



**MINUTES OF SPECIAL MEETING OF THE CITY
COUNCIL/REDEVELOPMENT AGENCY OF THE
CITY OF HAYWARD
City Council Chambers
777 B Street, Hayward, CA 94541
Tuesday, May 8, 2001, 8:00 p.m.**

MEETING

The Special Joint Meeting of the City Council/Redevelopment Agency was called to order by Mayor/Chair Cooper at 8:00 p.m., followed by the Pledge of Allegiance led by Council/RA Member Dowling.

ROLL CALL

Present: COUNCIL/RA MEMBERS Jimenez, Hilson,
Rodriquez, Ward, Dowling, Henson
MAYOR/CHAIR Cooper
Absent: None

PRESENTATION: Pride in Hayward Award

Mayor Cooper presented the Pride in Hayward Award for May, 2001, to the following Harder/Tennyson area citizens: F.T. and Blanche Grady; Joseph and Anita Cordeiro; Daniel and Frances Marty; Edmundo and Virginia Nevarez; and Melvin Landrum. She thanked them all for taking pride in the City and particularly, for keeping their neighborhood so beautiful.

General Plan Web Site

Assistant City Manager Groves and Council Member Hilson made a presentation regarding the web site and the new electronic bulletin board that is open to anyone. Public for comments are being solicited on the General Plan Update that is currently being developed.

PUBLIC COMMENTS

Jason Moreno, 25200 Carlos Bee Boulevard, commented on salaries and overtime in the fire department.

John Kyle, 22638 Teakwood, spoke on the subject of "ambience" in the downtown relative to the proposed landscaping project.

Francisco Abrantes, 22815 Alice Street, commented on the proposed downtown landscape improvement plan that was presented last week and the potential impact of the assessment on small business tenants.

Jim Drake, 25795 Franklin Avenue, commented on the proposed power plant and suggested Council request the developer to provide a type of rebate or discount rather than accept a library.

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Lawrence Ferguson, 26207 Coleman Avenue, described the participation of his neighborhood in the Adopt a School program and commented that they have adopted Glassbrook Elementary.

Council Member Rodriguez asked if he had contacted the Glassbrook school officials and in particular the parents' group.

Mr. Ferguson indicated that he contacted Board Member Larry Booth and that there is no parent group at Glassbrook.

CONSENT

1. Approval of Minutes of the City Council Meeting of May 1, 2001

It was moved by Council Member Ward, seconded by Council Member Hilson, and unanimously carried to approve the Minutes of the Meeting of the City Council of May 1, 2001.

2. Amendment to the Contract with GRC, Redevelopment Consultants

Staff report submitted by Redevelopment Director Bartlett, dated May 8, 2001, was filed.

It was moved by Council/RA Member Ward, seconded by Council/RA Member Hilson, and unanimously carried to introduce and adopt the following:

RA Resolution 01-03, "Resolution Authorizing the Executive Director to Execute an Amendment to the Contract with GRC Redevelopment Consultants Relating to the Proposed Mission-Foothill Redevelopment Plan Amendment"

HEARINGS

3. Approval of Social Services Funding for Fiscal Years 2001-2002 and 2002-2003

Staff report submitted by Social Services Planning Manager Korth, dated May 8, 2001, was filed.

Social Services Planning Manager Korth made a brief summary of the report that was presented in detail at a previous work session. He clarified that the Youth Enrichment Program is currently at the Longwood Elementary school site. He reported that the requests totaled approximately \$850,000 for the \$350,000 that is available. He explained that the submittals covered an array of issues and needs. In response to a question from Council Member Ward, he noted that the City of



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Fremont, Oakland and San Leandro provide similar type funding and may even provide the actual services.

He responded to questions related to new projects being funded, and described a number of them. There are five new projects recommended for funding this year. He noted that the National Youth Sports Education Program (an NCWA project) needs funding towards transportation for youth to participate in this program at Chabot College. He described another new project that provides clinical mental health and counseling services for the deaf. In response to a question from Council Member Jimenez, he reported that Chabot College provides a significant contribution towards this project, but is required to seek a more diverse source of funding, and conducts various fund-raisers to achieve its goal. He noted that staff and the Human Services Commission aid applicants in determining other sources of funding throughout the year.

Mayor Cooper opened the public hearing at 8:46 p.m.

Nancy Schluntz, 25641 W. Camino Vista, representing FESCO, thanked Council for its support and requested that the category A portion of the Council funding be increased to introduce new services to the community. She noted that FESCO turns away about 90 families a month because of a lack of funding. She noted that budgets increase about three to five percent per year, whereas demand increases about 28 percent. She felt that the needs of the community seem to be more intensive, issues vary, and become multiple in nature. She also responded to questions from Council Members.

Jason Moreno, 25200 Carlos Bee Boulevard, spoke in support of services for the deaf.

Lawrence Ferguson, 26207 Coleman Avenue, spoke in favor of social services funding.

Rodney Clark, Executive Director for SAVE, 4250 La Cosa Avenue, Fremont, spoke on its behalf. In response to a question posed earlier by Council Member Ward, he noted that there was an increase of 4.7 percent that impacted SAVE's budget. He explained that SAVE has increased its internal fund-raising efforts.

Mayor Cooper closed the public hearing at 8:59 p.m.

Council Member Ward commented on the City of Hayward's efforts to include social services funding in its general fund dollars budget. He agreed with the recommendation of the Human Services Commission (HSC) as enumerated in the report and moved to approve the recommendation with the understanding that many of the services will not be receiving the total amount of dollars they need.

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Council Member Rodriguez commented on the number of requests she, personally, receives from charities and organizations that need funding. The number is growing rapidly. She asked that staff review the multiple need requests to see whether they are overlapping.

It was moved by Council Member Ward, seconded by Council Members Hilson and Henson, and unanimously carried to adopt the following:

Resolution 01-063, "Resolution Approving Social Services Funding for Fiscal Year 2001-03"

4. Approval of the Annual Plan for Community Development Block Grant Funding for Fiscal Year 2001-02

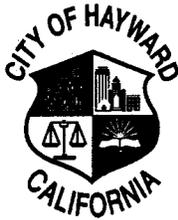
Staff report submitted by Economic Development Manager Bauman, dated May 8, 2001, was filed.

Economic Development Manager Bauman described the public services budgets and how they are determined. She described the process, noting that twenty-three proposals were submitted, the application review committee interviews, and the final recommendations of the Citizen Advisory Commission (CAC). She discussed the differences in staff recommendations and the CAC recommendations. CAC recommended more to keep our homeless programs intact as much as possible. Staff recommended full funding for the Commission Family Violence Law Center, which provides services to the domestic violence victims, who are mainly women.

The Commission recommended less funding for ECHO housing because the money is limited and they wanted to stress more homeless programs. Staff recommended more money for ECHO for staffing in Hayward to address issues involving housing regarding rental increases and raises in security deposits. She noted that ECHO has remained constant in testing for discrimination each year.

The area that has grown has been the tenant/landlord area and the rental assistance programs. The other differences in recommendations were between two other projects. Staff recommended \$70,000 for the Deaf Seniors Retirement Home, whereas the CAC recommended \$100,000. The difference is that since they are seeking HUD funding, it will take additional time to gather all of its funding. Staff recommended \$200,000 for the SAVE WINGS housing project; CAC recommended \$170,000. She noted that staff recommendation is based on the fact that Alameda County also will be funding this project and the County takes a position that it will not fund any greater than the locality in which the project is centered. She also commented on the effect of the new administration on the HUD budget.

Mayor Cooper opened the public hearing at 9:17 p.m.



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Julia Arno, executive director of the Family Violence Law Center, thanked the City for the recommended funding and described the collaborative efforts with the Alameda County Bar Association. Primarily their services are for women and children. She noted that their funding sources are limited, but this funding will allow for a half-time attorney to represent clients from SAVE and other shelter programs.

Jason Moreno, 25200 Carlos Bee Boulevard, spoke in support of programs providing legal services as advocates for seniors.

Buddy Singleton, 38181 Hastings Court, Fremont, spoke in support of the Deaf Senior Retirement Corporation,

Mayor Cooper closed the public hearing at 9:25 p.m.

Council Member Henson commended the efforts of both the Citizens Advisory Commission and staff for their excellent work in providing the detailed recommendations and the differences. He moved to accept the staff recommendation. Council Member Dowling seconded his motion.

It was moved by Council Member Henson, seconded by Council Member Dowling, and unanimously carried to adopt the following as recommended by staff:

Resolution 01-064, "Resolution Authorizing an Application for Federal Assistance Under the Community Development Block Grant Program for Fiscal Year 2001-2001 (Twenty-Seventh Year)"

Mayor Cooper called for a five-minute recess at 9:26 and reconvened at 9:29 p.m.

LEGISLATIVE BUSINESS

5. Approval of Revised Preliminary Plan, Owner Participation Rules, and Report to City Council; Referral of the Final EIR and the Proposed Redevelopment Plan Amendment; Election to Receive Passthrough Payments; and, Setting Joint Public Hearing

Staff report submitted by Redevelopment Director Bartlett, dated May 8, 2001, was filed.

Redevelopment Director Bartlett described the proposed amendment to the Downtown Hayward Redevelopment Plan to add approximately 738 acres along Mission Boulevard. She noted that the actions are preparatory for the June 12 public hearing. They are all in preparation for consideration

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of the action of determining the amendment. The Agency Board has adopted the Owner Participation Rules previously passed in 1975 and will extend to the proposed expansion area. The Redevelopment Advisory Committee has reviewed the expansion plan which will be included in the June 12th meeting. She enumerated the proposed five-year program and the financing. She noted an amendment to the eminent domain proceedings which was established in the 1987. Properties within a five-block area owned and occupied by property owners were given an exemption from eminent domain. All but about five have left the area. This will be up for further discussion and amendment at the June meeting.

RA/Council Member Hilson thanked staff for a very thorough report. He wanted to be clear on the flexibility of the various land uses as proposed in the report. It was noted that the General Plan is currently being revised. RA/Council Member Hilson expressed concern that the Agency could be locked in to particular uses and numbers. He commented on the kinds of future uses that might be in conflict with the proposed numbers determined by the General Plan. He also noted the policy of allocating the money back into the area.

Redevelopment Director Bartlett explained that it is the intent to be in conformity with the General Plan.

Executive Director Armas commented on the Cannery area use revisions. He noted that the land use decisions initiate other activity not the converse. He also indicated that in the early years there might be some sharing of funding among Redevelopment Areas. It will be allocated back into the area as a general rule.

Council/RA Member Dowling asked for more precise information about various tasks identified in the report as well as expressed concerns on the eminent domain issues.

Council/RA Member Henson commented on the responses from other agencies Alameda County and East Bay Municipal Utility District in the final environmental document. He asked about the Urban Clean-up Loan Program.

Executive Director Bartlett noted that the letter from EBMUD expressed concern for homes in its service jurisdiction. She commented that the area included, is not in their service area. She commented that the City would be looking into the Loan Program, which will also be made available to others.

Council/RA Member Dowling added his comments on the broad area outlined in the project descriptions.

Executive Director Armas commented on the five-year implementation plan and reported that in the early years there is only a limited amount of money available. He noted that this program presently is trying to identify specific projects that will respond to needs as the auto row banner program.



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Planning efforts will be presented in the second year budget presentation that will include projects around the South Hayward BART station.

RA/Council Member Ward inquired about information that he heard at a public meeting related to the bowling alley on Mission Boulevard. He asked Executive Director Armas to expand on that information. He also asked for a brief summary of the response to comments by Mr. Martinelli from Alameda County.

Redevelopment Director Bartlett commented that the EIR was not required under CEQA to deal with the fiscal impacts. Although, she noted, the consultant did include some information on fiscal impacts. She added that they were able to give the County further information at a meeting.

RA Executive Director Armas reported that this site would be included with BART station project. He stressed the need to work cooperatively as possible with the property owners so as not to displace them without some knowledge as to the final use.

Mayor Cooper opened the public hearing at 9:59 p.m.

Frank Goulart, 22248 Main Street, commented on the five-year implementation that could impact the historic preservation of buildings. He discussed Table 24 on page 242 of the attachments. He noted that the percentages of the tax increment would come from the Educational Revenue Augmentation Fund for the schools.

Mayor Cooper closed the public hearing at 10:03 p.m.

Council Member Dowling expressed concern regarding the proposed change in the eminent domain proceedings. Mayor Cooper agreed that this is a cause for concern.

It was moved by RA/Council Member Hilson, seconded by RA/Council Member Rodriguez, and unanimously carried to adopt the following:

Resolution 01-065, "Resolution Consenting to and Calling a Joint Public Hearing on the Proposed Mission-Foothill Corridor Amendment to the Downtown Hayward Redevelopment Plan and Electing to Receive a Portion of the Tax Increment Pursuant to Health and Safety Code Section 33607.5"

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RA Resolution 01-04, "Resolution (1) Approving the Amendment of the Boundaries of the Area Proposed to be Added to the Downtown Hayward Redevelopment Project; (2) Approving and Adopting its Report to the City Council on the Proposed Amendment to the Downtown Hayward Redevelopment Plan; (3) Submitting the Final EIR and Proposed Redevelopment Plan Amendment to the Planning Commission and the Hayward Redevelopment Area Committee; and (4) Consenting to a Joint Public Hearing on the Redevelopment Plan Amendment"

RA Resolution 01-05, "Resolution Approving Owner Participation Rules for the Proposed Mission-Foothill Corridor Redevelopment Plan Amendment"

COUNCIL REPORTS

Council provided several items for staff to pursue.

ADJOURNMENT

Mayor Cooper adjourned at 10:06 p.m.

APPROVED:

Roberta Cooper, Mayor, City of Hayward
Chair, Redevelopment Agency

ATTEST:

Angelina Reyes, City Clerk, City of Hayward
Secretary, Redevelopment Agency