



CITY OF HAYWARD
AGENDA REPORT

AGENDA DATE 01/23/01
AGENDA ITEM 4
WORK SESSION ITEM _____

TO: Redevelopment Agency Board
FROM: Director of Community and Economic Development
SUBJECT: Preliminary Report for the Proposed Mission/Foothill Corridor Redevelopment Plan Amendment

RECOMMENDATION:

Staff recommends that the Agency Board review and approve the draft Preliminary Report for distribution

BACKGROUND:

The original Redevelopment Plan was adopted by the Hayward City Council in 1975. Additional areas were added to the Redevelopment Project Area in 1987 and 1998 through a redevelopment plan amendment process. The existing Project Area is 610 acres (Existing Project Area).

The proposed Redevelopment Plan Amendment would add approximately 708 acres of urbanized commercial, residential and other uses and land area along and adjacent to Foothill and Mission to the north and along and adjacent to Mission to the south.

Staff is requesting that the Agency Board review and approve the attached Preliminary Report for referral to the Planning Commission and the Hayward Redevelopment Area Committee (HRAC), and for distribution to affected taxing entities.

The Preliminary Report is required by California Health & Safety Code Section 33344.5, the California Community Redevelopment Law (CRL). It provides members of the Agency, affected taxing agencies, other governmental bodies, the HRAC and interested citizens with an early assessment and extensive background information on the proposed Redevelopment Plan Amendment. The Preliminary Report remains a draft document until it is incorporated into the Report to Council from the Redevelopment Agency.

In general, this Preliminary Report does the following:

1. Documents the existing conditions in the proposed Amended Project Area.
2. Describes the proposed redevelopment program that is possible through the proposed Plan Amendment.
3. Demonstrates the financial feasibility of the proposed Plan Amendment.
4. Describes the kinds of projects the Agency will pursue to improve or alleviate blight in the Amendment Area.

The following summarizes the major findings of the Preliminary Report:

Reasons for the Selection of the Proposed Amendment Area

The purpose of redevelopment is to revitalize urbanized areas that have suffered from persistent economic and physical problems. Although progress has been made in the Existing Project Area, there are significant problem areas which continue to hinder revitalization. The proposed Redevelopment Plan Amendment would extend the boundaries to include major gateways into and major arterials in and adjacent to the City of Hayward that are physically and economically deteriorated as well as surrounding areas containing the same conditions. The proposed Redevelopment Amendment Plan area should be added to the existing Redevelopment Plan to enable a comprehensive, coordinated redevelopment program to alleviate the blighting conditions in this central portion of Hayward.

Physical and Economic Conditions in the Amended Project Area

Blighting physical conditions were observed in the proposed Redevelopment Plan Amendment area. Nearly 45 percent of all structures in this proposed added area are in a state of disrepair and need renovation. Approximately two percent of these structures are significantly damaged and need major repairs. Types of problems encountered in the area include the following:

- Rotting and sagging roofs
- Leaning walls
- Broken and boarded-up windows
- Extensive wall damage
- Poorly constructed room additions and/or garage conversions
- Peeling paint
- loose electrical wires

Blighting economic conditions found in the Redevelopment Plan Amendment area include declining or impaired investments, stagnant property values, the presence of hazardous materials, vacant and underutilized properties, substandard design, inadequate parcel size, high absentee ownership and a relatively high crime rate.

Description of Projects Proposed by the Agency

The Preliminary Report includes a proposed redevelopment program to alleviate blighting conditions in the proposed Redevelopment Amendment Area. The projects and activities have

been designed to meet the CRL requirement that Agency expenditures be linked to the elimination of blighting conditions. The proposed redevelopment program includes, but is not limited to, the following activities:

- Develop attractive entryways to identify neighborhood and City entrances.
- Increase the amount and upgrade the quality of open space, public parks, and recreational and community facilities.
- Support quality affordable and market rate housing.
- Institute a program to improve, establish and upgrade pedestrian amenities, public parking, transit and other circulation improvements along arterials in the project area.
- Attract neighborhood serving commercial uses.
- Install public improvements as needed in neighborhood areas.
- Support commercial developments that increase the revenue base, creates jobs and serves the needs of the community.
- Seek ways to improve the capacity of auto dealerships by clustering uses, developing common area facilities, and implementing streetscape, signage and promotional programs.
- Consider a mixed-use improvement plan for the South Hayward BART Area between Harder and Industrial Parkway.

Financial Feasibility of the Proposed Amendment Area

The proposed Amendment Area was found to be financially feasible when the estimated funding requirements of the proposed redevelopment program costs and projected tax increment revenues were compared. The Agency is projected to receive \$222.8 million in tax increment revenue for the redevelopment program (as expressed in FY 2000/2001 dollars). This amount includes a 20% tax increment setaside that the Agency is required to spend towards providing affordable housing. It is projected that \$210.7 million is required to complete the program for the Redevelopment Plan Amendment Area. The Agency will thus have sufficient funds to support its redevelopment program. The Agency will utilize a number of financing authorities, methods and techniques including tax increments, bond financing and the like.

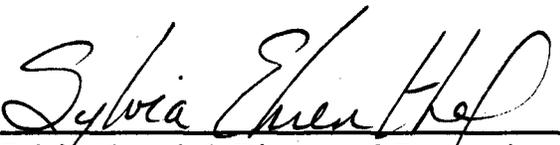
The Preliminary Report will be referred to the Planning Commission and the HRAC for their review and comment along with any comments and direction provided by the Redevelopment Agency Board.

In mid June 2001, the Agency Board will be asked to adopt the Report to Council on the Amendment to the Downtown Hayward Redevelopment Project-Mission-Foothill Boulevard Corridor. This Report will incorporate all the documents related to the Plan Amendment including the Preliminary Report.

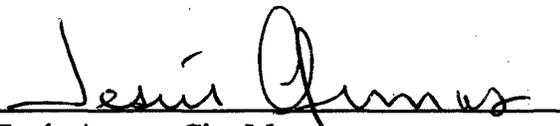
Prepared by:


Maret Bartlett, Redevelopment Director

Recommended by:


Sylvia Ehrental, Director of Community
and Economic Development

Approved by:


Jesús Armas, City Manager

Attachments: Exhibit A - Preliminary Report
Resolution

DRAFT

me 1/18/01

REDEVELOPMENT AGENCY OF THE CITY OF HAYWARD

RESOLUTION NO. RA-_____

Introduced by Agency Member _____

RESOLUTION APPROVING FOR DISTRIBUTION THE
DRAFT PRELIMINARY REPORT FOR THE PROPOSED
MISSION-FOOTHILL CORRIDOR REDEVELOPMENT
PLAN AMENDMENT

WHEREAS, the original Redevelopment Plan was adopted by the Hayward City Council in 1975 and additional areas were added to the Redevelopment Project Area in 1987 and 1998; and

WHEREAS, on July 25, 2000, the Agency Board accepted the Amended Preliminary Plan for the Mission-Foothill Corridor proposed Redevelopment Plan Amendment and in October 2000 an election was held to add representatives of the proposed added area to the Hayward Redevelopment Advisory Committee; and

WHEREAS, a Preliminary Report is required by Section 33344.5 of the Health and Safety Code and provides members of the Agency, affected taxing agencies, other governmental bodies, the Hayward Redevelopment Advisory Committee and interested citizens with an early assessment and extensive background information on the proposed Redevelopment Plan Amendment; and

WHEREAS, the Preliminary Report remains a draft document until it is incorporated into the Report to Council and in June 2001, the Agency Board will be asked to adopt the Report to Council on the Amendment to the Downtown Hayward Redevelopment Project – Mission-Foothill Boulevard Corridor.

NOW, THEREFORE, BE IT RESOLVED by the Redevelopment Agency of the City of Hayward that after reviewing the draft Preliminary Report, the Agency approves the draft Preliminary Report for distribution.

HAYWARD, CALIFORNIA _____, 2001

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST: _____
Secretary of the Redevelopment Agency
of the City of Hayward

APPROVED AS TO FORM:

General Counsel

Due to the size, type or quality of the additional attachments, they are not scanable and therefore are not available for website viewing. The report, in its entirety, is available in the City Clerk's Office, Planning Division, and at the Main Library.