CITY OF
HAYWARD
HEART OF THE BAY

May12, 2008

Cathy Creswell
Deputy Director
Department of Housing and Community Development
Division of Housing Policy Development
1800 Third Street
P.O. Box 952053
Sacramento, CA 94252-2053

HOUSING POLICY
DEVELOPMENT, HCD
MAY 14 2008

RE: Annual Progress Report – City of Hayward

Dear Ms. Creswell:

Enclosed is the City of Hayward Annual Element Progress Report for calendar year 2007. Also enclosed is a report for the second part of calendar year 2006. City staff considered necessary to report the housing units created during this latter period because they would not have been reported otherwise – Hayward's previous reports were provided on a fiscal year basis.

If you have any questions, please do not hesitate to call me at (510) 583 – 4246.

Sincerely,

Omar Cortez
Housing Development Specialist

Cc: Paul Fassinger, ABAG Research Director, via e-mail.

Enclosures (2)

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ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Hayward

Reporting Period 1-Jul-06 - 31-Dec-06

Note: this period was not reported before because reports submitted before were prepared on fiscal year basis. Per new APR governing regulations, jurisdiction is switching to calendar year reporting

Table A

Annual Building Activity Report
Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes: Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units per Project	Assistance Programs for Each Development: See Instructions	Deed Restricted Units: See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
Walker Landing	5+	R	77		1		78	MRB/TCAC/ MHP	Inc	
Garden Walk	5+	O			1		1		Inc	
(9) Total of **Above Moderate** from Table A2 ► ► ► ► ► ►						152	152			
(10) Total by income units (Field 5) Table A ► ► ►			77		2		231			

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Jurisdiction City of Hayward

Reporting Period 1-Jul-06 - 31-Dec-06

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Table A2

Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for **Above Moderate**	125		23	4		152

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
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Jurisdiction City of Hayward

Reporting Period 1-Jul-06 - 31-Dec-06

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												
Income Level		RHNA Allocation by Income Level	FY 1999 - to 2nd Semester of FY 2005								FY 06 (1st Semester only)	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	625	40								77	117	508
	Non-deed restricted												
Low	Deed Restricted	344	24									24	320
	Non-deed restricted												
Moderate	Deed Restricted	834	25								2	27	807
	Non-deed restricted		806									806	
Above Moderate		1,032	1,724								152	1,876	-844
Total RHNA by COG. Enter allocation number:		2,835											
Total Units ► ► ►			2,619								231	2,850	791
Remaining Need for RHNA Period ► ► ► ► ►													

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Hayward

Reporting Period 1-Jul-06 - 31-Dec-06

Note: this period was not reported before because reports submitted before were prepared on fiscal year basis. Per new APR governing regulations, jurisdiction is switching to calendar year reporting

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element .		
Name of Program	**Objective**	**Deadline in H.E.**	**Status of Program Implementation**

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Hayward

Reporting Period 1-Jan-07 - 31-Dec-07

Table A

Annual Building Activity Report
Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes: Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units per Project	Assistance Programs for Each Development: See Instructions	Deed Restricted Units: See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
C & Grand Senior Housing	5+	R	59		1		60	TCAC/AHP/ RDA	Inc.	
Garden Walk	5+	O			4		4		Inc.	
Crossings at Eden Shores	5+	O			12		12		Inc.	
(9) Total of **Above Moderate** from Table A2 ► ► ► ► ► ►						213	213			
(10) Total by income units (Field 5) Table A ► ► ►			59		17		289			

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Hayward

Reporting Period 1-Jan-07 - 31-Dec-07

Table A2

Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for **Above Moderate**	121	6	82	4		213

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Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Hayward

Reporting Period 1-Jan-07 - 31-Dec-07

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.													Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted	768	59										59	709
	Non-deed restricted													
Low	Deed Restricted	483												483
	Non-deed restricted													
Moderate	Deed Restricted	569	17										17	552
	Non-deed restricted													
Above Moderate		1,573	213										213	1,360
Total RHNA by COG. Enter allocation number:		3,393												
Total Units ► ► ►			289										289	
Remaining Need for RHNA Period ► ► ► ► ►														3,104

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Jurisdiction City of Hayward

Reporting Period 1-Jan-07 - 31-Dec-07

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element .		
Name of Program	**Objective**	**Deadline in H.E.**	**Status of Program Implementation**
Operate property rehabilitation programs that assist low-income households	Ensure the safety and habitability of the City's housing units and the quality of its residential area	Continuous - subject on CDBG funding availability	During the reporting period, more than $647,500 were spent in approximately 72 loans to low-income homeowners for minor home repairs, code compliance-related repairs and accesibility upgrades.
Continue to operate the City's first-time homebuyer program	Encourage the development of ownership housing and assist tenants to become homeowners to reach a 70% owner-occupancy rate, within the parameters of federal and state housing law	Continuous	During the reporting period, $40,000 were spent in loans to moderate-income homebuyers for downpayment assistance.
To generate new affordable housing for very low, low and moderate-income Hayward residents, the City will continue to utilize the Tax-Exempt Multifamily Mortgage Revenue Bond program, Low-Income Tax Credits and all other sources of federal, state and local financing to create affordable housing	Ensure that the City's housing stock contains an adequate number of decent and affordable units for households of all income levels	Continuous	During the reporting period, the City facilitated the issuance of mortgage revenue bonds for the acquisition and rehabilitation of an **81-unit** market-rate houisng complex - The Majestic Apartments, which was restricted for low and very-low income households for 55 years.

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Low and Moderate-Income Housing Funds will be used to leverage additional funds for the development, preservation, acquisition and rehabilitation of housing for very low, low, and moderate-income Hayward residents	Ensure that the City's housing stock contains an adequate number of decent and affordable units for households of all income levels	Continuous	The Redevelopment Agency provided a $250,000 loan for emergency repairs and the replacement of the roofs at the Villa Springs Apartments, an existing **66-unit** rental housing complex affordable to low and very low-income households.
Encourage the sale or transfer of rent-restricted residential developments to non-profit organizations who will agree to maintain the affordability restrictions for the life of the project	Avoid the loss of assisted housing units and the resulting displacement of low income residents by providing funds to non-profit developers to be used for the acquisition of subsidized housing developments at-risk of converting to market rate	Continuous	The Redevelopment Agency provided Eden Housing a $200,000 HOME loan for the acquisition of Cypress Glen Apartments, a **54-unit** housing complex affordable to low and very-low income households.
To prevent or remedy illegal housing discrimination, the City will continue to fund fair housing activities; and educate owners, managers and tenants about fair housing	Promote equal access to housing by educting city residents about fair housing and lending laws	Continuous - subject on CDBG funding availability	During the reporting period the City provided approximately $43,000 to an area non-profit organization to conduct fair housing activities including an annual audit, tests, investigation of complaints and fair housing seminars