

**CITY COUNCIL MEETING
NOVEMBER 16, 2021**

**DOCUMENTS RECEIVED AFTER
PUBLISHED AGENDA**

**AGENDA QUESTIONS
& ANSWERS**

Items 6 & 9

AGENDA QUESTIONS & ANSWERS
MEETING DATE: November 16, 2021

Item #6 [CONS 21-591](#)

Adopt a Resolution Approving Plans and Specifications and Calling for Bids for the Mission Boulevard Linear Park Landscape Project

Regarding the linear park on Mission. I am happy to see the shade trellis for the bus stop in the project area.

Given the community concerns about the related bus stop on the other side of the street and the funds available to add a bus shelter to that area, would it make sense to incorporate that installation into this project? I realize there were some opposition concerns as well, but that seemed related to the Comcast style shelters, which are different than what seems proposed on the east side of Mission?

The shade trellis, which does not function as a bus “shelter”, is a park feature and a City-furnished item for the contractor to install. If at any time a bus shelter can be purchased or otherwise acquired it can be installed at an appropriate location. It does not have to necessarily be part of this construction project.

Item #9 [CONS 21-605](#)

Adopt a Resolution 1) Authorizing the City Manager to Execute an Agreement with the State of California Department of Housing and Community Development for \$662,000 for the City of Hayward Navigation Center; 2) Accept and Appropriate State Funds; and 3) Reallocate Realized Savings to Mid-County Housing Resource Center (HRC) for Flexible Funding Administration

Would the reallocated budget savings be used for Hayward residents/Hayward Navigation Center residents?

With realized savings, staff recommend reallocating these funds to the Mid-County Housing Resource Center (HRC) operated out of Hedco Wellness Center in the form of flexible funding for direct client support. Bay Area Community Services is the newly selected Mid-County HRC operator in Hayward and has a proven track record of successfully managing flexible funds for direct client support to overcome barriers for individuals experiencing homelessness to move into and stabilize in permanent housing. These funds would benefit Hayward clients of the Hedco Wellness Center. The Hayward Navigation Center has an existing flexible fund budget of \$567,000 for Navigation Center residents.

eCOMMENTS RECEIVED

City Council on 2021-11-16 5:00 PM

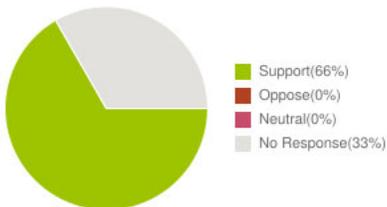
11-16-21 17:00

Agenda Name	Comments	Support	Oppose	Neutral
1. LB 21-048 Recommendation from Community Services Commission to Hayward City Council to Adopt a Resolution Apologizing to Black, Indigenous, and People of Color and Latinx Community Members on Behalf of the City of Hayward for Its Implicit and Explicit Role in Perpetuating Historical Institutional Racism in the City of Hayward and Review the Attached Workplan (Report from City Manager McAdoo)	1	1	0	0
14. LB 21-051 Redistricting: Adopt a Resolution Providing Feedback to the Alameda County Board of Supervisors on the Proposed Draft 2021 Redistricting Maps (Report from City Manager McAdoo)	2	1	0	0

Sentiments for All Agenda Items

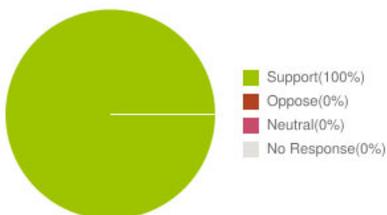
The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

Overall Sentiment



Agenda Item: eComments for 1. LB 21-048 Recommendation from Community Services Commission to Hayward City Council to Adopt a Resolution Apologizing to Black, Indigenous, and People of Color and Latinx Community Members on Behalf of the City of Hayward for Its Implicit and Explicit Role in Perpetuating Historical Institutional Racism in the City of Hayward and Review the Attached Workplan (Report from City Manager McAdoo)

Overall Sentiment



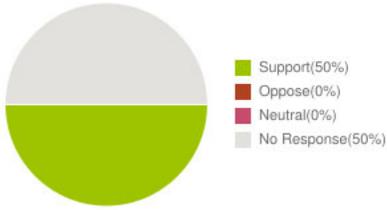
Arzo Mehdavi

Location:

Submitted At: 2:15pm 11-16-21

I would like to thank the CSC Commission for their work and dedication in bringing this resolution recommendation to Council, especially the subcommittee. It took many thoughtful discussions and intentional action to bring us to this point today and I am very proud. This is a monumental moment and will set the precedent for many other cities to follow.

Overall Sentiment



Shonda Goward

Location:

Submitted At: 8:21pm 11-15-21

Dear Madame Mayor and City Council Members,

I am writing to support either Map C or Map D. These districts best encompass the neighbors with whom we partner and connect every day. It makes the most sense to have a Supervisor that reflects our demographics in race, socioeconomic status, and culture, rather than being included with residents a distant drive away in Livermore and Dublin.

Respectfully submitted,

Shonda Goward

Location:

Submitted At: 8:21pm 11-15-21

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Respectfully submitted,

1. LB 21-048

**RECOMMENDATION FROM
COMMUNITY SERVICES
COMMISSION TO HAYWARD CITY
COUNCIL TO ADOPT A RESOLUTION

CITY MANAGER EMAIL**

From: Kelly McAdoo <Kelly.McAdoo@hayward-ca.gov>
Sent: Monday, November 8, 2021 8:34 PM
To: List-Mayor-Council <List-Mayor-Council@hayward-ca.gov>
Cc: List-Dept Heads <List-Department-Heads@hayward-ca.gov>; Jessica Lobedan <Jessica.Lobedan@hayward-ca.gov>; Project-Government Alliance on Race & Equity <project-GARE@hayward-ca.gov>
Subject: Pre work ahead of 11/16 City Council meeting

Good evening Mayor and Council-

On 11/16, the Council will hold a joint meeting with the Community Services Commission to consider adoption of a resolution apologizing to Black, Indigenous, and People of Color and Latinx community members on behalf of the City of Hayward for its implicit and explicit role in perpetuating historical institutional racism in the City of Hayward. Ahead of this item, staff have compiled resources for your information, consideration, and review on redlining and racial steering, Kelly Hill, Russell City, and immigration and population change in Hayward. A huge thank you to Jessica Lobedan, acting Community Services Manager and many other staff members who are participating in the City's Government Alliance on Race and Equity (GARE) for their work with the CSC on these issues and for compiling this important background information. There are additional resources beyond those listed below so if you are interested in additional background reading (before 11/16 or at some point in the future), please let me know.

Redlining/Steerage

- What Is Redlining? (<https://www.planetizen.com/definition/redlining>)
- The Legacy of Redlining in the Bay Area: Explained (<https://www.nbcbayarea.com/news/local/the-legacy-of-redlining-in-the-bay-area/2672891/> (8:57 video))
- Housing Segregation and Redlining in America: A Short History | Code Switch | NPR (<https://www.youtube.com/watch?v=O5FBjyqfoLM>) (6:36 video)
- Homeownership is Unattainable for Most Bay Area Black, Latinx, Cambodian, and Pacific Islander Households (<https://bayareaequityatlas.org/node/65531>)

Additional resources: "The Color of Law: A Forgotten History of How Our Government Segregated America" by Richard Rothstein, or listen to the NBR Fresh Air Interview with Rothstein at

<https://www.npr.org/2017/05/03/526655831/a-forgotten-history-of-how-the-u-s-government-segregated-america> (35 minute listen)

Kelly Hill

- Kelly Hill a haven for blacks in '60s, East Bay Times (Attached)
- Old friends, neighbors reunite in Kelly Hill, East Bay Times (Attached)

Russell City

- Renewing Inequality - Urban Renewal, Family Displacements, and Race 1955-1966
(<https://dsl.richmond.edu/panorama/renewal/#view=0/0/1&viz=cartogram>)
- Russell City and the Blues (<https://www.hayward-ca.gov/discover/news/feb17/russell-city-and-blues>)
- Russell City: A forgotten town that used to be in Hayward
(<https://thepioneeronline.com/35548/metro/35548/>)

Additional resources: "Russell City (Images of America) by María Ochoa with the Hayward Area Historical Society" and "What Ever Happened to Russell City" by Megan Wilinon

Immigration and Population by the Numbers

- Immigration and Population by the Numbers
(<https://www.haywardareahistory.org/immigration>)
- Racial Segregation in the San Francisco Bay Area, Part 2
(<https://belonging.berkeley.edu/racial-segregation-san-francisco-bay-area-part-2>)

Please let me know if you have any questions in advance of the 11/16 meeting.

Kelly

Kelly McAdoo
City Manager

City of Hayward | 777 B Street | Hayward, CA 94541

☎ Phone: 510.583.4305 | Fax: 510-583-3601 | * Email: kelly.mcadoo@hayward-ca.gov



For scheduling assistance, please contact Rosalinda Romero, at (510) 583-4301 or Rosalinda.romero@hayward-ca.gov.

NEWS

Kelly Hill a haven for blacks in '60s

By PAUL BURGARINO STAFF WRITERS |

PUBLISHED: January 22, 2008 at 9:30 a.m. | UPDATED: August 17, 2016 at 4:03 a.m.

FAIRVIEW — When Lavinia and Nathaniel Bornor spotted an ad for bargain-rate tract homes in South Hayward in 1960, the married couple took a Sunday drive from Oakland to visit the new neighborhood.

"We went in, looked at the models, and the salesman said, 'You know, you can look but I can't sell you the house,'" Lavinia recalled. "He said, 'It's not me, but the developer says we can't sell to Negroes or Mexicans.'"

It was a rude awakening for the pair of young educators. Both in their early 20s, they were hoping to find a quiet suburban home near the schools where they worked.

"My husband was irate," Lavinia said. "He said, 'I just got back from Korea. I was over there fighting for our freedom and democracy.' The salesman said, 'It's not me, sir. It really isn't me.'"

What happened next to the Bornors became a common experience for African-American families looking to live south of Oakland after World War II. Denied housing in Hayward, which according to population records had only 60 black residents in 1960, they moved just across the border to the hilly, semi-rural unincorporated community of Fairview.

"It was a very supportive community. You had African Americans representing all walks of life, all situations," Lavinia Bornor said. "I felt very, very fortunate to have landed in that particular community at that particular time. ... I tell everyone, it was the kind of community you dream about."

Rows of carefully manicured houses. Big trees and open spaces. Neighbors who watched out for each other. In a time of racial turmoil elsewhere in the country, it was a tranquil place to raise a family.

"It was like the Brady Bunch or the Cosby kids or something like that. It was pretty nice," said James Moss, whose parents moved his family to Fairview in 1961. "From a teenage point of view, it was real nice."

The Moss family still occupies five houses in the same few blocks, all in the particular section of Fairview known as Kelly Hill.

Before the passage of California's Rumford Fair Housing Act in 1963, and for years later, many black couples found that Realtors "steered them" away from predominantly white Hayward area neighborhoods and toward places such as Kelly Hill.

The discrimination also applied to other minority groups.

Maria Ochoa, a social science lecturer at San Jose State University, said her Mexican immigrant family faced obstacles when they tried to move from Oakland to Hayward in the late 1950s.

"The Realtors started showing them homes in the Kelly Hill area. By that time, (my father) had caught on," said Ochoa, who is the wife of Hayward Mayor Mike Sweeney. "That's when my family first got introduced to this de facto segregation."

Others landed on Kelly Hill because they were relocated there from another predominantly African-American and Latino unincorporated community, Russell City, after that shoreline town was redeveloped into a Hayward industrial park.

And still others just liked the place. Floyd O'Connor was one of Kelly Hill's African-American pioneers and, at 87, still lives there.



Ronald Moss, 44, James' younger brother, said he enjoyed growing up in a community where he could go fish, swim or barbecue at the Don Castro reservoir, or play with friends at what he calls the "legendary" recreation room behind Fairview Elementary School.

"I loved it," he said. "We didn't have the police harassment like in Hayward. Less crime up here. It was more country, less houses."

But as the civil rights movement brought racial discrimination to the forefront of national politics, the overt and subtle segregation that transformed Kelly Hill into a non-white neighborhood increasingly was seen as unacceptable.

Nascent human rights commissions, one run by Alameda County and the other by Hayward City Hall, launched a joint investigation into the purposeful "ghettoization" of the area.

The speedy influx of African-American families to Fairview was also "disarming" to some white families living there, said Richard Bay, who grew up on Valley View Drive.

As a white 13-year-old who liked to wear cowboy boots and ride his horse through the hills, Bay admits the changing demographics came as a culture shock. His parents resented the influx of African-American families. Fearing for their safety, they began locking their doors and bought a Doberman pinscher.

And during boyhood fights on Kelly Street, Bay said black boys called him "whitey." They threw rocks at each other and sent pet dogs against pet dogs.

"A lot of changes were happening at that time," Bay said. "I look back on it and I'm like, you know, I don't know how I let myself fall into that."

Bay said the passage of time, and growing up, healed the tensions.

"It all kind of settled down, and it's been settled down since," he said. "It's a hodgepodge of people now."

Arthur Nelson, 49, said he was part of the majority at Fairview Elementary when it was "99 percent" African American. Local officials eventually intervened, shipping him and classmates to schools in Castro Valley in the 1960s in an attempt to integrate an increasingly divided school system.

"I got to learn how other races were because of that mixture," said Nelson, a lifelong resident of Northview Drive. "You learn how to deal with different people."

Charles Snipes, who lives on Rafahi Way in Fairview, just outside Kelly Hill, said housing discrimination also caused him and his wife Ruby, both African Americans, to move there. He wanted to buy another house elsewhere but when he showed up in person, agents told him it was sold.

But once he got to Fairview, he found paradise. Snipes has been on the board of the Fairview Fire Protection District since 1967, and has been frequently dubbed the unofficial "Mayor of Fairview," bringing a bus line to the district but also fiercely preserving the district's low-density atmosphere of single-family homes.

"I didn't want to live in Oakland, but Hayward, at that time, was a small little place. I called it a one-horse town. But things have changed. The city has grown," Snipes said. "South County is one of the better-integrated communities that you have in Alameda County."

Credell Carter said he moved to Kelly Hill as a 27-year-old in the 1960s because "you're always trying to work within the system and do your very best to have the very best. The best thing life has to offer. You're driven by that."

He said he has seen neighbors come and go over the years, and his street evolve from "100 percent Afro-American" to a variety of people.

"It's inevitable when you cross cultures, when you come together, you have this conflict," Carter said. "But through time, you're able to resolve it. You've got no choice. You're tied together. You sink or swim."

Reach Matt O'Brien at 510-293-2473 or mattobrien@bayareanewsgroup.com.

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Paul Bugarino Staff Writers

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By U.S. Department of Health & Human Services



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NEWS

Old friends, neighbors reunite in Kelly Hill

By CHRIS AMICO | Bay Area News Group

PUBLISHED: July 20, 2008 at 6:52 p.m. | UPDATED: August 15, 2016 at 6:16 p.m.

HAYWARD — Past and present residents of Kelly Hill remember the Hayward neighborhood as a tight-knit, safe — some say idyllic — community where families knew each other across generations, and where children growing up were isolated from the wider turbulence of the 1960s.

“It was truly a village,” said Lavinia Bornor, who moved to Kelly Hill with her husband in 1961. “It was a true community, the kind of community that you hear about in America but never see.”

Many of those neighbors and families gathered Saturday at San Felipe Community Park to recall their youth in Kelly Hill and reforge old bonds.

Kelly Hill’s tranquil isolation was rooted — in part, at least — in unwritten rules that prevented black and Latino families from moving into Hayward proper, they said.



The neighborhood was one of the few East Bay suburban communities open to non-white home buyers. Members of an emerging middle class moving out of Oakland in the years following World War II found much of the suburbs off-limits. Real estate agents steered families to unincorporated areas such as Fairview.

“Our parents came here in the ‘60s and looked in the windows and bought a house without ever walking in it because that was what was available,” Dorothy Moss Holloway said. Her family moved to Kelly Hill in 1960, and she and her siblings still live there.

“It was too few of us to have boyfriends, so the guys were our brothers. It’s just an extended family,” she mused.

“We weren’t conscious of the fact that we were isolated,” Holloway added. “We didn’t have any transportation, so we walked everywhere. At that age, it took us out of the mix of the environments we would have had to face in Oakland.”

The growth of Kelly Hill happened amid efforts to racially integrate public schools. The family of Wanda Jones Spivey, one of Saturday’s organizers, arrived in Kelly Hill just in time for her to be bussed to Castro Valley. She was halfway through seventh grade at the time, she said.

Old bonds are strong, said Connie Willis, another organizer, and that may turn into something bigger.

“We don’t know what this is going to develop into,” she said. “For the first time, we decided we just wanted to get everybody together ... but we’ll see what comes of it.”

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 **The Trust Project**



Chris Amico



12. PH 21-094

**LA PLAYA COMMONS
47 LOT SINGLE-FAMILY RESIDENTIAL
SUBDIVISION LOCATED AT
1000 LA PLAYA DRIVE**

PUBLIC COMMENTS

From: Glenn Kirby

Sent: Tuesday, November 16, 2021 2:53 PM

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

Cc: Sara Buizer <Sara.Buizer@hayward-ca.gov>; Jennifer Ott <Jennifer.Ott@hayward-ca.gov>; Steve Kowalski <Steve.Kowalski@hayward-ca.gov>

Subject: Hayward City Council meeting - Burlington Coat Factory Item

November 16, 2021

Item: Burlington Coat Factory Property

Dear Mayor and City Council Members:

I am speaking in favor the Planning Commission's changes to this project and advocating for additional changes to the type of housing planned for this property. **Thanks to the Planning Commission's leadership**, the project before you includes 2 deed-restricted low income single-family homes, as well as 3 deed-restricted moderate income SFHs. But it is still all single family homes! The City Council now has the opportunity and obligation to increase the types of housing to further achieve the goals of the Housing Element, the HMC, and the "Let's House Hayward" Plan.

I am requesting the Council NOT approve the GPA and the Zoning Change unless the developer agrees to remove 4 market priced single-family homes and replace them with a total of 2 duplexes (perhaps on the corners of La Playa), thus diversifying the types of housing without increasing the density (per the Airport Commission restrictions). Duplexes serve a different market segment and income level.

The developer is requesting a GPA and a zoning change – that's a BIG ASK. Their original proposal gave little back to the City for transforming a relatively marginal property into a very profitable one. The developer's requested city's action will be adding high value to this property creating wealth for the owner and developer. In exchange the developer must cooperate with the City in furthering its housing goals. This infill parcel will be one example for future infill parcel development. Let's set the bar high with an emphasis on inclusionary housing.

By changing this proposal to a variety of housing types, you will be addressing a diversity of Hayward residents' housing needs as well as your RHNA allocations.

Ro Aguilar
Hayward resident