

**CITY COUNCIL
MEETING**

SEPTEMBER 2, 2025

**DOCUMENTS RECEIVED
AFTER PUBLISHED
AGENDA**

Item # 9

WS 25-027

**Rental
Registration
System**

From: [Keith Brown](#)
To: [List-Mayor-Council](#)
Subject: ALC Registry Support Letter 9.2.25 WS 25-027
Date: Tuesday, September 2, 2025 10:17:08 AM
Attachments: [Registry Letter 9.2.25.pdf](#)

CAUTION: This is an external email. Do not click on links or open attachments unless you know the content is safe.

SENT VIA ELECTRONIC MAIL

Tuesday, September 2, 2025

Dear Mayor and Members of the Hayward City Council,

On behalf of the Alameda Labor Council, AFL-CIO, I urge you to advance the creation of a comprehensive and enforceable rental registry for the City of Hayward.

Many of our union members in Hayward are low-income renters. These workers face an increasing risk of displacement due to rising housing costs, which forces them to move farther from their jobs, schools, and communities. Beyond affordability, the safety and quality of rental units are major concerns. Exposure to hazards such as mold, asbestos, lead paint, and other unsafe conditions poses a serious threat to the health and well-being of our members and their families.

A rental registry is an essential tool for tackling these challenges. It would help the City identify unsafe housing more accurately, address issues more thoroughly, enforce existing laws, and safeguard residents from illegal evictions and unjust rent hikes. In short, it would enable Hayward's workforce to stay connected to the communities they serve.

We encourage the City Council to adopt a rental registry that is:

- **Enforceable:** Equipped with clear rules and meaningful penalties to ensure landlord compliance with reporting and habitability standards.
- **Fully Funded:** Sustained through a landlord-funded fee structure, ensuring that renters—many already cost-burdened—are not asked to shoulder additional costs.
- **Practical:** Designed to collect actionable information that benefits City staff, policymakers, renters, and mobile home residents, while safeguarding personal privacy.

Our members and working families deserve protection from negligent or exploitative

landlords, and the City of Hayward deserves the tools to uphold its housing standards. A robust rental registry is a vital step toward ensuring healthy homes, stable communities, and a strong local economy.

We encourage you to take decisive action in support of this important measure and stand with working families across Hayward. Please do not hesitate to contact me if you have any questions.

In Solidarity,

Keith D. Brown
Executive Secretary-Treasurer



ALAMEDA LABOR COUNCIL AFL-CIO

Send all correspondence to:

Executive Secretary-Treasurer

Keith D. Brown, IBT 665

President

Yeon Park, SEIU 1021

1st Vice President

Martha Kuhl, CNA

2nd Vice President

Andreas Cluver, Roofers 81

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- Kat Bedford, AFSCME 3299
- Greg Bonato, IBEW 595
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Sergeant at Arms

Lawrence Abbott, IBT 70

KDB:IBT665
rc:opeiu29/af-cio

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- **Practical:** Designed to collect actionable information that benefits City staff, policymakers, renters, and mobile home residents, while safeguarding personal privacy.

Our members and working families deserve protection from negligent or exploitative landlords, and the City of Hayward deserves the tools to uphold its housing standards. A robust rental registry is a vital step toward ensuring healthy homes, stable communities, and a strong local economy.

We encourage you to take decisive action in support of this important measure and stand with working families across Hayward. Please do not hesitate to contact me if you have any questions.

In Solidarity,

Keith D. Brown
Executive Secretary-Treasurer

From: [Allison Downs](#)
To: [List-Mayor-Council](#); [Allison Downs](#)
Subject: City Hall Meeting - Rental Registry Now
Date: Tuesday, September 2, 2025 10:55:22 AM

CAUTION: This is an external email. Do not click on links or open attachments unless you know the content is safe.

Dear Mayor Salinas and Councilmembers,

My name is Allison Downs and I am a resident of Hayward. I'm a community member, not a paid representative by the real estate lobby, and I'm asking you to support the creation of an enforceable rental registry for the City of Hayward at the September 2nd worksession.

I know several residents who have been wrongfully evicted or have lost housing due to an unlawful rent increase. I currently pay \$4,400 for a 4 bedroom house which has put a financial burden on my family. I previously had a 2 bedroom apartment for 7 years but my landlord sold the property and we were threatened with a significant increase and poor communication about the transition. It is too challenging for many of our residents to navigate the system when landlords are being unethical and conducting unlawful activities. We need more affordable housing that is accessible to longtime residents.

I'm grateful that the city has passed meaningful tenant protections in the past, **but we must do more** given that the cost of housing is the top issue in the city since those protections were passed. **Please direct staff to begin the immediate development of a rental registry ordinance** as part of the City's strategic roadmap that is:

- **Enforceable:** Has the appropriate rules and penalties in place to ensure landlords comply with reporting requirements. [Data shows that stronger enforcement leads to higher compliance rates](#) in other cities compared to cities with weaker enforcement.
- **Fully-funded:** We understand that this registry may be funded by a fee increase. Landlords should cover this fee exclusively to protect cost-burdened renters in Hayward.
- **Effective:** The registry must collect enough information to make it useful to staff, policymakers, renters and mobile home residents while being sensitive to privacy concerns.

Thank you for your attention to this important piece of city infrastructure required to address Hayward's most pressing issues. We must prioritize our community's safety over individual profit.

Sincerely,

Allison Downs

From: [Laura Preuss](#)
To: [List-Mayor-Council](#)
Subject: WS 25-027 re: Rental Registry for Hayward
Date: Tuesday, September 2, 2025 9:30:35 AM

CAUTION: This is an external email. Do not click on links or open attachments unless you know the content is safe.

Dear Mayor Salinas and Councilmembers,

My name is Laura and I'm writing to you as a Bay Area community member. I'm asking you to support the creation of an enforceable rental registry for the City of Hayward during today's (9/2/25) worksession.

As a long-time renter, I'm grateful that the city has passed meaningful tenant protections in the past, **but we must do more** given that the cost of housing is the top issue in the city since those protections were passed.

Please direct staff to begin the immediate development of a rental registry ordinance as part of the City's strategic roadmap that is:

1. **Effective:** The registry must collect enough information to make it useful to staff, policymakers, renters and mobile home residents while being sensitive to privacy concerns.
2. **Enforceable:** Has the appropriate rules and penalties in place to ensure landlords comply with reporting requirements. [Data shows that stronger enforcement leads to higher compliance rates](#) in other cities compared to cities with weaker enforcement.
3. **Fully-funded:** We understand that this registry may be funded by a fee increase. Landlords should cover this fee exclusively to protect cost-burdened renters in Hayward.

Thank you for your attention to this important piece of city infrastructure,

Sincerely,

- Laura Preuss

From: [DAVID CASINI](#)
To: [List-Mayor-Council](#)
Subject: WS 25-027: Hayward needs a Rental Registry
Date: Saturday, August 30, 2025 5:16:08 PM

CAUTION: This is an external email. Do not click on links or open attachments unless you know the content is safe.

Dear Mayor Salinas and Councilmembers,

My name is David Casini, a Hayward resident since 1975. I'm a community member, not a paid representative by the real estate lobby, and I'm asking you to support the creation of an enforceable rental registry for the City of Hayward at the September 2nd worksession.

I know I am lucky to currently be a homeowner here, but before that I was a Hayward renter for 20 years in some pretty crappy abodes. I still have asthma caused by the mold in one of them.

I'm grateful that the city has passed meaningful tenant protections in the past, **but we must do more** given that the cost of housing is the top issue in the city since those protections were passed. **Please direct staff to begin the immediate development of a rental registry ordinance** as part of the City's strategic roadmap that is:

- **Enforceable:** Has the appropriate rules and penalties in place to ensure landlords comply with reporting requirements. [Data shows that stronger enforcement leads to higher compliance rates](#) in other cities compared to cities with weaker enforcement.
- **Fully-funded:** We understand that this registry may be funded by a fee increase. Landlords should cover this fee exclusively to protect cost-burdened renters in Hayward.
- **Effective:** The registry must collect enough information to make it useful to staff, policymakers, renters and mobile home residents while being sensitive to privacy concerns.

Thank you for your attention to this important piece of city infrastructure required to address Hayward's most pressing issues. We must prioritize our community's safety over individual profit.

Sincerely,
Dave Casini, retired Chabot College adjunct faculty

From: Renee Rettig
Sent: Monday, September 1, 2025 6:35 PM
To: List-Mayor-Council
Subject:

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Hello Mayor Salinas and Councilmembers–

I do hope that your Labor Day was restorative, and only filled with good trouble.

...Of course, I do wish that this ask could apply to our city's commercial tenants, but in the belief that a rising tide lifts all boats, **please support developing and enforcing a rental registry ordinance for the City of Hayward.**

This addition is a natural fit for a city that has chosen to govern with compassion and consideration for all its inhabitants with its policies–

Let's not stop now with this sensible step!

The issues with housing in the Bay Area will only continue to exacerbate the inequities in our community as we go forward;

We'll be in good company with the cities around the Bay who have chosen to be on the right side of history with a rental registry and improved landlord accountability.

Thank you for remembering the underserved, and those too scared to speak up for their safety and security–

We need to look out for each other now more than ever.

With appreciation for all that you do for us,

Your friendly neighborhood bookseller and renter,

Renee Rettig

Books on B

From: David Padilla

Sent: Tuesday, September 2, 2025 1:25 PM

To: CityClerk

Subject: Support for Hayward Rent Registry

CAUTION:This is an external email. Do not click on links or open attachments unless you know the content is safe.

Hi,

Please see attached our support for Item 9: Creation of a Rent Registry.

Best,

David

David Padilla

SEIU 1021 Political Organizer



Theresa Rutherford
President

Tiffany Abuan
Secretary

Mary Duncan
Treasurer

Jennifer Esteen
VP of Organizing

Ramsés Teón-Nichols
VP of Politics

Nicole T. Germain
VP of Representation

Elizabeth Harrison
VP Region A (North Central)

Travis Balzarini
VP Region B (North Coast)

Derrick Boutte
VP Region C (East Bay)

Kristin Hardy
VP Region D (San Francisco)

Taffie Walter
VP Region E
(Amador/Calaveras/San Joaquin)

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Alicia Ramirez
Sharon Richardson
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Mariette Shin
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Layla Spears-Griffin
Kevin Tisdell
Jeffrey Weston

Executive Board & Budget & Finance Committee
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Tazamisha Alexander
John Arantes
Monique Baca
Steven Desalvo
Cynthia Johnson
Andy La Torre
Patricia Orey
Kevin Zhu

To: Hayward City Council
Mayor Mark Salinas - mark.salinas@hayward-ca.gov
Councilmember Julie Roche - julie.roche@hayward-ca.gov
Councilmember Angela Andrews - angela.andrews@hayward-ca.gov
Councilmember Ray Bonilla - ray.bonilla@hayward-ca.gov
Councilmember Dan Goldstein - daniel.goldstein@hayward-ca.gov
Councilmember George Syrop - george.syrop@hayward-ca.gov
Councilmember Francisco Zermeno - francisco.zermeno@hayward-ca.gov

From: Derrick Boutte, SEIU Local 1021 East Bay Vice President

Date: August 29, 2025

Dear Mayor and Members of the Hayward City Council,

SEIU Local 1021 is a union made up of city, county, non-profit, and education workers across Northern California. In the East Bay alone we have close to 19,000 union members. On behalf of the 2,700 SEIU 1021 members living and working in Hayward, I urge you to advance the creation of a robust and enforceable rental registry, agenda item 9, during your work session on September 2.

Many of our members are lower-income renters who increasingly experience displacement due to rising housing costs, which force them to move farther from their jobs, schools, and communities. As families leave Hayward, tax revenue declines, leading to a loss of jobs not just within the city, but for our members in the school district as well. In addition to affordability, the safety and habitability of rental units are of deep concern. Exposure to hazards such as mold, asbestos, lead paint, and other unsafe conditions puts the health and well-being of our members and their families at serious risk.

A rental registry is a critical tool to address these challenges. It would enable the City to better identify and address unsafe housing, enforce existing laws, and protect residents from unlawful evictions and unjustified rent increases. Simply put, it would allow Hayward's workforce to remain rooted in the communities they serve.

We encourage the City Council to adopt a rental registry that is:

Enforceable: Equipped with clear rules and meaningful penalties to ensure landlord compliance with reporting and habitability standards.

Fully Funded: Sustained through a landlord-funded fee structure, ensuring that renters—many already cost-burdened—are not asked to shoulder additional costs.

Effective: Designed to collect actionable information that benefits City staff, policymakers, renters, and mobile home residents, while safeguarding personal privacy.

Our members deserve protection from negligent or exploitative landlords, and the City of Hayward deserves the tools to uphold its housing standards. A robust rental registry is a vital step toward ensuring healthy homes, stable communities, and a strong local economy. We urge you to act decisively in support of this important measure and stand with working families across Hayward. **We are counting on you to keep Hayward union strong.**

CC: Rachel Ugale, Alameda County COPE Co-Chair - rachelugale@gmail.com
Graham Denevan, Alameda County COPE Co-Chair - graham.denevan@gmail.com
Antoinette Blue, Alameda County COPE Secretary - nettyblue1021@gmail.com
Terrence Fisher, Alameda County COPE Alternate - terrencefisher@yahoo.com
David Padilla, SEIU 1021 Political Organizer - david.padilla@seiu1021.org

From: [junkintofunk](#)
To: [List-Mayor-Council](#)
Subject: ITEM 9 WORK SESSION RENTAL REGISTRATION 9.2.25
Date: Tuesday, September 2, 2025 2:59:33 PM

CAUTION: This is an external email. Do not click on links or open attachments unless you know the content is safe.

Dear City Council Members,

As a concerned community advocate and a rental housing provider, I support a rental registry in our communities.

I sincerely believe a rental registry is a much needed addition for tenants, housing providers, and the city of Hayward.

Both of the people that live on the property have been with me multiple years, one for 6 years and the other for 4.

I believe in:

*treating the people I rent to with respect, kindness , and transparency

*keeping the rent affordable for working people

*Treating others as I wish to be treated and providing housing I would want to live in

*Keeping the housing units in tip top condition and asking tenants to let me know if something needs to be fixed

*Fixing things in a timely fashion

These are just a few of the things that a rental registry would help our hardworking community members with.

I believe a rental registry can provide so many benefits to not only tenants, housing providers, and our communities.

Please let's do the right thing and help our hardworking families.

Thank you.
Mimi Dean

From: [Daniela Suarez](#)
To: [List-Mayor-Council](#)
Subject: WS 25-027: Hayward needs a Rental Registry
Date: Tuesday, September 2, 2025 2:55:59 PM
Attachments:

CAUTION: This is an external email. Do not click on links or open attachments unless you know the content is safe.

Dear Mayor Salinas and Councilmembers,

On behalf of the Local Clean Energy Alliance (LCEA), a membership organization committed to building a clean energy future and resilient local economies by advancing social and racial justice, we urge you to support the creation of an enforceable rental registry for the City of Hayward. A rental registry is necessary to enforce safe living conditions and prevent illegal rent increases and evictions.

Rental protection and equitable electrification go hand in hand to ensure these investments reach vulnerable households while also ensuring they are protected from rent increases and evictions.

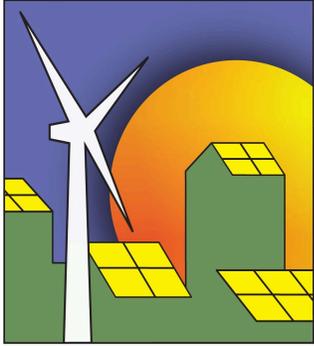
Our recent partnership with the City of Hayward Environmental Services Division and California State University East Bay led to the creation of the Hayward Equitable Electrification Collaborative, which promoted a just transition to all-electric alternatives for households, particularly within Hayward's Spanish-speaking communities.

Strong tenant protections, possible through this rental registry, have the potential of safe-guarding low-income and vulnerable residents who may receive and benefit from electrification and other cost-saving home upgrades. We strongly urge you to adopt a rental registry as part of a broader commitment to housing protections and climate equity.

Thank you for your service to the City of Hayward.

Sincerely,

Daniela Suarez



**LOCAL
CLEAN
ENERGY
ALLIANCE**

Daniela Suarez
Community Organizer
Local Clean Energy Alliance
339 15th Street Suite 208
Oakland, CA 94612
daniela@localcleanenergy.org

September 02, 2025

Dear Mayor Salinas and Councilmembers,

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Thank you for your service to the City of Hayward.

Sincerely,

Daniela Suarez
Community Organizer
Local Clean Energy Alliance

From: [Edgar Chavez](#)
To: [List-Mayor-Council](#)
Subject: WS 25-027: Support for a Rental Registry
Date: Tuesday, September 2, 2025 1:53:31 PM

CAUTION: This is an external email. Do not click on links or open attachments unless you know the content is safe.

Dear Mayor and City Council,

My name is Edgar Chavez. Through my work as Executive Director of Hayward Promise Neighborhoods, I regularly engage with families struggling with housing insecurity. I am writing today as an individual, not on behalf of my organization or partners.

A rental registry would give the City of Hayward the tools to enforce tenant protections and prevent displacement, especially for immigrants, the elderly, and families with young children who were hardest hit during COVID-19. Along Mission Boulevard, A Street, and Tennyson Avenue, we observed families losing their housing, forcing children to change schools and parents to leave their jobs, disruptions that weaken schools, businesses, and neighborhood stability.

This ordinance should also recognize working-class homeowners who live on their property while renting part of it. A phased-in approach can balance the needs of tenants and small landlords, while safeguarding data to build trust and inform better housing supply decisions.

Neighboring cities like Oakland, Berkeley, and San Francisco already use registries, offering lessons Hayward can draw from to create a fair and effective program. Please consider this proposal in today's Sept. 2 work session and support a rental registry ordinance that also gives staff the tools to protect residents from displacement and homelessness.

Sincerely,

 Edgar Chavez

From: [Angela Pascual](#)
To: [List-Mayor-Council](#)
Subject: WS 25-027: Hayward needs a Rental Registry
Date: Tuesday, September 2, 2025 12:56:25 PM

CAUTION: This is an external email. Do not click on links or open attachments unless you know the content is safe.

Dear Mayor Salinas and Councilmembers,

My name is Angela and I've been living in Hayward and working as a caregiver for 20 years. I'm a community member, not a paid representative by the real estate lobby, and I'm asking you to support the creation of an enforceable rental registry for the City of Hayward at the September 2nd worksession.

In my 20 years here in Hayward, I have moved 5 times and I'm thinking of moving again. I'm currently working 3 caregiving jobs while supporting my child to go to school at Chabot College. But unfortunately, given that our housing situation is a shared house and we could not afford to rent the whole house, we don't feel stable in our own home. Because my landlord is continuously changing our contract and we're not being allowed to use the kitchen, we want to move and find a place where we can come home to cook our food and build a relationship with a landlord that cares about our well-being. That's why, I believe that a rental registry in Hayward would support workers like me and families like mine. Especially for people like me who are looking for affordable and stable housing, a rental registry is something that we can use to base on what the rent price is or should be. And, it will give me public access to landlord information that will help me communicate and resolve our issues all in one tool.

I'm grateful that the city has passed meaningful tenant protections in the past, but we must do more given that the cost of housing is the top issue in the city since those protections were passed. Please direct staff to begin the immediate development of a rental registry ordinance as part of the City's strategic roadmap that is:

Enforceable: Has the appropriate rules and penalties in place to ensure landlords comply with reporting requirements. Data shows that stronger enforcement leads to higher compliance rates in other cities compared to cities with weaker enforcement.

Fully-funded: We understand that this registry may be funded by a fee increase. Landlords should cover this fee exclusively to protect cost-burdened renters in Hayward.

Effective: The registry must collect enough information to make it useful to staff, policymakers, renters and mobile home residents while being sensitive to privacy concerns. Thank you for your attention to this important piece of city infrastructure required to address Hayward's most pressing issues. We must prioritize our community's safety over individual profit.

Sincerely,
Angela

Hayward renter and caregiver for 20 yrs



BOARD OF SUPERVISORS

ELISA MÁRQUEZ
Supervisor, District 2

September 2, 2025

City of Hayward Mayor and City Council

777 B Street

Hayward, CA 94544

Dear Mayor Salinas & City Council,

I am writing to express support for the City of Hayward to consider development of a Rental Registry System (RRS). An RRS has the potential to complement Alameda County's broader efforts to address homelessness, displacement, and housing instability. It could also serve as a tool for protecting vulnerable tenants, particularly undocumented residents, from illegal evictions and rent increases.

As the County also intends to take up this issue in the Fall of this year, there would be a clear mutual benefit in aligning efforts. I welcome the opportunity to collaborate with the City of Hayward to coordinate development of these protections in hopes of increasing consistency for renters, reducing duplication, and allowing jurisdictions to learn from one another's experiences. Hayward has played a leadership role in advancing tenant protections, and continued progress in this area could serve as a model for other jurisdictions, including the County.

That said, given the City's current fiscal challenges, the creation of any new program should not place additional strain on the City's budget at this time. It is my belief that the most sensible paths forward are either a fully cost-neutral program funded entirely through fees or other non-general fund resources or a pause on implementation until the city's budget is better positioned to absorb the additional cost.

Sincerely,

Elisa Márquez
Supervisor, District 2

From: [Glenn Kirby](#)
To: [List-Mayor-Council](#)
Cc: [Miriam Lens](#); [Christina Morales](#); [Sara Buizer](#)
Subject: From Ro Aguilar: Rental Registration System comments
Date: Tuesday, September 2, 2025 5:01:44 PM

CAUTION: This is an external email. Do not click on links or open attachments unless you know the content is safe.

City Council Meeting
September 2, 2025
Work Session on Rental Registration System (RRS)

Dear City Council Members;
I am asking the Council to direct staff to schedule the approval of RRS implementation on the next Council agenda. Based on this excellent staff report, I disagree with staff's non-committal recommendation to wait a year before again considering approval. The information in the staff report is 99% positive for a RRS: "...tenants have stated their support for creation of an RRS to prevent unlawful rent increases and deter displacement." Furthermore, the 2025 Hayward Community Survey indicated that 74% of residents believe that the cost of housing is an extremely or very serious problem." If this item were placed on the ballot, it would have majority support from renters and resident survey respondents. Moving forward is a no-brainer.

As stated by staff, the information the city is receiving to date is inaccurate, insufficient, and outdated. What a waste of the taxpayers' money! With more reliable information the city could "support vulnerable populations by enabling earlier interventions in rent increases or termination patterns." "Data from participants of Centro Legal de la Raza's eviction prevention program shows 100% of low-income and 91% of minority tenants are disproportionately impacted by displacement."

By allocating \$250K from the General Fund and assigning minimal annual fees (\$100-150) on landlords (a portion of which they could pass on to their tenants), the RRS will be mostly revenue neutral and provide many more benefits to Hayward renters **and landlords** by maintaining an even playing field. Remember that landlords and property owners are engaged in private enterprise/ profit-making businesses. The cost of rentals continues to increase and the competition for rental units is at its peak. The public **must be protected** from fraud and illegal practices and the bigger and more complex the rental business, the more compliance is required. This protection is one of government's most important responsibilities, especially at the local level.

I doubt the affordable housing finance situation will be better next year. The Feds

are defunding Section 8 Housing vouchers and practically all safety net programs. The burden is on the state and more specifically, on local government. Please move this RRS program forward now!

Ro Aguilar

Hayward resident

message

From: [Sandra Frost](#)
To: [List-Mayor-Council](#)
Subject: Essential need for rental registry, agenda item 9; 9/2/25
Date: Tuesday, September 2, 2025 7:51:12 PM

CAUTION: This is an external email. Do not click on links or open attachments unless you know the content is safe.

Mayor and council,

Please consider housing specifically privately owned and units owned by nonprofit corporations, all who hold real estate for financial gain, as an entity to be scrutinized and evaluated carefully in order to stabilize affordable housing and ensure safe and healthy habitation for all tenants renting in Hayward.

Housing is an essential need as much as services. Other communities have recognized the need for proactive rental inspections as precursor to a fully adopted robust rental registry, and foremost neighboring East Bay cities have adopted the registry and included costs as essential to the municipal budget.

We urgently ask that a Hayward rental registry be prioritized as essential to the next round of the Hayward city budget so that at least it can be on track for the future.

Respectfully,
Sandra Frost, South Hayward renter
Co-chair, VP, Eden Community Land Trust
Eden Renters United, Organizer Fellow

Sara Prada's Ask:

-
- Enforce & publish: Audit required notice filings; monthly dashboard.
- Pre-clear no-fault evictions: Verify permits, sworn declarations, timelines; enforce right-to-return; penalties for fraud.
- Right-to-Counsel pilot: Focused on families with school-aged children; pair with mediation and limited emergency aid.
- Anti-harassment enforcement: Fines and outreach for immigration-status threats; City Attorney enforcement.

From: [Skylar Davis](#)
To: [List-Mayor-Council](#)
Subject: Re: WS 25-027: Hayward needs a Rental Registry
Date: Wednesday, September 3, 2025 4:05:14 AM

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*families have more time to participate or just stay grounded and rested - best way to prevent traumatized kids per professional psychologists (and the traumatized ones are, hate to say it, not so useful in the workforce a few decades later) - not less when this policy is passed
On Sep 3, 2025 at 04:03 -0700, Skylar Davis < >, wrote:

Forgot to mention also, children's brain development is more stable FOR LIFE when they aren't forced to move, can maintain friends at the school for longer, etc. And families spending less time moving cause of landlords "economically optimizing" raising rent hidden behind an anonymous Delaware llc means less time for them to come to these city meetings and make sure your data on decisions accurately represents the cities need. Another knock on 2/3/4 order effect. Buffer for when s*** happens later (as it will), even decades down the line, but also more stability and social alignment possible NOW. Use whichever frame sells it best in each context to get it passed.

And statutes nor statues :)

-S

On Sep 2, 2025 at 17:10 -0700, Skylar Davis < >, wrote:

Also I bet you have regulatory mandates around keeping kids in school and other things - the rental registry and the stability increased by it makes it more possible to meet those regulatory mandates and maintain funding on other statues such as school and health.

On Sep 2, 2025 at 17:04 -0700, Skylar Davis
< >, wrote:

Everything that we can do to hold accountability and prevent displacement will prevent cascading second order, third order, fourth order effects. Less displacement = more kids in schools, more stability at jobs, more availability of repair people for critical infrastructure and healthcare, stronger tax base, Hayward (and any other city adopting this) having strengthened social trust fabric for later. Seen it first hand on whether the city remembers "we already HAD this crisis, and this is how we solved it" or flat out forgets and crashes later - all based on property rental stability for people living in the units.

I, Skylar Davis, support Hayward having a rental registry of true property owners.

From: STEPHANIA WIDGER
Sent: Wednesday, September 3, 2025 1:36 PM
To: List-Mayor-Council
Subject: Low Rental housing in Hayward.

CAUTION:This is an external email. Do not click on links or open attachments unless you know the content is safe.

Good Afternoon,

I was at the city hall meeting last night, but ended up needing to go home due to disability.

I was not able to speak my thoughts concerning Low rental homes in hayward. Below is what I would have said if I was able to stay in council meeting:

Good evening to the council...

A number of you spoke at our No Kings Rally about a month ago. A take away from that rally is just how Hayward is waking up... This is an important message, since we have a number of issues that we need to be working on.

Low cost Rental space is one of these issues.

Hayward's population is growing, they need homes to live in that are at a good comfortable cost. Those homes need medical clinics, they need sewage, water, power as well as grocery stores and jobs that will keep life and limb together.

What we don't need is no support systems for our residents.

I bought my home 20 years ago, and I'm thankful for it. I just want others to have the same future in Hayward as I've had.

Start moving on these homes and Utilities.. Lets grow our community!!

Also, there will be another Rally this coming Saturday at the Historic Hayward City Council noon to 2 pm..

If you wish to speak or just to attend

Regards,

Stephania Widger

CodePink Hayward.

Item # 10

RPT 25-064

**FY25 Q3 and Q4
Semiannual CIP
Progress Report**



Memorandum

DATE: September 2, 2025
TO: Mayor and City Council
THROUGH: Interim City Manager
FROM: Director of Public Works 
SUBJECT: Additional Information Re: City of Hayward Projects on the Local Alternative Transportation Improvement Program (LATIP) Project List

Dear Mayor and City Council:

Staff presented the item "*Update on Interstate 880/A Street Interchange Improvement Project and Recommendation for Council to Authorize the City Manager to Execute an Agreement with Alameda County Transportation Commission to Advance the Project and Allocate \$1,350,000 from Fund 212 (Measure BB Local Transportation) to the Project*" on the August 27th Council Infrastructure & Airport Committee meeting. The committee asked staff two questions regarding the approved project list of the Local Alternative Transportation Improvement Program (LATIP) and how Hayward projects would be funded. Staff have prepared this memo to provide additional information in response to those questions.

The LATIP project list has a number of projects managed under the associated agencies: Caltrans, Alameda County Transportation Commission (Alameda CTC), County of Alameda, Hayward, San Leandro, and Union City. The projects were selected, approved, and passed through California legislation in 2010. The priority and allocation amount for each project cannot be changed. Projects with highest ranking (Priority 1 being the highest), must be completed before projects with the next highest ranking can be funded. A project can be removed from the LATIP project list if the associated LATIP agencies convene and agree to remove a project. A typical situation to remove a project from the list could be if the project was completed through the use of non-LATIP funds.

Questions from the August 27th CIAC Meeting:

Question: *How did A Street Interchange project come to be recommended knowing that it is lower priority than other Hayward projects on the Prioritized LATIP Project List?*

Response: *The A Street Interchange project was initiated in 2019 when the City of Hayward and Alameda CTC developed the Project Study Report-Project Development Support (PSR-PDS) for the interchanges of both A Street and Winton Avenue and funding was available for both of these interchanges through the Alameda County Transportation Expenditure Plan*

passed in 2014. The analysis done through the PSR-PDS demonstrated a need for both interchanges. Up to this point of the project, LATIP funding has not been needed to move the project forward. The timing of completing the PSR-PDS did make it so that it is further ahead than some of the other interchanges with higher priority in the project list, mainly the Clawiter/Whitesell Interchange. The current action is to move the A Street Interchange Project to the design phase, which will be fully funded outside of LATIP. There is no clear funding plan for I-880/West A Interchange Project's construction phase. LATIP funding has been identified as a possibility, but there are uncertainties with the funding. The first step to attain more clarity would be for the LATIP agencies to convene and remove unfeasible or already completed projects from the Prioritized LATIP Project List. Council approval would be required to approve such changes to the Prioritized LATIP Project List. Hayward and Alameda CTC staff are evaluating all the options to fund the A Street Interchange Project's construction phase and Hayward staff are working on developing a detailed funding plan that Alameda CTC would support. In addition, other options are being considered, including the pursuit of grant funding or accessing other non-LATIP transportation-specific funds.

Question: ...Outside of the grouping of interchanges, does advancing A Street use LATIP funds that would have otherwise go to other projects?

Response: The only non-interchange, non-auxiliary lane Hayward projects in the LATIP project list are Mission Boulevard Phase 1, 2, and 3, which have been completed. The auxiliary lane projects, although higher priority, are grouped with Hayward's interchange projects because work on the interchanges are needed before the auxiliary lanes can be completed.

Question: What is the status of the interchange at I-880/Tennyson and can it be added to the Prioritized LATIP Project List?

Response: A project for the I-880/Tennyson Interchange has not been initiated. Staff has heard from Council on the importance of improvements for the I-880/Tennyson interchange. The current Safe Streets and Roads for All (SS4A) grant-funded corridor study of Tennyson Road is evaluating the interchange at a high-level. The study may serve as support to pursue future funding for a potential project. To officially initiate a project through the Caltrans process, a partnership with Caltrans would be required and a Project Initiation Document (PID) would need to be developed. The I-880/Tennyson location is not named in the Prioritized LATIP Project List and cannot be added; therefore, it cannot receive LATIP funding. Staff would be better positioned to pursue non-LATIP funding after the SS4A corridor study is completed.

The information presented in this memo is the most current as understood by Hayward and Alameda CTC staff. The information may be subject to change as discussions with Alameda CTC and other LATIP agencies progress. Please do not hesitate to ask any other questions.