



SPECIAL COUNCIL INFRASTRUCTURE COMMITTEE MEETING  
Remote Participation - Digital Zoom Meeting

February 23, 2022  
5:32 p.m.

MEETING MINUTES

**CALL TO ORDER:** Meeting called to order at 5:32 PM by Chair Elisa Márquez

**ROLL CALL:**

Members Present:

- Elisa Márquez, Chair
- Angela Andrews, City Council Member
- Mark Salinas, City Council Member

Staff Present:

- Kelly McAdoo, City Manager
- Jennifer Ott, Assistant City Manager
- Alex Ameri, Director of Public Works
- Kathy Garcia, Deputy Director of Public Works
- Charmine Solla, Senior Transportation Engineer
- Steven Chang, Associate Transportation Planner
- Michael Wolny, Administrative Secretary (Meeting Recorder)

**PUBLIC COMMENTS:**

There were no public comments.

**1. REVIEW OF DRAFT TRAFFIC IMPACT FEE (TIF) RECOMMENDATIONS**

Director Alex Ameri introduced Assistant City Manager Jennifer Ott, who provided the report and presentation alongside the consultant, Community Attributes, Inc.

**Public Comments**

Diann Castleberry with AC Transit asked to meet with staff to address some of the language and transit infrastructure funding detailed in the recommendation.

Kim Huggett, President of the Hayward Chamber of Commerce, asked staff to consider holding another special meeting before the committee votes on the item.

**Committee Questions / Discussion**

Council Member Andrews asked staff to clarify if the new TIF would affect existing development applications already in process. Assistant City Manager Ott and Director Ameri confirmed that it would only affect applicants after Council formally adopts the TIF and applications currently in process would not be subject to the fee.

Council Member Andrews asked if Bay Area Rapid Transit (BART), AC Transit, or other agencies provided their input. Director Ameri explained that BART has not provided any feedback on the TIF at this time and Assistant City Manager Ott also included that AC Transit may be more interested due to the potential impacts on street traffic that may affect buses.

Council Member Salinas asked for the timeline to adopt the TIF. Director Ameri and Assistant City Manager Ott recommended the TIF be adopted before the end of the fiscal year, June 30, 2022, due to the expiration of the Nexus study. The item is scheduled to go to the Planning Commission on April 14, 2022 to gather additional feedback and input, with a Council Work Session and consideration of adoption in late April or early May 2022.

Council Member Salinas asked staff if the adoption of the TIF would have a potential regional impact for developers in the area. Assistant City Manager Ott stated that from a housing perspective, staff is not recommending a fee for multi-family developments at this time in order to continue to attract that type of development. Single-family developments will have a fee under the TIF as the City has continued to receive applications for that type of development in Hayward. The single-family fee would be in a similar range when compared to surrounding, similar jurisdictions.

Chair Márquez asked staff why the selected jurisdictions in the report were chosen for the data comparison to Hayward. Staff responded that it was based on population, comparable demographics, and location. Staff also included that Cupertino was added for comparison since their latest TIF study was done in 2021.

Chair Márquez asked what the annual construction inflation index adjustment was this year and if a range can be included. Director Ameri answered that it was slightly over regular inflation and estimated it around 5%, and that staff can include a range regarding the index increase to provide better predictability and planning for anticipated inflation.

Chair Márquez recommends that staff increase their outreach to the business and retail community and partner with the Hayward Chamber of Commerce on that outreach.

Chair Márquez stated that she would like to move forward with staff's recommendation on next steps to the Planning Commission and City Council adoption so that it meets the timeline to adopt the TIF ideally in May or June but must be before July 1<sup>st</sup> so that the Nexus study does not have to be redone.

The item was moved by Chair Márquez and seconded by Council Member Salinas, to move forward with staff's recommendation of the Traffic Impact Fee program to the Planning Commission and a City Council Work Session and potential Council adoption by May 2022.

AYES: COUNCIL MEMBERS Andrews, Marquez, Salinas  
NOES: None

**ORAL UPDATES**

There were no oral updates.

**COMMITTEE MEMBER/STAFF ANNOUNCEMENTS AND REFERRALS**

There were no committee or staff announcements.

**ADJOURNMENT**

Chair Márquez adjourned the meeting at 6:25 p.m.

Attendance	MEETINGS			
	Present 2/23/22 Meeting	Present to Date This Fiscal Year	Excused to Date This Fiscal Year	Absent to Date This Fiscal Year
Elisa Márquez	✓	7	0	0
Angela Andrews	✓	7	0	0
Mark Salinas	✓	7	0	0