



General Plan Update Task Force Meeting

January 23, 2014

Meeting #19 – Housing Part 2

Memorandum

TO: General Plan Update Task Force

FROM: Sara Buizer, AICP, Senior Planner

SUBJECT: **Housing**

In preparation for the January 23 meeting of the General Plan Update Task Force on the Draft Housing Element, this memo provides details to facilitate our discussion. Attached for your review are:

- The Draft Housing Element including Goals, Policies and Implementation Programs

Please note, an excerpt of the State Office of Planning and Research's General Plan Guidelines – Chapter 4, Required Elements of the General Plan – Housing and an excerpt of Hayward's existing General Plan – the Housing Element (Chapter 5) were provided to the Task Force prior to the October 10 meeting.

SAVE THE DATE

Saturday, March 8, 2014 for the General Plan Documents Roll-out Event at City Hall!



General Plan Update Task Force Meeting

January 23, 2014

7:00 pm to 9:00pm; City Hall, Conference Room 1C

Meeting #19 – Housing Part 2

- I. **Call to Order - 7:00 pm**

- II. **Roll Call/Introductions**

- III. **Draft Housing Element Presentation**

- IV. **Large Group Discussion and Public Comment Period**

- V. **General Plan Documents Release / Roll-out Event**

- VI. **Adjourn – 9:00 pm**

POLICY DOCUMENT

HOUSING ELEMENT

The purpose of the Housing Element is to achieve an adequate supply of decent, safe, and affordable housing for Hayward’s existing and future workforce, residents, and special needs populations. Housing Element law is designed to ensure that low-income families are not excluded from opportunities in all communities and to promote economic and environmental sustainability throughout the region. The Housing Element strives to conserve the city’s existing housing stock, while providing opportunities for new housing for all economic segments of the community.

State Housing Element law requires that local jurisdictions describe and analyze the housing needs of their community, the barriers or constraints to providing that housing, and actions proposed to address these concerns over an eight-year period. In addition, Housing Element law requires each city and county to accommodate its “fair share” of projected housing need over the Housing Element planning period. Cities and counties must demonstrate that adequate sites are available to accommodate this need, and that the jurisdiction allows for development of a variety of housing types. This housing need requirement is known as the Regional Housing Need Allocation (RHNA) and apportions to each jurisdiction its portion of the Bay Area’s projected need.

To make adequate provision for the housing needs of all economic segments of the community, the Housing Element establishes goals, policies, and programs to:

- Conserve and improve the condition of the existing affordable housing stock;
- Assist in the development of housing affordable to low and moderate income households;
- Identify adequate sites to encourage the development of a variety of types of housing for all income levels;

- Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing;
- Promote equal housing opportunities for all persons; and
- Provide for the special housing needs of seniors, persons with disabilities, large families with children, single female-headed households, and the homeless.

The goals and policies of the Housing Element are closely related to several other elements of the General Plan, including the Land Use and Community Character Element and the Community Health and Quality of Life Element.

Conserve and Improve the Existing Housing Stock

Conserving and improving the housing stock helps maintain investment in the community and keeps existing housing affordable. Because the majority of the housing stock is more than 30 years old, significant rehabilitation needs are anticipated. A number of factors can cause residential units to become unsafe or unhealthy to live in. Preventing these problems from occurring and addressing them when they do occur protects the safety and welfare of residents and assists in meeting housing needs throughout Hayward. The City will focus its efforts on rehabilitation, code enforcement, rental housing inspection, and preserving existing affordable units to take a proactive approach to conserving the current housing stock. An important part of preserving the existing affordable housing stock is ensuring that subsidized affordable housing units maintain their affordability and do not convert to market rate. Policies in this section focus on improving the existing housing stock and assisting in the preservation of affordable housing.

GOAL H-1

Maintain and enhance the existing viable housing stock and neighborhoods within Hayward. [Source: Existing Goal 1.0]

H-1.1 Code Enforcement

The City shall enforce adopted code requirements that set forth the acceptable health and safety standards for the occupancy of housing units. [Source: Existing Policy 1.1, modified]

H-1.2 Preserve Affordable Single Family Housing

The City shall preserve the existing single family housing stock occupied by lower-income households by rehabilitating single family owner-

occupied conventional and mobile homes. [Source: Existing Policy 1.2, modified]

H-1.3 Residential Rehabilitation

The City shall administer residential rehabilitation programs that assist lower-income households to ensure the safety and habitability of housing units and the quality of residential neighborhoods. [Source: Existing Policy 1.3, modified]

H-1.4 Preserve At-Risk Units

The City shall avoid the loss of assisted housing units and the resulting displacement of low-income residents by providing funds, as available, to non-profit developers to be used for the acquisition of subsidized housing developments at risk of converting to market rate. [Source: Existing Policy 2.3, modified]

H-1.5 Address Foreclosures

The City shall strive to alleviate individual and community issues associated with foreclosures to preserve homeownership and promote neighborhood stability. [Source: New Policy]

Assist in the Development of Affordable Housing

Providing affordable housing is essential for a healthy community. In addition to a diverse mix of housing types, it is necessary to make available housing for residents of all income levels. Seeking funding from varied sources increases the opportunities for the development of affordable housing units. The City works with both non-profit and for-profit developers in the production of affordable for-sale and rental housing. Recognizing that homeownership plays a significant role in establishing strong neighborhoods and a sense of community pride, the City also supports programs that make purchasing a home a realistic option for lower-income households.

GOAL H-2

Assist in the provision of housing that meet the needs of all socioeconomic segments of the community. *[Source: Existing Goal 2.0, modified]*

H-2.1 Homeownership Housing

The City shall encourage the development of ownership housing and assist tenants to become homeowners to reach a 60 percent owner-occupancy rate, within the parameters of federal and state housing laws. *[Source: Existing Policy 2.1, modified]*

H-2.2 Provide Incentives for Affordable Housing

The City shall promote the use of density bonuses and other incentives to facilitate the development of new housing for extremely low-, very low-, and low-income households. *[Source: Existing Policy 2.2, modified]*

H-2.3 Inclusionary Housing

The City shall enforce the Inclusionary Housing Ordinance to ensure that a certain percentage of new residential units will be made affordable to lower- and moderate-income households. *[Source: Existing Policy 3.6, modified]*

H-2.4 Integration of Affordable Housing

The City shall encourage a mix of affordability levels in residential projects and encourage the dispersal of such units to achieve greater integration of affordable housing throughout the community. *[Source: New Policy]*

Provide Adequate Sites for a Variety of Housing Types

A major part of meeting the housing needs of all segments of the community is the provision of adequate sites to facilitate the development of all types, sizes, and prices of housing. Persons and households of different ages, types, incomes, and

lifestyles have a variety of housing needs and preferences that evolve over time and in response to changing life circumstances. Providing an adequate supply and diversity of housing accommodates changing housing needs of residents. The Hayward General Plan, Zoning Ordinance, and various design/concept plans establish where and what types of housing may locate in the city. To provide adequate housing and maximize use of limited land resources, new development should be constructed at appropriate densities that maximize the intended use of the land.

GOAL H-3

Provide suitable sites for housing development that can accommodate a range of housing by type, size, location, price, and tenure. *[Source: Existing Goal 3.0]*

H-3.1 Diversity of Housing Types

The City shall implement land use policies that allow for a range of residential densities and housing types, prices, ownership, and size, including low-density single family uses, moderate-density townhomes, and higher-density apartments, condominiums, transit-oriented developments, live-work units, and units in mixed-use developments. *[Source: Existing Policy 3.1, modified]*

H-3.2 Transit Oriented Development

The City shall encourage transit-oriented developments that take advantage of the City's convenient availability of transit *[Source: Existing Policy 3.2, modified]*

H-3.3 Sustainable Housing Development

The City shall improve affordability by promoting sustainable housing practices that incorporate a 'whole system' approach to siting, designing, and constructing housing that is integrated into the building site, consumes less water and improves water quality, reduces the use of energy use, and

other resources, and minimizes its impact on the surrounding environment. *[Source: Existing Policy 2.5]*

H-3.4 Residential Uses Close to Services

The City shall encourage development of residential uses close to employment, recreational facilities, schools, neighborhood commercial areas, and transportation routes. *[Source: Existing Policy 3.3, modified]*

H-3.5 Compatible Development of Underutilized Sites

The City shall encourage compatible residential development in areas with underutilized land. *[Source: Existing Policy 3.4, modified]*

H-3.6 Flexible Standards and Regulations

The City shall allow flexibility within the City's standards and regulations to encourage a variety of housing types. *[Source: Existing Policy 3.5, modified]*

H-3.7 New Sources of Infrastructure Financing

The City shall continue to seek new sources of financing for necessary infrastructure improvements for new development to facilitate new housing development. (FB) *[Source: New Policy]*

H-3.8 Facilitate Lot Consolidation

The City shall facilitate lot consolidation to encourage the development of housing for lower-income households on infill sites. *[Source: New Policy]*

H-3.9 Adaptive Reuse

The City shall support innovative strategies for the adaptive reuse of residential, commercial, and industrial buildings to provide for a variety of housing types and residential uses. *[Source: New Policy]*

H-3.10 No Net Loss Zoning

Consistent with Government Code Section 65863, the City shall consider the impacts of rezoning and general plan amendments of residential sites on the

City's ability to meet its share of the regional housing need. *[Source: New Policy]*

Remove Constraints

Pursuant to State law, the City is obligated to address, and where legally possible, remove governmental constraints affecting the maintenance, improvement, and development of housing. Removing constraints on housing development can help address housing needs in the City by expediting construction, and lowering development costs.

GOALH-4

Mitigate any potential constraints to housing production and affordability. *[Source: Existing Goal 4.0]*

H-4.1 Flexible Development Standards

The City shall review and adjust as appropriate residential development standards, regulations, ordinances, departmental processing procedures, and residential fees that are determined to be a constraint on the development of housing, particularly housing for lower- and moderate-income households and for persons with special needs. *[Source: Existing Policy 4.1, modified]*

H-4.2 Clear Development Standards and Approval Procedures

The City shall strive to maintain and administer clear development standards, and approval procedures for a variety of housing types, including, but not limited to, multifamily housing and emergency shelters. *[Source: New Policy]*

Equal Housing Opportunities for All Persons

The City recognizes the importance of extending equal housing opportunities for all persons, regardless of race, religion, sex, family status, marital status, ancestry, national origin, color,

age, physical or mental disability, sexual orientation, source of income, or any other arbitrary factor.

GOAL H-5

Promote equal access to housing by educating City residents about fair housing and lending laws. [Source: Existing Goal 5.0]

H-5.1 Fair Housing Services

The City shall support services and programs that eliminate housing discrimination. [Source: Existing Policy 5.1, modified]

Housing for Persons with Special Needs

The City of Hayward is a diverse community with people of all backgrounds, lifestyles, family types, and income levels. Many residents also have special housing needs. State law requires the housing element to address the needs of specific “special needs” groups, including seniors, persons with disabilities, large families with children, female-headed households, and people who are homeless. Meeting the needs of these residents requires a broad range of strategies for housing and other services. This section also addresses student and faculty housing. Hayward is home to Chabot College, California State University, East Bay, and various professional and vocational schools. Policies in this section support the production of student and faculty housing in Hayward, to enhance Hayward’s reputation as a great college town. Several policies in the Community Health and Quality of Life Element also support aging in place for senior residents and people with disabilities.

GOAL H-6

Provide housing choices that serve the needs of “special needs” populations, including seniors, homeless, female-headed households, large families, and persons with disabilities, including developmental disabilities. [Source: New Goal]

H-6.1 Address Special Housing Needs

The City shall address the housing needs of special populations and extremely low-income households through emergency shelters, transitional housing, supportive housing, and single-room occupancy units. [Source: Existing Policy 2.4, modified]

H-6.2 Housing and Supportive Services

The City shall promote housing, along with supportive services, for households with special needs, including seniors, persons with disabilities, single-parents, and the homeless. [Source: Existing Policy 5.2, modified]

H-6.3 Funding for Accessibility Retrofits

The City shall consider providing funding to residents for home retrofits that improve accessibility. [Source: New Policy]

H-6.4 Reasonable Accommodation

The City shall continue to implement a reasonable accommodation process for persons with disabilities to request exceptions or modifications of zoning, permit processing, and building regulations to ensure housing is accessible. [Source: New Policy]

H-6.5 Support Alameda County Continuum of Care Council

The City shall support the efforts of the Alameda Countywide Continuum of Care Council in its efforts to meet the needs of homeless families and individuals. [Source: New Policy]

H-6.6 Support Organizations Serving the Homeless Community

The City shall support the efforts of non-profit and community organizations that provide emergency shelter and other assistance for the homeless population, including alcohol and drug recovery programs. *[Source: New Policy]*

H-6.7 Range of Housing for Seniors

The City shall facilitate and encourage the development of a range of housing types for seniors that are readily accessible to support services. *[Source: New Policy]*

H-6.8 Family Housing

The City shall facilitate and encourage the development of larger rental and ownership units for families with children, including lower- and moderate-income families, and the provision of services such as childcare and after-school care when feasible. *[Source: New Policy]*

H-6.9 Student and Faculty Housing

The City shall engage and work with Chabot College and CSU East Bay to update campus master plans and provide housing accommodations for students, faculty, and employees that reflect the housing needs and preferences of their respective institutions. *[Source: New Policy]*

H-6.10 University Housing in PDAs

The City shall support the development of student and faculty housing within the City's Priority Development Areas (excluding the Cannery Transit Neighborhood). *[Source: New Policy]*

Table H-1 HOUSING ELEMENT Implementation Programs		2015-2017	2018-2020	2020-2040	Annual	Ongoing
1. Housing Rehabilitation Loan Program (HRLP). The City shall continue to provide below market-rate rehabilitation loans to qualified lower-income homeowners to make repairs (costing more than \$5,000) to correct major health and safety deficiencies and make needed accessibility modifications. The City shall disseminate information to homeowners who participate in the Housing Rehabilitation Loan Program regarding rehabilitation standards, preventative maintenance, and energy conservation measures. <i>[Source: Existing Program 1]</i>						✓
Implements Which Policy(ies)	H-1.2, H-1.3					
Responsible Department(s)	Library and Community Services					
Supporting Department(s)/ Partner(s)	City Manager					
Potential Funding Source(s)	CDBG					
2. Minor Home Repair Grant (MHRP). The City shall continue to provide rehabilitation grants up to \$5,000 to qualified lower-income elderly and/or disabled homeowners to make minor home repairs in order to address health and safety problems, correct code deficiencies, and improve the outward appearance of homes. Priority will be given to work that corrects health and safety issues, and to accessibility modifications for people who have disabilities. The City shall disseminate information to homeowners who participate in the Housing Rehabilitation Loan Program regarding rehabilitation standards, preventative maintenance, and energy conservation measures. <i>[Source: Existing Program 2]</i>						✓
Implements Which Policy(ies)	H-1.2, H-1.3					
Responsible Department(s)	Department of Library and Community Services					
Supporting Department(s)/ Partner(s)						
Potential Funding Source(s)	CDBG					
3. Residential Rental Inspection Program. The City shall continue to systematically inspect rental units throughout the city through the Residential Rental Inspection Program to safeguard the stock of safe, sanitary rental units within the city and protect persons entering or residing in rental units. The City shall focus attention on rental housing in higher density areas with the goal of inspecting these units every three to four years. The City shall inspect properties outside the focus area less frequently, unless they are the subject of a complaint. All rental units shall be subject to inspection. To fund the						✓

Table H-1 HOUSING ELEMENT Implementation Programs		2015-2017	2018-2020	2020-2040	Annual	Ongoing
<p>program, the City shall continue to charge an annual, per-unit fee in addition to fees charged for every unit in which a violation is found. The City shall assess penalties for lack of timely correction of violations. The City shall disseminate information to residents about the mandatory rental inspections, as well as up-to-date information on the City’s building, mechanical, plumbing, electrical, and housing codes. <i>[Source: Existing Program 4]</i></p>						
Implements Which Policy(ies)	H-1.1					
Responsible Department(s)	Development Services					
Supporting Department(s)/ Partner(s)						
Potential Funding Source(s)	General Funds					
<p>4. Preservation of At-Risk Housing. The City shall continue to monitor all units considered at risk of conversion to market rate and assist property owners in maintaining the affordability of these units. The City shall support and assist property owners in applying for State and Federal funding to preserve at-risk housing, and as funding permits, shall provide financial assistance to nonprofit housing developers in the acquisition and rehabilitation of at-risk housing projects. The City shall ensure that property owners comply with State noticing requirements to notify tenants one year ahead of their intent to terminate subsidy contract or affordability covenants. As necessary, the City shall also provide technical assistance to tenants to access other affordable housing resources. <i>[Source: Existing Program 7]</i></p>						✓
Implements Which Policy(ies)	H-1.4					
Responsible Department(s)	City Manager					
Supporting Department(s)/ Partner(s)	Alameda County Department of Housing and Community Development					
Potential Funding Source(s)	HOME; Inclusionary Housing In-Lieu Fees; Section 8 Rental Assistance; and other HUD and State Housing Preservation funds					
<p>5. Foreclosure Prevention and Counseling. The City shall continue to support foreclosure prevention by partnering with non-profit organizations that provide foreclosure prevention services. The City shall continue to provide information about foreclosure prevention resources in the housing programs section of the City’s website, including information about the programs available for refinancing at-risk loans, and contact information for legal services agencies and HUD-approved counseling organizations in the area. The City shall mail foreclosure prevention materials to local residents who</p>						✓

Table H-1 HOUSING ELEMENT Implementation Programs		2015-2017	2018-2020	2020-2040	Annual	Ongoing
receive notices of default and notices of trustee sale, and shall organize foreclosure-prevention seminars for Hayward residents at risk of losing their homes. <i>[Source: Existing Program 8]</i>						
Implements Which Policy(ies)	H-1.5					
Responsible Department(s)	City Manager					
Supporting Department(s)/ Partner(s)	Library and Community Services; ECHO					
Potential Funding Source(s)	CDBG					
6. Mortgage Credit Certificate Program. The City shall continue to participate in the Mortgage Credit Certificate (MCC) program, administered by Alameda County, to assist eligible buyers qualify for a mortgage loan. The City shall assist the County in promoting the program to eligible buyers through the City website and written materials. <i>[Source: Existing Program 11]</i>						
Implements Which Policy(ies)	H-2.1					✓
Responsible Department(s)	Alameda County Department of Housing and Community Development;					
Supporting Department(s)/ Partner(s)	City Manager					
Potential Funding Source(s)	MCC Allocation					
7. Tenant-Based Rental Assistance for Emancipated Youth. The City shall continue to provide financial support to Project Independence, a program implemented by ABODE Services to provide a continuum of supportive services, including tenant-based rental assistance, to emancipated youth in Alameda County (youth from 18 to 24 who have aged out of the foster care system). <i>[Source: Existing Program 12]</i>						✓
Implements Which Policy(ies)	H-6.1					
Responsible Department(s)	City Manager					
Supporting Department(s)/ Partner(s)	ABODE Services					
Potential Funding Source(s)	HOME					
8. Affordable Housing Development. The City shall work with developers to facilitate affordable housing development. Specifically, the City shall provide technical support in the application for State, Federal, and other public affordable funding sources, and, as funding permits, shall provide gap financing for affordable housing. Gap financing shall focus on rental housing		✓				✓

Table H-1 HOUSING ELEMENT Implementation Programs		2015-2017	2018-2020	2020-2040	Annual	Ongoing
units affordable to lower-income households and households with special needs (e.g., seniors, extremely low-income households, and persons with disabilities, including developmental disabilities), especially projects that promote the City’s goals relating to transit-oriented development and jobs/housing balance. <i>[Source: Existing Program 13]</i>						
Implements Which Policy(ies)	H-2.2					
Responsible Department(s)	City Manager					
Supporting Department(s)/ Partner(s)	Library and Neighborhood Services; Development Services					
Potential Funding Source(s)	Proposition 1C funds, In-Lieu Fees					
9. Density Bonus. The City shall develop a brochure describing the Density Bonus Ordinance and distribute to potential developers in order to promote affordable housing development. <i>[Source: Existing Program 14]</i>						
Implements Which Policy(ies)	H-2.2	✓				✓
Responsible Department(s)	Development Services					
Supporting Department(s)/ Partner(s)	City Manager					
Potential Funding Source(s)	General Fund					
10. Provision of Adequate Sites. The City shall maintain a residential sites inventory that can accommodate the City’s Regional Housing Needs Allocation. The City shall update the inventory annually to monitor the consumption of residential and mixed use properties and continued ability to fulfill the RHNA. The City shall make the updated inventory of sites available on the City website. <i>[Source: Existing Program 16]</i>					✓	
Implements Which Policy(ies)	H-3.1, H-3.10					
Responsible Department(s)	Development Services					
Supporting Department(s)/ Partner(s)	City Manager					
Potential Funding Source(s)	General Fund					
11. Affordable Housing on Large Sites. The City shall facilitate the development of housing for lower-income households on large sites identified in the Sites Inventory by encouraging land divisions and specific plans resulting in parcels sizes that facilitate multifamily developments that include units affordable to lower income households in light of State, Federal and local financing programs. The City shall provide incentives for the		✓				✓

Table H-1 HOUSING ELEMENT Implementation Programs		2015-2017	2018-2020	2020-2040	Annual	Ongoing
development of affordable housing, including but not limited to: <ul style="list-style-type: none"> • Priority to processing subdivision maps that include affordable housing units; • Expedited review for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan, applicable Specific Plan and master environmental impact report; • Financial assistance (based on availability of Federal, State, local foundations, and private housing funds); and • Modification of development requirements, such as reduced parking standards for seniors, assisted care, and special needs housing on a case-by-case basis. <i>[Source: Existing Program 17]</i> 						
Implements Which Policy(ies)	H-3.1					
Responsible Department(s)	Development Services					
Supporting Department(s)/ Partner(s)						
Potential Funding Source(s)	General Fund					
12. Inclusionary Housing Ordinance. The City shall continue to implement the Inclusionary Housing Ordinance, but shall modify the ordinance, if necessary, based on the findings of the Inclusionary Housing Ordinance Review and Affordable Unit In-lieu Fee/Nexus Study. <i>[Source: Existing Program 18]</i>						
Implements Which Policy(ies)	H-2.3	✓				✓
Responsible Department(s)	City Manager					
Supporting Department(s)/ Partner(s)	Development Services					
Potential Funding Source(s)	General Fund; In-lieu Fees					
13. Funding for Emergency Shelters and Transitional Housing. The City shall use CDBG funds and other funds, as available, to support emergency shelters, and transitional and supportive housing programs for the homeless and those who are at risk of becoming homeless. <i>[Source: Existing Program 20]</i>						
Implements Which Policy(ies)	H-6.11, H-6.2, H-6.5, H-6.6					✓
Responsible Department(s)	Library and Neighborhood Services					
Supporting Department(s)/	Development Services					

Table H-1 HOUSING ELEMENT Implementation Programs		2015-2017	2018-2020	2020-2040	Annual	Ongoing
Partner(s)						
Potential Funding Source(s)	CDBG					
14. Child Care Services and Facilities. The City shall consider amending the Zoning Ordinance to address child care needs associated with new residential development. Specifically, the City shall consider the following: <ul style="list-style-type: none"> • For residential projects over 100 units, estimate the expected number of children and consult with child care intermediaries, such as the Child Care Coordinating Council of Alameda County on corresponding area supply and need for child care. • Encourage the inclusion of child care space, particularly in affordable housing developments. City staff shall consult with child care intermediaries such as the Child Care Coordinating Council of Alameda County when initiating new proposals for publicly funded projects to develop added incentives for projects that review need for child care. • Support the provision of child care centers in residential neighborhoods and in new residential projects through policies, planning, and coordinated staff support. • To the extent feasible, encourage applicants for publicly financed projects to consider need for child care and pursue supportive corresponding strategies if warranted, by working with child care intermediaries such as the Resource and Referral agencies. • Consider offering incentives for child care inclusion in other projects such as: parking reductions and density bonuses and consider creative mechanisms for supporting the financing of new housing linked child care such as development agreements for child care, public funding of the child care component, and/or other strategies. 	✓					
Implements Which Policy(ies)	H-6.8					
Responsible Department(s)	Development Services					
Supporting Department(s)/ Partner(s)						
Potential Funding Source(s)	None required					
15. Fair Housing Services. The City shall continue to contract with ECHO to provide fair housing and tenant/landlord services, including fair housing counseling and education and tenant/landlord counseling and mediation. The						✓

Table H-1 HOUSING ELEMENT Implementation Programs		2015-2017	2018-2020	2020-2040	Annual	Ongoing
City shall also work with Bay East Association of Realtors to ensure that residential real estate agents and brokers adhere to fair housing laws and regulations, and work with tenants, tenant advocates, and rental housing owners and managers to eradicate housing discrimination and to ensure that Hayward's supply of rental housing is decent, safe and sanitary. The City shall promote training for property owners and managers to ensure that they are knowledgeable of the requirements of Federal, State and local real estate, housing discrimination, tenant protection, housing inspection and community preservation laws; and promote training of tenants in the requirements of Federal, State, and local laws so that they are aware of their rights and obligations. Finally, the City shall disseminate information to homeowners about predatory lending practices. <i>[Source: Existing Program 22]</i>						
Implements Which Policy(ies)	H-5.1					
Responsible Department(s)	Library and Neighborhood Services					
Supporting Department(s)/ Partner(s)						
Potential Funding Source(s)	CDBG					
16. Universal Design Principles. The City shall develop an ordinance that promotes the use of Universal Design Principles in new construction and/or rehabilitation of housing. <i>[Source: Existing Program 23]</i>						
Implements Which Policy(ies)	H-6.1, H-6.7	✓				
Responsible Department(s)	Development Services					
Supporting Department(s)/ Partner(s)						
Potential Funding Source(s)	General Fund					
17. Small Lot Consolidation. The City shall assist in land consolidation by providing sites information to interested developers and provide gap financing assistance, as available, to nonprofit housing developers. The City will provide information about the lot consolidation procedure on the City website by 2015. The City shall process lot consolidation requests ministerially when the lots are within the same zoning district. <i>[Source: New Program]</i>						
Implements Which Policy(ies)	H-4.2					✓
Responsible Department(s)	Development Services					
Supporting Department(s)/ Partner(s)						
Potential Funding Source(s)	General Fund					

Table H-1 HOUSING ELEMENT Implementation Programs		2015-2017	2018-2020	2020-2040	Annual	Ongoing
18. Boomerang Funds. The City shall consider options for allocating a portion of unrestricted City General Funds received as part of a one-time distribution of liquidated Low-Moderate Income Housing Trust Funds of the former Redevelopment Agency (aka “Boomerang funds”) for the development of affordable housing, and shall adopt a resolution regarding the use of these funds. <i>[Source: New Program]</i>		✓				
Implements Which Policy(ies)	H-2.2					
Responsible Department(s)	City Manager					
Supporting Department(s)/ Partner(s)						
Potential Funding Source(s)	General Fund					
19. Exemptions of Transit Priority Projects from Environmental Review. The City shall implement the provisions of SB 375 streamlining the CEQA process for Transit Priority Projects and projects that conform to the Sustainable Communities Strategy and meet specific criteria set forth in SB 375. <i>[Source: New Program]</i>						✓
Implements Which Policy(ies)	H-3.2					
Responsible Department(s)	Development Services					
Supporting Department(s)/ Partner(s)						
Potential Funding Source(s)	General Fund					
20. Housing Choice Vouchers. The City shall continue to participate in the Housing Choice Voucher Program, administered by Alameda County, with a goal of providing rental assistance to lower-income residents. The City shall work with Alameda County to maintain, or if possible increase, the current number of vouchers for Hayward residents. <i>[Source: New Program]</i>						✓
Implements Which Policy(ies)						
Responsible Department(s)	Alameda County Department of Housing and Community Development					
Supporting Department(s)/ Partner(s)	City Manager					
Potential Funding Source(s)	Section 8					

Summary of Quantified Objectives

One of the requirements of State law (California Government Code Section 65583[b]) is that the Housing Element contain quantified objectives for the maintenance, preservation, improvement, and development of housing. The quantified objectives set a target goal for Hayward to achieve based on needs, resources, and constraints. State law recognizes that the total housing needs identified by a community may exceed available resources and the community's ability to satisfy this need. Under these circumstances, the quantified objectives need not be, and are not intended to be, identical to the total housing needs.

The quantified objectives shown in Table 4-1 represent targets. They are estimates based on past experience, anticipated funding levels, and anticipated housing market conditions. The quantified objectives are not designed to be minimum requirements. The quantified objectives are based largely upon implementation programs that have measurable outcomes. However, the Housing Element contains several policies and implementation programs that reduce barriers and create opportunities for affordable housing. These policies and programs are essential to meeting the City's housing needs, but are more qualitative and difficult to quantify.

TABLE 4-1 EIGHT-YEAR QUANTIFIED OBJECTIVES, 2015-2023					
	Extremely Low	Very Low	Low	Moderate	Total
New Construction	150	200	400	600	1,350
Rehabilitation	-	100	100	-	200
Preservation (At-Risk Units)*	-	-	-	-	-
Housing Choice Vouchers	1,200	1,200			2,400

Note: *There are no units identified in the Housing Element that are at high risk of converting to market rate