



**MINUTES OF THE SPECIAL JOINT CITY COUNCIL/REDEVELOPMENT
SUCCESSOR AGENCY MEETING OF THE CITY OF HAYWARD
Council Chambers
777 B Street, Hayward, CA 94541
Tuesday, January 31, 2017, 6:30 p.m.**

The Special Joint City Council/Redevelopment Successor Agency meeting was called to order by Mayor/Chair Halliday at 6:30 p.m., followed by the Pledge of Allegiance led by Council/RSA Member Márquez.

ROLL CALL

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

CITY COUNCIL REPORTS, REFERRALS, AND FUTURE AGENDA ITEMS

Council Member Zermeño gauged the Council's interest to discuss regulations around number of cars parked per household. There was no Council consensus.

In response to Council Member Márquez' request for an update on the Community Task Force, City Manager McAdoo noted that more information would be forthcoming.

CLOSED SESSION

Mayor Halliday announced the Council convened in closed session pursuant to Government Code 54957 concerning the City Attorney's performance evaluation, and noted there was no reportable action taken.

Mayor Halliday announced that public testimony on Work Session No. 1 would be heard under Public Comments as well as after the Work Session. Mayor Halliday also announced that English-Spanish translation service was available during the meeting and City Clerk Lens made the announcement in Spanish.

PUBLIC COMMENTS

Ms. Verrone Liu, Hayward resident, spoke about disaster preparedness and the importance of having a plan in the event of a disaster.

Ms. Jeannette Johnigan, Hayward resident, spoke about challenges with rent affordability; median income does not correlate with rent rate; and in-lieu fee does not help renters.

Ms. Linda Mandolini, Eden Housing President, encouraged review of the Inclusionary Ordinance, consider public land resources for affordable housing, and encouraged housing acquisition and renovation.

Mr. Tom Flemming, shared he had built a tiny house prototype for homeless individuals, had identified potential building sites and funds to build the pilot project, and showed photos of tiny houses.

Mr. Bill Espinola, Hayward resident, spoke in support of the City's Rent Control Ordinance and suggested building more housing.

Ms. Tina Hand, Castro Valley resident with clientele of rental property in Hayward, asked the City to continue its commitment to home ownership and supported reinstating the First-Time Home Buyer Down Payment Assistance Program.

Ms. Dessi Mia Carbajal, East Bay Housing Organizations (EBHO) representative, offered EBHO's assistance in securing resources for affordable housing development.

Mr. Tim Ambrose, on behalf of the Bay East Association of Realtors, supported reinstating the First-Time Home Buyer Down Payment Assistance Program.

Mr. Otto Catrina, California Association of Realtors Legislative Committee Chair, offered to collaborate with the City in finding strategies to come up with solutions for affordable housing issues.

Mr. Steven Ruybal, currently homeless, supported Mr. Flemming's tiny housing prototype and advocated for rent control.

The following speakers addressed the Council via a Spanish interpreter concerning: 1) alleged violations of fair housing rights such as excessive rent increases, properties in deplorable living conditions with rats and cockroaches, insufficient notice to vacate rental properties, and lack of due process; 2) the need to bring awareness and resources to the community; and 3) enforceable rent control and for proper inspection of rental properties.

Ms. Elena Lepe, Hayward resident

Ms. Yanira Soachin, community educator

Ms. Nancy Flores, Hayward resident

Mr. Cesar Hernandez, Hayward resident

Mr. Remberto Lopez, Parent Teacher Association representative at Schafer Park Elementary School

Ms. Catalina Garcia, Hayward resident

Ms. Anjanette Scott, Hayward resident, suggested eliminating dependence on state and federal programs because they are costly to administer and focusing on local programs and developing strategic partnerships with Hayward investors.

Ms. Stephania Widger, Hayward resident, spoke about the importance for the city to become a sanctuary city to protect its immigrant population.



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Ms. Leah Rosenbloom, Hayward resident, spoke in favor of denying a request to install cell phone facilities in Hayward because they adversely affect property value and the aesthetics of the neighborhood; and asked to be notified of any decision.

Ms. Aisha Wahab, Hayward resident and Tri-City Volunteers Group Board Member, advocated for a moratorium on rent increase and for populations that are not able to afford high rents such as the elderly.

Ms. Janevette Cole, Hayward resident and Hayward Promise Neighborhood worker, spoke about the Fresh Food For Families program and the growing need for more affordable housing.

Ms. Loreta Lopez, supported Mr. Flemming's tiny homes prototype noting rent cost was unacceptable.

Mr. Benny Avalos, California State University East Bay student, advocated for students who are unable to afford excessive high rents.

Ms. Araceli Orozco, Hayward resident and community activist, advocated for rent control enforcement and for tenant rights.

Ms. Kedija Ahemed submitted a card but did not speak.

Mr. Bekele Gebremedihn, Hayward resident, expressed he could not afford to rent a house and asked for affordable housing.

Mr. Charlie Peters, Clean Air Performance Professional representative, spoke about the corn ethanol mandate and provided a document for the record.

Ms. Kimberlee Burks, Hayward resident and South Hayward Parish coordinator at the Winter Warming Shelter, thanked all for their efforts keeping the shelter open.

WORK SESSION

1. Review and Discussion of Housing Affordability Strategies and Resources in Hayward and Alameda County (Report from City Manager McAdoo) **WS 17-005**

Staff report submitted by City Manager McAdoo, dated January 31, 2017, was filed.

City Manager McAdoo announced the report and introduced Library and Community Services Director Reinhart who provided a synopsis of the report. Director Reinhart

announced staff members would present on four housing strategies: 1) Anti-displacement; 2) Regulation and Land Use; 3) Housing Preservation; and 4) Acquisition and Construction.

City Attorney Lawson summarized information covering the Anti-Displacement Strategy.

Discussion ensued among Council Members and City staff regarding anti-displacement strategies. Council Members offered the following recommendations: evaluate CDBG funds geared toward fair housing issues; review regulations on sleeping in vehicles; strengthen tenant's protection so rent increases are manageable; review one-month and six-month rental agreements to prevent anti-displacement; consider pursuing having tiny houses at Caltrans properties for displaced individuals; designate staff to enforce ordinances; increase staff resources and provide information to renters in different languages; agendize housing issues at one of the Council Standing Committees meetings; balance the interests of landlords entitled to a "fair rate of return" on property investments; beef up resources in order to respond to increase in demand for affordable housing; and conduct an additional in-depth study of the existing Residential Rent Stabilization Ordinance.

Development Services Director Rizk summarized information covering the Regulation and Land Use Strategy.

Discussion ensued among Council Members and City staff regarding the regulation and land use strategy. Council Members offered the following recommendations: updating the City's ordinance regarding Accessory Dwelling Units is low priority in terms of allocating resources; the Inclusionary Housing Ordinance needs to be reviewed so that in-lieu fees are comparable to the cost of building affordable units; when reviewing policies address if the density bonus gets affordable units; engage State lobbyist and League of California Cities about what cities are doing to maintain local control; consider location and funds for special needs housing and mini houses; review regulations around garage conversions; consider integrating affordable housing into new developments; carefully evaluate adding accessory dwelling units in places where it does not increase existing issues around parking and overcrowding which directly impact quality of life and land value; improve transportation infrastructure to meet housing demand; review regulations around renovations in single-family neighborhoods; and study the concept of tiny housing.

Acting Community Services Manager Bailey summarized information covering the Housing Preservation and Rehabilitation Strategy.

Discussion ensued among Council Members and City staff regarding the housing preservation and rehabilitation strategy. Council Members offered the following recommendations: ensure that homes are built to high quality standards to protect the integrity of the neighborhoods; continue Minor Home Repair and Housing Rehabilitation programs; use funds for home improvements that reduce carbon footprint and support the City's Climate Action Plan; ensure that information about existing resources is distributed to the community through different outlets; consider using County Affordable Housing Bond Measure A1 funds to target anti-displacement; explore funding for emergency



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situations to keep folks in their homes; evaluate the use of staff in managing the home repair program; and make sure fees cover cost appropriately.

Housing Development Specialist Cortez summarized information covering the Acquisition and Construction of Affordable Housing Strategy.

Discussion ensued among Council Members and City staff regarding the acquisition and construction of affordable housing strategy. Council Members offered the following recommendations: reactivate the First-Time Homebuyer Down Payment Assistance Program; collaborate with California State University East Bay to build student housing; prioritize City-controlled funds for projects that are eligible for matching funds; maximize the number of people housed per City controlled dollar; partner with Eden Housing and Habitat for Humanity to renovate housing stalk in need of being brought up to current standards; consider County Affordable Housing Bond Measure A1 funds for student housing; preserve land for economic development; study tiny homes and similar models that are built environmentally friendly; decrease reliance on CDBG funds; issue NOFA for affordable rental housing development projects as soon as possible; hold a community meeting about density; fund projects in the pipeline; hold a work session about Bond Measure A1 funds and its priorities; partner with non-profit organizations to leverage resources and maximize City dollars; and added that multi-family rental properties need to be well managed.

There was a second opportunity for public members to address the City Council at 10:46 p.m.

Ms. Natalie Monk, Habitat for Humanity representative, thanked the Council for all the support

Mr. Benny Avalos, California State University East Bay student, noted that there were issues more important than parking impact to neighborhoods such as the livelihood of families in need of affordable housing.

Ms. Araceli Orozco, Hayward resident, asked that the minimum wage in Hayward be raised to make housing more affordable, and asked that the information provided at the work session be made available to the community.

Mr. Otto Catrina, landlord and California Association of Realtors Legislative Committee Chair, noted that affordable housing was a separate issue than violations of fair housing laws, and offered his assistance in educating landlords.

Mayor Halliday pulled the consent item to highlight the report.

CONSENT

2. Approval of the Annual Recognized Obligation Payment Schedule for the Period July 1, 2017 to June 30, 2018 and the Successor Agency Administrative Budget for the Period July 1, 2017 to June 30, 2018

Staff report submitted by Management Analyst Stefanski, dated January 31, 2017, was filed.

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

RSA Resolution 17-01, “A Resolution of the City Council of the City of Hayward, Acting as the Governing Board of the Hayward Successor Agency, A Separate Legal Entity, Approving the Recognized Obligation Payment Schedule for the Period July 2017 Through June 2018 (“ROPS 17-18”) and the Administrative Budget for the 2017-18 Fiscal Year, and Directing the City Manager to Take All Actions Necessary to Effectuate Requirements Associated With This Approval”

CITY MANAGER’S COMMENTS

City Manager McAdoo offered two comments: 1) The City’s Brace and Bolt Retrofit Program is offering free earthquake retrofit to qualified residents; 2) Sixty-five Hayward volunteers participated in the biennial homeless count for Alameda County led by the nonprofit EveryOne Home.

COUNCIL REPORTS, REFERRALS, AND FUTURE AGENDA ITEMS

Council Member Salinas recommended parents visit the Association of California School Administrators website and review a document entitled, “Undocumented Students and Families: The Facts” for more information related to student, staff, and parent rights.

Council Member Mendall, also Board Director for the East Bay Community Energy Authority (EBCEA), announced the EBCEA Joint Powers Authority Board convened its first meeting on January 30, 2017, at Hayward City Hall.

ADJOURNMENT

Mayor/Chair Halliday adjourned the City Council meeting at 11:04 p.m.



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APPROVED:

Barbara Halliday
Mayor, City of Hayward
Chair, Redevelopment Successor Agency Board

ATTEST:

Miriam Lens
City Clerk, City of Hayward
Secretary, Redevelopment Successor Agency Board