



HAYWARD BYPASS PROPERTY PROGRAM

Community Meeting Summary *December 12, 2007*

January 2008

Prepared by:



I. Introduction

Beginning in the 1960s, Caltrans purchased a number of properties to build a proposed highway adjacent to State Route 238 known as the Hayward Bypass. After a long-term planning and review process that spanned over 35 years, a decision was reached that the project will not be constructed, in large part due to a lack of community support. Caltrans must now begin a process to dispose of the land that is no longer needed for the project. Toward that end, Caltrans has initiated the Hayward Bypass Property Program to keep tenants and local residents of the properties informed of the property disposal process.

On December 12, 2007, Caltrans hosted a meeting at Centennial Hall in Hayward that was attended by approximately 100 community members. The meeting provided an opportunity for the community to learn about the project, ask questions and offer comments. The purpose of this document is to summarize the results of that meeting and identify the main comments and questions that were raised.

The meeting began with a welcome and introduction by **Bijan Sartipi**, Caltrans District Director. **Mark Zabaneh**, Caltrans project manager for the Hayward Bypass Property Program next provided an overview presentation covering the project history and background, as well as an overview of the process. **The PowerPoint presentation is available on the project website, <http://www.dot.ca.gov/dist4/238hayward/>**

II. Questions and Comments

Following the presentations, participants had an opportunity to ask questions and make comments. Participants' comments and questions fell into the following areas:

Tenants' Rights

Many people were interested in understanding their rights as tenants to purchase property. Others wanted to know whether the same disposition process would apply to commercial as to residential tenants.

Property Assessment

Most of the questions in this topic area had to do with the process for determining fair market value of the Hayward Bypass properties. Community members were assured that they could be present during the assessment process of their residence to describe any problems associated with the property.

Legal Issues

As described in the presentations there are a couple of pending legal actions that have yet to be resolved. Participants were interested in knowing the nature of these legal issues and who was involved.

Timing

Many in attendance were interested in getting a sense of the overall timing of this process; i.e., when will the assessment and disposal process commence, and whether there would be one timeline for all parcels.

LATIP

There were a number of questions regarding the Local Alternative Transportation Improvement Program (LATIP) process, which will identify a set of projects in the area of the Hayward Bypass that will be funded by the sale of excess land.

Decisionmaking Process

Many participants wanted to know how and by whom the rules for property disposition would be established. Some were interested to know if the Roberti Bill might apply to this project.

Other

Some additional questions related to other rules that might apply to the property disposition process. Participants were assured that in the meantime Caltrans will continue to make repairs to properties and otherwise fulfill its obligations as landlord. The City of Hayward and Alameda County will continue to provide services the properties.

III. Response

Caltrans provided many answers regarding typical or usual processes. Caltrans noted that because of the unique nature of this project and the unresolved legal issues related to the project, it is not possible to provide definitive answers to many questions at this time. Caltrans remains committed to providing information of interest to the community as soon as it becomes available. This information will be shared in a variety of ways:

- Via a "Frequently Asked Questions" form posted on the project website (<http://www.dot.ca.gov/dist4/238hayward/>).
- Via a printed newsletter that will be mailed to residents and stakeholders periodically.
- At future public meetings to be scheduled.

IV. Next Steps

At the conclusion of the meeting, Caltrans highlighted the next steps in the Hayward Bypass Property Program process:

- Produce a *Frequently Asked Questions* sheet by the end of January 2008
- Distribute newsletters at regular intervals
- Maintain the project website (www.dot.ca.gov/dist4/238hayward)
- Continue to hold public meetings as necessary