

# **Green Party Questionnaire**

## **Al Mendall – Hayward City Council**

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Line of work: Hayward City Councilmember & Software Engineer / Architect

**1 --- Qualifications: Please give a brief summary of your background and qualifications for the office of City Council. If you are a current City Government elected official, what issues can you point to in your time as an elected official that have had a positive impact?**

I have a proven track record of delivering results as a member of the Council since 2012. I have been a leader on campaign finance reform, mandatory green building requirements, a climate action plan, adding more parks (including a new 30 acre destination park I proposed for South Hayward), protecting the shoreline, banning plastic bags and Styrofoam, installing LED streetlights citywide, and much more. For a fuller list of accomplishments, please visit my web site: <http://www.alforhayward.com/promises-kept.html>

**2 --- Local groups: Are you affiliated with any of the active Hayward or other local citizen or environmental advocacy groups?**

Yes. I am a long-time member of the Sierra Club, including the local chapter. I have been a member of HAPA for many years. I was a member of the Mission Hills Neighborhoods Association, which fought against development in the South Hayward hills a decade ago. I have been a member of the NRDC for many years.

**3 --- What are some of the largest issues in Hayward that need to be addressed now? What creative ideas do you have to address these issues?**

My 5 biggest priorities for Hayward are Making Hayward Safer, Making Hayward More Economically Vibrant, Making Hayward More Attractive, Making Hayward More Sustainable, and Making Hayward More Youth Friendly. You can read more about these priorities and my plans for the next four years on my web site at <http://www.alforhayward.com/>.

One example of my leadership is my push to consider rebuilding the Police Station on Tennyson Ave – the City’s highest crime area. It would be a clear signal that the City is serious about reducing crime in that part of the community and a potential game-changer. I am leading the effort to consider this action and am already talking with community leaders about it.

Another example is my push to create places for families and young people to have fun. Despite their popularity, we lost our movie theaters, bowling alleys and roller rinks in past decades because they were each located in isolation. As a parent, I have pushed my colleagues to focus on creating three areas of the city where we can co-locate such businesses so they can create safe entertainment destinations. I am focused on the downtown (where we already have a theater and restaurants), Southland Mall (which is adding a theater and working on a bowling alley) and South Hayward (where we are building a destination park and I hope to add miniature golf and go-cart racing). Generations of Hayward residents will benefit from these family-friendly entertainment options.

**4 --- Who has endorsed you so far (groups and individuals of note)?**

I am proud to be endorsed by the Sierra Club; four HARD board members; Dennis Waespi, East Bay Regional Parks board member; Mike Sweeney former Mayor and assistant

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director the CA Environmental Protection Agency; the entire Hayward City Council; labor organizations; community leaders; and many others. For a full list of my endorsers, please visit <http://www.alforhayward.com/endorsements.html>.

#### **5 --- Why did you choose to run for this office? What strength/skills would you bring to the Council?**

My passion for environmental protection and my desire to make Hayward a better place for my children (and all young people) were key drivers in my decision to run in 2012 and they continue to motivate me today. I have a proven record of accomplishment. I have been successful because I work well with my colleagues on the Council, with the community and with City Staff to achieve those results. With two jobs and two young children, my life is busy. But I want to continue serving on the Council because I have been effective and delivering results for the people of Hayward.

#### **6 --- Given the issues with campaign finances at the national level, we regard transparency in fundraising as highly critical at this time -- how much money do you currently have for this race? Are all your donors publicly listed on your website? How much money do you plan to raise? Where will the money come from?**

I have raised around \$37k for the race and plan to raise a total of \$45k. I signed the City's voluntary spending limit. The City of Hayward publishes FPPC Form 460s for all candidates on their web site and you can view donors for all candidates there, including mine.

Many years ago, I was the co-chair of Campaign Solutions for Hayward (CASH) – a grass roots organization that advocated for local campaign finance reform. We were successful in passing voluntary spending limits, mandatory donation limits and disclosure rules more than a decade ago. As a Councilmember, I was the champion for strengthening those rules in 2015 to require disclosure of donors to independent expenditure groups in local elections.

Campaign finance reform is a passion of mine and I am proud of the changes that have been implemented under my leadership.

#### **7 --- The Hayward Police Department has been steadily increasing bike patrols in the Downtown area, which has helped with connecting with the community and has shown to be very effective. Do you support expanding these patrols in other neighborhoods around the City?**

Absolutely! I fully supported the bike patrol in downtown that was added early in my first term. When it proved successful, I immediately began advocating for a bike patrol on Tennyson Ave – our highest crime area. We added a Tennyson bike patrol in October of 2015 and it is already making a difference. This is community policing at its best and I am fully supportive and an active advocate for expansion.

#### **8 --- Do you consider environmental stewardship and sustainable development as core parts of your vision for Hayward's future?**

Yes! Environmental stewardship is one of the major issues that inspired me to get involved in government and to run for elected office in the first place. It is a major passion of mine and I have been a strong leader on sustainability issues for more than a decade. As a founding member of the Hayward Sustainability Committee (and the current Chair), I am proud of what we have achieved. We have implemented dozens of green policies that have led the state

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in many ways! Hayward was recognized for its environmental leadership in 2015 with the Green Leadership award from the U.S. EPA and the environmental Beacon award from the CA League of Cities.

#### **9 --- Will you work closely with EBRPD and HARD to expand protected open space and add to the Bay Trail wherever possible?**

Yes. I am the City's representative to the Hayward Area Shoreline Planning Agency (a JPA partnership between Hayward, HARD and EBRPD) and I am the current Chair of the committee. We recently renewed HASPA's charter with combatting and adapting to sea level rise as the core mission of the agency. Our main focus will be protecting, restoring and expanding wetlands that can protect our shoreline from sea level rise.

I am also helping to lead the effort to build a hiking trail that traverses the entire city from North to South in the Hayward foothills.

#### **10 --- How do you plan to get the city to expand solar panel coverage of roofs of all city owned buildings, as well as parking lots, as soon as practicable?**

As Chair of the Sustainability Committee, I am working to implement a zero-net-energy policy for all City of Hayward municipal operations. I expect to have that policy in place in a few months. Our Water Pollution Control Facility (WPCF) is already producing more than 130% of the power it needs from renewable sources (via a solar array, a brand new co-generation plant, and a FOG processor). The WPCF already exports this clean, green, renewable power to other City facilities. Our new library will be Hayward's first zero-net-energy building, will include a significant rain capture facility and a large solar array and it will be LEED Platinum rated. We have made great progress on this goal already and are moving full steam ahead to finish the job.

#### **11 --- How do you plan to encourage industries with huge roof areas (especially in South Hayward) to also get solar panel coverage of their roofs?**

By supporting community choice aggregation for Alameda County with strong local build-out requirements. Hayward has a large industrial area with HUGE potential for solar rooftops. The missing piece is a power company that is a true partner is making it happen. Alameda's CCE will be that partner. I serve on the steering committee for CCE and will likely serve as the City of Hayward representative to the JPA when it is formed later this year.

#### **12 --- Are you committed to making sure any further parking comes with commensurate levels of EV charging infrastructure, making provisions for future EV ownership growth?**

Yes, Hayward is already doing this. Our City garages already have EV charging stations. I led the effort to get all new housing developments in Hayward to include solar panels on the rooftop and EV charging stations in the garage. I have a strong record of advocacy and success on this issue.

#### **13 --- Will you make sure that any future development (infill or rehab) is LEED certified or Green Point Rated, and further that provisions are made for significant water conservation and reuse of water on site, given that climate change models show California will be getting steadily drier into the future?**

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Hayward was one of the first cities in the country to pass a mandatory Green Building Ordinance for ALL building types (commercial, residential, retail, municipal) back in 2009. As a member of the Sustainability Committee, I was a strong champion for this policy and it remains one of my proudest achievements.

As the City's representative to BAWSCA (where I am the vice-chair), water conservation and recycled water are major issues for me. Hayward is already moving ahead with a recycled water system starting with landscaping in the industrial area. I have been a consistent advocate and champion for recycled water and will remain so.

**14 --- The Downtown Traffic Loop has been a disaster for Hayward with documented slower traffic on routes in and around the downtown, and a degradation in level of service in the reverse directions (such as north on Mission) to "F," which is being hidden by the Alameda County Transportation Commission. Pedestrian crossings are longer and more difficult; people have to drive longer distances to get through downtown and to downtown; there is cut-through traffic in neighborhoods, murderous lane changing challenges, and jack-rabbiting speeds between lights. Downtown is an expressway, not a destination. Will you work with Councilmember Marv Peixoto to end the Loop?**

As a planning commissioner, I voted against The Loop along with Councilmember Peixoto. I continue to believe that it was a mistake and I am committed to fixing it. In the short term, I believe we should reduce the number of lanes by widening the sidewalks along Foothill, adding pedestrian bulb-outs at intersections and adding tilt-in parking that will slow traffic and make Foothill more walkable. The City is performing a study of downtown traffic patterns right now. When it is completed later this year, Council will have an opportunity to consider changes. I plan to be very active in that discussion.

**15 --- The City thoughtlessly decided to destroy a multimillion dollar building, the old library, which has potential to serve as a community center. It could be saved by change orders and saving of demolition costs, but first needs to be studied concerning its value, the interest of people in making it work, costs and other planning to see how it compares with other options. Will you support spending \$3,000 for an appraisal so that we will at least know the value of the building before it is too late?**

It was not a thoughtless decision at all. The initial planning for the library focused on expanding the existing building. The citizen-led Library Commission studied it in detail and ultimately decided it could not work because the building is riddled with Asbestos, has a leaky roof that would need to be rebuilt, and the plumbing and electrical are so old that they would need to be completely replaced. Saving the old building would be more expensive than tearing it down and building a new one! That is why we decided, after lengthy debate and consideration, to build a new library across the street and tear down the old one. This has the side benefit of opening up the historic Heritage Plaza as a central park for downtown where we can hold events like the farmers' market and festivals.

**16 --- The Maple Main project and the Lincoln Landing projects are proposing large scale parking structures, with buildings five and six stories high for the North side of Downtown. They have huge increases in parking and subsidizing parking. There are viable alternatives for lower rise buildings for a comparable population, designed to encourage walking and shuttle bus to downtown and BART rather than driving up Foothill out of town. Will you**

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**support parking reduction and alternative transportation? Will you support parking ratios of one half space per unit or lower based on alternative mobility policies?**

I support...and have voted to support...reduced parking requirements in the downtown, though 0.5 spaces per unit is too low. I strongly support the unbundling of parking as a way to incentivize fewer cars and greater use of transit by future residents. I support shuttles, complete streets, and I have been a strong advocate of increasing walkability in the downtown.

**17 --- Taxis and e-hail, and carshare/rental, are increasingly important for mobility with less car-dependency. Will you support big projects like those above only if they can credibly achieve over 50 percent reductions in Vehicle Miles Traveled and 50 percent or fewer trips by personal car? How much greenhouse gas reduction by new developments will you support, and how will you do it? Will you support the long-overdue relocation of the taxi stand at Hayward BART, designating a place close to the exit of the station for pickup, and implementation of Flywheel by Hayward cabs?**

Requirements to reduce VMT are extremely difficult to enforce. But we can and should add housing units near transit, provide free shuttles, encourage EV cars, and dedicate parking spaces for Zip Car and other ride-sharing programs.

I have already worked on relocating the taxi stand and Downtown Hayward BART into the station parking lot. BART is moving ahead with this at the City's urging and we should see that change later this year.

**18 --- Will you support rapid bus -- fast, frequent, free -- in the downtown corridor and to Cal State Eastbay?. Will you support land-based finance and RFP management of operations? Will you support early public involvement in discussion of City application for funds from the Affordable Housing and Sustainable Communities program?**

Yes. I pushed for the City to study a possible fast, frequent, free shuttle service. We are currently performing a feasibility study for shuttles in the downtown and from our two BART stations to the industrial areas in the South and West parts of town. We will be making decisions on this later in 2016. I support the CSUEB shuttle to downtown. The City is looking to partner with CSUEB, residential developments and industrial tenants throughout town to share the costs and benefits of such a service. I am extremely pleased that we are moving forward with this service in a serious and thoughtful way.

**19 --- Is there anything else you would like us to know about you?**

I am the strongest environmentalist on the Hayward City Council. As a founding member of the Sustainability Committee and current Chair, I have been a strong and effective champion for environmental issues for more than a decade. The environmental policies for which Hayward is winning awards are ones that I am proud to have helped put in place. We continue to push the envelope by enacting new policies (zero-net energy municipal operations, CCenergy, net-zero-energy library, free shuttles, etc.) that will make Hayward even greener.

Our planet is at risk and it is the responsibility of every one of us to do whatever we can to protect it from climate change and its effects. I am committed to this cause for the sake of my children and future generations.

Thank you for your consideration of my candidacy. I would be honored to have your support.