

san leandro

community development update

January 2012

Redevelopment and Business Development

Redevelopment was dealt a devastating blow on December 29, 2011 when the State Supreme Court upheld AB1X 26, which dissolves Redevelopment Agencies (Agencies), and struck down AB1X 27, a bill that would have allowed Agencies to pay ransom to the State in order to continue limited redevelopment activities. Agencies will be dissolved as of February 1, 2012 at which time all assets, properties, contracts, and leases of the former Agencies will be transferred to a Successor Agency.

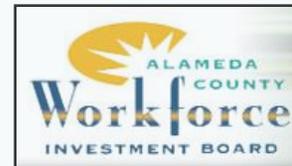
The City of San Leandro will assume the responsibilities of the Successor Agency of the City of San Leandro Redevelopment Agency. Successor Agencies' responsibilities include preparation of administrative budgets and Recognized Obligation Payment Schedules, payment of Enforceable Obligations (such as bonds, loans, payments required by court judgments and settlements, legal contracts and agreements and contracts necessary for continued administration), maintenance of reserves, and disposal of assets and property. Successor Agencies are entitled to a small administrative allowance and are overseen by a seven member Oversight Board which approves actions of the Successor Agency and the Recognized Payment Obligation Payment Schedule.

A City Council work session has been scheduled for 5:00 p.m. January 23, 2012 to discuss the impact of the elimination of Redevelopment Agencies on the City, including details regarding the loss of revenue and impacts on business development and affordable/workforce housing programs and services. (Citywide)

Business Tip: Alameda County Workforce Investment Board

The Alameda County Workforce Investment Board, a division of Eastbay Works, is a unique joint venture of public entities, non-profit agencies, and private organizations in Alameda and Contra Costa Counties helping businesses and job seekers meet their employment needs. Eastbay Works operates One Stop Career Centers to assist job seekers and offers recruitment and training services, along with financial incentives, for businesses looking to hire. For more information call (510) 259-3842 or visit:

<https://www.eastbayworks.com/alamedacounty>



Planning, Zoning and Building Updates

- **eCullet, Inc.**, based in Palo Alto and with plants in Oakland as well as in the states of Washington, Minnesota and New York, met with Planning staff in December and will be submitting a planning application in early 2012 for a Conditional Use Permit. It proposes to occupy a portion of the existing warehouse building at 1940 Fairway Drive for the purpose of processing recycled glass. eCullet processes recycled glass from curbside collection programs using clean, environmentally safer, high-tech equipment. Glass is processed using an optical

sorting system which includes optics, image recognition and compressed air. The sorted glass will be sold to glass container manufacturers and made into new bottles. (District 3)

- Current Planning Calendar (as of December 31, 2011 and subject to change):

Event	Date/Address/Project Description/Approval Type (District #)
Board of Zoning Adjustments	January 5, 2012 <ul style="list-style-type: none"> • 2661 Alvarado St, Unit 22/Use permit revocation hearing for C&M Trailers (D3) • Zoning Code amendments/miscellaneous residential clean-up (City) February 2, 2012 <ul style="list-style-type: none"> • 15100 Hesperian/Foot Spa/ CUP (D2)
Planning Commission	January 19, 2012 <ul style="list-style-type: none"> • Zoning Code amendments/miscellaneous residential clean-up (City) February 16, 2012 <ul style="list-style-type: none"> • E. 14th St & Juana Ave/Village Marketplace/PD (D1)
City Council	February 23, 2012 <ul style="list-style-type: none"> • Zoning Code amendments/miscellaneous residential clean-up (City) March 19, 2012 <ul style="list-style-type: none"> • E. 14th St & Juana Ave/Village Marketplace/PD (D1)
Administrative Review (AR)	<ul style="list-style-type: none"> • 14800 Washington Ave/T-Mobile wireless telecomm in ROW/AR (D3) • 130 Greenhouse Market/McDonalds 2nd drive-thru/PD mod (D4)

Notes: CUP (conditional use permit); PD (Planned Development); SPR (site plan review); TUP (temporary use permit); GPCF (General Plan conformity finding)

- The Building Division has continued implementing the very successful **Energy Efficiency and Conservation Block Grant Program**. This program provides classes for San Leandro residents on practical and inexpensive ways to reduce energy use at home. Every resident of San Leandro that attends the class is eligible for a no-cost home energy audit. This audit includes depressurizing the house and testing the heating system for duct leakage, and suggestions on how to improve the energy efficiency of the home. If the homeowner seals the leaks and sets up a retest (no charge) and a 15% or more improvement is made, they are eligible for up to \$400 in reimbursement for their out-of-pocket expenses. In the past year, the Building Division staff has tested over 40 houses; 13 in November and December alone. Over 30 people attended November's class and the next class is scheduled for January 25th. Staff is looking forward to staying busy with the program until the grant runs out in September. (Citywide)
- Phase 2 of the **Airport Noise Insulation Program** has restarted. Contractor's measurement verifications have begun with anticipated completion of construction by July 2, 2012. This will complete the program until such time as the Port of Oakland is fiscally able to continue insulating more homes. (District 6)

Housing and CDBG

- On December 19, the City Council approved an amendment to the FY 2011-2012 U.S. Department of Housing and Urban Development (HUD) **Annual Action Plan**. The amendment involves the allocation of \$35,000 in Community Development Block Grants funds to the nonprofit Eden Housing, Inc, for the acquisition and rehabilitation of the Surf Apartment located at 15320 Tropic Court. The loan agreement and related documents for the Surf Apartments acquisition/rehabilitation will be reviewed by the City Council for final approval on January 17, 2012. (Citywide)

- Standard Property Company, a private developer based in Los Angeles, was recently awarded federal low income housing tax credits from the State Tax Credit Allocation Committee to acquire and rehabilitate the 840 unit **Lakeside Village Apartments** at 4170 Springlake Drive. The developer intends to renovate the existing buildings and make the rental units 100% affordable including lowered rents. The developer does not need any City or Redevelopment Agency subsidy. The potential conversion of the existing 840 units from market rate to affordable will help assist the City meet its State and federal affordable housing goals, particularly for low income renters. Construction is expected to begin in June 2012. (District 2)

Economic Trends

- Through December of the 2011-12 fiscal year, the Division of Building and Safety issued 1,251 permits, with a total project valuation of \$117 million. The number of permits issued was up 1.96% from the same period of the prior year; however the valuation of the projects was up by 526%. This significant increase in project valuation is due to the construction of the Kaiser Medical Center and improvements at the City's Water Pollution Control Plant. (Citywide)