

**HAYWARD REDEVELOPMENT AREA COMMITTEE
SPECIAL MEETING**

September 23, 2009 at 6:00 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 8, 2009
- IV. Redevelopment Activities Update – South Hayward BART/Mission Boulevard Form-Based Code Project
- V. Election of Officers
- VI. Adjournment

Minutes
Hayward Redevelopment Area Committee (HRAC)
Regular Meeting

July 8, 2009

Present: Michael Aahl, Mike Brewer, David Long, Don Orque (Chair), Rosemarie Ramos, Bonnie Peyton (Vice Chair), and Bill Vandenburg

Absent: None

Staff: Paul Dalmon, Redevelopment Project Manager
Maret Bartlett, Redevelopment Director
Sara Buizer, Senior Planner
Richard Patenaude, Planning Manager

Others: Terry Lee, Simon Wong, Dat Nguyen

I. Call to Order

The meeting called to order at 7:00 p.m. by the Chair.

II. Public Comments

None

III. Approval of Minutes

Bill Vandenburg motioned to approve the minutes of the January 14, 2009, meeting. The motion was seconded by Rosemarie Ramos and approved unanimously.

IV. Redevelopment Activities Update

City Center Campus - Sara Buizer provided an overview of project and responded to questions from the members. Paul Dalmon indicated that the project is moving forward slower than anticipated due to the developer having difficulty in obtaining construction financing commitment in light of current market conditions. He indicated that the developer, however, is moving forward to secure project entitlements.

South Hayward BART - Maret Bartlett indicated that the Wittek and Montana project at the South Hayward BART Station parking lots and former Perry and Key site along Mission Boulevard was approved by the City Council in March of

this year. It is a mixed-use retail and housing development that includes 788 units of housing and a Safeway lifestyle store. The proposal includes 125 affordable family apartments and 81 affordable senior apartments to be developed by Eden Housing. Wittek and Montana entered into an exclusive negotiating agreement with BART to facilitate development of the portion of the project on the BART property. Included in the project is a 910-space replacement parking garage for BART patrons, which is at 75% replacement parking rate over existing parking.

Ms. Bartlett indicated that the total cost of the project will be approximately \$242 million. To offset a portion of the affordable housing and infrastructure cost, the City through Eden Housing submitted earlier this year an application for Proposition 1C funds in the amount of \$47 million, consisting of \$17 million in for TOD Housing grant funds and \$30 million for infill infrastructure. Ms. Bartlett indicated the State Department of Housing and Community Development recently approved the full \$47 grant request for the project. Mr. Vandenburg noted that Eden Housing staff did a tremendous job in preparing the grant application. Ms. Bartlett indicated that the project would also require a commitment from the Redevelopment Agency of funding sources up to approximately \$19.8 million, which includes \$12.7 million in public improvements and \$7.1 million for affordable housing. Bonnie Peyton expressed support for TOD and Michael Aahl expressed support for how the project was being funded.

Residual Burbank School Site – Paul Dalmon indicated that the exclusive negotiating agreement between the Agency and Citation Homes has expired. By mutual consent of both parties it was decided that negotiations were terminated due to the current conditions in the housing sector and the national economy. Mr. Dalmon indicated that an RFP would be reissued to seek a new developer for the site once market conditions improve.

- V. **Agency Budget and Planning Update** – Ms. Bartlett briefly discussed the proposal by the state to take tax increment from redevelopment agencies to balance its budget, and she talked about the impact this would have on Agency priorities.
- VI. **Interview of Applicant to the HRAC** – Mr. Terry Lee, President of Moreau Catholic High School, introduced himself and responded to questions from committee members. He discussed the investment Moreau has in the community as a \$9.5 million renovation to the school was recently completed, and he talked about the 20 year master plan to replace some of the older buildings.

After interviewing Mr. Lee, Rosemarie Ramos made a motion to elect Mr. Lee to serve on the committee in the membership category as a representative from a community organization in the Mission-Foothill sub-area. The motion was seconded by Bonnie Peyton and approved unanimously.

Michael Aahl expressed pleasure with a recent meeting that he had with the City Manager.

VII. Adjournment - The meeting was adjourned at 8:25 pm.