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The HAPA News

September 20, 2011

Highlights of this issue:

- Bayview Village (formerly Quarry Village) update
- CSUEB-Hayward Shuttle
- South Hayward BART
- Garin Ranch Expansion
- HAPA vs. CSU Appeal
- Important Community Volunteer News: Peter Hendley and Evelyn Cormier



Bayview Village Update

The website now features Quarry Village's new name: **Bayview Village**. Details are at www.bayviewvillage.us.

We've done extensive work on Homeowner Association dues and assessments. Sketchups of the site also have been drawn (please see page 4 of this newsletter for samples) .

As a quick refresher, Bayview Village is a proposed development of a geographically distinct area between the Cal. State University Hayward campus and the Hayward BART station. We propose about 1,024 units, mostly three story, from studios to 5 bedrooms, condos and townhouses on about 24 acres. Most of the area is car-free, with homes served by walkways, all less than five-minute walk to the Village Center. The Center has a store, café, community center, square, and busway. The project owns a shuttle bus service running every ten minutes to BART and downtown Hayward at one end and up to the campus at the other. The project does not ban use of cars; it has 100 spaces on site leased at market rates, off-site parking, on-site car share/rental, and taxi vouchers, all to supplement walking access and the shuttle.

People connected with Cal State, who use BART to get to work, are retired, and home office workers should often have travel patterns supported by Bayview Village. Other features of the project are environmental sustainability, affordability, pleasant walking for health, universal design (e.g., no curbs), and community.

Low-rise row housing is inherently energy conserving, reinforced by design, with roof solar systems, net zero on the grid, providing all space heat, space cooling, hot water, air filtration, and air renewal. We expect LEED platinum.

Most recently, I've been working on neo-Victorian design and colors, an estimate of homeowner association dues, and the tension between two federal laws.

Under one law, IRS 501(c)(3), the money I spend through HAPA on the project's expensive but excellent consultants is tax deductible, because it is for scientific and education purposes, and thus the results have to be made public (the website). For example, we have a lengthy and outstanding pro forma laying out all the revenues, expenses, investment, loans, and timing information. The 12 year pro forma shows, for example, revenues of \$353 million, expenses including loan interest of \$292 million, maximum loan exposure of \$44 million, equity needs of \$9.7 million, and a return on investment of just over 30%. I'm just giving you information here, not asking for anything.

Under the other law, SEC Regulation D, only qualified investors can be asked for funds, and only through a Private Placement Memorandum with full disclosure and warnings about risk, by a numbered hard copy that cannot be circulated. Like I say, I'm not asking you here for anything. On a related issue, I'm not sure what you are allowed to do with the info I just gave you. But it would be illegal to promote a profit-making investment using tax deductible funds. Hopefully, public information is different from asking for investment.

CSUEB/Hayward Shuttle

Remember the campus shuttle I mentioned above? I get incredibly annoyed by the economics of subsidized parking structures, and Hayward campus administrators proposed building five of them and then called it sustainable transportation, I think from incompetence more than mendacity. Under California law, HAPA and the City of Hayward were able to sue and we've stopped the plan in court. However, I still have been unable to get administrators to pay attention my extensively spreadsheet-detailed analysis, which shows more access at a lower cost with a shuttle to Hayward BART. If by some miracle we had both a campus bus and the Village Bus, service would be every five minutes, and thus cost-effectively support a car-free life style.

South Hayward BART

I am also working on efficient access to South Hayward BART, and the City is studying some of the ideas. Instead of a seven level \$22 million parking structure, we could have a combination of paid parking based on easy-pay methods, on willingness to pay, and on a short-distance shuttle from a parking area less than four minutes away. For easy-pay, go to <http://sfpark.org/>. Willingness to pay moves the price based on vacancy: parking costs less when structure vacancy is over 15%, and costs more when the structure vacancy is less than 15%. If parkers bid up the price, more funds flow to the shuttle, thus alleviating pressure on parking and possibly bringing the price down, but reducing shuttle service, driving the price back up. You have to love the economics of supply and demand, so easy to grasp, so hard to explain. Another part of the equilibrium is good parking availability at an increasing distance from the station entrance requiring a longer hunt-to-park and walk-in time, which competes with a shuttle. the shuttle

access time, all stages, is steady at about 5 minutes. These features can be supplemented with eco-pass, which uses a property-based payment allowing those living on a route served by a shuttle to ride it for free.



Garin Regional Park

Three PDF documents are attached that tell the story:

- [A letter from September 13, 2011 letter from Nancy H. Wenninger](#), EBRPD's Assistant General Manager, Land Division;
- [A map of Pleasanton Ridge Regional Park, Owen Property](#); and
- [A map of Garin/Dry Creek Regional Park, Bailey Ranch Dedication](#).



HAPA v. CSU Appeal

HAPA attorney Stuart Flashman reports that he has started working on his opposition brief. The CSU arguments are much the same as those at trial, so our response will be similar. His deadline is October 28. The CSU reply brief will be due at the end of October. Slow, very slow.



Important Community Volunteer News

Peter Hendley -We were sorry to learn of the untimely death of long-time community volunteer and HAPA supporter Peter Hendley. Details are sketchy. We don't have any further information at this time, but will let you know if we hear anything about a memorial service or other means of honoring Peter's friendship and service to our community.

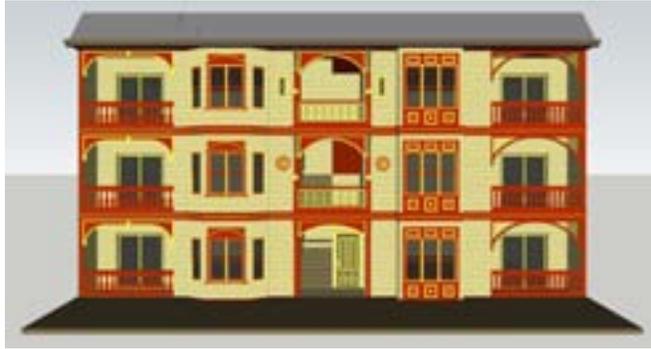
Evelyn Cormier - At the opposite end of the spectrum of grief and joy, we celebrate the selection of long-time community volunteer Evelyn Cormier as Hayward's Lifetime Volunteer for 2011. Among her volunteer commitments, Evelyn serves on the HAPA Board.

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Bayview Village Sketchups and Sample Colors



Three-bedroom townhouse.



Sample colors for Victorian-inspired townhomes.

Village Square in the Village Center:



The Community Center:



View up busway, Community Center left, MU right:

Six-plex of two bedroom condominiums



View north from Community Center on Main Way:



View farther up Main Way:

