CITY OF
HAYWARD
HEART OF THE BAY

April 11, 2012

Housing Policy Department
Received on:
APR 16 2012

Glen Campora
Assistant Deputy Director
Department of Housing and Community Development
Division of Housing Policy Development
1800 Third Street, Suite 430
Sacramento, CA 95811

RE: 2011 Annual Progress Report – City of Hayward

Dear Mr. Campora:

Enclosed is the City of Hayward Annual Housing Element Progress Report for calendar year 2011.

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 (1)

Office of the City Manager
Housing Division

777 B Street, Hayward, CA 94541-5007
Tel: 510/583-4245 Fax: 510/583-3650 TDD: 510/247-3340

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

Jurisdiction City of Hayward

Reporting Period 1/1/2011 - 12/31/2011

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, 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	5a	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	Est. # Infill Units*	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	
Crossings at Eden Shores	5+	O			3		3			Inc	
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					3	266	269				
(10) Total by income Table A/A3 ► ►											
(11) Total **Extremely Low-Income** Units*											

* Note: These fields are voluntary

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

Jurisdiction City of Hayward
Reporting Period 1/1/2011 - 12/31/2011

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**			3			3	
No. of Units Permitted for **Above Moderate**	63	43	160			266	

* Note: This field is voluntary

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

Jurisdiction City of Hayward

Reporting Period 1/1/2011 - 12/31/2011

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		11	16	3						47	522
	Non-deed restricted													
Above Moderate		1,573	213	292	187	236	266						1,194	379
Total RHNA by COG. Enter allocation number:		3,393	289	292	198	252	269						1,300	2,093
Total Units ► ► ►														
Remaining Need for RHNA Period ► ► ► ► ►														

Note: units serving extremly low-income households are included in the very low-income permitted units totals.

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

Jurisdiction City of Hayward

Reporting Period 1/1/2011 - 12/31/2011

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**
Housing Rehabilitation Loan Program (HRLP)	Ensure the safety and habitability of the City's housing units and the quality of its residential areas	Ongoing - subject to CDBG funding availability	During the reporting period, approximately $412,000 was expended on HRLP grants and loans utilizing CDBG and CDBG-R funds. Almost seventy (70) low-income homeowners received assistance to upgrade and repair their homes, and to conduct lead inspections.
Residential Rental Inspection Program	Safeguard the stock of safe, sanitary rental units within the City and protect local residents through systematic inspection of rental housing throghout the City	Ongoing	Approximately 2,002 apartments in over 62 rental properties and 294 single-family homes were inspected during the reporting period.
First-time Homebuyer Down Payment Assistance Program	Encourage the development of ownership housing and assist tenants to become homeowners to reach a 70% owner-occupancy rate, within the parameters of	Discontinued	Due to the actions of the State legislature to dissolve Redevelopment Agencies, the City discontinued this program. Prior to the stay dictated by the State Supreme which effectively froze RDA activities, $320,000 were spent on eleven (11) down payment assistance loans for first-time homebuyers.
Mortgage Credit Certificate Program (MCC)	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	Ongoing	The City contributes towards the administration costs of the MCC program, which is administered by the Alameda County Housing and Community Development Department (HCD). the MCC program allows low- and moderate-income homebuyers to deduct 15% of their annual mortgage interest payments on their federal income tax returns, effectively lowering the dollar amount of their monthly mortgage payments. In 2011, fifteen (15) Hayward homebuyers obtained an MCC allocation and there was one MCC reissuance.
Fair Housing Services	To prevent and remedy illegal housing discrimination and to promote equal access to housing	Ongoing - subject to CDBG funding availability	During the reporting period, the City provided over $24,300 to a local non-profit organization to conduct fair housing activities including an annual audit, tests, investigation of complaints, and fair housing workshops; $26,000 was expended on landlord-tenant mediation and education services; and approximately $7,000 expended on rental assistance activities.
Preservation of At-Risk Housing	Avoid the loss of assisted housing units and the resulting displacement of low-income residents	Ongoing	There was no acquisition of at-risk affordable housing mostly due to the actions of the State legislature to dissolve Redevelopment Agencies (RDAs) and the ensuing stay dictated by the State Supreme Court which froze RDA activities.
Tenant-Based Rental Assistance for Emancipated Youth	Assist in the provision of housing that meet the needs of all socioeconomic segments of the community	Ongoing - subject to HOME funds availability	Over $136,500 were provided to Project Independence, a program implemented by a non-profit organization that provides tenant-based rental assistance to emancipated youth. Thirty (30) Hayward households (mostly single mothers) were housed.

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

Jurisdiction City of Hayward

Reporting Period 1/1/2011 - 12/31/2011

Foreclosure Prevention and Counseling	Help Hayward homeowners at-risk of losing their homes prevent or avoid foreclosures	Ongoing	Several foreclosure-prevention resources were posted in the City's webpage and approximately 1,300 letters containing foreclosure prevention materials were mailed to local residents who received notices of default and notices of trustee sale. In addition, in partnership with real estate agents and non-profit organizations, the City organized a major loan modification event and provided over $32,000 to a local organization to provide foreclosure prevention counseling.
Inclusionary Housing Ordinance	Assist in the provision of housing that meet the needs of all socioeconomic segments of the community	Ongoing - Subject to Residential Development Activity in the City	The City's Inclusionary Housing Ordinance, adopted by the City in 2004, requires that 15% of the units in new residential developments be made affordable to low and moderate-income households. The Ordinance applies to both ownership and rental housing developments consisting of 20 or more units. During the reporting period, three (3) deed restricted homes were completed and sold at an affordable price to moderate-income households.
Inclusionary Housing Ordinance	Mitigate any potential governmental constraints to housing production and affordability	Ongoing	At the end of 2010 the City adopted an interim relief Ordinance (effective until December 31, 2012) which lowered the in-lieu fees for most housing product types, allowed developers to pay in-lieu fees "by right", and delayed payment of those fees to close of escrow. At the end of 2011, the City also clarified some provisions of the Relief Ordinance, including allowing the application of relief provisions to developments subject to existing inclusionary agreements but not yet constructed.
Preservation of At-Risk Housing	Ensure viability and long-term affordability of rental and ownership stock of the City's deed restricted units	Ongoing	The City's Community Program Specialist (CPS) continued to monitor compliance of owners of affordable properties with income, occupancy, maintenance, and other regulatory restrictions required by funding sources including Low/Mod and HOME funds and tax-exempt bonds issued by the City. In 2011, the City's CPS monitored 60 deed restricted ownership homes and approximately 1,100 City-funded/sponsored affordable apartments located in 20 rental properties.
Crime Free Multi-Housing and Crime Prevention through Environmental Design Programs	Maintain and enhance the existing viable housing stock and neighborhoods within the City	Ongoing	In 2009, the City's Police Department launched the Crime Free Multi-Housing Program which consists in educating managers and owners of multi-family rental properties on how to address and prevent crime and improve safety. To date, a total of 205 attendants representing 84 local rental properties attended the trainings. Currently, there are five fully certified properties in the program. There were a total of three 8-hour trainings and five 2-hour manager trainings held in 2011.
Development Fees and Processes	Mitigate any potential governmental constraints to housing production and affordability	Ongoing	In February 2010, the City Council approved a series of developer incentives that allow payment of the City's park dedication in-lieu fee and the supplemental building and construction improvement tax to be deferred to close of escrow.

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

Jurisdiction City of Hayward

Reporting Period 1/1/2011 - 12/31/2011

Green Building Ordinance (GBO)	Encourage compliance with the City's Green Building Ordinance while minimizing the cost of compliance for residential developers	June 2011	In February 2010, the City developed a Fee-deferral Ordinance to encourage residential developments exempt from the Ordinance to comply voluntarily. Staff is currently considering potential amendments to the City's GBO to add flexibility to requirements while still requiring green practices and energy efficiency standards that exceed the State code.
Purchase, Rehabilitation, and Sale of Foreclosed Properties (NSP1)	To prevent blight and abandonement in neighborhoods with a high concentration of foreclosures	September 2011	Working with Habitat for Humanity East Bay, the City of Hayward has implemented an acquisition, rehabilitation, and resale of single-family foreclosed homes utilizing a $1.5 million of Federal Neighborhood Stabilization Program funds. In 2011 the City and Habitat acquired four (4) homes in areas severely affected by foreclosures. Upon completion of the rehabilitation work which includes energy efficiency upgrades, the homes are sold at affordable prices to low and moderate-income households.
Purchase, Rehabilitation, and Sale of Foreclosed Properties (NSP2)	To prevent blight and abandonement in neighborhoods with a high concentration of foreclosures	September 2011	As a member of the Alameda County NSP-2 Consortium, the City of Hayward received an additional $1.5 million of NSP funding. Also in partnership with Habitat, the City is utilizing these NSP-2 funds to suplement its NSP-1 Acquisition, Rehabilitation and Resale of Foreclosed Homes Program. In 2011 five (5) additional homes were included in the Program utilizing NSP-2 funds.
Crime Free/Crime Prevention through Environmental Design (CPTED)	To provide a safe and decent living environment for all residents	Ongoing	An Ordinance that requires CPTED for all new multi-family developments will be adopted in 2012. The City's Police Department continues to review all development proposals to adequately address crime and safety and to promote CPTED strategies.
Density Bonus	To provide incentives for residential developments that set aside a certain portion of the units as affordable to lower and moderate-income households	Ongoing	A brochure describing the Density Bonus Ordinance for distribution to potential developers to promote affordable housing development will be developed in 2012.
Provision of Adequate Sites	To provide adequate sites to facilitate housing development which can accommodate a range of housing by type, size, location, price, and tenure	2012	Implementation of the 238 Corridor Bypass Land Use Plan started in 2010. The programmatic elements of the Lump Sum Stipend and the Opportunity to Purchase Home Program (OPHP) will be completed by July 2012.
Provision of Adequate Sites	To provide adequate sites to facilitate housing development which can accommodate a range of housing by type, size, location, price, and tenure	Ongoing	The City continued to update its inventory of vacant and underutilized residential and mixed use sites that can accommodate the City's Regional Housing Needs Allocation (RHNA) of 3,393 units
Development Fees and Processes	To offset or minimize the impact of development fees and processes on the feasibility of residential development	Ongoing	City staff continues to meet with builders and developers on a bimonthly basis to obtain input on improving the Precise Development Plan (PDP) process. Staff will also develop new internal procedures for the review of PDP applications and plans by 2012.

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

Jurisdiction City of Hayward

Reporting Period 1/1/2011 - 12/31/2011

Extrmely Low Income and Special Needs Housing	Pursuant to State Law, make provision for housing for extremely low-income households through the City's Zoning Ordinance	Within one year of adoption of HE	Necessary amendments will be made to the Zoning Ordinance by the end of 2012. Also, appropriate language will be included in the City's two new form-based codes: South Hayward BART, which was adopted in October 2011 and Mission Blvd. Corridor, which will be adopted by the spring of 2012. Most of the City's General Commercial (CG) zoning will be replaced with new zoning designations per the Mission Boulevard Corridor Specific Plan and form-based Code. The new code will include an area similar to the CG zone in size and number of parcels that will allow Emergency Homeless Shelters and SROs.
Universal Design Principles	To promote the use of Universal Design Principles in new construction and rehabilitation of housing	End of 2010	In 2012, the City will develop an ordinance that promotes the use of Universal Design Principles in new construction and rehabilitation of housing.