

**CITY COUNCIL MEETING
TUESDAY, DECEMBER 18, 2018**

**DOCUMENTS RECEIVED
AFTER PUBLISHED AGENDA**

PUBLIC COMMENT

KIM HUGGETT



THE HAYWARD CHAMBER OF COMMERCE BOARD OF DIRECTORS
CORDIALLY INVITES YOU TO THE

75th Awards Gala

AN EVENING OF DINING, CELEBRATION & RECOGNITION

Saturday **JANUARY 26, 2019**

6^{pm} SILENT AUCTION, NO-HOST BAR
& HORS D'OEUVRES

7^{pm} DINNER & PRESENTATION
OF AWARDS

California State University - East Bay

25800 CARLOS BEE BLVD · HAYWARD, CA

Tickets \$175 EACH \$1,400 TABLE FOR 8

More Information CALL (510) 537-2424 · VISIT WWW.HAYWARD.ORG

See reverse side for a listing of the 2019 Honorees

AWARD WINNERS

Business Person of the Year

RENEE RETTIG

BOOKS ON B

SPONSORED BY KAISER PERMANENTE

Educator of the Year

KRISTINA ADAMS

DIRECTOR OF EARLY CHILDHOOD
EDUCATION PROGRAMS

HAYWARD UNIFIED SCHOOL DISTRICT
SPONSORED BY TRI-CED COMMUNITY RECYCLING

Police Officer of the Year

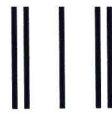
DETECTIVE CLAUDIA MAU

CITY OF HAYWARD POLICE DEPARTMENT
SPONSORED BY ST. ROSE HOSPITAL

Firefighter of the Year

FIREFIGHTER DANIEL GRUENEBERG

CITY OF HAYWARD FIRE DEPARTMENT
SPONSORED BY PARAMEDICS PLUS



HAYWARD CHAMBER OF COMMERCE
22561 Main Street, Hayward, CA 94541

R.S.V.P. by Monday, January 14, 2019

Please Reserve:

Individual Tickets @ \$175 per ticket
\$175 @ ____ Tickets. Total amount \$ ____

Round Table of 8 @ \$1,400

PLEASE LIST
GUEST NAMES
ON THE REVERSE
OF THIS CARD



Name: _____

Organization: _____

Address: _____

City: _____ Zip: _____

Phone: _____ Email: _____

Enclosed is my check (payable to Hayward Chamber of Commerce) for \$ _____

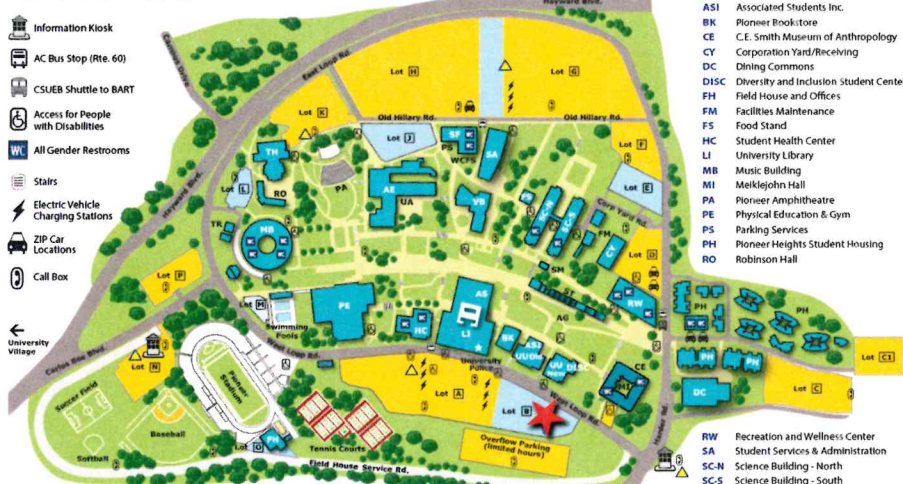
Please charge my: Visa Mastercard American Express
in the amount of \$ _____

Card Number: _____ Expiration Date: _____

Name on Card: _____ Security Code: _____

Billing Address: _____

CAL STATE EAST BAY





HAYWARD CHAMBER OF COMMERCE
 22561 Main Street, Hayward, CA 94541

Please list additional guests names:

From San Francisco Bay Bridge
 Cross the Bay Bridge and get on 880 South. Exit the Jackson St. East turnoff in Hayward. As you come off the freeway go to the first signal and make a right turn on Santa Clara. Santa Clara will turn into Harder Road. Follow Harder Road 1-1/2 miles to the University.

From the San Mateo Bridge (Highway 92)
 Heading east on the San Mateo bridge, Highway 92 turns into Jackson St. As you come off the freeway go to the first signal and make a right turn on Santa Clara. Santa Clara will turn into Harder Road. Follow Harder Road 1-1/2 miles to the University.

From Oakland Highway 880 South
 Follow 880 to the Jackson St. East turnoff in Hayward. As you come off the freeway go to the first signal and make a right turn on Santa Clara. Santa Clara will turn into Harder Road. Follow Harder Road 1-1/2 miles to the University.

From Oakland Highway 580 South
 Follow Highway 580 to Hayward exiting at the

From San Jose, Fremont, Union City & Surrounding Areas
 From 880 North take the Jackson St. east turnoff in Hayward. As you come off the freeway go to the first signal and make a right turn on Santa Clara. Santa Clara will turn into Harder Road. Follow Harder Road 1-1/2 miles up the hill to the University.

From Palo Alto and the Surrounding Areas via the Dumbarton
 Get on the Dumbarton Bridge heading east and then take 880 North. Follow 880 North and get off at the Jackson St. east turnoff in Hayward. As you come off the freeway go to the first signal and make a right turn on Santa Clara. Santa Clara will turn into Harder Road. Follow Harder Road 1-1/2 miles to the University.

From Walnut Creek and San Ramon via Highway 680 South
 Take 680 South to 580 West. Take the Castro Valley turnoff. As you come of the freeway make 3 immediate left turns (following the Hayward signs)

PUBLIC COMMENT

ALICIA LAWRENCE

Pinza Group Sells 51 Units in Hayward for \$15.71MM

December 1, 2017



Hayward, CA – The Pinza Group, the leading East Bay Multifamily Sales Brokerage, has announced the sale of 51 units in Hayward – **The Vivante Apartments**. Steven Pinza, Esq (the 2014, 2015, & 2016 Top Multifamily Sales Broker in the East Bay according to CoStar), President of The Pinza Group (the 2014, 2015, & 2016 Top Multifamily Sales Brokerage in the East Bay according to CoStar) facilitated the sale for the Buyer and Seller without putting the property on the open market. The sale price of \$15,741,000 did not include any brokerage fees, which were paid outside of escrow.

The Vivante apartments consists of thirty 3bd/2bth units of 960 square feet, eight 2bd/2bth units with a den at 960 square feet, and thirteen 2bd/2bth units of 790 square feet. The property has many renovated & decontrolled units, easy to maintain landscaping, and is close to many forms of public transportation. Nearly \$1,000,000 had been spent on the exterior alone in the last two years including new roof, windows, paint, facade, signage, and more. **The next investor plans to take advantage of Hayward's incredibly hot real estate market by raising rents nearly 30% from their current levels.**

"Even though the property was renovated significantly by the previous ownership group, the new Owners will take it to the next level" stated Pinza. "I am happy that I was able to negotiate this sale and that all parties walked away pleased with the results" concluded Pinza.

About The Pinza Group, Inc.

The Pinza Group, Inc was recently named as the 2014 & 2015 & 2016 Top Real Estate Sales Brokerage by CoStar, and is the only privately held investment real estate brokerage to receive the prestigious award in 2014 & 2015 & 2016. The Pinza Group is a full service investment real estate sales firm located in Walnut Creek, California. Founded in 2013, The Pinza Group is a leader in investment real estate sales with over 125 apartment sales in the last 24 months. The Pinza Group is an investment real estate brokerage built on a strong foundation of integrity, dedication, and experience which allows us to provide significant value to existing and future clients. Since The Pinza

es exclusively on investment real estate, all of our efforts and resources are spent

brokering, and underwriting commercial properties in the East Bay. The Pinza Group has devoted significant resources to build an effective list of owners, investors, and brokers in the area

ITEM #7 – CONS 18-854

REVISED RESOLUTION

AUTHORIZATION TO NEGOTIATE AND EXECUTE A MANAGEMENT AND DISBURSEMENT AGREEMENT WITH THE DOWNTOWN HAYWARD IMPROVEMENT ASSOCIATION (DHIA), NON-PROFIT PUBLIC BENEFIT CORPORATION; TO APPOINT CITY STAFF TO THE DOWNTOWN HAYWARD IMPROVEMENT ASSOCIATION BOARD, AND TO RELEASE THE DOWNTOWN COMMUNITY BENEFIT DISTRICT ANNUAL ASSESSMENT



DATE: December 18, 2018

TO: Mayor and City Council

FROM: City Manager

THROUGH: Director of Development Services

SUBJECT Community Benefit District: Authorization to Negotiate and Execute a Management and Disbursement Agreement with The Downtown Hayward Improvement Association (DHIA), Non-Profit Public Benefit Corporation, and to Appoint City Staff to the Downtown Hayward Improvement Association Board; and Authorization to release the Downtown Community Benefit District Annual Assessment.

RECOMMENDATION

That Council accepts the amendment to agenda item #7, CONS 18-, 854, regarding authorization to release the Downtown Community Benefit District Annual Assessment.

DISCUSSION

The City has agreed to pay eighty percent of the entire assessment to the DHIA in December to allow them to initiate operations and facilitate the organization's first year set and associated expenses. The City agrees to pay the remaining twenty percent with the May disbursement. Subsequent disbursements would be paid out in accordance with the Management and Disbursement Agreement.

Recommended by: Jade Kim, Management Analyst II

Approved by:

Kelly McAdoo, City Manager

HAYWARD CITY COUNCIL

RESOLUTION NO. 18-

Introduced by Council Member _____

ADOPT RESOLUTION AUTHORIZING THE CITY MANAGER TO RELEASE EIGHTY PERCENT OF THE DOWNTOWN COMMUNITY BENEFIT DISTRICT ANNUAL ASSESSMENT TO THE DOWNTOWN HAYWARD IMPROVEMENT ASSOCIATION (DHIA), A CALIFORNIA NON-PROFIT PUBLIC BENEFIT CORPORATION

WHEREAS, The Downtown Hayward CBD is a property-based special benefit district in which the property owners within the district pay special assessments to fund supplemental improvements and services within the Downtown boundaries that are above and beyond general municipal service levels; and

WHEREAS, The annual District assessments will be collected through the County property tax collection procedures and will be transmitted to the City pursuant to agreements between the City and County; and

WHEREAS, Contingent upon receipt of District Assessment funds from the County as well as collected by the City for those parcels that are tax-exempt and contingent upon DHIA's compliance with this Agreement and the District Plan, the City shall disburse to the DHIA the Assessments received from the County in accordance with the Management District Plan; and

WHEREAS, the City of Hayward owns properties within the District; and

WHEREAS, in order to initiate operations of the DHIA, the City agrees to advance 80% of the 2019-2020 assessment amount to the DHIA to facilitate the organization's first year set up and associated expenses, and the remaining twenty percent with the May disbursement

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hayward hereby authorizes the City Manager to release eighty percent of the Downtown Community Benefit District Annual Assessment to the Downtown Hayward Improvement Association (DHIA), a California Non-Profit Public Benefit Corporation.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2018

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:
MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward

ITEM #18

**REVIEW OF PROPOSED INDUSTRIAL ZONING
DISTRICT REGULATIONS**

EMAIL FROM ROBIN HOM

Subject: Suggestion re: Hayward Industrial Technology and Innovation Corridor
Attachments: Hayward Council Ind Zoning Ltr.pdf

From: Robin Hom <>
Sent: Friday, December 14, 2018 9:31:20 AM
To: List-Mayor-Council; Leigha Schmidt; <>
Subject: Suggestion re: Hayward Industrial Technology and Innovation Corridor

Dear Mayor Halliday and Members of the City Council:

Please see my attached letter suggesting that educational institutions be allowed in the new Industrial Technology and Innovation Corridor with a Conditional Use Permit. Thank you for your consideration and the opportunity to provide input.

Mr. Robin Hom, Superintendent
California Crosspoint Academy
****A 2003 & 2016 National Blue Ribbon School****
25500 Industrial Boulevard
Hayward, California 94545
(510) 995-5333 Fax:(510) 995-5335
www.CrosspointAcademy.org
<>



CALIFORNIA CROSSPOINT ACADEMY

December 14, 2018

Mayor Halliday and Members of the City Council:

Since 2016, California Crosspoint Academy has been located on the border of Hayward's Industrial and residential districts. We appreciate the city's efforts to promote and protect the interests of both zones and we support the effort to recognize and create a new Industrial Technology and Innovation Corridor. We believe this effort will greatly improve the Hayward 2040 General Plan and be a help to all residents and businesses fortunate to call Hayward "home."

On behalf of California Crosspoint Academy, I would like to offer a suggestion for consideration and inclusion in the new zoning regulations. Hayward's leaders have shown great foresight in promoting high quality education as part of its General Plan. Please consider however, that educational institutions may not always be most effective in residential communities. In today's Bay Area, parents often have long commutes and/or spend more time each day near their place of work than their place of residence. For this very large segment of the population, an educational institution near their place of work is far more convenient and far better for parent, child, and school.

In our time and experience in Hayward, we have many families who have chosen our school for its proximity to their workplace or route of commute. We are receiving many requests to open an elementary or preschool from local businesses to support their employees. We know and understand that an educational institution may not always be appropriate in an industrial area. However, this is not always the case, as our school proves, and there are times when a preschool or school would work well in certain specific circumstances and even benefit and support the surrounding businesses, industries, employees and staff.

Rather than zone these potential mutually beneficial arrangements out entirely, it is my suggestion that educational institutions, preschool through high school, be allowed with the grant of a conditional use permit. This keeps open the possibility of these mutually beneficial arrangements between schools, employees, and businesses, yet gives city leaders and local businesses opportunity to review and evaluate whether such a proposed use is entirely beneficial and appropriate. Using the conditional use permit review process to make that determination is a good balance of the interests of all parties and consistent with Hayward's practice of wise and thoughtful general planning.

Thank you for your attention. If I our California Crosspoint Academy can be of service to you, please do not hesitate to contact me.

Sincerely Yours,

Mr. Robin Hom, J.D., M.A.Ed.
Superintendent

AGENDA QUESTIONS & ANSWERS

Item 4

AGENDA QUESTIONS & ANSWERS
MEETING DATE: December 18, 2018

Item 4: Transmittal of the Annual Mitigation Fee Act Report (AB 1600)

With \$25 million in the bank, even 1% interest would yield 250k. We only received \$133k in interest in FY18 — about 0.5%. Today, even a simple CD ladder of 6-24 month durations would probably yield over 2% or \$500k annually. Please confirm that we already have, or soon will, review the investment vehicles used for these funds to ensure we are receiving a reasonable yield.

Total interest earned by the funds held for Sewer System Connection Charges and Fees during FY 2018 totaled \$227,895.04. The difference between that amount and the amount shown as “Interest Income” in the public notice (\$132,837) is an adjustment required by GASB 31, known as a “mark to market” adjustment. This adjustment of \$95,058 was made to adjust the earnings for unrealized gains or losses on investments held in the portfolio at the end of the year. GASB requires that “All investment income, including changes in the fair value of investments, should be recognized as revenue in the operating statement.” In this case because the fair value was less than the book value the adjustment was a reduction to investment income.

The same is true for interest earned by the funds held for Water System Connection Charges and Fees. In FY 2018 the interest earned by the funds for Water System Connection Charges and Fees totaled \$326,575 and the GASB 31 adjustment was (also a reduction for an unrealized loss) was \$139,998. Total Interest Income as shown in the public notice was \$185,598.

For reference an unrealized gain is a profit that exists on paper, resulting from an investment. It is a profitable position that has yet to be sold in return for cash, such as a stock position that has increased in capital gains but still remains open.