

Summary Minutes October 3, 2007
Alameda County Redevelopment San Lorenzo
Citizens Advisory Committee Meeting
Meeting held at the San Lorenzo Village Homes Association
377 Paseo Grande, San Lorenzo, CA 94580

Call to Order, Welcome and Introductions

The meeting was called to order by Vice Chairperson Pat Pebelier at 6:35 p.m.

Committee members present:

Kathie Ready, Pat Pebelier, Pat Hoke, Scott Bohannon, Edward Gabrielson, Wulf Bieschke, and Richard Snow.

Committee members absent:

Catherine Hagebusch and Robert Webster.

County staff present:

Eileen Dalton and Marita Hawryluk of the Community Development Agency, and Jean Hofacket of the Alameda County Library.

General Announcements

- The Eden Area Livability Initiative is hosting two community meetings this month. The first meeting will be held on Saturday October 6th from 9am-1pm. This meeting will be held at the San Leandro Library located at 300 Estudillo Avenue in San Leandro. The second meeting will take place on Saturday, October 27th from 9am-1pm. This meeting will be held at Oliver Hall at the Eden United Church of Christ located at 21455 Birch Street in Hayward. Please RSVP to Lucy Wicks at #(510) 891-5587. Childcare and translation will be available.

- Next San Lorenzo CAC meeting date will be Thursday, December 6, 2007 and not Wednesday, December 5th due to volunteer recognition dinner.

Open Forum

Nothing at this time.

Approval of Minutes

The July 11, 2007 minutes were approved as presented. Kathie Ready moved and Wulf Bieschke seconded the motion. The motion was approved unanimously.

San Lorenzo Library – Jean Hofacket

Jean Hofacket presented a request for funding for the renovation of the existing San Lorenzo Library. The current cost of building a new San Lorenzo Library is \$34 million. There is no State, County, or private funding available at that level for capital expenditures. The proposed renovation plan would include renovating the current building at a cost of \$653,640. Needed improvements include: adequate electricity and cabling, paint, carpet, bookshelves, surface refinishing, public art and more space for community rooms. Library staff is currently soliciting funding through donations. Library staff would also be interested in presenting this project for funding consideration to the redevelopment sub-area committees of Cherryland and Ashland. They will also be approach the Board of Supervisors for funding.

Committee members wanted to know whether splitting the cost with the other redevelopment committees was a possibility. Staff will take the idea into consideration if that is what the committee would like to support. Staff commented that the project will need to be presented to the other committees before a funding recommendation could be developed and presented. The committee also recommended that

Oro Loma be considered as a possible funding source along with other companies. The item will be placed on the December agenda.

Ashland Village

Linda Mandolini, Executive Director, and Tim Wilson, Property Supervisor, provided an overview of Eden Housing to request financial assistance from the Redevelopment Agency to purchase Ashland Village Apartments, an affordable 142 unit multi-family housing project that is located on Kentwood and East 14th Street in the Ashland community area.

Eden Housing, formed by a group of volunteers interested in affordable housing, is a non-profit affordable housing developer that has been in existence since 1968. Eden builds and manages both rental and ownership housing, for families, seniors and disabled populations. Eden prides itself on quality maintained housing developments that provide a variety of service programs for their clients that can include after school programs, computer classes and on-site health services. They promote a family safe atmosphere and foster an environment that enforces a strict code of conduct discouraging those who do not want to follow the rules from staying on at the properties.

With the purchase of the Ashland Village property, Eden proposes to improve the overall appearance and condition of the property through rehabilitation and quality property management and will retain the development's affordability for a minimum 55-year period. Major planned improvements include replacement of the existing roofs, extensive stucco repair, electric work for improved safety, replacement of bathroom fans for improved indoor air quality and mold reduction, dry rot removal and replacement, deck replacement and repair, and introduction of energy saving features where feasible. Eden also plans to build a new community room on the property to provide services on site.

Eden is aware of the crime and drug problems on the property. Each resident would have to sign a lease addendum to ensure drug free and crime free activity while residing at one of their properties. Eden has a three (3) day eviction policy for drugs on or near the property. Eden Housing would be the permanent owner of the property and would have a fifty-five (55) year affordable covenant on the property.

Eden proposes to purchase the project with a combination of financing which would include a loan of approximately \$6 million dollars from the Agency which they project would be paid back within a 3-year period. Eden may also need an additional \$1 million dollars in permanent financing and are looking at other sources as well as the Agency for this funding. If the Agency pursues this project, Eden and the Agency would work out a more specific financing proposal prior to finalization of any agreements. This project provides a unique opportunity for the Agency, as Eden normally is not in a position to request funds on a loan basis, but usually looks only for permanent financing sources.

California Redevelopment Law (Redevelopment Law) requires that all redevelopment agencies set aside a minimum of 20 percent of all tax increment generated from the Project Area for the purpose of improving, increasing, or preserving the community's supply of affordable housing. Redevelopment Law also requires an agency to provide for a minimum number of affordable housing units to be built within the Project Area during the life of the Plan. To fund the entire request, the Agency proposes to utilize funds from both the Ashland – Joint Project Area and the Eden Redevelopment Project Area (Eden Project Area). Redevelopment Law allows for the use of funds from one project area to be utilized in another. By utilizing funds from the adjacent Eden Project Area, it would provide an avenue for both the Eden and Joint Redevelopment Project Areas to receive a portion of the 142 affordable units as credit towards each Project Area's housing fund affordable unit requirement.

This project was already presented to both the Ashland and Cherryland CAC's for consideration and will be placed on the Castro Valley CAC on October 17th agenda. Ashland expressed support as did Cherryland but the committees also wanted to hear feedback on what the other CAC's interest was. Once all of the CAC's have an opportunity to comment on the merit of the proposed project, staff will

identify a financial proposal regarding each sub-area's financial commitment and housing credits and present the information once again to the CAC's for their input.

Kathie Ready made a motion that the committee would be interested in further exploring the project and that the item will need to come back before the committee in December with more details on the financial proposal and how it would benefit the San Lorenzo sub-area. Richard Snow seconded the motion. The motion was unanimously approved.

Staff Reports

Lorenzo Theater

No report

Civic Partners Project Update

Note: This item was taken out of order and moved to the top of the agenda.

Staff met with Civic Partners on October 1, 2007 to continue negotiation discussions regarding the Village Square Project. The next negotiation meeting is scheduled for October 15, 2007 to follow up on the items discussed at the October 1st meeting.

Civic Partners is scheduled to deliver a building site plan to Save Mart /Lucky by June of next year. Civic Partners is scheduled to take the project proposal to the Planning Commission in November. Save Mart intends to do their own construction which is expected to take approximately 9 months. Staff has not received a construction schedule or elevations at this point. A formal schedule for the project has not yet been provided by Civic Partners.

Staff gave a brief description of the site plan. The Lucky store would be relocated to the former Mervyns store site. This will be a grocery store only. No retail will be located on the site. Across the street on the northwest corner are an 8,000 square foot restaurant and 36 townhome units behind it. The two (2) shopping centers on at the corner of Paseo Grande and Hesperian will remain and be remodeled to match the design of the new grocery store, retail and restaurant. The existing Lucky grocery store next to Black Angus will be remodeled to new retail tenant or tenants. There will also be 50 housing units adjacent to the existing Lucky/Black Angus site. The Post Office will be accommodated in the old shopping center area and will not remain at current site.

The committee asked when they would be able to review a revised site plan to review. Staff indicated that the site plan has not changed from the site plan that was last shared with the committee. Staff will ask Civic Partners if they are willing to release a site plan to the committee.

Some of the committee members thought that the original plan included more retail on the grocery store site. Staff commented that the reduction in retail changed during the site planning process with Save Mart. This change was made to accommodate the grocery store's need for parking. This information was previously brought to the committee's attention at an earlier meeting as well as personal calls made by staff to committee members.

In summary, the project that we have today includes a grocery store, restaurant, rehabbed retail, 86 residential units, a village square and land for the library. If there are any concerns over this project, those concerns should be brought up now.

Committee members expressed that they do not want to delay the project any longer and would like to proceed with the current project. The committee recognizes that the plan that is before them now does look different than what they originally envisioned but also understand that compromises had to be made in the process. Having a grocery store is very important to the community and they do not want to jeopardize that.

A concern was raised regarding adequate parking and that staff should be aware of any parking issues for the townhomes so that they may be addressed accordingly. There was a question about Kavanaugh Liquors and their status. Kavanaugh is on a month to month lease.

Graffiti

At the last meeting committee members made a motion that during the County's next RFP process to solicit graffiti vendors, in absence of any viable SLEB candidate, that the SLEB requirements be waived to allow for a qualified graffiti contractor to come on board.

Staff met with the head of GSA along with public works staff and GSA agreed to allow a non-SLEB vendor to continue to provide graffiti abatement during the interim period when the County solicits a graffiti vendor through the RFP requirement process. The interim contract with the County's previous graffiti non-sleb vendor is valid January 2008.

A comment was made that Washington Avenue is still covered in graffiti. Staff will report the location to Public Works for graffiti abatement.

Single Family Rehab Program

Staff provided a report on the status of the program. Staff is also currently developing a program to monitor upkeep of homes that participate in the Single Family Rehab Program, as requested by the committee.

Topics for Future Meeting Dates

- Sidewalks – Via Alamos
- Lorenzo Theater
- Banners
- San Lorenzo Library
- Ashland Village

There being no further business, the meeting was adjourned at 8:30 p.m.

The Next San Lorenzo Sub-Area CAC meeting will be held on **THURSDAY December 6, 2007**.

Note: A full version of the minutes is available by written request from the Redevelopment Agency.