



## CITY COUNCIL MEETING

777 B Street, Hayward, CA 94541

Council Chambers

<https://hayward.zoom.us/j/81190658150?pwd=KEhe5Fw0p59XtCSrHoDhUpnSrKTX2E.1>

Tuesday, September 2, 2025, 7:00 p.m.

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The City Council meeting was called to order by Mayor Salinas at 7:08 p.m. in the Council Chambers.

**Pledge of Allegiance:** Council Member Andrews

### ROLL CALL

Present: COUNCIL MEMBERS Andrews, Bonilla Jr., Goldstein, Roche, Syrop, Zermeño  
MAYOR Salinas  
Absent: NONE

### CLOSED SESSION ANNOUNCEMENT

The City Council convened in closed session on September 2, 2025, at 5:30 p.m., with all members present and no public speakers regarding three items: 1) conference with property negotiators pursuant to Government Code section 54956.8 regarding 1069 B Street (APN 428-0066-085-00) and 22695 Foothill Boulevard (APN 428-0066-086-00); 2) conference with legal counsel pursuant to Government Code section 54956.9(d)(1) regarding Ghali et al v. City of Hayward, US District Court – Northern District of California Case 3:25-cv-01116; and 3) conference with legal counsel pursuant to Government Code section 54956.9(b)(2)(A) regarding two cases based on facts and circumstances. City Attorney Lawson reported the City Council took no reportable action related to Items 1 and 2. Regarding Item 3, City Attorney Lawson noted the cases were not discussed due to lack of time.

### PUBLIC COMMENTS

Hayward Chamber of Commerce President/CEO Lopez expressed appreciation to community partners for their support of the Downtown Hayward Summer Street parties and emphasized the collective effort behind the events' success, which saw nearly 20,000 attendees.

Jose Ortiz raised concerns about ongoing issues with a neighbor's unmaintained bushes on the sidewalk, which he claimed caused his wife to suffer an injury; indicated a code enforcement officer refuses to take action; and asked the City Council to intervene.

Council Member Roche addressed the recent press release regarding Hayward's fiscal crisis; acknowledged the steps taken by City staff to stabilize the finances including holding vacant most unfilled positions, reducing expenses and commissioning an independent fiscal analyst; and called for a halt to all new General Fund spending until reserves are rebuilt, urging the community to support fiscal discipline to preserve essential services.

Council Member Ray Bonilla Jr. echoed concerns and current measures to address the City's financial crisis, outlining the contributing causes such as revenue coming short of expectations,

spending exceeding projections, rising labor costs, and uncertainty around federal funding; and stated that while the necessary \$20 million in cuts will be painful, they are vital to protecting public service, preserving the jobs of those delivering services and restoring Hayward's financial future.

Council Member Andrews also acknowledged the press release; expressed gratitude to regional partners for offering support during the City's fiscal challenges; emphasized the need to prioritize essential services and reduce staff workload by postponing non-critical initiatives; and thanked nonprofit and labor partners for their engagement and City staff for maintaining transparency with the public.

### **CITY MANAGER'S COMMENTS**

Interim City Manager Addleman made two announcements: 1) on August 23, 2025, Public Works and the Utilities Department hosted a successful water-wise landscaping class focused on edible gardening; and 2) the annual Hayward Airport Open House was scheduled for September 21, 2025.

### **CLOSED SESSION ANNOUNCEMENT**

City Attorney Lawson noted he inadvertently missed reporting on a closed session at the beginning of the meeting. The City Council convened in closed session on August 21, 2025, at 5:00 p.m., with all members present and no public speakers concerning conference with labor negotiators pursuant to Government Code section 54957.6, regarding all labor groups. City Attorney Lawson reported the City Council met but took no reportable action.

### **CITY COMMISSIONS**

1. City Commissions: Adopt a Resolution Confirming the Appointment and Reappointment of Members of the Clean and Green Commission, Community Services Commission, Library Commission, Personnel Commission and Planning Commission (Report from City Clerk Lens) **APPT 25-003**

Staff Report submitted by City Clerk Lens, dated September 2, 2025, was filed.

City Clerk Lens provided a synopsis of the staff report.

Members of the City Council thanked City Clerk Lens and her team members for their work managing the City's commission recruitment and appointment process; congratulated the new commissioners and thanked them for stepping up to volunteer; stressed the commissioners' role as the City Council's liaisons and community leaders; praised the applicants' passion and civic engagement; and encouraged the commissioners to not only serve on their commissions, but to engage their communities and inspire others to get involved.



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Mayor Salinas opened public comment at 7:42 p.m.

Clean and Green Commissioner Ferreira thanked the Mayor, Council Members, City Manager, City Attorney, and especially City Clerk Lens for their work in the commissioner selection process; acknowledged the 52 residents who applied; and expressed enthusiasm about working with new commissioners on the Clean and Green Commission.

Mayor Salinas closed public comment at 7:44 p.m.

It was moved by Mayor Salinas, seconded by Council Member Roche, and carried unanimously to adopt the resolution.

AYES: COUNCIL MEMBERS Andrews, Bonilla Jr., Goldstein, Roche,  
Syrop, Zermeño  
MAYOR Salinas

NOES: None

ABSENT: None

ABSTAIN: None

Resolution 25-155, "Resolution Confirming the Appointment and Reappointment of Members of the Clean and Green Commission, Community Services Commission, Library Commission, Personnel Commission and Planning Commission"

City Clerk Lens administered the Oath of Affirmation to the newly appointed and reappointed commissioners.

Mayor Salinas called for a seven-minute recess and reconvened the meeting at approximately 7:42 p.m.

**CONSENT**

Council Member Andrews received confirmation that funds for the landscape maintenance contract contained in Consent Item 5 were coming from district funds and not the General Fund.

Council Member Roche emphasized the importance of closely reviewing future consent items for any General Fund usage and confirmed that none of the Consent items had General Fund allocations.

2. Approve the City Council Minutes of the Special City Council Meeting on August 19, 2025, **MIN 25-092**

It was moved by Council Member Roche, seconded by Council Member Andrews, and carried unanimously to adopt the special City Council meeting minutes of August 19, 2025.

3. Approve the City Council Minutes of the City Council Meeting on August 19, 2025, **MIN 25-093**

It was moved by Council Member Roche, seconded by Council Member Andrews, and carried unanimously to adopt the City Council meeting minutes of August 19, 2025.

4. Adopt a Resolution Authorizing the City Manager to Execute an Agreement with the Alameda County Transportation Commission to Advance the Interstate 880/A Street Interchange Improvement Project and Allocate \$1,350,000 from Fund 212 to the Project **CONS 25-353**

Staff report submitted by Public Works Director Ameri, dated September 2, 2025, was filed.

It was moved by Council Member Roche, seconded by Council Member Andrews, and carried unanimously, to adopt the resolution.

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

Resolution 25-156, "Resolution Authorizing the City Manager to Execute an Agreement with the Alameda County Transportation Commission to Advance the Interstate 880/A Street Interchange Improvement Project and Allocate \$1,350,000 from Fund 212 to the Project"

5. Adopt a Resolution Authorizing the City Manager to Negotiate and Execute a Landscape Maintenance Contract for La Vista Landscape and Lighting Assessment District 14 with Los Loza Landscaping, Inc. in a Not-to-Exceed Amount of \$300,000 Over Five Years **CONS 25-386**

Staff report submitted by Maintenance Services Director Rullman, dated September 2, 2025, was filed.

It was moved by Council Member Roche, seconded by Council Member Andrews, and carried unanimously, to adopt the resolution.



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AYES: COUNCIL MEMBERS Andrews, Bonilla Jr., Goldstein, Roche,  
Syrop, Zermeño  
MAYOR Salinas

NOES: None

ABSENT: None

ABSTAIN: None

Resolution 25-157, "Resolution Authorizing the City Manager to Negotiate and Execute a Landscape Maintenance Contract for La Vista Landscape and Lighting Assessment District 14 with Los Loza Landscaping, Inc. in a Not-To-Exceed Amount of \$300,000 Over Five Years"

6. Adopt a Resolution Authorizing the City Manager to Negotiate and Execute Maintenance Contracts for Eden Shores Storm Water Facilities and Water Buffer Maintenance District 2 with Los Loza Landscaping, Inc. for Pond Maintenance in a Not-to-Exceed Amount of \$300,000 Over Five Years and with Pacheco Landscape Management, Inc. for Landscape Maintenance in a Not-to-Exceed Amount of \$200,000 Over Five Years **CONS 25-387**

Staff report submitted by Maintenance Services Director Rullman, dated September 2, 2025, was filed.

It was moved by Council Member Roche, seconded by Council Member Andrews, and carried unanimously, to adopt the resolution.

AYES: COUNCIL MEMBERS Andrews, Bonilla Jr., Goldstein, Roche,  
Syrop, Zermeño  
MAYOR Salinas

NOES: None

ABSENT: None

ABSTAIN: None

Resolution 25-158, "Resolution Authorizing the City Manager to Negotiate and Execute a Pond Maintenance Contract with Los Loza Landscaping, Inc. in A Not-To-Exceed Amount of \$300,000 Over Five Years and a Landscape Maintenance Contract with Pacheco Landscape Management, Inc. in a Not-To-Exceed Amount of \$200,000 Over Five Years for Eden Shores Storm Water Facilities and Water Buffer Maintenance District 2"

7. Adopt a Resolution Authorizing the City Manager to Execute Amendment No. 1 to the Agreement with Western Systems, Inc., to Increase the Agreement by \$400,000, for a Total Not-to-Exceed Amount of \$550,000 for the Battery Backup Program, Project Nos. 05233 and 05856 **CONS 25-388**

Staff report submitted by Public Works Director Ameri, dated September 2, 2025, was filed.

It was moved by Council Member Roche, seconded by Council Member Andrews, and carried unanimously, to adopt the resolution.

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

Resolution 25-159, "Authorizing the City Manager to Execute Amendment No. 1 to the Agreement with Western Systems, Inc., to Increase the Agreement Amount by \$400,000, for a Total Not-To-Exceed Amount of \$550,000 for the Battery Backup Program, Project Nos. 05233 and 05856"

8. Adopt an Ordinance Amending Article 15 (Tree Preservation Ordinance) of Chapter 10 (Planning, Zoning, and Subdivisions) Regarding Regulatory Guidelines for the Designation, Removal and Mitigation of Protected Trees in the City of Hayward **CONS 25-391**

Staff report submitted by City Clerk Lens, dated September 2, 2025, was filed.

It was moved by Council Member Roche, seconded by Council Member Andrews, and carried unanimously, to adopt the ordinance.

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

Ordinance 25-09, "An Ordinance of the City Council of the City of Hayward Amending Article 15 (Tree Preservation Ordinance) of Chapter 10 (Planning, Zoning and Subdivisions) Regarding Regulatory Guidelines for the Designation, Removal and Mitigation of Protected Trees in the City of Hayward"



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**WORK SESSION**

**9. Work Session Regarding the Feasibility of a Rental Registration System **WS 25-027****

Staff report submitted by Development Services Director Buizer and Deputy Development Services Director Morales, dated September 2, 2025, was filed.

Deputy Development Services Director Morales announced the item and introduced Management Analyst Patel, who provided an overview of the staff report.

Mayor Salinas opened the public comment section at 8:16 p.m.

Sandra Fros and Colvin submitted speaker cards but did not speak.

The following speakers urged the City Council to support the creation of an enforceable, fully funded rental registry for the following reasons: it is a long-overdue tool to protect tenants from unfair rent increases and unlawful evictions; it would help vulnerable residents and protect tenants' rights; it would protect current and future generations from housing instability; it would hold property owners and landlords accountable for unjustified rent increases without proper notice, and unsafe conditions; it would give public access to landlord information and safeguard personal privacy; it would help identify and support at-risk families (seniors, immigrants, and low-income), and improve education outcomes by ensuring housing stability; it would help enforce existing and future housing regulations and tenant protections; it would create a stable community and strong local economy; it would improve communication among landlords, tenants, City staff and property owners; it would help the City collect data to enforce housing policies and protect renters; it would enable enforcement of existing tenant protection laws and prevent disputes before they escalate; it would help target non-compliant landlords; it is a cost-effective solution, brings long-term benefits and has already proven successful in other cities; it is essential to preserve Hayward's diverse community; it would provide fact funding records to deflect nuisance litigation; and it would help achieve student success and public health. Individuals also offered the following comments and recommendations: a rental registry needs to be prioritized despite budget challenges; the City could have used past American Rescue Plan Act (ARPA) funds on housing-related issues; failing to invest in rental protections would cost more in the long term and create more homelessness; the complaint-based system is not working; the cost of the program would be minimal; funding housing services alone will not solve the problem of homelessness unless root causes, such as unfair rent increases, are addressed; direct staff to audit landlord compliance with the City's requirement to file rental increase, verify before families are displaced, and authorize the city attorney to bring actions for wrongful evictions; consider using penalties for non-registration

and linking registration to rent increase eligibility to ensure compliance; and tenants at Lord Tennyson Apartments continue to experience unsafe habitability standards.

Todd Davis, Hayward resident and Hayward South Alameda County National Association for the Advancement of Colored People (NAACP) member

Makayla Gathright, Hayward South Alameda County NAACP youth member

Maria Del Carmen Espinoza, Hayward resident

Donna Guidry, Hayward resident

Ro Aguilar, Hayward resident

Lala De Lao, longtime Hayward resident

Gina, on behalf of Christy Menor, Hayward resident and FAJ (Filipino Advocates for Justice) Action Fund organizer

Drew Baltazar, longtime Hayward resident

Lani Llamido, an AAPI community organizer and parent

Colvin submitted a card but did not speak

Jeffrey Kurohara, public-school teacher

Taryn Sandulyak, Hayward resident, Executive Director of Firm Foundation Community Housing, and former Hayward code enforcement inspector

Ana Navidad, Hayward resident

Hayden Orellana, Hayward resident

Charmaine Lagas with FAJ Action Fund

Rex Le

David Hall, Centro Legal de La Raza tenants' rights attorney

Daisy Maxion with FAJ Action Fund

Arieana Castellanos, Hayward Community Coalition member and "mom-and-pop landlord"

Sammy Gutierrez submitted a card but did not speak

Patricia LaRue, Hayward Mobile Home Homeowners' Association secretary

Calvin Wong, Hayward resident and CSC member

Austin Bruckner-Carrillo, Hayward resident

Julio Contreras, Hayward resident and vendor at the farmer's market

Sara Prada, Hayward resident and HUSD representative

Jade Lostica, Hayward resident and Hayward Area Democratic Club Board member

Agnes Cho, housing consultant

Leo Esclamado, Co-Director of Community Organizing, My Eden Voice

David Stark with Bay East Association of Realtors, cautioned the City Council about the financial and privacy risks of implementing a rental registry during a budget crisis; urged investment in building more rental housing and helping "mom-and-pop" house providers; and questioned where the funding would come from.

Christopher Moore with East Bay Rental Housing Association, noted that a Rental Registration System would not address habitability concerns and would ultimately increase rents due to added fees; and suggested the City already has a system to address rent pricing and that registries are costly and ineffective.

Mayor Salinas closed the public comment section at 9:22 p.m.





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Members of the City Council thanked public members for sharing their stories and voicing their concerns.

Council Member Syrop expressed support of a rental registry tying housing justice to broader issues such as racial justice, climate change, education, economic development, and public safety; acknowledged the City's past progress but emphasized the need for urgent, data-driven action to prevent displacement and protect tenants, including funding a housing manager position to implement the program; emphasized that the registry is fiscally and morally responsible, citing its long-term cost-saving benefits and expressing disappointment in the timing of the deficit; supported staff's outline for the rental registry and proposed fees; noted the registry should also take into account rental spaces under Hayward's Mobile Home Rent Stabilization Ordinance; asked staff to consider the enforcement mechanisms shared by Ms. Agnes Cho (using tools such as penalties for non-registration and linking registration to rent increase eligibility to ensure compliance); urged the City Council to prioritize the registry in future budget discussions and not lose momentum; and asked the City Council's support for keeping the rent registry and its development a permanent strategic roadmap priority.

Council Member Roche noted the item before the City Council was a work session to engage in discussion; acknowledged Hayward's long-standing commitment to renter protections and voiced her support for the concept and merits of a rental registry, noting her own past as a renter; supported staff's recommendation to delay implementation due to the City's severe budget crisis, warning that financial insolvency could lead to external control over City decisions; expressed concern over the fiscal responsibility of launching a new program requiring additional staff when the City is already facing cuts to critical services; and added that the issues at Lord Tennyson Apartments are violations that staff should follow up with.

Council Member Goldstein, who serves on the Housing Policy and Resource Committee, disclosed having met with representatives from FAJ Action Fund and Bay East Association of Realtors and other community members about the topic; acknowledged the emotional and generational toll of housing insecurity, drawing from his personal experiences with housing affordability; emphasized the urgency of acting on the issue and committed to continuing the work through the committee to find solutions; and while he acknowledged the real and serious nature of the City's budget deficit, he asserted the City Council needs to continue to address pressing community concerns such as tenant protections.

Council Member Zermeño expressed full support for the rental registry and emphasized the importance of continuing Hayward's efforts to protect renters; received confirmation that mobile home rental spaces are protected through provisions of the Hayward Mobile Home Rent Stabilization Ordinance; encouraged staff to continue looking for alternative funding sources such as grants and include information about fee pass-throughs to tenants during the proposed delay period; expressed a desire to identify and support vulnerable residents, including seniors

and renters, and proposed collecting names and addresses to better target services; and affirmed his commitment to working collaboratively with community members.

Council Member Bonilla Jr. asked staff to ensure that all renter protection documents are easily accessible to the public; expressed support for the creation of a rental registry, sharing a personal story about housing instability in his youth and highlighting how vulnerable families are to displacement; emphasized that nearly half the City's residents are renters, many of them low-income, Black, or Latino, and noted the urgency of providing accountability and protections; while he acknowledged the City's budget crisis and lack of immediate funding or staffing capacity, he urged the City Council to keep it on the strategic roadmap; and advocated for working with Alameda County and pursuing creative funding solutions such as grants or regional collaboration.

Council Member Andrews received confirmation from staff that ARPA dollars supported legal eviction prevention, emergency relocation assistance, and foreclosure prevention efforts; reaffirmed the City's commitment to the issue; thanked Alameda County Supervisor Márquez for her partnership and advocated for other partners in Alameda County, school districts, and community stakeholders to educate and support renters; noted that while the existing program is complaint driven, individuals can find information about the Residential Rental Inspection Program on the City's website; called out the Lord Tennyson Apartments for repeated code violations and urged staff to act with urgency; and supported staff's recommendation to wait a year but recommended prioritizing hiring a housing manager and evaluating the housing division's capacity going forward.

Mayor Salinas acknowledged that all members of the City Council supported the concept of a rental registry; praised Council Members Syrop and Goldstein for their leadership, along with him, on the Housing Policy and Resource Committee; emphasized Hayward's progressive track record in rental protections and regional leadership; highlighted his involvement as the Chair of the Alameda County Mayors' Conference with countywide housing efforts and reminded the public that local solutions must be paired with county and state support; supported the staff's recommendation to delay implementation of a Residential Registration System due to the City's dire financial situation but assured the public that the work would continue and that staff would come back with a proposal once financial conditions improve; reiterated that Council members understand housing instability because they have lived it; and concurred that the Lord Tennyson Apartments was on notice for repeated violations.

## **INFORMATIONAL ITEM**

### **10. Informational Report: FY25 Q3 and Q4 Semiannual Capital Improvement Program Progress Report RPT 25-064**

Staff report submitted by Public Works Director Ameri, dated September 2, 2025, was filed.

Mayor Salinas announced the informational report.



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Council Member Andrews thanked staff for compiling the Capital Improvement Program (CIP) information and clarified that many of the projects are funded through enterprise funds, not the General Fund; acknowledged and appreciated the extensive road paving work being done throughout the city; and encouraged residents to be patient with road crews and temporary disruptions.

Council Member Roche received confirmation that Bidwell Park was not part of the current CIP list.

Council Member Goldstein praised the progress of road improvements around the city, specifically mentioning Industrial Boulevard; and noted that residents are enthusiastic to use the improved roads for activities such as biking.

Council Member Syrop echoed Council Member Andrews' comments, acknowledging that road conditions are one of the top complaints from residents; and encouraged residents to be patient during roadwork disruptions.

#### **COUNCIL REPORTS AND ANNOUNCEMENTS**

There were none.

#### **COUNCIL REFERRALS**

There were none.

#### **ADJOURNMENT**

Mayor Salinas adjourned the City Council meeting at 10:13 p.m.

#### **APPROVED**

A handwritten signature in blue ink, appearing to read "Mark Salinas", written over a horizontal line.

Mark Salinas  
Mayor, City of Hayward

#### **ATTEST:**

A handwritten signature in black ink, appearing to read "Miriam Lens", written over a horizontal line.

Miriam Lens  
City Clerk, City of Hayward