



**MINUTES OF SPECIAL JOINT CITY COUNCIL/
REDEVELOPMENT AGENCY OF THE
CITY OF HAYWARD
City Council Chambers
777 B Street, Hayward, CA 94541
Tuesday, January 23, 2001, 8:00 p.m.**

MEETING

The Special Joint 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 Hilson.

ROLL CALL

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

PUBLIC COMMENTS

Jason Moreno, 25200 Carlos Bee Boulevard, commented on the City's Rent Stabilization Ordinance.

Bill Quirk, 26420 Parkside Drive, suggested that monies recently received for the sewer capacity might be directed towards repairing sidewalks.

CONSENT

1. Approval of Minutes of the Meeting of January 16, 2001

It was moved by Council Member Henson, seconded by Council Member Jimenez, and unanimously carried to approve the Minutes of the Meeting of the City Council of January 16, 2001.

2. Resignations of Willis Shalita and Annette Montgomery from Library Commission

Staff report submitted by City Clerk Reyes, dated January 23, 2001, was filed.

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

Resolution 01-011, "Resolution Accepting Written Resignations of Willis Shalita and Annette Montgomery from the Library Commission"

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HEARINGS

3. Adoption of a Resolution of Intention to Reimburse Expenditures from the Proceeds of Mortgage Revenue Bonds Financing the Purchase and Rehabilitation of Tennyson Gardens

Staff report submitted by Neighborhood and Economic Development Manager Bauman, for January 23, 2001, was filed.

Neighborhood and Economic Development Manager Bauman made the staff presentation responding to Council questions related to tenant income, Section 8 tenants continuance, current occupancy, obligations of new owners, and the City's authority to obligate the subsequent owners should there be an opting out of Section 8 housing by the present owner.

Council Member Ward asked that staff include language to the documents related to obligating the new owners and any subsequent owners to maintain the Section 8 housing and low income housing.

Council Member Hilson asked about the equity on this transaction. Bill Schumshack, responded on behalf of TRI Capital, stating that the equity from TRI is \$2 million dollars, which will bring the total for the purchase at about \$9 million dollars. Council Member Hilson expressed concern with landlords that are out of town.

Neighborhood and Economic Development Manager Bauman stated that the City oversees less than ten projects and periodically monitors them and is confident about the proposed on-site management.

Council Member Dowling suggested that Council be informed of the current status of these projects.

The City is the bond issuer and can call the bonds if the development is not maintained in a safe and decent manner. TRI will be working with the Police Department in regards to security.

Council Member Jimenez expressed concern with the dilapidated buildings and the lack of frequent elevator inspections.

Mayor Cooper opened the public hearing at 8:34 p.m.

Jason Moreno, 25200 Carlos Bee Boulevard, spoke on a particular incident regarding a Section 8 tenant and the City inspectors.

Francisco Abrantes, 22815 Alice Street, commented on tenants he had in one of his rentals, the rental inspection process, and the fees charged for the inspection.

Mayor Cooper closed the public hearing at 8:39 p.m.



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It was moved by Council Member Dowling, seconded by Council Member Ward, and unanimously carried by all present, to approve the following:

Resolution 01-012, "Resolution Declaring Intention to Reimburse Expenditures from the Proceeds of Tax-Exempt Obligations and Directing Certain Actions Regarding the Purchase and Rehabilitation of Tennyson Gardens, a Multifamily Development"

LEGISLATIVE BUSINESS

4. Preliminary Report for the Proposed Mission/Foothill Corridor Redevelopment Plan Amendment

Staff report submitted by Redevelopment Director Bartlett, dated January 23, 2001, was filed.

Redevelopment Director Bartlett described the goal of the report as documenting existing conditions in the area, to describe project goals and redevelopment activities, and to demonstrate the financial feasibility of the area. The area is comprised of 706 acres. She mentioned commercial obsolescence in the area as the major condition needing redevelopment. This is more than 45 percent of the area. A number of inadequate public improvements are also in the area. She stated that the area has a 54 percent lower property value rate than the City as a whole, particularly in the multi-family residential buildings. It also has a higher than normal occupancy and lower lease rates. She outlined the nine goals for the redevelopment area: develop attractive entryways to the city; increase and upgrade parks and recreation areas and community facilities; support affordable and market rate quality housing; improve pedestrian parking transit and circulation improvements along arterials; attract neighborhood commercial areas; install public improvements in neighborhoods; support commercial developments that increase revenue base and create jobs; particularly to improve capacity of auto dealerships; and to develop a mixed use improvement plan for the South Hayward BART area. A projected \$210 million will be needed to complete the programs in this area.

Council/RA Member Jimenez commented on the physical disrepair of the structures in the area. He asked whether these buildings are inhabited and what is being done regarding them. He was also reminded of the amnesty program for garage conversions.

Council/RA Member Henson expressed concern regarding the conditions of many of the structures in the area. He asked why not take the opportunity to get rid of hazardous materials and asbestos in structures in the area. He asked about the blight in the area and whether there is a particular pattern. He was told they were fairly intermittent and that the City is merely documenting conditions to verify conformity to State law.

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He then asked how many liquor stores were in the area and for further information on criminal activity. He was told the information was not in the report at this point but would be made available in the future.

Council/RA Member Dowling asked about the Foothill Boulevard annexation.

City Manager/RA Executive Director Armas explained that there are two tracks going on at this point, the issue of annexation as well as the proposed redevelopment of the area. He noted that only about 12 parcels were represented at the recent meeting to discuss annexation. He commented that many at the meeting believe the City is motivated toward annexation merely to enhance revenue. He added that, from a revenue versus service proposition, the City basically breaks even. He noted that the interest by the City in annexation comes from a need for sound planning in the area.

Council/RA Member Dowling asked why the quarry was being taken out of the Redevelopment Area.

City Manager/RA Executive Director Armas explained that the quarry is in the County and would mean an extensive process. He noted that the timing would not work and indicated that the new contract probably has a life of five years.

Council/RA Member Ward asked how much acreage would be in the total Redevelopment Area with this addition. He was told the total would be doubled to 1300 acres. He then asked about the proposed 238 route. He was told that State Route 238 has approximately 50 acres in the proposed area. He also asked for additional information on contamination.

Council/RA Member Hilson suggested using this as an opportunity to integrate the General Plan with the Redevelopment Areas throughout the City.

Council/RA Member Rodriguez asked about the socio-economic profile and overcrowding in houses. She was told crime and overcrowding issues might be more prevalent south of Jackson, whereas the other issues might apply to the whole area. Staff is trying to look at the whole picture at this point.

As there were no requests to speak, Mayor/Chair Cooper opened and closed the public hearing at 9:18 p.m.

It was moved by Council/RA Member Ward, seconded by Council/RA Member Jimenez, and unanimously carried by all present, to approve the following:

Resolution RA 01-01, "Approving for Distribution the Draft Preliminary Report for the Proposed Mission-Foothill Corridor Redevelopment Plan Amendment"



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5. Informational Report Regarding Energy Conservation

Staff report submitted by City Manager Armas, dated January 23, 2001, was filed.

City Manager Armas cited various energy-conservation measures undertaken by the City. He said staff is taking the initiative to relieve a potentially more serious situation which may come to pass this summer and making preparations to address some of those issues.

Mayor Cooper opened and closed the public hearing at 9:23 p.m. There were no requests to speak.

Council Member Hilson stated that 125 cities throughout California have pledged to reduce usage by seven percent. He congratulated staff on their immediate response to the Governor's plea. He urged more conservation measures be taken, particularly in homes.

Council Member Dowling suggested that staff coordinate with the Chamber of Commerce to work with their members regarding energy waste throughout the City.

City Manager Armas said staff would explore possible pilot projects to bring about alternative energy resources to the City. He mentioned that most of the buildings in the industrial area are candidates for possible roof retrofits to establish solar energy resources.

Council commended staff for its efforts towards this very serious concern.

Council Member Jimenez recommended that this report be sent to the Governor's office to let his office know of the actions taken by the City in reducing its energy consumption.

COUNCIL REPORTS

There were no Council reports.

ADJOURNMENT

Mayor Cooper adjourned the meeting at 9:38 p.m.

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APPROVED:

Roberta Cooper
Mayor, City of Hayward
Chair, Redevelopment Agency

ATTEST:

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