



# NEWSLETTER

<http://www.estudilloestates.org>

<http://groups.yahoo.com/group/estudillohomes>

## Transit-Oriented Development Update: San Leandro Crossings

by **Johanne Dictor, Estudillo Estates Resident  
& EHOA Board Welcome Chair**

The August EHOA newsletter had an article about San Leandro's Transit-Oriented Development (TOD) plan and the plan for the our downtown. There was a glitch with our printing company so many residents did not receive a readable copy. You can download the August issue at [http://www.estudilloestates.org/newletters/2008-August\\_Newsletter.pdf](http://www.estudilloestates.org/newletters/2008-August_Newsletter.pdf). If you do not have access to the Internet and want a copy of the last newsletter, please drop me a note at 1166 Glen Drive, San Leandro, CA 94577 and I will make you sure that you receive a copy of our last EHOA newsletter.

Since that article was published, members of the EHOA board attended a meeting in late August at the Englander with Westlake Development Partners, LLC, and BRIDGE to discuss the San Leandro Crossings project near BART.

The partners in this project are, Westlake, BRIDGE, and BUILD, LLC. The site of the 200-unit market-rate rental development is the BART overflow parking lot, which is owned by BART. The Westlake developers have entered into an agreement with BART to negotiate the terms under which it would acquire the property for development from BART. BRIDGE is not a development partner of that parcel.

BUILD LLC, which is a partnership between the California Public Employees Retirement System and an affiliate of BRIDGE, would be Westlake's development partner on that site. It should be noted that BRIDGE will be managing the proposed 100-unit site for low-income to very low-income residents, which is proposed for the vacant lot adjacent to the west side of BART. This building will stand alone and will be 40 feet from the building that will accommodate 200 units.

The City has been working to receive money from a bond measure, Proposition 1C, that was passed by the voters at the last election. This measure allows for infrastructure improvement and provides the City with \$24.5 million dollars to be used as follows:

- \$9.8 million will be to build a BART garage;
- \$6.1 million for streets, sidewalks, landscaping and lightning;
- \$3.4 million for parks;
- \$3 million for the City's nonprofit housing partners; and
- \$1.5 million for utility improvements.

*Continued on page 2*

### Next EHOA Meeting

**Tuesday, September 16, 2008**  
**General Meeting - 7 p.m.**  
 San Leandro Main Library  
 Karp Room

### Food Drive Update

**Estudillo Homeowners Collect  
8,000 Pounds of Food**  
 by **Nancy Pretto, Resident**

The Davis Street food bank, run by the Davis Street Family Resource Center, received a much-needed infusion of food on the weekend of August 2nd and 3rd. Residents of Estudillo Estates responded generously to the EHOA-sponsored food drive. Almost every block in the area donated each day of the drive.

On both days volunteers collected the bags and delivered them to the food bank, located at 3081 Teagarden Street in San Leandro. According to Davis Street spokesmen, this supply will meet the requests for food for about one month. However, more help is always needed. To learn more about the food bank and to donate, see <http://www.davisstreet.org> or call (510) 347-4620.

**Editor's Note:** Nancy Pretto was in a serious car accident in early September. EHOA's thoughts are with her and her family at this time.

## Transit-Oriented Development Update

*continued from page 1*

There is a \$600,000 figure that is not accounted for. We will find out what the \$500,000 will cover and report back to you.

The plan is to build 300 units in total. Right now, all of the units will be rentals for Phase I of this project.

The building of the 100 rental units is for very low- to moderate-income tenants whose incomes range from \$22,000 to \$44,000. The units will be 1- to 3-bedroom in size, and will allow for one parking space for each renter. The rental rates will range from \$560 to \$1,100, although BRIDGE has changed this number in their presentations. The low-income units will be on the west side of the BART station along Martinez Street. Thirty-three percent (33%) of this development will be affordable housing, although new developments are only required to have 15% affordable housing. Initially, we were told it would be 15%, but the City and the developers have decided to put the full quota in for Phase I of this project.

The 200 remaining units will be rented at market-rate rental prices, with rents ranging from \$1,300 to \$2,100 per month for a 1- to 2-bedroom unit. It will be located on the BART parking lot next to St. Leanders Church along San Leandro Boulevard. We were told initially that all of the 200 units would be rentals; however, the developers and the City have now advised us that all units will be mapped as condos for future sale when the real estate market improves. It is our opinion that the mapping of the units should be done and approved through the City plan and re-evaluated in 5 years or sooner for market-rate condos.

Many concerns about this project were raised by people who attended this meeting:

**1. Schools:** Did the City and its partners take into consideration the increase of the number of students that will be attending our schools? (After increased pressure from the

citizens of San Leandro, the developer is now planning to meet with the school district to see what the developer can contribute in response to the increased number of students.)

**2. Crime:** Did the City and its partners talk about the increase of crime that may come with with an increase in population? Will the developers find a way to address this issue? (As of this time, we have not heard of any viable solutions as to what the City or the developer can do about adding police officers to accommodate the increase in population.)

**3. Parking Issues:** Westlake will only replace BART parking at a 1:1 rate, replacing 325 spaces that will be lost to development with a new 325 spaces. It is apparent that we need more parking, not the same or less. Every other BART station has increased the size of its parking lot. What about existing neighbors that live around BART? Where will they park, given this new influx of 600-700 new people?

**4. BART Station:** The downtown San Leandro BART station is in disrepair and needs to be remodeled. We are told that our station will not be remodeled anytime soon, as the Dublin station is ahead of ours in line. We are 5th on the list for a remodel. Hopefully, this will be approved by the BART board. Our station has not been touched in many years. It is time to get it remodeled if we are to take on this development. The good news is that it will get a paint job and we hope it will get a good steam cleaning of the sidewalks as well.

We ask all of you to participate in making your voice heard about this project. This project is the future of San Leandro and it will form our vision for many years to come. Please contact the EHOA board at [board@estudilloestates.org](mailto:board@estudilloestates.org), or contact me personally at [cpcintl@sonic.net](mailto:cpcintl@sonic.net) if you wish to become involved in this very important subject.



**RECYCLE OR PASS ME TO A NEIGHBOR!**

# Opinion: Comments on San Leandro Crossings

by Cary Dictor, Estudillo Estates Resident

There are several objections I have to the current initial phase plan as it has been described. It has been described as a 100-unit, low-income and low-low-income apartment building on one side of BART, and another 200-unit market-rate apartment building on the other side of BART.

First, urban planning has progressed over the last 30 years to the point where it is now understood that creating multi-unit dwellings in which low-income residents are segregated from market rate residents in the community is bad policy. Not the least of the problems is that such an approach can create slums almost instantaneously, giving a stigma to such projects. I am concerned about the San Leandro Crossings project because it is frontloaded with low-income units. It is all rentals and its low-income units are physically separated from its market-rate units.

Human nature being what it is, I would expect that this project would be pigeonholed from the beginning as a low-income project, because fully one-third of the units would be available to low-income residents. My concern is that this possible stigmatization of the project might prevent the easy leasing of the market-rate units, and could prevent the project's population from being diverse and fully representative of the surrounding community. There are many people who I expect would not consider living at the Crossings because it is all rentals and because of the stigma to which I refer (if it attaches). If the project were to be stigmatized from the beginning, it does not bode well for the success of further phases. It is much easier to acquire a stigma than it is to get rid of one.

Consequently, I am concerned that we may be designing this initial phase for failure, and we may end up with a multi-unit project consisting of mostly low-income people. I see nothing particularly helpful to San Leandro's economic future if that occurs. I believe low-income people should be dispersed in numbers of 15% (preferably with ownership) or less throughout multi-unit projects, for the economic health and benefit of the project and of the surrounding business community. They should certainly not be frontloaded into a multi-phase project as well as segregated within it.

Second, the point of the project is to help establish and promote public transit in our community. This objective seems all the more urgent because of recent spikes in the cost of gasoline affecting all modes of transportation. BART ridership is said to be at historic levels and the use of public transit in all forms has surged this year. However, the promotion of public transit is basically inconsistent with the frontloading of low-income people in the project. Low-income people are the historically heavy users of public transit, including BART, and they do not need encouragement to use public transit because they already do so. The people who require encouragement are those with moderate incomes and others who would otherwise remain wedded to their own automobiles.

If the promotion of public transit use is truly an important objective, then this is an additional reason not to frontload the initial phase of the project with low-income residents. Of course, this is particularly a problem because the San Leandro BART station is underserved by parking and will apparently long

remain so in accordance with the design of this project. It is impossible to accurately quantify the number of people who each week drive to the BART station and, unable to find parking, leave and use their automobiles instead of BART. It seems that most, if not all, of the other suburban BART stations have far greater parking capacity than the San Leandro station. If the use of public transit is an important objective, we cannot simply dismiss those people unable to park at the train station with the observation that they "should have taken the bus to BART." There are not a large number of quick and easy public transit ways to access BART, especially the downtown San Leandro station, from either the west or the east. Further, had people taken a bus, the bus would have replaced their automobile use for only a few miles at best, whereas when no provision is made for them to park at or near the BART station, they are relegated to using their automobiles for many, many more miles -- at minimum.

I have additional comments about the project, and particular concern that unless the initial phase is built as a properly mapped and constructed condominium property, it will likely never get there and will remain permanent rental units. Also, it is very short-sighted to refuse to expand BART parking in view of record demand and projected further growth of demand. Many other BART stations appear to be favored with more parking than we have.

## NEIGHBORHOOD REAL ESTATE UPDATE

**By Michelle Miller, Broker Associate, Pacific Union**  
**Estudillo Estates Resident Since 1989 | 510-701-3442 | mmiller@pacunion.com**

For those of you following the real estate market, you may have heard about the massive Housing Relief bill signed into law in the latter part of July. There are a few key details that we should pay attention to because they are time-sensitive, such as:

- First-time home buyers are being given a boost. To help persuade first-time home buyers to enter the housing market, the relief bill authorizes a \$7,500 tax credit for purchases made by July 1, 2009. The credit will apply retroactively to April 9, 2008.
- The temporarily increased conforming loan limit that was raised from \$417,000 to \$725,750 (which was passed to stimulate the economy) will be permanently reduced to \$625,500 as of January 1, 2009. This is important if you want to trade up but are sitting on the fence because of the perceived current values. Financing on your trade-up house resonates for many years. I would consider exploring your situation now.

It's been a while since one of our upper-end properties has gone on the market. I believe this is out of sellers' fear that their value is upside-down. There are ways to price and market a home that helps eliminate the damage of a "the most recent comp for our house is either a foreclosure or a short sale" type of situation. Ask about them.

Please don't hesitate to call me if you simply have questions. Several of you have called apologizing because you aren't in the market but would like answers. Just call! I have been in the neighborhood and the real estate business for almost 20 years. If I don't know the answer to your question, I certainly know how to find out and will get back to you. For the people who are still waiting for answers to the flood insurance question, I was told that I can view maps after October 1. I have it on my calendar and will get back to you.

Status	Address	BR/BA	Sq. Ft.	Original Price	Current Price	Sold Price
Active	891 Arbor Dr.	2/1	1319	\$449,000	\$449,000	
Active	960 Arbor Dr.	5/3++	3344	\$1,195,000	\$1,195,000	
Active	642 Begier Ave.	3/2	1421	\$599,000	\$479,000	
Active	875 Begier Ave.	3/1	1594	\$618,750	\$539,900	
Pending	978 Begier Ave.	2/1+	1721	\$399,000	\$399,000	
Active	725 Bridge Rd.	3/2	2303	\$729,000	\$699,000	
Active	750 Bridge Rd.	5/2+	2700	\$749,500	\$699,000	
Active	814 Bridge Rd.	3/2	1900	\$729,000	\$675,500	
Active	964 Bridge Rd.	3/2	2411	\$899,950	\$679,950	
Sold	727 Cary Dr.	2/1	1420	\$374,900		\$400,000
Active	691 Chetland Rd.	3/2	2254	\$798,000	\$798,000	
Active	893 Collier Ave.	3/1	1385	\$519,900	\$519,900	
Pending	539 Dutton Ave.	2/1+	1678	\$495,000	\$495,000	
Active	809 Dutton Ave.	3/1	1320	\$549,000	\$524,000	
Pending	855 Dutton Ave.	3/1	1249	\$499,000	\$479,000	
Sold	955 Dutton Ave.	2/1+	1610	\$449,000	\$385,000	\$385,000
Active	732 Estudillo Ave.	4/2+	2450	\$685,000	\$685,000	
Pending	857 Estudillo Ave.	4/2	2400	\$829,000	\$759,000	
Active	895 Joaquin Ave.	3/2	2268	\$679,000	\$599,000	
Pending	970 Joaquin Ave.	2/2	1083	\$319,000	\$285,000	
Pending	891 Juana Ave.	2/1	1259	\$400,000	\$400,000	
Pending	945 Juana Ave.	3/1	1312	\$575,695	\$380,000	
Pending	611 Oakes Blvd.	3/1+	1913	\$579,000	\$529,000	
Sold	750 Rodney Dr.	2/1+		\$619,000	\$549,500	\$530,000
Sold	877 Rodney Dr.	4/1+	2034	\$659,000	\$599,000	\$595,000
Pending	946 Rodney Dr.	2/2	1731	\$645,000	\$645,000	
Pending	733 St. Mary's Ave.	2/1	949	\$399,000	\$399,000	
Sold	820 St. Mary's Ave.	2/2	1435	\$517,750	\$517,750	\$436,500
Pending	1143 San Jose Ave.	3/1+	1799	\$545,000	\$485,000	

## AN UPDATE FROM CITIZENS FOR A SAFER SAN LEANDRO

The LAMP [Lights Activated by Motion Project] is making progress on the Cherry Street pilot project to install motion activated lighting. The Cherry Street area was recommended by Councilmember Michael Gregory, who provided seed money of \$500. Work has been completed on pre- and post-questionnaires to follow up with residents that participate in the project. The questionnaires will enable an analysis of the effectiveness of the program. There is also a Frequently Asked Questions document being prepared, with questions like "How do I adjust the motion detector's sensitivity?" A resident meeting will be scheduled to answer questions, fill out applications, schedule installation and see the actual hardware.

The Neighborhood Watch Subcommittee is giving a lot of thought to a communication system that would allow citizens to find a Neighborhood Watch Group near them while at the same time maintaining the privacy of the Block Captains and current neighborhood watch locations. Another goal is to use the CSSL Web site to more effectively link the Block Captains and Neighborhood Watch groups with the San Leandro Police Department to provide quick and useful crime prevention information, announcements and updates. Meetings with the San Leandro Police Department are taking place to work on these issues.

Finally, mark your calendars for **Thursday, October 16 at 7 p.m.** for a citywide Crime Prevention meeting at the Main Library. One of our goals is enhanced communication between Neighborhood Watch groups, the police and the community. We want to hear about the Block Parties held this year at National Night Out and inspire residents to plan for next year. We will have crime prevention tips from the San Leandro Police. Visit our Web site at <http://www.safersanleandro.org> for meeting dates and the latest information. Contact us at [info@](mailto:info@), [chair@](mailto:chair@), [vchair@](mailto:vchair@), [treasurer@](mailto:treasurer@), [secretary@](mailto:secretary@) or [neighborhoodwatch@safersanleandro.org](mailto:neighborhoodwatch@safersanleandro.org).

### ESTUDILLO ESTATES HOMEOWNERS' ASSOCIATION - MEMBERSHIP FORM

Please enclose check payable to EHOA for \$20.

Mail to: EHOA, c/o John Sherwood, 1064 Glen Drive, San Leandro, CA 94577

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

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*PROUD SPONSOR AND MEMBER*

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## COMMUNITY CALENDAR

### Thursday, September 18

Back to school night, Roosevelt Elementary  
<http://www.roosevelt-hornets.com>

### Thursday, September 18

Emergency Preparedness Workshop  
[marla.blagg@acgov.org](mailto:marla.blagg@acgov.org) or (510) 618-3490

### Friday, September 19 & Saturday, September 20

Assumption School Festival  
<http://www.assumptionschool-sl.org>

### Saturday, September 20

Creek Clean-Up, Root Park  
<http://www.fslc.org> or (510) 577-6069

### Thursday, September 25, 2008

Back to school night, Bancroft Middle School  
<http://www.bancroft-broncos.com>

### Saturday, September 27

Roosevelt School Festival  
<http://www.roosevelt-hornets.com>

### Thursday, October 2

Back to school night, San Leandro High School  
<http://www.slhs.net>

### Saturday, October 4

Friends of the Library Fall Book Sale  
 (510) 577-3986

### Sunday, October 5

Sausage & Suds Festival  
<http://www.sausageandsuds.com>

### Monday, October 6

Senior Flu Shot Clinic  
 (510) 577-3462

### Saturday, October 11

Watershed Hike  
[laureyh@fslc.org](mailto:laureyh@fslc.org) or (510) 577-6069

### Monday, October 13

Senior Flu Shot Clinic  
 (510) 577-3462

### Thursday, October 16

Crime Prevention Meeting  
<http://www.safersanleandro.org> or  
 (510) 638-2207

### Friday, October 17

Annual Trivia Bee  
 Tickets on sale at the Main Library and Marina Community Center

### Tuesday, October 21

Plans and Progress for our Downtown  
 7:00 pm, Library – Room C

## EHOA Board

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