$38 million towards development of the project. Phase I was completed in December 2024 and transformed the existing Matt Jimenez Community Center into an affordable childcare center for infants through preschoolers, installed bay-friendly landscaping, and created a community event plaza for large outdoor gatherings. Phases II and III plan to redevelop the current Eden Youth and Family Center site (formerly Tenyson Elementary School) at the corner of Tenyson Rd and Ruus Rd. Staff continue to fundraise to close the funding gap for Phase II.	Other	Complete reconstruction of the first phase of The Stack Center by December 2023 and become operational by January 2025. Fundraise and complete design for Phase 2 by January 2028.	Cultivate Vibrant Neighborhoods (NP5)

