



The Public Interest Law Project

June 7, 2011

Dear Caltrans Tenant:

The City of Hayward ("City"), California Department of Transportation ("Caltrans"), and Public Interest Law Project invite you to an important meeting to be held on **Monday June 20, 2011 from 7:00pm to 9:00pm at Hayward City Hall** (corner of "B" and Watkins Streets) to receive additional tenant input regarding the disposition process of previously "unclassified" homes in the Bunker Hill area. You are receiving this because you live in the Bunkerhill Neighborhood area of the SR238 corridor and are currently a Caltrans tenant.

As indicated at the last Bunkerhill neighborhood meeting on March 7, a plan for determining the status of eligibility of purchasing homes in the Bunkerhill neighborhood previously identified as "unclassified" was shared with the community. This plan identified potential assessment district costs to bring the improvements up to an acceptable level for further development. Related to the viability of selling lots, Caltrans staff expressed concerns regarding the amounts of assessments for properties that would be required to pay for street and utility improvements in the neighborhood. The community requested that some additional scenarios be prepared, which are attached. City staff has completed this additional analysis and seeks your input prior to presentation to the Hayward City Council and a final recommendation to Caltrans.

Please join us on **Monday, June 20**, to hear a presentation concerning the Bunkerhill neighborhood properties, alternative scenarios, and where we are in the determination process. Representatives of Caltrans, City, and the Public Interest Law Project will be present to answer any questions. Learn more at www.hayward-ca.gov/238.

WHAT:	Public Meeting
DATE:	June 20, 2011 (Monday)
TIME:	7:00pm to 9:00pm
PLACE:	City Hall Council Chambers, 777 B Street, Hayward, CA 94541
WHO:	Caltrans Tenants in the Bunkerhill Neighborhood

Bunkerhill Neighborhood Scenario Maps

Based on input received at the March 7 Bunkerhill Neighborhood meeting, staff has prepared additional scenarios for your consideration and input. As requested, staff is including a summary of these scenarios as well as maps for your review prior to the meeting scheduled for Monday June 20, 2011.

Scenario 1

This map is similar to the one presented at the March 7th meeting, but with some modifications. The original map presented in March indicated that properties along Maitland Drive would not be subject to an assessment. In addition, this map showed many properties below the minimum lot size of 20,000 square feet. This map has been modified based on feedback we received. Each parcel, with a few exceptions, contains a minimum of 16,000 square feet with most parcels meeting the 20,000 square feet minimum. Most parcels, including those on Maitland Drive, would be subject to some assessment for road and/or utility improvements.

Scenario 2

Each parcel, with a few exceptions, contains a minimum of 16,000 square feet with most parcels meeting the 20,000 square feet minimum. This map shows parcels on the west side of Maitland Drive and the parcels previously identified in the Settlement Agreement along Central Blvd., as eligible to purchase, while the remainder of the properties in this neighborhood would not be eligible. All properties, including those deemed eligible in this scenario, would be subject to the assessment identified in Scenario 1.

Scenario 3

Each parcel, with a few exceptions, contains a minimum of 16,000 square feet with most parcels meeting the 20,000 square feet minimum. This map shows parcels eligible to purchase that are occupied by long-term tenants that have expressed interest in purchasing their homes and have taken active steps to be part of the Opportunity to Purchase Home Program (OPHP). In addition, the parcels along Central Blvd. previously identified in the Settlement Agreement as eligible to purchase remain eligible. The remainder of properties in this neighborhood would not be eligible. . All properties, including those deemed eligible in this scenario, would be subject to the assessment identified in Scenario 1.

Scenarios	Location of Properties Eligible for Purchase by Tenants	# Eligible Properties	Assessment
Presented at March 7 Meeting	Entire neighborhood	75	\$0 for properties along Maitland Dr. and Central Blvd. up to \$118,644 for properties along Bunkerhill Blvd.
Scenario 1	Entire neighborhood	67	\$0 for one property on Central Blvd. and one property on Westview Way. All other properties will have assessment ranging from \$16,720 for those on Central Blvd. to \$124,077 for properties along Bunkerhill Blvd.
Scenario 2	Previously identified eligible on Central Blvd. and west side of Maitland only	12	Eligible properties subject to assessment identified in Scenario 1
Scenario 3	Previously identified eligible on Central Blvd. and long-term tenants who have elected to be part of OPHP	12	Eligible properties subject to assessment identified in Scenario 1

Summary of Monetary Assessments for the Bunker Hill Area

Color Code in Map	Lot Number	Lot Number	Amount to be assessed for Road Improvements	Amount to be assessed for Sewer Improvements	Total to be assessed per lot	Total to be assessed for this group of lots
	1-14	Property to be assessed for: Road Improvements on Bunker Hill Boulevard: roadway excavation, widening of the asphaltic width, AC sidewalk, AC berm, retaining walls and storm drain system and new extension of Bunker Hill Boulevard to Carlos Bee Boulevard Sewer Improvements on Bunker Hill Boulevard: Construction of new sewer main on Bunker Hill Boulevard to serve 5 properties currently using septic tanks and 9 properties with no sewer service	57,055	67,022.00	124,077.00	1,737,078.00
	15-21	Property to be assessed for: Road Improvements on Bunker Hill Boulevard: roadway excavation, widening of the asphaltic width, AC sidewalk, AC berm, retaining walls and storm drain system and new extension of Bunker Hill Boulevard to Carlos Bee Boulevard. No sewer improvements are needed for this group of lots. All of them are already connected to sewer mains.	57,055	0.00	57,055.00	399,385.00
	22	Property to be assessed for: Road Improvements on Bunker Hill Boulevard: roadway excavation, widening of the asphaltic width, AC sidewalk, AC berm, retaining walls and storm drain system and new extension of Bunker Hill Boulevard to Carlos Bee Boulevard Sewer Lateral Construction: Construction of new sewer lateral from the back of the property to the main sewer line on Maitland Drive	57,055	39,270.00	96,325.00	96,325.00
	23-32	Property to be assessed for: Road Improvements on Bunker Hill Boulevard: roadway excavation, widening of the asphaltic width, AC sidewalk, AC berm, retaining walls and storm drain system and new extension of Bunker Hill Boulevard to Carlos Bee Boulevard Road Improvements on Bunker Hill Court: roadway excavation, AC sidewalk, AC berm, AC overlay and storm drain system Sewer Improvements on Bunker Hill Court: Construction of new sewer main on the Court to serve 11 properties currently using individual septic tanks	83,345.00	22,330.00	105,675.00	1,056,750.00
	33-38	Property to be assessed for: Road Improvements on Bunker Hill Boulevard: roadway excavation, widening of the asphaltic width, AC sidewalk, AC berm, retaining walls and storm drain system and new extension of Bunker Hill Boulevard to Carlos Bee Boulevard Sewer Lateral Construction: Construction of new sewer lateral from the back of the property to the main sewer line on the existing utilities easement on Lot 42	57,055	17,509.00	74,564.00	447,384.00
	39-42	Property to be assessed for: Sewer Improvements on Central Boulevard: Construction of new sewer main on the Central Boulevard to serve four properties. Sewer main will connect with existing line on Spring Drive. No road improvements are necessary for these 4 lots since the street was overlaid four years ago.	0.00	52,525.00	52,525.00	210,100.00
	43	Property to be assessed for: Sewer Lateral Construction: Construction of new sewer lateral from the property to the main sewer line behind lots 50 through 57. Road improvements on Central Court: roadway excavation, AC sidewalk, AC berm, and AC overlay.	16,720.00	41,800.00	58,520.00	58,520.00
	44 & 63	Properties will NOT be assessed any fees. There is no road or sewer improvement with direct benefits these two properties.	0.00	0.00	0.00	0.00
	45-53	Property to be assessed for: Road improvements on Central Boulevard: roadway excavation, AC sidewalk, AC berm, and AC overlay.	16,720.00	0.00	16,720.00	167,200.00
	54-62 64-71	Property to be assessed for: Road improvements on Maitland Drive: roadway excavation, AC sidewalk, AC berm, and AC overlay.	31,642.00	0.00	31,642.00	537,914.00
Total Assessment for 75 lots (No assessment for Lots 44 & 63)						\$4,710,656.00
Average Assessment per lot (total of 77 lots)						\$61,177.35

Bunker Hill: Parcel Study



Color Code	Lot No.	Description	Cost Per Lot
Light Blue	1-14	Property to be assessed for Road Improvements on Bunker Hill Boulevard and Sewer Improvements on Bunker Hill Boulevard	\$124,077
Yellow	15-21	Property to be assessed for Road Improvements on Bunker Hill Boulevard	\$57,055
Orange	22	Property to be assessed for Road Improvements on Bunker Hill Boulevard and Sewer Lateral	\$96,325
Pink	23-32	Property to be assessed for Road Improvements on Bunker Hill Boulevard, Road Improvements on Bunker Hill Court and Sewer Improvements on Bunker Hill Court	\$105,675
Purple	33-38	Property to be assessed for Road Improvements on Bunker Hill Boulevard and Sewer Improvements on Reserve Easement	\$74,564
Light Green	39-42	Property to be assessed for Sewer Improvements on Central Boulevard	\$52,525
Light Grey	43	Property to be assessed for Sewer Lateral only on Central Court and Road Improvements on Central Boulevard	\$58,520
Dark Green	44 & 63	Property with NO assessment	\$0
Dark Blue	45-53	Property to be assessed for Road Improvements on Central Boulevard	\$16,720
White	54-62 64-71	Property to be assessed for Road Improvements on Maitland Drive	\$31,642

 Existing Utilities Easement	 Proposed Utilities Easement
 Existing Sewer Line	 Proposed Sewer Line
 Existing Storm Drain Line	 Proposed Storm Drain Line



Scenario 2

0 100 200 400 Feet





Scenario 3

0 100 200 400 Feet

