

**CITY COUNCIL MEETING
TUESDAY, JUNE 13, 2017**

PRESENTATIONS

Item # 4 PH 17-055

**Public TEFRA HEARING - Maple and Main
Mixed-Income Development**



Public TEFRA Hearing Maple and Main Mixed-Income Development

City Council Meeting

June 13, 2017



The Project

The Maple and Main Apartments Project:

- **A 240-unit mixed-income multifamily rental housing development located at 22330 Main Street.**
- **The Project part of a larger redevelopment effort of the Site by the owner, Bay Area Property Developers, LLC**
- **In addition to the apartments, the redevelopment of the Site includes 5,500 square feet of ground floor retail space and comprehensive façade and interior upgrades to 48,000 square feet of an existing office building.**

Impact, Benefits

- **To comply with the AHO, the Developer offered and agreed to construct forty-eight homes (20% of the total units in the Project) to be affordable and rented to very low-income (VLI) households.**
- **Long-term deed restrictions will be recorded on the property to ensure that the forty-eight VLI homes remain affordable to income-eligible households for fifty-five years.**
- **Project advances Council priorities and Housing Element goals.**

The TEFRA Public Hearing

- **The Bonds will be issued by the CSCDA – not the City. As a consequence, the Bonds will not constitute an indebtedness or obligation of the City.**
- **The faith and credit or any taxing power of the City will not be pledged to the payment of the principal or interest on the Bonds**
- **The City will not be liable or obligated to pay the principal or interest on the Bonds.**

The TEFRA Public Hearing

Recommendation:

- **That Council holds a TEFRA public hearing and adopts the resolution in Attachment II approving the issuance by the California Statewide Communities Development Authority of Multifamily Housing Revenue Bonds for the Maple & Main Apartments.**



Public TEFRA Hearing Maple and Main Mixed-Income Development

City Council Meeting

June 13, 2017



Item # 5 WS-17-032

Council Strategic Initiatives

Council Strategic Initiatives

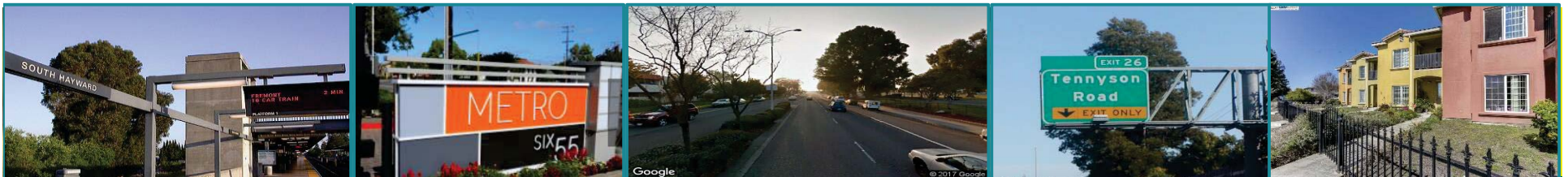
TENNYSON CORRIDOR | COMPLETE COMMUNITIES | COMPLETE STREETS

COUNCIL PRIORITIES AND STRATEGIC INITIATIVES



Tennyson Corridor

STRATEGIC INITIATIVE TWO-YEAR ACTION PLAN



TENNYSON CORRIDOR

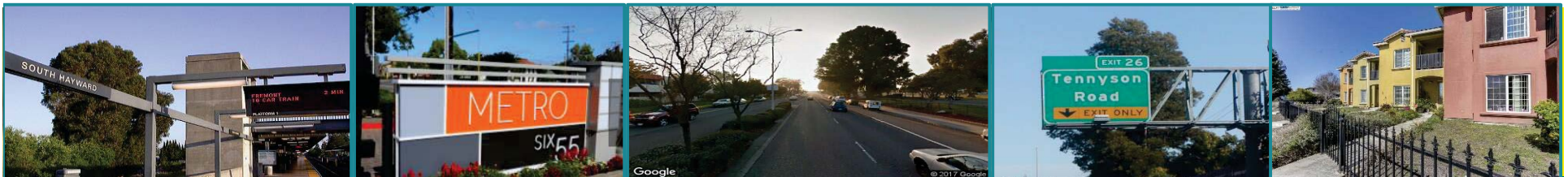


Strategy Team Members

Lindsey Vien	Education Services Manager	Library & Community Services
Jose Banuelos	Sergeant	Hayward Police Department
Ramona Portillo	Code Enforcement Inspector	Development Services
Ramona Thomas	Economic Development Specialist	City Manager's Office
Rachael McNamara	Management Analyst	Library & Community Services
Mary Thomas	Management Analyst	Utilities & Environmental Services
Richard Nield	Landscape Maintenance Manager	Maintenance Services
Jeremy Lochirco	Principal Planner	Development Services
Alexandrea Sepulveda	Permit Technician	Development Services
Brianne Elizarrey	Graphics & Communications Tech	City Manager's Office
Linda Shale	Senior Secretary	Development Services

Executive Coaches:

Garrett Contreras, Sean Reinhart and Todd Rullman



Purpose

To develop an attractive, cohesive, thriving Tennyson Corridor through thoughtful engagement of residents, businesses and community partnerships.



TENNYSON CORRIDOR



Goal 1: Work with community to create a community vision plan

- ▶ **Objective 1:** Work to understand community needs and desires
- ▶ **Objective 2:** Identify funding options for future improvements
- ▶ **Objective 3:** Lead the development and construction of a new South Hayward Family Center



Goal 1: Performance Measures

1. Percent of Councilmembers who vote to approve the Vision Plan
2. Depth and breadth of community stakeholder participation in visioning process, including:
 - ▶ Response rates to outreach and surveys
 - ▶ Attendance of visioning sessions
 - ▶ Demographics of participants in comparison to the Corridor



Goal 2: Increase Pedestrian and Bicycle Safety

- ▶ **Objective 1:** Enhance protected bike and pedestrian ways
- ▶ **Objective 2:** Increase bicycle safety education
- ▶ **Objective 3:** Collaborate with community members to improve public safety
- ▶ **Objective 4:** Improve safety through increased lighting



Goal 2: Performance Measures

1. Percent of community members who feel safe walking and/or biking along Tennyson
2. Change in number of accidents involving pedestrians or cyclists
3. Report on annual actions, projects, and lean innovation experiments
 - ▶ Number of neighborhood alert groups
 - ▶ Business participation in pilot projects
 - ▶ Usage of pedestrian and bicyclist infrastructure improvements



Tennyson Corridor



Goal 3: Improve Community Appearance

- ▶ **Objective 1:** Enhance landscaping
- ▶ **Objective 2:** Decrease dumping and litter
- ▶ **Objective 3:** Decrease blight



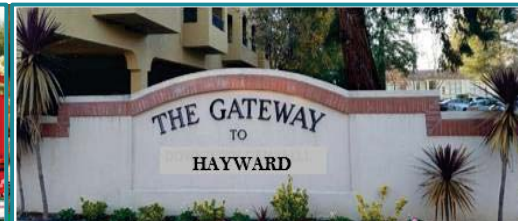
Goal 3: Performance Measures

1. Quantitative and qualitative performance of pilot projects and lean innovation experiments, including:
 - ▶ **Business participation in pilot projects**
 - ▶ **Number of trees planted and public trashcans installed**
2. Annual survey of community members including:
 - ▶ **Community members who report improved appearance of the Corridor**



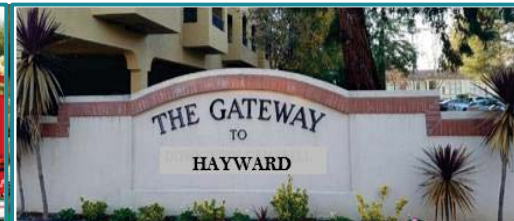
Goal 4: Foster a Cohesive Sense of Place

- ▶ **Objective 1:** Identify possible locations & theme for public art along Corridor
- ▶ **Objective 2:** Increase City-sponsored events & projects
- ▶ **Objective 3:** Explore using branding and signage to identify Corridor
- ▶ **Objective 4:** Explore innovative placemaking opportunities



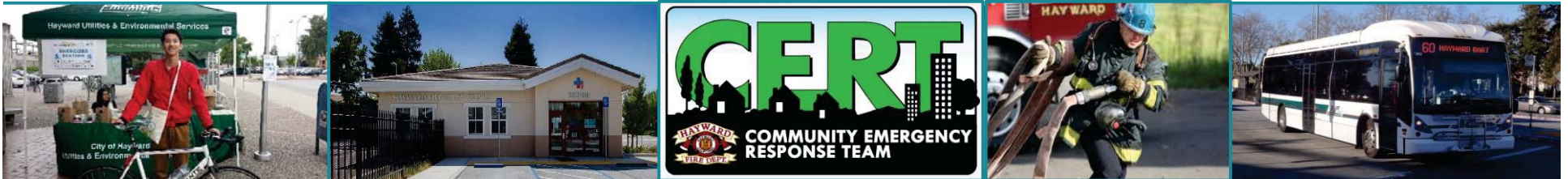
Goal 4: Performance Measures

1. Performance of accomplishments, pilot projects and lean innovation experiments, including:
 - ▶ **Number of public art features**
2. Annual survey of community members to understand changing attitudes about the Corridor including:
 - ▶ **Community members who report Corridor is headed in the right direction**
 - ▶ **Community members who report they feel the City is paying attention to their neighborhood**



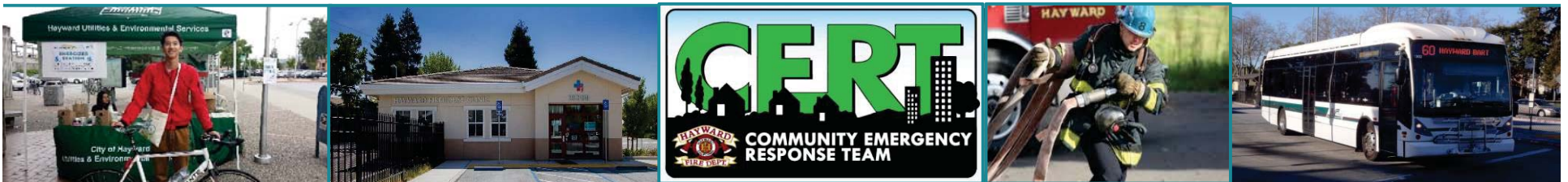
Goal 5: Increase Community Resiliency

- ▶ **Objective 1:** Increase awareness and access to City services
- ▶ **Objective 2:** Increase residents with medical & dental access
- ▶ **Objective 3:** Increase community emergency preparedness
- ▶ **Objective 4:** Increase access to effective public transit
- ▶ **Objective 5:** Facilitate economic development and growth
- ▶ **Objective 6:** Reduce resident utility bills through efficiency



Goal 5: Performance Measures

1. Change in demand for medical and dental services at Firehouse Clinic
2. Change in participation of CERT/NERT classes and programs
3. Reduction in time for AC Transit buses to navigate Corridor
4. Performance of pilot projects and lean innovation experiments, including:
 - ▶ Mobile City Hall interactions/problems resolved



Public Comments



Questions & Discussion



Complete Communities

STRATEGIC INITIATIVE TWO YEAR ACTION PLAN



COMPLETE COMMUNITIES



Strategy Team Members

Dana Bailey	Community Services Manager	Library & Community Services
Sara Buizer	Planning Manager	Development Services
Paul Nguyen	Economic Development Specialist	City Manager's Office
Phil Nichols	Senior Code Enforcement Inspector	Development Services
Sai Midididdi	Associate Transportation Engineer	Public Works, Engineering, & Transportation
Monica Davis	Management Analyst	Library & Community Services
Gabrielle Wright	Police Officer	Hayward Police Department
Omar Cortez	Housing Development Specialist	Library & Community Services
Gary Nordahl	Acting Building Official	Development Services
Laurel James	Management Analyst	City Manager's Office
Tara Reyes	Fire Services Supervisor	Hayward Fire Department

Executive Coach: David Rizk & Stacey Bristow



Purpose

The purpose of the Complete Communities strategy is to create and support structures, services and amenities to provide inclusive and equitable access with the goal of becoming a thriving and promising place to live, work and play for all.



COMPLETE COMMUNITIES



Goal 1: Improve quality of life for residents, business owners and community members in all Hayward neighborhoods.

- ▶ **Objective 1:** Increase neighborhood safety and cohesion
- ▶ **Objective 2:** Foster a sense of place and support neighborhood pride
- ▶ **Objective 3:** Increase collaboration with businesses, non-profits, and neighborhood groups on placemaking projects
- ▶ **Objective 4:** Create resilient and sustainable neighborhoods
- ▶ **Objective 5:** Actively value diversity and promote inclusive activities



Goal 1: Performance Measures*

1. Percentage change in concentration & distribution of neighborhood/business participation (GIS Heat Mapped)
2. Percentage change in Homework Support Centers and Literacy Program participation/improvement
3. Percentage change in clients served through Community Agency Funding process
4. Percentage change of employees answering positively to the Employee Engagement Survey question “My workplace prioritizes equitable and socially just principals and policies” and “The organization understands and appreciates differences among employees

* First reporting period will set baseline and subsequent reporting periods will identify areas of growth and contraction.



COMPLETE COMMUNITIES



Goal 2: Provide a mix of housing stock for all Hayward residents and community members, including the expansion of affordable housing opportunities and resources.

- ▶ **Objective 1:** Centralize and expand housing services
- ▶ **Objective 2:** Facilitate the development of diverse housing types that serve the needs of all populations
- ▶ **Objective 3:** Conserve and improve the existing housing stock
- ▶ **Objective 4:** Increase supply of affordable, safe and resilient housing in Hayward



Goal 2: Performance Measures

1. Annual increase in affordable housing units created in conformance with RHNA
2. Percentage change of new housing developments with inclusionary units
3. Percentage change in eligible housing units assisted through Housing Division programs



COMPLETE COMMUNITIES



Goal 3: Develop a Regulatory Toolkit for Policy Makers.

- ▶ **Objective 1:** Update, streamline, and modernize zoning & codes
- ▶ **Objective 2:** Identify and design appropriate in-lieu fees to provide community amenities
- ▶ **Objective 3:** Develop and refine other regulatory tools



2040
general plan



Goal 3: Performance Measures

1. Percentage change of eligible projects that implement the Complete Communities checklist
2. Percentage change of eligible properties submitting ADU permit applications
3. Percentage change of Investment/tenancy resulting from new allowable land uses
4. Percentage change improvement in permit turnaround times



2040
general plan



Public Comments



Questions & Discussion



Complete Streets

STRATEGIC INITIATIVE TWO YEAR ACTION PLAN



COMPLETE STREETS



Strategy Team Members

Fred Kelley	Transportation Manager	Public Works, Engineering, & Transportation
Bryan Matthews	Captain	Hayward Police Department
John Stefanski	Management Analyst	City Manager's Office
Allen Baquilar	Senior Civil Engineer	Development Services
Abhishek Parikh	Senior Transportation Engineer	Public Works, Engineering, & Transportation
Erik Pearson	Environmental Services Manager	Utilities & Environmental Services
Leigha Schmidt	Senior Planner	Development Services
Rod Affonso	Streets Manager	Maintenance Services
Alimah Ahmad	Fire Technician II	Hayward Fire Department
Dennis Zafiratos	Senior Building Inspector	Development Services
Robert Goldassio	Senior Secretary	Development Services

Executive Coach: Morad Fakhrai



Purpose

To build streets that are safe, comfortable, and convenient for travel for everyone, regardless of age or ability, including motorists, pedestrians, bicyclists, and public transportation riders



COMPLETE STREETS



Goal 1: Prioritize Safety for All Modes of Travel

- ▶ **Objective 1:** Reduce number of fatal and non-fatal traffic accidents in the City through engineering evaluation of major intersections and corridors
- ▶ **Objective 2:** Reduce speeding and aggressive driving behavior through 4 E's (i.e. Education, Enforcement, Empowerment and Engineering)
- ▶ **Objective 3:** Ensure roadway construction and retrofit programs and projects include complete streets elements



Goal 1: Performance Measures

1. Reduction in average speed at specific locations measured annually
2. Completion of Tennyson Road Feasibility Study
3. Completion of Hayward Blvd Traffic Calming and Safety Concept Plan
4. Completion of a Complete Streets Inventory Base-line



COMPLETE STREETS



Goal 2: Provide Complete Streets that Balance the Diverse Needs of Users of the Public Right-of-way

- ▶ **Objective 1:** Increase walking, biking, transit usage, carpooling and other sustainable modes of transportation by designing and retrofitting streets to accommodate all modes.



Goal 2: Performance Measures

(These measures report on the number of complete streets improvements)

1. Miles of new or replaced sidewalk
2. Miles of new bike lanes
3. Number of new or enhanced crosswalks
4. Number of new curb ramps
5. Number of new or upgraded streetlights
6. Miles of repaired or repaved roadways



COMPLETE STREETS



Goal 3: Maintain sufficient funding to provide for existing and future transportation facility and service needs, including the operation and maintenance of the transportation system

- ▶ **Objective 1:** Establish a sustainable funding mechanism and dedicated funding source to build complete streets network
- ▶ **Objective 2:** Establish a maintenance plan for complete streets projects



Goal 3: Performance Measure

1. Percentage of funding provided by grants



Public Comments



Questions & Discussion



Item # 7 WS-17-030

FY2018 – 2027 Capital Improvement Program



FY18 – FY27 Capital Improvement Program
Council Work Session
June 13, 2017

CIP Overview



- ▶ One year CIP cycle
- ▶ \$493 million programmed for FY18- FY27
- ▶ Approximately \$122 million in FY18
- ▶ Emphasis on City Council Priorities
- ▶ Unmet needs exceed \$401 million

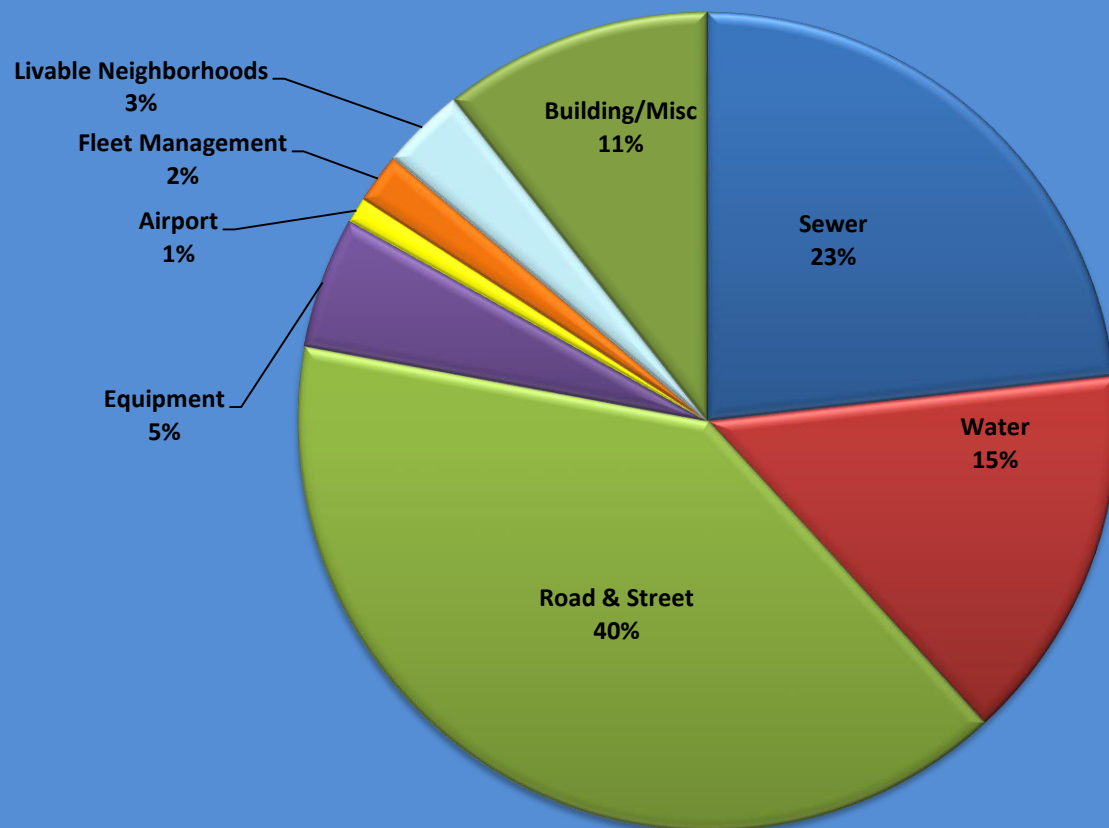
CIP Overview



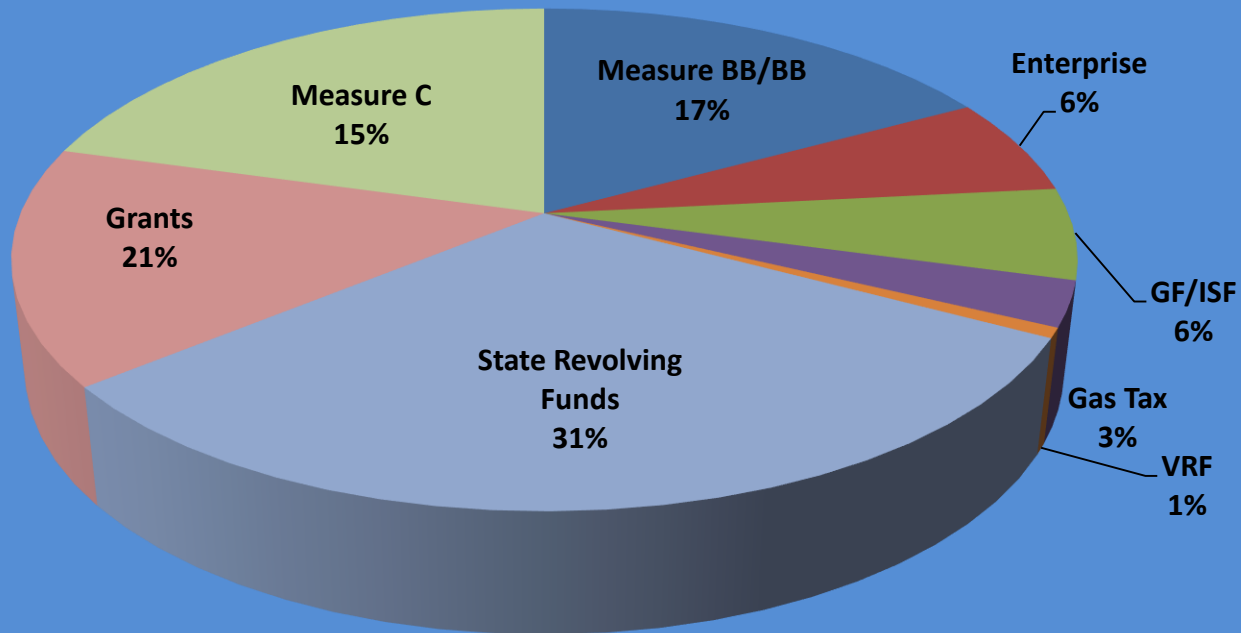
FY 2018 Expenditure Totals by Category

Road & Street	\$48M
Sewer	\$28M
Water	\$18M
Building/Misc	\$13M
Equipment	\$6M
Fleet Management	\$2M
Livable Neighborhoods	\$4M
Airport	\$1M

FY 2018 CIP Projects By category



FY 2018 CIP Funding Sources



Streets and Roads

FY 18 Pavement Rehabilitation (Total \$8.5M)

- ▶ Measures B and BB (\$4M)
- ▶ Gas Tax (1.5M)
 - ▶ Road Repair and Accountability Act – SB1
approximately \$1M FY18 then \$2.5M - \$3M per year
- ▶ VRF (\$0.9M)
- ▶ Street System Improvement Fund (\$2.2M)
 - ▶ *\$1.9M One Bay Area Grant*



FY17 Continuing Projects

- ▶ Mission Blvd Improvements Phase 2 and 3 (Total \$45.8M)
- ▶ Pavement Rehabilitation FY17 (\$6.7M)

Transportation

- ▶ Complete Streets Council Initiative
 - ▶ Main Street Complete Streets
- ▶ Citywide Intersection Improvement
- ▶ Transit Connector (Shuttle) Feasibility
- ▶ Downtown Parking
- ▶ Neighborhood Traffic Calming Program
- ▶ Bicycle & Pedestrian Masterplan Update



Livable Neighborhoods

- ▶ Street lighting
- ▶ Mural art
- ▶ Accessible Ramps
- ▶ Sidewalks



Measure C Fund



- ▶ 21st Century Library and Community Learning Center and Plaza and Heritage Plaza Arboretum (\$61M)
- ▶ Fire Station Nos. 1-5 Improvements (\$10.8M)
- ▶ New Fire Station No. 6 and Fire Training Center
 - ▶ Phase I (\$31M)
 - ▶ Full Buildout (\$49M)
- ▶ City-Wide Pavement Rehabilitation (\$12M)

Utilities and Environmental Services



Capital projects for Utilities & Environmental Services (U&ES) include improvement and replacement projects to ensure that the water and sewer infrastructure needed to deliver critical utilities services is reliable, and efficient to meet the current and future needs of the community.

Water Systems

Prioritize Projects that address long-term adequacy and reliability

- ▶ Reservoir Coating Inspections – Various (\$1.2M)
- ▶ Water Main Replacements –Various (\$1.7M)
- ▶ Annual Cast Iron Water Pipeline Replacement (\$500k per year)



Utilities and Environmental Services



Groundwater

The 2014 Sustainable Groundwater Management Act (SGMA) requires comprehensive and sustainable management of California's groundwater resources.

- ▶ Groundwater Sustainability Plan Implementation (\$3M)

Recycled Water

Design of recycled water storage and distribution system to deliver the excess tertiary-treated recycled water to sites near the WPCF for use in landscape irrigation and suitable industrial processes.

- ▶ Recycled Water Treatment and Distribution Facilities (\$7.3M)

Utilities and Environmental Services

Water Pollution Control Facility (WPCF)

- ▶ Chlorine Disinfection System Improvements (\$6.4M)
- ▶ Renovate or Rebuild Administration Building and Operations Building (\$5.6M)
- ▶ New one megawatt solar project (\$5.3M)



Hayward Executive Airport



The Hayward Executive Airport is a self-supporting, general aviation reliever airport encompassing 521 acres.

Upcoming Projects

- ▶ Taxiway Alpha and Foxtrot Pavement Rehabilitation - FY18 & FY19 (\$1M)
- ▶ Sulphur Creek Mitigation Design (FY18) and construction – FY19 (\$2.5M) (\$2.1M will be reimbursed from FAA Funding)
- ▶ Airport Infrastructure Improvement Plan (\$110K)

Facilities

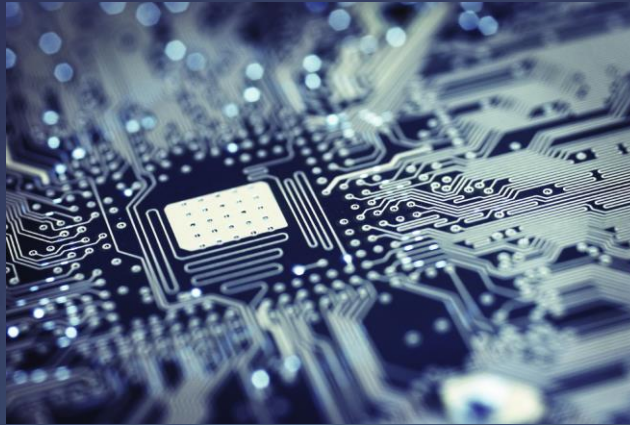


Facility Management is primarily responsible for ensuring employees have working environments which are clean, safe, attractive, and comfortable.

Upcoming Projects

- ▶ Flooring Replacement at City Hall FY18 (\$139k)
- ▶ Fire Alarm/Smoke Detector Replacement FY18 (\$50k)
- ▶ City Hall Card Access Upgrade FY18 (\$60k)

Information Technology



The Information Technology Capital Fund (731) addresses the City's aging information technology infrastructure and the unmet technology needs throughout the City. Projects for FY 2018 include:

- ▶ Highspeed Hayward (Fiber Optic) (\$3.3M*)
- ▶ CAD Enterprise Upgrade (\$400k)
- ▶ Network Infrastructure Replacement (\$588k)

Funding is primarily through ISF charges on departments, and GF transfers

* \$2.7M provided by an EDA Grant

Fleet

Commitment to ensuring that the City's fleet of vehicles reflects Council's "green" priority.

FY 18 Fleet Expenditures

- ▶ HFD (\$845k)
- ▶ Sewer Division (\$44k)
- ▶ Water Division (\$51k)
- ▶ Stormwater Division (\$400k)
- ▶ Airport (\$150k)



Electric Fleet Vehicle

Identified Capital Needs



Technology Services	\$1.2M
Fleet	\$1.3M
Facilities and Equipment	\$139M
Street and Transportation	<u>\$259M</u>
Total	~ \$401M

Identified Capital Needs



Technology Services

- ▶ Permitting Software \$1.1M
- ▶ Rotunda Audio Upgrade \$150k

Fleet

- ▶ Water Tender \$351k
- ▶ Police/Fire Command Vehicle \$686k
- ▶ Emergency Response Vehicle \$270k

Facilities and Equipment

- ▶ New Police Building \$130M
- ▶ New Fire Station No. 9 \$8.6M

Street and Transportation

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

Schedule

- ▶ April 26 – Council Infrastructure Committee Review
- ▶ May 25 – Planning Commission Review for conformance with City's General Plan
- ▶ June 13 – Council Work Session
- ▶ June 20 – Council Adoption of CIP and Operating Budget

Questions & Discussion

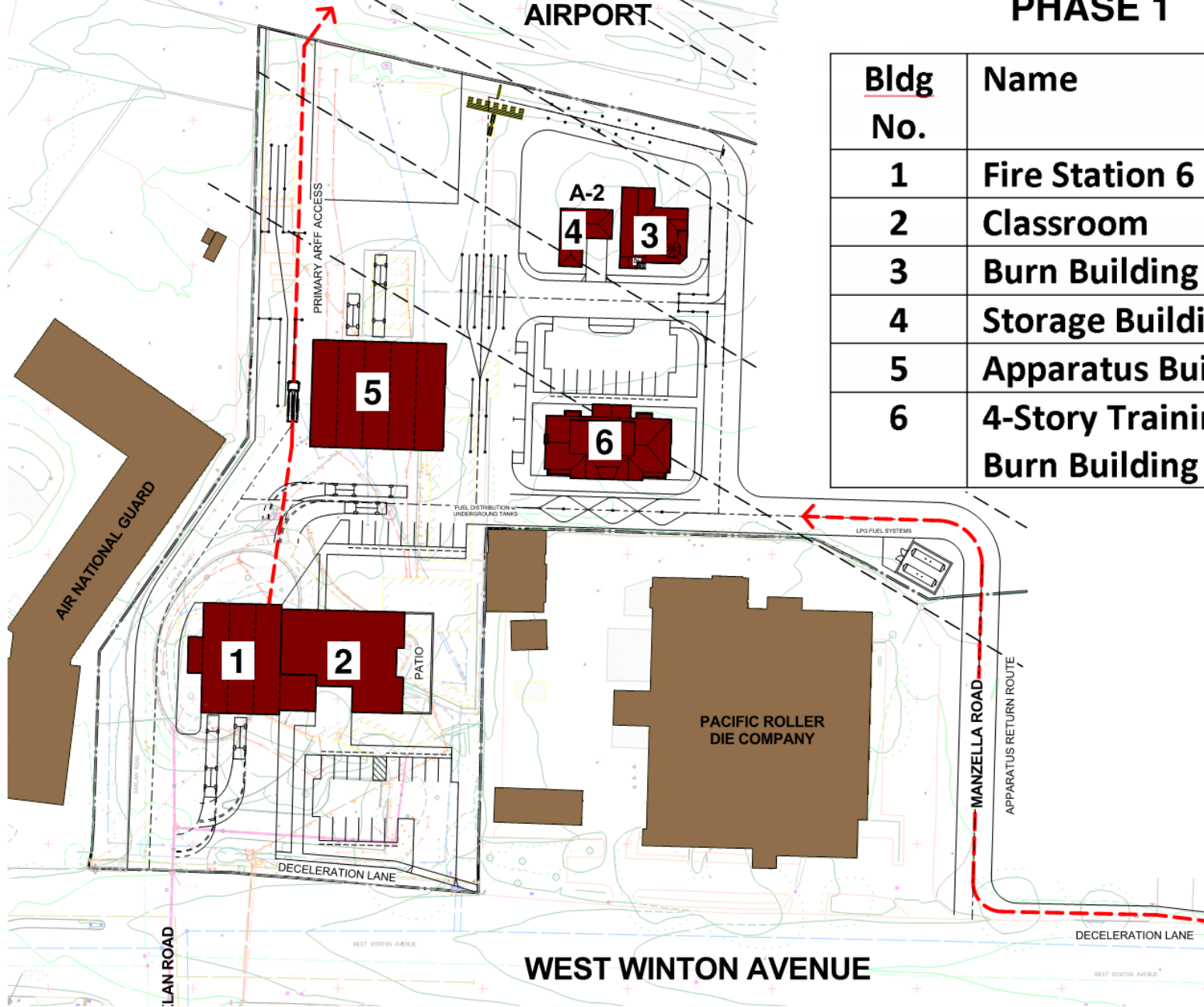




HAYWARD EXECUTIVE AIRPORT

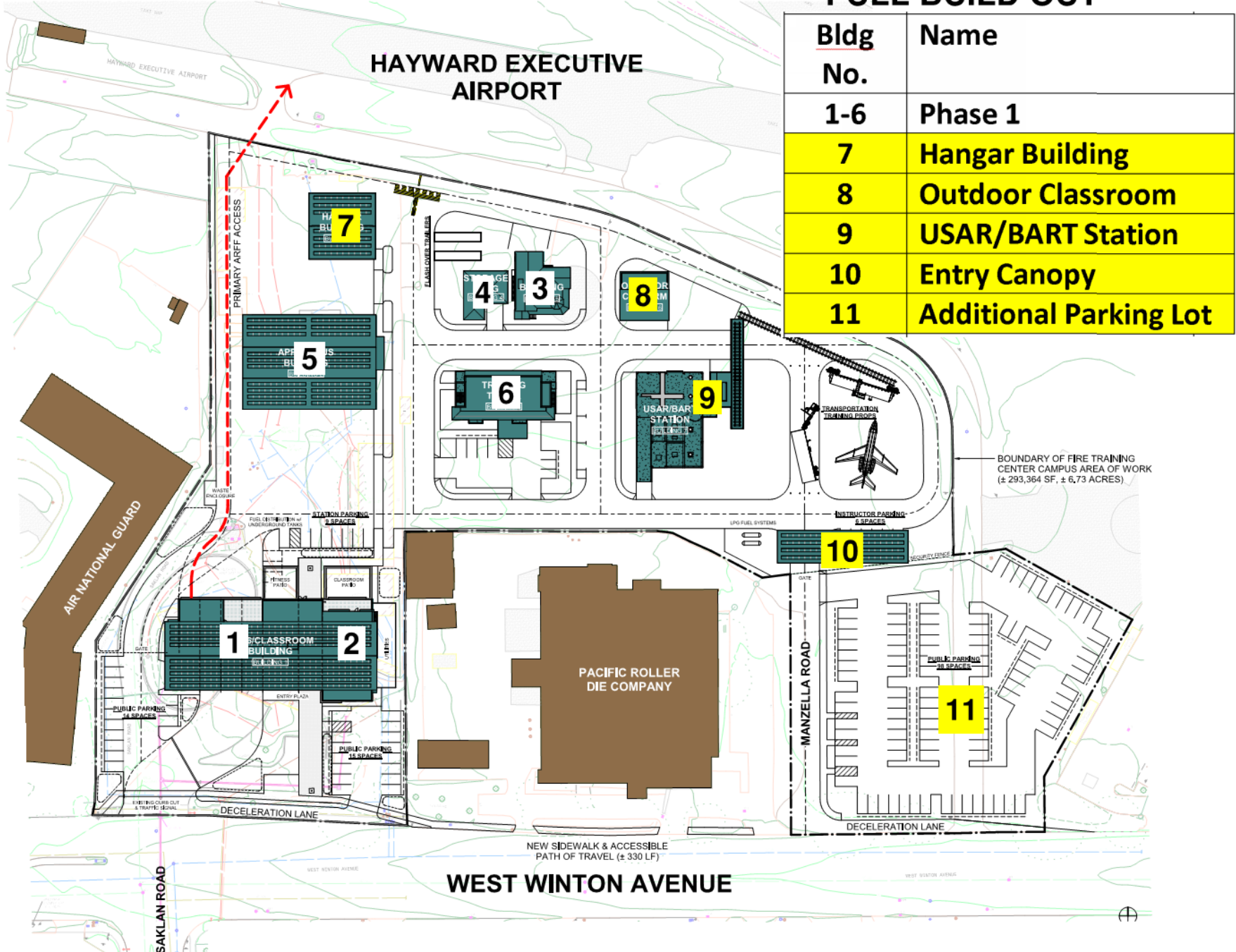
PHASE 1

Bldg No.	Name
1	Fire Station 6
2	Classroom
3	Burn Building
4	Storage Building
5	Apparatus Building
6	4-Story Training Tower / Burn Building



FULL BUILD OUT

Bldg No.	Name
1-6	Phase 1
7	Hangar Building
8	Outdoor Classroom
9	USAR/BART Station
10	Entry Canopy
11	Additional Parking Lot



HAYWARD EXECUTIVE AIRPORT

AIR NATIONAL GUARD

PACIFIC ROLLER DIE COMPANY

WEST WINTON AVENUE

MANZELLA ROAD

SAKLAN ROAD

BOUNDARY OF FIRE TRAINING CENTER CAMPUS AREA OF WORK (± 293,364 SF, ± 6,73 ACRES)

PRIMARY AIRFF ACCESS

APPROX BLDG 5

CLASSROOM BUILDING

USAR/BART STATION

TRANSPORTATION TRAINING PROGS

INSTRUCTOR PARKING SPACES

PUBLIC PARKING SPACES

DECELERATION LANE

DECELERATION LANE

NEW SIDEWALK & ACCESSIBLE PATH OF TRAVEL (± 330 LF)

WEST WINTON AVENUE

WEST WINTON AVENUE



