



CITY OF
HAYWARD
HEART OF THE BAY

**Hayward City Council
Work Session
South Hayward BART Station TOD
Project Revisions
March 8, 2011**



South Hayward BART TOD Project Overview



HAYWARD



Comparison of Approved & Proposed (1 of 2)

	Approved Project	Phase 1 of Alt Plan
Residential Units	788	346
Market Rate Units		
Rental	241	195*
Condos	341	*rental units mapped for future sale as condos
Affordable Units	206 (125 family & 81 senior units)	151 (87 family & 64 senior units)
Retail	60,000 SF	None
BART Main Lot	site of retail, affordable units, MR rental units, replacement BART garage	potentially future phases
BART East Lot	sold by BART - merged with Perry & Key parcel for condos	sold by BART – merged with Perry & Key parcel for market rate & affordable rental units



Comparison of Approved & Proposed (2 of 2)

	Approved Project Phase 1 of Alt Plan	
HCD Proposition 1-C Grants		
Infrastructure	\$30M	\$15.8M
TOD Grant	\$17M	\$16.2M
RDA Participation		
RDA Funds	\$12.7M	none
Housing Set-aside Funds	\$7.1M	\$7.1M (all or portion in jeopardy)
Joint Powers Authority	yes	Probably, yes
City/Agency Participation in HCD	yes	undecided
Residential Parking Benefit District	yes - in the future as needed	Probably, yes
RDA Tax Increment Funding	yes (if unchanged by Sacto)	no

