CITY OF
HAYWARD
HEART OF THE BAY

April 29, 2009

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

RE: 2008 Annual Progress Report – City of Hayward

Dear Ms. Creswell:

Enclosed is the City of Hayward Annual Housing Element Progress Report for calendar year 2008.

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.

HOUSING POLICY
DEVELOPMENT, HCD
APR 30 2009

Enclosures (1)

Office of the City Manager
Redevelopment/Housing Division
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ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Hayward

Reporting Period 1-Jan-08 - 31-Dec-08

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				Total Units per Project	Assistance Programs for Each Development	Deed Restricted Units	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.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income		See Instructions	See Instructions	
(9) Total of **Above Moderate** from Table A2 ► ► ► ► ► ►						292	292			
(10) Total by income units (Field 5) Table A ► ► ►							292			

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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**	199	7	83		3	292

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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.													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 Non-deed restricted	768	59										59	709
Low	Deed Restricted Non-deed restricted	483												483
Moderate	Deed Restricted Non-deed restricted	569	17										17	552
Above Moderate		1,573	213	292									505	1,068
Total RHNA by COG. Enter allocation number:		3,393												
Total Units ► ► ►			289	292									581	
Remaining Need for RHNA Period ► ► ► ► ►														2,812

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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 areas	Continuous - subject to CDBG funding availability	During the reporting period, approximately $770,000 were spent to provide 48 grants and 9 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 - subject to Redevelopment Agency Low-Mod funds availability	During the reporting period, $370,000 were spent in twenty (17) loans to moderate-income homebuyers for downpayment assistance.
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 educating city residents about fair housing and lending laws	Continuous - subject to CDBG funding availability	During the reporting period, the City provided almost $53,000 to an area non-profit organization to conduct fair housing activities including an annual audit, tests, investigation of complaints and fair housing seminars
Continue to support programs that assist households to retain their housing (e.g. landlord-tenant mediation services and short-term rent/mortgage assistance programs.	Ensure that special needs households have a variety of housing units to choose from and that the emergency housing needs of Hayward households are met	Continuous - subject to CDBG funding availability	The non-profit organization funded during the reporting period to conduct fair housing activities also provided tenant/landlord mediation services and administered a rental assistance program on behalf of the City

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Utilize available resources to support emergency shelters, transitional housing, and support services which directly benefit homeless households	Ensure that special needs households have a variety of housing units to choose from and that the emergency housing needs of Hayward households are met	Continuous - subject to CDBG funding availability	During the reporting period the City provided over $255,000 to different non-profit area organizations to assist homeless or at-risk of becoming homeless individuals and families. Programs funded included transitional housing, shelter and on-site case management services, a motel voucher program, and the Alameda County 211 housing and services referal system
Utilize available resources to support emergency shelters, transitional housing, and support services which directly benefit homeless households	Ensure that special needs households have a variety of housing units to choose from and that the emergency housing needs of Hayward households are met	Continuous - subject to HOME funds availability	Almost $40,000 were provided to Project Independence, a program implemented by a non-profit organization which provides tenant-based rental assistance to emancipated youth. Over 12 Hayward households (mostly single mothers) benefitted during this period