

CITY COUNCIL MEETING

APRIL 25, 2023

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AGENDA**

AGENDA

QUESTIONS AND ANSWERS

PUBLIC COMMENTS

WORK SESSION # 10

WS 23-014

From: [Glenn Kirby](#)
To: [Miriam Lens](#); [List-Mayor-Council](#)
Cc: [Dustin Claussen](#); [Christina Morales](#)
Subject: Comment on Item 10 - City Council Meeting April 25, 2023
Date: Tuesday, April 25, 2023 4:52:35 PM

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Hi Miriam,

Below are the comments I hope to make at tonight's meeting. I'd appreciate your forwarding this email, at your convenience, to Council members and staff as a follow-up.

Thank you, Ro

April 25, 2023 City Council Meeting
Item 10 Affordable Housing Bonds: SIB and ARPA Funds
Public Comment

I fully support the staff recommendation that the City allocate \$2 million in ARPA funds for down payment assistance, to be used in conjunction with the SIB program OR as a stand-alone program. The down payment program will be self-sustaining, creating a revolving fund into the future.

If the ARPA funds are used in conjunction with the SIB program, the City should strongly consider giving a priority to "distressed properties" that are located in a middle class or higher income neighborhood. The location within a higher income neighborhood could (and should) be viewed as inclusionary housing. A Stanford study, among others, concluded that low-income families, especially children, living in a higher income environment, greatly increased their chances of transitioning to the middle/upper income levels than those who did not.

Although every affordable **ownership** opportunity counts in addressing this difficult and complicated issue, **inclusionary** housing provides lower income households with one of the best opportunities to build generational wealth, thus increasing the middle class and strengthening democracy. Affordable inclusionary housing offers a potential means of reparations to people of color who have been historically discriminated against in the housing market.

Additionally, a down payment assistance program helps achieve several of Hayward's Strategic Goals!

Question: If ARPA funds are *used alone*, can they be allocated as a down payment to buyers of low-income houses built in a market rate development as part of the affordable inclusionary units specified in the City's AHO?

I appreciate this comprehensive and forward-thinking report and support the staff recommendation.

Ro Aguilar
Hayward resident

PUBLIC HEARING # 11

PH 23-020

From: [Harry Shin](#)
To: [List-Mayor-Council](#)
Subject: Hayward City Council meeting - Agenda Item PH 23-020, Hangar Rent increase
Date: Tuesday, April 25, 2023 2:59:10 PM

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Mayor Salinas and Hayward City Councilmembers,

I am writing to address the proposed hangar rent increases under Agenda Item 23-020.

The members of the CAC Tenant Advisory Committee have identified issues with the proposed hangar rent increases and have sent you and the airport management team several letters to describe our positions. We appreciate the opportunity to lend the hangar tenant perspective on these issues and are glad that the airport management team has slightly adjusted their initial proposal.

The staff report dated April 25, 2023, page 5, 6th paragraph, states that an 8.5% increase is proposed, based on 75% of the 6% CPI increase between October 2021 and October 2022, resulting in a 4.5% increase there, PLUS another 75% of CPI adjustment of 5.3% for the period between February 2022 and February 2023, resulting in the other 4%. The fundamental question here is why the airport management seeks to take advantage of the 6% CPI of October 2021 to October 2022?

This is contrary to the way most business is conducted. To retroactively select the year where the CPI was at its maximum value is unfair and should not be allowed.

Please consider this anomaly and restrict the hangar rent increase to the 4% that is in the standing hangar rent increase agreement.

Very Truly Yours,
Harry Shin
Hangar M-4

Sent from my iPad