



**MINUTES OF THE SPECIAL JOINT CITY COUNCIL/HOUSING AUTHORITY
MEETING OF THE CITY OF HAYWARD
Council Chambers
777 B Street, Hayward, CA 94541
Tuesday, March 22, 2016, 7:00 p.m.**

The Special Joint City Council/Hayward Housing Authority meeting was called to order by Mayor/Chair Halliday at 7:00 p.m., followed by the Pledge of Allegiance led by Council/HA Member Peixoto.

ROLL CALL

Present: COUNCIL/HA MEMBERS Zermeño, Mendall, Jones, Peixoto, Lamnin, Márquez
MAYOR/CHAIR Halliday
Absent: None

COUNCIL REPORTS, REFERRALS, AND FUTURE AGENDA ITEMS

Council Member Zermeño inquired about the pedestrian crossing sign at Alice and Jackson streets.

CLOSED SESSION ANNOUNCEMENT

Mayor Halliday and City Attorney Lawson announced that the Council convened in closed session concerning three items: 1) Performance evaluation for City Clerk pursuant to Government Code 54957; 2) Conference with legal counsel pursuant to Government Code 54956.9 regarding S.E.I.U., Local 1021/City of Hayward, P.E.R.B., Case Nos. SF-CE-1075-M, SF-CE-1117-M, SF-CE-1118-M, SF-CE-1174-M, SF-CO-320-M, SF-CE-321-M; and 3) Conference with legal counsel pursuant to Government Code 54956.9 regarding pending litigation regarding McKinney v. City of Hayward, et al., U.S.D.C., ND CA, C-15-3121 THE; and noted there were no reportable items.

PUBLIC COMMENTS

Bishop J. W. Macklin, spoke in support of sustainable housing for low to moderate-income households.

Mr. Jim Drake, Hayward resident, spoke about the article entitled "Hayward fire chief allowed to keep job," and requested that breathalyzer be installed in fire vehicles.

Mr. Mark Stillman, Hayward resident, shared that tenants at the Green Shutter were experiencing problems related to the conversion of the building.

Ms. Betty DeForest, Hayward resident, spoke about South Hayward Parish and the resources available via the Alameda County Food Bank and provided an annual report.

Ms. Wynn Grich, Hayward resident, noted she was running for a Council seat and spoke in favor of rent control and adding breathalyzers to fire trucks.

Mr. Charlie Peters, with Clean Air Performance Professionals, submitted a document for the record entitled "Trump Loves GMO Corn Mandate."

Mr. Frank Holland, Community and Media Relations Officer, noted he was separating from the City, and expressed gratitude to the Council for the opportunity to serve the community.

Consent Item No. 3 was removed for further discussion.

CONSENT

1. Adoption of Resolution Approving an Amendment to the City of Hayward Salary Plan for Fiscal Year 2016 CONS 16-126

Staff report submitted by Human Resources Analyst II Halverson, dated March 22, 2016, was filed.

It was moved by Council Member Márquez, seconded by Council Member Mendall, and carried unanimously, to adopt the following:

Resolution 16-040, "Resolution Approving the Amended Fiscal Year 2016 Salary Plan Designating Positions of Employment in the City Government of the City of Hayward and Salary Range; and Superseding Resolution No. 15-232 and All Amendments Thereto"

2. Adoption of Ordinance Amending Chapter 10, Article 1 of the Hayward Municipal Code by Rezoning Certain Property in Connection with Zone Change Application No. 201400648 Relating to a Residential Development at the Southwestern Corner of 2nd Street and Walpert Street CONS 16-139

Staff report submitted by City Clerk Lens, dated March 22, 2016, was filed.

It was moved by Council Member Márquez, seconded by Council Member Mendall, and carried unanimously, to adopt the following:

Ordinance 16-09, "An Ordinance Amending Chapter 10, Article 1 of the Hayward Municipal Code by Rezoning Certain Property in Connection with Zone Change Application No. 201400648 Relating to a Residential Development at the Southwestern Corner of 2nd Street and Walpert Street"



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3. Downtown Parking Management Pilot Program- Authorization to Accept MTC Parking Management Grant, Authorizing the City Manager to Execute the Agreement and Appropriation of Funds CONS 16-140

Staff report submitted by Transportation Manager Kelley, dated March 22, 2016, was filed.

Council Member Lamnin requested that the staff report be pulled. Discussion ensued among Council members and City staff regarding staff's recommendation to accept the grant for the Metropolitan Transportation Commission (MTC) and appropriate \$100,000 for the project.

Mayor Halliday opened the public comment portion of the meeting at 7:49 p.m.

Mr. Jim Drake, Hayward resident, did not favor paid parking for the City.

Mr. Kim Huggett, Hayward Chamber of Commerce President, noted the Hayward Chamber of Commerce would be meeting to address Parking Management strategies for downtown.

Mayor Halliday closed the public comment portion of the meeting at 7:51 p.m.

Council Member Lamnin noted that as result of the community outreach that was conducted for the February 23 Council meeting, it was evident that community members did not favor paid parking. Council Member Lamnin offered a motion to respectfully decline the grant from the Metropolitan Transportation Commission for a Downtown Parking Management Pilot Program.

Council Member Mendall seconded the motion noting it was premature to implement a paid parking program; and suggested investing the \$100,000 in signage to direct people to available parking lots and modifying the parking limit on B Street.

Council Member Zermeño noted the timing for implementing paid parking was premature and did not favor matching grants.

Mayor Halliday supported the motion noting that paid parking was premature.

Council Member Jones favored addressing the allocation of \$100,000 during discussion of the Capital Improvement Program budget.

Council Member Márquez reported that Google Maps was not identifying municipal parking lots and was not capturing the Loop change; and asked staff to look into it.

It was moved by Council Member Lamnin, seconded by Council Member Mendall, and carried unanimously, to decline the grant from the Metropolitan Transportation Commission for a Downtown Parking Management Pilot Program.

4. Recycled Water Storage and Distribution Project: Authorization for the City Manager to Execute a Professional Services Agreement CONS 16-146

Staff report submitted by Senior Utilities Engineer Louie, dated March 22, 2016, was filed.

It was moved by Council Member Márquez, seconded by Council Member Mendall, and carried unanimously, to adopt the following:

Resolution 16-041, "Resolution Authorizing the City Manager to Negotiate and Execute a Professional Services Agreement with West Yost Associates, Inc. for the Recycled Water Storage and Distribution Project, Project No. 07507"

WORK SESSION

5. Review of Second Quarter Progress for Police Department WS 16-017

Staff report submitted by Program Analyst Turner, dated March 22, 2016, was filed.

Police Chief Urban provided a synopsis of the report.

Discussion ensued among Council members and City staff regarding: Hayward traffic collision trend data of 2014 compared to 2013 and 2015; security for the Hayward BART Station; Police Department staffing; safety in schools; community events and police presence; K-9 Program; Police officers on bicycle patrols on Tennyson Road; and traffic citations.

In response to a request, Mayor Halliday allowed public comments during the work session.

Mayor Halliday opened the public comment portion of the meeting at 8:42 p.m.

Ms. Wynn Grich, Hayward resident, suggested allocating resources toward bullet detectors, chemical detectors for the power plant, and a telephone number for Shelter In-Place Warning.

Mr. Charlie Peters, Hayward resident, suggested giving consideration to time off for police officers.

Mr. Jim Drake, Hayward resident, requested data for rape cases.

Mayor Halliday closed the public comment portion of the meeting at 8:48 p.m.



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6. Addressing Sustainability Features in Staff Reports WS 16-023

Staff report submitted by Environmental Services Manager Pearson, dated March 22, 2016, was filed.

Director of Utilities and Environmental Services Director Ameri announced the report and introduced Environmental Services Manager Pearson who provided a synopsis of the report.

Discussion ensued among Council Members and City staff regarding the proposal.

There was general agreement to incorporate the Sustainability Features section in staff reports and staff was congratulated for taking the leadership in implementing the new staff report section. There were two suggestions: 1) to include in the Transportation Question whether the project provide for “complete neighborhoods” and 2) to add analysis by staff regarding consistency with Climate Action Plan goals to help guide future projects and Council decisions.

LEGISLATIVE BUSINESS

7. Review of Affordable Housing Strategies in Hayward Including the Hayward Housing Authority; Housing-Related Strategies to Prevent Homelessness and Assist Homeless Individuals; and Authorization to Implement a First-Time Homebuyer Down Payment Assistance Pilot Program LB 16-027

Staff report submitted by Housing Development Specialist Cortez and Community Services Manager Jaeger dated March 22, 2016, was filed.

Library and Community Services Director Reinhart provided a synopsis of the report.

Discussion ensued among Council/HA members and City staff regarding: secondary housing units as source of affordable housing in the Housing Element; continue to study how affordable housing preference can be established for local residents; scope of the proposed program and housing for extremely-low income households; and the City’s funding to match County funds to establish a winter warming center.

Mayor/Chair Halliday opened the public hearing at 9:49 p.m.

Ms. Andrea Osgood, Associate Director of Real Estate Development at Eden Housing, requested that Council delay making a funding recommendation and recommended considering the acquisition and rehabilitation of existing buildings to serve more households and perhaps set aside units in a building to serve homeless individuals.

Ms. Betty DeForest, Hayward resident, noted that preventative homelessness programs were necessary but having a shelter was extremely needed; and suggested another report to address the current crisis with homelessness.

Mr. Landis Graden, Vallejo resident, recommended considering other effective ways to use available Hayward Housing Authority funds to have a more immediate impact on housing needs.

Mayor/Chair Halliday closed the public hearing at 9:58 p.m.

Discussion ensued among Council/HA members and City staff about the proposed First-Time Homebuyer Down Payment Assistance Pilot Program. It was noted that the available Hayward Housing Authority funds were not eligible for a homeless shelter.

Council/HA Member Jones shared that down payment assistance programs do not get people into homes in the current competitive housing market; and expressed concern about the ability of the proposed program to be effective. Council/HA Member Jones preferred considering other strategies for the use of \$1.5 million.

Council/HA Member Márquez preferred to table the report to allow opportunity to consider more options on how the available funds can be utilized effectively.

Council/HA Member Lamnin suggested appropriating a smaller amount to implement the pilot program.

Council/HA Member Zermeño suggested using the available funds toward: the rehabilitation of existing buildings; a first-time homebuyer program; and small units for homeless individuals.

Mayor/Chair Halliday noted that there was preference for the item to be tabled to allow staff to consider more options, collect data, and bring back to Council findings for a program that could make the best use of available funds.

CITY MANAGER COMMENTS

There were none.

COUNCIL REPORTS, REFERRALS, AND FUTURE AGENDA ITEMS

Council Member Márquez announced there was a Keep Hayward Clean and Green Task Force Clean-up event on March 26, 2016 at Longwood Elementary School.

Council Member Mendall noted the South Hayward BART Station Access Authority Board had approved the completion of mural projects for the BART Tennyson Underpass, Tennyson Soundwall and three utility boxes and the aesthetic improvements for BART users.



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ADJOURNMENT

Mayor/Chair Halliday adjourned the meeting at 10:24 p.m.

APPROVED:

Barbara Halliday
Mayor, City of Hayward
Chair, Hayward Housing Authority

ATTEST:

Miriam Lens
City Clerk, City of Hayward
Secretary, Hayward Housing Authority