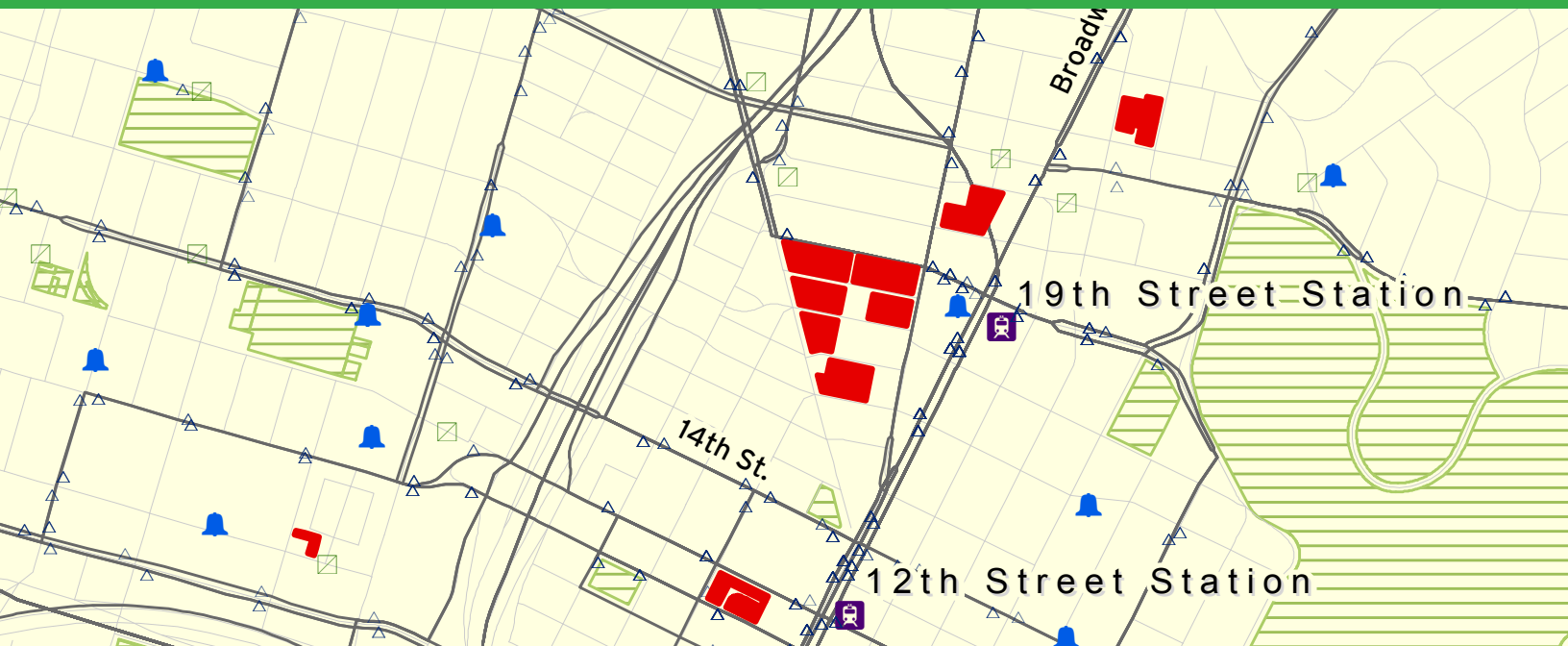




UNTAPPED RESOURCES

POTENTIAL BAY AREA SITES FOR AFFORDABLE
TRANSIT-ORIENTED DEVELOPMENT



CO-AUTHORS:

Michael Lane, Policy Director, NPH

Libby Seifel, Founder and President, Seifel Consulting Inc.

RESEARCH SUPPORT PROVIDED BY:

Pilar Lorenzana-Campo, Deputy Policy Director, NPH

Danielle Mazzella, Policy & Research Intern, NPH

Seifel Consulting Inc.

EDITOR:

Sarah Gudernatch, Communications Manager, NPH

PHOTOGRAPHY:

cover:

top image: **Bruce Damonte/courtesy of David Baker Architects**

middle image: **Proehl Studios/courtesy of David Baker Architects**

ACKNOWLEDGMENTS

The Non-Profit Housing Association of Northern California (NPH) and Seifel Consulting Inc. (Seifel) collaborated on this report to drive creation of affordable transit-oriented development (TOD) in Bay Area communities.

By providing concrete information on available sites, we hope to enable our partners working on the ground - advocates, developers, and residents - to push for the development of affordable TOD in their communities and help shape a future that is prosperous for all.

Special thanks to Great Communities Collaborative for their generous support in making this report possible. GCC is a network of organizations dedicated to creating healthy, thriving, and affordable neighborhoods in the Bay Area, anchored by transit and linked to important amenities and services. As a founding member of GCC, NPH joins other core partners including regional policy leaders, community groups, businesses, local and regional government agencies, and funders to lend knowledge on crafting sustainable and equitable policies and plans.

TO LEARN MORE:



EXECUTIVE SUMMARY

FORMER REDEVELOPMENT PROPERTIES: POTENTIAL SITES FOR AFFORDABLE TOD

Given current real estate pressures in the Bay Area, finding and securing sites for affordable TOD is extremely challenging. With two million new residents expected in the Bay Area by 2040, Plan Bay Area, adopted in the Summer of 2013, directs 80% of future growth into just 5% of regional land area. While the established Priority Development Areas (PDAs) are intended to accommodate infill housing development and employment centers, housing affordability is threatened as all development is forced into relatively limited geographical areas.

With land for development scarce, nonprofit developers are competing for limited land resources with market-rate developers, as well as commercial and industrial uses. In addition to increased competition, land scarcity increases land prices, which translates into higher housing costs in a market where average income earners are already priced out. At the same time, many of the new jobs expected in the Bay Area are low-wage earning, exacerbating the current jobs-housing fit and further increasing the need for affordable housing.

The constraints of infill development create a need for additional tools to facilitate affordable TOD site acquisition. While the elimination of redevelopment dramatically decreased local funding sources, the wind down process offers a time-sensitive opportunity for developers and communities to secure former redevelopment sites for sustainable, transit-oriented development that includes affordable housing.

Untapped Resources identifies former redevelopment properties as potential resources for the development of affordable TOD by evaluating their proximity to transit, open space and schools (the key criteria used by various funding sources for affordable housing).

Each former redevelopment agency's (RDA) designated Successor Agency must meet a series of dissolution requirements in order to sell or develop existing land. Part of this process includes receiving a Finding of

Completion (FOC) from the State's Department of Finance (DOF), which then allows the Agency to dispose of properties based on a Long Range Property Management Plan (LRPMP). The LRPMP includes an inventory of all agency-owned properties and a designation for how the properties will be utilized, sold or retained.

Using these LRPMPs, NPH and Seifel identified the location of former redevelopment properties in Bay Area cities that are located along transit corridors and are projected to accommodate a significant amount of infill development. In addition to identifying potential sites, NPH coordinated programs to provide technical assistance, education, and advocacy for a targeted group of Redevelopment Successor Agencies. This included meeting with State legislators and staff and the DOF to discuss challenges in and propose remedies for the property dissolution process.

The *Untapped Resources* Executive Summary is organized into the following sections:

- Criteria and Site Identification Process
- List of Potential Properties
 - Exhibits 1-3: Maps of Potential Sites in Oakland
- Outreach, Education and Advocacy
- Conclusion and Recommendations
- Attachment 1: Status of Former Redevelopment Agency Property Disposition Process
- Attachment 2: Websites for Additional Information
- Attachment 3: Potential TOD/Affordable Housing Property Information (for Bay Area communities)

We hope this research enables our on-the-ground partners to identify affordable TOD sites in their communities and to advocate for the provision of specific sites located near transit to include affordable housing.

EXECUTIVE SUMMARY

CRITERIA AND SITE IDENTIFICATION PROCESS

Given the large number of communities within the Bay Area, the first step in the research effort was to identify and prioritize transit-oriented locations. Using GCC's list of key transit-oriented areas, regional transit and planning agency projections (MTC and ABAG), as well as a review of potential development capacity in the transit-oriented areas, a summary matrix of potential communities was prepared.

Due to the time-sensitive nature of the redevelopment wind-down process, the first priority was to identify properties in communities with LRPMPs that have been approved by DOF. However, as the DOF approval process for LRPMPs has taken longer than anticipated, sites were also identified based on LRPMPs submitted to DOF but not yet approved.

Each LRPMP must describe the key characteristics of each property and propose a disposition strategy for each

site in accordance with State law. Properties designated for governmental use, small sites (5,000 sq. ft. or less), and those that will be developed based on an existing legal obligation (which includes agreements to build TOD in some communities) were excluded from this study's consideration. Sites designated in the LRPMP for "Future Development" and "For Sale", likely represent the most suitable future sites for affordable TOD.

NPH and Seifel considered a variety of development factors, including property size, land use designation, area planning goals and zoning. Given the broad range of sites identified, the best evaluation tool was determined to be a set of maps that display property sizes and locations in relationship to transit, parks and schools— the key criteria used by funding sources for affordable housing. The following maps were prepared based on information presented in the LRPMPs for each community evaluated in this study:

- Map of potential LRPMP sites, overlaid with transit stations/routes, parks and public schools
- Map showing a ½-mile radius around each LRPMP site, illustrating distance to transit

LIST OF POTENTIAL SITES *

Based on the criteria mentioned above, Seifel and NPH identified potential sites in the following communities:

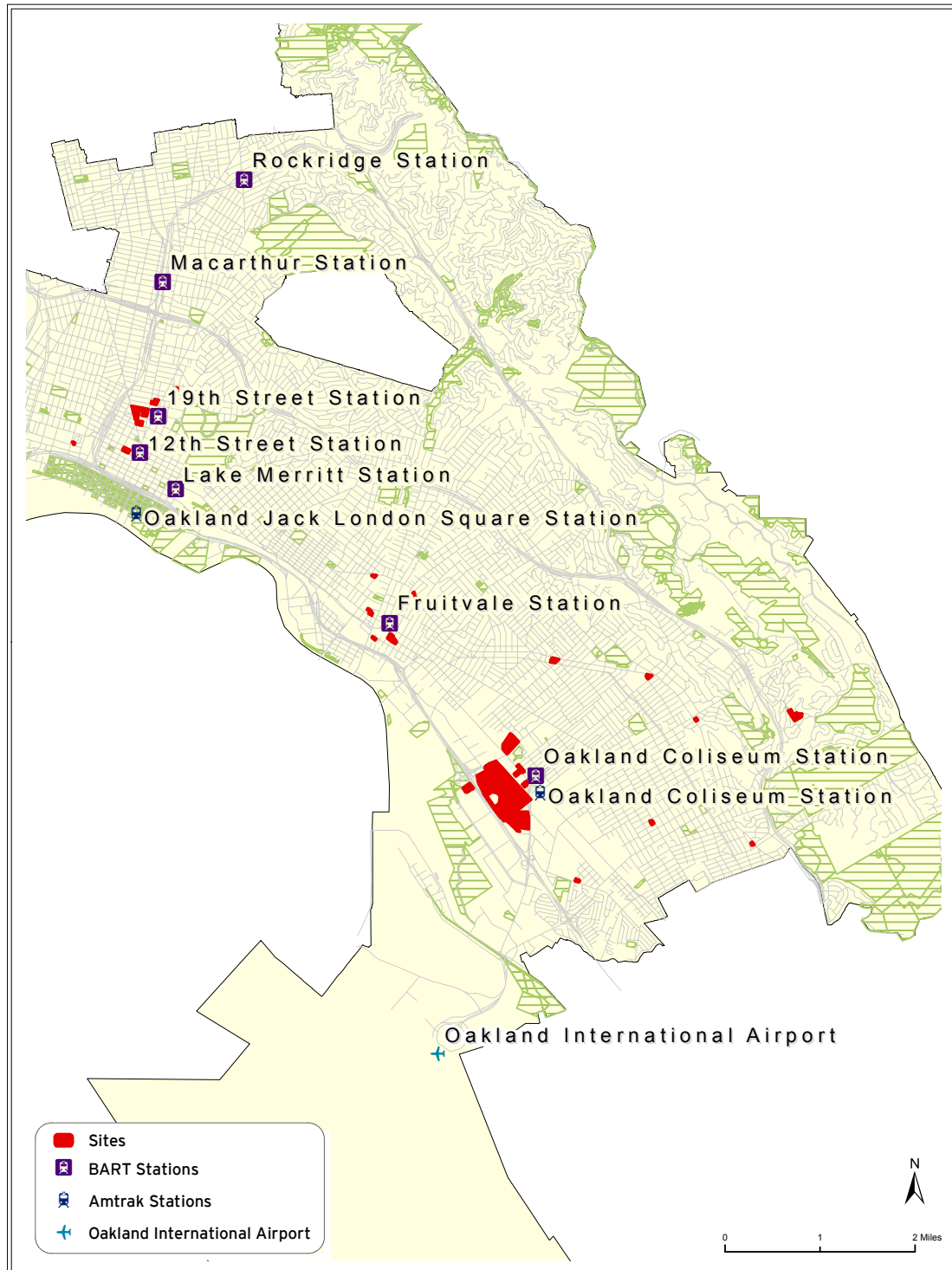
City/County	LRPMP Status*	Location of Potential Sites	TOD Potential
Alameda County	APPROVED	Along East 14th Street	Heavily traveled bus corridor.
City of Concord	Under review	Downtown area	Access to BART and bus transit.
City of Hayward	Under review	Along Mission Boulevard	Heavily traveled bus corridor; access to BART.
City of Mountain View	APPROVED	Downtown area	Access to Caltrain; combine with other City-owned properties to create usable sites.
City of Oakland	APPROVED	1. Uptown and Lake Merritt area 2. Fruitvale Station area 3. Coliseum area	Access to BART and bus transit.
City of San Mateo	Under review	Downtown area	Access to Caltrain and bus transit; some sites currently important parking resources.
City of South San Francisco	Under review	1. Downtown area 2. Near Caltrain station 3. Along El Camino Real	Access to Caltrain and BART.
City of Union City	APPROVED	1. Station district 2. Along Mission Boulevard	Access to BART and bus transit; some currently under development as TOD.

* Status as of November 15, 2014. This report utilizes information presented in LRPMPs as of this date.

EXECUTIVE SUMMARY

NPH has the electronic GIS files that produced the following maps as well as the underlying database of properties identified as potential affordable TOD sites. Please contact the NPH Policy team for additional maps and information.

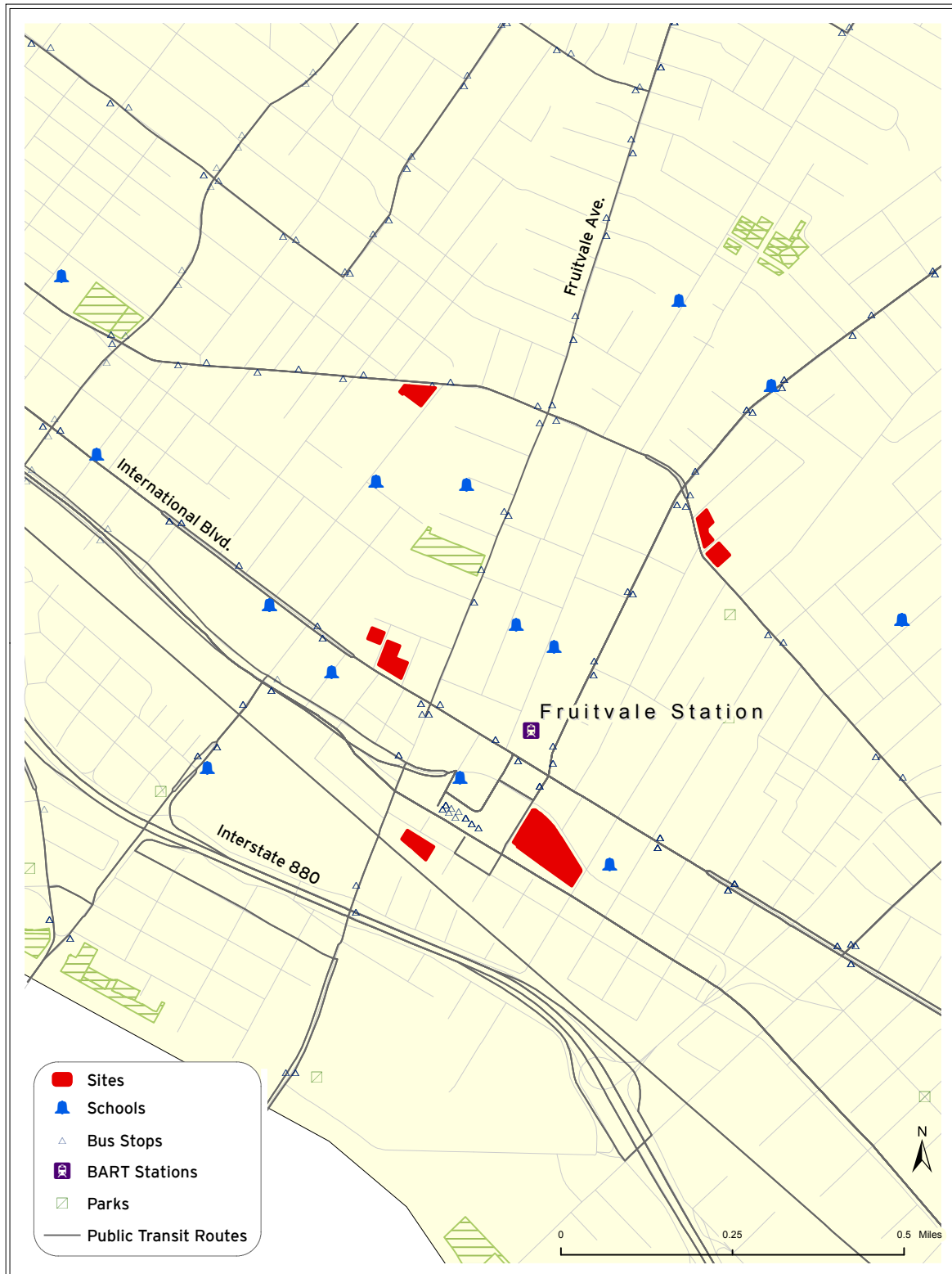
EXHIBIT 1: POTENTIAL SITES IDENTIFIED IN OAKLAND, CALIFORNIA



Provided by the Non-Profit Housing Association of Northern California, 2014.

EXECUTIVE SUMMARY

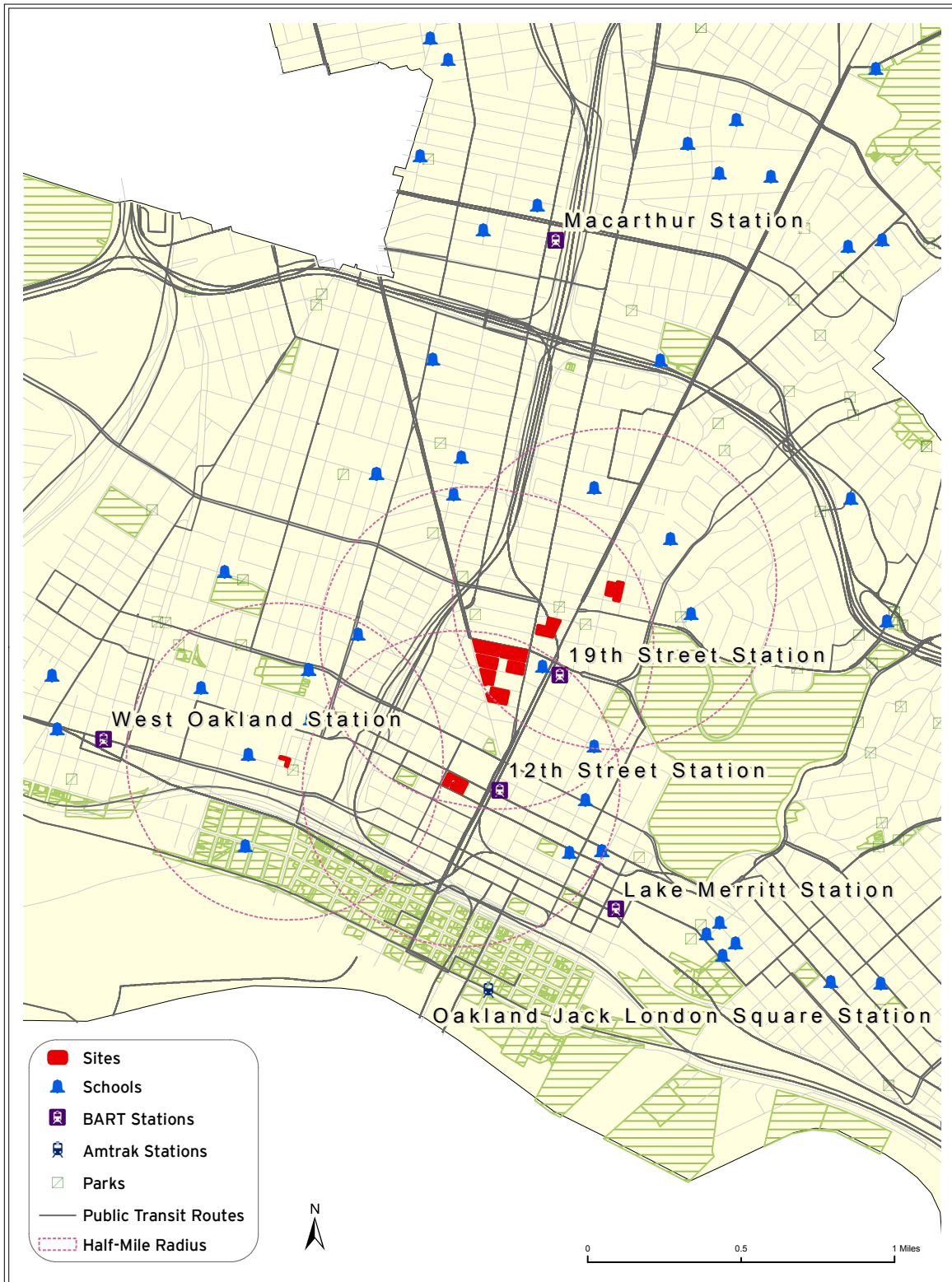
EXHIBIT 2: POTENTIAL SITES IDENTIFIED NEAR FRUITVALE IN OAKLAND, CALIFORNIA



Provided by the Non-Profit Housing Association of Northern California, 2014.

EXECUTIVE SUMMARY

EXHIBIT 3: POTENTIAL SITES IDENTIFIED NEAR UPTOWN OAKLAND, CALIFORNIA



Provided by the Non-Profit Housing Association of Northern California, 2014.

EXECUTIVE SUMMARY

OUTREACH, EDUCATION AND ADVOCACY

While Bay Area Successor Agencies proceeded through the FOC and LRPMP processes, a number of issues and concerns were raised regarding DOF's review process and interpretation of redevelopment dissolution law.

A key focus of this project was to provide technical assistance, education and advocacy to Successor Agencies and assist them during the preparation of their LRPMPs. This included sharing information and best practices among communities, as well as working to develop legislation that could facilitate the disposition of sites for affordable TOD.

In summary, NPH and Seifel performed the following outreach services:

- Facilitated a Brown Bag training in 2013 for Successor Agencies and developers on categorizing sites and methods to ensure an expedited LRPMP approval.
- Worked with several target communities to provide advocacy and technical information during the DOF review process that would help facilitate TOD development.
- Held meetings and conference calls with California legislative staff and DOF to discuss challenges in the property dissolution process.
- Prepared advocacy recommendations and technical analysis of key issues related to the property disposition process. (See NPH website: Recommendations for Property Disposition of Former Redevelopment Properties, August 2013.)
- After meeting with DOF staff, prepared an updated technical legal analysis that was submitted to DOF and legislative staff for consideration. (See NPH website: Technical Analysis Regarding DOF Interpretations on Property Disposition Process, November 2013.)
- Worked with legislative staff on 2014 legislation related to the potential provision of properties for affordable TOD.
- Assembly Bill 2135 (Ting) takes effect in 2015 and strengthens the right of first refusal to obtain non-redevelopment surplus land held by local agencies for affordable housing. This bill gives developers more time to negotiate the purchase of surplus lands, stipulates that surplus land can be sold for less than fair market value, and requires that 100 percent affordable housing developments be given first priority.
- Senate Bill 1129 (Steinberg) would have facilitated affordable TOD by clarifying redevelopment dissolution law to provide greater certainty during the property disposition process. Although this bill received widespread support in both the Senate and Assembly, Governor Brown vetoed the bill, indicating that he is willing to work with the Legislature in the next session to refine the redevelopment agency dissolution statutes.

EXECUTIVE SUMMARY

CONCLUSION AND RECOMMENDATIONS

Housing costs in the Bay Area are among the highest in the country and building homes that people of all income levels can afford must be a priority. With land scarce and competition stiff, targeted strategies to drive affordable housing development are needed.

Continued research, education and advocacy will be necessary as the LRPMP process moves forward, and communities begin to sell and/or develop properties. Many communities continue to experience budget and staffing constraints, and need advocates and developers to encourage the development of former redevelopment sites as affordable TOD, including mixed-use and mixed income development.

In addition, surplus land held by local agencies may also be available for development, and some of these sites could be combined with former redevelopment sites to make an even larger development parcel. Great vigilance is required during the surplus land process, and nonprofit development organizations should send letters to local jurisdictions, agencies, authorities and special districts formally requesting to be notified when surplus land becomes available for disposition. To create equitable, thriving communities, a large portion of these parcels must be dedicated for homes affordable to lower-income workers and families.

NPH considers the dedication of publicly-held land for affordable housing development, including land held by our local and regional public transit agencies, to be a key strategy and best practice. As the Bay Area continues to grow, its future prosperity will depend on a coordinated effort to meet the rising housing needs of current and future residents.

NPH will continue outreach, education and advocacy work to help create the requisite political will at the regional and local levels. In addition, new legislation in 2015 is needed to provide additional funds for affordable TOD and to facilitate the redevelopment dissolution process.

The following key funding resources from the redevelopment dissolution process should also be further explored and leveraged in 2015 for affordable TOD:

- Boomerang funds - recaptured Tax Increment Financing from former RDAs.
- Affordable housing loan repayment funds - funds borrowed from the 20 Percent Housing Tax Increment set-aside by former RDAs and able to be repaid out of residual tax increment.
- Unspent bond proceeds from bonds issued prior to 2011 by former RDAs.
- If new legislation is crafted and signed into law in 2015, unspent bond proceeds from bonds issued in 2011 by former RDAs.

EXECUTIVE SUMMARY

ATTACHMENT 1: STATUS OF FORMER REDEVELOPMENT AGENCY PROPERTY DISPOSITION PROCESS FOR TRANSIT-PRIORITY AREAS

City	County	Location	MTC Priority City	Finding of Completion	LRPMP Due Date	Oversight Board LRPMP Adoption Date	DOF LRPMP Approval Date	TOD Property Potential
Antioch	Contra Costa	Antioch Hillcrest Ave		N/A	N/A	N/A	N/A	To be determined
Concord	Contra Costa	Downtown Concord	x	8/7/13	2/7/14	1/16/14	N/A	Downtown near Concord BART
Daly City	San Mateo	Mission BART Corridor		N/A	N/A	N/A	N/A	To be determined
East Palo Alto	San Mateo	East Palo Alto-Ravenswood Business District		7/16/13	1/16/14	1/7/14	N/A	Governmental Use Only
El Cerrito	Contra Costa	San Pablo Avenue		N/A	N/A	N/A	N/A	To be determined
Fairfield	Solano	Various	x	4/18/13	10/18/13	8/12/13	2/27/14	To be determined
Fremont	Alameda	Centerville	x	3/29/13	9/29/13	5/1/13	12/13/13	Next to Amtrak Station
Hayward	Alameda	South Hayward BART	x	11/8/13	5/8/14	10/18/13	N/A	Next to BART
Livermore	Alameda	Livermore Downtown	x	7/26/13	1/26/14	9/25/13	N/A	Bus access, future BART access
Milpitas	Santa Clara	Central Milpitas	x	6/27/14	12/27/14	N/A	N/A	Near future Warm Springs BART Station
Mountain View	Santa Clara	Mountain View	x	11/14/13	5/13/14	9/20/13	2/7/14	Near Caltrain Station
Oakland	Alameda	Oakland Broadway/Valdez	x	5/29/13	11/29/13	7/15/13	5/29/14	Uptown near 19th St BART
Oakland	Alameda	Oakland Lake Merritt	x	5/29/13	"	"	"	Near 19th St, 12th St & Lake Merritt BART
Oakland	Alameda	Oakland International Blvd	x	5/29/13	"	"	"	Adjacent to Fruitvale BART
Pittsburg	Contra Costa	Pittsburg Railroad Ave		8/26/13	2/26/14	10/15/12	N/A	Pittsburg/Baypoint BART a couple miles west
Pittsburg	Contra Costa	Pittsburg/Bay Point BART Station		"	"	"	N/A	BART 1-2 miles west of properties
Richmond	Contra Costa	Central Richmond	x	N/A	N/A	N/A	N/A	None likely in LRPMP
San Carlos	San Mateo	Railroad Corridor		4/18/13	10/18/13	4/30/13	N/A	Near Caltrain Station
San Leandro	Alameda	San Leandro Downtown		N/A	N/A	N/A	N/A	To be determined
San Mateo	San Mateo	San Mateo Downtown	x	4/18/13	10/18/13	9/29/14 (rev)	N/A	Near Caltrain Station (parking lot properties)
Santa Clara	Santa Clara	Bayshore North Area near Convention Center and Downtown	x	N/A	N/A	N/A	N/A	Near VTA Light Rail and bus access along major corridors
Santa Rosa	Sonoma	Santa Rosa Downtown	x	N/A	N/A	N/A	N/A	To be determined
Santa Rosa	Sonoma	North Santa Rosa	x	N/A	N/A	N/A	N/A	To be determined
South San Francisco	San Mateo	South San Francisco Downtown		5/24/13	11/24/13	11/19/13	N/A	Near El Camino BART and Downtown Caltrain
Sunnyvale	Santa Clara	Downtown Sunnyvale	x	N/A	N/A	N/A	N/A	Near Caltrain Station (exclusively parking lot properties for Town Center)
Unincorporated	Alameda	Ashland/Cherryland		4/26/13	10/26/13	7/3/13	7/2/14	Along E 14th
Union City	Alameda	Union City BART Station		4/1/13	10/1/13	4/22/13	11/8/13	Adjacent to BART Station
Walnut Creek	Contra Costa	Walnut Creek		10/3/13	4/3/14	1/15/14	6/30/14	Governmental Use Only

Finding of Completion (or FOC) = Date when Successor Agency received notification from Department of Finance that it has completed all key requirements necessary before it can begin property disposition process.

LRPMP = Long Range Property Management Plan, which is the property disposition document that outlines the disposition process for each property. LRPMP must be submitted within six months of Finding of Completion.

DOF LRPMP Approval Date = Date when California Department of Finance approved Long Range Property Management Plan, which then allows the Successor Agency to transfer or dispose of properties.

N/A = Information not available as of 11/15/14.

Source: Great Communities Collaborative, California Department of Finance (as of 11/15/14), City and Successor Agency websites, Seifel Consulting Inc.

EXECUTIVE SUMMARY

ATTACHMENT 2: WEBSITES FOR ADDITIONAL INFORMATION

STATUS OF DOF APPROVALS RELATED TO FOC AND LRPMP PROCESSES

- Finding of Completion Letters that DOF has issued
http://www.dof.ca.gov/redevelopment/finding_of_completion/Finding-of-Completions_Letters/
- Approved Long Range Property Management Plans submitted by California Cities and Counties
http://www.dof.ca.gov/redevelopment/long_range_property_management/LRPMPC_Plans/
- Long Range Property Management Plan Approval Letters
http://www.dof.ca.gov/redevelopment/long_range_property_management/LRPMPC_Letters/

OVERSIGHT BOARD WEBSITE URLS

Alameda County

<http://www.acgov.org/cda/successor/>

Antioch

<http://www.ci.antioch.ca.us/CityGov/agendas/default.asp>

Campbell

<http://www.ci.campbell.ca.us/AgendaCenter/Successor-Agency-8>

Concord

<http://www.cityofconcord.org/page.asp?pid=a09>

Daly City

http://www.dalycity.org/City_Hall/Meeting_Agendas_and_Minutes/Oversight_Board.htm

East Palo Alto

<http://www.ci.east-palo-alto.ca.us/AgendaCenter/Oversight-Board-7>

El Cerrito

<http://www.el-cerrito.org/Archive.aspx?AMID=86>

Fairfield

http://www.fairfield.ca.gov/gov/depts/manager/oversight_board.asp

Fremont

<http://www.fremont.gov/476/Successor-Redevelopment-Agency>

Hayward

<http://www.hayward-ca.gov/city-government/alameda-county-agencies-&-other-organizations/hsaob.shtm>

Lafayette

http://lafayette.granicus.com/ViewPublisher.php?view_id=22

Livermore

<http://www.cityoflivermore.net/citygov/lisa/>

EXECUTIVE SUMMARY

ATTACHMENT 2: OVERSIGHT BOARD WEBSITE URLS (CONT)

Milpitas

https://www.ci.milpitas.ca.gov/government/task_force/oversight_board_2013.asp

Mountain View

http://www.mountainview.gov/council/agendas/oversight_board.asp

Oakland

<http://www2.oaklandnet.com/Government/o/CityAdministration/d/NeighborhoodInvestment/a/OversightBoard/index.htm>

Pittsburg

<http://www.ci.pittsburg.ca.us/index.aspx?page=395>

Richmond

<http://www.ci.richmond.ca.us/index.aspx?NID=97>

San Carlos

http://www.cityofsancarlos.org/depts/ed/programs_and_projects/redevelopment_agency.asp

San Leandro

http://www.sanleandro.org/depts/cd/bizdev/successor/oversight_board_agendas_highlights_n_meeting_materials.asp

San Mateo

<http://www.cityofsanmateo.org/index.aspx?NID=2421>

San Pablo

<http://www.ci.san-pablo.ca.us/index.aspx?NID=1294>

San Rafael

<http://www.cityofsanrafael.org/econdev-rda-docs>

Santa Clara

<http://santaclaraca.gov/index.aspx?page=2522&showpast=1>

Santa Rosa

<http://ci.santa-rosa.ca.us/departments/economicdev/boards/OversightBoard/Pages/default.aspx>

South San Francisco

<http://www.ssf.net/Archive.aspx?AMID=87>

Sunnyvale

<http://sunnyvale.ca.gov/CityGovernment/RSAOversightBoard.aspx>

Union City

<http://lf2.unioncity.org/weblink8/0/fol/64/Row1.aspx>

Walnut Creek

<http://www.walnut-creek.org/citygov/sarda/default.asp>

UNTAPPED RESOURCES

ATTACHMENT 3: POTENTIAL TOD/AFFORDABLE HOUSING PROPERTY INFORMATION (BY AREA, LISTED BELOW), INCLUDING:

- Map of potential LRPMP sites, overlaid with transit stations/routes, parks and public schools
- Map showing a ½-mile radius around each LRPMP site, illustrating distance to transit
- Page excerpts from LRPMPs, showing more precise property locations, including assessor parcel numbers (APNs) for properties

Attachment 3A. Alameda County

Attachment 3B. City of Concord

Attachment 3C. City of Hayward

Attachment 3D. City of Mountain View

Attachment 3E. City of Oakland

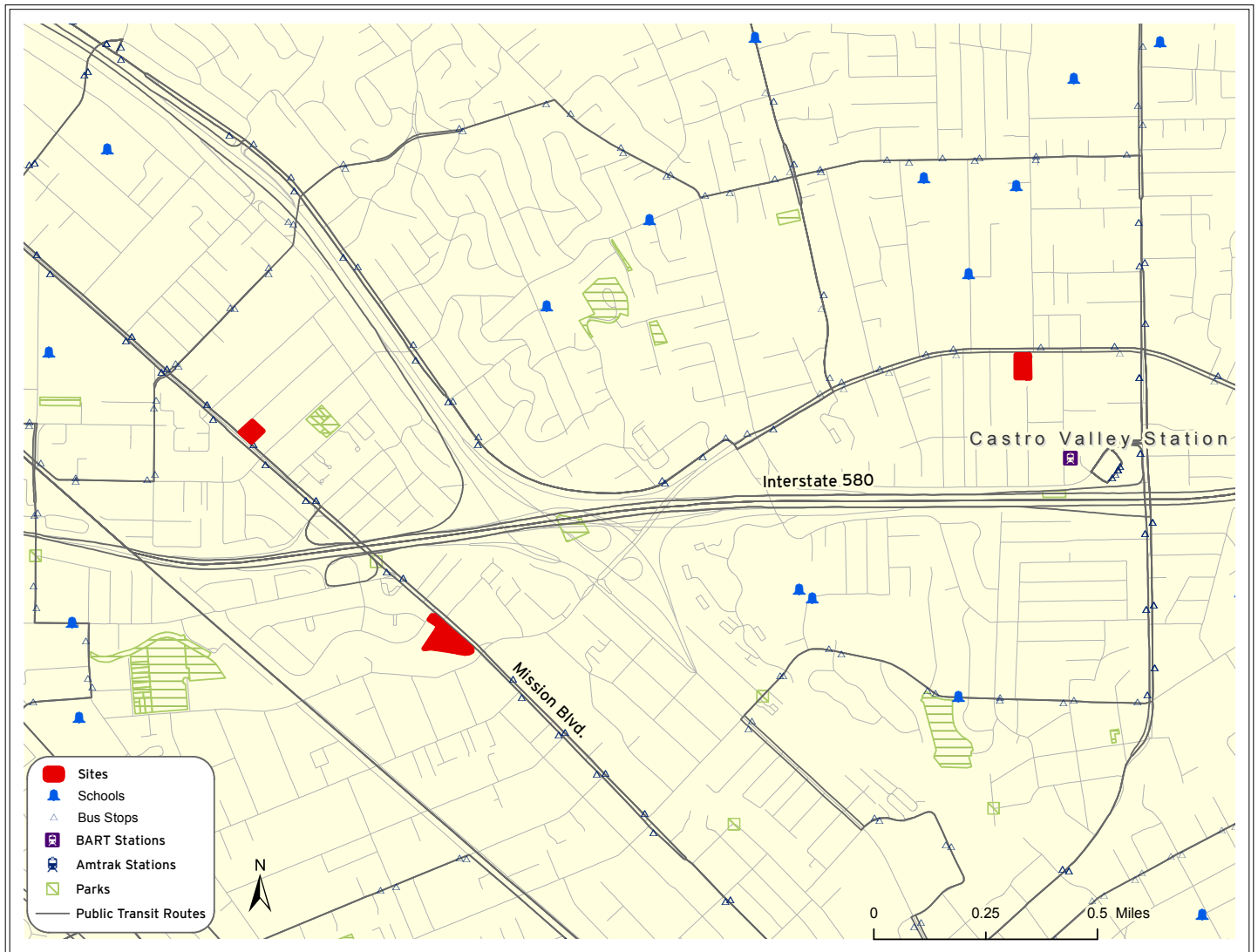
Attachment 3F. City of San Mateo

Attachment 3G. City of South San Francisco

Attachment 3H. City of Union City

UNTAPPED RESOURCES

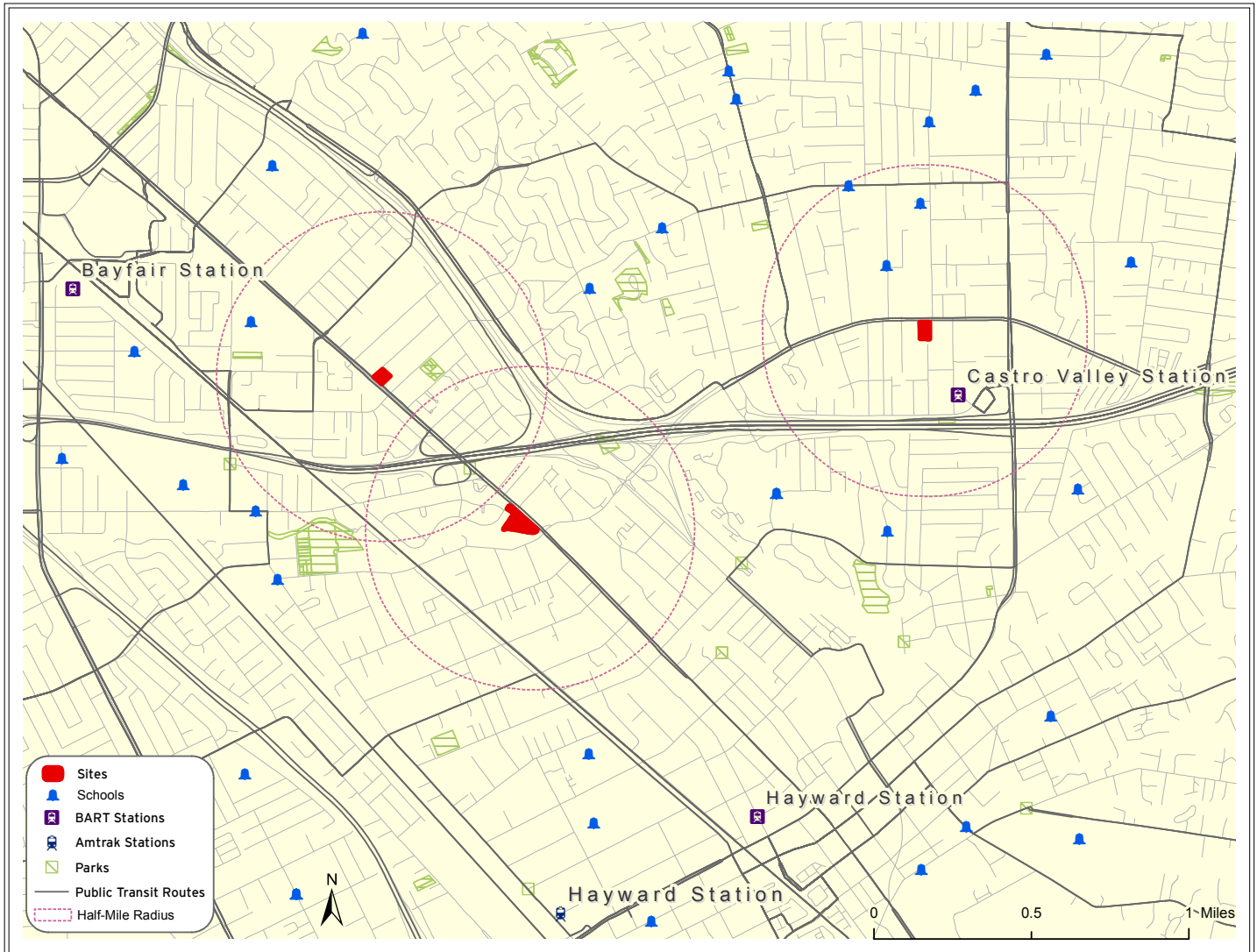
ATTACHMENT 3A: POTENTIAL SITES IDENTIFIED IN ALAMEDA COUNTY, CALIFORNIA



Provided by the Non-Profit Housing Association of Northern California, 2014.

UNTAPPED RESOURCES

ATTACHMENT 3A: POTENTIAL SITES IDENTIFIED IN ALAMEDA COUNTY, CALIFORNIA



Provided by the Non-Profit Housing Association of Northern California, 2014.

UNTAPPED RESOURCES

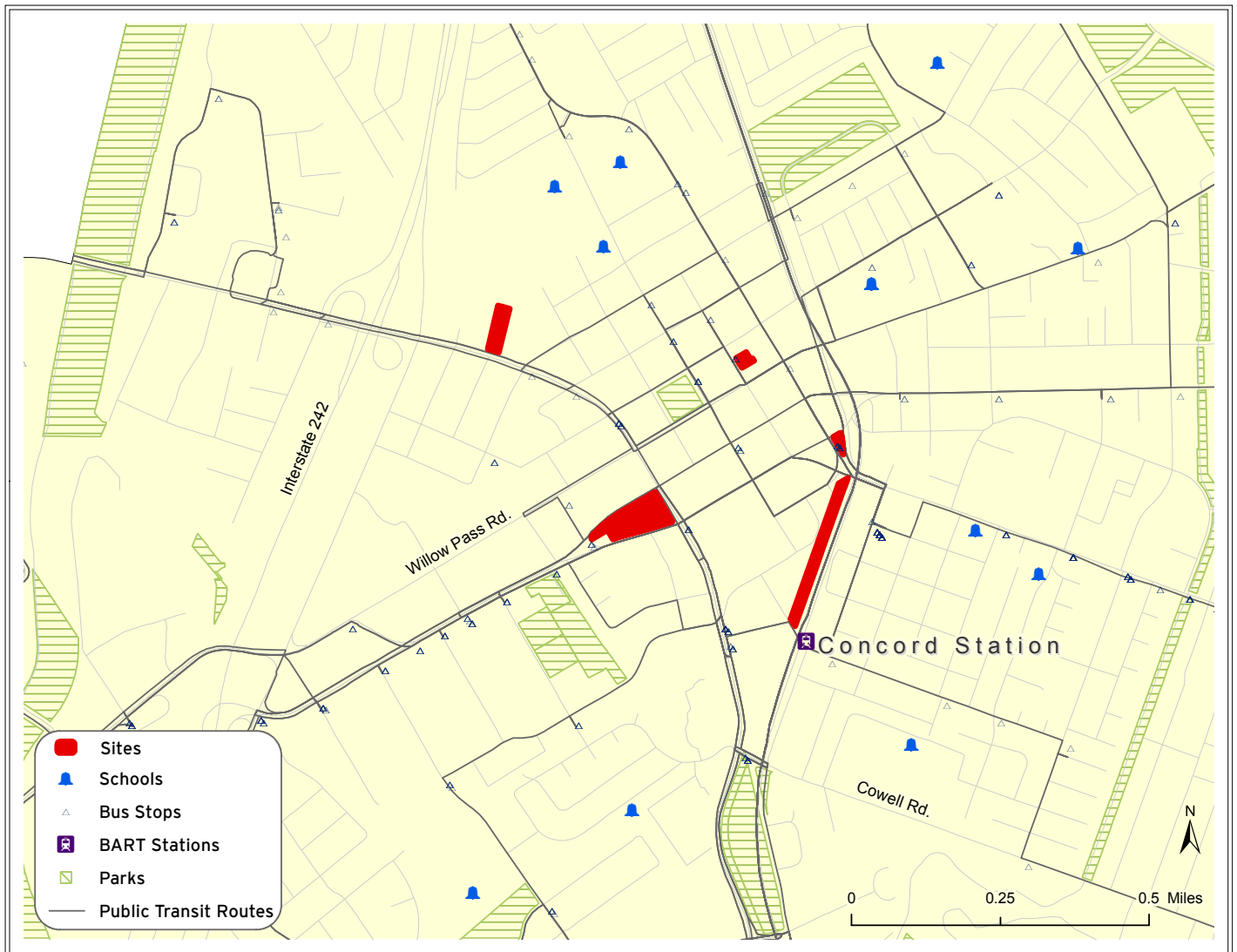
ATTACHMENT 3A: LISTING OF PROPERTY INFORMATION IN ALAMEDA COUNTY LRPMP *

Map	Assessor Parcel Number	Address	AB 1484 Classification	Recommended Intended Use Action
1	413-0035-010-00	278 Hampton Road	Approved Redevelopment Plan Use / County-Owned Use	Transfer to County and retain
2	429-0005-022-00	19745 Meekland Ave	Approved Redevelopment Plan Use / County-Owned Use	Transfer to County and retain
3	429-0005-023-00	19755 Meekland Ave	Approved Redevelopment Plan Use / County-Owned Use	Transfer to County and retain
4	412-0039-025-00	16080 Hesperian Blvd	Approved Redevelopment Plan Use	Transfer to County and retain
5	084A-0040-022-00	20853 Wilbeam Ave	Approved Redevelopment Plan Use	Transfer to County and retain
6	084A-0040-018-04	3295 Castro Valley Blvd	Approved Redevelopment Plan Use	Transfer to County and retain or sell for development
7	414-0021-078-00	20095 Mission Blvd	Approved Redevelopment Plan Use	Transfer to County and retain or sell for development
8	414-0021-079-00	20095 Mission Blvd	Approved Redevelopment Plan Use	Transfer to County and retain or sell for development
9	414-0021-080-00	20095 Mission Blvd	Approved Redevelopment Plan Use	Transfer to County and retain or sell for development
10	414-0021-060-00	20095 Mission Blvd	Approved Redevelopment Plan Use	Transfer to County and retain or sell for development
11	414-0021-061-00	20097 Mission Blvd	Approved Redevelopment Plan Use	Transfer to County and retain or sell for development
12	080-0078-026-14	16640 E.14th Street	Approved Redevelopment Plan Use	Transfer to County and retain or sell for development

* Properties designated as "Government Use" (properties 1-5) are not considered candidates for TOD.

UNTAPPED RESOURCES

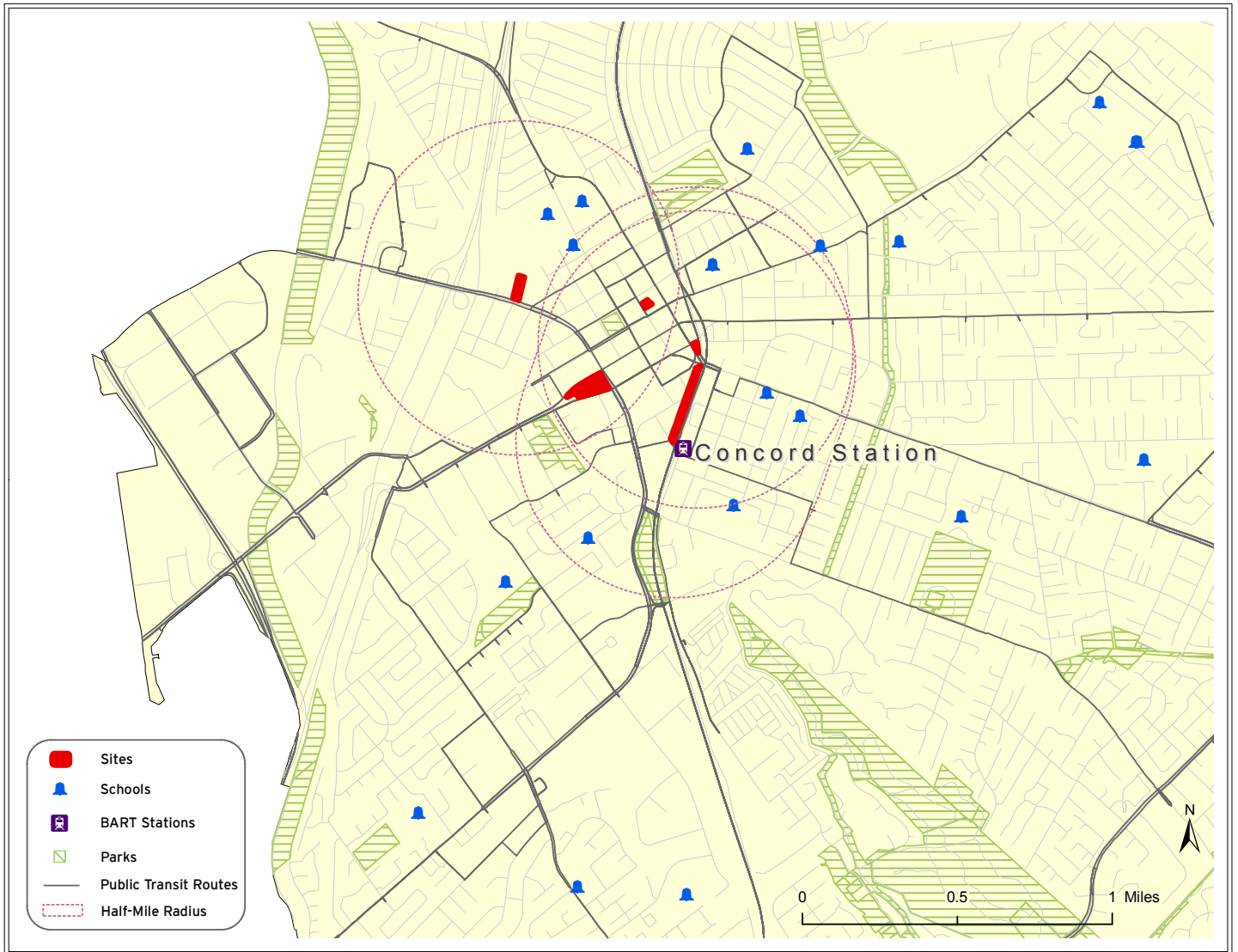
ATTACHMENT 3B: POTENTIAL SITES IDENTIFIED IN CITY OF CONCORD, CALIFORNIA



Provided by the Non-Profit Housing Association of Northern California, 2014.

UNTAPPED RESOURCES

ATTACHMENT 3B: POTENTIAL SITES IDENTIFIED IN CITY OF CONCORD, CALIFORNIA



Provided by the Non-Profit Housing Association of Northern California, 2014.

UNTAPPED RESOURCES

ATTACHMENT 3B: LISTING OF PROPERTY INFORMATION IN CITY OF CONCORD LRPMP*

Successor Agency: Concord County, Contra Costa

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATABASE

HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)				HSC 34191.5 (c)(1)(B)		HSC 34191.5 (c)(1)(C)				
No.	Property Type	Permissible Use	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value	Purpose for which property was acquired	Address	APN #	Lot Size	Current Zoning
Port Chicago Highway Median												
1	Roadway/Median	Governmental Use	8/3/1981	\$121,550	\$0	Market	November 2013	To facilitate right of way and street extension in order to improve circulation and access within the Project Area.	1660 East Street	113-288-001	10,280	Downtown Mixed Use (DMX)
2255 Salvio Street Garage												
2	Parking Lot/Structure	Governmental Use	Approximately 5/12/1983	Unknown	\$342,340	Market	November 2013	To provide off-street public parking facilities to assist with intensifying diversifying uses in the downtown.	2255 Salvio Street	112-136-019	33,976	Downtown Pedestrian
Concord Avenue Site (Concord Center B)												
3	Vacant Lot/Land	Future Development	12/12/2006	\$1,325,000	\$1,866,105	Market	November 2013	In accordance with Redevelopment Plan goals and objectives and to implement the former RDA's Strategic Plan, the site is in order to assemble a larger site for potential residential development	1701 and 1711 Concord Avenue	112-101-022	41,360	Downtown Mixed Use (DMX)
Town Center II/Galindo Street Site												
4	Vacant Lot/Land	Future Development	N/A	\$5,869,000	\$3,773,000	Market	November 2013	To eliminate blight and implement the former RDA's Strategic Plan by facilitating the future disposition of the site for development	Galindo Street/Clayton Road	126-143-012	135,036	Downtown Mixed Use (DMX)
5	Vacant Lots/Land	Future Development	7/25/2000 12/21/2001 12/22/2008	\$800,000 \$235,000 \$4,834,000	\$4,807,250	Market	November 2013	Land planned to be developed to create anchor type uses in the downtown such as residential, retail, office and higher education.	Several street addresses Bounded by Oak and Laguna Streets (see property description for addresses)	126-112-026 (126-112-015, 126-112-016, 126-112-017, 126-112-018, 126-112-021, 126-112-022, 126-112-024, 126-112-025)	46,609	Downtown Mixed Use (DMX)
Oak Street Site												

* Properties designated as "Governmental Use" and/or in zoning that precludes residential development are not considered candidates for TOD.

UNTAPPED RESOURCES

ATTACHMENT 3B: LISTING OF PROPERTY INFORMATION IN CITY OF CONCORD LRPMP CONT*

Successor Agency: Concord County: Contra Costa LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATABASE												
HSC 34191.5 (c)(1)(A)			HSC 34191.5 (c)(1)(B)			HSC 34191.5 (c)(1)(C)						
No.	Property Type	Permissible Use	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value	Purpose for which property was acquired	Address	APN #	Lot Size	Current Zoning
6	1601 Sutter Street		12/16/1998	\$1,946,573					Bounded by Mt. Diablo Street, Oak Street, Laguna Street and Galindo Street	126-122-001, 126-122-002, 126-122-003, 126-122-004, 126-122-005, 126-122-006, 126-122-007, 126-122-008, 126-122-009, 126-122-018, 126-122-022, 126-122-023	136,778	Downtown Mixed Use (DMX)
	Commercial	Sale of Property	2/24/1986	\$405,000	\$482,936	Market	November 2013	To maximize land use opportunities in, and establish the Project Area as the center of the community in symbolic, functional and economic terms	1601 Sutter Street	113-288-001	9,600	High Density Residential (RH)
7	1956 Colfax Street Site											
	Parking Lot/Structure	Sale of Property	9/15/1986	\$350,000	\$165,000	Market	November 2013	Provide commercial/job/residential opportunities close to BART and intensify/diversify uses surrounding Todos Santos Plaza	1956 Colfax Street	126-074-019	10,890	Downtown Pedestrian (DP)
8	1880 Market Street (Pine Street Site)											
	Vacant Lot/Land	Sale of Property	12/16/1986	\$1,025,000	\$1,237,100	Market	November 2013	To achieve the objectives of the Redevelopment Plan, the former RDA acquired the property to facilitate the gateway type development such as office or hotel type uses leading into the Project Area.	1880 Market Street	126-291-021	49,484	Regional Commerce (RC)

* Properties designated as "Governmental Use" and/or in zoning that precludes residential development are not considered candidates for TOD.

UNTAPPED RESOURCES

ATTACHMENT 3B: LISTING OF PROPERTY INFORMATION IN CITY OF CONCORD LRPMP CONT*

Successor Agency: Concord
County: Contra Costa
LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATABASE

No.	Property Type	Permissible Use	Estimate of Income/Revenue	Contractual requirement for income/revenue	History of environmental contamination, studies, and/or remediation, and brownfield site	HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)	HSC 34191.5 (c)(1)(H)
Port Chicago Highway Median								
1	Roadway/Median	Governmental Use	\$0	N/A	No known record of environmental contamination	There is no potential for development on this site due to its irregular shape, not contiguous to other parcels, and different development standards.	N/A	N/A
2	2255 Salvio Street Garage	Governmental Use	\$0	N/A	No known record of environmental contamination	The former RDA's development of the site achieved redevelopment goals and objectives and also advanced the planning objectives of the City of Concord.	In 1984, the 2255 Salvio Street property was developed as a 512-space parking structure.	
Concord Avenue Site (Concord Center B)								
3	Vacant Lot/Land	Future Development	\$0	N/A	Phase I and II testing were performed on the site and no significant contamination was found to preclude the purchase of the property.	The property is located along a gateway into Downtown Concord. Current zoning allows for mixed uses including commercial, residential, and office development. Because the site is situated along a very busy arterial (Concord Avenue), between service and retail commercial uses and is located more than half a mile from the Downtown Concord BART Station, a grand program funding by ABAG and MTC, commercial development would be more likely to occur on the site.	Development of a commercial use would support the City's General Plan and zoning goals for the Specific Plan Study Area as part of the Priority Development Area Planning program funding by ABAG and MTC.	The Redevelopment Agency purchase of this site was the first step in assembling a larger site for potential residential development. The Redevelopment Agency purchased the property for the purpose of developing affordable or market rate housing development. The Agency purchase of the property allowed for the Agency to be in control of the timing of the project, the selection of the developer and the product to be developed on the site. If enough property were aggregated and developed, the Agency could then issue an RFO/RFP to affordable and market rate housing developers and sought proposals based on the Agency's development and financial requirements.
Town Center II/Galindo Street Site								
4	Vacant Lot/Land	Future Development	\$0	N/A	Phase I and II conducted at the site revealed no environmental contamination.	Located within 1/4 mile of the Downtown Concord BART Station, the site has excellent potential for transit-oriented development. The property could accommodate a number of uses, including residential, commercial or hotel.	Development of the site would support the City's General Plan and zoning. It would also support the City's Specific Plan Study Area as part of the Priority Development Area Planning program funding by ABAG and MTC.	The former RDA envisioned through its Strategic Plan a hotel with ground floor retail on the site. Due to a weak market at the time, the former RDA did not move forward. Subsequently, the former RDA was dissolved and the property was sold to the City of Concord. The City then sold the property to the former RDA with 200 residential units. However, given another downturn in the economy, the proposed development did not move forward. Currently there are no known restrictions on the disposition of the property. The City anticipates the property will be developed as approximately 300 units of affordable housing. The City anticipates the property will be developed as this main arterial. The City continues to maintain the property with debris removal and weed abatement.
Oak Street Site								
5	Vacant Lot/Land	Future Development	\$0	N/A	Study conducted in 1998 revealed no existing environmental contamination.	The site is approximately 300 yards from the Downtown Concord BART Station. Proximity to the BART Station makes this site an excellent candidate for future transit-oriented development.	Future development of the site could further the City's planning objectives. The property's designation is Downtown Mixed Use (DTMU) and is appropriate for a cohesive mix of high-density, residential, commercial, office, and mixed-use. This designation is intended to allow a high density and mixed-use of residential, commercial, and office use in Central Concord, and allows for a mix of uses that balances jobs and housing opportunities, including offices, commercial development, and housing. The site is located in an area that is currently underutilized and anchor development for the downtown would fulfill objectives.	The Oak Street Site is a project envisioned in the Redevelopment Plan goals, objectives and activities, and was identified in several redevelopment plan documents. The Oak Street Site was the former RDA assembled the site, and in 1988 the former RDA entered into a disposition and development agreement with John F. Kennedy University (JFKU) to develop the site. JFKU never implemented the agreement and the agreement lapsed due to JFKU not having an approved environmental impact study. The former RDA also contemplated and study high density residential as part of achieve its goals and objectives.

* Properties designated as "Governmental Use" and/or in zoning that precludes residential development are not considered candidates for TOD.

UNTAPPED RESOURCES

ATTACHMENT 3B: LISTING OF PROPERTY INFORMATION IN CITY OF CONCORD LRPMP CONT*

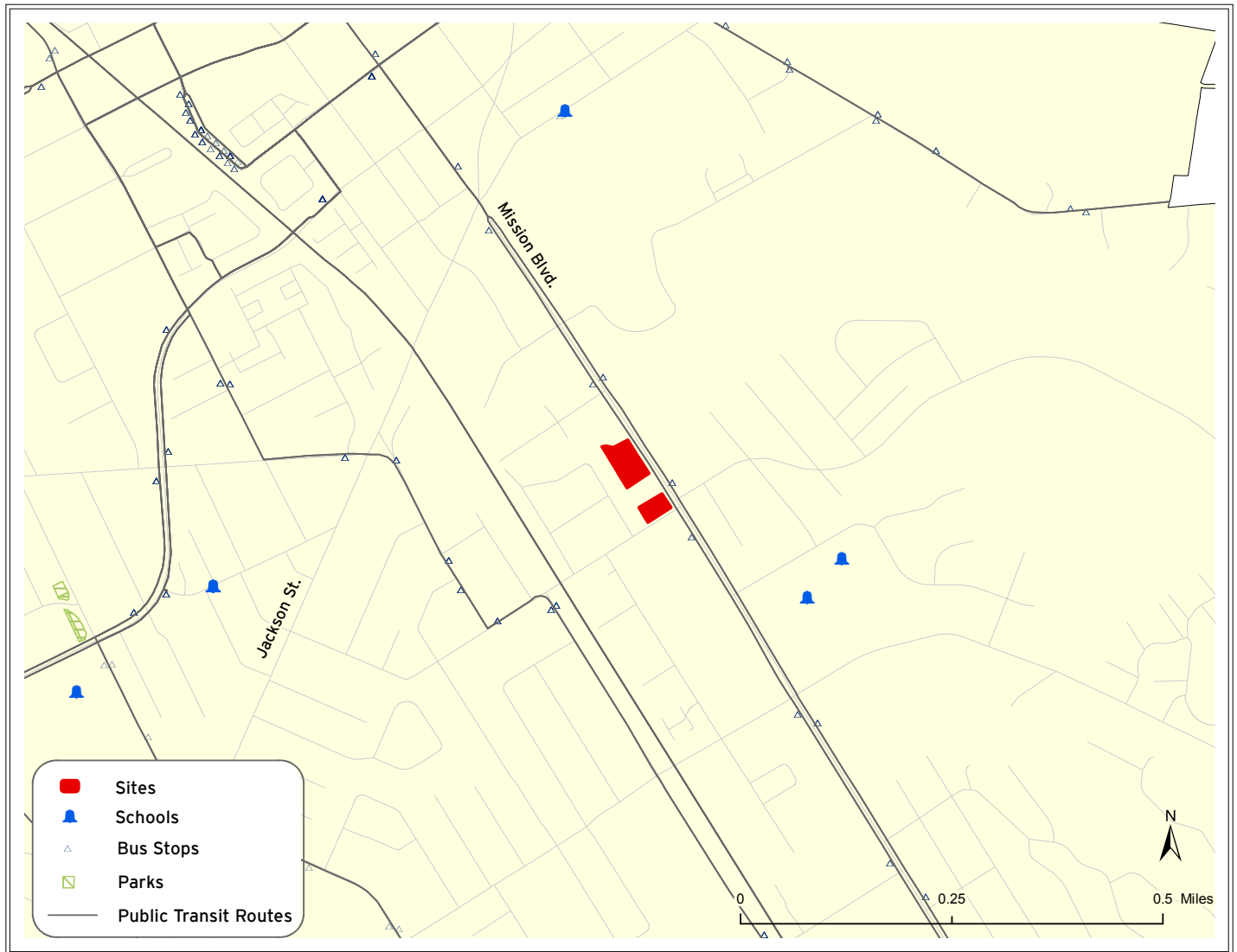
Successor Agency: Concord
County: Contra Costa
LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATABASE

HSC 34191.5 (G12)								HSC 34191.5 (G17)(E)	HSC 34191.5 (G17)(F)	HSC 34191.5 (G17)(G)	HSC 34191.5 (G17)(H)
No.	Property Type	Permissible Use	Estimate of Income/Revenue	Contractual requirements for use of Income/Revenue	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity			
1601 Sutter Street											
6	Commercial	Sale of Property	\$600 / year	No contractual requirements for use of lease revenue	No known record of environmental contamination	As 1601 Sutter is more than a mile from the Downtown Concord BART Station, it does not have potential for transit-oriented development. However, three bus routes that stop at the intersection of Sutter and Sycamore Avenues, and #61X express—travel along Concord Avenue, which is two blocks north of the property.	The site is located in a Specific Plan study area as part of the Priority Development Area Planning grant program funded by Association of Bay Area Governments (ABAG) and Metropolitan Transportation Commission (MTC). Refer to Section 1.C. of this report for a more detailed description of current Downtown planning efforts including efforts to develop a Specific Plan for the Downtown Concord BART Station area. The advancement of planning objectives to be established in the specific plan.	There are no known previous or current development plans or activities for this site. The site is located in a zoning district that does not allow office uses. Office uses are allowed (grandfathered) up to one year once the office use ceases to operate within the building. A buyer would not be able to expand office use on the property. An existing tenant, the Concord Historical Society, is on a month-to-month lease and has secured a space to relocate to once the building is sold.			
1956 Colfax Street Site											
7	Parking Lot/Structure	Sale of Property	\$6,120/year	No contractual requirements for use of lease revenue	No known record of environmental contamination	The property is located in the Priority Development Area for the Downtown Concord BART Station Planning Area (Downtown BART PDA), as described in Section 1 of this report. The property is within a half mile radius of the BART station, and any future residents or workers at the property would have a short walk to the BART station. Because of the small size of the parcel, it is not conducive for a transit oriented development.	The property is zoned Downtown Pedestrian and under the current zoning restrictions, the property would accommodate a mixed-use development with a limited number of residential units. Development of the property would further enhance the connectivity of Downtown Concord by transforming an underutilized site into a more intensified use.	There are no known development proposals or activity at the site and no known restrictions on the disposition of the property. The property could be sold subject to the zoning restrictions and the property could be sold unencumbered by the lease.			
1880 Market Street (Pine Street Site)											
8	Vacant Lot/Land	Sale of Property	\$0	N/A	Phase I and II conducted at the site revealed no significant environmental contamination concerns to preclude development.	The site is in a zoning district that precludes residential development. The site is more than a mile from Downtown Concord BART Station; however, it is within 20-minute walking distance of the BART station.	A regional commercial gateway type of project is envisioned for the site. The City of Concord Plan the vision the Agency had for a gateway use would also support the City's Specific Plan study that shows the site is a potential gateway use. The property is located in the Priority Development Area Planning grant program is funded by Association of Bay Area Governments (ABAG) and Metropolitan Transportation Commission (MTC).	In 2008, the site, along with an adjacent City-owned site, was offered through a Request for Proposal. However, development at the site was not pursued due to poor economic and market conditions. There are no known restrictions on the disposition of the property. Future development would need to either relocate a PG&E power line and pole at considerable cost or build around the pole thereby losing developable area for a future development. These constraints will preclude development of the property. The City of Concord owns a parcel to the west of the property in question that could be combined with the property to create a larger, developable site.			

* Properties designated as "Governmental Use" and/or in zoning that precludes residential development are not considered candidates for TOD.

UNTAPPED RESOURCES

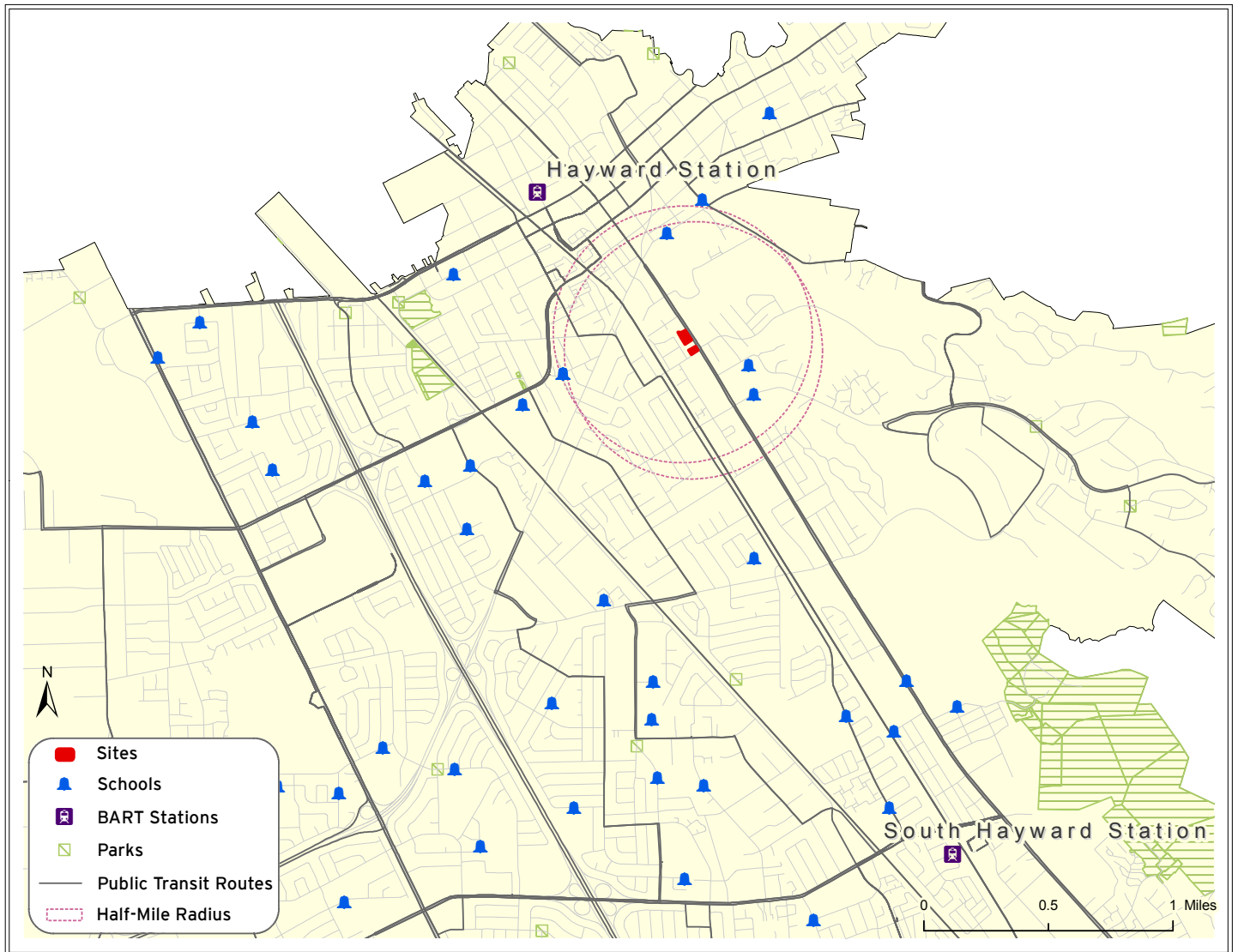
ATTACHMENT 3C: POTENTIAL SITES IDENTIFIED IN CITY OF HAYWARD, CALIFORNIA



Provided by the Non-Profit Housing Association of Northern California, 2014.

UNTAPPED RESOURCES

ATTACHMENT 3C: POTENTIAL SITES IDENTIFIED IN CITY OF HAYWARD, CALIFORNIA



Provided by the Non-Profit Housing Association of Northern California, 2014.

UNTAPPED RESOURCES

ATTACHMENT 3C: LISTING OF PROPERTY INFORMATION IN CITY OF HAYWARD LRPMP *

Table 3 below summarizes the designated use and disposition for the Properties under Health and Safety Code Section 34191.5(c)(2).

Table 3: Summary of LRPMP List of Properties and Designated Use/Disposition

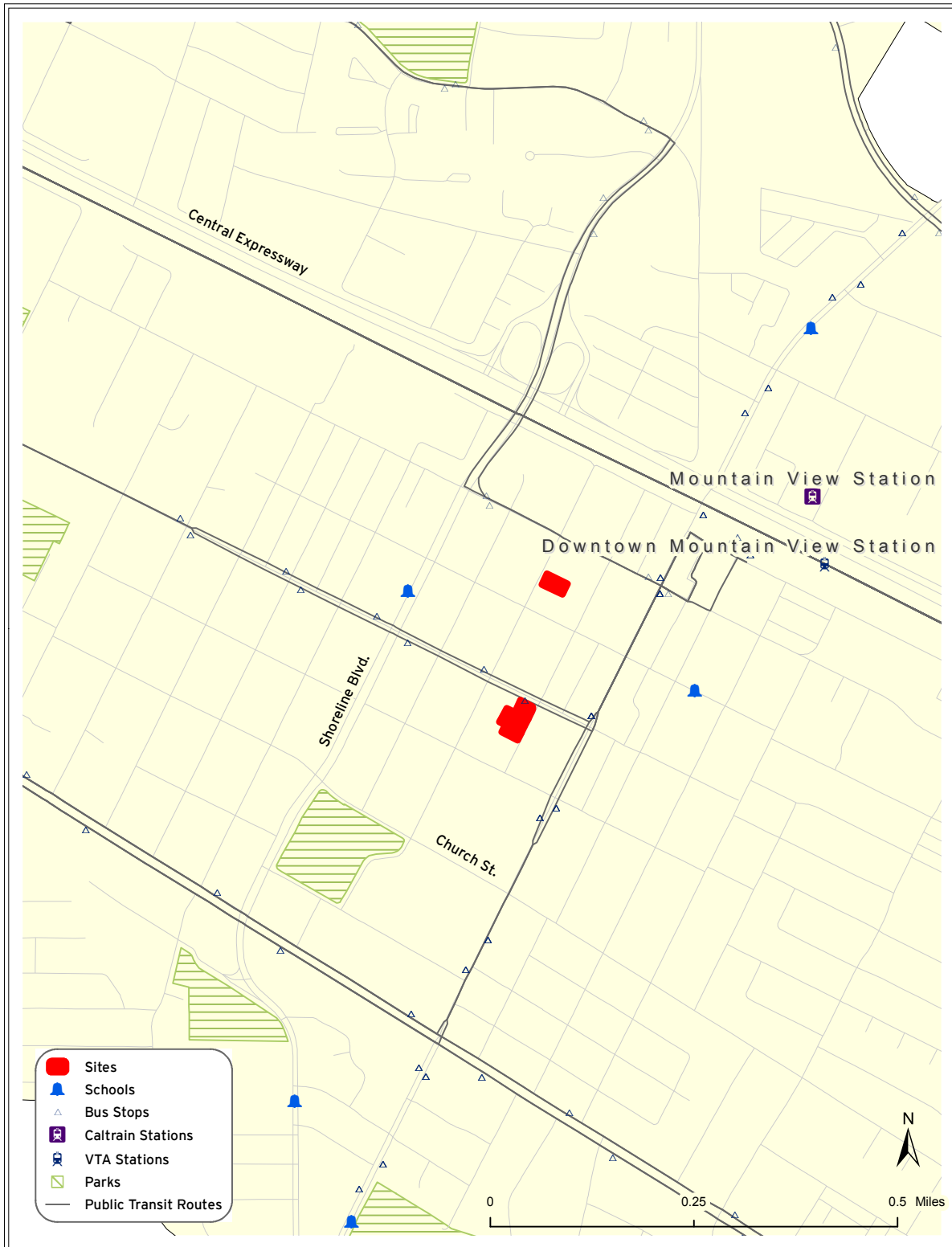
No.	APN	Address	Referenced as:	Recommended Use
1.	428-0061-039-01	1025 A Street	"Municipal Lot 2"	Governmental Use
2.	428-0066-085	22631 Foothill Blvd	"Cinema Place"	Fulfill enforceable obligation
3.	428-0066-086	22631 Foothill Blvd	"Cinema Place Parking Lot"	Fulfill enforceable obligation
4.	428-0071-049	805 B Street	"City Hall Structure"	Governmental Use
5.	428-0071-050	805 B Street	"City Hall Structure"	Governmental Use
6.	428-0071-018	22675 Mission Blvd	"22675 Mission (Lot A)"	Governmental Use
7.	428-0071-019	22675 Mission Blvd	"22695 Mission (Lot B)"	Governmental Use
8.	444-0033-018	24311 Mission Blvd	"24311 Mission Lot"	Other Liquidation
9.	444-0033-019	24321 Mission Blvd	"24321 Mission Lot"	Other Liquidation
10.	444-0033-020	24331 Mission Blvd	"24331 Mission Lot"	Other Liquidation
11.	444-0033-023	24491 Mission Blvd	"24491 Mission Lot "	Other Liquidation
12.	427-0001-031-01	22852 Foothill Blvd	"22852 Foothill Lot"	Governmental Use
13.	415-0240-002	1154 Russell Way	"Russell Parcel A"	Governmental Use
14.	415-0240-003-02	1166 Russell Way	"Russell Parcel B"	Governmental Use

The Property Inventory Sheets below, provide the required information for the Properties transferred from the former RDA to the Successor Agency. The Inventory Sheets also address the specific LRPMP requirements listed in Health and Safety Code Section 34191.5(c)(1).

* Properties with a recommended use of "Government Use" or "Fulfill Enforceable Obligation" are not considered candidates for TOD.

UNTAPPED RESOURCES

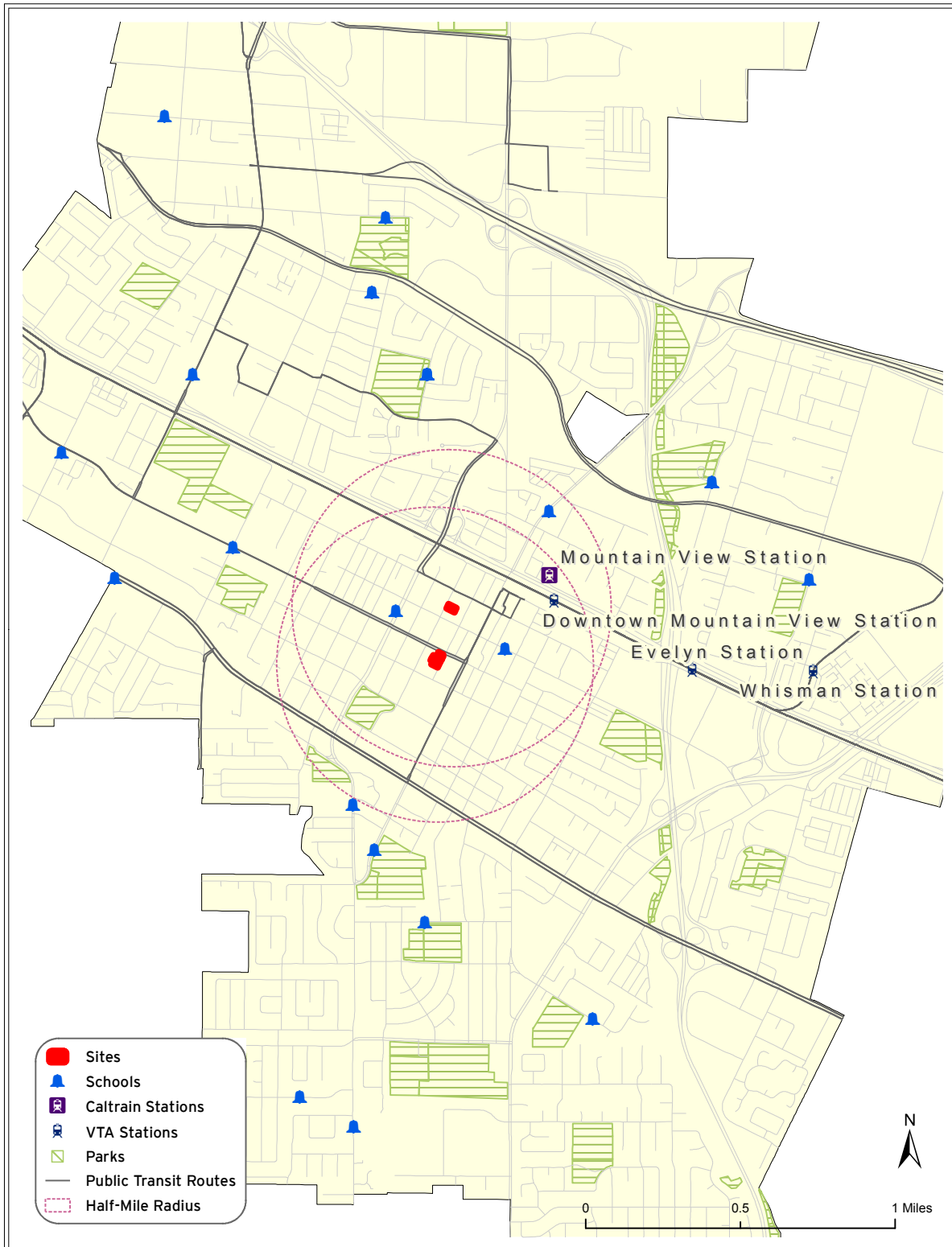
ATTACHMENT 3D: POTENTIAL SITES IDENTIFIED IN CITY OF MOUNTAIN VIEW, CALIFORNIA



Provided by the Non-Profit Housing Association of Northern California, 2014.

UNTAPPED RESOURCES

ATTACHMENT 3D: POTENTIAL SITES IDENTIFIED IN CITY OF MOUNTAIN VIEW, CALIFORNIA



Provided by the Non-Profit Housing Association of Northern California, 2014.

UNTAPPED RESOURCES

ATTACHMENT 3D: LISTING OF PROPERTY INFORMATION IN CITY OF MOUNTAIN VIEW LRPMP

The Bryant Parcels are summarized in the following table:

Bryant Street Parcels		
<u>APN</u>	<u>Address</u>	<u>Size</u>
158-11-034	929 California Street	4,250 square feet
158-11-035	907 California Street	1,664 square feet
158-11-036	424 Bryant Street	2,500 square feet
158-11-037	428 Bryant Street	7,500 square feet
158-11-038	444 Bryant Street	7,800 square feet
158-11-039	454 Bryant Street	5,520 square feet
Subtotal:		29,234 square feet (0.67 acre)

The parcels were all vacant at the time of purchase in 2002 and remain vacant parcels. The property is level and at street grade. All utilities are available in bordering streets.

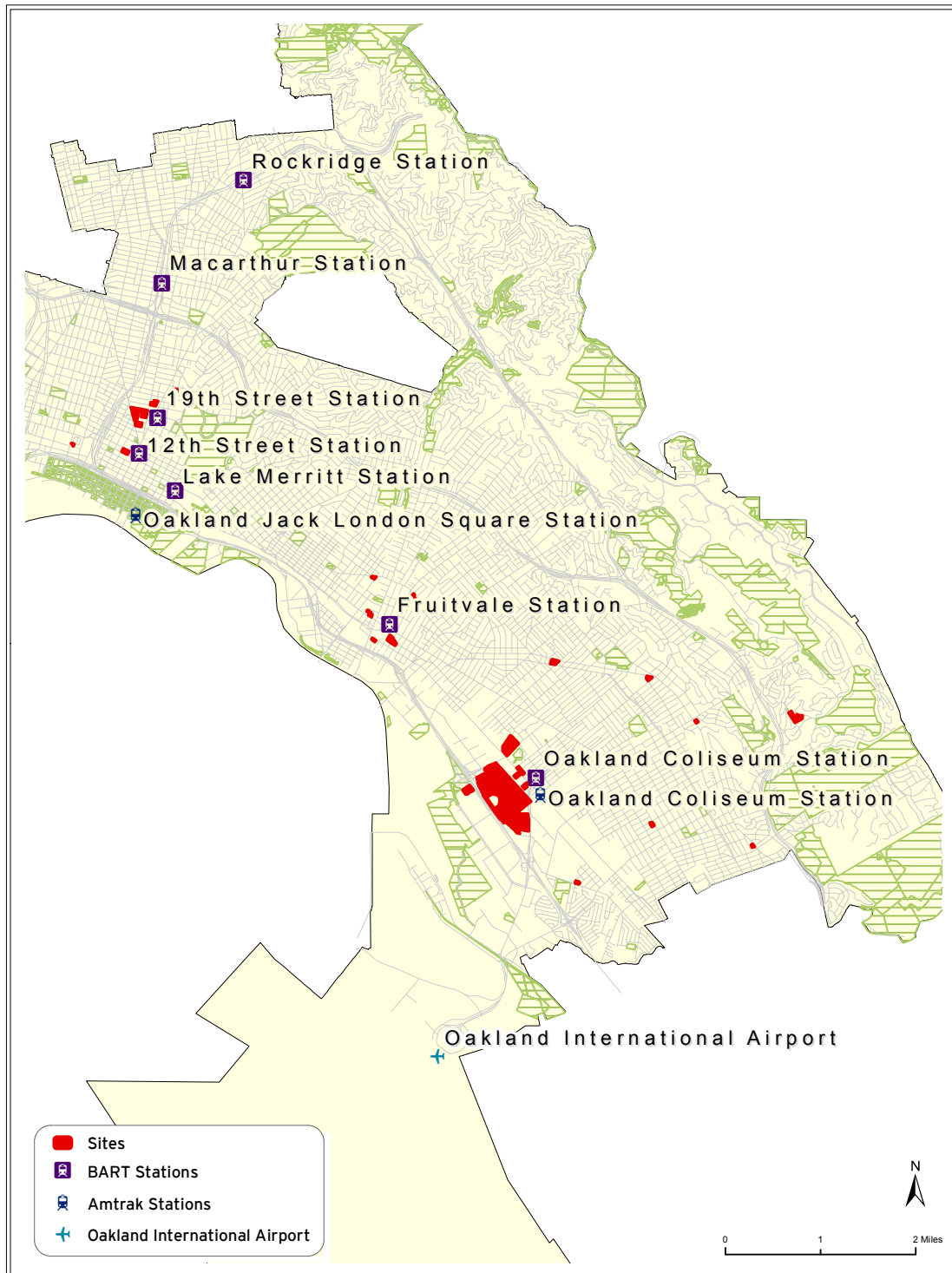
The Franklin Street Parcel is summarized in the following table:

Franklin Street Parcel		
<u>APN</u>	<u>Address</u>	<u>Size</u>
158-13-031	253 Franklin Street	11,250 square feet

The property is currently a vacant lot, level, and at street grade. All utilities are available in Franklin Street.

UNTAPPED RESOURCES

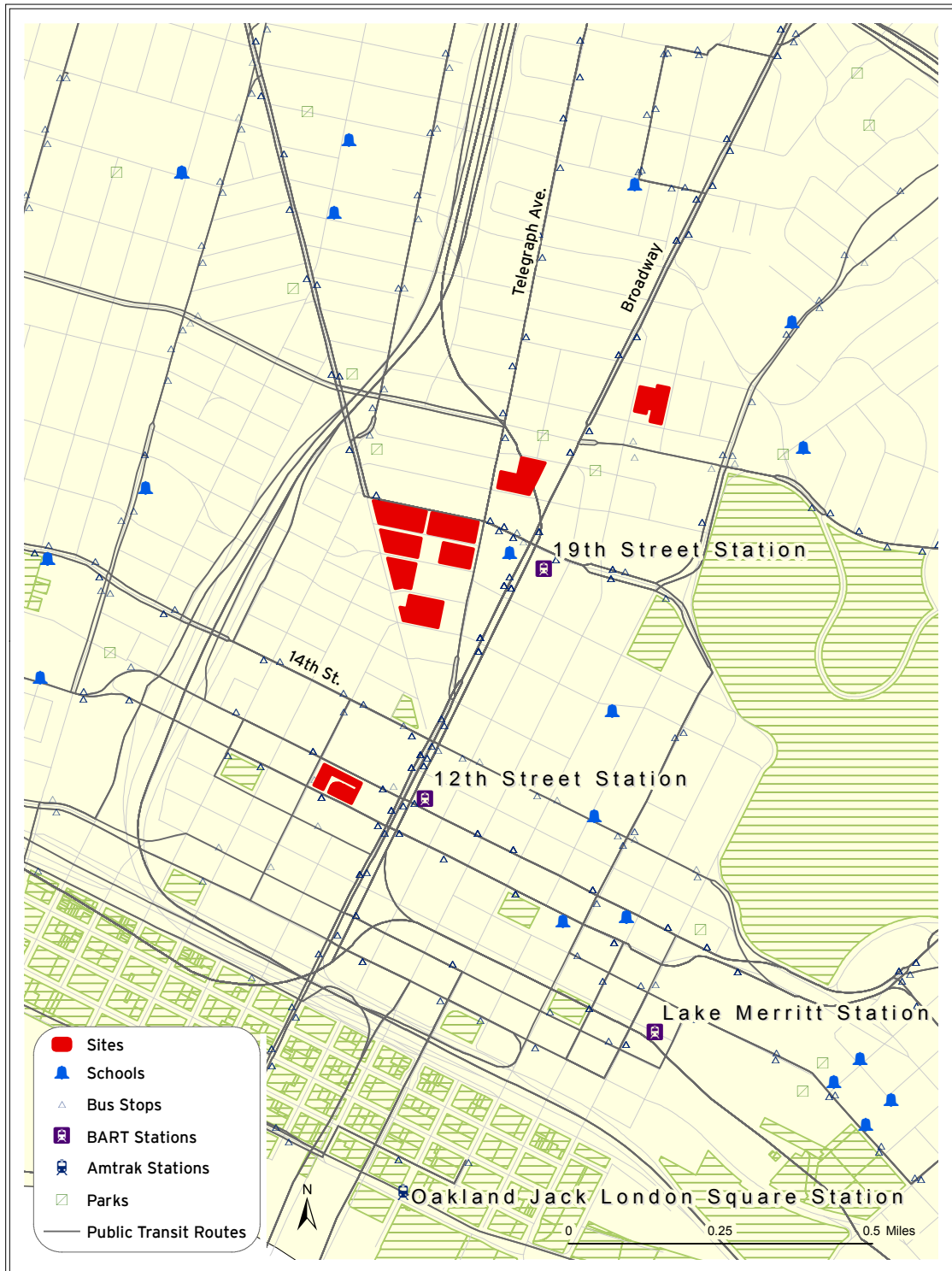
ATTACHMENT 3E: POTENTIAL SITES IDENTIFIED IN CITY OF OAKLAND, CALIFORNIA



Provided by the Non-Profit Housing Association of Northern California, 2014.

UNTAPPED RESOURCES

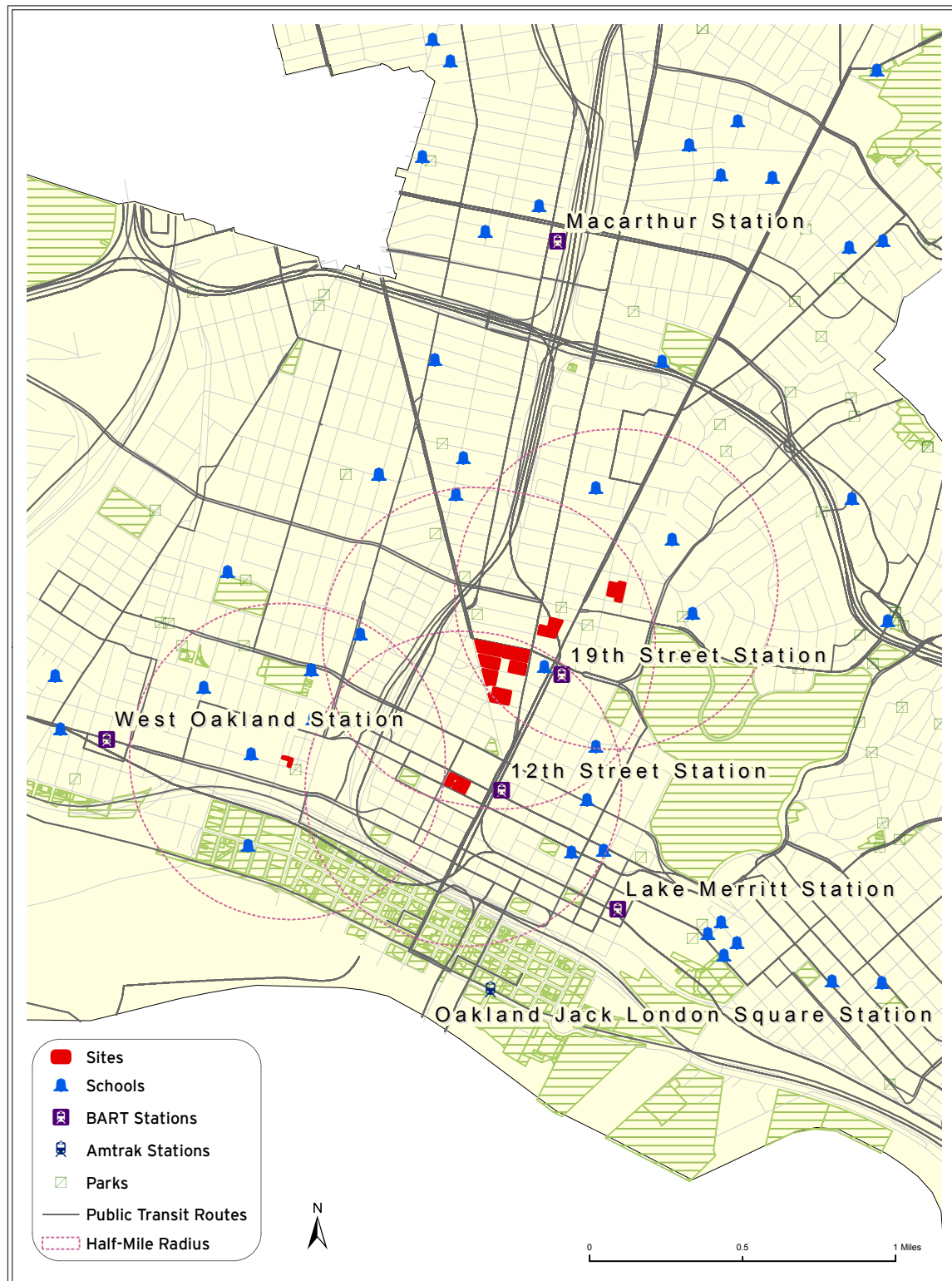
ATTACHMENT 3E: POTENTIAL SITES IDENTIFIED NEAR UPTOWN, OAKLAND, CALIFORNIA



Provided by the Non-Profit Housing Association of Northern California, 2014.

UNTAPPED RESOURCES

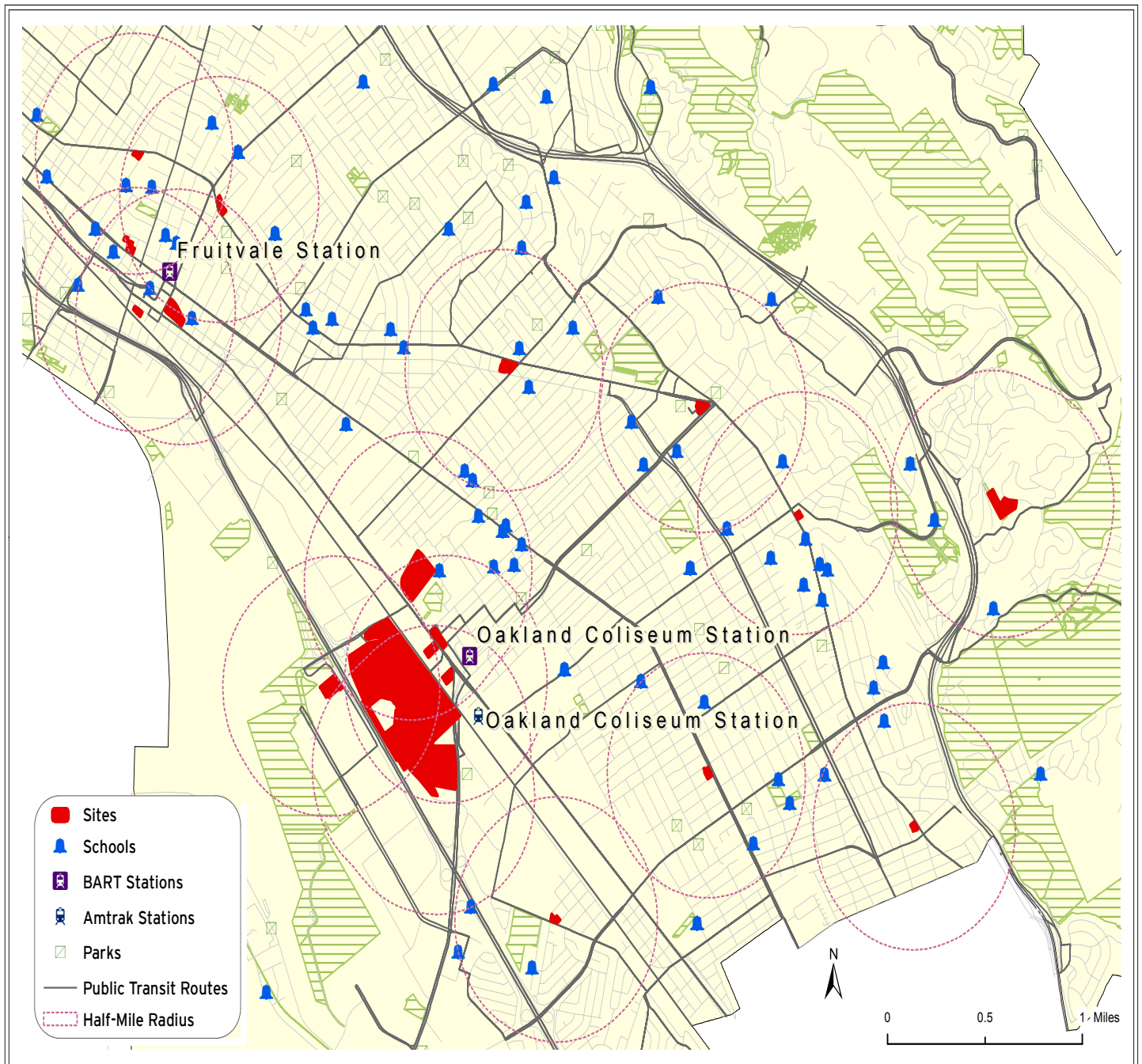
ATTACHMENT 3E: POTENTIAL SITES IDENTIFIED NEAR UPTOWN, OAKLAND, CALIFORNIA



Provided by the Non-Profit Housing Association of Northern California, 2014.

UNTAPPED RESOURCES

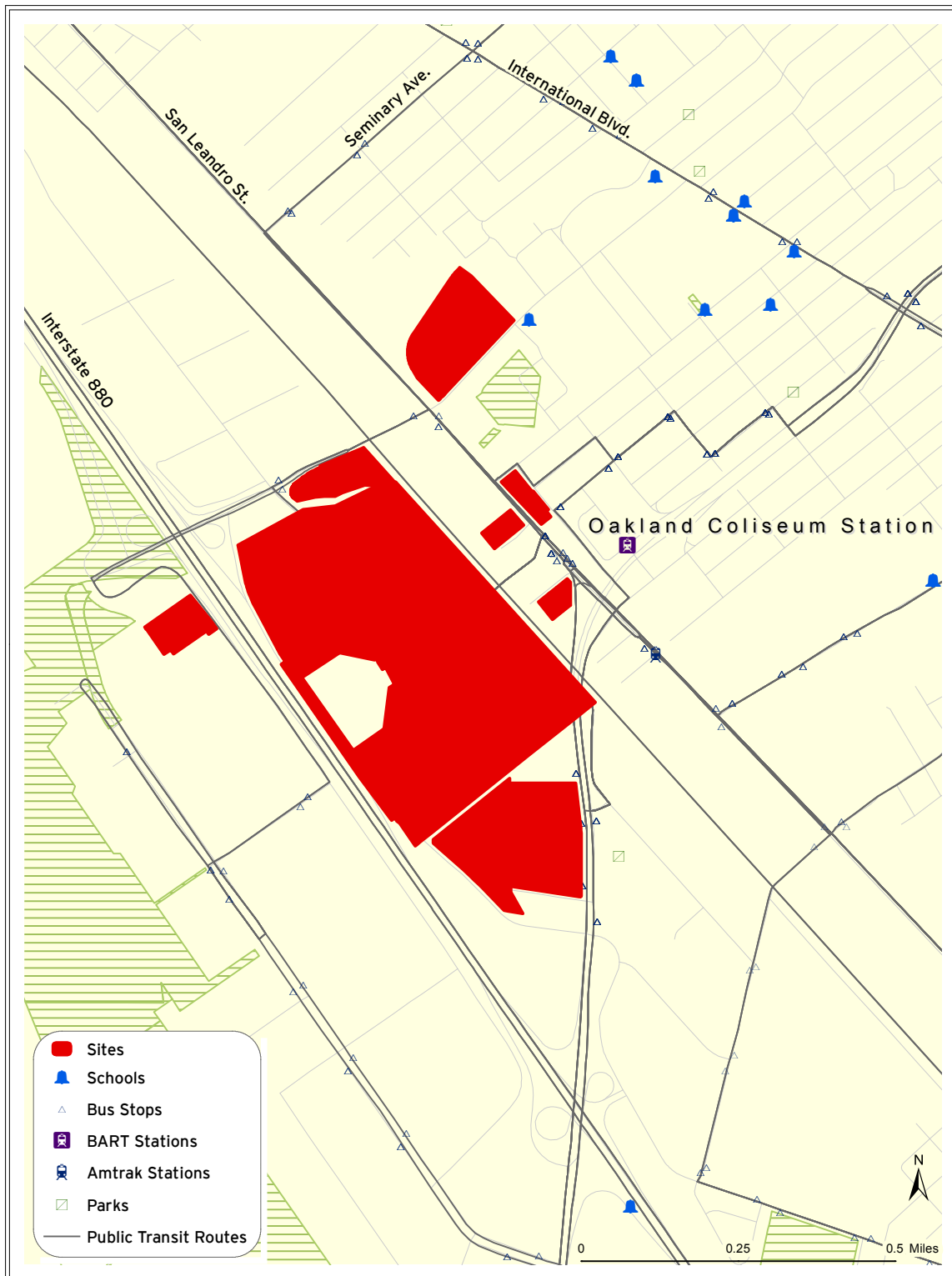
ATTACHMENT 3E: POTENTIAL SITES IDENTIFIED IN SOUTH OAKLAND, CALIFORNIA



Provided by the Non-Profit Housing Association of Northern California, 2014.

UNTAPPED RESOURCES

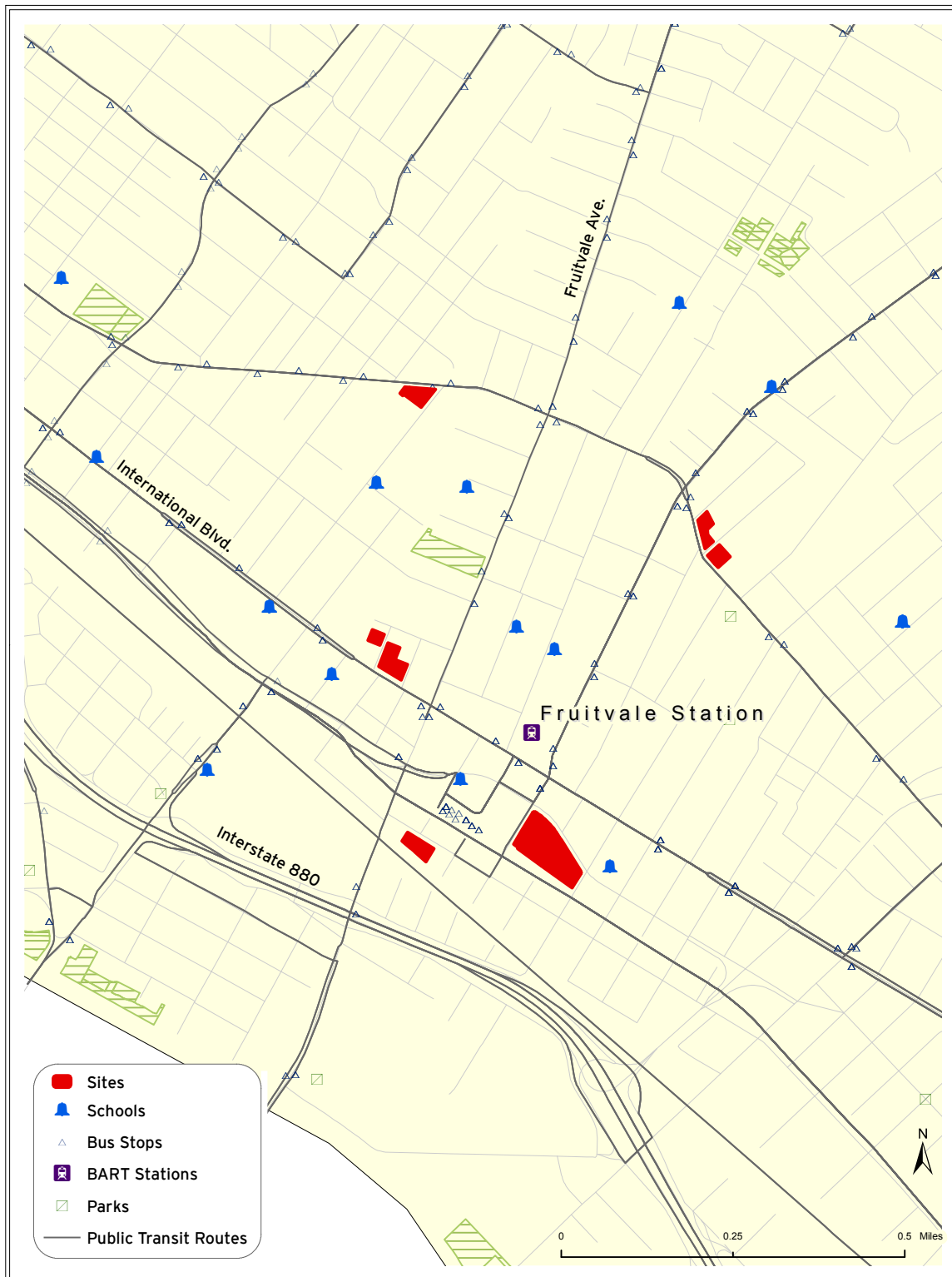
ATTACHMENT 3E: POTENTIAL SITES IDENTIFIED NEAR COLISEUM CITY IN OAKLAND, CALIFORNIA



Provided by the Non-Profit Housing Association of Northern California, 2014.

UNTAPPED RESOURCES

ATTACHMENT 3E: POTENTIAL SITES IDENTIFIED NEAR FRUITVALE STATION IN OAKLAND, CALIFORNIA



Provided by the Non-Profit Housing Association of Northern California, 2014.

UNTAPPED RESOURCES

ATTACHMENT 3E: LISTING OF PROPERTY INFORMATION IN CITY OF OAKLAND LRPMP *

Long Range Property Management Plan - Property List

	Property	Address	Project Area	Property Description Parcel Number
A. PROPERTY HELD IN RETENTION FOR GOVERNMENT USE				
1	Sunshine Court	SUNSHINE COURT	Central City East	040-3319-025
2	Amtrak Station	73RD AVE 73RD AVE	Coliseum	041-3901-007-03 041-3901-007-05
3	13th Street BART Entry	1327 BROADWAY 12TH ST	Central District	002-0097-045 002-0099-004
4	Leona Creek Right-of-Way	Leona Creek Dr	Coliseum	041-4212-001
Area Subtotal - Property Held in Retention for Government Use				
B. PROPERTY HELD TO FULFILL AN ENFORCEABLE OBLIGATION				
1	Sears parcels	490 TOMAS L BERKELEY WAY 2016 TELEGRAPH	Central District	008-0649-009 008-0649-010
2	Fox Theater	521 19TH STREET	Central District	008-0642-016
Area Subtotal - Property Held to fulfill an Enforceable Obligation				
C. PROPERTY HELD IN RETENTION FOR FUTURE DEVELOPMENT				
1	1800 San Pablo Avenue	521 19TH STREET (1800 San Pablo)	Central District	008-0642-018
2	23rd & Valdez	2315 VALDEZ STREET 2330 WEBSTER STREET	Central District	008-0668-004 008-0668-009-07
3	City Center Parcel T-5/6	11TH ST	Central District	002-0097-038 002-0097-039 002-0097-040
4	Uptown Parcel 4	1911 TELEGRAPH AVENUE	Central District	008-0716-058
5	Telegraph Plaza Garage	2100 TELEGRAPH AVENUE	Central District	008-0648-016-03
6	Foothill & Seminary	5859 FOOTHILL BLVD 2521 SEMINARY AVENUE 2529 SEMINARY AVENUE 5844 BANCROFT 5803 FOOTHILL BLVD 5805 FOOTHILL BLVD FOOTHILL BLVD 5833 FOOTHILL BLVD 5835 FOOTHILL BLVD 5847 FOOTHILL BLVD 5851 FOOTHILL BLVD	Central City East	038-3182-001 038-3182-002 038-3182-003 038-3182-005 038-3182-020 038-3182-021 038-3182-022 038-3182-023 038-3182-024 038-3182-025 038-3182-026
7	73rd & Foothill	73rd AVE & FOOTHILL BLVD	Central City East	039-3291-020

* Properties in categories A and B ("Government Use", "Enforceable Obligation"), small sites (5,000 sq. ft. or less) and properties with parking garages currently being used for civic parking spaces or that are subject to agreements for their continued use as parking are not considered candidates for TOD.

UNTAPPED RESOURCES

ATTACHMENT 3E: LISTING OF PROPERTY INFORMATION IN CITY OF OAKLAND LRPMP CONT*

Long Range Property Management Plan - Property List

	Property	Address	Project Area	Property Des
				Parcel Number
8	36th & Foothill	3614 Foothill Blvd. 3600 FOOTHILL BLVD 3566 FOOTHILL BLVD 3550 Foothill Blvd	Central City East	032-2084-050 032-2084-051 032-2115-037-01 032-2115-038-01
9	10451 MacArthur	10451 MACARTHUR BLVD	Central City East	047-5576-007-3
10	27th & Foothill	2777 FOOTHILL BLVD 2759 FOOTHILL BLVD	Central City East	025-0733-008-02 025-0733-008-03
11	Former Melrose Ford site	3050 INTERNATIONAL BLVD DERBY STREET	Coliseum & Central City East	025-0719-007-01 025-0720-002-01
12	66th & San Leandro	905 66TH AVE	Coliseum	041-4056-004-04
13	Clara & Edes	9418 EDES AVE 606 CLARA ST	Coliseum	044-5014-005 044-5014-006-03
14	Hill Elmhurst	9409 International Blvd 9415 International Blvd 1361 95th Avenue 9423 International Blvd 9431 International Blvd 9437 International Blvd 95th Avenue	Coliseum	044-4967-002 044-4967-003 044-4967-004-02 044-4967-004-03 044-4967-005 044-4967-007-01 044-4967-009
15	Fruitvale Transit Village Phase II	E. 12TH STREET E. 12TH STREET 3229 SAN LEANDRO STREET 3301 SAN LEANDRO STREET	Coliseum	033-2177-021 033-2197-019 033-2186-003-01 033-2187-003-01
16	Coliseum City	796 66TH AVE 6775 (7001) Oakport Street 711 71st Avenue 7001 Snell Street 73RD AVENUE 728 73RD AVENUE 710 73RD AVENUE 633 HEGENBERGER RD 8000 SOUTH COLISEUM WAY 66TH AVE EDGEWATER DR EDGEWATER DR	Coliseum	041-3901-004 041-3902-021 041-4170-001-02 041-4170-005-04 041-4173-001-03 041-4173-002-02 041-4173-003-06 042-4328-001-16 042-4328-001-24 041-3901-010 041-3902-013-05 041-3902-013-06
17	Oak Knoll	BARCELONA STREET	Oak Knoll	048-6870-002
18	Oakland Ice Center	540 17TH STREET	Central District	008-0641-008-05

* Properties in categories A and B ("Government Use", "Enforceable Obligation"), small sites (5,000 sq. ft. or less) and properties with parking garages currently being used for civic parking spaces or that are subject to agreements for their continued use as parking are not considered candidates for TOD.

UNTAPPED RESOURCES

ATTACHMENT 3E: LISTING OF PROPERTY INFORMATION IN CITY OF OAKLAND LRPMP CONT*

Long Range Property Management Plan - Property List

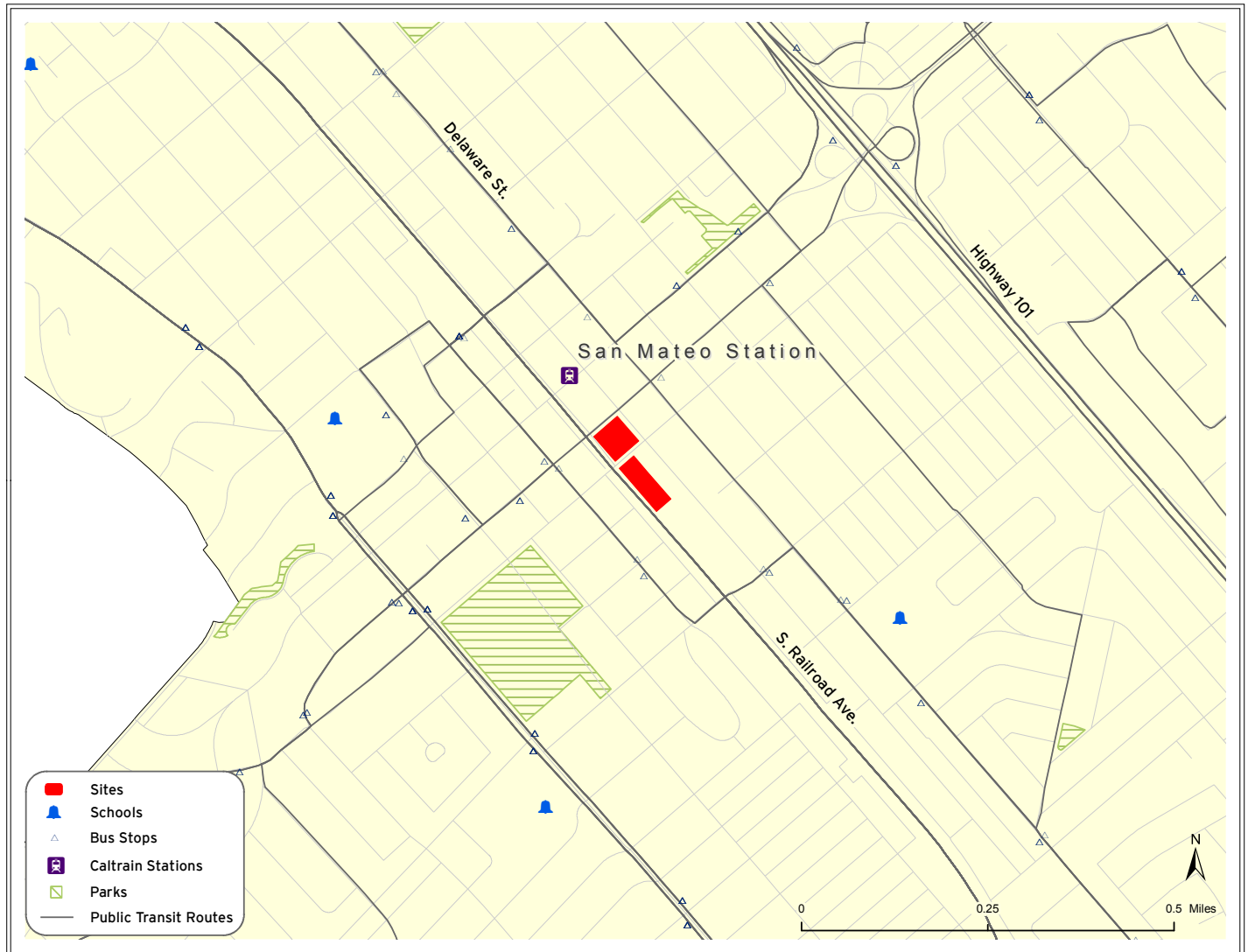
	Property	Address	Project Area	Property Des
				Parcel Number
19	City Center West Public Garage	1260 M L KING JR WAY M L KING JR WAY	Central District	002-0027-006-03 002-0027-006-05
20	Forest City-Uptown Residential	1911 TELEGRAPH AVENUE	Central District	008-0716-052 008-0716-054 008-0716-056
21	Rotunda Garage remainder	524 16TH STREET	Central District	008-0620-009-03
22	UCOP Garage	1111 FRANKLIN	Central District	002-0051-013-01
23	8280 MacArthur	8280 MacArthur Blvd.	Central City East	043A-4644-026
24	8296 MacArthur	8296 MACARTHUR BLVD	Central City East	043A-4644-028
25	73rd & International	7318 INTERNATIONAL BLVD	Coliseum	040-3317-032
Area Subtotal - Property held in Retention for Future Development				
D. PROPERTY PROPOSED FOR SALE				
1	Franklin 88 Parking Garage	9TH ST	Central District	002-0101-001
2	822 Washington	822 WASHINGTON STREET	Central District	001-0201-010
3	8th & Filbert	8TH STREET	West Oakland	004-0007-001-01
4	1606 & 1608 Chestnut Street	1606 CHESTNUT STREET 1608 CHESTNUT STREET	Oak Center	005-0387-014 005-0387-015
5	Oak Center Remainder Parcels	1333 ADELINE STREET 14TH STREET MAGNOLIA STREET UNION STREET MARKET ST MYRTLE ST 14TH STREET	Oak Center	004-0035-003-02 004-0035-002-07 004-0035-001-02 004-0037-031-02 003-0049-001-12 005-0383-002-02 005-0383-014-03
Area Subtotal - Property held for Sale				
36	Area Total All Sites			

* Source of Funds: Taxable Bonds ("TB"), Tax Exempt Bonds ("TEB"), Tax Increment ("TI") & Other ("O").

* Properties in categories A and B ("Government Use", "Enforceable Obligation"), small sites (5,000 sq. ft. or less) and properties with parking garages currently being used for civic parking spaces or that are subject to agreements for their continued use as parking are not considered candidates for TOD.

UNTAPPED RESOURCES

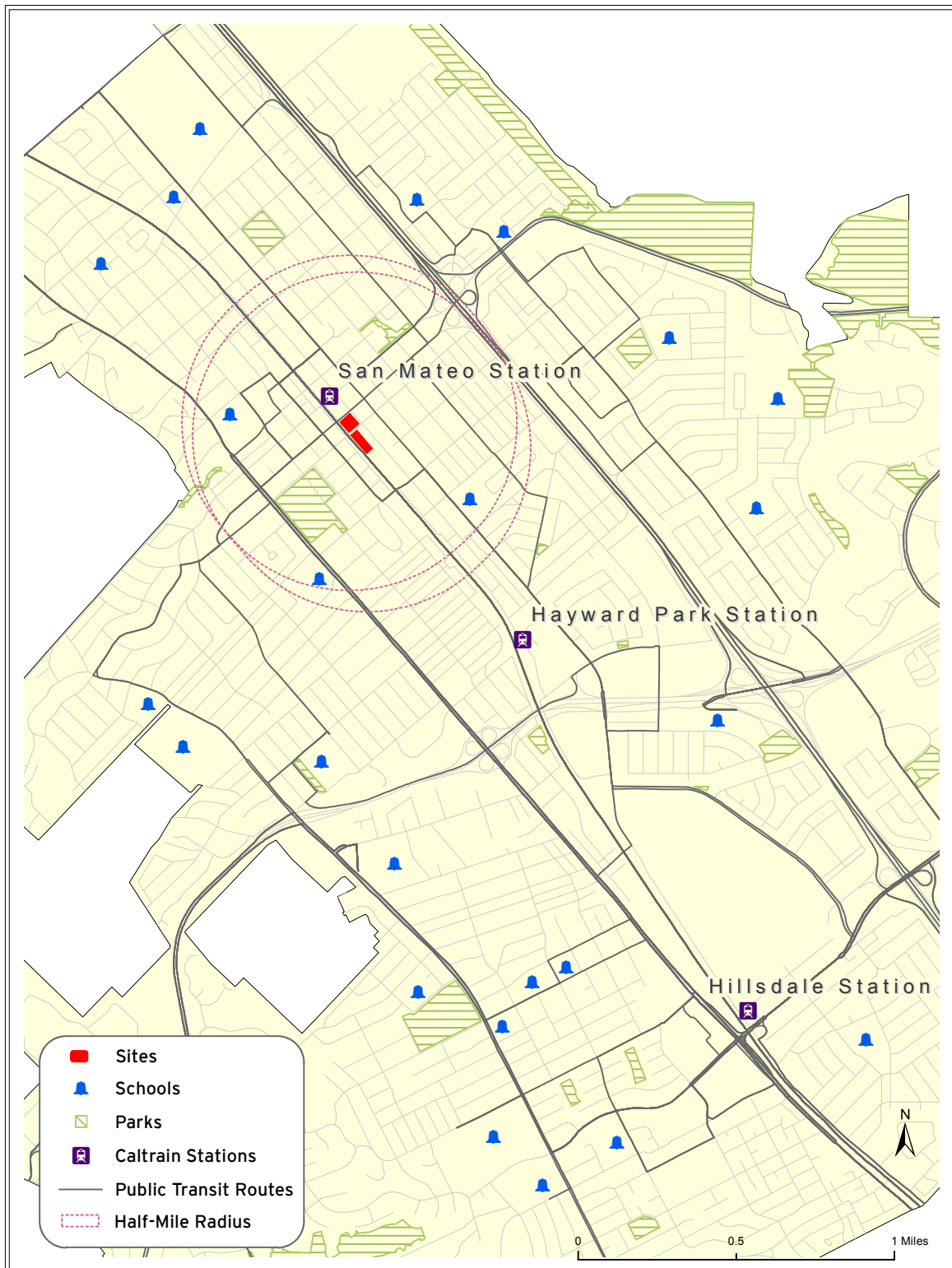
ATTACHMENT 3F: POTENTIAL SITES IDENTIFIED IN CITY OF SAN MATEO, CALIFORNIA



Provided by the Non-Profit Housing Association of Northern California, 2014.

UNTAPPED RESOURCES

ATTACHMENT 3F: POTENTIAL SITES IDENTIFIED IN CITY OF SAN MATEO, CALIFORNIA



Provided by the Non-Profit Housing Association of Northern California, 2014.

UNTAPPED RESOURCES

ATTACHMENT 3F: LISTING OF PROPERTY INFORMATION IN CITY OF SAN MATEO LRPMP *

The Successor Agency to the Redevelopment Agency of the City of San Mateo has been conveyed title by operation of law to property located at five sites and comprised of eight parcels. The following matrix organizes the properties by their proposed disposition, and the map on the following page indicates the locations of the properties.

Site #	Property Address	APN	SF	Existing Use
<i>Properties to be transferred to the City of San Mateo for Governmental Use</i>				
1	North B Street	032-323-060 032-323-070	7,492 2,383	Public Roadway Right of Way Providing Access to Caltrain Station
2	4 th and Railroad Avenue	034-179-050 034-179-060	11,064 5,442	Public Parking for the Central Parking and Improvement District (CPID)
5	Detroit Drive	033-441-010 033-441-020	24,829 23,941	City's Marina Lagoon flood control pump station
<i>Properties to be transferred to the City of San Mateo for Future Development</i>				
3	480 E. 4 th Avenue	033-441-010	54,472	Public parking lot and temporary fire station
4	5 th and Railroad Avenue	033-281-140	48,770	Public parking lot and Worker Resource Center

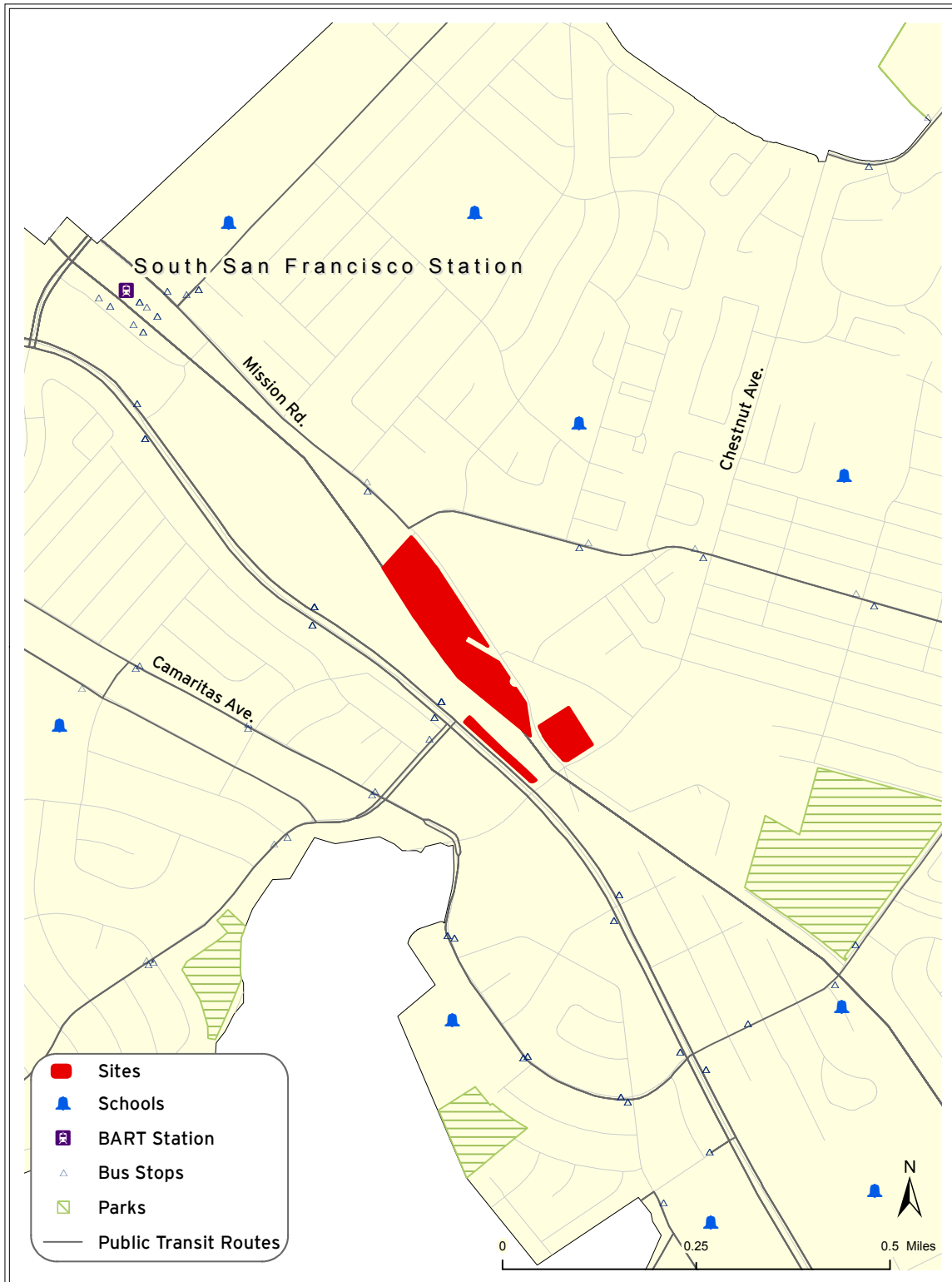
ORGANIZATION OF REPORT

This report is organized by proposed disposition category. The site numbers are consistent with those that were included with the original LRPMP, submitted to DOF in October 2013. As a result, the sites are not presented sequentially in this report. This report includes additional attachments that were not included in the prior submittal. The attachments are numbered sequentially in this report and as a result, are not consistent with the numbering of the attachments in the prior version of the LRPMP. If viewing this document in portable document format (PDF), note that all references to attachments contain a [clickable, internal link](#) to the corresponding attachment as it appears in the "Attachments" section.

* LRPMP Revised August 2014. Properties designated for "Governmental Use" are not considered candidates for TOD.

UNTAPPED RESOURCES

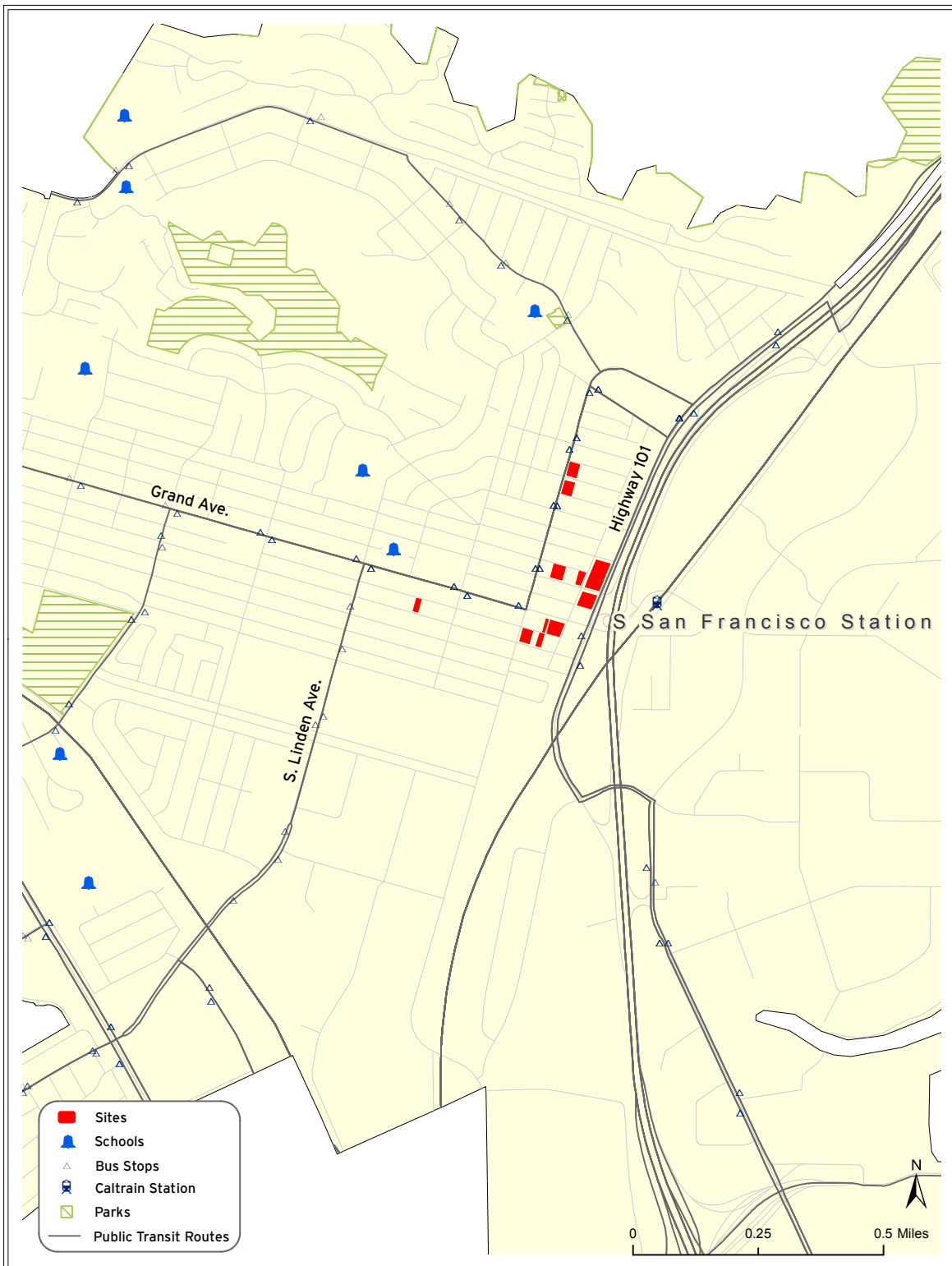
ATTACHMENT 3G: POTENTIAL SITES IDENTIFIED IN CITY OF SOUTH SAN FRANCISCO, CALIFORNIA



Provided by the Non-Profit Housing Association of Northern California, 2014.

UNTAPPED RESOURCES

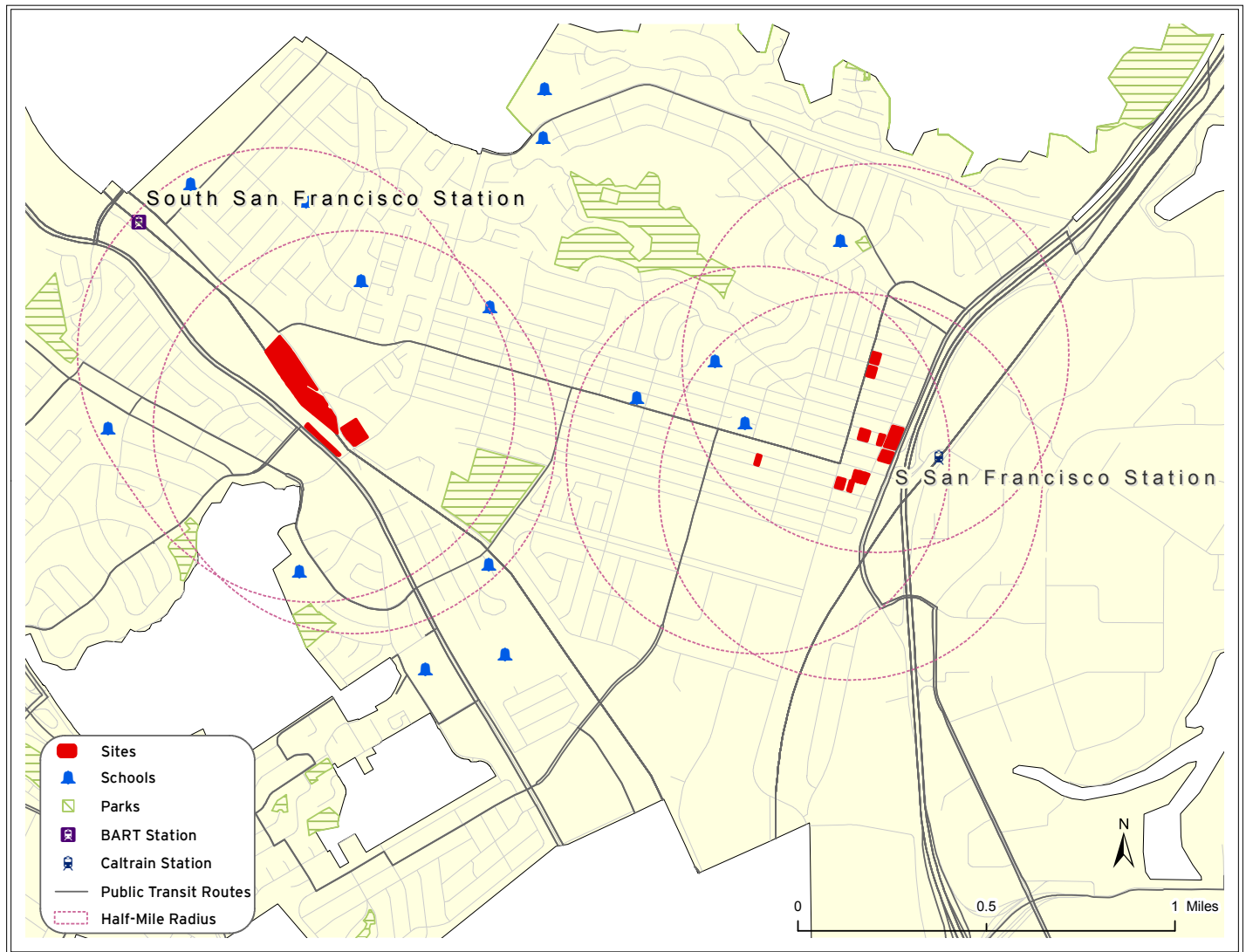
ATTACHMENT 3G: POTENTIAL SITES IDENTIFIED IN CITY OF SOUTH SAN FRANCISCO, CALIFORNIA



Provided by the Non-Profit Housing Association of Northern California, 2014.

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ATTACHMENT 3G: POTENTIAL SITES IDENTIFIED IN CITY OF SOUTH SAN FRANCISCO, CALIFORNIA



Provided by the Non-Profit Housing Association of Northern California, 2014.

UNTAPPED RESOURCES

ATTACHMENT 3G: LISTING OF PROPERTY INFORMATION IN CITY OF SOUTH SAN FRANCISCO LRPMP*

HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)			Date of		SALE OF PROPERTY		HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)					
No.	Property Type	Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Estimated Current Value	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Address	APN #	Lot Size (sq.ft.)	Current Zoning
1	Commercial	Governmental Use	Restrictive covenants requiring use for: a) operation of a child day care facility; b) a public library; c) a public office facility as an amenity to the property.	28-May-03	\$1,259,000	\$1,259,000	Book	May-03	N/A	N/A	Construction a childcare center	559 Gateway Blvd.	015-024-490	30,330	Gateway Specific Plan with a General Plan designation of Business Commercial
2	Vacant Lot/Land	Future Development	High Density Mixed-Use Development	31-Jan-08	\$21,060,000 (inclusive of properties #2-6)	TBA	Market	Sep-13	N/A	N/A	Development of a mixed-use district at the center of South San Francisco	No address	093-312-050	331,056 (inclusive of #2-3)	Transit Village district
3	Vacant Lot/Land	Future Development	High Density Mixed-Use Development	31-Jan-08	\$21,060,000 (inclusive of properties #2-6)	\$11,939,915	Market	Sep-13	N/A	N/A	Development of a mixed-use district at the center of South San Francisco	No address	093-312-060	331,056 (inclusive of #2-3)	Transit Village District
4	Vacant Lot/Land	Governmental Use	Public Park	31-Jan-08	\$21,060,000 (inclusive of properties #2-6)	\$2,417,580 (inclusive of properties #4-5)	Market	Sep-13	N/A	N/A	Development of a mixed-use district at the center of South San Francisco	No address	093-331-050	161,172 (inclusive of #4-5)	Transit Village District
5	Other	Governmental Use	Public Park	31-Jan-08	\$21,060,000 (inclusive of properties #2-6)	\$2,417,580 (inclusive of properties #4-5)	Market	Sep-13	N/A	N/A	Development of a mixed-use district at the center of South San Francisco	No address	093-331-060	161,172 (inclusive of #4-5)	Transit Village District
6	Vacant Lot/Land	Future Development	High Density Mixed-Use Development	31-Jan-08	\$21,060,000 (inclusive of properties #2-6)	\$970,000	Appraised	Sep-13	N/A	N/A	Development of a mixed-use district at the center of South San Francisco	No address	011-326-030	82,764	Transit Village District
7	Commercial	Future Development	High Density Mixed-Use Development	11-Jan-08	\$6,500,000	\$4,438,080	Appraised	11-May-12	N/A	N/A	Essential for the development of the former PUC Properties; Redevelopment Plan for the El Camino Project Area.	1 Chestnut Ave.	011-322-030	72,000	El Camino Real/Chestnut Avenue Area, Mixed Use High Intensity

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UNTAPPED RESOURCES

ATTACHMENT 3G: LISTING OF PROPERTY INFORMATION IN CITY OF SOUTH SAN FRANCISCO LRPMP CONT*

	HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F) History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H) History of previous development proposals and activity
No.	Estimate of Current Parcel Value	Estimate of Income/ Revenue	Contractual requirements for use of Income/revenue		Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	
1	\$1,259,000		Annual rent waived, but SA must pay \$500/mo for Gateway Association fees (\$500.00/month)	No recognized environmental condition	Restricted to public benefit uses. However, the site benefits from regional employee shuttle services, operated by both Genentech and the Congestion Management Relief Alliance, which allows employees to use the Caltrain and BART stations.	Further the Gateway Redevelopment Plan's goals of providing affordable childcare	In compliance with Restrictive Covenants conveying the property to the Redevelopment Agency. The property is leased to the Peninsula Family YMCA.
2	TBA	\$ -	None	No recognized environmental condition	Sitting along El Camino Real and in close proximity to the BART station, the former PUC properties are suitable for transit oriented development. This proposed efficient use of land creates a pedestrian oriented, walkable area close to transit.	Promote Transit Oriented Development (Grand Blvd. Initiative, El Camino Real Master Plan, South San Francisco General Plan Housing Element, South El Camino Real General Plan Amendment)	Prior to the acquisition, the PUC had not considered any development proposals of consequence.
3	\$11,939,915	\$ -	None	No recognized environmental condition	Sitting along El Camino Real and in close proximity to the BART station, the former PUC properties are suitable for transit oriented development. This proposed efficient use of land creates a pedestrian oriented, walkable area close to transit.	Promote Transit Oriented Development (Grand Blvd. Initiative, El Camino Real Master Plan, South San Francisco General Plan Housing Element, South El Camino Real General Plan Amendment)	Prior to the acquisition, the PUC had not considered any development proposals of consequence.
4	\$2,417,580 (inclusive of properties #4-5)	\$ -	None	No recognized environmental condition	Sitting along El Camino Real and in close proximity to the BART station, the former PUC properties are suitable for transit oriented development. This proposed efficient use of land creates a pedestrian oriented, walkable area close to transit.	Promote Transit Oriented Development (Grand Blvd. Initiative, El Camino Real Master Plan, South San Francisco General Plan Housing Element, South El Camino Real General Plan Amendment)	Prior to the acquisition, the PUC had not considered any development proposals of consequence.
5	\$2,417,580 (inclusive of properties #4-5)	\$ -	Revocable Permit between the Agency and the Boys and Girls Club including provisions: 1) no rent, 2) the Permit has no sunset clause and can be revoked at any time.	No recognized environmental condition	Sitting along El Camino Real and in close proximity to the BART station, the former PUC properties are suitable for transit oriented development. This proposed efficient use of land creates a pedestrian oriented, walkable area close to transit.	Promote Transit Oriented Development (Grand Blvd. Initiative, El Camino Real Master Plan, South San Francisco General Plan Housing Element, South El Camino Real General Plan Amendment)	Prior to the acquisition, the PUC had not considered any development proposals of consequence.
6	\$970,000	\$ -	None	The Agency conducted Phase I and Phase II assessments contamination of TEPH-mo	Sitting along El Camino Real and in close proximity to the BART station, the former PUC properties are suitable for transit oriented development. This proposed efficient use of land creates a pedestrian oriented, walkable area close to transit.	Promote Transit Oriented Development (Grand Blvd. Initiative, El Camino Real Master Plan, South San Francisco General Plan Housing Element, South El Camino Real General Plan Amendment)	Prior to the acquisition, the PUC had not considered any development proposals of consequence.
7	\$4,438,080	\$23,620.00/year	The term of the lease with Pet Club is three years (36 months) at a gross rate of \$37,519 per month, with an option to extend 12 months. A \$500,000 tenant improvement allocation to Pet Club from the Successor Agency/Oversight Board includes a pay back of \$13,899 per month for three years resulting in a net rent of \$23,620.	No recognized environmental condition	Ideal location along Chestnut Avenue in close proximity to El Camino Real and the South San Francisco BART station. Key property for advancing the City's Transit Village Zoning District.	The Agency purchased 1 Chestnut Avenue as an essential property in the implementation of the Transit Village Zoning District and the Redevelopment Plan for the El Camino Project Area.	At the time of acquisition the property housed Ron Price Motors. The property is currently leased to Red Cart Market, Inc., doing business as Pet Club Stores, Inc.

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UNTAPPED RESOURCES

ATTACHMENT 3G: LISTING OF PROPERTY INFORMATION IN CITY OF SOUTH SAN FRANCISCO LRPMP CONT*

HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)				Date of Estimated Current Value		SALE OF PROPERTY		HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)				
No.	Property Type	Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis		Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Address	APN #	Lot Size (sq.ft.)	Current Zoning
8	Public Building	Governmental Use	Expansion of Orange Memorial Park	21-Dec-07	\$1,100,000	\$1,100,000	Book	N/A	N/A	N/A	Expand Orange Memorial Park	80 Chestnut Ave.	011-324-160	30,330	Public/Quasi-Public
9	Police/Fire Station	Governmental Use	Fire Station 61	28-Apr-04	\$3,650,000	\$3,650,000	Book	28-Apr-04	N/A	N/A	Public safety, relocation of fire station serving project area.	480 North Canal St.	014-061-110	75,260	Mixed Industrial per the General Plan
10	Vacant Lot/Land	Governmental Use	Caltrain station extension and pedestrian access improvements	28-Jan-10	\$763,000	\$763,000	Book	28-Jan-10	N/A	N/A	Caltrain station extension and pedestrian access improvements	296 Airport Blvd.	012-338-160	24,325	Public/Quasi-Public
11	Parking Lot/Structure	Governmental Use	Parking Garage Structure	14-Mar-07	\$700,000	\$700,000	Book	14-Mar-07	N/A	N/A	To combine with three City owned parcels to build the Miller Avenue Parking Structure for the downtown	323 Miller Ave.	012-312-070	3,500	Downtown Core
12	Roadway/Walkway	Governmental Use	Pedestrian access to Parking Garage Structure	10-Feb-10	\$1,700,000	\$560,000	Market	Sep-13	N/A	N/A	Pedestrian connection from the Parking Structure directly onto Grand Avenue	356 Grand Ave.	012-312-300	7,000	Downtown Core
13	Commercial	Governmental Use	County Medical Health Center	12-Nov-97	\$3,050,000 (including property #14)	\$1,260,000	Market	Sep-13	N/A	N/A	Rehabilitation of blighted property and for the San Mateo County Health Center	472 Grand Ave./306 Spruce Ave.	012-302-140	14,000	Downtown Core
14	Parking Lot/Structure	Governmental Use	Parking for County Medical Health Center	12-Nov-97	\$3,050,000 (including property #13)	\$560,000	Market	Sep-13	N/A	N/A	Rehabilitation of blighted property and for the San Mateo County Health Center	468 Miller Ave.	012-302-140	7,000	Downtown Residential Medium

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UNTAPPED RESOURCES

ATTACHMENT 3G: LISTING OF PROPERTY INFORMATION IN CITY OF SOUTH SAN FRANCISCO LRPMP CONT*

	HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F) History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)
No.	Estimate of Current Parcel Value	Estimate of Income/ Revenue	Contractual requirements for use of income/revenue		Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
8	\$1,100,000	\$1.00/year	The property is leased to Historical Society for \$1 per year. The term of the lease is for one year and renews automatically each year until April 1, 2033 unless either lessor or lessee terminates the lease with 90 day notice.	No known environmental conditions	None	Expand Orange Memorial Park according to Orange Memorial Park Master Plan and the South San Francisco General Plan (Park and Recreation Element)	The property was owned by Cal Water to operate wells providing water. Cal Water did not entertain any development proposals or activity.
9	\$3,650,000	\$ -	None	No known environmental conditions	None	Improving public facilities and public safety.	Improving public facilities and public safety.
10	\$763,000	\$ -	None	Multiple hazardous materials exist in soil and ground water including TPHd, TPHmo, TPHg, Arsenic, Vanadium, Cadmium and other VOCs	Integral part of advancing transit oriented development for the entire downtown project area.	Relocate the Caltrain station, related public uses, and pedestrian access improvements	The City has prepared full plans for the relocation of the train station and all public amenities to this site and ready to commence but delayed by plans for Bullet Train and Caltrain electrification.
11	\$700,000	\$ -	Maintenance and Operations	No known environmental conditions	Higher density in-fill parking for downtown TOD and project area	Development of the Miller Avenue Parking Structure for the downtown TOD	The Agency maintained the affordable residential units at 323 Miller Avenue until the City constructed the parking structure. The property now houses the easternmost end of the parking structure which contains the elevator shaft and a small amount of unimproved commercial space.
12	\$560,000	\$ -	None	No known environmental conditions	The property is located within a transit oriented planning area and has the potential to be developed into a transit oriented development. However it is serves to provide pedestrian access to Miller Avenue Parking Structure	Redevelopment plan goal of eliminating blighted conditions, increasing economic activity, improving pedestrian circulation, and encouraging further development in the surrounding area	Upon acquisition the Agency demolished the blighted building on the property and created pedestrian access to Miller Avenue Parking Structure
13	\$1,260,000	\$194,559.36/year	Maintenance and Operations	No known environmental conditions	None	Relocate vital social services serving low-income resident residing in the downtown project area	The property serves public goal and Redevelopment goal of providing public facilities serving low-income residents residing in the project area.
14	\$560,000	\$ -	Maintenance and Operations	No known environmental conditions	Unless the property at 472 Grand/306 Spruce converted to a use not requiring parking, the property cannot be redeveloped into a TOD.	Relocate vital social services serving low-income resident residing in the downtown project area	The property serves public goal and Redevelopment goal of providing public facilities serving low-income residents residing in the project area.

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UNTAPPED RESOURCES

ATTACHMENT 3G: LISTING OF PROPERTY INFORMATION IN CITY OF SOUTH SAN FRANCISCO LRPMP CONT*

HSC 34191.5 (c)(2)			HSC 34191.5 (c)(1)(A)				SALE OF PROPERTY		HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)					
No.	Property Type	Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Address	APN #	Lot Size (sq.ft.)	Current Zoning
15	Parking Lot/Structure	Future Development	Downtown core and future Downtown Area Specific Plan	22-Mar-00	\$611,097	\$406,160	Market	Sep-13	N/A	N/A	Multiple purposes including removal of blight, replacement of 25 parking spaces lost in the Downtown Parking District and future in-fill high density development.	201 Grand Ave.	012-316-110	5,077	Downtown Core
16	Parking Lot/Structure	Future Development	Downtown core and future Downtown Area Specific Plan	10-Dec-10	\$350,000	\$280,000	Market	Sep-13	N/A	N/A	Combine site with adjacent properties to develop a mixed use project containing 42-45 residential units and 14,000 sq. ft. of retail space in the Downtown transit oriented district	207 Grand Ave.	012-316-100	3,500	Downtown Core
17	Mixed-Use	Future Development	Downtown core and future Downtown Area Specific Plan	10-Nov-10	1500000 (including property #18)	\$1,230,000	Market	Sep-13	N/A	N/A	Combine site with adjacent properties to develop a mixed use project containing 42-45 residential units and 14,000 sq. ft. of retail space in the Downtown transit oriented district	217-219 Grand Ave.	012-316-080 and 012-316-090	7,000	Downtown Core
18	Vacant Lot/Land	Future Development	Downtown core and future Downtown Area Specific Plan	10-Nov-10	1500000 (including property #17)	\$280,000	Market	Sep-13	N/A	N/A	Combine site with adjacent properties to develop a mixed use project containing 42-45 residential units and 14,000 sq. ft. of retail space in the Downtown transit oriented district	227 Grand Avenue	012-316-060	3,500	Downtown Core
19	Public Building	Future Development	Downtown core and future Downtown Area Specific Plan	8-Oct-96	\$535,000	\$1,600,000	Market	Sep-13	N/A	N/A	Combine site with adjacent properties to develop a mixed use project containing up to 100 residential units and 6,500 sq. ft. of retail space in the Downtown transit oriented district	200 Linden Ave.	012-033-334-13A and 012-033-334-16A	14,000	Downtown Core
20	Parking Lot/Structure	Future Development	Downtown core and future Downtown Area Specific Plan	14-Jun-00	\$942,000	\$560,000	Market	Sep-13	N/A	N/A	Combine site with adjacent properties to develop a mixed use project containing up to 100 residential units and 6,500 sq. ft. of retail space in the Downtown transit oriented district	212 Baden Ave.	012-334-040	7,000	Downtown Mixed Use

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ATTACHMENT 3G: LISTING OF PROPERTY INFORMATION IN CITY OF SOUTH SAN FRANCISCO LRPMP CONT*

	HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)
	Estimate of Current Parcel Value	Estimate of Income/ Revenue	Contractual requirements for use of Income/revenue	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
15	\$406,160	\$5,436.18/year (inclusive of properties #15-17)	Operating and maintaining the parking lot	No known environmental conditions	The property is located within the downtown and is less than 1/4 mile away from the Caltrain station. Upon the relocation of the train station the property will be one block away from the train station entrance. Plans for this site and the adjacent parcels indicate that 37 units and 8,000 sq. ft. of retail can be built.	Advancing major transit oriented development in the Downtown through high-density in-fill housing	Agency received a proposal to develop this site and adjacent private properties into development of residential units with retail space
16	\$280,000	\$5,436.18/year (inclusive of properties #15-17)	Operating and maintaining the parking lot	No recognized environmental condition	This site is ideal for a TOD. The property is located within the downtown less than 1/4 mile away from the Caltrain station. Relocated train station will be one block away. Plans for this site and the adjacent parcels indicate that residential and retail can be built.	Advancing major transit oriented development in the Downtown through high-density in-fill housing	Agency received a proposal to develop this site and adjacent private properties into development of residential units with retail space
17	\$1,230,000	\$5,885.00/month	Maintenance and Operations	No recognized environmental condition	This site is ideal for a TOD. The property is located within the downtown less than 1/4 mile away from the Caltrain station. Relocated train station will be one block away. Plans for this site and the adjacent parcels indicate that residential and retail can be built.	Advancing major transit oriented development in the Downtown through high-density in-fill housing	Agency received a proposal to develop this site and adjacent private properties into development of residential units with retail space
18	\$280,000	\$ -	None	No recognized environmental condition	This site is ideal for a TOD. The property is located within the downtown less than 1/4 mile away from the Caltrain station. Relocated train station will be one block away. Plans for this site and the adjacent parcels indicate that residential and retail can be built.	Advancing major transit oriented development in the Downtown through high-density in-fill housing	Agency received a proposal to develop this site and adjacent private properties into development of residential units with retail space
19	\$1,600,000	\$9661.80/year (inclusive of properties #19-21)	Operating and maintaining the parking lot.	No known environmental conditions	The property is located within the downtown and is about 1/3 mile away from the Caltrain station. Relocated train station will be two blocks away. Plans for this site and the adjacent parcels indicate 50-100 residential units can be built.	Advancing major transit oriented development in the Downtown through high-density in-fill housing	Exclusive Negotiating Rights Agreement (2000) for developing new residential and retail supporting uses for the downtown.
20	\$560,000	\$9661.80/year (inclusive of properties #19-21)	Operating and maintaining the parking lot.	No known environmental conditions	The property is located within the downtown and is about 1/3 mile away from the Caltrain station. Relocated train station will be two blocks away. Plans for this site and the adjacent parcels indicate 50-100 residential units can be built.	Advancing major transit oriented development in the Downtown through high-density in-fill housing	Exclusive Negotiating Rights Agreement (2000) for developing new residential and retail supporting uses for the downtown.

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UNTAPPED RESOURCES

ATTACHMENT 3G: LISTING OF PROPERTY INFORMATION IN CITY OF SOUTH SAN FRANCISCO LRPMP CONT*

HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)			SALE OF PROPERTY		HSC 34191.5 (c)(1)(B)		HSC 34191.5 (c)(1)(C)						
No.	Property Type	Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Address	APN #	Lot Size (sq.ft.)	Current Zoning
21	Parking Lot/Structure	Future Development	Downtown core and future Downtown Area Specific Plan	23-Jan-08	\$781,000	\$280,000	Market	Sep-13	N/A	N/A	Combine site with adjacent properties to develop a mixed use project containing up to 100 residential units and 6,500 sq. ft. of retail space in the Downtown transit oriented district	216 Baden Ave.	012-334-130	3,500	Downtown Mixed Use
22	Commercial	Future Development	Downtown core and future Downtown Area Specific Plan	9-Sep-11	\$8,743,000 (inclusive of properties #22-27)	\$2,100,000 assuming environmental remediation completed.	Market	Sep-13	N/A	N/A	Develop a mixed use project containing up to 58 residential units and 9,000 sq. ft. of retail space in the Downtown transit oriented district	315 Airport Blvd.	012-318-080	22,136	Downtown Core & Downtown Parking District
23	Commercial	Future Development	Downtown core and future Downtown Area Specific Plan	9-Sep-11	\$8,743,000 (inclusive of properties #22-27)	\$1,100,000 assuming environmental remediation completed.	Market	Sep-13	N/A	N/A	Combine site with adjacent properties to develop a mixed use project containing up to 100 residential units and 6,500 sq. ft. of retail space in the Downtown transit oriented district	401 Airport Blvd.	012-317-110	10,259	Downtown Core & Downtown Parking District
24	Commercial	Future Development	Downtown core and future Downtown Area Specific Plan	9-Sep-11	\$8,743,000 (inclusive of properties #22-27)	\$995,000	Market	Sep-13	N/A	N/A	Combine site with adjacent properties to develop a mixed use project containing up to 100 residential units and 6,500 sq. ft. of retail space in the Downtown transit oriented district	411 Airport Blvd.	012-317-100	11,404	Downtown Core & Downtown Parking District
25	Vacant Lot/Land	Future Development	Downtown core and future Downtown Area Specific Plan	9-Sep-11	\$8,743,000 (inclusive of properties #22-27)	\$1,800,000	Market	Sep-13	N/A	N/A	Combine site with adjacent properties to develop a mixed use project containing up to 100 residential units and 6,500 sq. ft. of retail space in the Downtown transit oriented district	421 Airport Blvd.	012-317-090	22,809	Downtown Core & Downtown Parking District

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UNTAPPED RESOURCES

ATTACHMENT 3G: LISTING OF PROPERTY INFORMATION IN CITY OF SOUTH SAN FRANCISCO LRPMP CONT*

No.	HSC 34191.5 (c)(1)(D)		HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)		HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)	
	Estimate of Current Parcel Value	Estimate of Income/ Revenue	Contractual requirements for use of income/revenue		History of environmental contamination, studies, and/or remediation, and designation as a brownfield site		Description of property's potential for transit oriented development		Advancement of planning objectives of the successor agency	
21	\$280,000	\$9661.80/year (inclusive of properties #19-21)	Operating and maintaining the parking lot.		No known environmental conditions		The property is located within the downtown and is about 1/3 mile away from the Caltrain station. Relocated train station will be two blocks away. Plans for this site and the adjacent parcels indicate 50-100 residential units can be built.		Advancing major transit oriented development in the Downtown through high-density in-fill housing	
22	\$2,100,000	\$ -	None		Phase I found it has three former gasoline tanks (USTs), abandoned in place existing TCE, DCE and vinyl chloride contaminants. Future development activities that disturb underlying soil or groundwater will encounter the contaminated media and require special handling and disposal.		The property is located within the downtown and is less than 1/4 mile away from the Caltrain station. Relocated train station will be across the street. Plans for this site indicate that 29-58 residential units and 9,000, sq. ft. of retail can be built.		Advancing major transit oriented development in the Downtown through high-density in-fill housing	
23	\$1,100,000	\$ -	None		Phase I and II found the soil and groundwater impacted with petroleum hydrocarbons. Future development activities that disturb underlying soil or groundwater will require special handling and disposal.		This property is located within the downtown and is less than 1/4 mile away from the Caltrain station. Relocated train station will be across the street. Assembled properties #23-25 can be developed into 81-162 residential units and 8,000, sq. ft. of retail.		Advancing major transit oriented development in the Downtown through high-density in-fill housing	
24	\$995,000	\$ -	None		No known environmental conditions		This property is located within the downtown and is less than 1/4 mile away from the Caltrain station. Relocated train station will be across the street. Assembled properties #23-25 can be developed into 81-162 residential units and 8,000, sq. ft. of retail.		Advancing major transit oriented development in the Downtown through high-density in-fill housing	
25	\$1,800,000	\$ -	None		No known environmental conditions		This property is located within the downtown and is less than 1/4 mile away from the Caltrain station. Relocated train station will be across the street. Assembled properties #23-25 can be developed into 81-162 residential units and 8,000, sq. ft. of retail.		Advancing major transit oriented development in the Downtown through high-density in-fill housing	

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UNTAPPED RESOURCES

ATTACHMENT 3G: LISTING OF PROPERTY INFORMATION IN CITY OF SOUTH SAN FRANCISCO LRPMP CONT*

		HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)			Date of Estimated Current Value		SALE OF PROPERTY		HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)			
No.	Property Type	Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis		Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Address	APN #	Lot Size (sq. ft.)	Current Zoning
26	Vacant Lot/Land	Future Development	Downtown core and future Downtown Area Specific Plan	9-Sep-11	\$8,743,000 (inclusive of properties #22-27)	\$719,000	Market	Sep-13	N/A	N/A	Develop a residential project containing up to 28 units in the Downtown transit oriented district	405 Cypress Ave.	012-314-100	8,763	Downtown Core & Downtown Parking District
27	Vacant Lot/Land	Sale of Property	N/A	9-Sep-11	\$8,743,000 (inclusive of properties #22-27)	\$1,400,000	Market	Sep-13	1,400,000	July, 2014	Develop a residential project containing up to 50 units in the Downtown transit oriented district	216 Miller Ave.	012-314-220	17,500	Downtown Core & Downtown Parking District
28	Commercial	Sale of Property	N/A	15-Jan-10	\$1,100,000	\$1,100,000	Book	15-Jan-10	1,100,000	July, 2014	Relocate St. Vincent de Paul's food and social services programs	938 Linden Ave.	012-102-030	12,937	Downtown Mixed Use
29	Vacant Lot/Land	Future Development	Development of residential housing	Dec-99	\$477,000	\$1,200,000 assuming environmental remediation completed.	Market	13-Sep	N/A	N/A	Remove blighting conditions and incompatible uses. Future housing development.	905 Linden Ave.	012-101-100	15,000	Downtown Residential Medium Density
30	Parking Lot/Structure	Future Development	Downtown core and future Downtown Area Specific Plan	14-Apr-97	\$325,000	\$1,100,000 assuming environmental remediation completed.	Market	13-Sep	N/A	N/A	Public use purpose: Develop a community performance theater	616 Linden Ave.	012-174-300	14,000	Downtown Mixed Use

* Properties designated as "Governmental Use" are not considered candidates for TOD.

UNTAPPED RESOURCES

ATTACHMENT 3G: LISTING OF PROPERTY INFORMATION IN CITY OF SOUTH SAN FRANCISCO LRPMP CONT*

HSC 34191.5 (c)(1)(D)		HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F) History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H) History of previous development proposals and activity
No.	Estimate of Current Parcel Value	Estimate of Income/ Revenue	Contractual requirements for use of Income/revenue		Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	
26	\$719,000	\$ -	None	No known environmental conditions	The property is located within the downtown and is less than 1/4 mile away from the Caltrain station. Plans for this site indicate that 29-58 residential units and 9,000, sq. ft. of retail can be built.	Advancing major transit oriented high-density in-fill housing	The Agency has not considered any other plans to develop the property. However, the Agency has prepared a development program for the property based on the rezoning of the area by the DSAP.
27	\$1,400,000	\$ -	None	No known environmental conditions	The property is located within the downtown and is less than 1/4 mile away from the Caltrain station. Plans for this site indicate that 25-50 residential units can be built.	Advancing major transit oriented high-density in-fill housing	The Agency has not considered any other plans to develop the property. However, the Agency has prepared a development program for the property based on the rezoning of the area by the DSAP.
28	\$1,100,000	\$ -	None	Phase I report revealed no evidence of recognized environmental conditions. However, significantly elevated concentrations of petroleum hydrocarbons in the shallow groundwater and capillary fringe soils beneath the property. The concentration of petroleum hydrocarbons beneath the building poses potential risk of volatilization to indoor air.	Significant distance from the downtown's transit hub and services and is therefore not considered a transit oriented development opportunity.	N/A	Private owner had assembled several properties adjacent to this one with the intent of developing a major residential project.
29	\$1,200,000	\$ -	None	Phase II environmental analysis conducted. Wells installed to monitor groundwater. Water continues to be contaminated. Soil surface area is free of gasoline and oil contamination. Agency has assumed the financial responsibility for the cleanup of the groundwater. In 1999 the estimated cost of remediating was \$100,000 and has likely increased.	The property is not walking distance to Caltrain station and downtown services but still suitable for high density development.	Advancing high-density in-fill housing	At one time the Agency prepared conceptual architectural plans for combined sites for a mixed-use development. Agency was not able to assemble the site. Agency subsequently prepared conceptual plans for a mix-used housing development for this single site.
30	\$1,100,000	\$2,880.30/year	Operating and maintaining the parking lot.	The ground water is monitored by wells and continues to show contamination consisting of petroleum compounds. The Successor Agency has assumed responsibility for the remediation of this property	The property is in close proximity to the downtown core and the Caltrain station and is suitable for transit oriented development. The site could accommodate up to 40 residential units.	Advancing high-density in-fill housing	In the late 1990's and early 2000's the Agency was working with an arts organization to develop a performance arts theater. Since the cancellation of that project, not other developments have been proposed though the Agency had conceptual plans prepared for a mix-used housing development on the site.

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UNTAPPED RESOURCES

ATTACHMENT 3G: LISTING OF PROPERTY INFORMATION IN CITY OF SOUTH SAN FRANCISCO LRPMP CONT*

		HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)					HSC 34191.5 (c)(1)(B)		HSC 34191.5 (c)(1)(C)				
No.	Property Type	Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Address	APN #	Lot Size (sq. ft.)	Current Zoning
31	Vacant Lot/Land	Future Development	Downtown core and future Downtown Area Specific Plan	14-Apr-97	\$315,000	\$1,100,000 assuming environmental remediation completed.	Market	13-Sep	N/A	N/A	Public use purpose: develop parking for the proposed community performance theater	700 Linden Ave.	012-145-370	14,000	Downtown Mixed Use
32	Parking Lot/Structure	Sale of Property	N/A	14-Apr-97	\$270,000	\$560,000	Market	13-Sep	560,000	July, 2014	Public parking lot	432 Baden Ave / 429 Third Lane	012-321-160	7,000	Downtown Commercial

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UNTAPPED RESOURCES

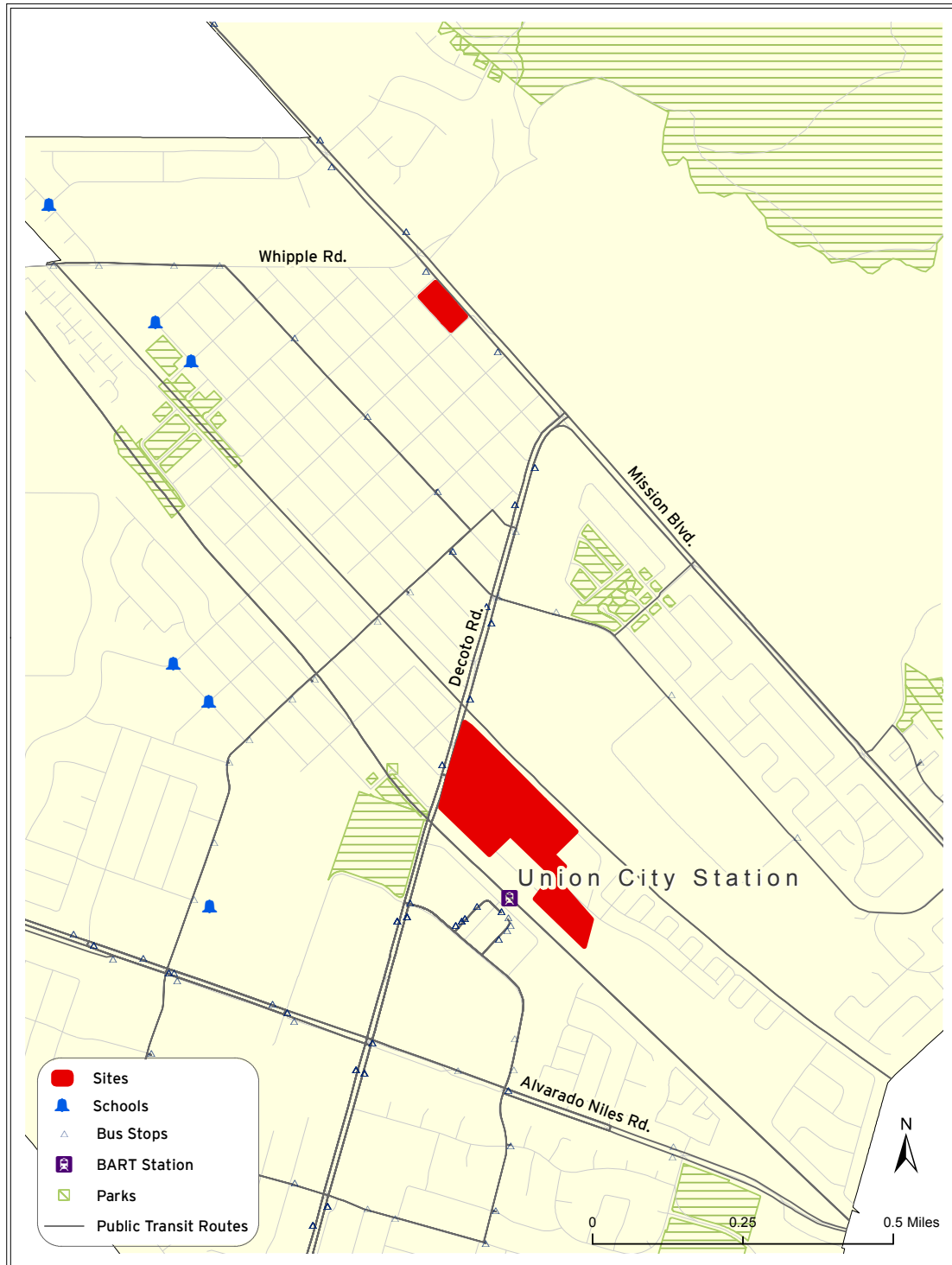
ATTACHMENT 3G: LISTING OF PROPERTY INFORMATION IN CITY OF SOUTH SAN FRANCISCO LRPMP CONT*

No.	HSC 34191.5 (c)(1)(D) Estimate of Current Parcel Value	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F) History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H) History of previous development proposals and activity
		Estimate of Income/ Revenue	Contractual requirements for use of income/revenue		Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	
31	\$1,100,000	\$ -	None	Plume of groundwater contamination extends into this property. The soil and ground water contamination make it financially infeasible to develop without taking out several feet of topsoil.	The property is in close proximity to the downtown core and the Caltrain station and is suitable for transit oriented development. The site could accommodate up to 40 residential units.	Advancing high-density in-fill housing	Agency was working with an arts organization to develop a performance arts theater use site as parking for the new theater. The Agency has prepared conceptual plans for a mix-used housing development on the site.
32	\$560,000	\$2,760.15/year	Operating and maintaining the parking lot.	No known environmental conditions	This site is ideal for a smaller scale transit oriented development. The property is located within the downtown less than 1/2 mile away from the Caltrain station. Conceptual plans for this indicate that residential units can be built.	Advancing high-density in-fill housing	Upon acquisition, the Agency demolished the existing building. Agency has created a development program for the property based on the rezoning of the area by the DSAP.

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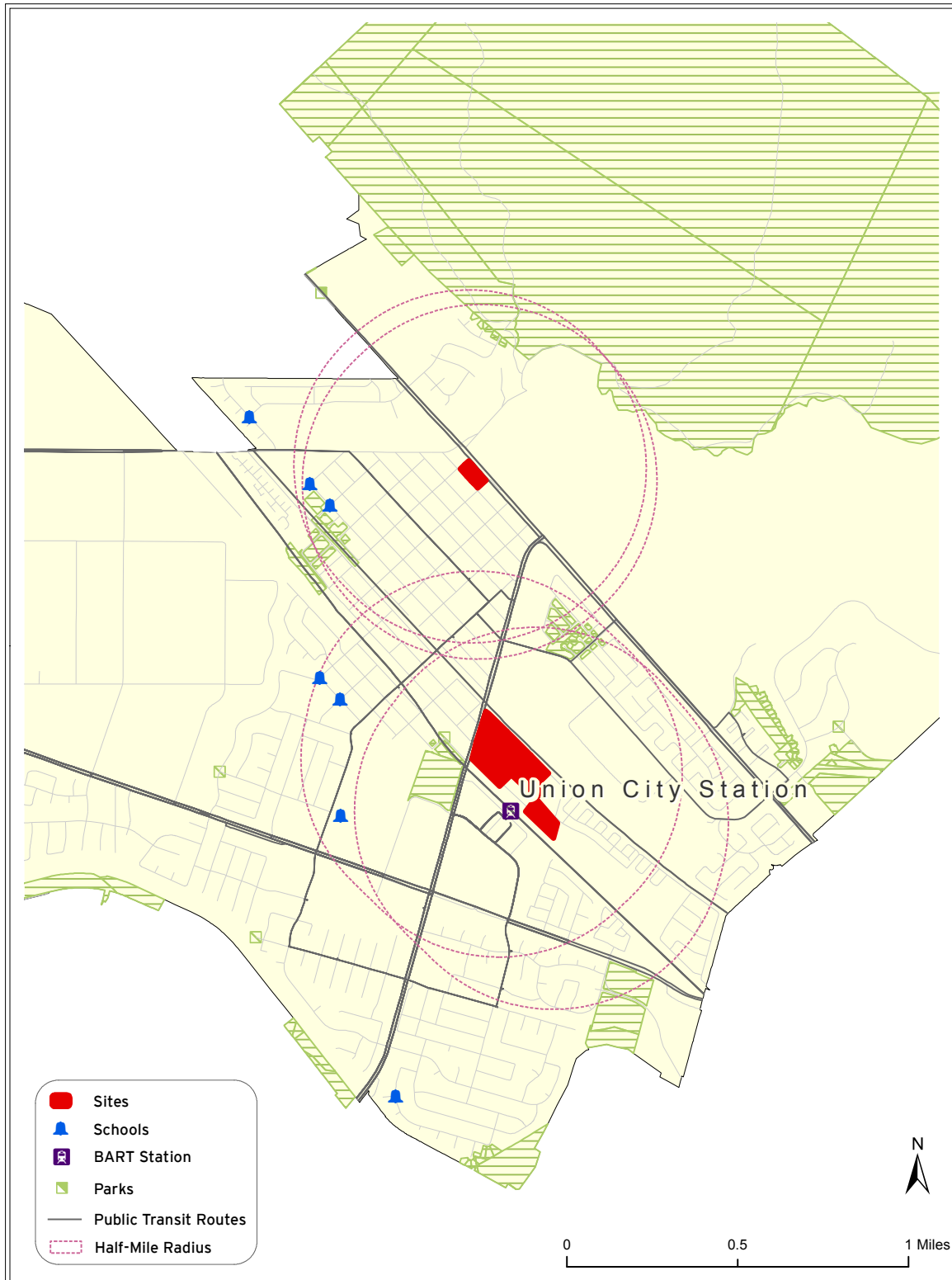
ATTACHMENT 3H: POTENTIAL SITES IDENTIFIED IN CITY OF UNION CITY, CALIFORNIA



Provided by the Non-Profit Housing Association of Northern California, 2014.

UNTAPPED RESOURCES

ATTACHMENT 3H: POTENTIAL SITES IDENTIFIED IN CITY OF UNION CITY, CALIFORNIA



Provided by the Non-Profit Housing Association of Northern California, 2014.

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ATTACHMENT 3H: LISTING OF PROPERTY INFORMATION IN CITY OF UNION CITY LRPMP *

PROPERTY

Parcels to be conveyed for development consistent with the Plans:

1. 1100 Decoto Road - APN 087-0340-001-00
Lot 1 as shown on the Map of Tract 8002, as filed February 25, 2009 in Book 305 of Maps at pages 1 through 2, inclusive, Alameda County Records
2. 1100 Decoto Road - APN 087-0340-002-00
Lot 2 as shown on the Map of Tract 8002, as filed February 25, 2009 in Book 305 of Maps at pages 1 through 2, inclusive, Alameda County Records
3. 1100 Decoto Road - APN 087-0340-003-00
Lot 3 as shown on the Map of Tract 8002, as filed February 25, 2009 in Book 305 of Maps at pages 1 through 2, inclusive, Alameda County Records
4. 1100 Decoto Road - APN 087-0340-005-00
Lot 5 as shown on the Map of Tract 8002, as filed February 25, 2009 in Book 305 of Maps at pages 1 through 2, inclusive, Alameda County Records
5. 1100 Decoto Road - APN 087-0340-006-00
Lot 6 as shown on the Map of Tract 8002, as filed February 25, 2009 in Book 305 of Maps at pages 1 through 2, inclusive, Alameda County Records
6. 4995 Horner Street - APN 482-0020-009-00
7. 1320 Decoto Road - APN 087-0019-018-00
8. 1320 Decoto Road - APN 087-0019-019-00
9. Second Street - APN 486-0003-028-00
10. 33411 Mission Blvd. - APN 486-0003-029-00
11. 33421 Mission Blvd. - APN 486-0003-030-00
12. 33435 Mission Blvd. - APN 486-0003-034-03
13. 33459 Mission Blvd. - APN 486-0003-034-04
14. 33421 Mission Blvd. - APN 486-0003-035-00

* Properties within station area and along Mission Blvd. are considered candidates for TOD.

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