

**CITY COUNCIL MEETING
SEPTEMBER 28, 2021**

**DOCUMENTS RECEIVED
AFTER PUBLISHED AGENDA**

AGENDA QUESTIONS & ANSWERS

Items 2 & 6

AGENDA QUESTIONS & ANSWERS
MEETING DATE: September 28, 2021

Item #2: Adopt a Resolution Authorizing the City Manager to Execute an Amendment to the Professional Services Agreement with Ross Drulis Cusenbery Architecture, Inc., thereby Increasing Construction Support for the Fire Station 6 and Fire Training Center Project by \$830,000 for a Total Not-to-Exceed Contract Amount of \$2,962,000

In reviewing Item 2, the increase to the Fire Training Center project budget, I am reminded of my concerns for the Library.

Is there value in Staff reviewing recent major projects (FTC, Library, Recycled Water...) to understand how often and by how much costs exceed initial estimates? And, what can be done to prevent such escalations?

The request for the increase for the FS6/FTC is related to 1) Construction Document Phase Services (Architectural and Engineering) and 2) Construction Administration Phase Services. For this project, a total of eight firms are involved in providing A/E services and eleven firms for CA services. Given that the consultants services are largely based on the number of requests for information and the review of submittals from the contractor, it is very challenging to estimate an accurate level of effort upfront. The estimates are typically based on either the anticipated level of effort, e.g., the number of Requests for Information (RFIs) and submittals from the contractor, and the number and frequency of meetings and field trips, or based on a percentage of the estimated construction cost, typically between 3% to 6% of the estimated construction cost. The initial fee for this service had been estimated at under \$2.132M on an estimated construction cost of \$57M, or about 3.7% of the construction costs.

In view of the complexity of the project, the number of disciplines involved, and the current “burn rate”, which is the actual level of effort involved to manage the project, staff is requesting an addition \$830K for this effort, the total fee reaches \$2.962M or about 5% of the actual construction costs.

For a building project of this complexity, with the number of buildings, and the number of disciplines involved, this amount remain in the reasonable range.

Item #6: Adopt a Resolution Authorizing the City Manager to Accept \$774,900 in Awarded Grant Funding from the Federal Highway Safety Improvement Program for the Signal Modification at Huntwood/Industrial and Huntwood/Sandoval Intersections Project 05737 and to Appropriate the Grant Funds

Regarding the signage on the train tracks, are either of the railroad tracks out of service? If they are, is it possible to have signage that says so to prevent unnecessary stops?

The train track located south of the Huntwood Ave/Sandoval Way intersection is active and is not out of service. If the City Council accepts the grant, staff will work on the design and some of the improvements such as installation of the sign, pavement, striping, signal upgrade, and timing.

ITEM #10 PH 21-080

**Parcel Group 3/La Vista Residential Appeal:
Appeal of the Planning Commission's Approval
of the La Vista Residential/The Primary School
(Parcel Group 3) Project... Requiring Approval
of Site Plan Review, Administrative Use Permit,
and Density Bonus Application 202001594.
Eden Housing, Inc. (Applicant) on Behalf of the
City of Hayward (Property Owner)
(Report from Assistant City Manager Ott)**

PUBLIC COMMENTS

City of Hayward, Planning Commission
777 B Street
Hayward, CA 94541
cityclerk@hayward-ca.gov

File #: PH 21-063

RE: Proposed Development with 176 Affordable Housing Units and an Approximately 36,000 Square Foot School on the Southern Portion of Parcel Group 3 Located North of Tennyson Road between 16th Street and the Future La Vista Park, Assessor Parcel Nos 078C-0626-00309, 078C-0626-003-16, 078C-0626-001-07, 078C-0641-010-01, 078C-0635-013-03, 078C0640-007-06, 078C-0641-001-00, Requiring Approval of Site Plan Review, Administrative Use Permit, and Density Bonus Application 202001594. Eden Housing, Inc. (Applicant) on Behalf of the City of Hayward (Property Owner). (Continued from June 24, 2021)

Agenda Item #1, 22 July 2021

Dear Planning Commission:

My name is Rene Tionguico and I am a former resident of Hayward, California. I was raised in Hayward from 1992 until I left in 2005 for college. Although I no longer live in the city where I spent my formative years, I've come to appreciate my upbringing in Hayward. I attended: Eldridge, Glassbrook, Schafer Park, Strobridge Elementary Schools. I also attended King Middle School and Tennyson High School so I am a Hayward boy at heart. When my family and I immigrated to the United States in 1992, we lived in the Schafer Park neighborhood until we moved to Gading Road. We also lived in north Hayward off of Foothill Blvd. near the 238/580 exchange. But, one thing was constant: my family was and always remained renters.

As a bit of background of me now, I live in our nation's capital, Washington, DC, where I work as a policy analyst for a federal agency. I am the first in my family to own a home. I joke with my friends and family that the exorbitant cost of the Bay Area has prepared me well for the cost of real estate in DC which trails behind only two metropolitan jurisdictions: the San Francisco Bay Area and New York City.

I write today to support the proposed development of 176 affordable housing units. Every time I go back to Hayward, I am astonished at how expensive it is to live in Hayward. The 176 affordable housing units makes it clear that 176 families will have the opportunity to make Hayward their home. I think of my family members who still live in Hayward, including my mother and uncle who are on fixed incomes and whose source of income cannot possibly keep pace with the rising housing costs. I think of my friends from K-12 Hayward schools who are still renters but are clinging on to the little security they have left to remain in their homes and fear displacement. All it takes is one layoff or as we've recently experienced, a worldwide pandemic to have the little security left be taken from you. It feels dejecting and it is morally unconscionable to displace Haywardians who have spent their lives there because of inability to

afford housing. The Planning Commission ought to keep this at the forefront when considering the 2040 General Plan.

Take the example of my mother and uncle, both on fixed incomes through Social Security Disability Insurance. The amount that they receive on a per monthly basis makes it nearly impossible to care for their other needs, namely health costs. They both receive health care coverage through Medi-Cal but if the vast majority of their limited funds is spent on rent, I am afraid they will eventually be displaced or worse, put on the streets. My siblings and I contribute as much as we can and it is never enough. It often feels unfair that while our peers are able to start families, take on opportunities to advance one's career, etc. those of us with families with very limited means must put our dreams on hold. The burden is passed to another generation and the cycle of the haves and the have-nots continues.

Although it is not a panacea for solving all of Hayward's problems, the dignity of having secure housing will relieve so many Hayward families. The Planning Commission has a rare opportunity to extend that security and to change the trajectory of so many Haywardians' lives by approving the proposed affordable housing plan.

The affordable housing plan also provides an environment for low-income Hayward families to thrive. After reviewing the plans, green space adjacent or nearby this planned development is space that could foster a healthy lifestyle. Research consistently shows that access to outdoor activities and spaces result in better health outcomes for individuals. Additionally, the proposed affordable housing plan ensures that families and residents have great access to critical transportation options including public transit such as BART and enough parking spaces for these individuals to get to their place of employment or their children to get to school.

The environmental impact analysis is also an important consideration for the Planning Commission and one that I think very important. Safe housing is the right of every Haywardian. The environmental impact analysis from the documents show the extensive efforts to ensure a safe environment for all but the Planning Commission should ensure that the developers follow all of the plans. Last year my mother was diagnosed with lung cancer. She is not a smoker and my family questions if the cause was partially or wholly attributable to her living arrangements such as exposure to asbestos in the older rental apartments. Federal laws provide adequate notices and disclosures about lead but little other disclosures on radon. I implore the Planning Commission to ensure that the developers remain accountable to other hazards to low-income residents.

Although I am now in an incredible place of privilege and get to see the awesome power and authority of the federal government, local jurisdictions, like the City of Hayward, are the closest form of governance able to help their citizens. The 176 planned affordable housing units is a testament and an opportunity to ensure all Haywardians have a shot at being good productive members of society.

Sincerely,

Rene Tiongquico
PO Box 1451
Washington, DC 20013-1451

CC:
President, Eden Housing

From: Karen Rosenberg
Sent: Monday, September 27, 2021 5:29 PM
To: List-Mayor-Council
Cc: Zoe Siegel
Subject: 9/28 City Council - Greenbelt Alliance Endorsement of La Vista Residential
Attachments: La Vista Residential Endorsement Letter (1).pdf

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

Hello,

In advance of the 9/28 City Council meeting, Greenbelt Alliance would like to express our support for Agenda Item #10, the La Vista Residential project. Our letter of support is attached, if it could be included in the meeting packet, that would be great. We look forward to attending the meeting.

Please let me know if you have any questions.

Regards,

Karen Rosenberg

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Karen Rosenberg
Resilience Fellow
Greenbelt Alliance
312 Sutter Street, Suite 402 | San Francisco, CA 94108

We're adapting to a changing climate. Get our new [Strategic Plan](#) to find out how.

greenbelt.org | [Facebook](#) | [Instagram](#) | [Twitter](#)

September 28, 2021

Hayward City Hall
777 B Street
Hayward, CA 94541



RE: Endorsement of La Vista Residential

Dear Honorable Mayor and City Council Members,

For over 60 years, Greenbelt Alliance has helped create cities and neighborhoods that make the Bay Area a better place to live—healthy places where people can walk and bike; communities with parks, shops, transportation options; homes that are affordable and resilient to the impacts of climate change. By promoting climate-smart development we can create thriving, resilient neighborhoods with ready access to transit and housing choices for all of the Bay Area's people. Moreover, focusing development within the urban footprint is key to relieve sprawl pressure from our natural and working lands that provide countless climate benefits for our region. This is crucial as we face increasingly severe climate hazards like flooding, wildfires, drought, sea-level rise, and extreme heat, all of which disproportionately impact our frontline communities.

After careful review, Greenbelt Alliance is pleased to endorse the proposed La Vista Residential Project.

We urge Hayward to think boldly about the climate resilience and housing needs of our region and its people and approve this project. This 7 acre mixed infill development will have an array of sustainable features such as all-electric buildings, EV charging infrastructure and permeable pavement. It's close proximity to high quality transit and other services will aid in meeting the city's VMT reduction goals and is exactly what Hayward needs to grow smartly. Furthermore, construction of this development would result in a 50-acre park for community use and benefit. With the project being 100% affordable, it would provide Hayward's expanding population with access to much needed affordable housing in the heart of the growing Mission Boulevard corridor. With more than 50% of renters in the City of Hayward being rent-burdened, approving this project would directly benefit the citizens of Hayward. This project will encourage a walkable and economically vibrant community for Hayward residents across the income spectrum.

This is the kind of climate-smart development that we need in the Bay Area to meet our housing goals, reduce greenhouse gas emissions, and make sure that local residents are able to grow and thrive in their own communities. In closing, the development of the La Vista Residential Project is another smart step for the City of Hayward to ensure the creation of homes and vibrant communities near jobs, retail, and transit. We hope its approval will expedite the review and approval process for this development.

Sincerely,
Zoe Siegel

A handwritten signature in black ink, appearing to read "Zoe Siegel".

Director of Climate Resilience, Greenbelt Alliance

Honorable Mayor and Councilmembers, thank you for the opportunity to share our neighborhood's concerns regarding the La Vista Residential and Charter School project where the City's Planning Commission approved two 5-story affordable housing structures and a 2-story Charter School in very close proximity to the Hayward fault line.

Here are our concerns:

- First and foremost, our concern is that the project is in close proximity (50 feet) to the fault line.
The conclusion from a Geotechnical Exploration document dated June 1, 2021 states: *"From a geotechnical engineering standpoint, in our opinion, the site is suitable for the proposed development provided the geotechnical recommendations in this report are properly incorporated into the design plans and specifications."* **BUT** it goes on to say... *"The primary geotechnical concerns that could affect development on the site are slope stability of the eastern slope, potential creep resulting from encroachment of traces of the Hayward fault into the project limits, existing landslide, expansive soil, rock excavatability, and existing fill."*

Given the Engineers' concerns is it **SAFE** to build the two 5-story affordable housing structures and the charter school on this particular plot of land??? Is there someone who can address this matter today? Shouldn't the safety of your City's residents be your first priority???

Why did the City choose this area to build these high density structures? Did the City look at other locations in Hayward? If so where, and why weren't those locations considered. If the City did not look at other locations, then **WHY NOT?** For example, why not consider a large vacant lot on the corner of Foothill and Grove, or what about locations on Hesperian Boulevard?

Besides this project being 50 feet from the fault line and placing these tenants at risk, our other concerns are:

- The project only calls for 183 parking spaces for 176 units consisting of studios, and 1, 2, and 3 bedroom units. Although, the Density Bonus Laws states that projects located within ½ mile from a transit system (BART and AC transit buses lines) only need to provide .5 spaces of parking per unit. It is **UNREASONABLE** to think that households will only have 1 vehicle, especially if there are multiple drivers per household.

If you only provide 183 parking spaces, where are the other tenants going to park their cars? We'll tell you - they will park their cars on our already crowded neighborhood streets. Most of the homes in our neighborhood are older homes with **NO** garages, only a small number of homes have single and/or double car garages. Most of the residents have more than 1 driver in the family and therefore you'll see many cars parked along the street. There are also apartments located on Hancock and Webster and overflow parking from those complexes already park on Webster and along E. 16th Street.

I encourage all of you to drive in our neighborhood in the morning before residents leave for work or the evening when they come home from work to see the parking situation first hand.

Just because the City builds these units near BART does not guarantee residents will use public transit – especially since bus stops and the BART station requires tenants to walk

DOWNHILL and walk **UP HILL** to reach their apartment units – this isn't an easy walk for most people. Folks who live in affordable housing units have children; often 1 parent works and the other stays home with the children (tell these mothers that they should take the bus or BART to go to the grocery store or a doctor's appointment); they are seniors who are on a fixed income, some may have a disability and receive disability income – folks who live in affordable housing units have very little income. Add to the fact that most people who live in these housing units don't work 8 to 5 jobs, instead they work swing shift, graveyard, or on weekends – public transportation may not accommodate their work schedules.

Prior to the pandemic, have you ever had to take BART from the South Hayward BART station to destinations like San Francisco and Oakland? The trains are already packed from folks who board at South Fremont, and now riders are able to get on from Milpitas and Berryessa in San Jose. Let's face it - public transportation in the Bay Area is not convenient for most people.

- Building the affordable housing units will also increase the traffic in our neighborhood. The streets in the neighborhood are narrow and with everyone parking on the street, it will be difficult for cars to pass through. We already have increased traffic from students and parents who need to get to St Clemente Catholic School, Moreau High School, and St. Clemente Church.

Residents that need to head South on Mission Boulevard must use traffic lights located at Mission & Calhoun or Mission & Hancock. If residents use the Mission & Calhoun traffic light, then there's congestion on Calhoun because parents are driving in and out of the St. Clemente Parking lot. Residents who use the light at Mission & Hancock are waiting on a downhill slope – and too many cars at this light will cause an over flow onto E. 16th. Students and some parents already use E. 16th and Hancock Street to get to Moreau HS and St. Clemente School. Adding an additional light at Webster will not resolve the issue because you will still create back up traffic in the neighborhood. AND how are residents supposed to get from the side streets to the main streets to catch the traffic lights?

The plan calls for the Charter School's traffic to enter from Tennyson, but that will impact north and southbound traffic on Mission Boulevard and Tennyson in the east and west direction. Mind you, residents living in the development at the top of Tennyson Road paid over a million dollars for their homes – and they would not welcome the additional traffic. Weekday traffic on Mission will be impacted even more so given the new developments on Mission Boulevard.

Lastly, the City's 2040 Vision states:

“Hayward should preserve, enhance, increase, and connect its baylands, hillsides, greenway trails, and regional parks to protect environmental resources, mitigate the impacts of rising sea levels, and provide opportunities to live an active outdoor lifestyle.”

The plan also calls for:

“Sustainable infrastructure improvements that reduce the long-term use of water, energy, and financial resources will be prioritized. The City will also develop policies and strategies to

ensure that new growth and development does not constrain the City's ability to provide adequate infrastructure and services to existing and future generations."

It seems to us that all these new developments in the City of Hayward are going to constrain the City's ability to provide adequate infrastructure. How will the City provide the energy and water resources needed to support all of the new developments?

Instead of building two 5-story affordable housing units and a Charter school so close to the fault line, why not incorporate large solar panels with playground structures – hanging swing sets from beneath large solar panels, or create picnic areas that restrict the use of open flames, and includes park benches and picnic tables with overhead structures that serve as shade with attached solar panels. Ensure that these solar structures are aesthetically pleasing. The solar panels can generate electricity to support the many developments being built on Mission Boulevard. Or build children's structures similar to what you see at Lake Merritt's Fairyland, or build a wild life center – things that bring together community or are available for families to enjoy. Provide parking on the site to accommodate park goers. These types of activities are usually frequented on weekends and will not contribute to the weekday traffic on Mission Boulevard. Traffic should be easily accessible via Tennyson Boulevard, NOT through the nearby neighborhood.

Thank you Mayor and Councilmembers.

From: Miriam Lens
Sent: Tuesday, September 28, 2021 11:51 AM
To: Aisha Wahab; Angela Andrews; Barbara Halliday; Elisa Marquez; Francisco Zermeno; Mark Salinas; Sara Lamnin
Cc: Elizabeth Blanton; Sara Buizer; Adam Kostrzak; Alex Ameri; Chuck Finnie; Dustin Claussen; Garrett Contreras; Jana Sangy; Jayanti Addleman; Jennifer Ott; Kelly McAdoo; Michael Lawson; Miriam Lens; Todd Rullman; Toney Chaplin
Subject: FW: Our East 16th property and Eden Housing Development meeting 9/28/2021

Good morning Mayor and Council Members,

City staff has asked me to forward the email below to you regarding tonight's Council meeting, Item 10 on the agenda.

Thank you,

Miriam Lens, City Clerk
City of Hayward

From: JIM DAVIS
Sent: Tuesday, September 28, 2021 10:57 AM
To: Elizabeth Blanton <Elizabeth.Blanton@hayward-ca.gov>; JIM DAVIS
Subject: Our East 16th property and Eden Housing Development meeting 9/28/2021

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

Hi Ms. Blanton,

Since tonight's meeting is concerning our property and nearby open land I would like to discuss my concerns.

I am concerned with the traffic congestion on East 16th Street. Presently, the traffic with both Moreau High School and St. Clements school makes it dangerous to back out of my driveway. Many speeders on East 16th Street and lack of safety presently. With the increased traffic from the proposed apartments, schools in our neighborhood, the city needs a plan to help the increased congestion.

Additionally, I am concerned with the lack of grocery stores and other essential stores in our area to support such growth.

Should not there be a review of the water availability to these new developments?

The proposed park and free land near my property maybe a plus but without seeing what it will ultimately look like I will have to see the proposal.

My other concern is the lack of police presently in Hayward and with the increased apartments what the city will do with crime which continue to exist in our neighborhood including car break ins and car thefts.

The area needs single family housing and low density housing versus these large apartment complexes because Mission Boulevard already has at least 5-6 of those newly built between Carlos Bee Boulevard and Industrial Boulevard.

The earthquake fault issues and fault lies are addressed but still worry me.

Thank you!

Patricia Davis

Please note my email address which I currently use.

P.S. Could you please refer this email to the city council as well, thank you!

From: xquynhtran
Sent: Tuesday, September 28, 2021 7:34 AM
To: List-Mayor-Council
Subject: Agenda Item #10- Parcel 3

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

Dear City Council and Staff,

I am Quynh Tran and my family moved to Haward about five years ago. My four year old son is attending The Primary School. I would love for The Primary School to be in Hayward.

We are very fortunate to be able to enroll my son in such an innovative and wonderful school. All the kids are well taken care of, physically and emotionally. It would be dream comes true if the school can have a location in Hayward, which would be very beneficial for not only Hayward families with school aged children, but also help giving all of us a sense of belonging in the Hayward community.

Thank you for your time,
Best,

Quynh Tran

City of Hayward, City Council
777 B Street
Hayward, CA 94541
List-Mayor-Council@hayward-ca.gov

File: PH 21-080

RE: Parcel Group 3/La Vista Residential Appeal: Appeal of the Planning Commission's Approval of the La Vista Residential/The Primary School (Parcel Group 3) Project, which is Comprised of 176 Affordable Housing Units and an Approximately 36,000- Square- Foot School on the Southern Portion of Parcel Group 3 Located North of Tennyson Road between 16th Street and the Future La Vista Park, Assessor Parcel Nos. 078C-0626-003-09, 078C-0626-003-16, 078C-0626-001-07, 078C-0641-010-01, 078C-0635-013-03, 078C-0640-007-06, 078C-0641-001-00, Requiring Approval of Site Plan Review, Administrative Use Permit, and Density Bonus Application 202001594. Eden Housing, Inc. (Applicant) on Behalf of the City of Hayward (Property Owner) (Report from Assistant City Manager/Development Services Director Ott)

Agenda Item #10, 28 September 2021

Dear City Council and Mayor:

My name is Rene Tiongquico and I am a former resident of Hayward, California. I was raised in Hayward from 1992 until I left in 2005 for college. Although I no longer live in the city where I spent my formative years, I've come to appreciate my upbringing in Hayward. I attended: Eldridge, Glassbrook, Schafer Park, Strobridge Elementary Schools. I also attended King Middle School and Tennyson High School so I am a Hayward boy at heart. When my family and I immigrated to the United States in 1992, we lived in the Schafer Park neighborhood until we moved to Gading Road. We also lived in north Hayward off of Foothill Blvd. near the 238/580 exchange. But, one thing was constant: my family was and always remained renters.

As a bit of background of me now, I live in our nation's capital, Washington, DC, where I work as a policy analyst for a federal agency. I am the first in my family to own a home. I joke with my friends and family that the exorbitant cost of the Bay Area has prepared me well for the cost of real estate in DC which trails behind only two metropolitan jurisdictions: the San Francisco Bay Area and New York City.

I write today to support the proposed development of 176 affordable housing units. Every time I go back to Hayward, I am astonished at how expensive it is to live in Hayward. The 176 affordable housing units makes it clear that 176 families will have the opportunity to make Hayward their home. I think of my family members who still live in Hayward, including my mother and uncle who are on fixed incomes and whose source of income cannot possibly keep pace with the rising housing costs. I think of my friends from K-12 Hayward schools who are still renters but are clinging on to the little security they have left to remain in their homes and fear displacement. All it takes is one layoff or as we've recently experienced, a worldwide pandemic to have the little security left be taken from you. It feels dejecting and it is morally unconscionable to displace Haywardians who have spent their lives there because of inability to afford housing.

I submitted public testimony and comments to the Planning Commission in July 2021 and will circulate those to the City Clerk to be included in the record.

In response to the comments from Zhang, et al. (attachments #2 and #3), the petitioners allege that there was inadequate notice about the development. As someone who is on the other side of the country and who doesn't even live in Hayward any more, and who was able to keep track of all of the activities conducted by city career staff members, I find it very difficult to believe the petitioners were kept out of the loop. It didn't take me very long to look into all of the timelines, including significant input from the community, that the city made everyone very aware of in these public forums. The "Public Contact" section of the Staff Report (attachment #1) makes it abundantly clear that adequate notification was made through every channel possible.

Moreover, the petitioners err in their analysis of SB 1155 from the 2013-2014 State legislative session. That bill never became law. It is especially disingenuous to put on their circulated petition a bill that was never adopted law and with a catchy "Low Income People's Lives Matter" header but also failing to address SB 330, the Housing Crisis Act which *is* adopted law. This legislation became law to increase housing in California that is increasingly becoming unaffordable. The city council needn't be reminded of this harsh reality that they already know of the SF Bay Area.

This project has had the full support of career staff members from the City of Hayward. They have provided excellent analyses from environmental concerns to transportation considerations. What is baffling is that despite multiple geotechnical analyses even from a well regarded company (see attachment #9), the petitioners still seem unconvinced that "the proposed development appears feasible." The petitioners' feigned indignation is comical at best as they, themselves, live on the fault line. This isn't about geological concerns about earthquakes and engineering integrity, it is about the current residents' disdain of poor Haywardians. And, it makes me especially sad because I was once that poor Haywardian and I am led to believe that it is *me and my family* who they disdain.

Let's not be glib about the situation: the petitioners are NIMBYs. That poorer Haywardians would be their neighbors, especially Black and brown ones at that, is the very intent of these housing initiatives. Every Haywardian should thrive, including those with limited means because everyone should have a seat at the proverbial table. This project accomplishes that.

I strongly urge the city council to approve the project.

Sincerely,
Rene Tiongquico
Washington, DC 20013-1451

CC:
President, Eden Housing

ITEM #11 PH 21-077

**Mission Crossings Development:
Adopt a Resolution Approving a Request to
Modify Conditions of Approval Related to
Fees, Project Phasing, and Inclusionary
Housing and to Add Conditions of Approval
Related to Interim Site Improvements,
Located at 25501 Mission Boulevard and
Berry Avenue, Meritage Homes of California,
Inc. (Applicant)/ Meritage Homes of
California, Inc. and Manchester
Hotel Group (Owners)
(Report from Assistant City Manager Ott)**

PUBLIC COMMENTS

From: Isaac Kos-Read
Sent: Monday, September 27, 2021 6:19 PM
To: List-Mayor-Council
Cc: Sergio Lopez
Subject: Item 11 - Mission Crossing Resident Petition in Support of Housing/Revised Conditions of Approval
Attachments: Mission Crossing Resident Petition.pdf

Importance: High

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

Honorable Mayor & Councilmembers of Hayward:

Before the City Council meeting tomorrow, I would like to again thank all of you who have engaged with us on the Mission Crossing development project. We are deeply appreciative of the thorough staff report that presents the long history of this project and recommended resolution.

In addition to the petition you may have received today from the Housing Action Coalition, attached please also find a petition signed by 66 members of the Mission Crossing community. Some of these folks will be speaking during public comment as well. Fully vaccinated, I plan to be at the City Hall chambers in person. If any of you would like to speak in advance of the meeting, please do not hesitate to email, text, or call.

Thank you in advance for your consideration of this item and your service to the Hayward community.

Respectfully,

Isaac

~~~~~  
**Isaac Kos-Read**  
President & CEO  
Kos Read Group, Inc.  
Communications & Public Affairs  
[Results that Matter.](#)

# **PETITION: Please Approve Our Housing**

Dear Hayward Mayor & City Council:

We are Hayward residents of the Mission Crossing development on 730 Torano Avenue. **We call on the City Council to allow the final forty homes of our development to be finished and sold.**

We need this relief because:

- ✓ The housing is being held up over construction of an adjacent hotel. **As residents, we have no control over the construction of this hotel.**
- ✓ As residents of the 100 homes currently built (approximately 2/3) of the total planned, we have had to live in a state of unfinished construction for two years.
- ✓ Currently visitors must park in the surrounding area, where break-ins and other accidents have happened.
- ✓ Without construction of our playground able to be completed, our kids, families, and pets are forced to walk and play in a street used by drivers.
- ✓ With the housing crisis in the region, there is a wait list of 100 people ready to move in and become members of our community — if their housing can be completed.

As our elected representatives, **you have the ability to allow our housing development to be completed. We are part of Hayward,** and we want our community to be completed.

**Signed:**

*Aaron*

Aaron Soo

*Vince*

Vince Villarama

*Mark*

Mark Malamud

*Rohan*

Rohan Soni

*Mahalakshmi*

Mahalakshmi Balachandran

*Chelsea*

Chelsea Sustiguer

*Joseph*

Joseph-Anthony Tan

*Danielle*

Danielle Johnson

*April*

April Tan

*Abigail*

Abigail Abrenica

*Amandeep*

Amandeep Kaur

*Michael*

Michael Alston

*Megan*

Megan Tolosa

*Eleanor*

Eleanor Gutierrez

*Naishal*

Naishal

*Dale*

Dale Zheng

*Hamed*

Hamed Habibi

*Jheremy*

Jheremy Anicete

*Jason*

Jason Kearns

*Elaisha*

Elaisha Tolentino

*Jenny*

Jenny Li

*Kuan*

Kuan Yu Pao

*Adrian*

Adrian V. Tantan

*Victor*

Victor Tam

*Ashley*

Ashley Villarama

*Todd*

Todd Hollinger

*Cameron*

Cameron Bounds

*Michelle*

Michelle Y.

*Monica*

Monica Mayberry

*Adrian*

Adrian Oliveros

*Erwin*

Erwin Duran

*Lena*

Lena Vo

*Alyssa*

Alyssa Vargas

*Danathen*

Danathen Hughes

*Angela*

Angela Baldwin

*Angelina*

Angelina Marques

*Pooja*

Pooja Rao Kosunam

*Mary Jo*

Mary Jo A. Tantan

*Rosa*

Rosa Mata

*Melinda*

Melinda Karlsson

*Rogelio*

Rogelio Jonathan P. Tolosa

*Christine*

Christine Marie Hunt

*Gianni*

Gianni Mikhail Malamud

*Ankita*

Ankita Soni

*Arun*

Arun Srinivasan

*Arun*

Joel Sustiguer

*Shawn*

Shawn Johnson

*Dorothy*

Dorothy Johnson

*Bailey*

Bailey Johnson

*Joseph*

Joseph Tan

*Mandeep*

Mandeep Kaur

*Balwant*

Balwant Singh

*Hoang*

Hoang Ly

*Sepideh*

Sepideh Khajehei

*Caitlin*

Caitlin Kearns

*Edward*

Edward Tolentino

*Jesse*

Jesse Baisch

*Claudette*

Claudette Dunn

*Amanda*

Amanda C.

*Olivia*

Olivia Nevado

*Eric*

Eric Taylor

*Antonio*

Antonio Marques

*Pallavi*

Pallavi Kosunam

*Adrian*

Adrian Tantan

*Maciej*

Maciej Włodarczyk

*Megan*

Megan Tolosa



City of Hayward, Planning Commission  
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File #: PH 21-063

RE: Proposed Development with 176 Affordable Housing Units and an Approximately 36,000 Square Foot School on the Southern Portion of Parcel Group 3 Located North of Tennyson Road between 16th Street and the Future La Vista Park, Assessor Parcel Nos 078C-0626-00309, 078C-0626-003-16, 078C-0626-001-07, 078C-0641-010-01, 078C-0635-013-03, 078C0640-007-06, 078C-0641-001-00, Requiring Approval of Site Plan Review, Administrative Use Permit, and Density Bonus Application 202001594. Eden Housing, Inc. (Applicant) on Behalf of the City of Hayward (Property Owner). (Continued from June 24, 2021)

**Agenda Item #1, 22 July 2021**

Dear Planning Commission:

My name is Rene Tionguico and I am a former resident of Hayward, California. I was raised in Hayward from 1992 until I left in 2005 for college. Although I no longer live in the city where I spent my formative years, I've come to appreciate my upbringing in Hayward. I attended: Eldridge, Glassbrook, Schafer Park, Strobridge Elementary Schools. I also attended King Middle School and Tennyson High School so I am a Hayward boy at heart. When my family and I immigrated to the United States in 1992, we lived in the Schafer Park neighborhood until we moved to Gading Road. We also lived in north Hayward off of Foothill Blvd. near the 238/580 exchange. But, one thing was constant: my family was and always remained renters.

As a bit of background of me now, I live in our nation's capital, Washington, DC, where I work as a policy analyst for a federal agency. I am the first in my family to own a home. I joke with my friends and family that the exorbitant cost of the Bay Area has prepared me well for the cost of real estate in DC which trails behind only two metropolitan jurisdictions: the San Francisco Bay Area and New York City.

I write today to support the proposed development of 176 affordable housing units. Every time I go back to Hayward, I am astonished at how expensive it is to live in Hayward. The 176 affordable housing units makes it clear that 176 families will have the opportunity to make Hayward their home. I think of my family members who still live in Hayward, including my mother and uncle who are on fixed incomes and whose source of income cannot possibly keep pace with the rising housing costs. I think of my friends from K-12 Hayward schools who are still renters but are clinging on to the little security they have left to remain in their homes and fear displacement. All it takes is one layoff or as we've recently experienced, a worldwide pandemic to have the little security left be taken from you. It feels dejecting and it is morally unconscionable to displace Haywardians who have spent their lives there because of inability to afford housing. The Planning Commission ought to keep this at the forefront when considering the 2040 General Plan.

Take the example of my mother and uncle, both on fixed incomes through Social Security Disability Insurance. The amount that they receive on a per monthly basis makes it nearly impossible to care for their other needs, namely health costs. They both receive health care coverage through Medi-Cal but if the vast majority of their limited funds is spent on rent, I am afraid they will eventually be displaced or worse, put on the streets. My siblings and I contribute as much as we can and it is never enough. It often feels unfair that while our peers are able to start families, take on opportunities to advance one's career, etc. those of us with families with very limited means must put our dreams on hold. The burden is passed to another generation and the cycle of the haves and the have-nots continues.

Although it is not a panacea for solving all of Hayward's problems, the dignity of having secure housing will relieve so many Hayward families. The Planning Commission has a rare opportunity to extend that security and to change the trajectory of so many Haywardians' lives by approving the proposed affordable housing plan.

The affordable housing plan also provides an environment for low-income Hayward families to thrive. After reviewing the plans, green space adjacent or nearby this planned development is space that could foster a healthy lifestyle. Research consistently shows that access to outdoor activities and spaces result in better health outcomes for individuals. Additionally, the proposed affordable housing plan ensures that families and residents have great access to critical transportation options including public transit such as BART and enough parking spaces for these individuals to get to their place of employment or their children to get to school.

The environmental impact analysis is also an important consideration for the Planning Commission and one that I think very important. Safe housing is the right of every Haywardian. The environmental impact analysis from the documents show the extensive efforts to ensure a safe environment for all but the Planning Commission should ensure that the developers follow all of the plans. Last year my mother was diagnosed with lung cancer. She is not a smoker and my family questions if the cause was partially or wholly attributable to her living arrangements such as exposure to asbestos in the older rental apartments. Federal laws provide adequate notices and disclosures about lead but little other disclosures on radon. I implore the Planning Commission to ensure that the developers remain accountable to other hazards to low-income residents.

Although I am now in an incredible place of privilege and get to see the awesome power and authority of the federal government, local jurisdictions, like the City of Hayward, are the closest form of governance able to help their citizens. The 176 planned affordable housing units is a testament and an opportunity to ensure all Haywardians have a shot at being good productive members of society.

Sincerely,

Rene Tiongquico  
Washington, DC  
20013-1451

CC:  
President, Eden Housing