



CITY OF  
**HAYWARD**  
HEART OF THE BAY

**Hayward RDA Annual Report Update**  
**City Council Meeting**  
**December 20, 2011**

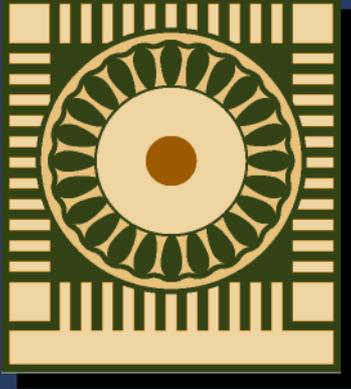
**Kelly McAdoo Morariu**  
**Assistant City Manager/Interim Redevelopment Director**



# Hayward RDA Annual Report Update

- **FY2011 Fiscal Results**
- **FY2011 Redevelopment and Housing Accomplishments**
- **What's next?**





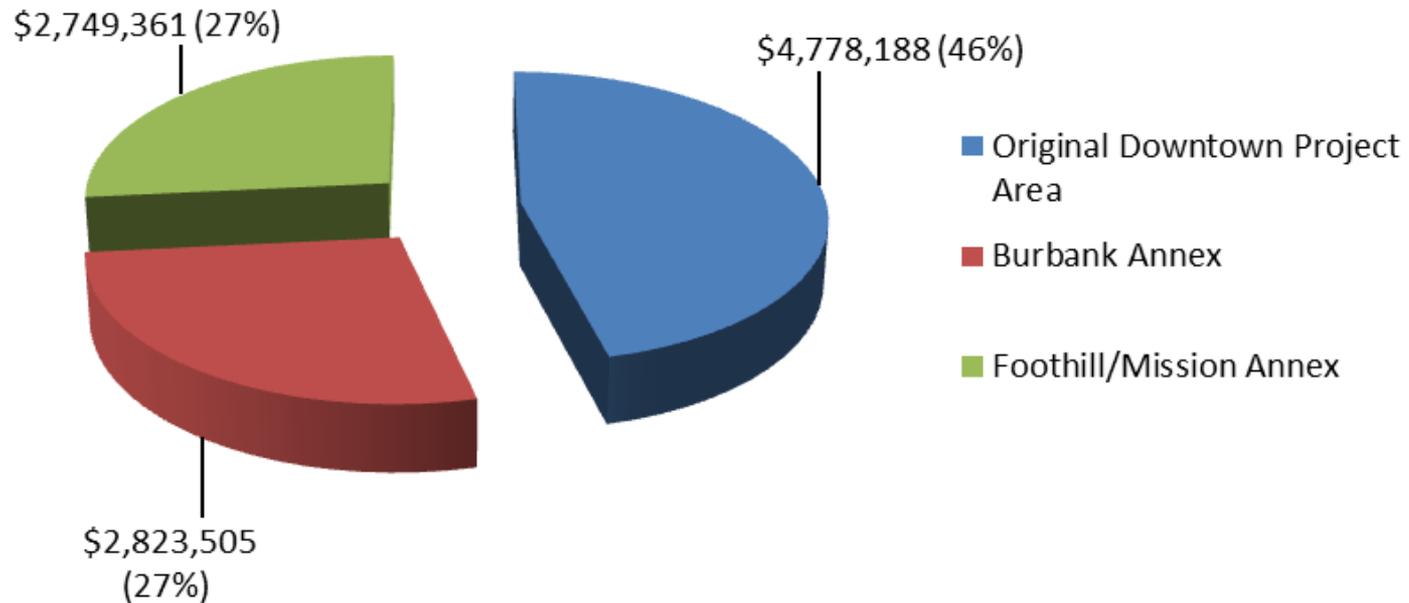
# FY2011 Fiscal Results



# Tax Increment Revenues by Area

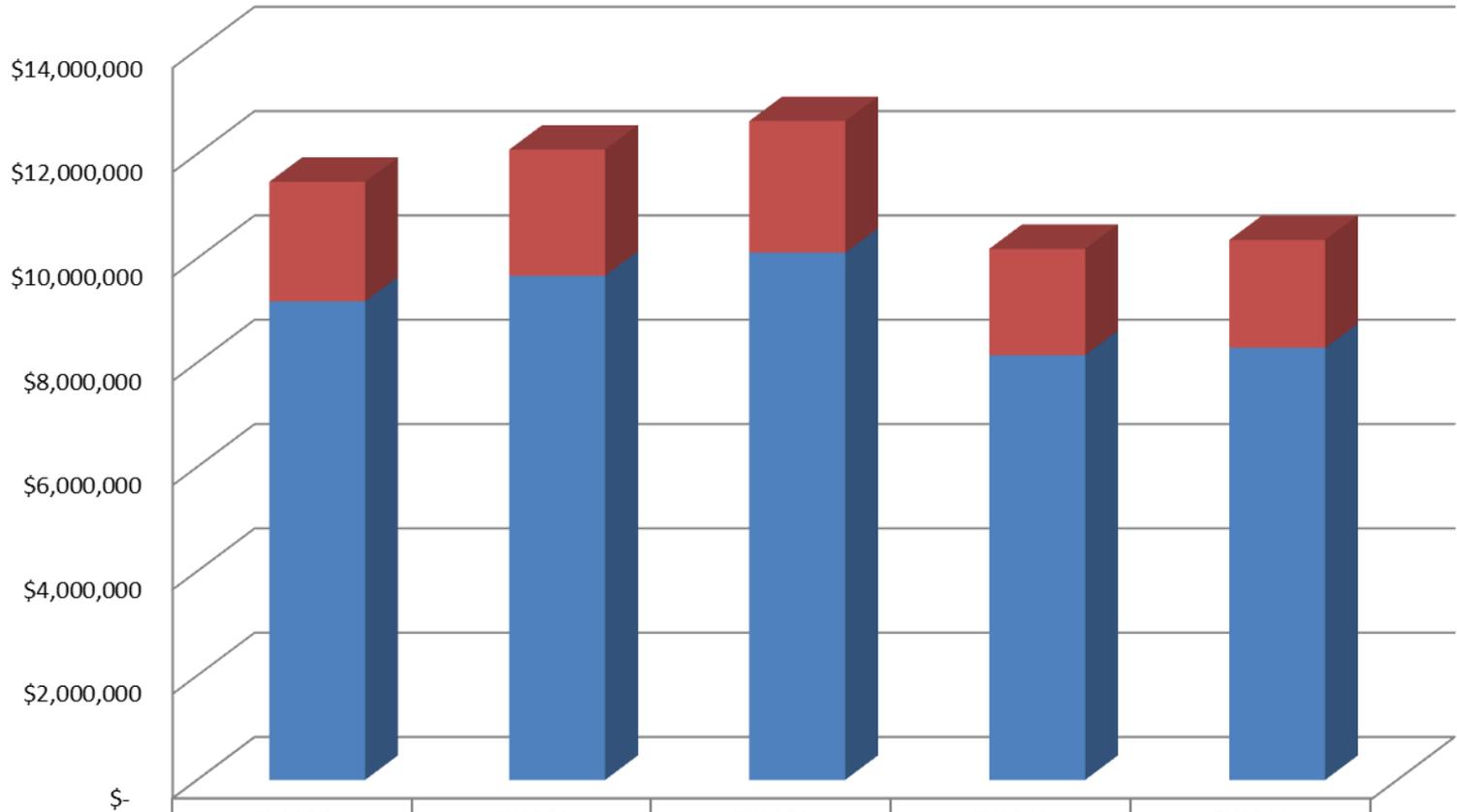
## Tax Increment Revenues

Total FY2011 = \$10,351,054



# Five Year Historical Tax Incremental Revenues

## Historical Tax Incremental Revenues FY2007 - FY2011

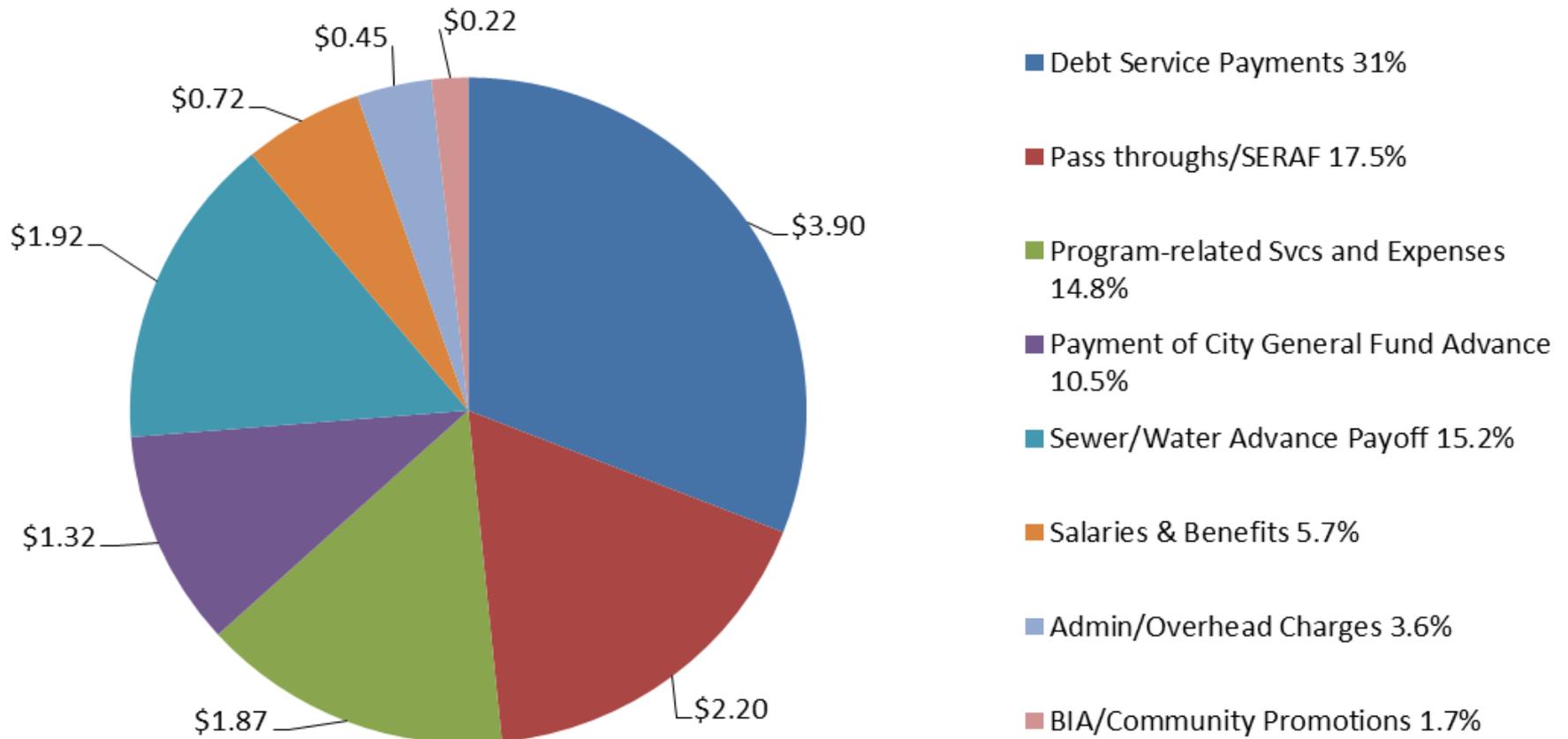


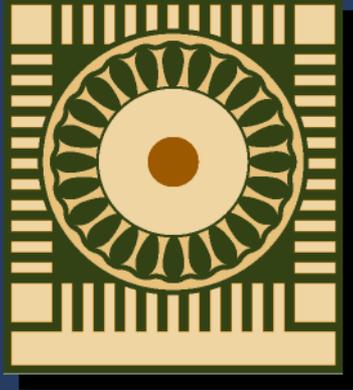
	FY2007	FY2008	FY2009	FY2010	FY2011
■ Low/Moderate Housing Funds	\$2,293,129	\$2,416,597	\$2,526,043	\$2,036,131	\$2,070,211
■ General RDA Revenues	\$9,172,514	\$9,666,389	\$10,104,170	\$8,144,522	\$8,280,843



# RDA FY 2011 Non-Housing Expenses

## Capital Project Fund Expenditures (\$ millions)





# FY2011 Redevelopment and Housing Accomplishments



# Major Agency Accomplishments

- Response to State actions
- Foothill Façade Program
- Residual Burbank Site Sale
- South Hayward BART project
- First Time Homebuyer Program and Route 238 Settlement
- Eden B & Grand Project
- Habitat A & Walnut Project

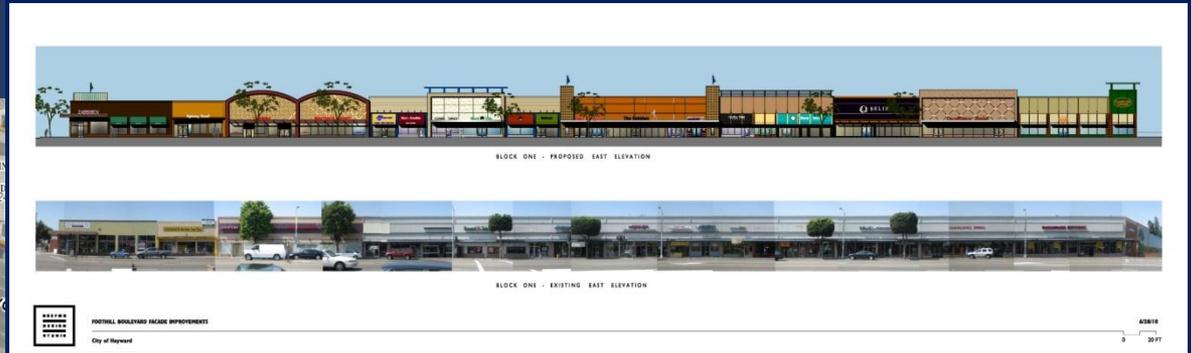


# Response to State actions

- Execution of Cooperation and Funding Agreements between City & Agency and Agency & Housing Authority – March 2011
- Repayment of Sewer and Water loans to Agency (\$1.87 million) – March 2011
- Repayment of General Fund loan (\$1.42 million) – March 2011
- Response to adoption of ABx1 26 and ABx1 27 in June 2011
- Adoption of Opt In Ordinance – July 26, 2011

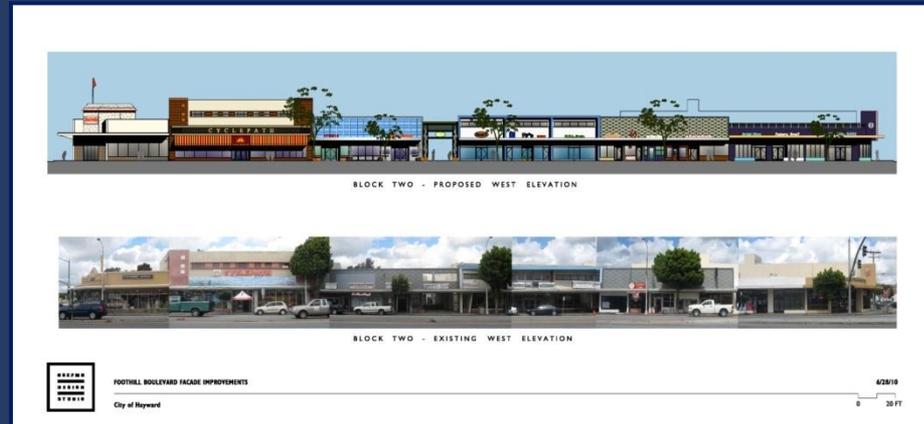


# Foothill Boulevard Façade Initiative



Block One

Block Two



# Foothill Boulevard Façade Initiative

- In March, executed 12 loan agreements with 4 property owners, totaling \$1,108,000 investment.
- Totaling property owner matching dollars = \$1,697,000
- Construction to begin in 2012



# Residual Burbank Site Sale



2A

1B

2B

1A

3.1B

3.2A



# Residual Burbank Site Sale

- Negotiated Purchase and Sale Agreement with Urban Dynamic for sale of Residual Burbank School site; PSA approved by City Council on June 28, 2011
- Council also approved rezoning and tentative map on June 28
- Key Project/PSA points:
  - Entitled for 57 single family homes
  - \$4 million purchase price
  - Installation of significant green features, including solar panels
  - Undergrounding of utilities along B Street frontage

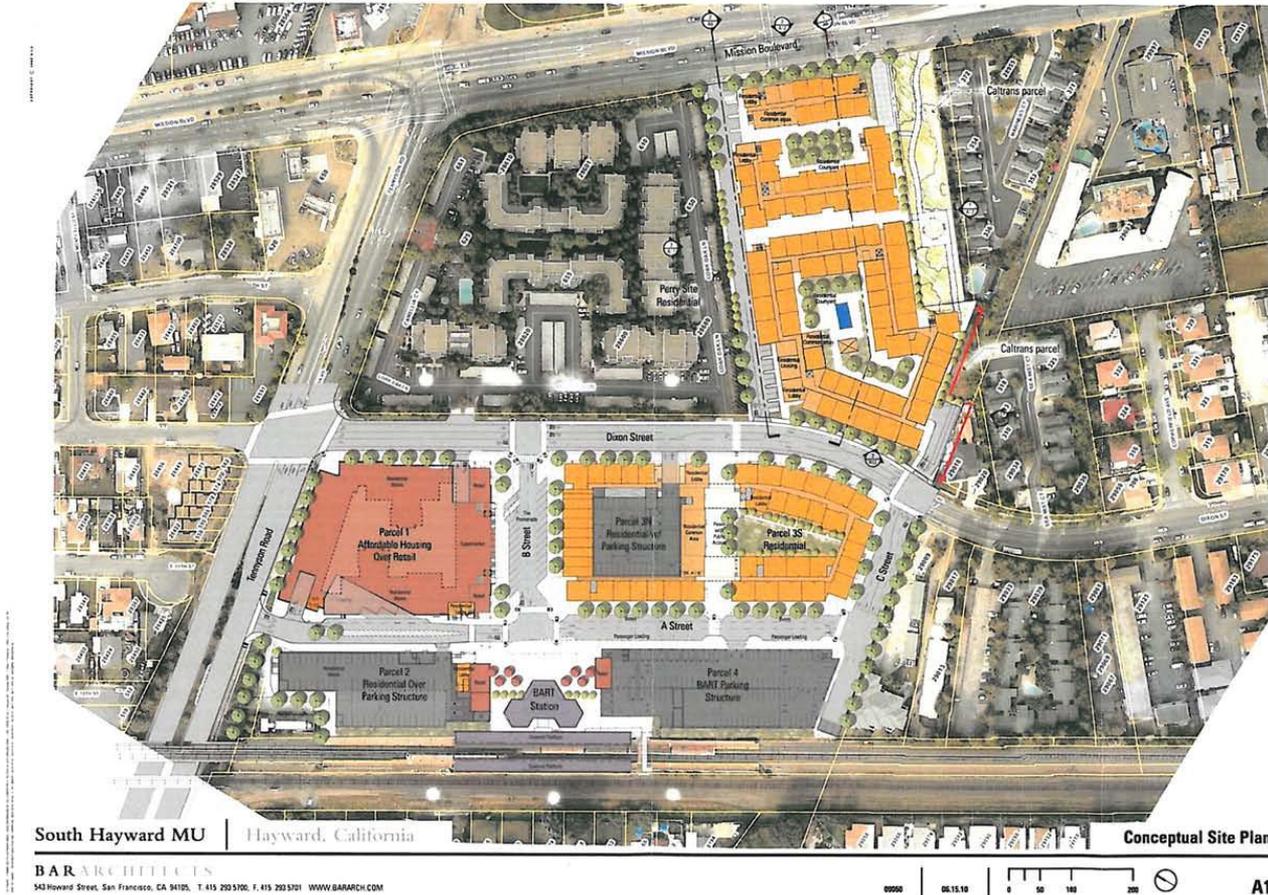


# South Hayward BART Project

- Minor modification to Planned District Zoning approved March 2011 to re-phase the project. Phase I to include approx. 200 market rate units, 87 affordable family units, and 64 affordable senior units on Perry & Key site
- Still leveraging \$32 million from State HCD funding
- Council approval of loans totaling \$7.1 million to Eden Housing to support affordable housing project (June 14, 2011)
- Council approval of Owner Participation Agreement and other key project elements (July 26, 2011)



# Revised South Hayward Project Phasing Plan



REVISED PROJECT

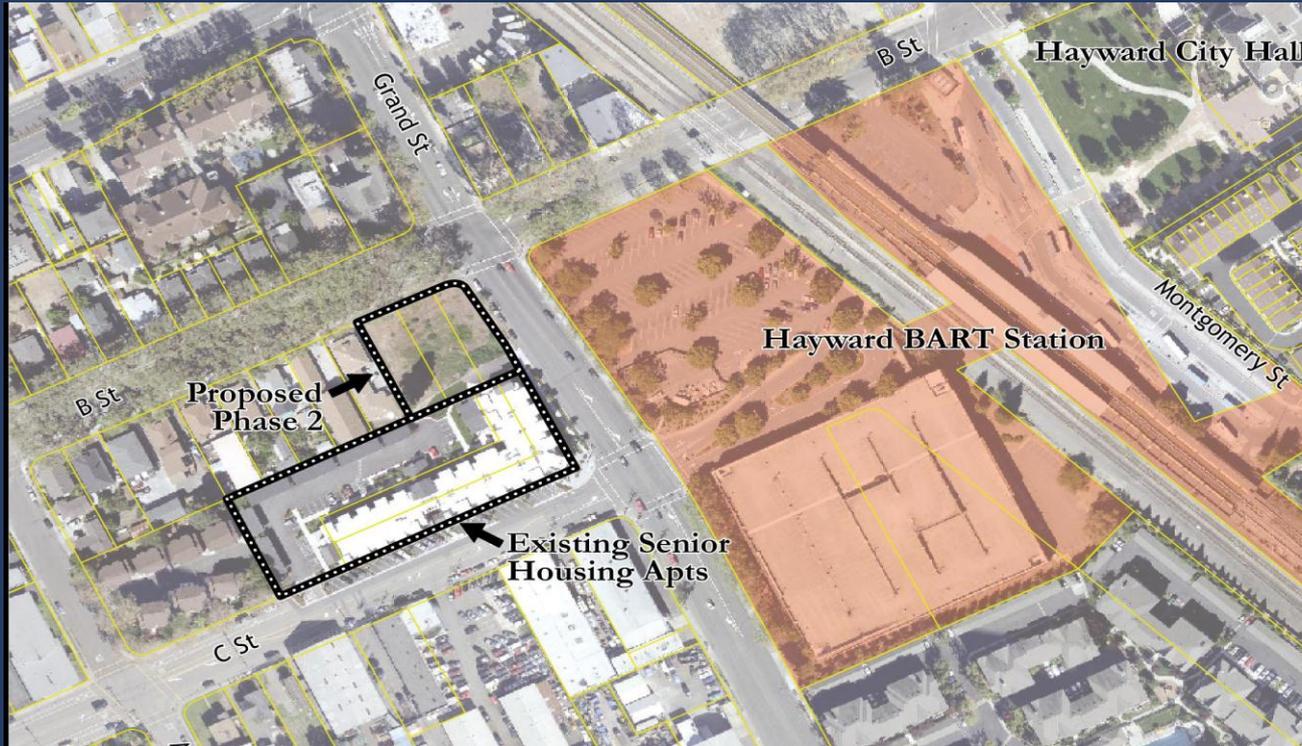


# First Time Homebuyer Program and Route 238 Settlement

- Approved 26 FTHB loans totaling \$810,000; 2 loans for the Route 238 settlement
- Continued to administer Route 238 Settlement Agreement
- Significant progress made on implementation of Opportunity to Purchase a Home Program (OPHP) for CalTrans tenants



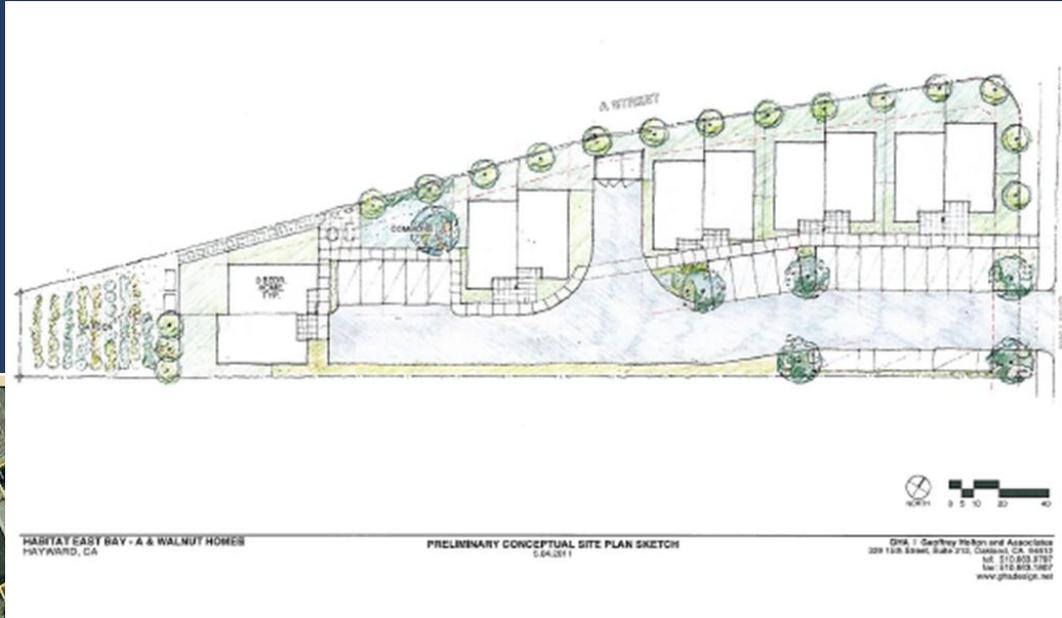
# Eden B & Grand Project



- 22 Unit very low income senior housing project proposed by Eden Housing
- Council approved General Plan and Zoning change along with DDA on 5/3/2011
- DDA executed in June 2011
- Project applying for tax credit financing



# Habitat A & Walnut Project



# Habitat A & Walnut Project

- 10 Unit Ownership Affordable Project on 0.7 acre site
- Development costs approximately \$4.15 million net of land
- Affordable to low income families earning at-or-below 80% of Area Median Income
- July 26, 2011 – Council approved DDA to proceed with project and authorized application to State BEGIN grant program

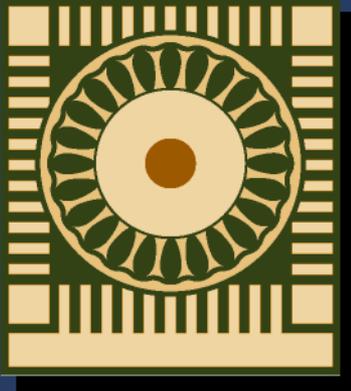


# What's Next?



Waiting...





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December 7, 2011**

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Assistant City Manager/Interim Redevelopment Director**

