

**CITY COUNCIL MEETING
TUESDAY, MAY 22, 2018**

PRESENTATIONS

ITEM 7 – CONS 18-359

**APPROVAL OF ROUTE 238 TENANT TRANSFER
ASSISTANCE PROGRAM,
APPROVAL OF AGREEMENT WITH OVERLAND,
PACIFIC & CUTLER FOR
TENANT ASSISTANCE, AND APPROPRIATION
OF PROGRAM FUNDING**



Route 238 Parcels

Revised Tenant Transfer Assistance Program

Kelly McAdoo, City Manager
Patrick O’Keeffe, Management Partners

Background

- 2009 Settlement Agreement Compensation
 - Relocation stipends: \$2,000 - \$27,000
 - No requirement to move
- Leases Limited Additional Compensation
 - “Typical language explicitly states: “...Tenant is not entitled to receive any payments under State or Federal Uniform Relocation Assistance Act...”
- State Law Limits Compensation for Post 2009 Rental Agreements

Background Continued...

- All Rental Agreements are Month to Month
- Below Market Rents
- Tenants Allowed to Stay Temporarily
- Most Tenants Received Prior Relocation Payments - \$314,000 Total (Parcel Groups 5 & 9 only)
- Tenants Notified in December of Potential Move Out in Spring 2019
- City Council Considers Tenant Transfer Assistance Program Closed Session in March
- 2 Neighborhood Meetings to Explain Program - April 2nd & 16th

Elements of Proposed Tenant Assistance Program

Initial Recommendation

1. Immediate Security Deposit Return & 90 Day Notice
2. Tenant Assistance Agent (Residential Tenants)
3. Incentive Payments (Residential Tenants)
 - Cash Payment to Assist with Costs: Moving, First Months Rent, Deposit
 - Sliding Scale of Payments
 - Faster the Move, Larger the Payment

Early Move Incentive & Timing

(Initial Recommendation)

INCENTIVE TIMING	PAYMENT
Within 30 Days of Termination Notice (May 1 st)	\$4,500
Within 60 Days of Termination Notice	\$3,000
Within 90 Days of Termination Notice	\$2,000
After Deadline to Move (July 30 th)	\$0

Comments from Tenants

April 2nd and **May 16th** Meetings

- Do not require anyone to move
- Provide additional time to move
- Provide additional money to move
- Return 100% of security deposit immediately
- No graduated payments – full \$4,500 payment for 90 days
- **Rent Free for 6 Months to Accumulate Additional Funds**

Recommended Revised Program

- Timing: Start June 1st with **180** days to move (**November 30th**)
- Financial Assistance: Add **low income assistance** to base program; first tier of **\$4,500 to be paid up to 90 days**
- **Rent free for 6 months** (\$190,000 additional cost)

MOVE TIMING	BASE PAYMENT	LOW INCOME PMT	TOTAL
Within 90 Days	\$4,500	\$5,000	\$9,500
Within 120 Days	\$3,000	\$5,000	\$8,000
Within 180 Days	\$2,000	\$5,000	\$7,000
After Deadline	\$0	\$0	\$0

Tenant Assistance Agent Services

- **Survey Tenants for Income and Demographics** (added)
- Assist With Security Deposit Returns
- Assist With Forms for Incentive Payments
- Research Available Market Rate Housing Resources
- Referrals For Affordable Housing Opportunities
- Referrals for Moving Companies and Resources
- **Negotiate Preference Agreements for Affordable Units** (added)

Revised Program Timeline

Bunker Hill, Foothill & Oak Street Only

ACTIVITY	TIMING
Council Approves Tenant Termination Notices & Program	May 22nd
180 Day Notices To Vacate Mailed	May 23rd
180 Day Period to Move Starts	June 1st
Tenant Assistance Program Starts	June 2nd
Deadline to Vacate	November 30th

**Questions
&
Comments?**

ITEM 8 – PH 18-037

**ADOPTION OF A RESOLUTION ASSOCIATED
WITH A PROPOSED PLANNED
DEVELOPMENT REZONE, VESTING TENTATIVE
TRACT MAP, SITE PLAN
REVIEW, AND MITIGATED NEGATIVE
DECLARATION WITH MITIGATION
MONITORING AND REPORTING PROGRAM TO
ALLOW 18 DETACHED
SINGLE-FAMILY RESIDENCES WITH RELATED
SITE IMPROVEMENTS.
APPLICATION NO. 201706285; TONY DUTRA
(APPLICANT) ON BEHALF
OF DUTRA ENTERPRISES (OWNER)**

GADING II RESIDENTIAL DEVELOPMENT PROJECT

CITY COUNCIL PUBLIC HEARING
JAY LEE, ASSOCIATE PLANNER
MAY 22, 2018



ELEVATION 1A MISSION



ELEVATION 2C HACIENDA



ELEVATION 3B SPANISH RESORT

PRESENTATION OUTLINE

- 1. Introduction & Background**
- 2. Existing Conditions**
- 3. Proposed Project**
- 4. Staff Analysis**
- 5. Staff Recommendation**

INTRODUCTION & BACKGROUND

Applicant/Owner: Dutra Enterprises

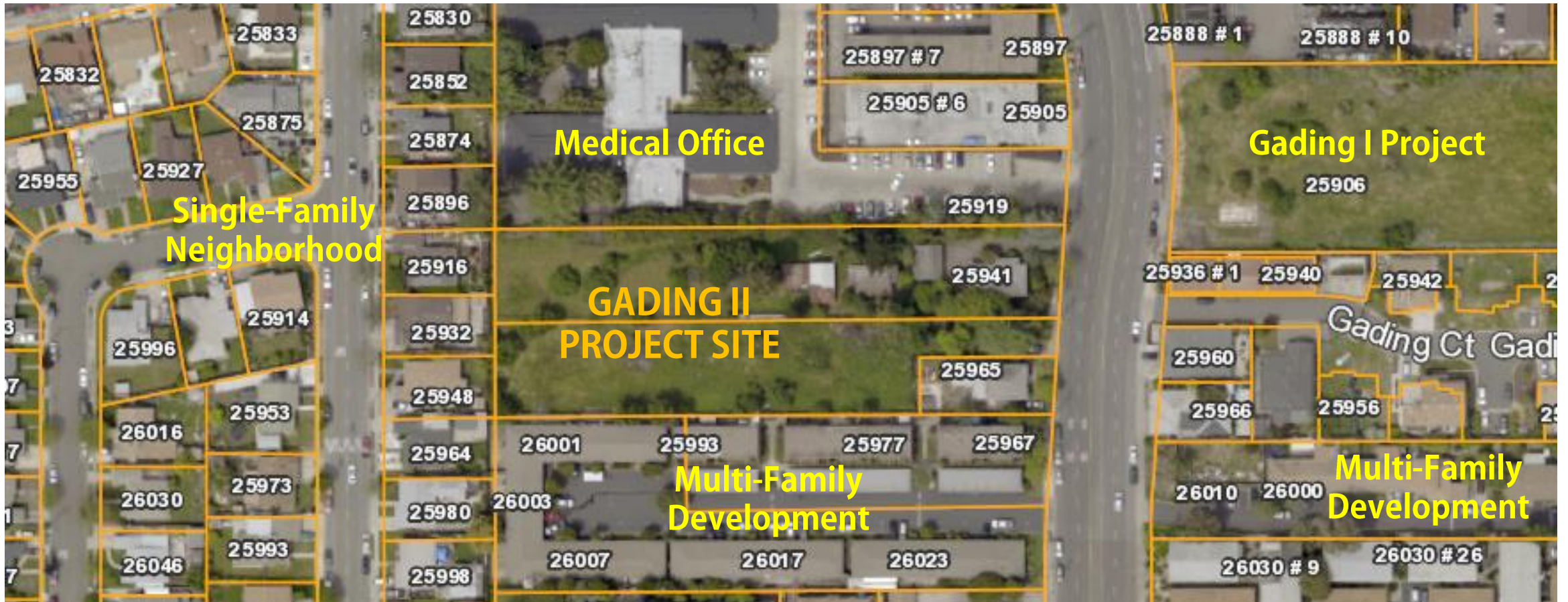
Requested Entitlements

- 1. PD Rezone: RS & PD Districts to new PD District for lot size, lot coverage & setbacks**
- 2. Tentative Tract Map: subdivide 2 existing lots into 21 lots**
- 3. Site Plan Review: 18 SFRs, common open space & private street**

INTRODUCTION & BACKGROUND



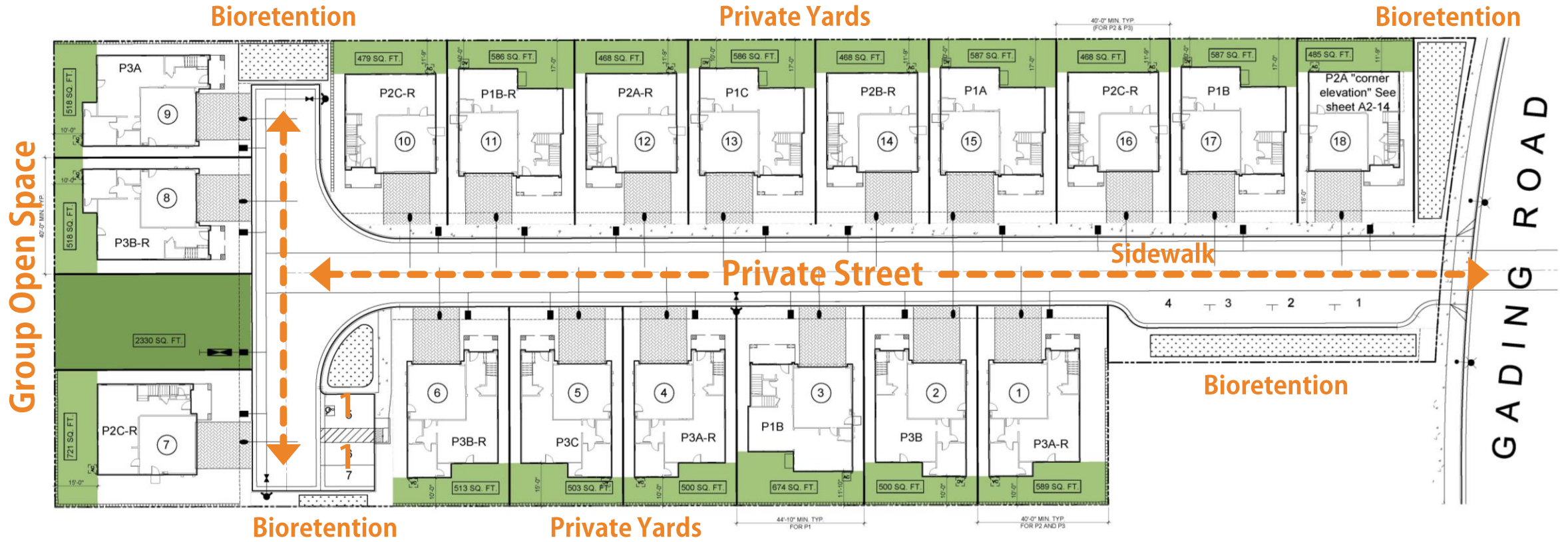
EXISTING CONDITIONS



EXISTING CONDITIONS



PROPOSED PROJECT: OVERVIEW



PROPOSED PROJECT: ARCHITECTURE



ELEVATION 1A MISSION



ELEVATION 2C HACIENDA



ELEVATION 3B SPANISH RESORT

STAFF ANALYSIS: LAND USE

General Plan

- 1. Land Use Designation: MDR (Medium Density Residential)**
- 2. Allowed Uses: suburban/urban areas w/ mix of housing types**
- 3. Density: 8.7 to 17.4 du/ac (15.3 du/ac proposed)**
- 4. GP Policies:**
 - Diversity of housing types
 - Residential uses close to services (Eden Greenway & Tennyson High School)
 - Growth and infill development

STAFF ANALYSIS: LAND USE

Requested Exceptions

Development Standard	Required	Proposed
Lot Size	5,000 sq. ft.	2,657 sq. ft.
Lot Coverage	40%	47%
Setbacks	20 ft. / 5 ft. / 20 ft.	18 ft. / 4 ft. / 10 ft.

STAFF ANALYSIS: LAND USE

Strategic Initiatives

1. Complete Communities

- Quality of life: more housing
- Resilient/sustainable neighborhoods: in-fill development
- Mix of housing types: small SFR lots

2. Complete Streets

- All modes of travel: private street with sidewalk
- Roadway construction & retrofit projects: street/frontage improvements

STAFF ANALYSIS: ARCHITECTURE



ELEVATION 1A MISSION

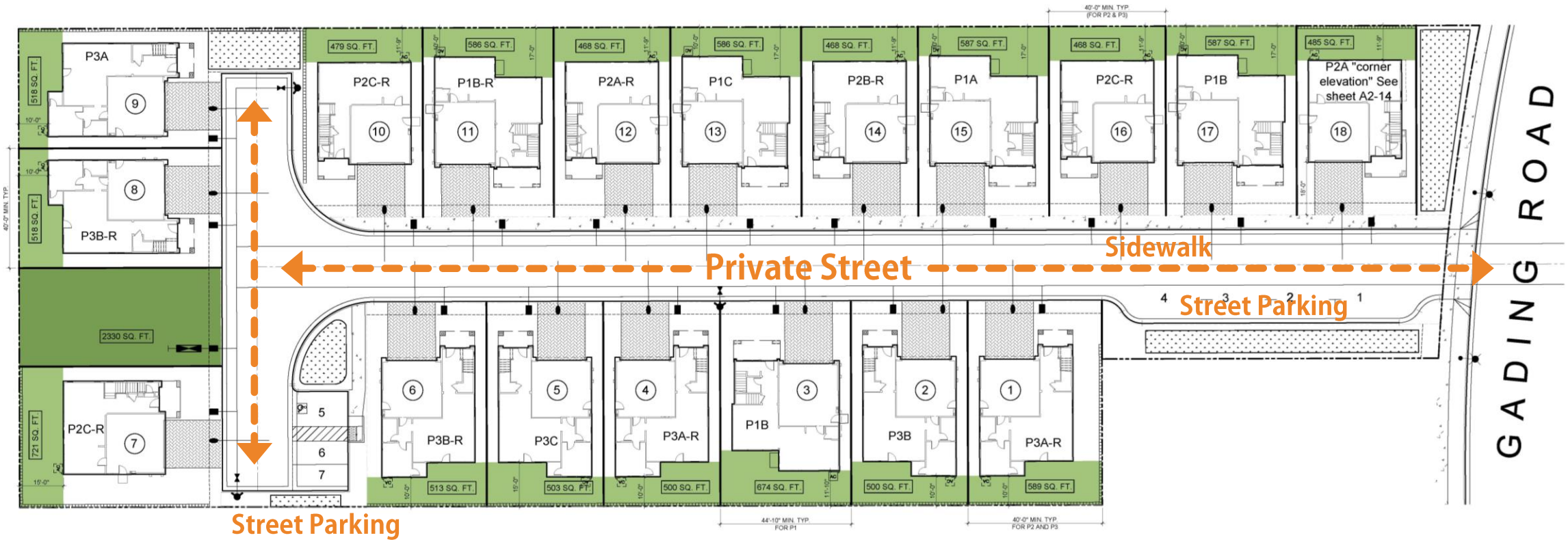


ELEVATION 2C HACIENDA

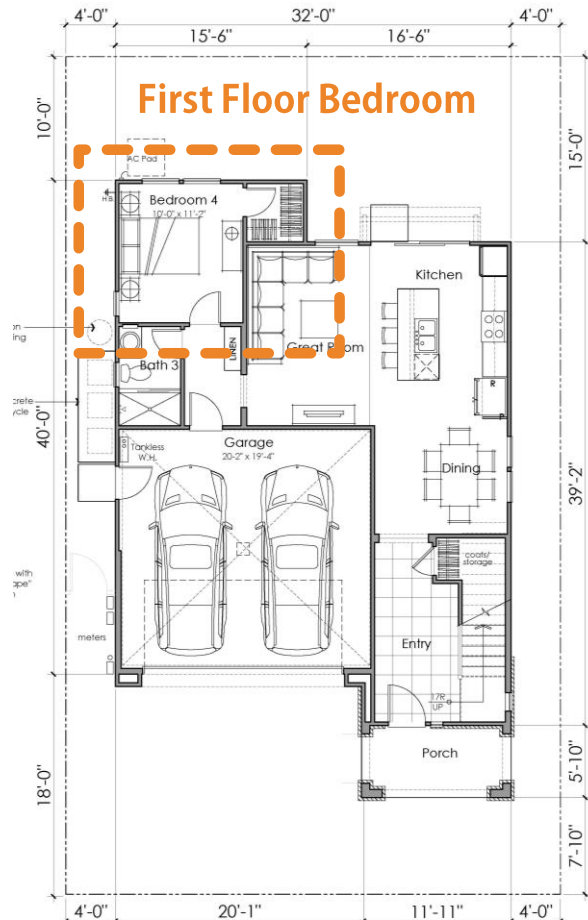


ELEVATION 3B SPANISH RESORT

STAFF ANALYSIS: CIRCULATION

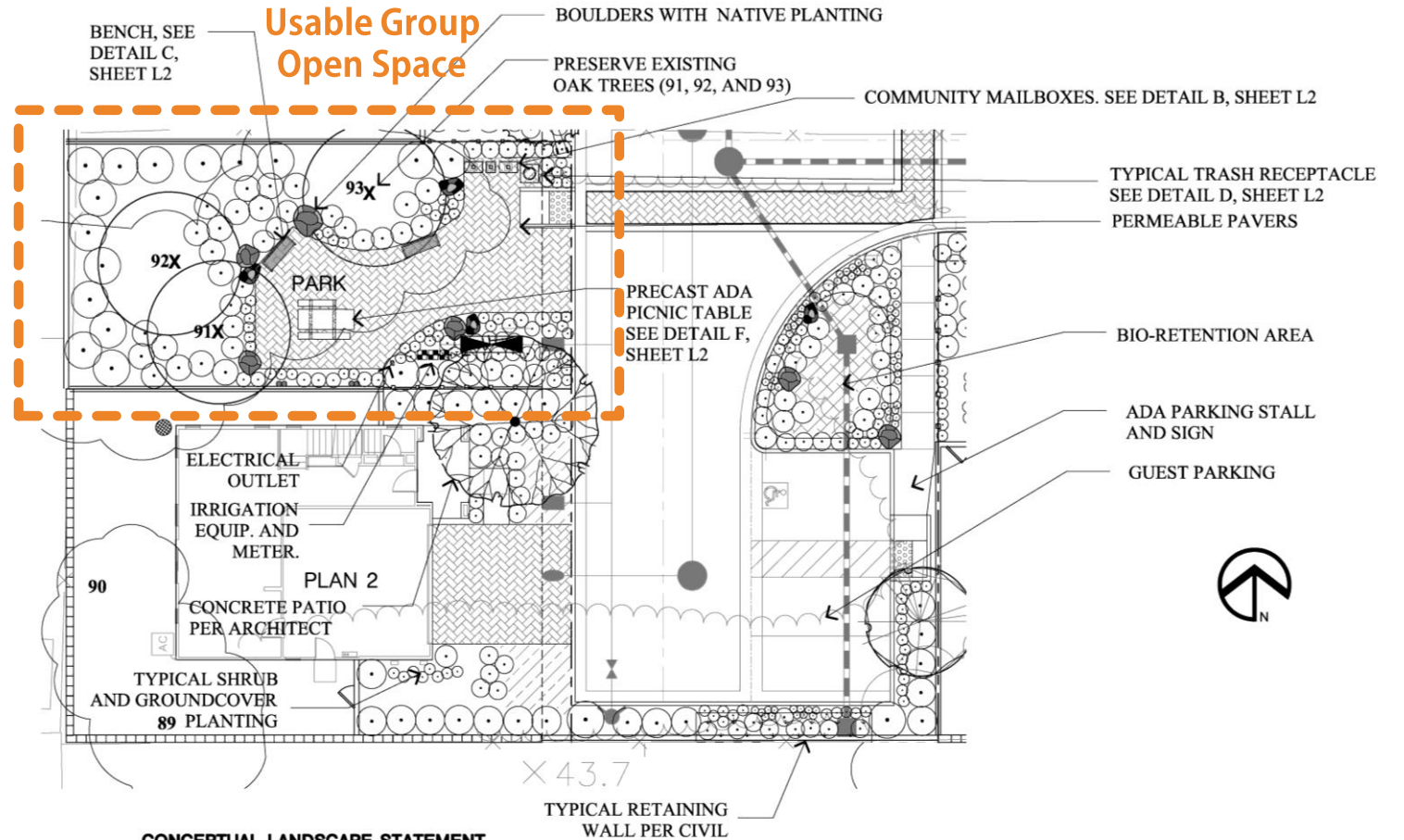


STAFF ANALYSIS: PD AMENITIES



First Floor
835 s.f.

Floor Plan - Plan 3 Summary:
Great Room / Entertaining
4 Bedrooms W/ Loft
3 Baths
1,915 s.f.



CONCEPTUAL LANDSCAPE STATEMENT



STAFF ANALYSIS: ENVIRONMENTAL IMPACTS

Potential Impacts & Mitigation Measures

1. Biological Resources
2. Cultural Resources
3. Geology & Soils
4. Tribal Cultural Resources

Response to Comments: Band of Miwok Indians (AB 52 Consultation)

STAFF RECOMMENDATION

Staff Recommendation

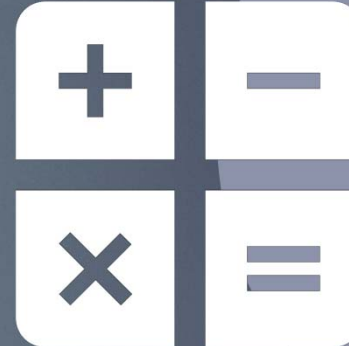
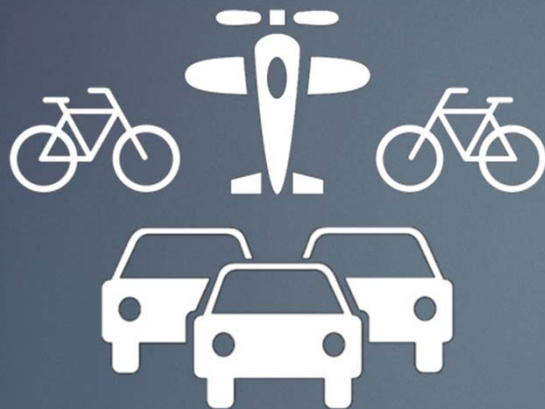
- 1. Approve PD Rezone, Vesting Tentative Tract Map No. 8432, & Site Plan Review Application No. 201706285**
- 2. Adopt Mitigated Negative Declaration (MND) with Mitigation Monitoring & Reporting Program (MMRP) & MND Response to Comments Memo**

STAFF RECOMMENDATION

Questions?

ITEM 10 – PH 18-038

**PUBLIC HEARING FOR THE PROPOSED FY 2019
OPERATING BUDGETS FOR
THE CITY OF HAYWARD, HAYWARD
REDEVELOPMENT SUCCESSOR
AGENCY, AND HAYWARD HOUSING AUTHORITY;
AND FY 2019 CAPITAL
IMPROVEMENT PROGRAM BUDGET; AND
APPROVAL OF THE FY 2019
OPERATING BUDGETS AND APPROPRIATIONS FOR
FY 2019; APPROVAL
OF THE FY 2019 CAPITAL IMPROVEMENT
PROGRAM BUDGET AND
APPROPRIATIONS FOR FY 2019; APPROVAL OF THE
HAYWARD
REDEVELOPMENT SUCCESSOR AGENCY BUDGET;
AND APPROVAL OF THE
HAYWARD HOUSING AUTHORITY BUDGET**



Public Hearing for the Proposed FY 2019 Operating Budget and
FY 2019-FY 2028 Capital Improvement Program

Dustin Claussen, Director of Finance
Alex Ameri, Interim Director of Public Works

MAY 22, 2018

The FY 2019 Budget Process thus far



- ▶ April 17, 2018: Presentation of Proposed Budget
- ▶ April 25, 2018: Council Infrastructure Committee Review of FY 2019 CIP
- ▶ April 28, 2018: Saturday Budget Work Session #1
- ▶ May 10, 2018: Planning Commission Review of FY 2019 CIP
- ▶ May 15, 2018: Operating Budget Work Session #2
- ▶ May 22, 2018: Public Hearing for the Proposed FY 2019 Operating Budget & CIP and possible adoption of both

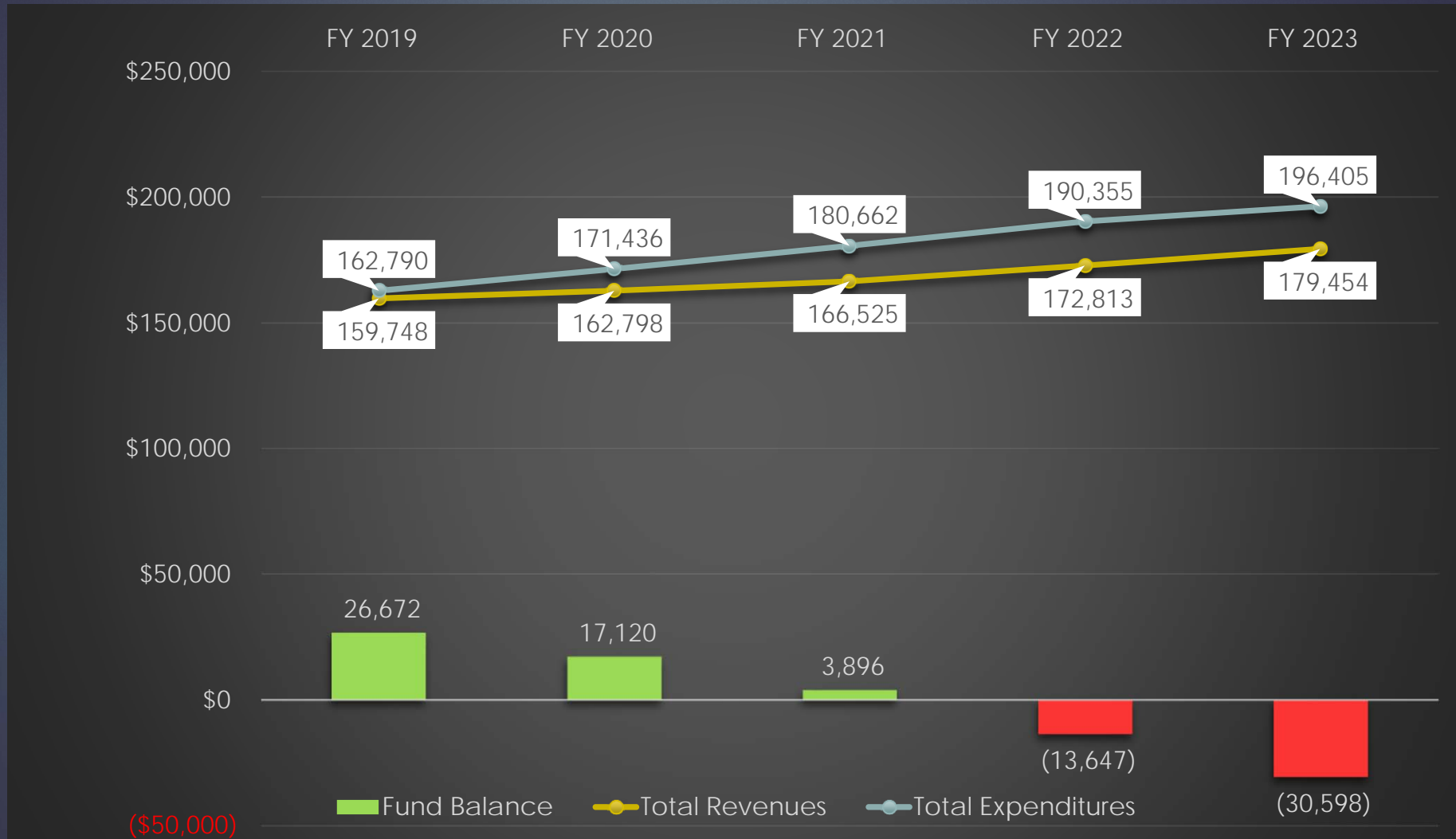
Yellow font represents CIP specific meetings

Proposed FY 2019 Expenditure Budget (in 1,000's)



General Fund	\$162,790
Measure C Fund	18,236
Special Revenue Funds (excluding Agency Funds)	10,169
Debt Service Funds (excluding Agency debt service)	9,458
Enterprise Funds	79,017
Internal Service Funds	30,894
Total City Funds	\$310,564
Hayward Successor Redevelopment Agency Operating Fund	4,499
Housing Authority Fund	200
Total Agency Funds	\$4,699
Total City Operating Budget	\$315,263
Total CIP Budget	\$80,973

General Fund Forecast



CIP Overview



FY 2019 Expenditure Totals by Category

Sewer	\$46M
Building/Misc.	\$37M
Road & Street	\$29M
Water	\$23M
Livable Neighborhoods	\$5.3M
Equipment	\$4.2M
Airport	\$4.2M
Fleet Management	\$2.5M
Total	\$152M

- \$503 million programmed for FY19 - FY28
- Unmet needs exceed \$410 million
- Focuses on work that supports Council Strategic Priorities

Capital Needs - Highlights



Airport

Pavement Rehabilitation	\$9.5M
New Air Traffic Control Tower	\$7M
Renovation of T-Hangars	\$1.5M

Facilities & Improvement Projects

New Police Station	\$130M
New Corporation Yard	\$50M
Fire Station No. 9	\$8.6M

Fleet

Emergency Response Vehicle	\$300k
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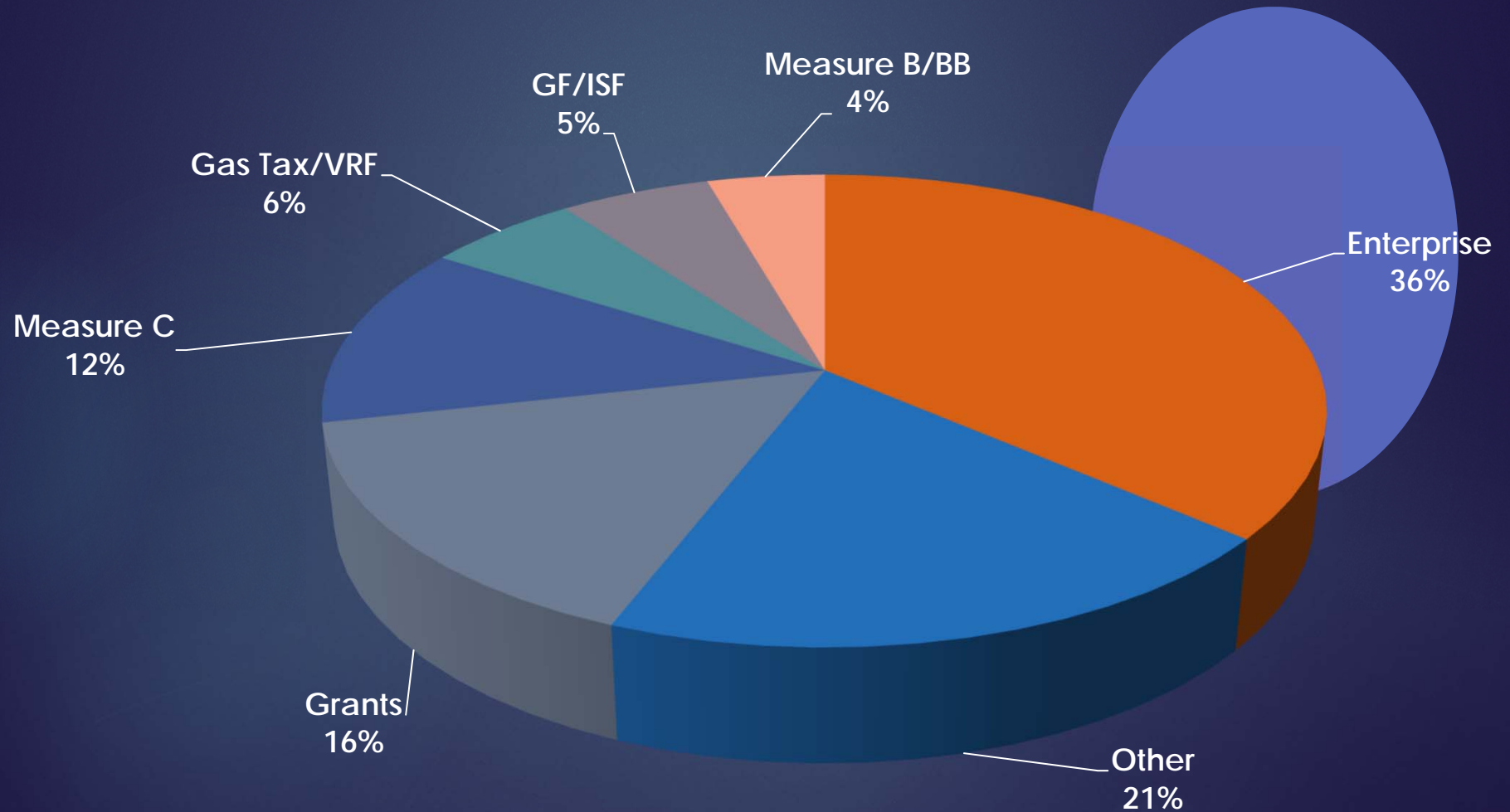
Miscellaneous

Unified Development Code	\$850k
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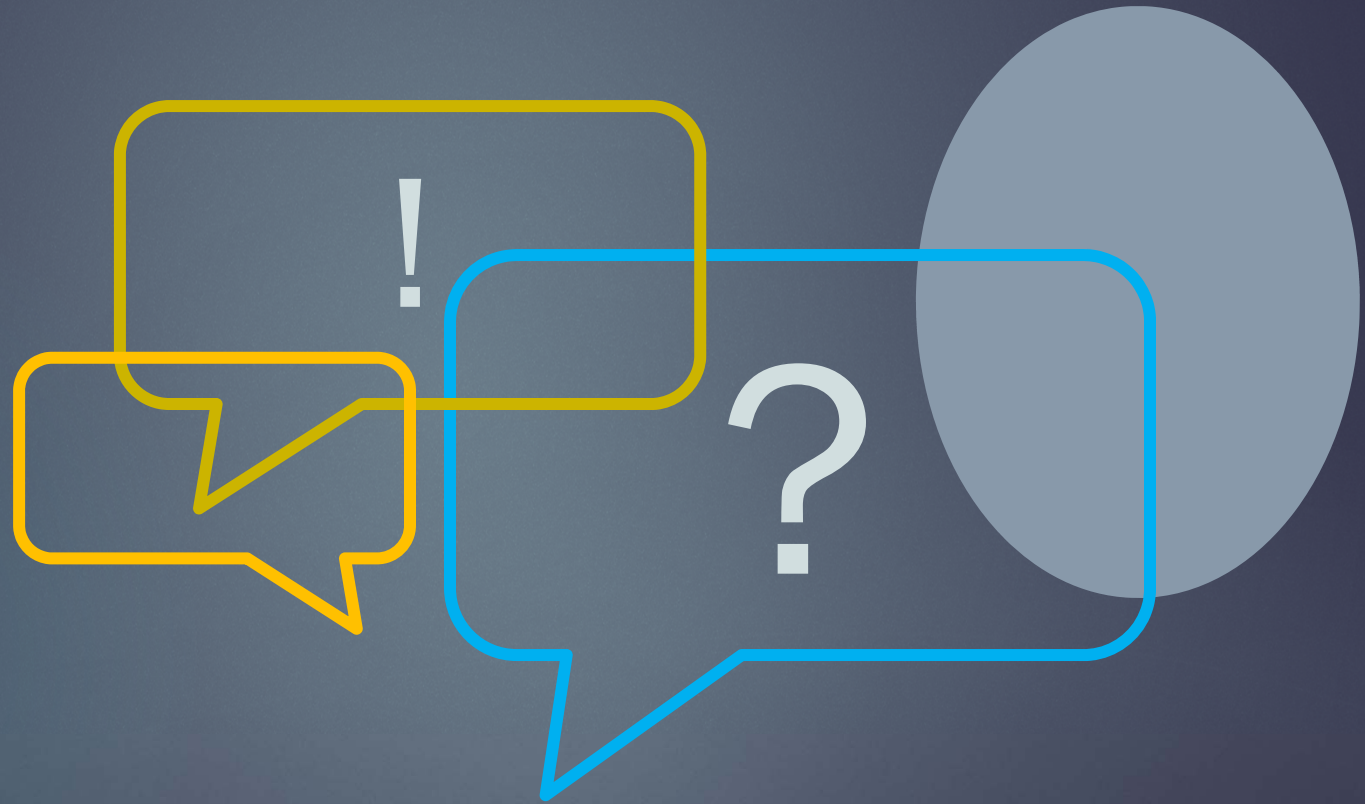
Street & Transportation

Improve and Maintain City-wide PCI	\$90M
Whitesell/Clawiter/SR 92 Interchange	\$63M

FY 2019 CIP Project Cost By Funding Source



Questions & Discussion



ITEM 11 – LB 18-023

**EAST BAY COMMUNITY ENERGY - RESOLUTION
TO SELECT BRILLIANT 100
AS THE DEFAULT PRODUCT FOR ALL
RESIDENTIAL CUSTOMERS IN
HAYWARD**



East Bay Community Energy

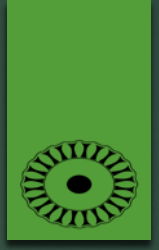
Selection of Default Electricity Product for Residential Customers

UTILITIES & ENVIRONMENTAL SERVICES

Erik Pearson
Environmental Services Manager

May 22, 2018

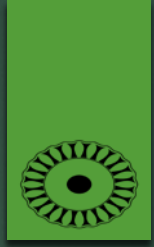
East Bay Community Energy



- ▶ JPA established in late 2016
- ▶ EBCE Board meeting regularly since January 2017
- ▶ Goals include:
 - ▶ Rates competitive with PG&E
 - ▶ Electricity with lower GHG intensity
 - ▶ Develop new renewable energy facilities in Alameda County



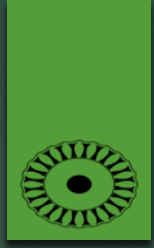
EBCCE Timeline



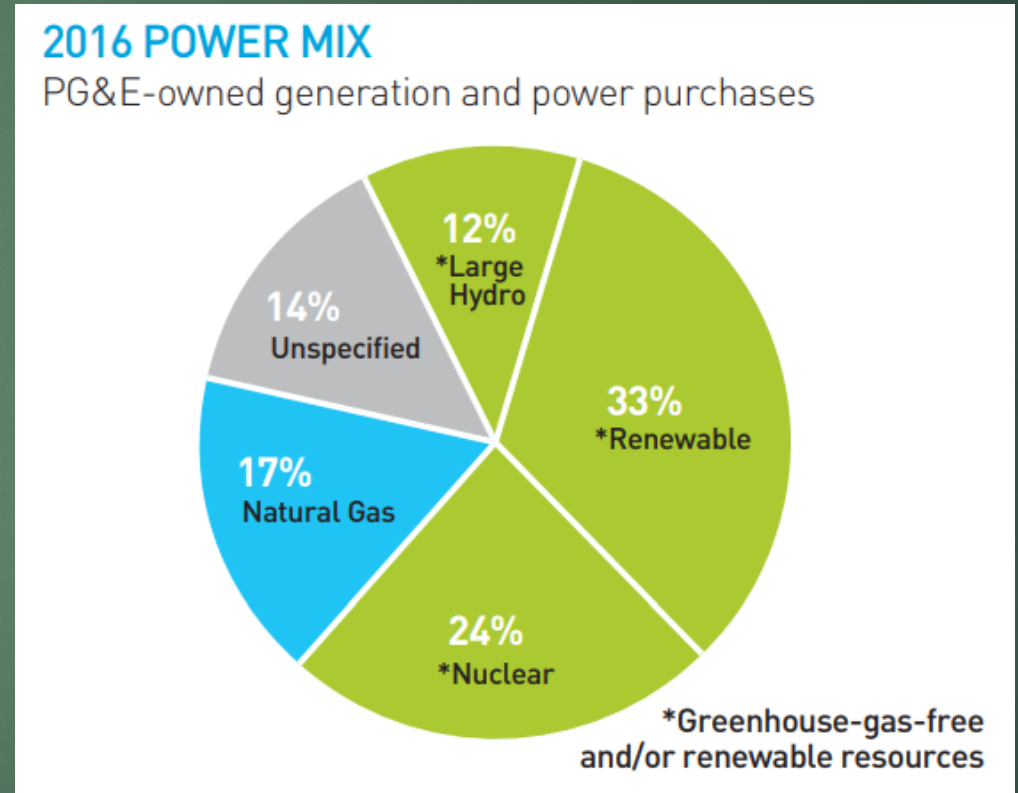
Phase 1 (Non-residential Customers)	
Mid-May	Letters from City Delivered
April & May	1 st & 2 nd Notices Delivered
June	Phase 1 Service Begins
June & July	3 rd & 4 th Notices Delivered

Phase 2 (Residential Customers)	
June 6	Deadline for Cities to Choose Default for Phase 2
August	Letters from City
September & October	1 st & 2 nd Notices Delivered
November	Phase 2 Service Begins
November & December	3 rd & 4 th Notices Delivered

Renewable Portfolio Standard (RPS)



- ▶ California requirements:
 - ▶ 33% renewable by 2020
 - ▶ 50% renewable by 2030
- ▶ In 2016, PG&E was 69% GHG Free

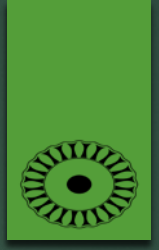


EBCCE Electricity Products



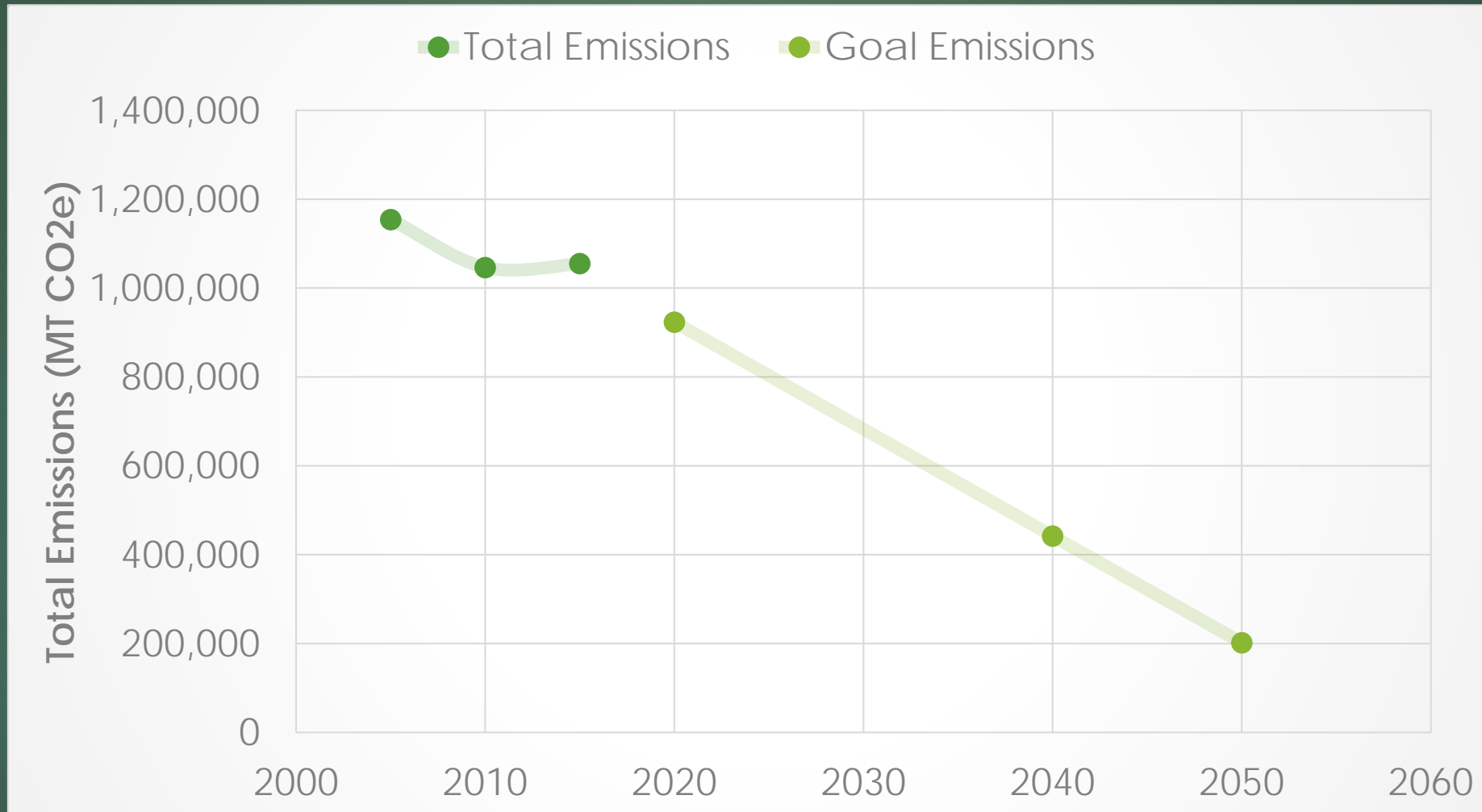
			100% Renewable
Sources	38% renewable, 47% large hydro	40% renewable, 60% large hydro	100% renewable
GHG Emissions	85% GHG free	100% GHG free	100% GHG free
Rate	1.5% less than PG&E	Equal to PG&E	3 to 5% more than PG&E

Community Concerns

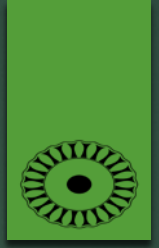


- ▶ EBCE has been marketed as a program that will be cheaper than PG&E.
- ▶ Brilliant 100 as default will cause complexity and confusion
- ▶ Brilliant 100 as default will be a violation of public trust and will be discriminatory.
- ▶ Brilliant 100 as default will create less demand for 100% renewable option
- ▶ Customers will see this as a bait and switch
- ▶ All cities need to move together toward 100% renewable energy
- ▶ Brilliant 100 as the default will cause more opt outs.

GHG Inventories & CAP Goals



Hayward Households

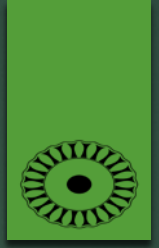


There are approximately 48,000 residential accounts in Hayward, including:

- ▶ 14,000 CARE customers
- ▶ 500 FERA customers
- ▶ 1,900 Medical Baseline*

* Calculated based on EBCE total

Economic Impact



If Bright Choice is default, customers will see some minimal savings (less than 1%).

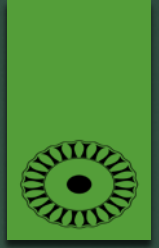
If Brilliant 100 is default, customers will see no change in cost of electricity.

Product Comparison



Electricity Usage (kWh)	Bright Choice	PG&E	Brilliant 100	Monthly Difference
300	\$63.03	\$63.51	\$63.51	\$0.48
400	\$88.99	\$89.66	\$89.66	\$0.67
500	\$116.77	\$117.65	\$117.65	\$0.88

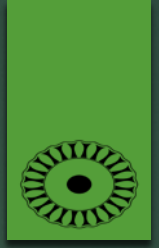
Current Opt Out Rates



As of May 21, 2018:

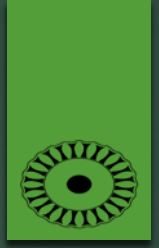
	# of Opt Outs	# of Phase 1 Accounts	Opt Out Rate
Hayward	32	7,856	0.41%
County-wide	175	55,880	0.31%

Council Sustainability Committee Recommendation



1. Select Brilliant 100 as the default for residential customers; and
2. Enroll income-qualified and medical baseline customers in Bright Choice

Next Steps



- ▶ Inform EBCE of Council's decision.
- ▶ Implement outreach campaign directed to all Hayward customers.

Questions & Discussion

