

**HAYWARD REDEVELOPMENT AREA COMMITTEE
ANNUAL MEETING**

January 9, 2008 at 7:00 p.m.

**Room 2A
Hayward City Hall
777 B Street
Hayward, CA 94541**

The Public Comments section provides an opportunity to address the Committee on items not listed on the agenda. The Committee welcomes your comments and requests that speakers present their remarks in a respectful manner, within established time limits, and focus on issues which directly affect the Committee or are within the jurisdiction of the City. As the Committee is prohibited by State law from discussing items not listed on the agenda, your item will be taken under consideration and may be referred to staff.

AGENDA

- I. Call to Order
- II. Public Comments
- III. Approval of Minutes – July 11, 2007 and October 10, 2007
- IV. Review of Redevelopment Agency Project Priorities/Mid-Term Review of 2004-09 Five-Year Implementation Plan
- V. Adjournment

Summary Notes
Hayward Redevelopment Area Committee (HRAC)
Regular Meeting

October 10, 2007

Present: Rosemarie Ramos, Bill Vandenburg, Joseph Oberman, Suzanne Cox, Don Orque, Mike Brewer

Absent: David Long, Carol Heard, Sheila Junge, Micheal Aahl, Joe Connell, Bonnie Peyton

Staff: Maret Bartlett, Redevelopment Director; Paul Dalmon, Redevelopment Project Manager, Suzanne Philis, Senior Secretary

Members of the Public: Mike Cox

I. Call to Order

Suzanne Cox called the meeting to order at 7:10 p.m.

II. Public Comments

No Public Comments.

III. Approval of Minutes – July 11, 2007

Rosemarie Ramos moved to accept the July 11, 2007 Minutes; Bill Vandenburg seconded however, because there wasn't a quorum minutes were not approved.

IV. Burbank Residual School Site RFP

Paul Dalmon gave the staff report. In spring of 2007 a Request for Proposal was sent to 18 companies for the development of the Burbank Residual School Site. Five proposals came back with a purchase price for the approximate 4 acres of land ranging from a low of \$3 million to a high of \$6.2 million. Only the top two proposals were discussed: Citation Homes Central and The Olson Company.

Citation: 60 single family detached units; 35 2-story units, 25 3-story units (three styles to choose from for both sizes); 3-5 bedrooms, 2-3.5 bathrooms; 1725-2104 square feet; average cost \$650,000; 9 BMR units to sell for \$318,000. Units around perimeter of project will face outward with units in center of project facing each other with a pedestrian walkway in between. Access will consist of two drives that run past interior units with two main entrances on both sides of project.

Olson: 56 single family detached units; all 2-story (three styles to choose from); 3-4 bedrooms with up to 2.5 bathrooms; 1405-1545 square feet; price range from \$590-\$635,000; 9 BMR units to sell for \$300,000. Units around perimeter of project will face outward with units inside clustered in groups accessed by short driveways accessed from one main drive going down the center of the project with only one main entrance.

Both companies were ranked on Relevant Experience; Financial Feasibility; Site Plan Architecture; Inclusionary Housing; and Other Considerations including Environmental concerns and product differentiation and competition. Overall, Olson scored higher.

At the October 9th, 2007 City Council meeting the Building Trade Union spoke against The Olson Company based on their experience constructing a housing development in Oakland. The City has worked with Olson Company on several projects with no problems, but felt the Committee needed this information to make an informed recommendation.

Bill Vandenburg didn't like that Citation clumped all the BMR units at one side of the development; felt that create an "Us vs. Them" atmosphere. Preferred Olson's plan to spread BMR units throughout development.

Don Orque asked if Citation would have gates across main entrances. Currently that is not included in their plans. He was also concerned that the water element in Olson's design would be a liability as it would attract the attention of passing children and teens.

Joe Oberman asked about the BMR units. How long do owners have to stay? What are the conditions of purchase? Maret Bartlett explained that 15% of units in new developments must be BMR. Those units can be bought and sold to other parties however the price must remain BMR for a period of 45 years. BMR units can never be used a rental property.

Bill Vandenburg asked if the City would be responsible for monitoring the resale of BMR properties and staff said yes. The City, with the assistance of the Homeowners Association, would monitor whether or not properties were owner-occupied.

Mike Brewer asked if the contractors making complaints against Olson were recommending Citation and staff said yes. Citation would be a "move up" development—a little more expensive than the units at the Cannery development. The increased value would bring in more money to the City via taxes. Citation also has better access to funding and financing options.

When asked what development company committee members preferred, the answers were mixed. Positive aspects of the Olson proposal included additional open space and construction style. Positive features of the Citation proposal included the different architectural styles offered as well as their financial strength. No formal motion was made in support of either proposal due to lack of quorum.

V. City Center RFP

In August 2007, a Request for Proposal was sent out for City Center Campus, the retail/office complex located at the corner of Foothill Blvd. and City Center Drive (also known as the former City Hall). Proposals were due October 19th. Maret Bartlett introduced the project and Paul Dalmon gave a PowerPoint presentation.

Centennial Hall and the parking structure are owned by the City. InterCoastal is in contract to sell the 11-story building which formerly served as City Hall to the Mika Group. The Zaballos family owns Safeway and the other buildings adjacent to the site. At the direction of the City Council, the Dahlin Group was asked to produce two development proto-types for the site. The first (Alternative 1), was an office/retail mixed use complex of four buildings with four floors each. These buildings would replace Centennial Hall, the 11-story building and the parking structure. Alternative 2 was a mixed use complex of two four-story buildings. Although these two proto-types served as a starting point, the RFP stated that all ideas would be considered.

Bill Vandenburg asked if the City had given up on the idea of a convention center. Staff responded that the City still wants a convention/conference center, but that it might be located closer to City Hall and BART. However, if a hotel developer expressed interest in the City Center site in conjunction with a convention/conference center that would be ideal.

Don Orque suggested checking out Tower Lane in Foster City as a potential model of how the space could be developed. Joe Oberman asked how many stories Tower Lane is and Orque indicated it varied between 2 and 3.

Suzanne Cox expressed concern about a development with underground parking on the Hayward fault line.

VI. New Member Orientation and Financial Overview

Orientation binders were handed out to everyone: both old and new members. The binders include maps of the redevelopment area, a citizen's guide to redevelopment, implantation plans, affordable housing and project information, and a section for notes.

Maret Bartlett gave a brief overview of the Redevelopment Agency in Hayward and encouraged members to attend an upcoming Agency Board meeting at which a status report would be given of current projects.

VII. Adjournment

Meeting adjourned by consensus at 8:43 p.m.