

**ASSOCIATION OF BAY AREA GOVERNMENTS
EXECUTIVE BOARD**

RESOLUTION NO. 11-13

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR, OR HIS DESIGNEE, TO
SEND A LETTER TO THE GOVERNOR SUPPORTING THE CITY OF UNION CITY'S
REQUEST FOR EXPEDITED APPROVAL BY THE CALIFORNIA DEPARTMENT OF
FINANCE REGARDING THE SALE OF FORMER REDEVELOPMENT LAND WITHIN
UNION CITY'S INTERMODAL STATION DISTRICT PRIORITY DEVELOPMENT
AREA (PDA)**

WHEREAS, the Association of Bay Area Governments (ABAG) approved Plan Bay Area, the region's Sustainable Development Strategy; and

WHEREAS, the development pattern in Plan Bay Area relies on the efficient and effective realization of Priority Development Areas (PDAs); and

WHEREAS, in 2000, Union City, in collaboration with nine public agencies and extensive citizen input, created the Union City Station District—a vision for housing, job centers and community facilities on 105 acres of vacant, environmentally contaminated land surrounding Union City's BART Station and which has become its Intermodal Station District PDA for Plan Bay Area; and

WHEREAS, the project has created 812 new housing units—including 251 affordable units—within walking distance of Union City's BART station that integrates BART, buses and passenger rail into one transit center; and

WHEREAS, Union City has already invested \$163 million from redevelopment funds and leveraged grants in the Station District to acquire land, construct infrastructure, improve pedestrian connectivity to BART, and underwrite the construction of affordable housing; and

WHEREAS, 90 acres of previously contaminated land now generates \$3 million a year in property taxes and an additional \$2.2 million per year will be generated once this PDA is fully built-out, including 14 properties owned by the former redevelopment agency; and

WHEREAS, the State Department of Finance (DOF), which oversees the dissolution of redevelopment agencies in California, is requiring separate agreements with each of 29 taxing entities be executed for each of 14 properties owned by the former Union City redevelopment agency—a total of 406 separate agreement; and

WHEREAS, this lengthy process is slowing down build out of the Station District's 14 remaining properties owned by the former redevelopment agency and could prevent Union City from meeting its housing construction obligations to the State

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RESOLUTION NO. 11-13**

Department of Housing and Community Development, which has committed \$22.6 million in Proposition 1C funds to build infrastructure around the BART Station; and

WHEREAS, the impediments to completing development of the Union City Intermodal Station District PDA also apply to other Priority Development Areas in Plan Bay Area.

NOW, THEREFORE, BE IT RESOLVED, that the Executive Board of the Association of Bay Area Governments hereby authorizes the Executive Director, or his designee, to send a letter to Governor Brown, with copies to Senate President *Pro Tem* Darrell Steinberg and Speaker of the Assembly John Perez, requesting the Governor to direct the State Department of Finance to:

- 1) expedite review and approval of Long Range Property Management Plans for land owned by former redevelopment agencies that are within Plan Bay Area Priority Development Areas (PDAs), such as Union City, in order to implement the policy goals of the State Legislature (SB 375) and Plan Bay Area to:
 - Encourage greater infill and compact development
 - Revitalize community and urban centers
 - Increase the availability of affordable housing
 - Improve transportation
 - Promote public health
 - Increase the local property tax base for all taxing entities

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RESOLUTION NO. 11-13**

- 2) clarify that no further review is required by Department of Finance on individual property transactions within the Union City Intermodal Station District that conform with and implement an approved Long Range Property Management Plan that a) meets the goals of SB 375 and Plan Bay Area, and b) specifies that any net proceeds from the sale of parcels of land owned by former redevelopment agencies within Plan Bay Area PDAs will be distributed to all of the taxing entities on a pro-rata basis in proportion to each entity's respective share of the property tax base.

The foregoing was adopted by the Executive Board this 19th day of September, 2013.

Mark Luce
President

Certification of Executive Board Approval

I, the undersigned, the appointed and qualified Secretary-Treasurer of the Association of Bay Area Governments (Association), do hereby certify that the foregoing resolution was adopted by the Executive Board of the Association at a duly called meeting held on the 19th day of September, 2013.

Ezra Rapport
Secretary-Treasurer

Approved as To Legal Form

Kenneth K. Moy
Legal Counsel