



hayward bypass

hayward bypass property program

NEWS

The Hayward Bypass Property Program is an effort by the California Department of Transportation (the Department) to dispose of property originally acquired for the Hayward Bypass project as a result of the determination that the project will not be built. Due to a number of issues related to the project, including pending legal issues, the Department has not yet defined the procedures that will guide property disposal.

A community meeting was held on December 12, 2007, at Centennial Hall in Hayward. At the meeting, the Department committed to providing timely information to the community. This newsletter is one way to ensure that residents in the area may be informed of progress made in the property disposal process. The Department is also posting frequently asked questions and answers on the Program website, www.dot.ca.gov/dist4/238hayward.

frequently asked questions

Q What is the Department's definition of excess land?

A Excess land is defined as either property or an interest in property owned by the State of California, Department of Transportation which the Department originally acquired for a transportation project or other operational need, such as a maintenance station, and which is no longer required. The property or interest in property becomes excess when it is no longer needed for either the purpose for which it was originally acquired or for any other planned Department-related purpose.

Q Is the property the Department acquired for the Hayward Bypass project now excess land?

A No, property acquired for the Hayward Bypass project has not, as yet, been classified as excess land. The parcels will be classified as excess land after the California Transportation Commission formally rescinds the Hayward Bypass freeway alignment adoption. Under current planning schedules, the Commission will be asked to take this action sometime during 2009.

Q How can I find out if a particular parcel is available for sale?

A Once parcels acquired for the Hayward Bypass project are classified as excess land, maps and specific parcel information will be posted on the Department's website together with details concerning the estimated

schedule and process for sale of individual parcels as these details are developed.

Q How will the Department proceed with the disposal of excess parcels acquired for the Hayward Bypass project?

A The Department's objective is to find the most fair and equitable solution for all parties and divest itself of ownership of the parcels at the earliest practical time. Parcel-specific details will be developed as part of the overall disposal process.

Q How is excess land sold?

A Most parcels of excess land are sold at a public auction to the highest responsible bidder. Under certain circumstances, there are alternate procedures used in lieu of this standard practice. For example:

- Excess parcels may be disposed of at the fair market value, determined by one or more appraisals, by direct sale or lease to a local public agency, housing authority or redevelopment agency within whose jurisdiction the property is located.
- Occupants of single family residences who have occupied the residence for at least five consecutive years and who are current in all rent obligations may be offered the

stay tuned!

The Department will be conducting another survey in the near future to obtain more detailed information. A part of the survey may involve one-on-one interviews with residents to determine the community's housing needs.

thanks!

tenant survey a success!

Thanks to all who completed the tenant survey that was distributed in January. Information from the respondents will help the Department in its efforts to make the property disposal process fair, equitable and understandable to all affected by the program.