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City of Hayward
Planning Commission
Sara Buizer, AICP, Planning Manager
777 B Street
Hayward, CA 94541

March 23, 2020

Re: Appeal of Planning Director's approval of 2-year extension of entitlements granted under VTM 8304 and SPR application 201504677

When this development plan was first approved, there was no housing crisis. Now we are clearly in the housing crisis. Business as usual is irresponsible. Middle- and low-income families and individuals find it extremely difficult, if not impossible, to find safe and affordable housing in the Bay Area. The City has this golden opportunity to mitigate this problem in Hayward. The bowling alley property is the gold mine in terms of a best use location for higher density (25-35 units per acre). The current plan for these parcels is for the minimum allowed! This property has access to 2 kinds of public transit – BART and AC Transit. There is commercial within walking distance – commercial that will become more robust with the addition of more residents. There is recreation nearby – Garin Regional Park and the planned community center at Bidwell. The location is ideal for lower income and others who can't buy or don't want a car, thus generating less traffic.

We support the following:

1. Do NOT recommend the extension of the current plan/developer entitlements for this property.
2. Recommend this property be put out to bid for a plan that:
 - A. Requires a design for high density housing (25-35 units per acre) as allowed in the zoning;
 - B. Sets aside a required percentage of units for low and middle income applicants;
 - C. Requires that within 60 days of the approval of the new development, demolition of all vacant buildings shall begin and the site shall be returned to a pre-development condition.

Hayward needs higher density development and is fortunate in having many acres of undeveloped and underdeveloped land. As planners for the City of Hayward, you have a responsibility to plan for the FUTURE. "Where are our teachers, young professionals, service workers, children, and grandchildren going to live?" We have a Housing Crisis! The State Legislature is currently considering various forms of legislation requiring cities to approve their "fair share" of high density housing. Hayward has the resources to get ahead of the curve and become a model for other cities.

Sincerely,

Rosemarie Aguilar

Glenn Kirby

CC: Hayward City Council Members