



## **CITY COUNCIL MEETING**

**777 B Street, Hayward, CA 94541**

**Council Chamber and Virtual Platform (Zoom)**

<https://hayward.zoom.us/j/82228701227?pwd=TVNQYVZQYjZlTkRaUXpHTHdMeXB5UT09>

**Tuesday, March 28, 2023, 7:00 p.m.**

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The City Council meeting was called to order by Mayor Salinas at 7:00 p.m. The City Council held a hybrid meeting in the Council Chambers and virtually via the Zoom platform.

Pledge of Allegiance: Council Member Syrop

Present: COUNCIL MEMBERS Andrews, Goldstein, Roche, Syrop, Zermeño  
MAYOR Salinas

Absent: COUNCIL MEMBER Márquez

### **CLOSED SESSION ANNOUNCEMENT**

The City Council convened in closed session at 5:30 p.m., with Council Member Márquez absent and no public comment, regarding conference with property negotiators pursuant to Government Code section 54956.8 regarding 1082 B Street, APN 428-0061-046-02. City Attorney Lawson reported the Council took no reportable action, but anticipates public action at the April 25, 2023, Council meeting. The closed session adjourned at 6:30 p.m.

### **PRESENTATION**

Mayor Salinas acknowledged Council Member Roche for helping him author the proclamation declaring March 2023 as Women's History Month in the City of Hayward and bestowed the proclamation upon Hayward Chamber of Commerce President Linda Renteria. Ms. Renteria expressed her gratitude for the presentation and underscored the importance of recognizing women.

### **PUBLIC COMMENTS**

Mr. Nazario Ayala shared he had started a petition in his community and had gathered approximately 250 signatures to have a dog park built in the Burbank neighborhood where there were fields and empty lots; and requested information about next steps in the process. Mr. Ayala was advised to contact the City Clerk for information.

Mr. Temo Aguilar, Nor Cal Carpenters Union Local 713 field representative, shared that construction apprenticeship programs can lift communities and urged the Council to adopt standards such as living wage, good healthcare, and apprenticeship programs for City projects in the pipeline.

Mr. Joel Toscano, Nor Cal Carpenters Union Local 713 field representative, underscored the importance of contract labor standards language such as healthcare, apprenticeships, and local hire in future projects to help set a level of standards for developers, help cultivate a responsible market for good contractors, and establish structure for future projects coming into Hayward.

## CITY MANAGER'S COMMENTS

There were none.

## CONSENT

Consent Items 1, 3 and 5 were removed from the Consent Calendar for a separate vote.

1. Adopt an Ordinance Amending Chapter 10, Article 1, Section 10-1.2750 (Alcoholic Beverage Outlets) of the Hayward Municipal Code to Update the Regulations Governing Alcoholic Beverage Outlets Throughout the City (Continued from March 21, 2023) **CONS 23-150**

Staff report submitted by City Clerk Lens, dated March 28, 2023, was filed.

Council Member Goldstein asked that the item be removed from the Consent Calendar for clarification. Discussion ensued among City staff and members of the Council related to the 50:50 alcohol to food sales ratio, the enforcement mechanism via the Department of Alcoholic Beverage Control (ABC) agency tasked with the sale of alcoholic beverages, the conditional use permit revocation framework for businesses not meeting a required ratio, and controls in place absent a ratio for entities to operate out of compliance with their full-service restaurant liquor license.

Council Member Syrop suggested that in future conversations about the Strategic Roadmap, the topic could be revisited as it relates to economic development.

It was moved by Council Member Goldstein, seconded by Council Member Syrop, and carried by the following roll call vote, to adopt the ordinance.

AYES:	COUNCIL MEMBERS Andrews, Goldstein, Roche, Syrop, Zermeño MAYOR Salinas
NOES:	None
ABSENT:	COUNCIL MEMBERS Márquez
ABSTAIN:	None

Ordinance 23-03, "An Ordinance Amending Chapter 10, Article 1, Section 10-1.2750 (Alcoholic Beverage Outlets) of the Hayward Municipal Code to Update the Regulations Governing Alcoholic Beverage Outlets throughout the City"

2. Adopt a Resolution Approving Participation in the National Opioid Settlement with Teva, Allergan, CVS, Walmart and Walgreens, Accepting the Terms of the California Allocation Agreement, and Authorizing the City Manager to Execute and Submit all Necessary Settlement Participation Documents on Behalf of the City of Hayward **CONS 23-156**



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Staff report submitted by City Attorney Lawson and Senior Assistant City Attorney Vigilia, dated March 28, 2023, was filed.

It was moved by Council Member Andrews, seconded by Council Member Roche, and carried by the following roll call vote, to adopt the resolution.

AYES: COUNCIL MEMBERS Andrews, Goldstein, Roche, Syrop, Zermeño  
MAYOR Salinas  
NOES: None  
ABSENT: COUNCIL MEMBER Márquez  
ABSTAIN: None

Resolution 23-067, “Resolution Approving Participation in the National Opioid Settlement Litigation with Teva, Allergan, CVS, Walmart and Walgreens; Accepting the Terms of the California Allocation Agreement; and Authorizing the City Manager to Execute and Submit all Necessary Settlement Participation Documents on Behalf of the City of Hayward”

3. Adopt a Resolution Accepting the Resignation of Mr. Jason Yeates from the Keep Hayward Clean and Green Task Force, Effective Immediately **CONS 23-168**

Staff report submitted by City Clerk Lens, dated March 28, 2023, was filed.

Council Member Andrews thanked Mr. Jason Yeates for his commitment to the Keep Hayward Clean and Green Task Force and especially acknowledged his contributions toward education.

It was moved by Council Member Andrews, seconded by Council Member Goldstein, and carried by the following roll call vote, to adopt the resolution.

AYES: COUNCIL MEMBERS Andrews, Goldstein, Roche, Syrop, Zermeño  
MAYOR Salinas  
NOES: None  
ABSENT: COUNCIL MEMBER Márquez  
ABSTAIN: None

Resolution 23-070, “Resolution Accepting the Resignation of Mr. Jason Yeates from the Keep Hayward Clean and Green Task Force”

4. Adopt a Resolution Accepting the Resignation of Mr. Stanley Long from the Community Services Commission, Effective Immediately **CONS 23-169**

Staff report submitted by City Clerk Lens, dated March 28, 2023, was filed.

Council Member Syrop thanked Mr. Stanley Long for his service on the Community Services Commission.

It was moved by Council Member Andrews, seconded by Council Member Roche, and carried by the following roll call vote, to adopt the resolution.

AYES: COUNCIL MEMBERS Andrews, Goldstein, Roche, Syrop, Zermeño  
MAYOR Salinas  
NOES: None  
ABSENT: COUNCIL MEMBER Márquez  
ABSTAIN: None

Resolution 23-068, “Resolution Accepting the Resignation of Mr. Stanley Long from the Community Services Commission”

5. Adopt a Resolution Authorizing the City Manager to Negotiate and Execute an Agreement with Centro Legal de la Raza in an Amount Not-to-Exceed \$500,000 to Administer a Multi-Agency Legal Assistance and Anti-Displacement Program **CONS 23-176**

Staff report submitted by Housing Manager Morales and Assistant City Manager Youngblood, dated March 28, 2023, was filed.

Mr. Bill Espinola, Hayward resident, spoke in opposition of authorizing \$500,000 of American Rescue Plan Act (ARPA) funds to an agency that is already under contract with Alameda County without public comment or community outreach; and urged the Council to use ARPA funds to make housing providers whole and maintain rental housing in Hayward.

The following individuals encouraged the City to use the \$3 million in ARPA funding to fund legal assistance for renters facing evictions; increase the committed dollars from \$500,000 to \$1 million; coordinate with local non-governmental organizations to run Eviction Answer Clinics; and commit to developing Right to Counsel legislation.

Mr. Jesse Gunn, Hayward resident, teacher, and renter  
Mr. Collin Thormoto, Community Services Commission member and Hayward resident  
Ms. Arieana Castellanos, Hayward resident

Council Member Roche commented that when 82% of landlords have legal representation during eviction proceedings whereas only 3% of tenants do, there is inequity; added that



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landlords would appreciate fair representation on both sides to keep residents in homes; noted that having legal representation for tenants allows the City to stave off the crisis that is coming with the County ending the moratorium and failing to renew their funding for legal defense; supported the current allocation and was amenable to streamlining additional funds in the future if the program is successful; and made a motion per staff's recommendation.

Council Member Zermeño seconded the motion.

In response to Council Member Syrop's inquiry if the contract with Centro Legal included assistance when individuals receive eviction notices and have three days to respond, Housing Manager Morales indicated that in addition to one-on-one help they have self-serve resources; in response to promoting the services offered, Ms. Morales indicated that while marketing was not included in the budget, staff would conduct social media campaigns and possibly mailers as outreach options. Council Member Syrop understood the desire expressed by some community members to increase the allocation to \$1 million, but believed there may be a more effective way to use the \$2.5 million in remaining funds; and expressed support for the motion.

Council Member Andrews asked staff to send a letter to Alameda County requesting that they look at other ways of funding or providing a path after the moratorium ends, and to provide rental assistance to aid homeowners as well as tenants. City Manager McAdoo responded that staff could put together a letter that is signed by Mayor Salinas. Council Member Andrews requested that staff continue to disseminate information about workshops on the foreclosure prevention program and counseling for homeowners to help with loss mitigation services; and expressed support for the motion.

In response to Council Member Goldstein's inquiry, Housing Manager Morales confirmed that the Alameda County Board of Supervisors did not approve to increase the funding needed to sustain the contract to provide ongoing legal services; and the Emergency Rental Assistance Program (ERAP) that provided rental assistance on behalf of tenants to landlords had expended all available funding but there were plans to seek additional funding. Council Member Goldstein expressed support noting that having been both a landlord and a tenant, he understood the need for legal representation.

In response to Council Member Zermeño's inquiry as to what happens to the program once the \$3 million in ARPA funding is depleted, Housing Manager Morales indicated the City was committed to allocating \$500,000 of the \$3 million and if there was an increased demand, staff would explore further and find another revenue source to fund these efforts but she was not aware of any other sources at the moment that would provide funding on an ongoing basis.

Council Member Roche clarified that the legal aid organization she works for is in Santa Clara County and will not benefit from her advocacy on the issue.

Mayor Salinas agreed with the comments expressed by Council Member Roche that at the end of the day the little bit of help that is offered can ease residents, especially the senior population.

It was moved by Council Member Roche, seconded by Council Member Zermeño, and carried by the following roll call vote, to adopt the resolution.

AYES: COUNCIL MEMBERS Andrews, Goldstein, Roche, Syrop, Zermeño  
MAYOR Salinas  
NOES: None  
ABSENT: COUNCIL MEMBER Márquez  
ABSTAIN: None

Resolution 23-071, “Resolution Authorizing the City Manager to Negotiate and Execute an Agreement with Centro Legal De La Raza, Inc., in an Amount Not-to-Exceed \$500,000 to Administer a Multi-Agency Legal Assistance and Anti-Displacement Program”

6. Adopt a Resolution Updating the Hayward Local Resilience Plan, Formerly Known as the Hayward Local Hazard Mitigation Plan, and Finding that the Action is Exempt from CEQA Review **CONS 23-181**

Staff report submitted by Fire Chief Contreras, dated March 28, 2023, was filed.

It was moved by Council Member Andrews, seconded by Council Member Roche, and carried by the following roll call vote, to adopt the resolution.

AYES: COUNCIL MEMBERS Andrews, Goldstein, Roche, Syrop, Zermeño  
MAYOR Salinas  
NOES: None  
ABSENT: COUNCIL MEMBER Márquez  
ABSTAIN: None

Resolution 23-069, “Resolution to Adopt the Updated Hayward Local Resilience Plan, Formerly Known as the Hayward Local Hazard Mitigation Plan, and Finding that the Action is Exempt from CEQA Review”



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### PUBLIC HEARING

7. Fiscal Year 2024 Master Fee Schedule: Adopt a Resolution Amending the Fiscal Year 2024 Master Fee Schedule to Update the Fees Associated with Administration of the Residential Rent Stabilization and Tenant Protection Ordinance, and Finding that the Action is Exempt from CEQA Review **PH 23-015**

Staff report submitted by Assistant City Manager Claussen and Housing Manager Morales, dated March 28, 2023, was filed.

Housing Manager Morales introduced Management Analyst Cole-Bloom who provided a synopsis of the staff report.

Discussion ensued among members of the City Council and City staff regarding: cities that have tiered programs have higher fees because of differences among the programs noting that some may have rent registries which require more active enforcement of the legislation; delaying the imposition of October fees due to economic reasons for renters and landlords and lending money to the program from the General Fund could be evaluated during the September update to the Homelessness Housing Task Force (HHTF) noting the City's practice is to minimize impacts to the General Fund; if the HHTF is concerned about the \$26 per month fee, staff could consider a tiered increase over a period of time; the options in the ordinance give the landlord flexibility to delay any rent increase and recover the lost revenue at a later time; under the ordinance staff cannot determine the accuracy of rent increase and termination notices received , but it provides a baseline for assessing activity.

Mayor Salinas opened the public hearing at 8:45 p.m.

Mr. Bill Espinola, Hayward housing provider, asked staff to acknowledge the impact the pandemic has had on housing providers and focus their efforts and resources in keeping them in business, and urged the Council to reconsider the proposed rent stabilization fee increase.

Mr. Paul Taylor, Executive Director of the Rental Housing Association (RHA) of Southern Alameda County and Hayward Chamber of Commerce Board member, expressed that raising the rent stabilization fee to pay for additional staffing was overreach and misguided, noted other funding mechanisms could be explored such as the General Fund, and urged Council to reject the proposed increase and direct staff to identify a different funding source.

Mr. Collin Thormoto, Hayward resident, urged the Council to approve the increase in residential rent stabilization ordinance administration fee to ensure that rents are kept affordable for residents, and noted the proposed increase was well below the rates other cities have in place.

Ms. Arieana Castellanos, Hayward resident, homeowner, and housing provider, encouraged the Council to approve the proposed fee increase to ensure that rents are kept affordable for residents, noted the proposed increase was well below that of other local cities, and noted the marginal increase will have a massive benefit for local renters.

Ms. Daisy Maxion, resident of Hayward, former President of Associated Students Inc. (ASI) of CSUEB, and lead organizer with Filipino Advocates for Justice, encouraged the City to increase the proposed residential rent stabilization ordinance administration fee to ensure rents are kept affordable for local residents, domestic workers, and tenants; and shared that because of protections such as rent stabilization her family was able to purchase a home in Hayward.

Mr. Nolan Calara, Hayward resident and ASI President-Elect, favored the rent stabilization ordinance (RSO) fee, stressed that house insecurity is affecting his 13,000 classmates; underscored that if the department administering the RSO program is underfunded, then bad actors will take advantage; and urged the Council to help students who rely on affordable housing options.

Mayor Salinas closed the public hearing at 8:58 p.m.

In response to Council Member Andrews' inquiry about an opportunity for homeowners to apply for hardship assistance if they were experiencing challenges paying fees, City staff noted there was no explicit language in the ordinance, but staff could research existing policies for hardship situations.

City Manager McAdoo clarified for Council Member Roche that if the net operating income as a landlord is not meeting a certain threshold, then the housing provider could petition for relief or a higher increase, per the ordinance.

Council Member Roche expressed that since 51% of Hayward residents are renters and 30% income-burdened, the City had to fund programs to assist renters to ensure increases are proper; indicated that similar to legal aid, programs that help tenants understand their rights, enable landlords to communicate with their tenants and keep people housed; emphasized that Hayward's proposed fee of \$66 was low compared to neighboring communities, noting the increase was more of a catch-up fee as the City had not raised fees in a few years; and underscored it was fiscally prudent to keep the program funded.

Council Member Syrop agreed with the comments expressed by his colleagues; stated the ordinance did more than stabilize the rent percentage, but established a mediation and arbitration program; noted the proposal would also help public safety reduce the population of unhoused individuals and help individuals escape the cycle of poverty; added the City could be fiscally responsible by not spending more money on emergency resources but funding social services; noted the proposed increase was reasonable; added the policy would put the cost on both parties and would create a healthy mediation system; and made a motion to approve staff's recommendation.





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Council Member Roche seconded the motion.

Council Member Zermeño expressed his support of the program; agreed with Council Member Goldstein’s comments about being prepared in case of an economic downturn; emphasized the importance of stabilizing rents and having tenant protections; and noted the ordinance had a mechanism for cost recovery in the event property owners did not have enough revenue to cover their cost.

Mayor Salinas thanked his colleagues who serve on the HHTF noting the item had been reviewed for some time; appreciated the comments by Council Members Roche and Syrop about the relationship between landlords and tenants; acknowledged RHA comments and expressed the proposed fee was not too high; noted that over the years the Council had taken a firm position of being cautious in dipping into the General Fund and approving programs that were sustainable and self-funding; and noted the Council was dedicated to protecting both groups through the proposal and investing in education, legal assistance, mediation and other programs.

In response to Council Member Andrews’ request for clarification about hardship assistance, City Manager McAdoo noted there was no specific language in the Master Fee Schedule and as mentioned by Council Member Roche, landlords would be guaranteed a net operating income if they encountered a hardship situation. City Manager McAdoo indicated that if Council desired to have something more specific about petitioning to the Housing Manager or City Manager for hardship purposes, this could be added to the resolution.

Council Member Andrews offered a friendly amendment for staff to return to Council with options for hardship petitions.

Council Member Syrop preferred that a hardship petition mechanism be reviewed by the HHTF. Council Members Andrews, Syrop and Roche were amenable to the suggestion.

It was moved by Council Member Syrop, seconded by Council Member Roche, and carried by the following roll call vote, to adopt the resolution with a friendly amendment with direction for staff to return to the Homelessness-Housing Task Force with an analysis of a potential process for landlords to declare hardship regarding payment of the annual administration fee.

AYES: COUNCIL MEMBERS Andrews, Goldstein, Roche, Syrop, Zermeño  
MAYOR Salinas  
NOES: None  
AYES: COUNCIL MEMBER Márquez  
ABSTAIN: None

Resolution 23-072 “Resolution Authorizing the Amendment to Resolution 23-066, the Resolution for the City of Hayward Fiscal Year 2024 Master Fee Schedule Associated with the Administration of Chapter 12, Article 1, of the Hayward Municipal Code Regarding the New Residential Rent Stabilization and Tenant Protection Ordinance and the Mobile home Space Rent Stabilization Ordinance and Finding that the Action is Exempt from CEQA Review”

8. Hayward Municipal Code: Introduce an Ordinance Amending Chapter 10, Article 17 of the Hayward Municipal Code Updating the Affordable Housing Ordinance; and Adopt Resolutions Amending Resolution No 17-167 to Increase the Affordable Housing In-lieu Fees for Lower Density Ownership Housing and Amending the FY 2024 Master Fee Schedule and Finding the Action is Exempt from CEQA Review **PH 23-016**

Staff report submitted by Assistant City Manager Claussen, dated March 28, 2023, was filed.

Assistant City Manager Claussen announced the item and introduced Housing Manager Morales and Mr. Derek Braun with Strategic Economics, who provided a synopsis of the staff report.

In response to Council Member Syrop’s inquiry if upzoning would be a way to incentivize more housing development beyond SB 9, Mr. Derek Braun noted that based on the analysis, developers would lose money for every unit built in rental multifamily housing products as well as higher density condominium ownership products.

Mayor Salinas opened the public hearing at 9:50 p.m.

Ms. Ro Aguilar requested that staff track all approved qualified single-family and townhome residential developments, track how many of them choose to build onsite affordable inclusionary housing both owner-occupied and rental, and how many decide to pay in-lieu fees, and provide the range of profit for developers providing onsite inclusionary housing versus paying in-lieu fees; and emphasized the detailed tracking would provide valuable information when deciding on future revisions of the Affordable Housing Ordinance.

Mayor Salinas closed the public hearing at 9:54 p.m.

Members of the City Council thanked City staff and the consultant team for the informative staff report.

Council Member Andrews appreciated Ms. Aguilar’s advocacy for inclusionary housing and asked staff if data tracking would be feasible. Housing Manager Morales responded that as Energov is implemented, staff were looking into ways to track the affordable housing component with the entitlement and permit processes.



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Council Member Roche appreciated comparable cities information, indicated the analysis from Strategic Economics demonstrated what was feasible and provided a realistic view of limitations with affordable housing, was thankful for the update to the language for inclusionary housing and in-lieu fees and highlighted the importance of in-lieu fees in leveraging funds to build affordable housing.

In response to Council Member Syrop's inquiry if there was a way to track the range of profits as suggested by Ms. Aguilar, Housing Manager Morales stated that she did not think this could be accomplished as the information was not submitted as a part of the entitlement or building process and was not sure if developers would be willing to provide the information. Council Member Syrop requested, as the City moves forward, to develop some type of data that is more granular to help assess effectiveness which may guide how to adjust the ordinance in the future.

In response to Council Member Zermeño's inquiry as to the next development project where in-lieu fees would be used, Housing Manager Morales responded that the next step would be to issue a notice of funding availability to identify new housing projects.

Council Member Zermeño asked if the City would be open to a developer who might do half infill development of onsite units and half in-lieu fees. Housing Manager Morales stated that a developer could submit an alternative plan which would be subject to the decision-making body for approval, if staff felt that the project was at a minimum equivalent to the onsite or the in-lieu fee requirement.

Mayor Salinas stated that as the Chair of the Housing Homelessness Task Force he was going to assert his privilege and move the item per staff's recommendation. Mayor Salinas thanked Housing Manager Morales for all her hard work.

Council Member Syrop seconded the motion.

It was moved by Mayor Salinas, seconded by Council Member Syrop, and carried by the following roll call vote, to adopt the resolutions and introduce the ordinance.

AYES:	COUNCIL MEMBERS Andrews, Goldstein, Roche, Syrop, Zermeño MAYOR Salinas
NOES:	None
ABSENT:	COUNCIL MEMBER Márquez
ABSTAIN:	None

Resolution 23-073 “Resolution Finding that the Enactment of an Ordinance Amending Chapter 10, Article 17, of the Hayward Municipal Code Regarding Affordable Housing Requirements for New Housing Developments is Exempt from the California Environmental Quality Act (CEQA)”

Resolution 23-074 “Resolution Amending Resolution 17-167 Updating the Affordable Housing in-Lieu Fee”

Resolution 23-075 “Resolution Authorizing the Amendment to Resolution 23-066, the Resolution for the City of Hayward Fiscal Year 2024 Master Updating the Affordable Housing in-Lieu Fees”

Intro Ordinance 23- “An Ordinance of the City of Hayward Amending Chapter 10, Article 17, of the Hayward Municipal Code Regarding Affordable Housing Requirements for New Housing Developments”

## **LEGISLATIVE BUSINESS**

9. General Plan Annual Progress Report: Accept the Hayward 2040 General Plan Annual Progress Report for Calendar Year 2022 **LB 23-012**

Staff report submitted by Acting Development Services Director Buizer, dated March 28, 2023, was filed.

Acting Development Services Director Buizer announced the item and introduced Associate Planner Hahn who provided a synopsis of the staff report.

In response to Council Member Zermeño’s inquiry related to what could be done to give more emphasize to the Urban Forest Plan, especially in trying to reduce the carbon footprint in the city, Acting Director Buizer stated this would be a question for discussion at the Council’s upcoming retreat on the Strategic Roadmap where Council is anticipated to prioritize projects for the next several years.

There being no public comment, Mayor Salinas opened and closed the public comment period at 10:18 p.m.

In response to Council Member Syrop’s inquiry if there were instances when the Council did not accept a progress report on the General Plan, Acting Director Buizer responded that since adoption of the 2040 General Plan the Council has never rejected an update. City Manager McAdoo added that if the Council did not accept the report by April 1, 2023, the City was placed at risk of not receiving grants from the state and suggested that if the Council had concerns with the report this could be addressed while still accepting and moving forward with the report.



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Mayor Salinas was pleased with the work done in the Education City Chapter of the General Plan.

Council Member Andrews stated that the report included references to a percentage of initiatives that do not fit in the Strategic Roadmap and asked if these were related to ongoing services that the City needed to provide. Acting Director Buizer responded that some of the programs could be aligned with the overarching goals of the Strategic Roadmap, but were not identified under specific projects, and added that there were certain routine items that do not fall within the six priorities. City Manager McAdoo suggested that for the Strategic Roadmap session, there should be a slide specifically on efforts of the General Plan that were not consistent or needed to be added to the Strategic Roadmap.

It was moved by Council Member Goldstein, seconded by Council Member Zermeño, and carried by the following roll call vote, to accept the report.

AYES:	COUNCIL MEMBERS Andrews, Goldstein, Roche, Syrop, Zermeño MAYOR Salinas
NOES:	None
ABSENT:	COUNCIL MEMBER Márquez
ABSTAIN:	None

### COUNCIL REPORTS AND ANNOUNCEMENTS

Council Member Andrews noted that short presentations by staff with ample time for Council dialogue are more effective.

Council Member Syrop thanked the Housing Division team for putting together so many proposals in such a short timeframe and appreciated all the work and comments received on the items.

### COUNCIL REFERRALS

There were none.

### ADJOURNMENT

Mayor Salinas adjourned the meeting at 10:31 p.m., in memory of Mr. Joe Kuwabara. Council Member Zermeño stated that Mr. Joe Kuwabara was a longtime counselor at Chabot College, was faculty and student centered, was well respected by students and a friend to all, and shared special memories of him. Council Member Zermeño asked staff to work with the Kuwabara family to plant a tree in his memory.

**APPROVED**

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Mark Salinas  
Mayor, City of Hayward

**ATTEST:**

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Miriam Lens  
City Clerk, City of Hayward