

**CITY COUNCIL
CLOSED SESSION MEETING
TUESDAY, JANUARY 19, 2021**

**DOCUMENTS RECEIVED
AFTER PUBLISHED AGENDA**

**ITEM #3 Conference With Property
Negotiators**

**Under Negotiation: Caltrans Parcel
Groups 2, 3, 4, 5, 6, 8, & 9**

PUBLIC COMMENTS

From: Alan Fishman
Sent: Tuesday, January 19, 2021 2:06 PM
To: List-Mayor-Council
Subject: Agenda Item #3: City of Hayward closed session regarding Caltrans 238 Real Estate

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

January 19, 2021

Subject: Agenda Item #3: City of Hayward closed session regarding Caltrans 238 real estate

To Hayward City Council Members:

Grove Way neighbors respectfully request that Hayward and RCD Housing support local community by including Eden Community Land Trust as an option for the Bridge Court tenants of Caltrans Parcel 8 in Castro Valley.

City Council members of Hayward need to clearly define the existing residents' role in planning the Foothill Trail. The role for existing residents needs to be in their negotiations with HARD, RCD, and market rate developers. Neighbors care about what is built there. Land granting decisions should not be made before there is a community-vetted plan.

Hayward City Council needs to require that Eden Community Land Trust be officially included in the transactions in order to increase local accountability and long-term neighborhood stability. In contrast, permanent affordable rental apartments have their role, but also create *permanent* poverty pockets and perpetuate the generational poverty cycle. Please act proactively to break a family's poverty cycle by supporting affordable home ownership via Eden Community Land Trust: we are local and working hard to improve the neighborhood through stabilizing residents and increasing accountability; we are a newly incorporated public benefit nonprofit as of May 2020; ten members form our diverse board; our fiscal sponsor is Oakland Community Land Trust until we receive our own tax status.

Eden Community Land Trust should receive Bridge Court property for free BEFORE it is renovated, not after as the 9/15/2020 staff report says. The parks District and the RCD Housing corporation will receive parcel 8 land for free before they complete plans or build anything—why should the local community nonprofit with the least resources receive the least support? The new Eden Community Land Trust needs initial assets to help finance community improvements like renovations.

Eden Community Land Trust should also receive the Bridge Court retail property and street frontage at Grove Way. The retail spaces provide opportunities for revenue and jobs that should not be taken away from local community and the public benefit of the land trust. Hayward should allow Eden Community Land Trust to renovate ALL of Bridge Court, including the commercial space, not just the ten housing units.

Please respond letting me know that you received this email.

Sincerely,

Alan Fishman

From: Anita Wah
Sent: Tuesday, January 19, 2021 2:59 PM
To: List-Mayor-Council
Subject: January 19th meetings

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

Esteemed Members of the Hayward City Council:

I would like to comment on the disposition of Parcel 8, which borders a street two blocks from my house, which my husband and I have owned since 1997.

- (1) We want to see a stable community in our neighborhood. Please require that the Eden Community Land Trust be included in any transactions.
- (2) The Eden Community Land Trust should receive the Bridge Court retail property and frontage on Grove Way in addition to the property currently planned, and they should receive it before renovations are carried out. The retail property can be used to provide local jobs and income for the Land Trust, which is a vital part of this plan.
- (3) Please require the involvement of local residents in discussion of the trail that is to be placed on Parcel 8. Previous plans have ignored the importance of wildlife corridors in planning, which is an important part of ecological stability and hence neighborhood stability.

Thank you.

Anita Wah

January 19, 2021

Re: Item #3 1/19/2021 Hayward City Council Closed Session; HARD and RCD parcel 8 properties

Honorable Council Members,

I appreciate the opportunity to comment while you are in the midst of making decisions to do with Parcel 8 in the Grove Way neighborhoods. Attached below is the letter previously sent for the 9/15/2020 City Council meeting. After re-reading the documents from the 9/15/2021 meeting, I would like to expand on those previous comments that I made, which still stand, regarding 1) better transparency, 2) more support for the Eden Community Land Trust, 3) emphasis on local equity concerns, 4) meaningful environmental considerations.

Primarily, I am asking that the largest equity concern be addressed by formally including the *Eden Community Land Trust as a real partner* in our neighborhood rehabilitation. I am speaking as an ECLT board member, organizer of Grove Way Neighborhoods Association, and long-time neighbor of Parcel 8, not in an official capacity for ECLT which submitted its own letter.

Engaging more deeply with the Eden Community Land Trust would help *build confidence* in the government process that so many neighbors have felt abandoned by for so many decades. It would provide a genuine *resource for outreach* during development because ECLT is comprised by a collection of people with diverse and sincere strengths that would improve the poor condition of the Grove Way neighborhood.

Specifically, I suggest including the retail building on Grove Way at the entrance to Bridge Court along with the housing units under consideration for ECLT stewardship. The residents need the *street frontage for community interaction and the retail for revenue possibilities*. This is how we break the poverty cycle and build resilience!! Bridge Court residents have done an excellent job keeping up the street front appearances and decorating for holidays. They already protect and steward the property and need the organization and leadership that RCD, Hayward, and ECLT could provide to create permanent positive conditions that will affect generations.

I have a suggestion regarding how the overall affordable housing and open space development could be integrated with the neighborhood. An *off-street passageway* could be established leading from the future RCD development to the future Foothill Trail by demolishing only one central Bridge Court unit, while renovating the other units. This would prevent resident displacement and add an impactful amenity for both new and existing residents.

Please consider removing the requirement that ECLT renovate the units *before* receiving the property as an asset. This creates an unnecessary barrier for the nascent ECLT, a grassroots organization which equitably needs the most support of all interested developers.

Lastly, neighbors really would appreciate being able to permissibly *use the existing Foothill Trail*. We are sorely lacking in open space and stresses are high during the pandemic. Neighborhood foot traffic serves to reduce crime. Hayward and HARD could coordinate and work with the neighborhood to open and close the gates similarly to Carlos Bee Parks gate. Figure 1 shows the suggested public trail access which is approximately 0.25

miles out from Gary Drive and approximately 0.25 miles back to Grove Way. Neighbors already help to maintain the streets and Carlos Bee Park, both informally and through Alameda County Adopt-a-Spot.

Thanks again for accepting my comments! These are difficult times for all and I appreciate your concern and work toward the long-term health of our neighborhood.

Sincerely, Ann

Ann E. Maris, PhD

Grove Way Neighborhood Association,
working to Save Ruby Meadow
Eden Community Land Trust
Friends of San Lorenzo Creek
My Eden Voice Parks and Open Space Committee



September 15, 2020

Re: Item #13 9/15/2020 Hayward City Council Meeting

Dear Council Members,

The Grove Way neighbors are happy to hear that the blighted corner at Foothill and Grove will soon be the job of RCD Housing to develop. As the organizer of Grove Way Neighborhood Association, I have also taken a leadership role in the community group of leaders that RCD Housing facilitates called My Eden Voice!, representing concerns of residents in the unincorporated Alameda County areas of Cherryland, Ashland, San Lorenzo, and Hayward Acres. Parcel 8 is at the border of Hayward, Cherryland, and Castro Valley, and portions of both city and unincorporated County are in the affordable housing segment that RCD will develop. While we are happy that progress is being made that will hopefully improve the neighborhood, we also have concerns about how neighbors will be able to provide meaningful input to the Parcel 8 development.

1) We ask Council to expect better, more transparent, communication between RCD and community, regardless of jurisdictional boundaries. RCD failed to notify its MEV community members about this development progress and about this Hayward meeting. Regardless of specific jurisdictional boundaries which can be complicated, RCD facilitators are keenly aware of MEV community member interest in what happens to the former 238 properties.

2) We ask Council to more strongly encourage RCD to work with ECLT to secure home stability for existing tenants. Bridge Court tenants are long-term former tenants of Caltrans and, if they are interested, deserve to finally achieve the peace of mind and economic stability that comes from owning their own homes. Eden Community Land Trust originated from MEV with the focused purpose of being in position to assist in former Caltrans tenant transition to local land trust owners; other options are also feasible that could provide permanent housing for tenants.

3) We ask Council to require community amenities in the new RCD development, such as providing space and opportunity for community gathering, creating jobs, increasing local food security, accessing technology, or recreation. Historically, the Parcel 8 site that RCD will develop DID provide community space and retail; however, the neighborhood has lost these resources and we hope RCD will restore them even better. Strobridge Elementary school students walk to school up Grove Way and need these nearby community resources.

4) We ask that the geography and nature of the foothill watershed of the San Lorenzo Creek be considered and included in development plans. For example, the Foothill/Grove corner site provides a year-round water source where birds gather and the geography is unique to the area.

Thank you for moving forward with the RCD Housing developers in a positive manner and including neighbors along the way!

Sincerely,

Ann E. Maris, PhD
Grove Way Neighborhood Association
My Eden Voice Parks and Open Space Committee
Friends of San Lorenzo Creek
Eden Community Land Trust

From: GWNA Admin
Sent: Tuesday, January 19, 2021 2:12 PM
To: Jennifer Ott; List-Mayor-Council
Cc: whej@haywardrec.org; Cindy Torres; Monica Davis
Subject: Re: Parcel 8 walk through

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

Dear Jennifer,

I am disappointed at your reply and am expressing my objection to your conclusion that it is not of benefit to allow me to give the new HARD Director a tour as I gave you when you first joined the City of Hayward. My request does and did not involve the Eden Community Land Trust.

HARD's Foothill Trail Master Plan is in draft form and we all want the best, right? The new HARD Director should be allowed the perspective of a 40-year-long resident who has played there since I was a child and is the organizer of the Grove Way Neighborhood Association. Your response shows insensitivity and disregard of the high importance to the neighborhood of the best development possible.

In addition, I have been vaccinated for COVID-19 and am skilled at safe practices. Please reconsider your decision.

Sincerely, Ann

Dr. Ann E. Maris, PhD

Grove Way Neighborhood Association,
working to Save Ruby Meadow
Eden Community Land Trust
Friends of San Lorenzo Creek
My Eden Voice Parks and Open Space Committee

>
> Hello Ann:
>
> While we are committed to continuing to involve the Eden CLT and the surrounding neighborhood in the process for planning and developing Parcel Group 8, we cannot currently authorize tours of City property, especially given the shelter-in-place restrictions due to the COVID crisis.
>
> Jennifer
>
> Jennifer Ott
> Assistant City Manager
> City of Hayward
> 777 B Street
> Hayward, CA 94541

>
>

> -----Original Message-----

> From: GWNA Admin

> Sent: Thursday, January 14, 2021 1:14 PM

> To: whej@haywardrec.org; Jennifer Ott <Jennifer.Ott@hayward-ca.gov>

> Cc: Cindy Torres

> Subject: Parcel 8 walk through

>

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

>

> Dear Director Wheeler and Asst. City Mgr. Ott,

>

> I am writing to request permission to walk through Parcel 8 with Director Wheeler prior to the end of January.

>

> Thank you, Ann

>

>

>

> Ann E. Maris, PhD

> Grove Way Neighborhood Association,

> working to Save Ruby Meadow

> Eden Community Land Trust

> Friends of San Lorenzo Creek

> My Eden Voice Parks and Open Space Committee

>

>

>

>

From: candy0808
Sent: Tuesday, January 19, 2021 2:06 PM
To: List-Mayor-Council
Subject: Caltrans Parcel 8

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We request that Hayward and RCD Housing support local community by including Eden Community Land Trust as an option for the Bridge Court tenants of Caltrans Parcel 8 in Castro Valley.

Thank you.

From: Carl Gorringer
Sent: Tuesday, January 19, 2021 3:08 PM
To: List-Mayor-Council
Subject: Support EdenCLT for Parcel 8

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Dear Hayward City Council,

I just wanted to give my support to the Eden Community Land Trust and the efforts of Ann E. Maris. Please consider giving them the resources and agency to work towards renovating the Caltrans Parcel 8 Bridge Court & affordable-housing area.

Thank You,

Carl Gorringer
Hayward Library Commissioner
and Downtown resident.

From: Carole Brown
Sent: Tuesday, January 19, 2021 11:47 AM
To: List-Mayor-Council
Subject: Eden Community Land Trust concerns

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I am requesting that Hayward and RCD Housing support our local community by including Eden Community Land Trust as an option for the Bridge Court tenants of Caltrans Parcel 8 in Castro Valley.

Thank you.

Carole Brown

From: Jennifer Ott
Sent: Tuesday, January 19, 2021 12:29 PM
To: Carole Brown; List-Mayor-Council
Subject: RE: Eden Community Land Trust concerns
Attachments: Three Parcel Map.pdf

Hello Ms. Brown:

Thank you for your interest in the development of Parcel Group 8. We have and will continue to engage the community, including the Eden Community Land Trust, in the process of planning and developing Parcel Group 8. In fact, I am working on scheduling a meeting with the Eden CLT personally in the next couple of weeks. Additionally, Resources for Community Development (RCD), the nonprofit affordable housing developer, who has an exclusive negotiation agreement with the City for the Affordable Housing Sub-Parcel of PG8 (see attached map), is scheduling a community meeting about their potential plans later this month or early in February. We will include you and notice the surrounding community so that interested community members can join. We are also actively discussing the transfer of the 9-acre open space parcel with HARD so that they can expand Carlos Bee park. Any future development phases and trail planning will also include community participation and engagement.

Thank you again for your interest in Parcel Group 8.

Jennifer

Jennifer Ott
Assistant City Manager
City of Hayward
777 B Street
Hayward, CA 94541

510-583-4302 (office)
510-867-8237 (mobile)

-----Original Message-----

From: Carole Brown
Sent: Tuesday, January 19, 2021 11:47 AM
To: List-Mayor-Council <List-Mayor-Council@hayward-ca.gov>
Subject: Eden Community Land Trust concerns

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I am requesting that Hayward and RCD Housing support our local community by including Eden Community Land Trust as an option for the Bridge Court tenants of Caltrans Parcel 8 in Castro Valley.

Thank you.

Carole Brown

From: cathylangley
Sent: Tuesday, January 19, 2021 2:49 PM
To: List-Mayor-Council
Subject: Urgent action please

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Hello

I, in addition to others request to Hayward and RCD Housing support local community by including Eden Community Land Trust as an option for the Bridge Court tenants of Caltrans parcel 8 in Castro Valley.

Sincerely

Cathy Langley

Sent from my MetroPCS 4G LTE Android Device

From: Claire Orr
Sent: Tuesday, January 19, 2021 11:22 AM
To: List-Mayor-Council
Subject: RE: Foothill Trail in Parcel 8

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

Hello,

As a 20 year neighbor along the Grove/Castro Valley border. I feel the City of Hayward is not taking into consideration the neighbors concerns or desires in regards to the development of Parcel 8. Land granting decisions should not be made before a community vetted plan is in place.

Eden Community Land Trust should be officially included in the transactions to increase local accountability & long-term neighborhood stability.

Eden Community Land Trust should be allowed to renovate ALL of Bridge Court, including the commercial space, not just the housing units. In addition Eden Community Land Trust should receive Bridge Court property for free BEFORE it is renovated, not after.

Thank you for this consideration.

--

Claire Orr

From: Jennifer Ott
Sent: Tuesday, January 19, 2021 12:27 PM
To: Claire Orr; List-Mayor-Council
Subject: RE: Foothill Trail in Parcel 8
Attachments: Three Parcel Map.pdf

Hello Ms. Orr:

Thank you for your interest in the development of Parcel Group 8. We have and will continue to engage the community, including the Eden Community Land Trust, in the process of planning and developing Parcel Group 8. In fact, I am working on scheduling a meeting with the Eden CLT personally in the next couple of weeks. Additionally, Resources for Community Development (RCD), the nonprofit affordable housing developer, who has an exclusive negotiation agreement with the City for the Affordable Housing Sub-Parcel of PG8 (see attached map), is scheduling a community meeting about their potential plans later this month or early in February. We will include you and notice the surrounding community so that interested community members can join. We are also actively discussing the transfer of the 9-acre open space parcel with HARD so that they can expand Carlos Bee park. Any future development phases and trail planning will also include community participation and engagement.

Thank you again for your interest in Parcel Group 8.

Jennifer

Jennifer Ott
Assistant City Manager
City of Hayward
777 B Street
Hayward, CA 94541

510-583-4302 (office)
510-867-8237 (mobile)

From: Claire Orr
Sent: Tuesday, January 19, 2021 11:22 AM
To: List-Mayor-Council <List-Mayor-Council@hayward-ca.gov>
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Eden Community Land Trust should be officially included in the transactions to increase local accountability & long-term neighborhood stability.

Eden Community Land Trust should be allowed to renovate ALL of Bridge Court, including the commercial space, not just the housing units. In addition Eden Community Land Trust should receive Bridge Court property for free BEFORE it is renovated, not after.

Thank you for this consideration.

--

Claire Orr

From: Diane Dunn
Sent: Sunday, January 17, 2021 11:25 PM
To: List-Mayor-Council
Subject: Parcel 8 neighborhood involvement

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

Hello,

As a homeowner adjacent to Parcel 8, I want to be a part of the planning of the Foothill Trail including negotiations with HARD, RCD, and market rate developers. My neighbors and I care about what is built there. Land granting decisions should not be made before there is a community-vetted plan.

Regards,

Diane Dunn

Pronouns: She/Her/Hers

From: Diane Dunn
Sent: Sunday, January 17, 2021 8:49 PM
To: List-Mayor-Council
Subject: Parcel 8 consideration in upcoming meeting

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

Hello, I support the local **Eden Community Land Trust** being responsible for Parcel 8 Bridge Court renovations and tenant-to-homeowner opportunities.

Your consideration is appreciated,
Diane Dunn

Pronouns: She/Her/Hers

From: Jennifer Ott
Sent: Tuesday, January 19, 2021 7:36 AM
To: Diane Dunn; List-Mayor-Council
Subject: RE: Parcel 8 neighborhood involvement
Attachments: Three Parcel Map.pdf

Hello Ms. Dunn:

Thank you for your interest in the development of Parcel Group 8. We have and will continue to engage the community, including the Eden Community Land Trust, in the process of planning and developing Parcel Group 8. In fact, I am working on scheduling a meeting with the Eden CLT personally in the next couple of weeks. Additionally, Resources for Community Development (RCD), the nonprofit affordable housing developer, who has an exclusive negotiation agreement with the City for the Affordable Housing Sub-Parcel of PG8 (see attached map), is scheduling a community meeting about their potential plans later this month or early in February. We will include you and notice the surrounding community so that interested community members can join. We are also actively discussing the transfer of the 9-acre open space parcel with HARD so that they can expand Carlos Bee park. Any future development phases and trail planning will also include community participation and engagement.

Thank you again for your interest in Parcel Group 8.

Jennifer

Jennifer Ott
Assistant City Manager
City of Hayward
777 B Street
Hayward, CA 94541

510-583-4302 (office)
510-867-8237 (mobile)

From: Diane Dunn **Sent:** Sunday, January 17, 2021 11:25 PM
To: List-Mayor-Council <List-Mayor-Council@hayward-ca.gov>
Subject: Parcel 8 neighborhood involvement

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Hello,

As a homeowner adjacent to Parcel 8, I want to be a part of the planning of the Foothill Trail including negotiations with HARD, RCD, and market rate developers. My neighbors and I care about what is built there. Land granting decisions should not be made before there is a community-vetted plan.

Regards,

Diane Dunn

Pronouns: She/Her/Hers

eComments received for January 19, 2021 Hayward City Council Closed Session Meeting:

Item 3:	Name	Comment	Position
Conference with Property Negotiators	Kristine Standley	Allow for Eden Land Trust participation, in all facets. And grant access to Bridge Court properties and frontage on Grove to ensure a viable development with community and existing residential support and development.	Support

From: JoAnne Gross
Sent: Tuesday, January 19, 2021 12:27 PM
To: List-Mayor-Council
Subject: Bridge Court/Caltrans

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

Hello Ms. Mayor and City Council:

I grew up a few houses away from Bridge Court on Grove Way, and would like to see the units renovated and made available for purchase by tenants. Caltrans destroyed the neighborhood by neglecting the properties. My own childhood home had to be demolished.

We request that Hayward and RCD Housing support local community by including Eden Community Land Trust as an option for the Bridge Court tenants of Caltrans Parcel 8 in Castro Valley.

Thank you.

JoAnne Gross

Hayward

Sent from my iPhone

From: Joseph Sklar
Sent: Tuesday, January 19, 2021 11:59 AM
To: List-Mayor-Council
Subject: Bridge Court Tenants Options

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

I'd like to add my name to the request that Hayward and RCD Housing support local community by including Eden Community Land Trust as an option for the Bridge Court tenants of Caltrans Parcel 8 in Castro Valley.

Joseph Sklar

Castro Valley

From: Julie Machado
Sent: Tuesday, January 19, 2021 1:44 PM
To: List-Mayor-Council
Subject: Caltrans Parcel 8

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

We request that Hayward and RCD Housing support local community by including Eden Community Land Trust as an option for the Bridge Court tenants of Caltrans Parcel 8 in Castro Valley.

Thank you,

JulieMachado

Hayward CA 94541

From: Ken and Genie Lester
Sent: Tuesday, January 19, 2021 1:30 PM
To: List-Mayor-Council
Subject: Parcel 8

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

We request that Hayward and RCD Housing support local community by including Eden Community Land Trust as an option for the Bridge Court tenants of Caltrans Parcel 8 in Castro Valley.

From: Liz Dunbar
Sent: Tuesday, January 19, 2021 2:02 PM
To: List-Mayor-Council
Subject: City of Hayward Closed Session Regarding Caltrans 238 Real Estate

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

Dear Mayor & City Council Members,

My husband Ted Von Roll and I live on _____ Street in the Baywood community. We are in the real estate business and have done many sales in our neighborhood. We have followed the Cal Trans 238 project and have attended many meetings about Parcels 8 & 9 which affect the Baywood neighborhood. We are requesting that Hayward and RCD Housing support our local community by including Eden Community Land Trust as an option for the Bridge Court tenants of Caltrans Parcel 8 in Castro Valley.

Best regards,
Liz Dunbar & Ted Von Roll



From: Nancy Williams
Sent: Tuesday, January 19, 2021 4:33 PM
To: List-Mayor-Council
Subject: So hoping I'm not too late.

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

Please do what is best for the open space called Ruby Meadow, Hayward's little nature preserve.

Nancy Williams

From: Yahoo
Sent: Tuesday, January 19, 2021 1:11 PM
To: List-Mayor-Council; Winifred Thompson
Subject: Eden Community Land Trust

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

All Representatives---

Please add my voice to local support for Eden Community Land Trust. We need responsible management of our very limited resources, and need to take the long view. "Get rich quick" projects do not benefit our community. Please consider the Trust carefully. Those of us concerned with Hayward's future, and the future of natural spaces, need to be heard. Once lost, there is no going back to reclaim what took the planet eons to develop. Please approve the Eden Community Land Trust.

Patricia Doyne
Hayward resident for 45 yeaaars

From: phyllishanan
Sent: Tuesday, January 19, 2021 2:01 PM
To: List-Mayor-Council
Subject: Today's medting

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

We request Hayward and RCD Housing support local community by including Eden Community Land Trust as an option for the Bridge Court tenants of CalTrans Parcel 8 in Castro Valley.

Thank you

Phyllis Hanan

Sent from my iPhone

From: Sandra Nevala-Lee
Sent: Tuesday, January 19, 2021 12:27 PM
To: List-Mayor-Council
Subject: Parcel 8

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

We request that Hayward and RCD Housing support local community by including Eden Community Land Trust as an option for the Bridge Court tenants of Caltrans Parcel 8 in Castro Valley.

Sincerely,
Sandra Nevala-Lee

From: Sandy Boucher
Sent: Tuesday, January 19, 2021 2:13 PM
To: List-Mayor-Council
Subject: Fw: ACTION! by 3 PM tuesday 1/19 Parcel 8

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

Please do not build more apartment housing on Ruby Meadow. There is already too much traffic going up and down Grove Way and there is going to be plenty of housing in the land where Mervyn's used to be. Ruby Meadow could be a beautiful park for the citizens of Hayward to enjoy.

Thank you for your consideration and again Please Do Not Build Anything On Ruby Meadow.

Sandy Boucher

----- Forwarded Message -----

From: Ken and Genie Lester
To: Genie Lester
Sent: Tuesday, January 19, 2021, 01:27:52 PM PST
Subject: Fw: ACTION! by 3 PM tuesday 1/19 Parcel 8

Dear Friends,

As you know, many of us have been trying to stop the inappropriate use of land in Parcel 8. We need your support to email the short notice below to the address given and to send this information to everyone in your contact list who might be interested. Thank you. With your help we might prevent another fiasco like tearing down the old high school.

Genie

----- Forwarded Message -----

From: GWNA Admin
To: Save Ruby Meadow
Sent: Tuesday, January 19, 2021, 11:34:45 AM PST
Subject: Fwd: ACTION! by 3 PM tuesday 1/19 Parcel 8

Hi Neighbors and Friends! If you are so inclined, a simplified ask is below:

Send a email to List-Mayor-Council@hayward-ca.gov by 3:00 p.m. today Tuesday Jan 19th.

"We request that Hayward and RCD Housing support local community by including Eden Community Land Trust as an option for the Bridge Court tenants of Caltrans Parcel 8 in Castro Valley. "

Thanks to those who already wrote in!! You are spectacular! With thanks and cheer, Ann

Ann,

If you can make a concise list of points we need to address and include emails of places the list needs to go, I will forward that to groups I am affiliated with. It needs to be fast and easy if we want people to respond.

Genie

On Sunday, January 17, 2021, 07:39:20 PM PST, GWNA Admin <> wrote:

DEADLINE COMING SOON!

Yes it's a pandemic and yes it's inauguration week and yet I still need to ask you to comment about government actions taking place...*if you can please...*

Will you email Hayward City Council that you support the local **Eden Community Land Trust** being responsible for Parcel 8 Bridge Court renovations and tenant-to-homeowner opportunities?

Subject: Tuesday, January 19, 2021, Agenda Item #3:

City of Hayward Closed Session Regarding Caltrans 238 Real Estate

- <https://hayward.legistar.com/MeetingDetail.aspx?ID=833703&GUID=21E62A69-64D3-4E63-8005-A349703ED5F6&Options=info|&Search=>

This meeting is closed session and we know decisions are made at these closed-door conferences. The public is only allowed to comment by email beforehand. In the "old" days we could comment in person, nowadays we can only email (directions below). Please email any comments before 3 PM Tuesday 1/19/2021. Your email lets Hayward, County, and Caltrans know you are watching and documents your concerns!!

Background: Caltrans and Hayward have agreed that Parcel 8 will be broken into three sections: park, market rate, and affordable rental. (Details in the 9/15/2020 Hayward City Council meeting agenda item 13 attachments or online) In the upcoming closed session on Tuesday, the negotiations include gifting the parks part to HARD and gifting the affordable rental part to RCD Housing. HARD and RCD Housing will receive Parcel 8 land for free and the market rate developer will pay and build the Foothill trail. RCD Housing will build an apartment building at Grove and Foothill and possibly allow a local community land trust to renovate Bridge Court.

I have a few Parcel 8 development concerns to share—about the HARD part, the RCD Housing part, and the market rate part!

1) Please send Hayward any comments you have about the upcoming Foothill Trail in Parcel 8!! The developer of the market rate part will build the trail and have to meet standards and plans that are not yet completed. Careful development of Parcel 8 is critical because it is at both the urban-wildlife interface and the Hayward-Castro Valley border. HARD's Foothill Trail Master Plan is in draft form and there is no Carlos Bee Park Expansion Plan available. (<https://www.haywardrec.org/1942/Foothill-Trails-Master-Plan>). Specific standards and cohesive plans are important. **Ask Hayward to clearly define the existing residents's role in planning the Foothill Trail. The role of existing residents needs to be in their negotiations with HARD, RCD, and market rate developers. Neighbors care about what is built there. Land granting decisions should not be made before there is a community-vetted plan.**

2) Ask Hayward to require that Eden Community Land Trust is officially included in the transactions in order to increase local accountability and long-term neighborhood stability. In contrast, permanent affordable rental apartments have their role, but also create *permanent* poverty pockets and perpetuate the generational poverty cycle. Please act proactively to break a family's poverty cycle by supporting affordable homeownership via **Eden Community Land Trust**: we are local and working hard to improve the neighborhood through stabilizing residents and increasing accountability; we are a newly incorporated public

benefit nonprofit as of May 2020; ten members form our diverse board; our fiscal sponsor is Oakland Community Land Trust until we receive our own tax status.

3) Tell Hayward that Eden Community Land Trust should receive Bridge Court property for free BEFORE it is renovated, not after as the 9/15/2020 staff report says. The parks District and the RCD Housing corporation will receive parcel 8 land for free before they complete plans or build anything—why should the local community nonprofit with the least resources receive the least support? The new Eden Community Land Trust needs initial assets to help finance community improvements like renovations.

4) Tell Hayward that the community land trust should also receive the Bridge Court retail property and street frontage at Grove Way. The retail spaces provide opportunities for revenue and jobs that should not be taken away from local community and the public benefit of the land trust. **Hayward should allow Eden Community Land Trust to renovate ALL of Bridge Court, including the commercial space, not just the ten housing units.**

Thanks for supporting good neighborhood planning and hopefully the Eden Community Land Trust too. Please let me know if you would like to be added to the Eden Community Land Trust email list to participate with a great group of people and be notified of monthly meetings and relevant workshops etc.!

with cheer, Ann

How to submit written Public Comment:

1. Use eComment on the City's Meeting & Agenda Center webpage at:

<https://hayward.legistar.com/Calendar.aspx> . eComments are directly sent to the iLegislate application used by City Council and City staff. Comments received **before 3:00 p.m. the day of the meeting** will be exported into a report, distributed to the City Council and staff, and published on the City's Meeting & Agenda Center under Documents Received After Published Agenda.

2. Send an email to List-Mayor-Council@hayward-ca.gov **by 3:00 p.m. the day of the meeting**. Emails will be compiled into one file, distributed to the City Council and staff, and published on the City's Meeting & Agenda Center under Documents Received After Published Agenda. Limited only to items on the Agenda and submitted in writing prior to the meeting.

Eden Community Land Trust's Corporate Filing:

<https://businesssearch.sos.ca.gov/CBS/SearchResults?filing=&SearchType=CORP&SearchCriteria=eden+community+land+trust&SearchSubType=Keyword>

Ann E. Maris, PhD

Grove Way Neighborhood Association,
working to Save Ruby Meadow
Eden Community Land Trust
Friends of San Lorenzo Creek
My Eden Voice Parks and Open Space Committee

From: Sarah Buckley
Sent: Tuesday, January 19, 2021 2:59 PM
To: List-Mayor-Council
Subject: Parcel 8

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

We request that Hayward and RCD Housing support local community by including Eden Community Land Trust as an option for the Bridge Court tenants of Caltrans Parcel 8 in Castro Valley.

Thank you,
Sarah Buckley
Jason Buckley

From: Shareen Purcell
Sent: Tuesday, January 19, 2021 12:28 PM
To: List-Mayor-Council
Subject: Parcel 8 discussion today

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

Hello All,

I request that Hayward and RCD Housing support local community by including Eden Community Land Trust as an option for the Bridge Court tenants of Caltrans Parcel 8 in Castro Valley.

We need to keep as MANY community members involved in these decisions as possible, and not got the way of CVMAC and selling out. Hayward has been pretty good at this, so let's get better!

Thank you,
Shareen Purcell

From: Vicki
Sent: Monday, January 18, 2021 8:27 PM
To: List-Mayor-Council
Subject: Parcel 8 / Bridge Court

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

I respectfully request RCD work directly with HARD in developing that portion of the Foothill Trail which will traverse their development. I also ask Eden Community Land Trust be included in all decisions and transactions regarding Bridge Court and the property on Grove Way. The land currently identified as parcel 8 is a visible gateway into downtown Hayward as well as for those entering Castro Valley via Grove Way. This area needs vision and community inclusion in its development.

Thank you
Vicki Lewis

Sent from my iPad

From: Jennifer Ott
Sent: Tuesday, January 19, 2021 7:13 AM
To: Vicki; List-Mayor-Council
Cc: Monica Davis
Subject: RE: Parcel 8 / Bridge Court
Attachments: Three Parcel Map.pdf

Hello Vicki:

Thank you for your interest in the development of Parcel Group 8. We have and will continue to engage the community, including the Eden Community Land Trust, in the process of planning and developing Parcel Group 8. In fact, I am working on scheduling a meeting with the Eden CLT personally in the next couple of weeks. Additionally, Resources for Community Development (RCD), the nonprofit affordable housing developer, who has an exclusive negotiation agreement with the City for the Affordable Housing Sub-Parcel of PG8 (see attached map), is scheduling a community meeting about their potential plans later this month or early in February. We will include you and notice the surrounding community so that interested community members can join.

We are also actively discussing the transfer of the 9-acre open space parcel with HARD so that they can expand Carlos Bee park. As a point of clarification (depicted on the attached map), the Foothill Trail will traverse the Open Space and Market Rate Middle Segment Sub-parcels, not the Affordable Housing Sub-Parcel. We intend to solicit interest from market rate developers for the Middle Segment later this year or early next year and including the community in the development process and construction of the Foothill Trail in their plans will be requirements of any new development.

Thank you again for your interest in Parcel Group 8.

Jennifer

Jennifer Ott
Assistant City Manager
City of Hayward
777 B Street
Hayward, CA 94541

510-583-4302 (office)
510-867-8237 (mobile)

-----Original Message-----

From: Vicki
Sent: Monday, January 18, 2021 8:27 PM
To: List-Mayor-Council <List-Mayor-Council@hayward-ca.gov>
Subject: Parcel 8 / Bridge Court

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Hayward as well as for those entering Castro Valley via Grove Way. This area needs vision and community inclusion in it's development

Thank you
Vicki Lewis

Sent from my iPad

From: Winifred Thompson
Sent: Monday, January 18, 2021 12:32 PM
To: List-Mayor-Council
Subject: Tuesday, January 19, 2021, Agenda Item #3:Cityof Hayward Closed Session Regarding Caltrans 238 Real Estate

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

Subject: Tuesday, January 19, 2021, Agenda Item #3:
City of Hayward Closed Session Regarding Caltrans 238 Real Estate

Winifred and Gerald Thompson support the local Eden Community Land Trust being responsible for Parcel 8 Bridge Court renovations and tenant-to-homeowner opportunities.

Careful development of Parcel 8 is critical because it is at both the urban-wildlife interface and the Hayward-Castro Valley border.

Specific standards and cohesive plans are important.

1) Hayward needs to clearly define the existing residents' role in planning the Foothill Trail. The role of existing residents needs to be in their negotiations with HARD, RCD, and market rate developers. Neighbors care about what is built there. Land granting decisions should not be made before there is a community-vetted plan.

2) Hayward needs to require the Eden Community Land Trust to be officially included in the transactions in order to increase local accountability and long-term neighborhood stability. Please act proactively to break a family's poverty cycle by supporting affordable homeownership via **Eden Community Land Trust**: which working hard to improve the neighborhood through stabilizing residents and increasing accountability; they are a newly incorporated public benefit nonprofit as of May 2020.

3) Hayward should receive Bridge Court property for free BEFORE it is renovated, not after as the 9/15/2020 staff report says. The parks District and the RCD Housing corporation will receive parcel 8 land for free before they complete plans or build anything—why should the local community nonprofit with the least resources receive the least support? The new Eden Community Land Trust needs initial assets to help finance community improvements like renovations.

4) The community land trust should also receive the Bridge Court retail property and street frontage at Grove Way. The retail spaces provide opportunities for revenue and jobs that should not be taken away from local community and the public benefit of the land trust. **Hayward should allow Eden Community Land Trust to renovate ALL of Bridge Court, including the commercial space, not just the ten housing units.**

Winifred and Gerald Thompson

From: Jennifer Ott
Sent: Tuesday, January 19, 2021 7:26 AM
To: Winifred Thompson; List-Mayor-Council
Cc: Monica Davis
Subject: RE: Tuesday, January 19, 2021, Agenda Item #3:Cityof Hayward Closed Session Regarding Caltrans 238 Real Estate
Attachments: Three Parcel Map.pdf

Hello Ms. Thompson:

Thank you for your interest in the development of Parcel Group 8. We have and will continue to engage the community, including the Eden Community Land Trust, in the process of planning and developing Parcel Group 8. In fact, I am working on scheduling a meeting with the Eden CLT personally in the next couple of weeks. Additionally, Resources for Community Development (RCD), the nonprofit affordable housing developer, who has an exclusive negotiation agreement with the City for the Affordable Housing Sub-Parcel of PG8 (see attached map), is scheduling a community meeting about their potential plans later this month or early in February. We will include you and notice the surrounding community so that interested community members can join. We are also actively discussing the transfer of the 9-acre open space parcel with HARD so that they can expand Carlos Bee park.

Thank you again for your interest in Parcel Group 8.

Jennifer

Jennifer Ott
Assistant City Manager
City of Hayward
777 B Street
Hayward, CA 94541

510-583-4302 (office)
510-867-8237 (mobile)

From: Winifred Thompson
Sent: Monday, January 18, 2021 12:32 PM
To: List-Mayor-Council <List-Mayor-Council@hayward-ca.gov>
Subject: Tuesday, January 19, 2021, Agenda Item #3:Cityof Hayward Closed Session Regarding Caltrans 238 Real Estate

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Winifred and Gerald Thompson

From: Yousef Bayou
Sent: Tuesday, January 19, 2021 11:42 AM
To: List-Mayor-Council
Subject: Your Support is Needed

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Hello,

I request that Hayward and RCD Housing support our local community by including Eden Community Land Trust as an option for the Bridge Court tenants of Caltrans Parcel 8 in Castro Valley.
Respectfully yours.

Yousef Bayou

From: Jennifer Ott
Sent: Tuesday, January 19, 2021 12:28 PM
To: Yousef Bayou; List-Mayor-Council
Subject: RE: Your Support is Needed
Attachments: Three Parcel Map.pdf

Hello Mr. Bayou:

Thank you for your interest in the development of Parcel Group 8. We have and will continue to engage the community, including the Eden Community Land Trust, in the process of planning and developing Parcel Group 8. In fact, I am working on scheduling a meeting with the Eden CLT personally in the next couple of weeks. Additionally, Resources for Community Development (RCD), the nonprofit affordable housing developer, who has an exclusive negotiation agreement with the City for the Affordable Housing Sub-Parcel of PG8 (see attached map), is scheduling a community meeting about their potential plans later this month or early in February. We will include you and notice the surrounding community so that interested community members can join. We are also actively discussing the transfer of the 9-acre open space parcel with HARD so that they can expand Carlos Bee park. Any future development phases and trail planning will also include community participation and engagement.

Thank you again for your interest in Parcel Group 8.

Jennifer

Jennifer Ott
Assistant City Manager
City of Hayward
777 B Street
Hayward, CA 94541

510-583-4302 (office)
510-867-8237 (mobile)

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