

**SPECIAL CITY COUNCIL MEETING
TUESDAY, NOVEMBER 10, 2020**

**DOCUMENTS RECEIVED
AFTER PUBLISHED AGENDA**

AGENDA QUESTIONS & ANSWERS

Items 3, 8, & 9

**AGENDA QUESTIONS & ANSWERS
MEETING DATE: November 10, 2020**

Item #3: [CONS 20-552](#) Adopt a Resolution Approving Plans and Specifications and Call for Bids for the FY 2020 Median Landscape Improvement Project Nos. 05255 & 07482

Regarding agenda item 3, Median landscaping. The staff reports states, "However, due to increased construction cost and the limited availability of funding, the FY 20 Median Landscape Improvement Project will be limited." Did we cut the budget due to covid? Any idea why construction costs are so much higher?

The programmed Median Landscape Improvement Project on Hesperian Boulevard – Chabot Court to W Winton Avenue was currently estimated at \$999,000. Per funds availability based on Adopted FY 20 CIP, total appropriation is \$529,000. Thus, construction for the Median Landscape Improvement Project on Hesperian Boulevard was limited from Chabot Court to La Playa Drive. The increase in construction cost was the inclusion of modified island curb construction to safeguard the landscape planting and irrigation, which were not considered in the previous median landscaping works. Likewise, removal of existing concrete beneath the hardscape area found during core testing.

Item #8: [LB 20-049](#) Residential Rent Stabilization and Tenant Protections: Introduce an Ordinance Amending Chapter 12, Article 1 of the Hayward Municipal Code Relating to Residential Rent Stabilization and Tenant Protections to Modify the Rent Increase Threshold to the Annual Change in the Consumer Price Index (CPI) with a Maximum and Minimum (Report from Deputy City Manager Ott)

Is funding still available from Alameda County rent assistance program the one time \$3,500 or \$1,750 if funds have been received from another program?

Alameda County used a portion of its first round of emergency CARES Act funding for rent relief. Their Emergency Rental Assistance Program had the capacity for 22 recipients from Hayward and 367 Hayward residents applied for the lottery. The County’s assistance to Hayward residents is limited since Hayward already receives a direct allocation of CDBG funds and the majority of the CDBG funds allocated for the County go to jurisdictions that are not already CDBG entitlement communities. The County is using its next round of CDBG funds for unincorporated and Urban County only. The City is in continuous communication with the County regarding the County’s plans to spend any additional funding that becomes available.

How much money this year has the City of Hayward allocated from CDBG funding to assist with rent the one \$2,500 grant and are funds still available?

In total, the City has made \$857,440 available for grant payments (these funds are from the City's Round 1 emergency CDBG allocation from the CARES Act and the City's annual HOME fund allocation). Additionally, the City worked with program administrator Bay Area Community Services (BACS) to apply for and receive a \$100,000 grant from the Alameda County Emergency Food and Shelter Program, bringing the total available for grant payments for rent relief to \$957,440. From May 20 through October 22, the City has paid \$704,258 in grants to 345 households. There is approximately \$250,000 left for rent relief grants.

Does the City anticipate receiving additional funding from CDBG to add more funds to the one time rent program?

Yes. In September, the City received an additional allocation of \$1,191,514 in emergency CDBG funds from the CARES Act (Round 3). On November 18, the Community Services Commission

<p>Post COVID can money be used from our housing trust fund (in lieu fees) to continue to provide a one time rent assistance program?</p> <p>The RRSO was approved on 6/18/19 but when did the 5% cap go into effect?</p>	<p>will review staff recommendations for allocating a significant portion of that allocation to programs to prevent housing displacement, including the City's rent relief program. Staff will present this plan to Council to authorize on December 8.</p> <p>No. Monies deposited in the Inclusionary Housing Trust fund must be used to increase the supply of housing affordable to moderate-, low, very low-, or extremely low-income households through new construction, acquisition of affordability covenants and substantial rehabilitation of existing housing, or provision of other residential facilities, including emergency shelters and transition housing, if those facilities mitigate the impact of market-rate housing on the need for affordable housing. Rental assistance does not increase the supply of housing.</p> <p>The Residential Rent Stabilization and Tenant Protection Ordinance, including the 5% rent increase threshold for covered rental units, became effective on July 25, 2019.</p>
---	--

Item #9: [LB 20-054](#) East Bay Community Energy: Provide East Bay Community Energy with a Ranking of Preferred Default Electricity Products (Report from Director of Public Works Ameri)

<p>How much of the PCIA is tied to nuclear energy?</p> <p>Is there any additional cost to EBCE if nuclear is accepted? Or any reduction in the PCIA?</p> <p>Why is the PCIA escalating? Does it Sunset?</p>	<p>We checked with EBCE it may not be possible to answer this question. The PCIA is quite complex in part due to the fact that there are different 'vintages' for different customers, depending (in part) on what year a given customer 'departed' from PG&E's energy supply. Different customers in Hayward are assigned different PCIA vintages and therefore charged different PCIA fees. For example, an electric account that was newly created last year will have an entirely different PCIA than an account that was created before the City joined EBCE.</p> <p>Also, the PCIA includes all kinds of legacy assets/contracts, including those for conventional, carbon-free and renewable energy. Since Diablo Canyon is such a large asset (in terms of cost and generating capacity, it probably represents a large portion of the PCIA for certain vintages, but we do not know which vintages or how large a portion nuclear represents within the entire PCIA portfolio.</p> <p>There would be no cost to EBCE if nuclear is accepted. When compared to other forms of carbon free energy, the nuclear would be a cost savings to EBCE. There would be no reduction in the PCIA if nuclear is accepted.</p> <p>This is a major point of contention. In theory, the PCIA should be going down as PG&E's contracts expire and they work to match demand with contracted supply. However, PG&E continues to ask for more. One reason for the increase expected in 2021 is that the PCIA has been capped, but now that cap is set to expire.</p>
---	---

<p>From page 9 of 13 in the Staff Report: "In 2019, Brilliant 100 was 75% renewable and 25% large hydro. As of July 1, 2020, renewables were reduced to match the RPS minimum of 33%." Why the reduction?</p> <p>Was an energy mix that would be cleaner than Bright Choice, but not 100% renewable considered, and would it meet the price constraints, such as 'Brilliant 75 or 80'?</p> <p>It seems that the inclusion of nuclear would supplant large hydro at least in the Brilliant 100 mix? If so, would the inclusion of nuclear in the short term allow for the development of enough renewable energy sources to eliminate both nuclear and large hydro in 2-5 years?</p>	<p>EBCE reduced the renewable content of Brilliant 100 as a cost savings measure.</p> <p>Others have suggested such an approach. EBCE has discussed internally, but they think it would be difficult to distinguish this kind of option from Bright Choice, even if it had a higher carbon-free content (but less than 100% carbon-free). A 'Brilliant 75 or 80' could have other trade-offs; for example, if the non-carbon-free resources turned out to largely be natural gas (as opposed to system power purchases), the grid-level emissions associated with such an option could be higher than one might imagine with an option that's largely 75% carbon-free. For these reasons, EBCE's Board (so far) has limited its options to 1) raising the rate of B100 2-5%; 2) discontinuing the option, or 3) temporarily subsidizing the rate while maintaining the status quo.</p> <p>Yes, it is likely that nuclear would completely replace large hydro in a new carbon free product. EBCE will continue to accelerate its renewable energy procurement over the next 2-5 years, but there may not be enough to replace both nuclear and large hydro. In fact, we expect large hydro to remain in EBCE's energy supply beyond 2-5 years from now. For more info re EBCE's long term procurement planning, the best resource is likely to be our <u>Integrated Resource Planning (IRP) items</u>. The Board received an update on the IRP at the October meeting, which I've embedded.</p>
<p>I simply want to know which option is 100% carbon and nuclear free?</p> <p>Then, out of those options - what is the pay difference? One looks like a subsidy and the other is a rate hike?</p> <p>Is the rate hike a one-time hike or does this go up each year?</p>	<p>Brilliant 100 would be 100% carbon free, but not defined as all renewable. Renewable 100 would be 100% carbon free and 100% renewable (50% solar and 50% wind).</p> <p>Brilliant 100 would be between 2% to 5% higher cost than PG&E's. Renewable 100 would be 8% to 9% higher than PG&E's.</p> <p>If EBCE's rates would be higher than PG&E's, there would be a risk of losing some EBCE customers back to PG&E.</p> <p>This is the rate for next year but could change based on cost of generation (power supply) as well as what PG&E would decide to do with the transmission portion of the cost. In the past, PG&E has been structuring their rates to put more of the cost on transmission/distribution which means higher costs for CCA entities such as EBCE.</p>

eCOMMENTS RECEIVED

Items 8 & 10

eComments received for November 10, 2020 Hayward City Council Meeting:

Item	Name	Comment	Position
8. LB 20-049 Residential Rent Stabilization and Tenant Protections: Introduce an Ordinance Amending Chapter 12, Article 1 of the Hayward Municipal Code Relating to Residential Rent Stabilization and Tenant Protections to Modify the Rent Increase Threshold to the Annual Change in the Consumer Price Index (CPI) with a Maximum and Minimum (Report from Deputy City Manager Ott)	Igor Tregub	The California Democratic Renters' Caucus represents the voices of dozens of community organizations and millions of Democratic renters across our golden state. We write in support of the Homelessness-Housing Task Force (HHTF) recommendation in Item 8: LB-20-049 that changes the rent increase threshold for rent-stabilized units to the Consumer Price Index (CPI), with a ceiling and floor. Please support this recommendation. Thank you for your consideration! (A letter has separately been sent).	Support
10. PH 20-085 Costco Business Center Fuel Facility: Proposed Development of a Fuel Facility with Related Site Improvements at the Costco Business Center Located at 22330 Hathaway Avenue (Assessor Parcel No. 429-0082-003-00) Requiring Approval of a Major Modification to an Existing Planned Development Zoning District (Application No. 201706217) and Adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program. Barghausen Engineering on Behalf of Costco Wholesale Corporation (Applicant/Owner) (Report from Development Services Director Simpson)	Sakai Robert	My wife, MARGARET OROZCO-SAKAI, and I are proud Hayward residents. We support Costco's application because it is Margaret's favorite gas station and it will have EV charging stations. Please vote to approve this application. Robert Sakai & Margaret Orozco-Sakai	Support

ITEM #2 MIN 20-118

**Approve City Council Minutes of the
City Council Meeting on October 27,
2020**

STAFF MEMO



DATE: November 10, 2020
TO: Mayor and Council Members
FROM: City Clerk
SUBJECT City Council Minutes of October 27, 2020

This serves to amend the minutes of the City Council meeting on October 27, 2020.

Third paragraph of page seven currently reads:

“Council Member Lamnin appreciated the idea of rethinking, as Council Members Mendall and Zermeño noted, how to respond to an emerging basket of community needs with a crisis response department which would be Fire and Police, supported a 311 system but needs to understand how it would work and who would respond, favored giving the HPD Community Advisory Panel the opportunity to review the police budget, and asked that the next HLAC meeting dive deep into racial disparities in service and outcomes in the community.”

Proposed to read:

“Council Member Lamnin requested that CAT data be included in the November 17 HPD update as available; appreciated the ideas of her colleagues and community in rethinking departments to respond to needs; supported a 311 system, including unarmed diverse responses to diverse needs; favored a complaint procedure that mirrored those in other departments and having the HPD CAP review the police budget, and asked that the next HLAC meeting dive deep into racial disparities in enforcement and achievement, including pathways to offer restorative justice for adults.”

Last paragraph of page seven and first paragraph of page eight currently reads:

“Council Member Wahab preferred that the Community Services Commission serve as the participatory committee instead of the HPD Advisory Panel because they are subject to the Brown Act; supported the 311 system acknowledging it will require education for staff and community members; asked for a creation of a 21st century core community needs department; noted the scope of work of police officers needs to focus on demilitarizing and acknowledged they deserve the tools to do their job and need more accountability measures; expected a balance of offloading non-crime related issues to social justice department that can provide social workers, housing services, and other services;

expressed she believes on mental health and de-escalation trainings; and noted that policymakers should review positive and negative comments about the Police Department.”

Proposed to read:

“Council Member Wahab preferred that the Community Services Commission serve as the participatory committee instead of the HPD Advisory Panel because they are subject to the Brown Act; supported the 311 system acknowledging it will require education for staff and community members; asked for a creation of a 21st century core community needs department; noted the scope of work of police officers needs to focus on demilitarizing and acknowledged they deserve the tools to do their job and need more accountability measures; expected a balance of offloading non-crime related issues to social justice department that can provide social workers, housing services, and other services; expressed she believes on mental health and de-escalation trainings; noted that policymakers should review positive and negative comments about the Police Department; and referenced her referral and stated the items brought up to Council were on the referral.”

With the changes noted above, I respectfully request approval of the amended City Council meeting minutes.

ITEM #8 LB 20-049

Residential Rent Stabilization and Tenant Protections: Introduce an Ordinance Amending Chapter 12, Article 1 of the Hayward Municipal Code Relating to Residential Rent Stabilization and Tenant Protections to Modify the Rent Increase Threshold to the Annual Change in the Consumer Price Index (CPI) with a Maximum and Minimum

(Report from Deputy City Manager Ott)

PUBLIC COMMENT

From: Carie Powell
Sent: Monday, November 9, 2020 4:39 PM
To: List-Mayor-Council; Agnes Poon
Subject: Fwd: Rent increase

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

Subject: Rent increase

I am owner of . I think current 5% is Ok.

We get increases & add fees to property taxes. We get increases with PGE, electrician Union & water & fees. How can we survive with your proposal?

Landlord is not a bad guy rather all fees, labor & material costs run much higher than

2%. We strive to maintain good building & safe place for tenants.

Please consider a doable situation.

Agnes Poon

Sent from my iPhone

From: Alexis Villalobos
Sent: Tuesday, November 10, 2020 1:50 PM
To: List-Mayor-Council
Cc: Jennifer Ott; Christina Morales
Subject: Agenda Item 8 (LB 20-049): Residential Rent Stabilization & Tenant Protections

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

Dear Mayor Halliday and Councilmembers,

I want to see you vote in support of the staff recommendation to change the rent increase threshold for rent stabilized units to the Consumer Price Index (CPI).

As this pandemic continues, we are witnessing the impacts of policies that allow landlords to deplete the pockets of tenants year-over-year. Policies that fail to ensure housing maintains affordability result in greater vulnerability when crises occur - whether those crises are global or individual. We are a community in crisis, and we are calling on you to enact long-term changes so that when the next crisis occurs we are individually and collectively better prepared to weather the storm.

Please support the recommendation to align rent increases (for multi-family units built before 1979) to inflation (CPI).

Thank you,
Alexis Villalobos

From: Amanda Bennett om>
Sent: Monday, November 9, 2020 1:38 PM
To: List-Mayor-Council; Jennifer Ott; Christina Morales
Subject: Support Rent Increases Limited to CPI

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

Dear Mayor Halliday and Councilmembers,

As a tenant of Hayward, and the Bay Area since the year 2000, I have experienced being displaced around the Bay multiple times due to the skyrocketing rent increases, with little to no protection for families affected by this.

I want to see you **vote in support of the staff recommendation** to change the rent increase threshold for rent stabilized units to the Consumer Price Index (CPI).

As this pandemic continues, we are witnessing the impacts of policies that allow landlords to deplete the pockets of tenants year-over-year. Policies that fail to ensure housing maintains affordability result in greater vulnerability when crises occur - whether those crises are global or individual. We are a community in crisis, and we are calling on you to enact long-term changes so that when the next crisis occurs we are individually and collectively better prepared to weather the storm.

Please **support the recommendation** to align rent increases (for multi-family units built before 1979) to inflation (CPI).

Regards,

Amanda Bennett

From: Anil Kumar
Sent: Tuesday, November 10, 2020 1:10 PM
To: List-Mayor-Council
Subject: RRSO 2%-5% CPI capped amendment

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

Dear Mayor and Concil Members,

I own rental property in Hayward. Learned about the RRSO amend proposal to cap rent increase to CPI (2-5%). Would like to ask not to vote for the proposal. The Amndments would make it impossible to maintain the properties and city to become center of under-maintained and run down properties. Also, it would reduce the property prices and reducing the city/county revenue by way of property tax. Think about a balanced scenario and vote NO pn the proposal.

Sincerely
Anil Kumar

From: Anita
Sent: Monday, November 9, 2020 3:39 PM
To: List-Mayor-Council
Subject: Amendment to RRSO

Importance: High

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

Please do not amend the RRSO to limit rent increase to the CPI floor and ceiling limits. The practical reasons for not passing this amendment are numerous:

1. During the pandemic times, property owners are already dealing with high turnovers, high vacancies, and forbearance plans. This will place yet another hardship on property owners.
2. After pandemic, it is unlikely that the market will allow us to even increase rents not at least for another 6 to 8 months. And even after that period, it is very unlikely that the rent increases will come near 3% especially for those property owners who were sophisticated enough to manage their properties slow and steady, balancing well the tenants interest and market returns keeping their rents within 10% of market values.
3. Small mom and pop owners whose rents are more than 25% below market are already limited by 5% state cap and it will dramatically hurt them during refinancing or resale.
4. Basic economic principles dictate that rent control is a BAD idea, economically, to a city, to a tenant, to the owner of the property, and to the community.
5. Pandemic has caused so much damage with increase in crime, poor crime controls or penalty executions, drug abuse, and theft. Taking financial control away from the property owners will result in low cash flow. Property owners will not have the funds to maintain and improve their properties resulting in run-down buildings , community and city. Remember 2008? I have a property in downtown Oakland, operating under strict rent control, and I have put a hold on all improvements due to heavy losses and on top I am bounded by the city's overly burdensome restrictions. Façade uplift, grandeur entrance, roof top lounge areas, washer and dryer in every unit, new roof. all on hold.
6. As an investor, we will not invest in properties that fall under such severe rent control. There are all the signals in the market that multifamily, just like office spaces, will go under a deep slump. Laws like the one your proposed will only hamper the recovery and create housing shortage.

We implore you to reconsider. We have happy to come and meet with you personally to discuss this matter in greater details. We have a solid understanding of real estate and financial markets and hopefully we can share some ideas that addresses the needs of both the tenants and property owners.

Please do not let the amendment pass – for the sake of our community.

Anita Bajaj

From: Arthur Douwes
Sent: Tuesday, November 10, 2020 6:56 AM
To: List-Mayor-Council
Subject: Hayward City Council RRSO
Attachments: 2020 Rent Control Proposal.pdf

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

November 10, 2020

City of Hayward

Re: Proposed RRSO

To the Mayor and Council Members of the City of Hayward and others,

It is my understanding that there is a proposal to limit rent increases in the City of Hayward to the Consumer Price Index with a ceiling of 5% regardless of inflation. I strongly oppose such regulations. Such regulations would be detrimental to the apartment inventory in the City of Hayward and unrealistic. This proposal affects the older apartment buildings which will require more maintenance as aging structure will need more repairs such as plumbing, painting, roofing, interior repairs, etc. However, the landlords will not be able to recoup such costs in a reasonable manner. Owners will be reluctant to spend funds for improvements as such improvements would not be recouped. Thus, the apartment inventory will deteriorate as apartment owners will not be able to afford to provide good maintenance and repairs. The value of the apartment inventory will go down and thus the City will be affected in a very negative way. With such rules, it is my opinion that real estate investors would not want to invest in the City of Hayward. This will have a spiraling affect. Personally, I would not make any further investment in the City. This not only going to further the cycle of deterioration on the apartment supply in the Hayward.

As an owner of a small 10-unit apartment at , in Hayward (the only income real estate I own), I will be greatly affected. I have been extremely fair to the tenants and the average tenancy at this time is in excess of 14 years. The rents are some of the lowest in the city if not the lowest ranging from \$1378 for a two bedroom apartment to \$1957 for a three bedroom, 2 bathroom, apartment. The apartment was built in the 70s and will need increased maintenance and repairs. Although I have made improvements over the years, the inability for any recovery of such improvements will cause me to stop making any further improvements. Adding to the deterioration of the apartment stock in Hayward.

All this will not only affect the apartment real estate, there will be a direct effect on the City as a whole. I would think that investors will reduce investing or possibly stop investments in the City of Hayward as restrictions in real estate will also lead to further restrictions in other areas. My guess is that this not only affect investing, but also general spending. For me I tried to use local businesses thus helping with the Hayward. However, with such regulations as proposed, I will no longer do so as I must look for most favorable costs. Other procurements and services are most likely to go outside of Hayward.

In short, I strongly oppose the proposed rent increase limitations as it is unreasonable, likely to deteriorate the apartment stock in Hayward, reduce spending on and/or eliminate investing in the City of Hayward and potentially leading to a lower apartment stock and possible blight. For me, improvements have no reasonable cost recovery, benefit and lead to likely losses. I certainly would not invest in the City of Hayward with such restrictions.

Sincerely, Arthur Douwes

City Specific Rent Data 2Q 2020

All Bedroom Units					
City	# Bldgs	All Units	All Units Average Rents	One Year Rent Growth	Vacancy Rate
Castro Valley	239	3,316	\$1,952	2.0%	4.3%
Dublin	51	7,768	\$2,426	(2.0%)	4.7%
Fremont	306	21,568	\$2,275	(1.2%)	7.4%
Hayward	1,131	21,550	\$1,867	0.6%	4.2%
Livermore	186	5,340	\$2,098	0.3%	5.9%
Newark	106	2,389	\$1,975	(5.8%)	5.7%
Pleasanton	97	6,573	\$2,361	(4.8%)	5.5%
San Leandro	614	12,447	\$1,732	2.1%	4.4%
Union City	70	3,512	\$2,084	(2.1%)	4.6%

1 Bedroom Units					
City	# Bldgs	All Units	All Units Average Rents	One Year Rent Growth	Vacancy Rate
Castro Valley	65	853	\$1,652	1.8%	4.3%
Dublin	25	3,049	\$2,185	(3.0%)	4.8%
Fremont	163	8,465	\$2,035	(0.5%)	7.5%
Hayward	358	6,100	\$1,708	0.9%	4.6%
Livermore	66	1,860	\$1,881	1.8%	5.7%
Newark	17	596	\$1,605	(6.2%)	5.8%
Pleasanton	45	2,804	\$2,037	(3.9%)	5.2%
San Leandro	267	4,624	\$1,592	3.2%	4.2%
Union City	16	277	\$2,010	(0.2%)	3.0%

2 Bedroom Units					
City	# Bldgs	All Units	All Units Average Rents	One Year Rent Growth	Vacancy Rate
Castro Valley	136	1,495	\$2,072	1.3%	4.3%
Dublin	26	2,625	\$2,612	(1.2%)	4.8%
Fremont	189	8,346	\$2,490	(1.8%)	7.4%
Hayward	596	8,160	\$1,972	0.5%	4.3%
Livermore	97	2,118	\$2,303	(0.7%)	6.4%
Newark	62	939	\$2,216	(6.0%)	5.7%
Pleasanton	63	2,754	\$2,594	(5.3%)	5.5%
San Leandro	337	4,291	\$1,919	1.4%	4.0%
Union City	46	1,365	\$2,261	(1.8%)	4.4%

3 Bedroom Units					
City	# Bldgs	All Units	All Units Average Rents	One Year Rent Growth	Vacancy Rate
Castro Valley	64	226	\$2,433	4.6%	4.0%
Dublin	30	741	\$2,948	(1.5%)	3.9%
Fremont	91	1,326	\$2,777	(2.1%)	9.4%
Hayward	233	1,362	\$2,219	0.9%	3.4%
Livermore	35	398	\$2,148	(0.6%)	5.6%
Newark	13	183	\$3,036	1.6%	11.7%
Pleasanton	18	391	\$3,202	(4.4%)	6.7%
San Leandro	117	521	\$2,215	0.5%	3.2%
Union City	14	141	\$2,973	(2.4%)	2.6%

This data is compiled from CoStar reports. CoStar phone-verifies much of their data, so you should be confident that what you see is valid. Remember, these are averages

From: Bill Mulgrew
Sent: Monday, November 9, 2020 12:30 PM
To: List-Mayor-Council
Cc: Kelly McAdoo; Jennifer Ott; Christina Morales; Lee McEachern
Subject: Item LB 20-049 on Tomorrows Agenda
Attachments: 08 Rent Data FP.jpg

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

Mayor Halliday and respected Council,

Understanding the desire to protect vulnerable renters, there are many probable and damaging unintended consequences attached to the recommendations made by the Housing and Homelessness Task Force. The key issue and question is "Will this Council adopt housing policy designed to *heal* the housing situation, or will it slap on a band aid and push the afflicted (both renter and housing provider) to subsequent Councils and citizens"?

Imagine you are a housing provider of a 4-plex in this COVID-afflicted world. You are being paid rent by (statistically) 60-75% of your renters, so you are operating at a deficit now, with no real end in sight to the non-payment of rents (Alameda County Eviction Moratorium doesn't cease until 60 days after the end of the "Local Emergency"). Your mortgage has to be paid, and property taxes are now due (\$18,500 on a recently purchased 4-plex). The rent feeds your family and pays for your care in later years.

Now the City of Hayward will limit your rent increases in 2021 to 2%, while in the great majority of California, 5% is the limit. Still thinking as a housing provider, you have invested approximately \$300,000 of your own money in that 4-plex, and taken a mortgage for the balance. And your return on that huge investment and indebtedness is limited to 2% never to exceed 5% AND NEVER TO EXCEED INFLATION. And your income will be 60-75% (or less) for a long while. What would you do? If you are a smart investor (or fearful of your future), you evaluate selling and investing elsewhere. But wait, this housing policy will decrease the market value of your rental property. You as a housing provider are stuck with greatly reduced return, so you must concentrate on how you can cut costs. Maintenance and improvements are the first casualties.

Unintended Consequence #1: ***This policy will create under-maintained and under-improved rental housing in Hayward.*** This will hit hardest the renters you are trying to protect with this revision.

Unintended Consequence #2: ***This policy will cause a portion of the rental housing providers in to sell*** (if the market doesn't carry too big a penalty). What happens when new investors purchase a property?

Putting our housing provider hat back on for a minute, and looking into the future, if you have been limited in your return via a capped-CPI policy, what happens when one of your renters voluntarily leaves. Remember your rents have been artificially restricted for a while now. What do you do? Because this is how you feed your family and protect your own future, you raise rents to what the market will bear. Is this good for the Hayward residents who are looking for their next home?

Unintended Consequence #3: ***This policy will cause rents to increase in the long term,*** damaging the people you are trying to protect.

So while this policy will soften housing costs for some renters in the short term, it continues Hayward's perceived aggressive disregard for the people who actually house its residents. Anyone who believes that a rate of return that equals inflation is "fair" hasn't any understanding of the realities of basic investment. While it may be argued to be fair, it

certainly isn't wise, which means rental housing investment in Hayward will be unattractive in both the short and long term.

Unintended Consequence #4: ***Investment in both new and existing rental housing in Hayward will drop significantly***, damaging the people you are trying to protect.

We implore you not to take steps which will garner glitzy headlines just today while creating problems for your constituents not too far down the road. Please don't over-react. Second quarter ***average rents in Hayward, according to CoStar Research, have increased less than 1% over 2019*** (see attached). The market is rational right now, why throw it into turmoil when there is no need? We respectfully ask that you do not accept the 2/3 HHTF recommendation, at least until the pandemic is behind us and housing providers have the opportunity to realize complete rental income again.

Please let me know if you have any questions or comments.

Bill Mulgrew
Vice President, Public Affairs/Acting Executive Director
Rental Housing Association of Southern Alameda County

From: Biswajit Chatterjee
Sent: Monday, November 9, 2020 10:22 PM
To: List-Mayor-Council
Subject: Please vote NO to 2% rent cap Amendment to Hayward RRSO

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 Members,

We own two small apt buildings in Hayward. Would like to request you to not pass the upcoming rent cap of 2% in addition to what was just passed last year as the RRSO.

Covid has caused great hardship to everyone. These extreme rent control measures would make it impossible to maintain and run the units.

Please vote NO to this change

Thanks
Biswajit Chatterjee

From: Blake Felson
Sent: Tuesday, November 10, 2020 11:37 AM
To: List-Mayor-Council; Christina Morales; Kelly McAdoo; Jennifer Ott
Cc: Felsons; Adam Felson; 'kimh@hayward.org'; bill@rhosource.com
Subject: Analytics on Apartment Rent Growth and Vacancy Rates in Hayward

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

Mayor & City Council,

I wanted to share two graphs I pulled from CoStar Real Estate Analytics on rents in Hayward in preparation for tonight's Council Meeting regarding the RRSO. CoStar surveys 705 market rate multifamily properties in the City of Hayward every quarter, which includes 17,536 units. Only properties with 5 units and up are considered in the analytic reporting.

HAYWARD'S MARKET RENT GROWTH (5+ units)

The graph below shows that year over year market rent growth in the City of Hayward has declined steadily since Q2-2015. Q3-2020 reported a -0.1% market rent growth, which was the first time since Q3-2010 that rent growth in Hayward had been at or below zero.



HAYWARD'S VACANCY RATE (5+ units)

Hayward's vacancy rate peaked at 4.8% in Q2-2017 then was relatively stable for two quarters in 2018. The rate began to slowly rise in 2019 but then saw sharp increases in the first three quarters of 2020, mostly due to the pandemic. CoStar reported Hayward's vacancy rate at 4.6% for Q3-2020. Hayward Landlords have been offering a move-in concessions to residents since 2019 to help lease their available apartments.



We understand the City's residential affordability concerns over the past decade, however Hayward Landlords have been hit hard during the pandemic. Many Hayward Landlords have between 5-12% of residents who have been unable to pay full rent during the pandemic and have had to negotiate rent deferral plans or early move outs. Further restrictions on rent growth in the City of Hayward will only make operating a building in Hayward more challenging and will likely disincentivize developers to build more housing in the City, which is the key to offering more affordable housing in the City. Please consider these negative factors impacting Hayward Landlords when making your decision about RRSO tonight. Now is not the time to enact further restrictions on struggling landlords.

Thank you,

Blake Felson

Felson Companies, Inc.
1290 B Street, Suite 212
Hayward, CA 94541

From: Adam Felson **Sent:** Tuesday,
November 10, 2020 8:49 AM

To: 'List-Mayor-Council@hayward-ca.gov' <List-Mayor-Council@hayward-ca.gov>

Cc: Felsons Blake Felson

Subject: Opposition to Hayward's Proposed Amendment to Residential Rent Stabilization Ordinance

Dear Hayward City Council,

On behalf of Felson Companies, a long time apartment developer, manager, and owner in the City of Hayward, we strongly oppose the proposed amendments to the residential rent stabilization ordinance. Should the City move forward, we anticipate most of the City's landlords will spend less on maintaining their properties, resulting in a lower quality of life for its residents.

With much of the City's housing inventory in the City well over 30 years old, the City's landlords are faced with many growing capital expenditures. Construction costs and other maintenance expenses continue to escalate at a rapid pace - far beyond the Consumer Price Index.

Like our peers, the impact of this pandemic has significantly reduced our ability to collect rent. We are anticipating property owners will experience this impact for at least the next 24 months. An amendment to the ordinance as proposed will only further reduce ability landlords have to maintain their properties, doing more harm than good.

Please reconsider this amendment so landlords can continue to maintain a high quality of housing for the residents in Hayward.

Thank you.

Adam Felson

Vice President, Finance

Felson Companies, Inc.
1290 B Street, Suite 212
Hayward, CA 94541



From: Blane's Computer
Sent: Monday, November 9, 2020 11:30 PM
To: List-Mayor-Council
Subject: Rent control, rent collection.

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

Rent collection is already way down due to the epidemic and now you ask the owners to restrict the raising of rent in the future once again putting the financial burden on the owners just when Hayward is starting to become a desired location.

From: Brian Arrasmith
Sent: Tuesday, November 10, 2020 1:08 PM
To: List-Mayor-Council
Subject: 2% rent increase

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

Dear Council Members,

We are writing to express our concern regarding the proposed amendment to the RSTPO to limit rent increases between 2% and 5% in the City of Hayward. We are vehemently opposed to this concept for a number of reasons.

First, rents are essentially flat right now; up less than 1% over last year in the City of Hayward. Why would the City even consider another rule that further limits a landlord's ability to operate their property in the current economic environment?

Secondly, it is impossible to manage a rental property when rental income is restricted to the rate of inflation and especially in this current economic environment, when not all renters are paying their rents. It is difficult enough not to receive rent from tenants due to COVID, but it will be impossible to maintain and improve our property if rents are further limited. Growth is down, collections are down, and now the City wants to further limit rent increases?

The proposed amendment is another example of how the City is discouraging investment and growth in the City of Hayward. If you take away a landlord's ability to have reasonable rent growth, you're encouraging landlords to sell their properties or remove them from the rental market. The City needs to encourage housing investment by creating policies that attract investments dollars to the City of Hayward.

If landlords can't build adequate reserves, they won't be able to afford to maintain their properties. If they can't afford to maintain their properties, they will be reprimanded by the very system that caused the problem in the first place. Over time, such policies create a city of run-down housing stock and less incentive to provide housing. Again, the City is attempting to remove one of the last incentives to bring desperately needed Capital Improvement dollars to Hayward.

This is not the time for more restrictive, anti-landlord legislation. Landlords are the ONLY people providing much needed housing in the area. The City Council must do its part to stop taking an aggressive stance against the housing providers who provide homes for Hayward's renters.

Please reject the idea of imposing additional rent increase limits. This thinking doesn't help anyone. It hurts both landlords and tenants alike.

Thank you,

Brian Arrasmith
Regional Property Manager
Upside Management Co. Inc.
25000 Mureau Rd.
Calabasas, Ca 91302

From: Britney Gutierrez
Sent: Sunday, November 8, 2020 11:07 AM
To: List-Mayor-Council; Jennifer Ott; Christina Morales
Subject: Reduce Rent Increase Threshold

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

Dear Mayor Halliday and Councilmembers,

I want to see you **vote in support of the staff recommendation** to change the rent increase threshold for rent stabilized units to the Consumer Price Index (CPI).

As this pandemic continues, we are witnessing the impacts of policies that allow landlords to deplete the pockets of tenants year-over-year. Policies that fail to ensure housing maintains affordability result in greater vulnerability when crises occur - whether those crises are global or individual. We are a community in crisis, and we are calling on you to enact long-term changes so that when the next crisis occurs we are individually and collectively better prepared to weather the storm.

Please **support the recommendation** to align rent increases (for multi-family units built before 1979) to inflation (CPI).

Britney Gutierrez
94545



CARENT

CALIFORNIA DEMOCRATIC RENTERS COUNCIL

November 10, 2020

Dear Mayor Halliday and Members of the Hayward City Council,

The California Democratic Renters' Caucus represents the voices of dozens of community organizations and millions of Democratic renters across our golden state.

We write in support of the Homelessness-Housing Task Force (HHTF) recommendation in Item 8: LB-20-049 that changes the rent increase threshold for rent-stabilized units to the Consumer Price Index (CPI), with a ceiling and floor.

As this pandemic continues, it exacerbates a situation in which the cost of rent increases in many cases are outpacing the increase in the take-home salaries of many tenant households. Policies that fail to ensure housing maintains affordability result in greater vulnerability when crises occur - whether those crises are global or individual. As an organization that speaks for a community that increasingly finds itself in crisis, we call on you to enact long-term changes so that when the next crisis occurs we are individually and collectively better prepared to weather the storm.

Please **support the recommendation** to align rent increases (for multi-family units built before 1979) to CPI, including a ceiling and floor, as recommended by the HHTF.

Respectfully,

Igor A. Tregub
Northern California Vice Chair
California Democratic Renters Council



November 9, 2020

RE: 11/10/20 City Council Meeting, Agenda Item No. 8; Lowering the RRSO Rent Increase Threshold

Dear Mayor Halliday and Councilmembers Lamnin, Márquez, Mendall, Salinas, Wahab, and Zermeño:

Centro Legal provides legal services and rental assistance to vulnerable, low-income tenants in Hayward and throughout Alameda County. Many of our Hayward clients are at risk of displacement because of unaffordable rents and are disproportionately Latinx, Black, or people of color. We are writing to urge you to revise the City of Hayward's Residential Rent Stabilization Ordinance to implement a new rent increase threshold using 100% of the annual change in CPI.

Our organization has seen an alarming increase in tenants seeking our services because they have experienced a COVID-19 related loss of income and cannot pay their rent. While these tenants may not be facing eviction today, the future and safety of these families is in jeopardy. When local eviction moratorium protections are lifted, the economy will continue to be devastated and tenants will be expected to pay back over six months of rent. Many tenants are already on the brink of devastation. An additional 5% rent increase will push many families into homelessness. To that end, we ask you to take measures to help prevent these people from heightened risk of displacement and homelessness.

Other East Bay cities have already implemented rent increase thresholds tied to the CPI to combat the issue of rising rent prices and displacement in our communities. Richmond, Berkeley, and Oakland have limited rent increases to the CPI for several years to address the long existing housing crisis in the Bay Area¹. Limiting rent increase thresholds linked to the CPI in the Hayward Residential Rent Stabilization Ordinance is imperative to keep families housed and prevent homelessness in Hayward. Amidst the current growing wealth gap and the financial effects of the pandemic, this change is necessary.

We appreciate the steps that you have taken in the past few years to revise and update Hayward's tenant protection laws. Black, Indigenous, People of Color, LGBTQ, low-income, immigrant, and other Hayward tenants, who are being disproportionately impacted by COVID-19, continue to need your support by preventing tenants from being subjected to 5% rent increases by implementing a new threshold using 100% of the annual change in the CPI.

¹ The yearly increase in Berkeley is set by taking 65% of the Consumer Price Index. This formula was approved by the Berkeley voters in 2004. Oakland adopted the Oakland Rent Adjustment Ordinance in 1980 which limits the annual rent increase based on the regional Consumer Price Index. The maximum allowable annual rent increase in Richmond is the annual percent change in the Consumer Price Index for all Bay Area consumers, which is usually between a 1 % and 3 % increase per year. Richmond adopted this model in 2016.



Thank you for working to uphold Hayward's commitment to keep people housed.

Sincerely,

Monique Berlanga
Tenants' Rights Directing Attorney,
Centro Legal de la Raza

From: Monique Berlanga
Sent: Monday, November 9, 2020 12:38 PM
To: List-Mayor-Council
Cc: Reetu Mody; Carolina Martin Ramos; Samantha Beckett; Christina Morales
Subject: 11/10/20 City Council Meeting, Agenda Item No. 8
Attachments: Lowering the RRSO Rent Increase Threshold.pdf

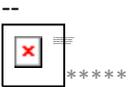
CAUTION:This is an external email. Do not click on links or open attachments unless you know the content is safe.

Dear Mayor Halliday and Councilmembers Lamnin, Márquez, Mendall, Salinas, Wahab, and Zermeño:

Attached, please find a letter from Centro Legal de la Raza urging you to vote yes on agenda item #8 (revising the RRSO to implement a new rent increase threshold using 100% of the annual change in CPI) at tomorrow night's city council meeting. Thank you in advance for your attention to this urgent matter. Please contact us if you have any questions or if we can provide any support in this process.

Sincerely,

Monique Berlanga



CONFIDENTIALITY NOTICE: This message may contain information that is confidential and/or subject to attorney-client privilege. If you are not the addressee or authorized to receive this for the addressee, you must not use, copy or disclose this message (or any information contained herein or attached hereto). If you have received this message in error, please advise the sender immediately by reply e-mail and delete this message.

From: christopher Hu
Sent: Tuesday, November 10, 2020 10:46 AM
To: List-Mayor-Council
Cc: Christopher Hu
Subject: Strong Opposition on "limit rent increases to the Consumer Price Index (inflation) with a ceiling of 5% and a floor of 2%." in Hayward

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

Dear Hayward City Council Members,

I am writing to you strongly oppose the recommendation that limits rent increases to the Consumer Price Index (inflation) with a ceiling of 5% and a floor of 2% in Hayward.

Right now, it is difficult enough not to receive rent from tenants due to COVID, but that it will be impossible to maintain and improve my property if rents are further limited - that this ordinance would condemn Hayward to become a city of run-down, under-maintained properties, as the Council removes the last incentives to bring desperately needed Capital Improvement dollars to Hayward.

Thank you very much for reading this message.

Best Regards,
Christopher

From: Edward Kellar
Sent: Tuesday, November 10, 2020 12:09 PM
To: List-Mayor-Council
Subject: City Council Meeting on Rent Control This Evening

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

Greeting Mayor and Council,

Hopefully you and families are safe and doing well during these very perilous times that we're in. It is all of our hopes, I know, that 2021 will be an easier year for us all!

In reading what was on the agenda for your meeting I was greatly alarmed that this RRSO change in allowable Rent Increases would be done without more discussion. This is a major step that will definitely change the dynamics for our beloved City. I've been involved with Hayward since 1951 and have never seen such a major change that will hurt Hayward.

So far with RRSO we've had a good equilibrium in our City. That will no longer be the case if you enact this major change. But I will tell you that we and other owners of rental complexes are struggling right now in Hayward. We are asking you to help us. The Covid problem we have is major for us owners and all I know. Some of our residents have come down with Covid and we've had to aid these situations. Our complex (Windsor Arms Apts.; 24 Units) and other owners are struggling with slow or no rents and vacancy move outs. We are at the brink of financial ruin!

With the rental problems mentioned above and with many, many of our residents spanning from \$290-\$490 below market rents it will be difficult to survive this RRSO change. We've been very easy on our rents over the years and now are far behind. We are depending on these 5% allowable rent increases to keep our heads above water. These allowable increases are okay with our State and most all other Cities. Why not Hayward?!

There is no doubt that if you pass this RRSO change this evening that complexes will start looking run down (Capital Improvement programs ending) and being able to maintain our rentals will be a challenging problem. There is just not enough capital to go around and operating expenses to maintain our complex in the City keep going up.

Can you help us and other owners? Please do not change this existing RRSO program!!

Thank you very much for listening to me on this perilous issue!! Stay safe and remembering that 2021 will/should be better!!!

Ed Kellar

From: George Syrop
Sent: Monday, November 9, 2020 4:20 PM
To: List-Mayor-Council; Jennifer Ott; Christina Morales
Subject: Agenda Item 8 - Support for Limiting Rent Increases to CPI

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

Dear Mayor Halliday and Councilmembers,

Councilmember Marquez stated during a recent candidate forum that Hayward has seen an 8% increase in renters over the last year. This growth in tenancy is not a result of Hayward's growing population (which has only increased by 0.53% annually), but a symptom of the dire economic circumstances that our neighbors are facing right now. I'm writing to you all today because you are part of a very important handful of people that can actually do something about it.

To my knowledge, our homeless navigation center serves approximately 50 unsheltered neighbors while there are nearly **10 times that amount out on the streets**. As Hayward people float between precarious employment and unemployment, many of us are only one medical bill away from losing everything, which means our unsheltered population will only continue to grow. Part of combatting homelessness is keeping people in their homes, and part of keeping people in their homes means keeping rent costs low. We can achieve that by passing battle-tested policies, such as the staff recommendation to **change the rent increase threshold for rent stabilized units to the Consumer Price Index (CPI)**.

To be clear, creating more paths towards home-ownership is not relevant to this recommendation. Incentivising residents to take on a mortgage while facing precarious employment will solve neither their housing needs or our homelessness crisis in the long-term, but I digress. We can create new avenues for home-ownership *and* keep rent costs low. They are not mutually exclusive ideas, but the absence of home-ownership pathways in our city staff's recommendation is no excuse to postpone tenant protections.

I hope you will join the ranks of progressive cities like Oakland and Berkeley and **seize this opportunity to curb homelessness and improve the lives of renters across Hayward**. Please vote in support of the recommendation to align rent increases (for multi-family units built before 1979) with the Consumer Price Index.

As council members with real legislative power, your decision on Tuesday night has the ability to protect residents from violent evictions, shorter life expectancies, and negative encounters with law enforcement during a pandemic. I believe you all have the moral conscience to look beyond the profits of landlords and do the right thing. The people of Hayward are counting on you.

Sincerely,
George Syrop



November 8, 2020

RE: Residential Rent Stabilization and Tenant Protections: Introduce an Ordinance Amending Chapter 12, Article 1 - Modify the Rent Increase Threshold to the Annual Change in the Consumer Price Index (CPI) with a Maximum and Minimum

Dear Mayor Halliday and City Councilmembers,

We support the staff recommendation to lower the RRSO rent increase threshold to CPI with a 2% minimum and 5% maximum.

Tenants in the East Bay are disproportionately impacted by racial and economic inequality during this pandemic; which has illuminated the issues with allowing rent increases to outpace inflation. Many are experiencing unemployment and struggling to afford basic necessities (such as access to stable housing) in an economic downturn. These downturns are cyclical and must be accounted for in policy planning. **Lowering the rent increase threshold affords tenants a greater opportunity to save money during periods of economic prosperity, which - in turn - helps people weather whatever (individual or global) crises they encounter.**

Over the years we have heard too many stories of tenants being served annual rent increases within the scope of the RRSO, but that inevitably create more rent burdened households. We additionally know overcrowding - which is a public health concern - is becoming a greater issue as families and individuals invite people to share their living space in order to mitigate their own portion of their rent. How do you suppose this impacts the children in these households? You can draw a line from the long-standing rent burdens people experience to the disparate impacts of distance learning during this pandemic. **We ask that the City of Hayward think of the most impacted and ensure - in the long-term - rent increases are more aligned with inflation and the actual income increases of our low-income community members.**

While we recognize that during this time rent for new tenancies may be flat or declining, we insist you consider that **existing tenancies are not being offered lower rents.**

Furthermore, if the City of Hayward truly seeks to increase (and not just advertise) homeownership for tenants, then tenants must have the opportunity to save money. Rent increases tied to CPI would facilitate this opportunity for tenants.



Finally, many Bay Area cities (including Richmond, Oakland, and Berkeley) already use CPI as the benchmark for rent increases, which means this proposal is consistent with what we are seeing throughout the region.

The Hayward Collective has been an advocate for affordable housing and tenants' rights for over three years. **We firmly support the CPI rent increase threshold as a way to support affordable housing in Hayward.** We want our community to not just survive these challenging times, but have long-term policies that ensure people are not priced out of the community in which they live.

Sincerely,
Alicia G. Lawrence
Housing Justice Advocate

From: Jeff Jurow
Sent: Tuesday, November 10, 2020 12:38 PM
To: List-Mayor-Council
Cc: Jennifer Ott; Kelly McAdoo
Subject: Rent Control

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

Council Members,

I'm writing to you as a pissed off property owner that has invested heavily in Hayward. I took one of Hayward's worst properties and turned it into one of it's best. I have saved Hayward tens of thousands of dollars per year in reduced police/fire calls to the property. I've also increased revenues to the City through re-tenanting long vacant merchant spaces by offering incredible deals to merchants in the hope of reshaping the downtown. The thanks I get is a Council that just won't leave us alone with its relentless bashing of people like me that bet on Hayward. I am horrified at the radical positions that this Council has taken and seems to be considering in the future. The message that Hayward voters sent you on November 3rd was pretty clear; Hayward does not want a radical council. However, the message this Council seems to be sending is a message that is anti-business, anti-law & order and anti-investment.

It's appalling that in the midst of the worst conditions for Landlords in memory (perhaps history) that you are considering placing additional caps on a draconian change that you made to a rent control policy that's barely a year old. To propose that Landlords would be prohibited from even keeping up with inflation (not to mention growing operating expenses) is extremely offensive.

Allow me to share a "bad tenant" story with you:

I have a tenant that has vandalized our property on several occasions (captured on video camera) and destroyed historical photos (also captured on video camera) and there is NOTHING we can do about it. The police have been neutered/spayed by you and others so we have no relief there. Your eviction moratorium along with the County's moratorium has provided protection to this tenant. To add insult to injury she hasn't paid rent in months. My question to you is what knee-jerk reaction will you have that will lead to changes to the rent ordinance or the eviction moratorium? After all, you used the worst of the worst landlord examples to approve sweeping changes to rent control so it's only reasonable to expect you'll do the same to protect landlords.

On a side note, there is a drug addict felon named Kevin Coleman that has broken into our property, our residential units and our merchant's units over a half a dozen times within the last two months. The police know who he is and have arrested him but he continues to terrorize my tenants and employees because there is no consequence for his actions. Just last week, he took a giant diarrhea in the common area hallway that our tenants have to walk through on their way to their storage units and the trash room. This is simply not acceptable.



You, the County and the court system have left us utterly defenseless against the worst of our tenants at the worst possible time. If this continues, mass apartment foreclosures are right around the corner.

STOP copying cities like Oakland, San Francisco, Portland and Seattle with the radical policies. They are hardly examples to aspire to these days. There is a healthy amount of hubris and stupidity involved with anyone that would seek to emulate these cities and their tent encampments, open-air drug-dealing, drug use, rising crime, declining property values and FLEEING businesses.

Please do the right thing for Hayward today.

Hayward on!

Jeff Jurow

From: Jeff Syrop
Sent: Monday, November 9, 2020 12:37 PM
To: List-Mayor-Council
Cc: Jennifer Ott; Christina Morales
Subject: recommendation to align rent increases (for multi-family units built before 1979) to inflation (CPI)

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

Dear Mayor Halliday and Councilmembers,

I want to see you vote in support of the staff recommendation to change the rent increase threshold for rent stabilized units to the Consumer Price Index (CPI).

As this pandemic continues, we are witnessing the impacts of policies that allow landlords to deplete the pockets of tenants year-over-year. Policies that fail to ensure housing maintains affordability result in greater vulnerability when crises occur -- whether those crises are global or individual. We are a community in crisis, and we are calling on you to enact long-term changes so that when the next crisis occurs we are individually and collectively better prepared to weather the storm.

Please support the recommendation to align rent increases (for multi-family units built before 1979) to inflation (CPI).

Sincerely,

Jeff Syrop
Retired Technical Writer and English Teacher

From: Jenny
Sent: Tuesday, November 10, 2020 10:59 AM
To: List-Mayor-Council
Subject: Public Comment

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

Dear Mayor Halliday and Councilmembers,

I want to see you vote in support of the staff recommendation to change the rent increase threshold for rent stabilized units to the Consumer Price Index (CPI).

As this pandemic continues, we are witnessing the impacts of policies that allow landlords to deplete the pockets of tenants year-over-year. Policies that fail to ensure housing maintains affordability result in greater vulnerability when crises are global or individual. We are a community in crisis, and we are calling on you to enact long-term changes so that when the next crisis occurs we are individually and collectively better prepared to weather the storm.

Please support the recommendation to align rent increase (for multi-family units built before 1979) to inflation (CPI).

Thank you,
Jenny Tu

From: Jesse Gunn
Sent: Monday, November 9, 2020 12:24 PM
To: List-Mayor-Council; Jennifer Ott; Christina Morales
Subject: Rent stabilization

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

Dear Mayor Halliday and Council Members,

I am writing to relay my personal experiences as a renter here in Hayward. I've shared my story with you all before, about how I was nearly homeless for a year while getting my education. If not for family allowing me to rent a room for my wife and 2 sons, I would have had to quit school. Even then, I'm not sure that I would have found suitable living arrangements while earning minimum wage in Hayward.

I have seen council take the side of landlords and real estate corporations time and time again, and I'm looking for you to do the right thing for our renters.

We all agree that the rent is too high. The staff recommendations for matching rent increase caps with CPI are a good start, to prevent them from going up much higher. But even this is a band-aid on a serious injury. Rejecting this proposal is unthinkable. Allowing rents to continue to outpace the income thresholds of average workers is a recipe for disaster and will lead to the further displacement of people from their homes, from their schools and from their communities.

I want to see you vote in support of the staff recommendation to change the rent increase threshold for rent stabilized units to the Consumer Price Index (CPI).

I've heard many council members speak on behalf of their desire to increase home ownership, and I too see home ownership as a ticket out of poverty. But this will never happen if our renters see their savings continuously stripped away by landlords. Meanwhile, landlords and real estate corporations are raking in immense profits. We have to put renters first. We are in a state of crisis, and this will not be the last one. We have to ensure for the longterm survivability of our workers, during covid19 and beyond.

Please support the recommendation to align rent increases (for multi-family units built before 1979) to inflation (CPI).

Jesse Gunn

Hayward Renter

From: Jessica Marr
Sent: Monday, November 9, 2020 4:40 PM
To: List-Mayor-Council
Subject: Rent Control

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

Hello,

I've lived in Hayward my entire life. I'm a proud Hayward Farmer, Class of 1999. I also coached Track and Field and Cross Country there after college for several years to give back to my community. I love this city!!

I'm also a property manager. I manage units all over the Bay Area and I've seen the effects of rent control first hand. I believe protections are needed but this is the wrong way to do that. You are going to create a bigger problem. Look at Oakland and see if that's a model you want for our city.

Rent control does not resolve the housing crisis, it only amplifies it. You will pit Housing Providers against Residents. You'll put Owners in a position to be forced to evict Residents that they normally wouldn't. The only people rent control is good for is lawyers. We need to work together to resolve these issues and not put all the burden on private landlords to do the job of our government.

Many of my Owners are barely making it after the hit from Covid and all the tenant protections that have been put in place. Don't further cripple housing providers who are needed allies in this housing crisis.

Please vote against further rent controls. The ones you put in place last year are more than sufficient to protect residents.

Thank you

--

Jessica Ardell-Smith

Community Realty Property Management Inc.

From: Joanne
Sent: Tuesday, November 10, 2020 7:23 AM
To: List-Mayor-Council
Subject: Don't do it!

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

The COL limit being considered on rental units will severely limit what landlords will be able to accomplish to maintain and improve housing units in Hayward

Roof replacement, sidewalk maintenance and repairs, sewer line and water line maintenance and landscaping costs all cost real money. Capping rent increases to COL or 5% whichever is less will result in these items being deferred for as long as possible. For the good of all Hayward neighborhoods please do not do this.

Rental units are in all neighborhoods, let's keep landlords able to maintain these homes!

Joanne
Sent from my iPhone

From: Joe Silva
Sent: Tuesday, November 10, 2020 11:26 AM
To: List-Mayor-Council
Cc: Joe Silva
Subject: Rent Stabilization and Tenant Protection Ordinance

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

This email is to voice my opposition to amending the Residential Rent Stabilization and tenant Ordinance. It is impossible to manage a rental property in Hayward when income is restricted to the rate of inflation alone especially in this environment, when not all renters are paying their rent due to Covid. It is difficult enough not to receive rent from tenants due to Covid, but that it will be impossible to maintain and improve our properties if rents are further limited. This ordinance would condemn Hayward to become a city of run-down, under-maintained property as the Council removes the last incentives to bring desperately needed Capital improvement dollars to Hayward. With all the restrictions Hayward places on the landlords, there is no incentive to continue to be a landford in Hayward, when other cities in the bay area do not impose such ordinances.

Please consider the voice of the landlords that take pride in their properties and spend time and money improving these properties or the benefit of the tenants and the City of Hayward.

Sincerely

Joe E. Silva

From: Leyvas, John
Sent: Tuesday, November 10, 2020 1:32 PM
To: List-Mayor-Council
Subject: Rent Cap

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,

I want to thank you for all of your time and efforts.

I am emailing you to share my thoughts on your upcoming vote for a cap on residential rents.

As Landlords, some of us try are very best to provide a safe and nice accommodations for our tenants. With everything happening in our economy and the current pandemic, it is almost impossible to run and manage our building with the current rent. Placing a Cap on rents will place a heavy burden on owners. This burden will hamper our ability to take care of our properties for our residence.

I urge you to vote against a rent Cap.

Thank you,

John H Leyvas, Jr.

NOTICE: This e-mail message and any attachments are intended solely for the use of the intended recipient, and may contain information that is confidential, privileged and exempt from disclosure under applicable law. If you are not the intended recipient, you are not permitted to read, disclose, reproduce, distribute, use or take any action in reliance upon this message and any attachments, and we request that you promptly notify the sender and immediately delete this message and any attachments as well as any copies thereof. Delivery of this message to an unintended recipient is not intended to waive any right or privilege. Newmark Knight Frank is neither qualified nor authorized to give legal or tax advice, and any such advice should be obtained from an appropriate, qualified professional advisor of your own choosing.

From: M C
Sent: Tuesday, November 10, 2020 6:35 AM
To: List-Mayor-Council
Subject: Hayward rent

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

Why are you handcuffing our hands? We try to make a living also.

Sent from my iPhone

From: Maherah Silmi
Sent: Tuesday, November 10, 2020 10:06 AM
To: List-Mayor-Council
Subject: Rent caps vote

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

Good morning -

I manage rental properties in Hayward and understand there is a vote to further limit rent increases. As a manager that is seeing many owners struggle because their tenants are not paying rent, this would further the downward spiral. As it is, with Covid, owners are struggling to maintain their properties due to lack of income. Voting in this limit would further cripple the homeowners and they will not be able to maintain their rental properties. This will cause foreclosures and many other issues that will have a negative effect on the city. I urge you to vote against it.

Regards -

Maherah Silmi, REALTOR®
Community Realty Property Management, Inc

Do you know anyone looking to buy or sell real estate? Referrals are always welcome!

From: Caesar Cataldo
Sent: Tuesday, November 10, 2020 10:37 AM
To: List-Mayor-Council
Subject: Request from landlord

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

I want to object to the 5% cap on Hayward rents. I will not be able to continue in business with losses incurred due to the Covid crisis with rent caps now being requested by you. Late rents and general maintenance along with constant city demands make it extremely difficult to Stay in Business. I strongly object.

Thank you.

Margaret Cataldo.

Sent from my iPad

From: Mark Halfon
Sent: Tuesday, November 10, 2020 1:45 PM
To: List-Mayor-Council
Subject: RRSO - Request to Vote No to Additional restrictions

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

I own and manage 7 rental units in Hayward and urge the council to vote NO on the proposal to further limit rent increases.

- Real inflation on costs is running much higher than the published statistics.
- We are now not considering Hayward properties for future investment due to the anti-landlord bias the city is showing (vs. a fair balance).
- Many properties have long term tenants that are so far below market on their rent that there is no chance to get the rents to a market level in a reasonable timeframe. This impacts the market, future sales and prices for rental buildings in Hayward
- Hayward is seeing less investment. Buildings will not be improved on as they normally would directly due to rent controls that unfairly lock certain tenants at sometimes ridiculous rent levels and create artificial issues between tenants and landlords
- Look at the unintended consequences these ordinances force on both parties. Tenants can't move, landlords can't invest.

We are always fair to our tenants. There are plenty of safeguards to aid disadvantaged renters. The rent controls impact real decisions and will hurt Hayward in the long term.

Please vote no on creating more restrictions on the free market. Please realize the long term impacts of the Residential Rent Stabilization and Tenant Protection Ordinance (RRSO) will mean lots of deferred maintenance, tenants stuck in their rental and a lack of future improvements on all Hayward housing.

Best regards,
Mark Halfon
(Hayward investor, previous resident and Cal State East Bay graduate)

From: Mary Jardin
Sent: Tuesday, November 10, 2020 1:20 PM
To: List-Mayor-Council
Subject: Amendment of RRSO

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

I am writing you to express my opposition to amend the RRSO as it pertains to limiting rent increases to the Consumer Price Index. It is impossible to manage a rental property when income is restricted to the rate of inflation. It is difficult enough not to receive rent from tenants due to COVID, but it will be impossible to maintain and improve our properties if rents are further limited - this ordinance would condemn Hayward to become a city of run-down, under-maintained properties, as the Council removes the last incentives to bring desperately needed Capital Improvement dollars to Hayward. We will be considering (forced) selling our rental property if any further increase in restrictive, anti-landlord legislation is passed.

From: megan Norwood
Sent: Tuesday, November 10, 2020 9:09 AM
To: List-Mayor-Council
Subject: Proposed amendment of the Residential Rent Stabilization and Tenant Protection Ordinance (RRSO)

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

Dear Hayward City Council Members,

I hope this email finds you well.

I am a former Hayward resident, and a current landlord for a Hayward residential property for the past 8 years. I understand there is a item on tonight's City Council meeting to amend the Residential Rent Stabilization and Tenant Protection Ordinance (RRSO), to accept a recommendation that limits rent increases to the Consumer Price Index (inflation) with a ceiling of 5% and a floor of 2%.

COVID-19 has impacted everyone in different ways. For myself and my husband, it led to him being laid off from his job, and being forced to file for unemployment, making me the sole breadwinner for our family for many months. Shortly after my husband was unemployed, we lost our renters for our property, which we relied on for income.

It is difficult enough not to receive rent from tenants due to COVID-19, but please know that I feel it will be impossible to maintain and improve my property if Hayward rents are further limited. I believe this ordinance would condemn Hayward to become a city of run-down, under-maintained properties, as the City Council removes the last incentives to bring desperately needed Capital Improvement dollars to the City of Hayward. If this passes, I will definitely consider selling my rental property because of the further increase in restrictive, anti-landlord legislation in Hayward.

Thank you for your time and consideration.

Best,
Megan Padilla

From: Maria y Miguel Alegria
Sent: Monday, November 9, 2020 9:41 PM
To: List-Mayor-Council
Subject: November 10,2020 City Council Meeting

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

Dear City Council,

My husband and I have one rental property in the City of Hayward. We have follow the recommendations from the Hayward Housing Department regarding the RRSO.

Due to Covid-19 we have not been able to collect rent in the amount of \$10,050. That causes a big impact on our budget, because the uncertainty of the situation and we cannot pressure our tenants, nor we want to do that. It is almost impossible to offer a decent place to leave, when income is restricted to the rate of inflation. We ask the city council to please be sensitive with Hayward Housing Providers, and stop removing the only incentives that help us keep up with maintenance, taxes, fees etc.

Thanks for considering our petition.

Sincerely,

Miguel and Maria Alegria

From: Mo Kim
Sent: Monday, November 9, 2020 11:20 AM
To: List-Mayor-Council; Jennifer Ott; Christina Morales
Subject: Hayward resident in support of rent control

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

Dear Mayor Halliday and Councilmembers,

I write to you as a proud member of the Hayward community (since 2018) and one of the many public school teachers working to educate our community's students. I have been very lucky with my current living situation: I pay \$1600 a month for a one-bedroom apartment, and I have been able to make it work on a teacher's salary with some sacrifices. That being said, I'm worried because the California dream is growing further and further out of reach for many of my co-workers and many of my students' families. I love Hayward because of the incredible people I've met here - people who hail from all kinds of backgrounds - and I want us all, rich or poor, to have a place in its future. **This is why I urge you all to vote in support of the staff recommendation to change the rent increase threshold for rent stabilized units to the Consumer Price Index (CPI).**

As the COVID-19 pandemic continues, we are seeing in real time the impacts of policies that allow landlords to deplete the pockets of tenants year-over-year. Policies that fail to ensure housing remains affordable result in greater vulnerability when crises occur - whether those crises are global or individual. I myself have seen the impact of housing on some of the people I love most: my colleagues and students. I've had to say good-bye to some of the **best** teachers on campus - some of the people who mentored me and made me the educator I am today - simply because they couldn't afford to live in the very community they served. I've had to see some of my students move out of the Bay, leaving the school that has become home over the last two years. Even now, many of my colleagues and students have been hit hard by this pandemic and are now scrambling to make ends meet, whether by taking on second jobs, living with relatives/roommates, or looking at the possibility of leaving Hayward entirely. We are a community in crisis, and we are calling on you to enact long-term changes so that when the next crisis hits Hayward, our community will be better prepared to weather the storm.

Please support the recommendation to align rent increases (for multi-family units built before 1979) to inflation (CPI). I appreciate your time and look forward to seeing you all advocate on behalf of our community.

Warmly,
Mo Kim

--

Mo Kim
Leadership Public Schools
Pronouns: they or he

From: monzella curtis
Sent: Sunday, November 8, 2020 2:53 PM
To: List-Mayor-Council
Subject: call To Action: Reduce Rent Increase Threshold

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

From: Monzella, (Hayward Collective)
To: List-Mayor & Council Members
I Moved Into Aloha Apartment In 2003, I Worked Paramedic Until 2016, When I Injured My Back At Work I Had Back Surgery In 2019, **Drawing Disability Is Not A Lot Of Money Each Month, I am Struggling To Stay Here, 5% Increase Does Not Seem Like A Lot, But For People That's On Low Income, 5% Increase Is A Lot,** Aloha, Was A Great Place To Live, Until New Management Took Over In 2017, Aloha Apartment Was For Low Rent Income Tenants, **Most Of The People That I Knew That Was Living Here Are Gone,** The **New People That Move In Here Stay From 6 months to 1year, and Move Out,** **If The Increase was 1.25%, At Least It Would Be A Little More Comfortable In Paying Rent,**
If The Council Is Serious In Helping, Myself And Other Low- Income Tenants, I Know Myself And Other Tenants Would Be Very Appreciated,

Thanks For Listening
Monzella

From: Navpreet Khabra
Sent: Tuesday, November 10, 2020 2:20 AM
To: List-Mayor-Council
Subject: Public Comment: rent increase threshold related to CPI

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

Dear Mayor Halliday and Councilmembers,

Hope this email finds you well despite these troubling times.

I would like to support the call of action by the Hayward Collective regarding the lowering of the threshold for rent increase to the Consumer Price Index (CPI).

As I grew up in Hayward, I struggle to wonder if I can have an adult life here. It is unreasonable to expect young professionals and lifelong residents such as myself to be able to afford the rising rents especially amongst a pandemic. While I am currently unable to afford rent in Hayward, I live with my parents and siblings as I try to afford living in the Bay Area. My quality of life and ability to give back to the Hayward community would greatly be enhanced if I had the ability to be able to afford rent in a building built before 1979. I wouldn't be able to afford housing in a new building, let alone an older one. This staff recommendation would be one of many necessary steps to enhance and expand tenant protections within Hayward, CA.

I understand the need to balance out interested parties as the city makes its decisions that impact Hayward, CA. However I believe aligning rent increase to inflation (CPI) would not take away from the development of new units or the housing market in Hayward, CA. I hope it would be able to allow local residents to save up and be able to purchase a home in our city.

Thank you,

Navpreet Khabra

From: rajendra nath
Sent: Tuesday, November 10, 2020 10:07 AM
To: List-Mayor-Council
Subject: RE: Hayward Rent Cap

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

Dear Council Members,

I strongly oppose this new proposal. We owners are already suffering from loss of rent and with the rent cap it will be very difficult to maintain our properties.

There are people who are not affected by the COIVD-19 but taking a huge advantage of the flowed system.

Please do not kill the investments and rental market in our beloved City of Hayward.

Thank you.

Rajen.

From: Rhasaan Sherrill
Sent: Tuesday, November 10, 2020 10:32 AM
To: List-Mayor-Council
Cc: Jennifer Ott; christina.morales@hayard-ca.gov
Subject: Call to Action: Reduce Rent Increase Threshold

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

Mayor Halliday and Councilmembers,

My name is Rhasaan Sherrill and my husband and I are approaching 1 year anniversary of living in Hayward after moving from Los Angeles. While we love the community, the pandemic has caused quite a bit of job instability in our household as well as our neighbors, which may take years to recoup from.

I want to see you **vote in support of the staff recommendation** to change the rent increase threshold for rent stabilized units to the Consumer Price Index (CPI).

As this pandemic continues, we are witnessing the impacts of policies that allow landlords to deplete the pockets of tenants year-over-year. Policies that fail to ensure housing maintains affordability result in greater vulnerability when crises occur - whether those crises are global or individual. We are a community in crisis, and we are calling on you to enact long-term changes so that when the next crisis occurs we are individually and collectively better prepared to weather the storm.

Please **support the recommendation** to align rent increases (for multi-family units built before 1979) to inflation (CPI).

Thank you,
Rhasaan Sherrill

From: RISE Coalition
Sent: Tuesday, November 10, 2020 12:04 PM
To: List-Mayor-Council; Christina Morales; Jennifer Ott
Cc: thecollective@thehaywardcollective.com; Alicia Lawrence
Subject: Letter of Support for the Hayward Collective's Call for a Rent Increase Threshold tied to CPI

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

Dear Mayor Halliday and Councilmembers,

RISE Coalition is a group of tenants and organizations in Southern Alameda County. Our members lived, worked, or studied in the neighbouring cities of Hayward, Union City, Fremont, and Newark. In order to ensure the affordability of Southern Alameda County, each city government must do their part to ensure that affordable housing is possible. We must work together to ensure that our community members stay in their neighborhoods and enjoy being a member of our communities. Preventing displacement in Hayward increases community stability across the region. As a result, RISE Coalition supports the Hayward Collective's call for a rent increase threshold tied to CPI. They have been consistently advocated over the last 3 years as they developed basic tenant protections which will benefit all of the Southern Alameda County. The Bay Area is dealing with a housing crisis and as the pandemic worsens, we must ensure that the voices of those who live here are not forgotten.

Thank you,

Navpreet Khabra, Community Organizer

RISE Coalition

From: Sally Mao
Sent: Monday, November 9, 2020 9:36 PM
To: List-Mayor-Council
Subject: Rent capped at 2% for 2021

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

Dear Hayward Council members:

I am writing this as a Hayward landlord of over 20 years. When I heard that you will be voting to cap rents at just 2% for 2021, I have to urge you strongly to vote no. If rents are capped even further, I will have too many losses to continue doing business in Hayward. Between tenants losing their income and not being able to pay rent, Covid, the harsh rent control environment in Hayward and nuisance fees you tax on Hayward landlords, passage of this 2% cap would be the last straw. I will be forced to sell and get out of the Hayward rental market. Please vote No.

Thank you,

Sally Mao

Sent from my iPhone

From: randy
Sent: Monday, November 9, 2020 8:41 PM
To: List-Mayor-Council
Subject: rent control in Hayward

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

I am a small property owner that has worked very hard for myself and my family and came across a property in Hayward 20 years ago and it has 9 units on it. I have been a good landlord and never had a complaint in 20 years.

My family is far from rich as I am portrayed as a "Rich Landlord" and am struggling like a lot are right now. Tenants are behind in rent but I am still forced to pay my mortgage.

To reduce our families only income to a 2% increase a year is unfair and unconstitutional.

I never heard anyone saying anything when my property value went down by more than half back in 2008. I took a risk when I bought the place and nobody else hands money out to me when a tenant wears down my unit after living there for a short period of time.

Would it be okay to ask Safeway to discount their milk at the grocery store even though they have a cost of getting the gallon of milk. This may not be a good example but what you are doing in Hayward will only make any businesses move out and you are forcing us to sell our property.

If I was a city council employee and was asked to reduce my income as you are asking me to do how would you feel... this is my job and my income. Should I have been a truck driver instead...maybe work at store. Why punish us for buying a rental unit...

It only reduces the value of properties in Hayward. It makes it a place that no one with any sense would want to be a landlord.

I have had tenants for over 15 years at my units and was forced to increase their rents only because of last years rent control for fear of never being able to raise the rates and now knowing something so radical as this could pass with no voice from anyone other than Hayward politicians that are ruining the city.

I see homeless walking around the streets and nothing is being done but yet you want to destroy a small families only source of income. Makes no sense other than a political agenda.

The current 5% rent increase is fair and lowering to a 2% is not fair. You know the CPI has been very low and saying we can raise it to the cost of living is as you know not how it works. A landlord cost or when someone doesn't pay the rent is a lot more than a 2% increase. You cant paint a bedroom for a 2% a year increase. Its like you want all the units to be run down and hand them over to the homeless or make sure landlords don't have enough money to up keep their properties. Either that or you want us to sell so you can get a transfer tax and higher taxes for the county.

Run us all out of California.

Please do not allow this to happen.

I will and other will be forced to sell and move...

Signed
Small Hayward landlord

From: Suki Sangha
Sent: Monday, November 9, 2020 9:14 PM
To: List-Mayor-Council
Subject: RRSO

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

Dear Sir/Madam,

My wife and I are landlords of a small 5 unit complex in the city of Hayward. We are just getting by since during covid not everyone's able to pay their full rent. Now we hear about further restrictions may be applied to any future rent increases. We have owned and managed this complex since 2005 and have extensively remodeled and upgraded all units since then, the last one is being remodeled now. The cost of remodeling has increased tremendously in the last 15 years. Our exterior repairs were put on hold due to economic uncertainty caused by Covid and not able to collect 100 percent of rents. We feel with the new ordinance that may be put in place by city council tomorrow, we will not be able to afford any new renovations since our rent revenue will be tremendously affected. We firmly believe rents should be dictated by market competition to allow landlords to upgrade their buildings and in turn tenants renting upgraded homes will have better standard of living.

Please think how you may inadvertently do more harm to the tenants by forcing them to live in substandard homes. Please do not help put this ordinance in place.

Sincerely,

Suki Sangha

From: Sushil Shukla

Sent: Tuesday, November 10, 2020 7:58 AM

To: List-Mayor-Council <List-Mayor-Council@hayward-ca.gov>

Subject: Please vote NO to 2% rent cap Amendment to Hayward RRSO

I own two small apartment buildings in Hayward. I ask you to not pass 2% rent cap amendment to RRSO. It is already hard to maintain rental property in Hayward. This amendment will make it almost impossible. Also consider this from city point of view that this could make Hayward city of run-down, under-maintained properties.

So please do right thing for Hayward and vote NO to this change

Thanks

Sushil Shukla

From: Suresh Patel
Sent: Monday, November 9, 2020 7:34 PM
To: List-Mayor-Council
Subject: Rent raise limitations

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

Dear Mayor and Council Members:

We strongly urge you not to pass this bill that limits rent increases. As it is, we have the 5% cap on increases. Anything lower would be disastrous for owners of small properties. Right now under COVID about 25% of the tenants are in arrears. This loss of income and additional restrictions would greatly affect our ability to maintain the property in good condition.

I would not be opposed to this if you can also tell and put the same restrictions on the 'other side' - I. E. The city in limiting their increases of water rates, garbage company in limiting their raises to 2 and 5%, and material suppliers, plumbers and contractors and others we deal with to similar limits. That way we would know what our costs are and would be able to live with lower income.

Some owners, I know, are getting frustrated with all these regulations and restrictions, and feeling helpless that their voice isn't being heard by their representatives and are ready to throw in the towel and sell their properties.

Lastly, I urge you again to consider not passing this to prevent Hayward from becoming a city of rundown properties and tenants living in such properties and driving investment to other cities and away from Hayward.

Thank you for your time.

Suresh

From: Tony Torres
Sent: Monday, November 9, 2020 4:45 PM
To: List-Mayor-Council
Cc: Tony Torres
Subject: Opposition to Proposal to limit rent increases to CPI

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

Dear City council ,
I express my opposition to the proposal to amend the RRSO to limit the amount a landlord can increase to the Consumer Price Index, and urge you to consider the implication that such position will have on the affordability,availability and upkeep of the housing stock in the city of Hayward if such measures where to take place.

Sincerely,

Tony Torres

From: Vanessa Cuellar
Sent: Tuesday, November 10, 2020 2:25 PM
To: List-Mayor-Council
Subject: CPI recommendation

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

Dear Mayor Halliday and Councilmembers,

I do not rent and don't dream of renting because I know from many friends and family, everything is outrageously expensive. Even with the pandemic driving many people out of the Bay Area, rent prices were so high that even a 15% drop didn't seem to make much of a difference. While I myself am not a tenant, I was very astonished to see how little to not tenant protection there is here in Hayward. It is your job and duty to creatively adapt to our ever changing society that often leaves the middle and lower class behind and vulnerable.

I want to see you **vote in support of the staff recommendation** to change the rent increase threshold for rent stabilized units to the Consumer Price Index (CPI).

As this pandemic continues, we are witnessing the impacts of policies that allow landlords to deplete the pockets of tenants year-over-year. Policies that fail to ensure housing maintains affordability result in greater vulnerability when crises occur - whether those crises are global or individual. We are a community in crisis, and we are calling on you to enact long-term changes so that when the next crisis occurs we are individually and collectively better prepared to weather the storm.

Please **support the recommendation** to align rent increases (for multi-family units built before 1979) to inflation (CPI). NM.

- Vanessa Cuellar

From: Zachariah Oquenda
Sent: Tuesday, November 10, 2020 8:46 PM
To: List-Mayor-Council <List-Mayor-Council@hayward-ca.gov>
Subject: Follow-Up - Add'l Surgical RRSO Amendment - Late Payment Fees

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

Hello Mayor and Council,

After re-reading the RRSO, I revisited a provision in the ordinance that I thought was worth raising in this conversation of RRSO updates. I want to ask Council and staff to consider including another small revision when this Amendment comes up for Second Reading.

SEC. 12-1.05 (c)(3) - Late Payment Fees

It reads,

“No Landlord shall charge a Tenant a fee for late payment of Rent exceeding a total of five percent (5%) of the monthly Rent for each payment of Rent that is three (3) or more days late.”

I request Council and staff consider the effects of reducing this 5% late-payment-fee cap to just 1%. My understanding of this fee is it is essentially an incentive to ensure tenants pay rent responsibly on time. Such an incentive makes sense, but it should be reasonable. This 5% cap on late-payment fees seems to me to be an arbitrary punishment for a family that may be struggling to make rent on any given month.

For someone paying \$2000 in rent, that's the difference between paying \$100 (5%) or \$20 (1%) on any given month. As you all know, for a working family, \$80 a month is food, it is diapers, it is prescription medications, it is gas money.

Thanks in advance,
Zachariah

Zachariah Oquenda, JD, MPP
he/him/his
Berkeley Law Public Interest Legal-Policy Fellow
Root & Rebound | www.rootandrebound.org

“When we give cheerfully and accept gratefully, everyone is blessed.”
— Maya Angelou

ITEM #9 LB 20-054

**East Bay Community Energy: Provide
East Bay Community Energy with a
Ranking of Preferred Default
Electricity Products**

**(Report from Director of
Public Works Ameri)**

PUBLIC COMMENT

From: Cynthia Landry
Sent: Friday, November 6, 2020 8:33 PM
To: Miriam Lens
Cc: Jessica Tovar
Subject: SEIU resolution on EBCE and inclusion of nuclear energy in energy portfolio

Hello Ms Lens, Please forward to your Council for inclusion in their packet SEIU Local 1021 resolution opposing the inclusion of nuclear energy in the EBCE energy portfolio for 2021. This resolution was also forwarded to all EBCE JPA board members at their last meeting on Oct 21st. SEIU Local 1021 represents 15,000 union members and their families in the East Bay. Please feel free to contact me below if you have any questions.

Cynthia Landry
Retirement Security Committee Chair
[SEIU Local 1021](#)

From: Luiz Cardoso
Sent: Monday, November 9, 2020 9:43 PM
To: List-Mayor-Council
Subject: November 10th Agenda item #9

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

Hello,

I am a business owner in the city of Hayward and I support the East Bay Clean Power Alliance's call to keep East Bay Community Energy completely nuclear free and focused on true clean energy investments.

Thank you.

Luiz Fernando Cardoso

From: Clydell Peairs ([REDACTED])
Sent: Sunday, November 8, 2020 12:46 AM
To: Erik Pearson <Erik.Pearson@hayward-ca.gov>
Subject: Reject Nuclear

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

Dear Hayward City Environmental Service Manager,

Jah Bless

I urge you to keep East Bay Community Energy (EBCE) completely nuclear free and focus on true clean energy investments.

Although nuclear plants have been in operation for less than 60 years, we now have seen three serious disasters. Tragically, it took a horrific disaster in Japan to remind the world that none of the fundamental problems with nuclear power have ever been addressed. Besides reactor safety, both nuclear proliferation and the required long-term storage of nuclear waste (which remains lethal for more than 100,000 years) make nuclear power a uniquely dangerous energy technology for humanity. ?

Nuclear is no solution to climate change and every dollar spent on nuclear is one less dollar spent on truly safe, affordable and renewable energy sources. ?

Help us work to phase out nuclear as quickly as possible.

Sincerely,

Clydell Peairs
[REDACTED]
Hayward, CA 94544
[REDACTED]

From: Dennis Dougherty
Sent: Tuesday, November 10, 2020 2:45 PM
To: List-Mayor-Council <List-Mayor-Council@hayward-ca.gov>
Subject: Reject Nuclear

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

Dear Hayward City Council,

I urge you to keep East Bay Community Energy (EBCE) completely nuclear free and focus on true clean energy investments.

Although nuclear plants have been in operation for less than 60 years, we now have seen three serious disasters. Tragically, it took a horrific disaster in Japan to remind the world that none of the fundamental problems with nuclear power have ever been addressed. Besides reactor safety, both nuclear proliferation and the required long-term storage of nuclear waste (which remains lethal for more than 100,000 years) make nuclear power a uniquely dangerous energy technology for humanity. ?

Nuclear is no solution to climate change and every dollar spent on nuclear is one less dollar spent on truly safe, affordable and renewable energy sources. ?

Help us work to phase out nuclear as quickly as possible.

Sincerely,

Dennis Dougherty

San Rafael, CA 94903

From: Ernest Pacheco ([REDACTED])
Sent: Sunday, November 8, 2020 4:06 PM
To: Erik Pearson <Erik.Pearson@hayward-ca.gov>
Subject: Reject Nuclear

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

Dear Hayward City Environmental Service Manager,

Diablo Canyon's recent and still ongoing unexpected emergency shut down of Reactor Unit 2 due to yet another major equipment failure drives home the risk to Hayward of accepting any nuclear allocation from Diablo Canyon.

I urge you to keep East Bay Community Energy (EBCE) completely nuclear free and focus on true clean energy investments.

Although nuclear plants have been in operation for less than 60 years, we now have seen three serious disasters. Tragically, it took a horrific disaster in Japan to remind the world that none of the fundamental problems with nuclear power have ever been addressed. Besides reactor safety, both nuclear proliferation and the required long-term storage of nuclear waste (which remains lethal for more than 100,000 years) make nuclear power a uniquely dangerous energy technology for humanity. ?

Nuclear is no solution to climate change and every dollar spent on nuclear is one less dollar spent on truly safe, affordable and renewable energy sources. ?

Help us work to phase out nuclear as quickly as possible.

Sincerely,

Ernest Pacheco
[REDACTED]
Hayward, CA 94544
[REDACTED]

From: Fred Morrison ([REDACTED])
Sent: Friday, November 6, 2020 10:11 PM
To: Erik Pearson <Erik.Pearson@hayward-ca.gov>
Subject: Reject Nuclear

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

Dear Hayward City Environmental Service Manager,

I urge you to keep East Bay Community Energy (EBCE) completely nuclear free and focus on true clean energy investments.

Although nuclear plants have been in operation for less than 60 years, we now have seen three serious disasters. Tragically, it took a horrific disaster in Japan to remind the world that none of the fundamental problems with nuclear power have ever been addressed. Besides reactor safety, both nuclear proliferation and the required long-term storage of nuclear waste (which remains lethal for more than 100,000 years) make nuclear power a uniquely dangerous energy technology for humanity. ?

Nuclear is no solution to climate change and every dollar spent on nuclear is one less dollar spent on truly safe, affordable and renewable energy sources. ?

Help us work to phase out nuclear as quickly as possible.

Sincerely,

Fred Morrison
[REDACTED]
Hayward, CA 94544
[REDACTED]

From: Glenn Kirby ([REDACTED])
Sent: Friday, November 6, 2020 5:27 PM
To: Erik Pearson
Subject: Reject Nuclear

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

Dear Hayward City Environmental Service Manager,

I was involved in the original campaign to make Hayward a Nuclear Free Zone in the 1980's. I am proud to live in a city that took the lead on this important issue so many years ago. I recall clearly that this was not just about weapons of war but about all forms of nuclear production and transportation of nuclear fuels. I urge the City to remain Nuclear-Free and to stand with the EBCE Board in rejecting this extortion by PGandE to force CCA's in California to accept Nuclear as a part of their power mix.

I urge you to keep East Bay Community Energy (EBCE) completely nuclear free and focus on true clean energy investments.

Although nuclear plants have been in operation for less than 60 years, we now have seen three serious disasters. Tragically, it took a horrific disaster in Japan to remind the world that none of the fundamental problems with nuclear power have ever been addressed. Besides reactor safety, both nuclear proliferation and the required long-term storage of nuclear waste (which remains lethal for more than 100,000 years) make nuclear power a uniquely dangerous energy technology for humanity. ?

Nuclear is no solution to climate change and every dollar spent on nuclear is one less dollar spent on truly safe, affordable and renewable energy sources. ?

Help us work to phase out nuclear as quickly as possible.

Sincerely,

Glenn Kirby
[REDACTED]
Hayward, CA 94544
[REDACTED]

From: Jean Banks ([REDACTED])
Sent: Friday, November 6, 2020 7:02 PM
To: Erik Pearson
Subject: Reject Nuclear

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

Dear Hayward City Environmental Service Manager,

Wind and solar are a much safer and climate friendly.

I urge you to keep East Bay Community Energy (EBCE) completely nuclear free and focus on true clean energy investments.

Although nuclear plants have been in operation for less than 60 years, we now have seen three serious disasters. Tragically, it took a horrific disaster in Japan to remind the world that none of the fundamental problems with nuclear power have ever been addressed. Besides reactor safety, both nuclear proliferation and the required long-term storage of nuclear waste (which remains lethal for more than 100,000 years) make nuclear power a uniquely dangerous energy technology for humanity. ?

Nuclear is no solution to climate change and every dollar spent on nuclear is one less dollar spent on truly safe, affordable and renewable energy sources. ?

Help us work to phase out nuclear as quickly as possible.

Sincerely,

Jean Banks
[REDACTED]
Hayward, CA 94544

[REDACTED]

From: Josephine Soublet ([REDACTED])
Sent: Saturday, November 7, 2020 1:19 AM
To: Erik Pearson <Erik.Pearson@hayward-ca.gov>
Subject: Reject Nuclear

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

Dear Hayward City Environmental Service Manager,

When I think "renewable energy" I think wind and solar, NOT nuclear!

I urge you to keep East Bay Community Energy (EBCE) completely nuclear free and focus on true clean energy investments.

Although nuclear plants have been in operation for less than 60 years, we now have seen three serious disasters. Tragically, it took a horrific disaster in Japan to remind the world that none of the fundamental problems with nuclear power have ever been addressed. Besides reactor safety, both nuclear proliferation and the required long-term storage of nuclear waste (which remains lethal for more than 100,000 years) make nuclear power a uniquely dangerous energy technology for humanity. ?

Nuclear is no solution to climate change and every dollar spent on nuclear is one less dollar spent on truly safe, affordable and renewable energy sources. ?

Help us work to phase out nuclear as quickly as possible.

Sincerely,

Josephine Soublet
[REDACTED]
Hayward, CA 94545

[REDACTED]

From: Judy Trahan ([REDACTED])
Sent: Friday, November 6, 2020 7:27 PM
To: Erik Pearson <Erik.Pearson@hayward-ca.gov>
Subject: Reject Nuclear

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

Dear Hayward City Environmental Service Manager,

I urge you to keep East Bay Community Energy (EBCE) completely nuclear free and focus on true clean energy investments.

Although nuclear plants have been in operation for less than 60 years, we now have seen three serious disasters. Tragically, it took a horrific disaster in Japan to remind the world that none of the fundamental problems with nuclear power have ever been addressed. Besides reactor safety, both nuclear proliferation and the required long-term storage of nuclear waste (which remains lethal for more than 100,000 years) make nuclear power a uniquely dangerous energy technology for humanity. ?

Nuclear is no solution to climate change and every dollar spent on nuclear is one less dollar spent on truly safe, affordable and renewable energy sources. ?

Help us work to phase out nuclear as quickly as possible.

Sincerely,

Judy Trahan
[REDACTED]
Hayward, CA 94544
[REDACTED]

From: Kelly Andrada ([REDACTED])
Sent: Friday, November 6, 2020 4:31 PM
To: Erik Pearson <Erik.Pearson@hayward-ca.gov>
Subject: Reject Nuclear

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

Dear Hayward City Environmental Service Manager,

Hayward doesn't need any more problems. How dare you put our citizens at risk for your own greed!!
LET'S GET IT TOGETHER!

I urge you to keep East Bay Community Energy (EBCE) completely nuclear free and focus on true clean energy investments.

Although nuclear plants have been in operation for less than 60 years, we now have seen three serious disasters. Tragically, it took a horrific disaster in Japan to remind the world that none of the fundamental problems with nuclear power have ever been addressed. Besides reactor safety, both nuclear proliferation and the required long-term storage of nuclear waste (which remains lethal for more than 100,000 years) make nuclear power a uniquely dangerous energy technology for humanity. ?

Nuclear is no solution to climate change and every dollar spent on nuclear is one less dollar spent on truly safe, affordable and renewable energy sources. ?

Help us work to phase out nuclear as quickly as possible.

Sincerely,

Kelly Andrada
[REDACTED]

Hayward, CA 94544
[REDACTED]

From: Lexi Oliva ([REDACTED])
Sent: Friday, November 6, 2020 11:46 PM
To: Erik Pearson <Erik.Pearson@hayward-ca.gov>
Subject: Reject Nuclear

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

Dear Hayward City Environmental Service Manager,

I urge you to keep East Bay Community Energy (EBCE) completely nuclear free and focus on true clean energy investments.

Although nuclear plants have been in operation for less than 60 years, we now have seen three serious disasters. Tragically, it took a horrific disaster in Japan to remind the world that none of the fundamental problems with nuclear power have ever been addressed. Besides reactor safety, both nuclear proliferation and the required long-term storage of nuclear waste (which remains lethal for more than 100,000 years) make nuclear power a uniquely dangerous energy technology for humanity. ?

Nuclear is no solution to climate change and every dollar spent on nuclear is one less dollar spent on truly safe, affordable and renewable energy sources. ?

Help us work to phase out nuclear as quickly as possible.

Sincerely,

Lexi Oliva

[REDACTED]

Hayward, CA 94545

[REDACTED]

From: Mary West ([REDACTED])
To: Erik Pearson <Erik.Pearson@hayward-ca.gov>
Subject: Reject Nuclear

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

Dear Hayward City Environmental Service Manager,

I urge you to keep East Bay Community Energy (EBCE) completely nuclear free and focus on true clean energy investments.

Although nuclear plants have been in operation for less than 60 years, we now have seen three serious disasters. Tragically, it took a horrific disaster in Japan to remind the world that none of the fundamental problems with nuclear power have ever been addressed. Besides reactor safety, both nuclear proliferation and the required long-term storage of nuclear waste (which remains lethal for more than 100,000 years) make nuclear power a uniquely dangerous energy technology for humanity. ?

Nuclear is no solution to climate change and every dollar spent on nuclear is one less dollar spent on truly safe, affordable and renewable energy sources. ?

Help us work to phase out nuclear as quickly as possible.

Sincerely,

Mary West

[REDACTED]

Hayward, CA 94545

[REDACTED]t

From: Melodye Khattak ([REDACTED])
Sent: Friday, November 6, 2020 11:39 PM
To: Erik Pearson <Erik.Pearson@hayward-ca.gov>
Subject: Reject Nuclear

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

Dear Hayward City Environmental Service Manager,

I urge you to keep East Bay Community Energy (EBCE) completely nuclear free and focus on true clean energy investments.

Although nuclear plants have been in operation for less than 60 years, we now have seen three serious disasters. Tragically, it took a horrific disaster in Japan to remind the world that none of the fundamental problems with nuclear power have ever been addressed. Besides reactor safety, both nuclear proliferation and the required long-term storage of nuclear waste (which remains lethal for more than 100,000 years) make nuclear power a uniquely dangerous energy technology for humanity. ?

Nuclear is no solution to climate change and every dollar spent on nuclear is one less dollar spent on truly safe, affordable and renewable energy sources. ?

Help us work to phase out nuclear as quickly as possible.

Sincerely,

Melodye Khattak
[REDACTED]
Fremont, CA 94536
[REDACTED]

From: Kelly Andrada ([REDACTED])
Sent: Friday, November 6, 2020 4:31 PM
To: Erik Pearson <Erik.Pearson@hayward-ca.gov>
Subject: Reject Nuclear

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

Dear Hayward City Environmental Service Manager,

Hayward doesn't need any more problems. How dare you put our citizens at risk for your own greed!!
LET'S GET IT TOGETHER!

I urge you to keep East Bay Community Energy (EBCE) completely nuclear free and focus on true clean energy investments.

Although nuclear plants have been in operation for less than 60 years, we now have seen three serious disasters. Tragically, it took a horrific disaster in Japan to remind the world that none of the fundamental problems with nuclear power have ever been addressed. Besides reactor safety, both nuclear proliferation and the required long-term storage of nuclear waste (which remains lethal for more than 100,000 years) make nuclear power a uniquely dangerous energy technology for humanity. ?

Nuclear is no solution to climate change and every dollar spent on nuclear is one less dollar spent on truly safe, affordable and renewable energy sources. ?

Help us work to phase out nuclear as quickly as possible.

Sincerely,

Kelly Andrada

[REDACTED]

Hayward, CA 94544

[REDACTED]

From: Glenn Kirby ([REDACTED])
Sent: Friday, November 6, 2020 5:27 PM
To: Erik Pearson
Subject: Reject Nuclear

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

Dear Hayward City Environmental Service Manager,

I was involved in the original campaign to make Hayward a Nuclear Free Zone in the 1980's. I am proud to live in a city that took the lead on this important issue so many years ago. I recall clearly that this was not just about weapons of war but about all forms of nuclear production and transportation of nuclear fuels. I urge the City to remain Nuclear-Free and to stand with the EBCE Board in rejecting this extortion by PGandE to force CCA's in California to accept Nuclear as a part of their power mix.

I urge you to keep East Bay Community Energy (EBCE) completely nuclear free and focus on true clean energy investments.

Although nuclear plants have been in operation for less than 60 years, we now have seen three serious disasters. Tragically, it took a horrific disaster in Japan to remind the world that none of the fundamental problems with nuclear power have ever been addressed. Besides reactor safety, both nuclear proliferation and the required long-term storage of nuclear waste (which remains lethal for more than 100,000 years) make nuclear power a uniquely dangerous energy technology for humanity. ?

Nuclear is no solution to climate change and every dollar spent on nuclear is one less dollar spent on truly safe, affordable and renewable energy sources. ?

Help us work to phase out nuclear as quickly as possible.

Sincerely,

Glenn Kirby
[REDACTED]
Hayward, CA 94544
[REDACTED]

From: Jean Banks ([REDACTED])
Sent: Friday, November 6, 2020 7:02 PM
To: Erik Pearson
Subject: Reject Nuclear

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

Dear Hayward City Environmental Service Manager,

Wind and solar are a much safer and climate friendly.

I urge you to keep East Bay Community Energy (EBCE) completely nuclear free and focus on true clean energy investments.

Although nuclear plants have been in operation for less than 60 years, we now have seen three serious disasters. Tragically, it took a horrific disaster in Japan to remind the world that none of the fundamental problems with nuclear power have ever been addressed. Besides reactor safety, both nuclear proliferation and the required long-term storage of nuclear waste (which remains lethal for more than 100,000 years) make nuclear power a uniquely dangerous energy technology for humanity. ?

Nuclear is no solution to climate change and every dollar spent on nuclear is one less dollar spent on truly safe, affordable and renewable energy sources. ?

Help us work to phase out nuclear as quickly as possible.

Sincerely,

Jean Banks
[REDACTED]
Hayward, CA 94544

[REDACTED]

From: Judy Trahan ([REDACTED])
Sent: Friday, November 6, 2020 7:27 PM
To: Erik Pearson <Erik.Pearson@hayward-ca.gov>
Subject: Reject Nuclear

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

Dear Hayward City Environmental Service Manager,

I urge you to keep East Bay Community Energy (EBCE) completely nuclear free and focus on true clean energy investments.

Although nuclear plants have been in operation for less than 60 years, we now have seen three serious disasters. Tragically, it took a horrific disaster in Japan to remind the world that none of the fundamental problems with nuclear power have ever been addressed. Besides reactor safety, both nuclear proliferation and the required long-term storage of nuclear waste (which remains lethal for more than 100,000 years) make nuclear power a uniquely dangerous energy technology for humanity. ?

Nuclear is no solution to climate change and every dollar spent on nuclear is one less dollar spent on truly safe, affordable and renewable energy sources. ?

Help us work to phase out nuclear as quickly as possible.

Sincerely,

Judy Trahan
[REDACTED]
Hayward, CA 94544
[REDACTED]

From: Fred Morrison ([REDACTED])
Sent: Friday, November 6, 2020 10:11 PM
To: Erik Pearson <Erik.Pearson@hayward-ca.gov>
Subject: Reject Nuclear

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

Dear Hayward City Environmental Service Manager,

I urge you to keep East Bay Community Energy (EBCE) completely nuclear free and focus on true clean energy investments.

Although nuclear plants have been in operation for less than 60 years, we now have seen three serious disasters. Tragically, it took a horrific disaster in Japan to remind the world that none of the fundamental problems with nuclear power have ever been addressed. Besides reactor safety, both nuclear proliferation and the required long-term storage of nuclear waste (which remains lethal for more than 100,000 years) make nuclear power a uniquely dangerous energy technology for humanity. ?

Nuclear is no solution to climate change and every dollar spent on nuclear is one less dollar spent on truly safe, affordable and renewable energy sources. ?

Help us work to phase out nuclear as quickly as possible.

Sincerely,

Fred Morrison
[REDACTED]
Hayward, CA 94544
[REDACTED]

From: Melodye Khattak ([REDACTED])
Sent: Friday, November 6, 2020 11:39 PM
To: Erik Pearson <Erik.Pearson@hayward-ca.gov>
Subject: Reject Nuclear

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

Dear Hayward City Environmental Service Manager,

I urge you to keep East Bay Community Energy (EBCE) completely nuclear free and focus on true clean energy investments.

Although nuclear plants have been in operation for less than 60 years, we now have seen three serious disasters. Tragically, it took a horrific disaster in Japan to remind the world that none of the fundamental problems with nuclear power have ever been addressed. Besides reactor safety, both nuclear proliferation and the required long-term storage of nuclear waste (which remains lethal for more than 100,000 years) make nuclear power a uniquely dangerous energy technology for humanity. ?

Nuclear is no solution to climate change and every dollar spent on nuclear is one less dollar spent on truly safe, affordable and renewable energy sources. ?

Help us work to phase out nuclear as quickly as possible.

Sincerely,

Melodye Khattak
[REDACTED]
Fremont, CA 94536
[REDACTED]

From: Lexi Oliva ([REDACTED])
Sent: Friday, November 6, 2020 11:46 PM
To: Erik Pearson <Erik.Pearson@hayward-ca.gov>
Subject: Reject Nuclear

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

Dear Hayward City Environmental Service Manager,

I urge you to keep East Bay Community Energy (EBCE) completely nuclear free and focus on true clean energy investments.

Although nuclear plants have been in operation for less than 60 years, we now have seen three serious disasters. Tragically, it took a horrific disaster in Japan to remind the world that none of the fundamental problems with nuclear power have ever been addressed. Besides reactor safety, both nuclear proliferation and the required long-term storage of nuclear waste (which remains lethal for more than 100,000 years) make nuclear power a uniquely dangerous energy technology for humanity. ?

Nuclear is no solution to climate change and every dollar spent on nuclear is one less dollar spent on truly safe, affordable and renewable energy sources. ?

Help us work to phase out nuclear as quickly as possible.

Sincerely,

Lexi Oliva

[REDACTED]

Hayward, CA 94545

[REDACTED]

From: Josephine Soublet ([REDACTED])
Sent: Saturday, November 7, 2020 1:19 AM
To: Erik Pearson <Erik.Pearson@hayward-ca.gov>
Subject: Reject Nuclear

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

Dear Hayward City Environmental Service Manager,

When I think "renewable energy" I think wind and solar, NOT nuclear!

I urge you to keep East Bay Community Energy (EBCE) completely nuclear free and focus on true clean energy investments.

Although nuclear plants have been in operation for less than 60 years, we now have seen three serious disasters. Tragically, it took a horrific disaster in Japan to remind the world that none of the fundamental problems with nuclear power have ever been addressed. Besides reactor safety, both nuclear proliferation and the required long-term storage of nuclear waste (which remains lethal for more than 100,000 years) make nuclear power a uniquely dangerous energy technology for humanity. ?

Nuclear is no solution to climate change and every dollar spent on nuclear is one less dollar spent on truly safe, affordable and renewable energy sources. ?

Help us work to phase out nuclear as quickly as possible.

Sincerely,

Josephine Soublet
[REDACTED]
Hayward, CA 94545

[REDACTED]

From: Mary West ([REDACTED])
To: Erik Pearson <Erik.Pearson@hayward-ca.gov>
Subject: Reject Nuclear

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

Dear Hayward City Environmental Service Manager,

I urge you to keep East Bay Community Energy (EBCE) completely nuclear free and focus on true clean energy investments.

Although nuclear plants have been in operation for less than 60 years, we now have seen three serious disasters. Tragically, it took a horrific disaster in Japan to remind the world that none of the fundamental problems with nuclear power have ever been addressed. Besides reactor safety, both nuclear proliferation and the required long-term storage of nuclear waste (which remains lethal for more than 100,000 years) make nuclear power a uniquely dangerous energy technology for humanity. ?

Nuclear is no solution to climate change and every dollar spent on nuclear is one less dollar spent on truly safe, affordable and renewable energy sources. ?

Help us work to phase out nuclear as quickly as possible.

Sincerely,

Mary West

[REDACTED]

Hayward, CA 94545

[REDACTED]t

From: Clydell Peairs ([REDACTED])
Sent: Sunday, November 8, 2020 12:46 AM
To: Erik Pearson <Erik.Pearson@hayward-ca.gov>
Subject: Reject Nuclear

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

Dear Hayward City Environmental Service Manager,

Jah Bless

I urge you to keep East Bay Community Energy (EBCE) completely nuclear free and focus on true clean energy investments.

Although nuclear plants have been in operation for less than 60 years, we now have seen three serious disasters. Tragically, it took a horrific disaster in Japan to remind the world that none of the fundamental problems with nuclear power have ever been addressed. Besides reactor safety, both nuclear proliferation and the required long-term storage of nuclear waste (which remains lethal for more than 100,000 years) make nuclear power a uniquely dangerous energy technology for humanity. ?

Nuclear is no solution to climate change and every dollar spent on nuclear is one less dollar spent on truly safe, affordable and renewable energy sources. ?

Help us work to phase out nuclear as quickly as possible.

Sincerely,

Clydell Peairs
[REDACTED]
Hayward, CA 94544
[REDACTED]

From: Ernest Pacheco ([REDACTED])
Sent: Sunday, November 8, 2020 4:06 PM
To: Erik Pearson <Erik.Pearson@hayward-ca.gov>
Subject: Reject Nuclear

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

Dear Hayward City Environmental Service Manager,

Diablo Canyon's recent and still ongoing unexpected emergency shut down of Reactor Unit 2 due to yet another major equipment failure drives home the risk to Hayward of accepting any nuclear allocation from Diablo Canyon.

I urge you to keep East Bay Community Energy (EBCE) completely nuclear free and focus on true clean energy investments.

Although nuclear plants have been in operation for less than 60 years, we now have seen three serious disasters. Tragically, it took a horrific disaster in Japan to remind the world that none of the fundamental problems with nuclear power have ever been addressed. Besides reactor safety, both nuclear proliferation and the required long-term storage of nuclear waste (which remains lethal for more than 100,000 years) make nuclear power a uniquely dangerous energy technology for humanity. ?

Nuclear is no solution to climate change and every dollar spent on nuclear is one less dollar spent on truly safe, affordable and renewable energy sources. ?

Help us work to phase out nuclear as quickly as possible.

Sincerely,

Ernest Pacheco
[REDACTED]
Hayward, CA 94544
[REDACTED]

SEIU-1021 RESOLUTION re EBCE and NUCLEAR ENERGY – SEPTEMBER 2020

The Alameda County COPE Committee of SEIU Local 1021 is concerned about the prospect of the East Bay Community Energy (EBCE) Agency adding PG&E nuclear energy to its energy options for 2021.

Radioactive Waste: A major environmental concern related to nuclear power is the creation of radioactive wastes such as uranium mill tailings, spent (used) reactor fuel, and other radioactive wastes. These materials can remain radioactive and dangerous to human health for thousands of years.

Nuclear proliferation: the existence of nuclear energy facilities increases the likelihood of proliferation of nuclear weapons. As nuclear fuel and technologies become globally available, the risk of these falling into the wrong hands is increasingly present.

National Security: nuclear power plants are a potential target for terrorist operations. An attack could cause major explosions, putting population centers at risk, as well as ejecting dangerous radioactive material into the atmosphere and surrounding region.

Accidents: In addition to the risks posed by terrorist attacks, human error and natural disasters can lead to dangerous and costly accidents. The 1986 Chernobyl disaster in Ukraine led to the deaths of 30 employees in the initial explosion and resulted in a variety of negative health effects on thousands across Russia and Eastern Europe. A massive tsunami in 2011 caused three nuclear meltdowns at a power plant in Fukushima, Japan,

Therefore, the Alameda County COPE Committee of SEIU Local 1021 approved the following resolution on September 28, 2020:

SEIU Local 1021 opposes the use of nuclear energy by the East Bay Community Energy (EBCE) Agency for 2021.

Pete Albert, Co-Chair, Alameda County COPE Committee
Andrea Mullarkey, Co-Chair, Alameda County COPE Committee
Debra Pearson, Secretary, Alameda County COPE Committee
Martha Hawthorne, Chair – Climate Justice Committee

ITEM #10 PH 20-085

Costco Business Center Fuel Facility: Proposed Development of a Fuel Facility with Related Site Improvements at the Costco Business Center Located at 22330 Hathaway Avenue (Assessor Parcel No. 429-0082-003-00) Requiring Approval of a Major Modification to an Existing Planned Development Zoning District (Application No. 201706217) and Adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program. Barghausen Engineering on Behalf of Costco Wholesale Corporation (Applicant/Owner)

(Report from Development Services Director Simpson)

PUBLIC COMMENT

1. Parking to Building square footage ratio at 3.44 per 1,000 sqft of building does not meet the required ratio of 4.

2. Taking away 105 parking spots and doubling traffic to the site. Will lead to a shortage of parking spaces and traffic jams which will be unsafe.

3. No geotechnical soils report or remediation plan for repair shop was provided. Pollutants will be found in soil below the Tire Center as oil stains were visible when open. Costco should be responsible for installing remediation wells/pumps. Onsite to ensure the pollution that is there will be remediated over to date they have not shown any on there plans.

4. Has the Cal Recycling exemption been granted for the recycling center?

5. What species are the 24 Mature trees being removed and are they on a protected list?

6. The report states that the closest house is 400 ft away from the nearest fuel pump however the ques described in the CEQUA report leading to the pumps state that when full they could reach 126 feet long. Has the noise/air pollution level been tested from the end of the proposed fuel line to the closest home. The tailpipe of the last car in line will be roughly 250 feet away from the closest home.

7. Has the city thought about the job losses/station closures from the several gas stations nearby which will occur when the Costco Business center fuel station has opened. The Costco business center gas station addition does not bring one job to the community.

8. What will happen to the long lines at the pumps when a fuel delivery truck is onsite. If a delivery is made during business hours traffic jams will certainly happen. As the pumps will be blocked by the delivery truck. There are no guarantees that deliveries will be made off hours as the market itself cannot be forecasted refinery outages in California happen often. If a delivery is made during business hours the lines will spill over to the street.

9. What will the protocols be when deliveries are being made at MSI international which shares the entrance with Costco 18 wheelers will have to maneuver in tight traffic and if the lines are longer than anticipated there could be safety concerns.

10. The preparer of the CEQUA report states and I quote " I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or

agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared." My question is where are the revisions to the plan. Which are going to save the Hayward from a significant environmental impact please list them clearly.

*11. What does the city gain in cannibalizing local businesses for a multibillion-dollar corporation?

*12. As global temperatures increase and global warming becomes more of an issue what kind of example is the City of Hayward setting for the bay area?

*13. My company sacrificed a large area of our location to add a Hydrogen fueling station and the City of Hayward got national recognition and touted itself as being green. If I knew a Costco gas station was going to be built down the street I would have allocated the space for more fueling pumps or a larger car wash after 15 years of being in Hayward as a business owner I cannot

help but feel betrayed by the city of Hayward like most other gas station owners who are going to lose substantial business if this project is approved.

14. The parking stalls labeled as number 9,6,13,19 on the submitted plans will not be accessible if this Fueling facility performs like most other Costco's. Patrons will either be blocked in if a traffic jam at the pump occurs or just won't be able to access the stalls leading to further confusion and traffic jams. The traffic flow will not be sufficient or efficient as the main artery is being shared with patrons only going to the Costco business center. On days when sales are being held there is barely any room to maneuver in the parking lot. I highly suggest getting a third party to do a traffic study. The average Costco does 1,000,000 gallons a month. If you divide that by the average fill up of 10 gallons per vehicle you have over 100,000 new trips to the Hayward Costco Business center a month or 3,333 trips per day the small streets and already congested site shared with MSI will

not be able to handle this traffic. If even a quarter of these new Costco gas customers want to shop in the store where will they park? The plan calls to greatly reduce the number of parking stalls. Costco is trying to fit a square peg in a round hole the traffic numbers and site layout just do not work.

15. The total length for the fuel queue is roughly 125 feet which is only enough for roughly 6 cars per line. Please see the existing Costco gas station in Hayward where lines are usually 15 cars per queue. Although this is touted as a business center Costco is obviously trying to get more regular non business customers in to this location. Over time they will change SKUS in the store for a wider customer base.

16. Parking is a major concern as the business owners who frequent this location take longer to gather goods and exit this location when compared to regular Costco customers thus stalls will be occupied for a longer time. There can be no comparison as

I don't believe any other Costco Business Centers have fueling stations probably for the many reasons, I am bringing up here. On top of this fact the Costco delivery trucks will also be maneuvering through this site. These delivery trucks are used by Costco to deliver goods to customers and are roughly the same size as eighteen-wheeler trucks. There are no less than 10 Costco delivery trucks parked onsite at any given time. So now if we add up the Costco delivery trucks the MSI delivery trucks which share the same lot and are the same size along with the roughly 3,300 new gasoline customers which will frequent this location daily. The site becomes very unsafe for the local community and patrons of the Costco Business center.

17. The exit of the fueling Island will most certainly have a bottleneck or traffic issues as it exits into the main traffic artery thus making the lines longer at the beginning of the queue which will again effect customers parked in section 9,6,13, and

19. These plans depict a perfect scenario where gas pumps and

cars don't break down. The plans shown for this site basically don't work in a real world setting there just isn't enough room on the site or traffic infrastructure in the local area to accommodate such a large increase in vehicle trips to this site. If this site performs like other Costco gas stations lines be fifteen cars deep per lane not six cars deep as shown and big rigs will be trying to squeeze through while customers will be put in harm. Again, I want to emphasize Costco did not show any remediation pumps on their plans because there is no room for any. Which is the same reason, they only showed six cars per lane. I find it hard to believe that there is no pollution under the repair shop that has been there for over twenty years when the oil stains are visible to the naked eye. This indicates Costco is not acting in the best interest of the local community or environment. Costco is simply leveraging their name in hopes of getting officials to look the other way. This is not the first time Costco has tried to build a gas station at this site there first application for this project was submitted in 1996 and there have been several attempts since

then we should all feel disrespected by this application and follow the same path as the City of Hayward officials before us and deny Costco again for the umpteenth time!

Small Hayward Gas Station Owners Oppose Second Costco Gas Station

Dear Mayor Halliday and Members of the City Council,

We come again before you as longtime Hayward residents and small gas station owners in Hayward to plead your indulgence on hearing out our opposition to the construction of a second Costco gas station at the Costco Business Center on Hathaway and A Sts. and the expansion of the Costco gas station on Hesperian Blvd. by adding new gasoline pumps.

1. LINGERING EFFECTS OF COVID-19 TO OUR BUSINESS: The pandemic is wreaking havoc on our business even as we try to keep our heads above water in a future so uncertain. Does Hayward need a second Costco gas station? There are 6 gas stations within a mile of this proposed gas station on A St., and there are practically gas stations on every major corner, and in between, of the city, so, where is the need for another monstrous Costco gas station when the market is already saturated?

Like, it's not enough that the first Costco on Hesperian Blvd. have sucked more than half of our volume because it prices its gas below our cost as it can command its buying price from the big oil companies which squeezed us out of the market in return, that's why we pay full-price.

It's an unfair competition. A second Costco gas station could be the last nail to our coffin, as it will just suck out the volume of whatever is left of our reduced volume due to the pandemic, thereby leaving us little chances to regain our business when a COVID-19 vaccine is found, given this unfair competition facing us in the future.

2. SMALL BUSINESS OWNERS: With small businesses shutting down because of the pandemic, we are probably the few survivors still trying to eke out a living to put food on our table. Like how the two Costco's have contributed to the demise of moms and pops grocery stores in Hayward because everybody now is a Costco member to buy in bulk, we think we could be next on the chopping block of small businesses being forced out by multi-billion corporations like Costco, unless the city fulfills its promises to protect and help small business owners who are rooted in the neighborhood for generations.

3. GREEN INITIATIVE: How can you reconcile the staff's recommendation to finally allow the second Costco gas station amidst the city's endeavor to rein in on fossil fuel dispensing as part of its move towards Green Initiative to combat climate change by blocking the construction of new gas stations? Or, is that policy initiative applies only to small business owners, but big-box, multi-billion-dollar corporations like Costco gets a pass?

4. FUTURE ENVIRONMENTAL IMPACT: You may cover the gas station with greenery aboveground for aesthetic effect, but you cannot hide the fact that there are three 40,000-gallons of underground storage tanks and one with 3,500 gallons capacity, for a total of 120,350 gallons of gasoline buried underground that could potentially leak toxic materials to the environment and contaminate our water. Not to mention the increased air pollution from added emission due to increased traffic that residents around that area will endure that could result to health problems.

Is that the kind of legacy we want to leave to the future generation?

5. REVENUE NEUTRAL: We are longtime residents and small business owners who've been rooted in Hayward for generations, contributing to the economy by employing local residents, have been paying taxes. With Costco around sucking our sales, the increased sales taxes and fees the city will collect from Costco are the same taxes and fees you would have collected from us. But since Costco will just eat out our volume, so does the city collect less from us, and more from Costco.

Thank you for your indulgence.

We are hoping for your kind consideration to our plea.

Sayed Emran
Valero Gas Station
193 Winton Ave. Hayward Ca 94544

Willie Aishe
76 Unocal
390 W. Jackson St. Hayward Ca

Sayed Abid
Valero Gas Station
26978 Hesperian Blvd. Hayward Ca

Oscar Quiambao
Valero Gas Station
23990 Hesperian Blvd., Hayward Ca 94541

Shag Bafaiz
Beacon Gas
392 W. Harder Rd. Hayward Ca 94544

Tarsem Dosanjh
Sam's Foothill Gas
22690 Foothill Blvd. Hayward Ca 94541

Arash Salkhi
Chevron
21501 Foothill Blvd., Hayward Ca

Mo Chevron
486 A St. Hayward Ca 94544

AJ
76 Gas Station
700 W. A St. Hayward Ca

James
Chevron Hesperian
26990 Hesperian Blvd. Hayward Ca 94545

From: Sean Anderson
Sent: Tuesday, November 10, 2020 1:22 PM
To: List-Mayor-Council
Cc: John Ellingsen; Kim Katz; Anna C. Shimko; Therese Garcia
Subject: Hayward (BC), CA - Costco Fuel Facility - Member Petition (BCE6636)
Attachments: Hayward (BC), CA - Costco Member Petition.pdf

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

On behalf of Costco Wholesale, please find attached a petition of member signatures collected at the Hayward Business Center, in support of the fuel facility project. The Business Center collected 2,756 signatures over the course of three days, many of which are from members of the surrounding business community who regularly shop at this location.

Regards,

Sean Anderson, AICP | Senior Planner

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South, Kent, WA 98032
www.barghausen.com



November 9, 2020

Hayward City Council
777 B Street
Hayward, CA 94541

RE: Costco Fuel Facility – Sustainability Initiatives and Benefits to Local Business
22330 Hathaway Avenue, Hayward, California 94541
Costco Loc. No. 823 / Our Job No. 6636

Members of the City Council:

On behalf of Costco Wholesale (Costco), Barghausen Consulting Engineers Inc. is providing a summary highlighting the sustainability initiatives and benefits to local businesses that the Costco fuel facility will contribute to the community.

Costco is committed to sustainable practices. Costco's corporate objectives state, "operate efficiently and in an environmentally responsible manner." Costco makes every effort to ensure its facilities operate at the highest levels of safety in order serve a member demand that is expected to remain into the foreseeable future. Costco has successfully adapted to other market changes in products such as books, music, movies, and photo processing. If demand for motor vehicle fuel changes, Costco will adapt as necessary.

It is apparent that this project presents a good opportunity to incorporate non-standard, voluntary sustainability measures that address the emerging needs of its local membership base and improve the overall Business Center. These include:

- Five (5) Electric Vehicle (EV) charging stations (10 EV charging positions)
- Eight (8) shore power stations (16 chargers) to eliminate idling of refrigeration trucks
- LED lighting for the fuel dispenser canopy
- Retrofitting parking lot lighting with LED fixtures
- Implementation of a Transportation Demand Management Plan

Through these voluntary measures to improve the parking lot and operations of the existing Business Center, Costco will enhance energy efficiency and sustainability in connection with the fuel facility improvements being installed.

Costco Wholesale is an important member of the Hayward business community, and the Business Center is a unique use that provides products and services typically not available at a traditional Costco Warehouse. Specifically, the Business Center carries a much broader selection of business only items in place of traditional member-oriented products (e.g., apparel, jewelry, and toys). Operationally, the Business Center allows for both pick-up and delivery, and is open during more convenient hours so that small businesses can avoid consumer traffic that one would normally experience in a warehouse. The fuel facility is one of the most requested services at the Business Center, and only adds to the range of convenient offerings Costco provides to member businesses in the area. The Hayward Chamber of Commerce recognizes the importance of Costco's relationship with the local community and supports both the Business Center and the fuel facility project.

We appreciate the City Council's interest in considering a Planned Development Modification to allow for the fuel facility, and believe the project provides a unique opportunity to introduce a service that is strongly desired by members of the Hayward business community, and to implement sustainability features that further progress both the City's and Costco's goals of a more sustainable future. Thank you.

Respectfully,

Sean Anderson
Senior Planner

SA/ps

6636c.039.docx

enc: As Noted

cc: Ms. Kim Katz, Costco Wholesale
Ms. Therese Garcia, Costco Wholesale
Mr. John Ellingsen, Ellingsen & Company, Inc.
Mr. Jay S. Grubb, Barghausen Consulting Engineers, Inc.



November 5, 2020

Hayward City Council
777 B St.
Hayward, CA 94541

Members of the Council,

This correspondence is to express support for the proposed fuel facility at the Costco Business Center. It is a development at this site that has been 20 years in the making and will make available competitively-priced gasoline in a cost-efficient way. Many members of our Costco Business Center are small business owners, who will benefit from the low prices and convenience.

This facility will not be one of those where gas distribution is offered along with a convenience store, car wash, and propane fill-ups. It will serve just the one purpose and enhance the business of a Costco operation that is a major sales tax generator for Hayward.

Technically, this will be last gas station on westbound A Street that is in the city limits for those vehicles headed for the I-880 freeway. Hence, it becomes the last opportunity to get someone with a near-empty tank to fill up at gas station within the city limits coming from that direction.

The Urban Institute reports that, "because their incomes are much lower, poor commuters spend a much higher proportion of their wages on gas (8.6 versus 2.1 percent at \$4/gal)." The discounted gas at the Costco Business Center will help Hayward drivers in that situation.

Removing, or not adding, gas stations will not hasten the end of the internal combustion engine. In fact, Hayward just had a major auto dealership change hands, and another will soon be under construction. Our two auto auctions still do big business here. However, as California moves toward vehicles less reliant on gasoline, it will need fueling stations until we get there. And so much the better if they're the type proposed for our Costco Business Center.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kim Huggett', with a long horizontal line extending to the right.

Kim Huggett
President & CEO