

CITY OF
HAYWARD
HEART OF THE BAY

**238 Corridor Land Disposition Process:
Bunkerhill**

Sara Buizer, AICP, Senior Planner

Planning Division
Development Services Department

July 12, 2011



Conditions & Considerations

- This presentation is a follow up on the 238 Land Use Study and the 238 Settlement Agreement
- The occupied homes on Bunkerhill were left in an “undecided” status pending more work by staff and the community
 - Land Use Study = minimum 20,000 square foot lots
 - Caltrans identified the Bunkerhill area as being more valuable to the LATIP if sold and developed as one parcel
 - A limited number of existing tenants wanted the right to buy the property on which they resided
 - The City identified ingress/egress and health/safety issues
 - A CFD or some type of an Assessment District is required



Process

- Settlement Agreement allowed one year to resolve status of Bunkerhill properties
- Staff and Caltrans met to review options/scenarios
- Staff, Caltrans, Public Interest Law Project, and Bunkerhill community met 2 times to discuss and exchange ideas
- Staff is now bringing outcome of that process to Council
- Next Steps
 - If Council agrees, staff will assist interested and qualified tenants to purchase their homes
 - Caltrans will begin marketing the remaining Bunkerhill property
 - Staff will identify and implement the process to fully cost the CFD or Assessment District, and apply to property



Bunkerhill Neighborhood Land Disposition



Staff Recommendation

Attachment II

0 100 200 400 Feet



Assessment Totals per Parcel

1:	\$4,022,840
2:	\$57,055
3:	\$124,077
4:	\$124,077
5:	\$0
6:	\$31,642
7:	\$31,642
8:	\$31,642
9:	\$31,642
10:	\$124,077
11:	\$16,720
12:	\$16,720
13:	\$16,720
14:	\$16,720
15:	\$16,720
16:	\$16,720
17:	\$31,642

Parcels 2, 5, 7, 8, and 9 are modifications from the June 20th Public Meeting's Scenario 3 map.

Bunker Hill Parcels in 238 Study Area
 Grouped and Sold as Single Unit
 Eligible Parcels for Tenant Purchase

July, 2011

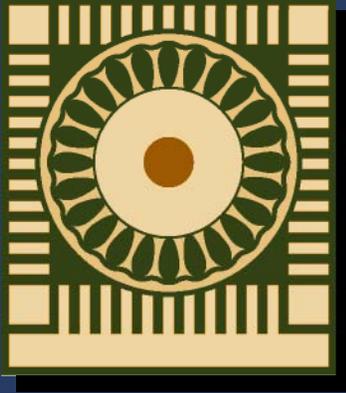


Staff Recommendation

City Council recommends that Caltrans makes available the properties shown on the map in the Bunkerhill neighborhood to any existing eligible tenant that has been renting the unit if s/he chooses to and can qualify to purchase their home subject to any and all conditions, including a CFD assessment.

Contrary to the 238 Settlement Agreement, these homes would not be available to other tenants elsewhere in the Corridor if the existing tenant chooses not to, or is not able to, purchase.





238 Corridor Land Disposition Process: Bunkerhill

