

**CASE STUDY: South Hayward Parish – property use/sale/lease  
T-CARE (Truth Commission Assessing Race and Equity) September 2023**

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*Preamble: This case study is based on the research completed by one member of T-CARE (Rick Leong). It was based on the written record; not on extensive interviews or focus groups. It should not be taken as a comprehensive report of the issue but as a beginning of a conversation process. These events created, exacerbated, and stirred up deep emotion, much of which is still felt and carried by the people who participated or witnessed them. Our presbytery still needs to reckon with these events. We recommend the Reparations and Community Healing Commission engage with these events by holding a Truth and Reconciliation Process.*

**South Hayward Parish**

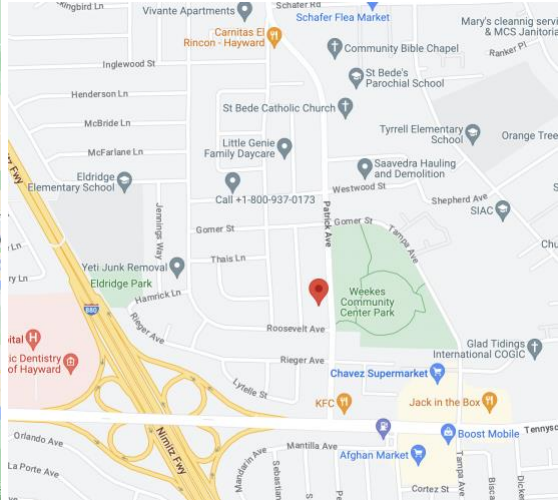
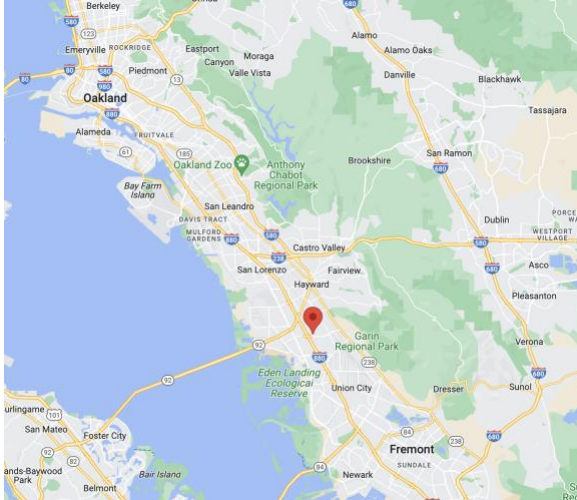
The South Hayward Parish ministry was founded in 1965 by three faith communities, one being the former Westminster Hills Presbyterian Church (WHPC). “South Hayward Parish is an interfaith organization founded in 1965 for the purpose of building and maintaining a just and nurturing community.” (*Twitter/X account; “@SouthHayParish0”; accessed 28 Sep 2023*)

“South Hayward Parish is a collective of local faith communities and has been around over 50 years and is continuing to expand and evolve, figuring out even better ways to serve and transform the community around us.” (*South Hayward Parish website; <https://www.southhaywardparish.org/home>; accessed 27 Sep 2023*)

South Hayward Parish also is a stand-alone 501(c)(3) non-profit organization. (*Internal Revenue Service website “[Tax Exempt Organization Search](#)”; South Hayward Parish EIN: 94-2250549; accessed 28 Sep 2023*)

The property currently called the “**South Hayward Parish**” (27287 Patrick Ave. Hayward, CA) was the site of the former WHPC. The property is currently owned by the Presbytery of San Francisco (PSF) and a master lease is held by First Presbyterian Church of Hayward (FPCCH). (*Presbytery Meeting Docket; Motion, Section IB Finance Property Oversight Committee; 9 Aug 2022*) In addition, in partnership with the non-profit Firm Foundation Community Housing (*Internal Revenue Service website “[Tax Exempt Organization Search](#)”; First Foundation Community Housing EIN: 82-3265467; accessed 28 Sep 2023*), a tiny home project for the South Hayward Parish site was initiated in 2019 and is in progress. (*Presbytery of San Francisco; “Motion to recommend approving Lease between San Francisco Presbytery and Firm Foundations Community Housing for .24 acres of vacant land on the South Hayward Parish site”; Meeting minutes 9 Aug 2022; accessed 28 Sep 2023*)

The current South Hayward Parish website: <https://www.southhaywardparish.org/>.



(Google Maps; accessed 26 Sep 2023)

The South Hayward Parish property consists of five (5) individual parcels and the listed mailing address for each parcel is “26236 ADRIAN AVE, HAYWARD, CA 94545”, which is the address of New Bridges. Total lot size (5 combined parcels) = 4,312 sq. Ft/0.94 ac.

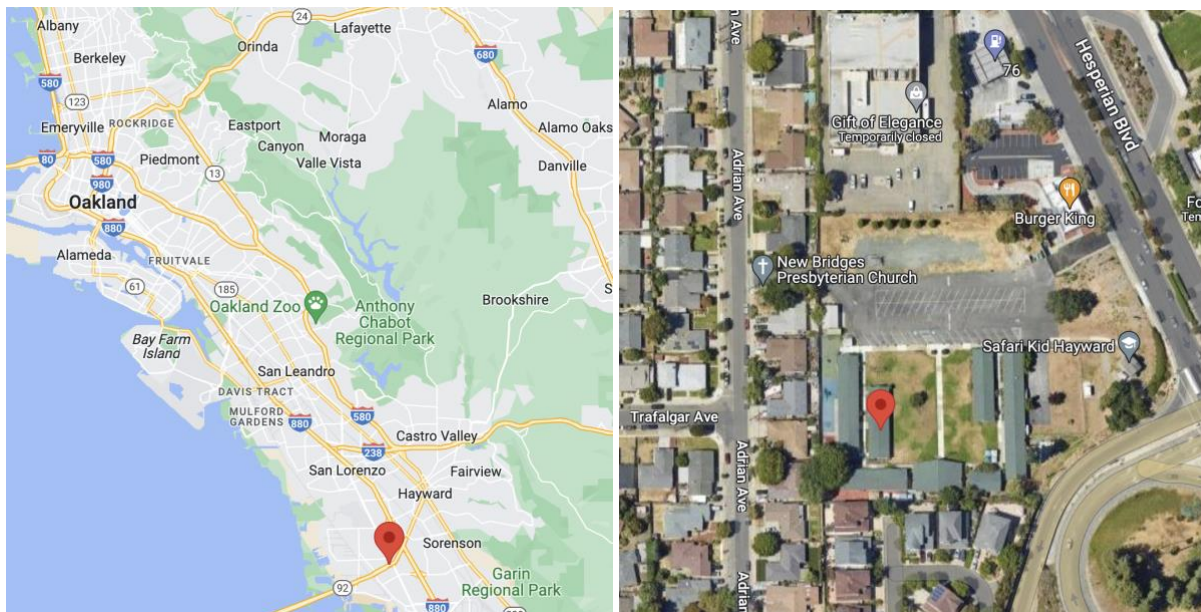
PARCEL #	ZONING
<b>Alameda Co. Parcel # 454-65-138</b>	<b>6600 CHURCH</b>
<b>Alameda Co. Parcel # 454-65-139</b>	<b>1000 VACANT RESIDENTIAL LAND, ZONED 4 UNITS OR LESS</b>
<b>Alameda Co. Parcel # 454-65-140</b>	<b>1000 VACANT RESIDENTIAL LAND, ZONED 4 UNITS OR LESS</b>
<b>Alameda Co. Parcel # 454-65-141</b>	<b>1000 VACANT RESIDENTIAL LAND, ZONED 4 UNITS OR LESS</b>
<b>Alameda Co. Parcel # 454-65-142</b>	<b>1000 VACANT RESIDENTIAL LAND, ZONED 4 UNITS OR LESS</b>



(Alameda County Assessor's Office; "[Parcel Viewer](#)"; accessed 27 Sep 2023)

### **Forming of New Bridges Presbyterian Church**

New Bridges Presbyterian Church (founded in 2011) is located at 26236 Adrian Ave., Hayward CA. (*Presbytery of San Francisco; "Report of Committee on Ministry"; Meeting minutes 12 April 2011; accessed 29 Sep 2023*) This property was the site of the former Mount Eden Presbyterian Church (MEPC). New Bridges was formed in April 2011 when the WHPC (founded in 1956) and MEPC (founded in 1964) congregations merged and renamed themselves as New Bridges Presbyterian Church. New Bridges is an intercultural congregation that is predominantly African immigrants. (*New Bridges Presbyterian Church website; "[Our Church](#)"; accessed 27 Sep 2023*)



(Google Maps; accessed 26 Sep 2023)

Following the merger of WHPC and MEPC, New Bridges continued to care for the former WHPC/current South Hayward Parish property and participated/supported operate the food pantry ministry and the resource center at the South Hayward Property which was called the “New Bridges Outreach Center”. (*“Helping Hayward’s Hungry – The South Hayward Parish”*; *The Pioneer (CSUEB student newspaper)*; 22 Oct 2010)



*(Yelp photos – South Hayward Parish)*

### **First Presbyterian Church of Hayward**

The First Presbyterian Church of Hayward (FPCH) is located at 2490 Grove Way, Castro Valley, CA. FPCH has a multi-pronged community outreach ministry that includes:

***Castro Valley church campus:*** night/winter shelter, resource center, recovery cafe

***South Hayward Parish:*** community food pantry, shelter, resource center, plans for future micro-home village. A 65-year lease (required for county funding) entered with Firm Foundation Community Housing for .24 acres of South Hayward Parish property for micro-housing project (Presbytery of San Francisco, Finance Property Oversight Committee; 9 Aug 2022)

First Presbyterian Church of Hayward (FPCH) began operating a winter shelter and resource center at the FPCH campus in Castro Valley in 2019. Also in 2019, FPCH began managing the food pantry and shelter at South Hayward Parish (*Alameda County Board of Supervisors; “Approve Amendment No. 2 To Standard Services Agreement”*; dated 19 May 2020)

### **South Hayward Parish – Property Sale**

Prior to 2019, the Session of New Bridges approached the Finance Property Oversight Committee (FPOC) of the Presbytery of San Francisco (PSF) about the possibility of selling the South Hayward Parish property. New Bridges was interested in using the proceeds from the sale of the South

Hayward Parish property to make much needed improvements to the New Bridges church facility/property at 26236 Adrian Ave.

The PSF approved site evaluation and appraisal contract for the South Hayward Parish. (*Presbytery of San Francisco; "Appendix 3: Contracts for Site Evaluations"; Meeting minutes 12 Feb 2019; accessed 28 Sep 2023*)

The PSF approved a lease with FPCH for the South Hayward Parish property (*Presbytery of San Francisco; "Report 1C – Finance Property Oversight Committee - Motion"; Meeting minutes 25 Aug 2020; accessed 28 Sep 2023*)

The PSF took over the sales process for the South Hayward Parish property, including fixing the sale price at \$1.5M (*Presbytery of San Francisco; "Report 1C – Finance Property Oversight Committee – Motion; "To approve that Presbytery of San Francisco take over the sales process for South Hayward Parish site (previously Westminster Hills Presbyterian Church)"; Meeting minutes 12 May 2020; accessed 28 Sep 2023*)

In May 2019, PSF approved a motion to approve the sale of the WHPC property. This motion included that the net proceeds from the sale of the WHPC property would go to New Bridges, but "As a condition of this sale, all net proceeds of the sale would be placed in an escrow account for which the Presbytery retains the right to approve any fund distributions on behalf of NBPC." (*Presbytery Meeting Docket; Motion 3, Section IA Finance Property Oversight Committee; 14 May 2019*) The South Hayward Parish property had a listed price of \$1.6M. (*DCG Strategies real estate website; Listing #1057; accessed 27 Sep 2023*).

Rather than selling the property to a buyer for market-value, The PSF decided that it would purchase the property for a set price of \$1.5M in order to continue the use of the property for ministry purposes in partnership with FPCH. PSF took ownership of the property and shortly after entered a master lease agreement with FPCH. The proceeds from the sale, which were designated to belong to NBPC, are currently in the possession of the PSF, with the distribution to NBPC being completely controlled by the PSF.

### **Summary/Findings**

The expression of white supremacy culture runs throughout this case study. The PSF has used its position of power to control this property sale and use process in a fashion that has taken any significant level of self-determination out of the hands of the New Bridges congregation and its leadership.

**Process of discerning/planning/implementation for the former WHPC property:** This process appears to primarily involve the PSF and FPCH, lacking any meaningful participation and/or involvement by NBPC. The former WHPC property was linked directly to NBPC (via the remaining WHPC

congregation that merged with MEPC to become New Bridges) and the ongoing ministry at the site led by NBPC. The lack of any meaningful voice in determining the future of the WHPC property by the leadership and congregation of NBPC is a significant use of “power” (authority) by the PSF over the voice of NBPC Session and congregation. Following NBPC expressing their interest to sell the property on the open market, the PSF took control of the process, made the determination that the PSF would purchase the property and decided upon the terms of the sale (e.g., PSF setting the sale price), including retaining control over how the proceeds from the sale could be used by NBPC. Documents revealed that FPCH had interest in purchasing the property, but after reviewing other existing financial commitments of FPCH, the PSF did not feel providing a loan to FPCH to purchase the property was prudent at the time. Instead, PSF “purchased” the property (taking on the financial risk rather than FPCH) and then entered a master lease with FPCH to operate the ministry on the property. FPCH was led at the time by Rev. Jake Medcalf (a young, dynamic, white pastor). FPCH also was provided an opportunity to enter a lease for a portion of the the property to specifically implement a micro-housing project on the South Hayward Parish property in partnership with First Foundation Community Housing (FFCH), a community housing 501(c)(3). Rev. Medcalf was a former principal with FFCH. Favoritism was made to FPCH (both in planning and financial arrangements) over the expressed interest of NBPC (African immigrant congregation). To this day, there is still anger and frustration within the NBPC congregation from this process.

**Control of Sale Proceeds – Withdraw and Use by New Bridges Presbyterian Church:** The net proceeds from the sale of the former WHPC property that are to be received by NBPC carries with it a significant element of control by the PSF that appeared to be presented to NBPC without room for negotiation. As a predominantly African immigrant congregation without permanent pastoral leadership, it appears that the NBPC congregation were taken advantage of by the PSF.

The control measures put into place by the PSF for the distribution of the property sale proceeds are an undue burden upon NBPC and has resulted in deep distrust of the PSF by the NBPC congregation and its leadership. At present, no distributions have been made to New Bridges and the PSF retains the “power” in determining how New Bridges can use these funds (white supremacy). (*Presbytery of San Francisco; “Report 1C – Finance Property Oversight Committee – Motion; “To approve that Presbytery of San Francisco take over the sales process for South Hayward Parish site (previously Westminster Hills Presbyterian Church)”*; Meeting minutes 12 May 2020; accessed 28 Sep 2023)

#### **Additional Notes/References**

14 May 2019; Presbytery Meeting Docket, Presbytery of San Francisco;

- Motion to approve sale of Westminster Hills Presbyterian Church property by New Bridges Pres Church; ***“As a condition of this sale, all net proceeds of the sale would be placed in an escrow account for which the Presbytery retains the right to approve any fund distributions on behalf of NBPC.”***

12 May 2020; Presbytery Meeting Minutes, Presbytery of San Francisco

Key Terms of the process:

- Fix the sales price to NEW BRIDGES PRESBYTERIAN CHURCH (NBPC) at \$1.5M.
- Upon approval of this motion, the Congregation of NEW BRIDGES PRESBYTERIAN CHURCH will meet at a duly called Congregational meeting, within 45 days of this vote, to consider approval of these terms of sale and approval of the execution of any necessary documents to effect the property transfer.
- Upon approval of the sale of the property by the NEW BRIDGES PRESBYTERIAN CHURCH congregation, and after deducting from the sales price for sales commission (50% of the commission costs), closing costs and all of the other expenses advanced or incurred by PRESBYTERY on behalf of NEW BRIDGES PRESBYTERIAN CHURCH as of the date of the closing of the sale, (which were agreed to by NEW BRIDGES PRESBYTERIAN CHURCH to be repaid to PRESBYTERY at the time of any sale), including appraisal, site evaluations, management cost, maintenance costs, etc. PRESBYTERY will write an interest-bearing note to NEW BRIDGES PRESBYTERIAN CHURCH for the calculated net proceeds of the sale price into that account. Interest will be set at the rate Synod pays for a Mission Deposit Account.
- For the purposes of calculating expenses that NEW BRIDGES PRESBYTERIAN CHURCH will incur in the sale, the effective date of sale relative to expenses incurred will be backdated for 90 days from the execution of all transfer document, in order to reflect the same expenses that would have been incurred by NBPC had the previous motion passed at the February Presbytery meeting, less any retained rent NBPC received after that date. If there is a positive value on the rental income during those 90 days after calculating management and other actual out of pocket expenses of Presbytery during those 90 days, NBPC may retain the positive balance.
- As outlined in the permission to sell that was granted by PRESBYTERY in May 2019, PRESBYTERY must approve any future withdrawals by NEW BRIDGES PRESBYTERIAN CHURCH from that account.
- PRESBYTERY further agrees to take over the Synod loan balance of NEW BRIDGES PRESBYTERIAN CHURCH (approx. \$300k) and assume responsibility for all payments due after the effective date of the transfer, and assumes repayment of the loan. When the above documents are duly executed, PRESBYTERY will immediately become the sole and primary trustee of the property in all aspects, as if the property had come to the PRESBYTERY through church closure or other such

process. This sole trustee authority includes the ability to decide on any future liquidation of the property should such come to pass, as well as the approval of any site use now or going forward. NEW BRIDGES PRESBYTERIAN CHURCH will sign a document recognizing and approving the transfer of trusteeship. Any rental agreements already in place at the site will be assumed by the PRESBYTERY.

- Upon mutual execution of the transfer trusteeship to the PRESBYTERY, NEW BRIDGES PRESBYTERIAN CHURCH will not incur any further expenses of the site (including management, subsidy, loan interest, taxes, insurance or maintenance/capital costs) after the transaction is completed.
- The sales transaction and all documents effecting that transfer, shall be completed and executed within 60 days of the approval of the NEW BRIDGES PRESBYTERIAN CHURCH'S Congregation of the sale
- Should the building be sold by Presbytery at a price higher than \$1.5M within 4 years of the date of transfer of the property to Presbytery from NBPC, any increase in net sales price, less any expenses that Presbytery has incurred for the site in maintaining the site during that time and previous to that time, including staff costs, will accrue to NBPC without interest.
- Should the building be sold by Presbytery, Presbytery cannot sell the building for commercial use nor for market rate housing without the express consent of a subsequent floor vote of the Presbytery.
- Within 90 days, FPOC will propose to Presbytery, for approval, a financial management plan for the site, including whether continuing on with any of the present tenants is viable and recommended. If no such plan is deemed viable, FPOC may propose any alternate plans such as selling the property.

9 August 2022; Presbytery Meeting Docket, Presbytery of San Francisco;

MOTION #1: The Finance and Property Oversight Committee recommends that the Presbytery of San Francisco approve the following: • South Hayward's recommendation to approve a lease between the Presbytery of San Francisco and Firm Foundations Community Housing for .24 acres of vacant land on the South Hayward Parish site at 27287 Patrick Avenue, Hayward, CA. • A 65-year lease is required to qualify for HomeKey Funding of \$2 million and the County of Alameda funding for \$463,000 for three years.

Detailed Report: [https://www.presbyteryofsf.org/wp-content/uploads/2022/07/FINAL-SECTION-I-DOCKETED-Motions\\_2022\\_AUGUST-9.pdf](https://www.presbyteryofsf.org/wp-content/uploads/2022/07/FINAL-SECTION-I-DOCKETED-Motions_2022_AUGUST-9.pdf)