

**HAYWARD REDEVELOPMENT AREA COMMITTEE
REGULAR MEETING**

October 8, 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 – January 9, 2008 (no quorum on July 9, 2008)
- IV. Downtown Retail Attraction Update – presentation of retail demand data from Claritas
- V. Other Redevelopment Activities Update
 - Cannery Area – Cannery Place
 - City Center
 - South Hayward BART
- VI. Election of Chair/Vice Chair

Summary Notes
Hayward Redevelopment Area Committee (HRAC)
Annual Meeting

January 9, 2008

Present: David Long, Sheila Junge, Micheal Aahl, Bonnie Peyton, Rosemarie Ramos, Bill Vandenburg, Joseph Oberman, Suzanne Cox, Don Orque, Mike Brewer

Absent: Carol Heard

Staff: Maret Bartlett, Redevelopment Director; Susan Daluddung, CED Director, Suzanne Philis, Senior Secretary

Members of the Public: Mike Cox, Matthew Cox

I. Call to Order

Sheila Junge called the meeting to order at 7:05 p.m.

II. Public Comments

No Public Comments.

Sheila announced that she has being considered for a promotion and could be moving to Sacramento. She will keep the board posted, but if she does receive the promotion this would be her last meeting.

Suzanne Cox announced that she has officially resigned from the committee, she's moving to Oregon, but attending tonight's meeting so she could introduce her son who is interested in serving.

Staff announced that because Committee member Carol Heard no longer lived or worked in Hayward she would have to resign from the HRAC.

III. Approval of Minutes – July 11, 2007 and October 10, 2007

Rosemarie Ramos moved to accept the July 11 and October 10, 2007 Minutes; Bill Vandenburg seconded. Minutes were approved unanimously.

IV. Review of Redevelopment Agency Project Priorities/Mid-Term Review of 2004-2009 Five-Year Implementation Plan

CED Director Susan Daluddung started the presentation with general announcements. One of the overall priorities of the Redevelopment Agency is to constantly look for private investors to match city monies being spent on all redevelopment projects.

The properties on Mission Boulevard between Pinedale and Sycamore are being proposed for redevelopment in large part due to a previous fire, and code enforcement concerns. Bonnie Peyton said those buildings have been falling apart for years and yet they are still standing and the litter and debris continues to pile up around them. Staff said the City's new city manager and attorney are going to be more aggressive than in the past.

Maret Bartlett then began a PowerPoint presentation of current Redevelopment Agency Project Priorities starting with an overview of finances. Last October, staff reported that for FY 2009-10, the projected available fund balance is \$10.3 million.

Downtown Projects:

Cinema Place—Environmental remediation is proceeding on schedule. Bonnie asked what that meant. Staff explained that two dry cleaning businesses once existed on the land that is now Cinema Place and they left behind contaminants in the soil that now have to be removed.

Relocation of the Hayward Historical Museum—Museum staff and affiliates are preparing for a capital campaign to raise funds for the move.

Downtown Parking Lots and Structure—Completed

Tot Lot—Complete

913 B Street—City was pursuing the building owner to complete a retrofit of the building. The retrofit was finished, by the owner, and the City dropped its suit.

Retail Attraction Program—This program which received \$500,000 in funding, and staff is requesting more due to the age and deterioration of building infrastructure in the downtown area. Council has asked the Agency to look into buying the property at B and Main Streets (the old bank building).

City Center Campus—The Mika Group, from Los Angeles, recently purchased the 11-story building (known as old City Hall) and now plans on retrofitting it.

Sheila asked if the retrofit was tied into the RFP issued by the Agency on August 15, 2007, for City Center. Staff responded that no, the City had to withdraw the RFP because of this transaction. Once documents are settled the City would like to work with the Mika Group to improve the site.

Bill asked about the mini loop in regards to City Center Campus; has there been any economic impact studies. Staff said no, there have been no studies.

Micheal Aahl asked if the state wants the loop and Susan Daluddung said yes; not only is the state is pushing for the loop, they are funding it. The choice was either to do nothing or to try the loop; once the loop is finished, the state will relinquish 238 to the City. The City can then regulate speed limits on Mission Boulevard, change it back to the way it was, or change it to something different.

BART-owned site at A and Montgomery—BART is considering selling the site and the City is considering purchasing the site for retail use or perhaps a new Centennial Hall.

Hathaway Avenue Industrial Properties—When the Cannery Area Design Plan was developed this area was supposed to become a Big Box retail site. Big Box Retail is still being considered, but all funding would have to come from private developers.

Residual Burbank School Site—Citation Homes is still moving forward with a residential development; they are currently working with City to fine-tune design.

Cannery Area Pedestrian Bridge and C Street Landscaping—Neither are included on the Implementation Plan but they could be. The bridge will connect Centennial Park to Cannery Park.

North Mission Revitalization Strategy—This project hasn't yet been prioritized and would be coupled with the County's unincorporated street improvements.

Staff began talking about Priority Project by showing a map of the Redevelopment Project Area. The map included Mission Boulevard which brought up a question from Bonnie about containing auto row to a set area rather than allowing it to spread piecemeal up and down Mission because the car dealerships usually aren't attractive. Michael asked why auto row isn't closer to the freeway. He said the auto malls in Fremont and San Leandro are killing Hayward's car dealerships.

Mission Autorow—Improvements to Mission Boulevard won't start for a couple of years staff said. Because the dealerships are struggling financially, the City has approved a new banner program effective immediately. In the meantime,

sidewalks are going to be replaced, trees and street lighting added and improvements made to medians.

Mayar Properties—The Mayar Properties, as they are commonly referred to, include two houses and the former Hayward Plunge Bar. Staff wanted to know if the Jack in the Box on the corner should be included in the redevelopment plan. Bonnie said the restaurant is a “good neighbor”, but the rest of the retail buildings and business in the strip should go including the photo shop across the street from Jack in the Box.

South Hayward BART—The City Council would like to review the South Hayward BART plan, and potentially reconsider density amounts, specific design forms, market feasibilities and fiscal impacts for this area.

Joseph said that Moreau Catholic High School is planning on moving a traffic signal so parents and students can turn directly into the school’s parking lot, but the signal at Jefferson will be eliminated in the process. That means that residents will have to go all the way to Valle Vista Ave. to turn around.

Speaking of traffic, Bonnie said, the mini loop planned for downtown will have “major impacts” on land use up and down Mission because of the traffic controls.

Joseph asked about the plan to convert the Valle Vista roller rink into senior housing. Staff replied that the owner has postponed that plan indefinitely. No plans have been submitted for the Holiday Bowl to date either. David Long asked about the redevelopment of the apartment buildings behind the old bowling alley. They are very old and look shabby.

Sheila wants the City to stop residential development at Route 92 and all housing in general. Why not create more mixed-use developments, she asked, or wait and build more businesses. For example, she said, the Holiday Bowl is a perfect location for retail or maybe mixed-use, but not for more housing. Rosemarie suggested a gaming/golf center for the Bowl location.

Bonnie loves the Hayward Greenbelt and asked staff is the City is going to incorporate more green space in the future plans. Staff replied yes.

Rosemarie asked about recreational redevelopment of the San Lorenzo Creek to drive out the homeless and all the litter that they create. David said that area is really not safe for anyone, men or women. Susan Daluddung said that’s due to the design and layout of the area. Bonnie asked about the “Friends of the San Lorenzo Creek”? Sheila said the people who own homes along the creek were totally against it because they didn’t want to invite more trouble so close to home.

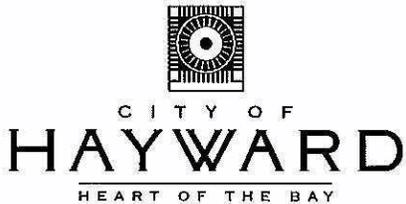
Bill said there are at least five different organizations overseeing the creek area (Dept. of Fish and Game, etc.) but that the City of Hayward hasn't been a participant.

Bill said that he hopes the improvements made to Route 238 aren't just about traffic. He wants the City to create an entrance to Hayward that residents and business owners can be proud of. David said 238 is why he's on the committee; any decisions the City makes directly impacts his home and his community.

VII. Adjournment

Suzanne introduced her son, Matthew Cox, but because of the time he was invited back to the next meeting.

Michael Aahl motioned to adjourn, unanimously seconded by committee. Meeting adjourned at 8:47pm.



DATE: October 8, 2008
TO: Hayward Redevelopment Area Committee
FROM: Maret Bartlett
SUBJECT: Downtown Retail Attraction Update

RECOMMENDATION

That the Hayward Redevelopment Advisory Committee (HRAC) review and comment on this report.

BACKGROUND

In Fiscal Year 2007 the Agency Board adopted \$550,000 in funding for a Downtown Retail Attraction Initiative. In FY 09, this amount has been increased to \$1,500,000. The purpose of this program was to assist property owners and tenants to fill persistently vacant buildings in the downtown core by providing loans for retail and restaurant tenant improvements, and it was deemed particularly appropriate to mount an effort in tandem with the construction of Hayward Cinema Place. A description of the loan program is attached to this staff report. Since staff has begun the program in earnest, loans have been completed: one for the Teriyaki Experience restaurant on B Street, and another for the recently completed Bijou Restaurant & Bar. Last week, staff presented a loan for another restaurant, Sugar Shack Yogurt and Deli, to the program's loan committee, and this loan was approved for funding. All three loans have been paired with the City's Business Loan Program, which is funded with federal Block Grant funds. Staff has periodically reported to the City Council Downtown Committee on this program, and has implemented modifications to the loan amount, funding criteria and to the boundaries of the loan program in the downtown core, in response to demand.

Recently, staff has obtained a data package from Claritas, a retail demographics firm, to assist in determining which businesses staff should be targeting for the downtown. This data will be presented by staff, as well as an overview of the program, including some of the challenges in filling these persistently vacant buildings and activities that have been undertaken to address these challenges. Staff is also presenting this information to the City Council Economic Development Committee on Monday, October 6th.

Prepared by:


Maret Bartlett, Redevelopment Director

Attachment: Retail Attraction Brochure

Target Retail Tenant(s) Stores

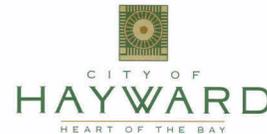
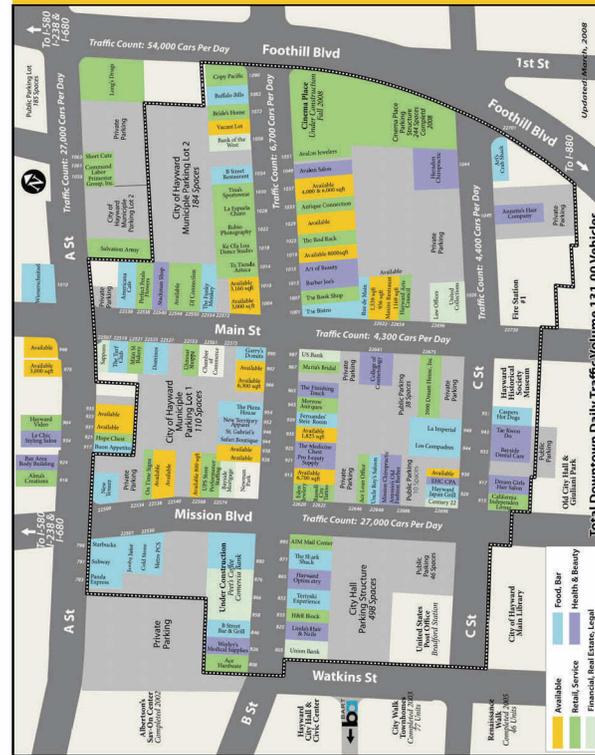
- ◆ Furniture and Home Furnishings
- ◆ Appliance, TVs, Electronics
- ◆ Camera & Photographic Equipment
- ◆ Clothing and Closing Accessories (family, women, men, children)
- ◆ Jewelry, Luggage, Leather Goods
- ◆ Sporting
- ◆ Musical Instruments
- ◆ Hobby, Toys and Games
- ◆ Sewing & Needlework
- ◆ Books
- ◆ Florist
- ◆ Office Supplies
- ◆ Stationery, Gift
- ◆ Restaurants & Specialty Foods



For more information on available retail spaces and low-interest tenant & building improvement loans call: (510) 583-4262

Retail Attraction Program

AREA MAP



Hayward Redevelopment Agency
777 B Street
Hayward, CA 94541-5007

Phone: 510-583-4262
Fax: 510-583-3650
E-mail: gloria.ortega@hayward@hayward-ca.gov

City Of Hayward



RETAIL ATTRACTION PROGRAM

TENANT & BUILDING IMPROVEMENT LOANS



DOWNTOWN HAYWARD
ENDLESS POSSIBILITIES FOR
DESTINATION
RETAIL

HISTORIC BUILDINGS

HIGH TRAFFIC COUNTS

PEDESTRIAN FRIENDLY

ABUNDANT PARKING

STRONG MARKET DEMAND



Retail Attraction Program

Program Description

The **Downtown Retail Attraction Initiative** was approved by the City Council to allow property owners and business owners the opportunity to take advantage of the growing retail potential of the downtown. The Initiative allows the Redevelopment Agency a more active role in filling vacant spaces in a defined target area. The funds are intended to secure retail businesses for which there is consumer demand, and yet are not currently represented in the downtown.

Service Area

- Ground floors building spaces that have been vacant for more than six months. See Program Area Map.

Use of Funds

- Interior design & tenant improvements to help “brand” and improve business.
- Tenants improvements include but are not limited to restrooms; kitchens, office and storage facilities; display area; check stands, permit and design fees, etc.
- Demolition and shell reconstruction, and structural upgrades
- Interior décor and historic restoration of interior materials
- Compliance with Title 24 -Americans with Disability Act ,energy efficiency requirements, and compliance with municipal egress standards

Loan Amount

- Loan amounts will be determined based on the costs of tenant and/or building improvement, the ability of the business to repay the loan based on cash flow projections. Priority funding for loans which meet minimum of 2:1 leveraging ratio of private financing to Program assistance.

Below Market Interest Rates Deferred Loan Payment

Loan Terms

Interest rate: 3% simple interest

Term: 10 years

For loan amounts below \$50,000:

Payments deferred for 10 years unless the loan defaults (as defined in the Loan Agreement), in which case the deferred loan shall be due and payable. The Loan becomes a Grant at the conclusion of the ten-year loan term if the Borrower continues to meet the terms of the Loan Agreement.

For loan amounts above \$50,000:

Loans above \$50,000 shall bear interest at the rate of three percent (3%) simple interest per annum. For the loan amount above \$50,000 no payments of principal or interest shall be applied for the first two years of the loan term, provided that no Event of Default has occurred. Payment of principal and interest shall begin at year 3 of the loan and continue until year 10.

Collateral

- All borrowers will sign personal loan guarantees
- City loan can be subordinate to private financing
- Loan below \$50,000 will be secured by UCC Filing on real property, equipment, or other business and/or personal assets.
- Loan amounts above \$50,000 will be secured with deeds of trust on real estate.

Additional Loan Provisions

- Program participant will comply with Hayward Redevelopment Agency and State Prevailing Wage requirements for construction contracts.
- The Program will strive to meet a minimum of 2:1 leveraging ratio of private financing to Program assistance for each building served.
- All improvements will be diligently maintained, including all buildings, walls, canopies, enclosures, decorations, signs, awnings or other components,

A Public Private Partnership Investing In Downtown

Business/Owners Criteria

- **Minimum Lease Term:** 3 years - with 5 year option (evidenced by a signed lease or letter of intent)
- **Projected Sales:** ability to generate sales of \$200 per square feet or more
- **Management and/or Business Ownership Experience:** 2 years or more in a business with a similar focus. Franchise business can exchange experience to qualify.
- **Credit Score:** be credit worthy with a sound credit history.
- **Business Plan and/or a Business Narrative**
- **Working Capital Reserve:** no less than three month cash equal to the monthly lease rent.

Bonus Points for Loan Approval

- Ten- year lease term (tied to loan term)
- Has more than one store
- National and/or regional retail presence

Loan Application & Origination Fees

- Loan Application Fee: \$75.
- Origination Fees: none
- Closing Costs or Filing Fees: \$2,500 (estimated) depending on loan size, paid for by Borrower

Approval Process

- Subject to approval by Redevelopment Agency Loan Committee
- Funds are disbursed upon loan approval and compliance with loan conditions.



DATE: October 8, 2008
TO: Hayward Redevelopment Area Committee
FROM: Maret Bartlett, Redevelopment Director
SUBJECT: Committee Elections and Project Update

RECOMMENDATION

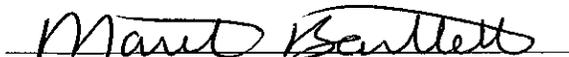
That the Hayward Redevelopment Area Committee (HRAC) nominate and elect a new Committee Chair and Vice Chair.

BACKGROUND

The HRAC By-laws call for the annual nomination and election of a Chair and Vice-Chair to run the Committee meetings, and to present Committee recommendations to the Agency Board. The last elections were held on April 11, 2007, and Sheila Junge and David Long were elected Chair and Vice-Chair, respectively. Chair and Vice-Chair positions can only be held for two consecutive terms. Staff invites Committee members to consider serving in this capacity—particularly if members have not previously served.

Attached is a staff report that was presented to the Agency Board on September 23, 2008, regarding a proposed amendment to the Inclusionary Housing Agreement between the City of Hayward and the developer of Hayward Cannery Place. Staff will provide an update on the overall status of the Cannery Place development, as well as the recently completed Burbank School/Cannery Park expansion, and the Eden Housing Senior Housing Development and offices at C and Grand. Staff will also provide brief updates on the proposed City Center project, as well as the proposed development(s) at the South Hayward BART Station.

Prepared by:


Maret Bartlett, Redevelopment Director

Attachment: September 23, 2008 City Council Agenda Report



DATE: September 23, 2008

TO: Mayor and City Council

FROM: Director of Community and Economic Development

SUBJECT: Approval of the Terms for an Amended Inclusionary Housing Agreement with Citation Homes Central for Fulfillment of the Inclusionary Housing Ordinance Obligations for the Cannery Place Development

RECOMMENDATION

That Council adopts the attached resolutions:

Authorizing the City Manager to negotiate and execute an Amendment to the Inclusionary Agreement with Citation Homes Central (Citation) for Fulfillment of the Inclusionary Housing Ordinance (the Ordinance) Obligations in Connection with the Cannery Place Development.

BACKGROUND

On December 13, 2005, the City Council approved applications submitted by the Felson Companies and Citation for the development of 628 units (612 condominiums and 16 duet-style homes) located on the former Hunt/Wesson Cannery facility, North of Winton Avenue and west of Myrtle Street. The following year, Citation purchased the Felson property and became responsible for the implementation of both projects.

As part of the approval process, both projects were required to satisfy the City's inclusionary housing requirement to set aside at least 15% of the units as affordable. However, because of the Cannery's location within the Redevelopment Agency Project Area, the conditions of approval required Citation to set aside 6% (38) off-site units to very low-income households and 9% (57) on-site for-sale units to moderate-income households.

At the end of May of 2007, the City and Citation entered into an Inclusionary Housing Agreement (IHA) in order to memorialize Citation's obligation to produce the very low and moderate-income units. The IHA also memorialized a binding schedule for the delivery of all the units and established the procedures for the release of all the units from the IHA through a recordable release.

Citation has satisfied its obligation to produce very-low income units by providing a cash subsidy and land for the development of 60 units of affordable rental housing for seniors at the C & Grand

apartment complex developed by Eden Housing, Inc. (Eden). This development was completed this past summer. Citation's obligation under the existing IHA, to produce 57 units of affordable ownership housing for moderate income households has not been completed.

DISCUSSION

In 2007, Citation transferred a portion of the Cannery Place project – Cannery Place tract 7613 – to Meritage Homes. Meritage started construction of the model units, but subsequently stopped construction, leaving some unfinished homes abandoned. Weyerhaeuser Realty Investors (WRI), who provided land financing to Meritage, has now acquired tract 7613.

As previously noted, the obligation to produce 38 very low-income units has been satisfied by facilitating the construction of the Hayward Senior Housing project located at C & Grand. Of the 57 on-site moderate-income units, because of the above described transfer, Citation has the obligation to produce 41 units and WRI (or its successor) has to produce 16 units.

Given the downturn in the residential for-sale housing market and Eden Housing Inc.'s desire to construct a twenty-five unit affordable senior housing development adjacent to complement its existing C and Grand affordable senior housing development, Citation has requested for itself and on behalf of WRI that the City amend and restate the IHA to permit Citation to meet its obligations under the Ordinance through a combination of land donation, off-site construction and an in-lieu fee payment. Eden will present a separate development application for the Senior Development which will require its own discretionary planning approvals and will likely require a zoning change. The project's design will be required to be consistent with the existing C and Grand Hayward Senior Housing complex and the residential structures on B Street.

The following are the specific terms requested by Citation for an Amended IHA:

Payment for Construction of Senior Housing Development

Citation proposes to make a payment of \$1,017,600 to provide the gap financing ("Gap Financing") for the development of 25 new additional units of affordable rental senior housing at the corner of B and Grand Streets (adjacent to the newly built Hayward Senior Housing) (the "Senior Development"). Eden desires to construct the Senior Development to provide additional affordable housing to very low income seniors in the City.

Citation proposes to pay the Gap Financing in two installments: the first at loan closing of the construction financing for the Senior Development; the second at closing of the permanent financing which happens at the end of construction. To ensure that such payment is made in a manner that is consistent with the requirements of the Ordinance, staff recommends that the Gap Financing be paid prior to issuance of the first building permit for Citation's project or secured at that time by an approved letter of credit.

Depending on the financing used by Eden, the amount of the Gap Financing needed for the Senior Development may vary. Citation proposes that if the amount of Gap Financing needed for the

senior development is lower than the \$1,017,600 amount, the City will retain the difference. Pursuant to the Ordinance, these funds will be deposited in an Affordable Housing Trust Fund (Housing Trust) and used to develop affordable housing units. In addition, Staff recommends that if Eden is unable to construct the Senior Development in accordance with the City's requirements, the City shall retain all \$1,017,600 in the City's Housing Trust and may use such funds for other affordable housing activities.

Contribution of Land for Senior Housing Development

Citation proposes to provide land located at the corner of Grand and B Street for the Senior Development (or such other affordable housing development) as may be approved by the City. The land is reportedly valued at \$1,125,000. Because the proposed amendment is contingent upon planning approvals as well as financing for the proposed Senior Development, staff proposes that the amendment provide that the land be transferred to the City, the Redevelopment Agency or its designee (Eden Housing) at the City/Agency's option and in a condition acceptable to the City. If the proposed senior housing development proceeds ahead of the Citation development, the land could be transferred directly to Eden Housing.

Payment by WRI

The developer proposes a payment from WRI or its assignee to the City in the amount of \$63,600 for each of the 16 units encumbering WRI's portion of the project, for a total of \$1,017,600. Citation proposes payment of this amount following the same installment schedule as Citation's payment of the gap financing to Eden.

Section 10-17.600(d) of the City's Inclusionary Ordinance permits the City Council to choose to accept a combination of on-site construction, off-site construction, in-lieu fees and land dedication that at least equal the cost of providing the Affordable Units on-site. While the above described proposal reduces the actual number of units constructed, it will permit the construction of 25 units of rental housing at deeper affordability levels than the 57 moderate income units that Citation originally agreed to construct. In addition, the City's Affordable Housing Trust fund will receive over \$1 Million of additional funds which the City can dedicate to additional affordable housing activities.

The Senior Housing Development will be a strong complement to the existing Eden C and Grand Hayward Senior Housing Development and will promote transit oriented development on a currently vacant lot. Given the existing slowed housing starts and the fact that the state bond financing for affordable housing is quickly being expended, the Citation proposal offers a valuable and timely opportunity to the City to ensure that the a transit oriented affordable housing resource is constructed in the City. In addition, the Citation proposal will make available one million dollars in additional funds for other affordable housing development proposals.

Citation is aware that it will need to satisfy the obligation to provide the moderate-income units at the Libitzky property, when and if that site is developed. However, the requirement to produce the

very low-income units has also been satisfied for the Libitzky site as result of the construction of Eden's Hayward Senior Housing.

Proposed Community Facilities District

In addition to complying with the Ordinance in the above-described manner, Citation will facilitate assessment of Community Facilities District (CFD) fees for increased police protection in the Cannery Area. It is estimated that the CFD fees will be established so as to reflect the cost of providing three (3) full-time police officers. Based on preliminary studies, it is estimated that the CFD fees will start at \$465.00 per home for the first year and increase annually thereafter to adjust for actual costs of service, including labor contract escalations and other direct costs. Thus, assessments from the proposed 628 units would amount to \$292,020 the first year. The Finance Department is leading the formation process of the CFD. A separate item will be brought to Council by the City Manager's Office to provide an update and more details on this process.

FISCAL IMPACT

As a result of the Inclusionary requirements, the land donation and cash contributions will facilitate the creation of a City Affordable Housing Trust Fund and permit the development of 25 off-site very low income senior housing units. The establishment of the CFD will provide funding for three additional full-time police officers once fully established.

PUBLIC CONTACT

Pursuant to the Ordinance, Council may provide discretionary approval of this type of requests on a case by case basis if it determines that there are overriding conditions affecting the project. Therefore there is no additional public contact required for the approval of the proposed deal terms for an Amended IHA.

Any Council, Planning Commission, and other approvals of projects related to this request (i.e. the 25-unit senior housing) would require public notice. The appropriate public contact procedures will be followed when those approvals are requested.

NEXT STEPS

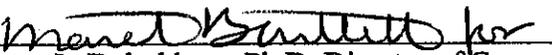
Based on the deal terms and staff recommendations described in this report, an Amendment to the IHA will be drafted by Goldfarb and Lipman, LLP, the City's outside legal counsel for affordable housing. The Amendment will be executed by both parties and will bind the Citation and WRI projects. The Amendment shall also provide for an affordability restriction to be recorded against title to the B and Grand Street Property. Finally, the amendment to the IHA will be conditioned upon Eden Housing obtaining entitlements and any necessary CEQA authority to construct the proposed Senior Development contemplated in this staff report, and the establishment of the above-described Community Facilities District (CFD).

Separate items will be later brought to Council to a) provide an update and more details on the CFD formation process, and b) request development and planning approvals for the 25-unit senior housing project.

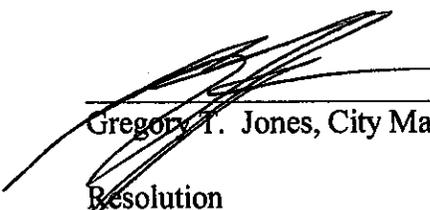
Prepared by:


Maret Bartlett, Redevelopment Director

Recommended by:


Susan J. Daluddung, Ph.D, Director of Community and Economic Development

Approved by:


Gregory T. Jones, City Manager

Resolution