

**HAYWARD REDEVELOPMENT AREA COMMITTEE  
REGULAR MEETING**

**January 13, 2010 at 7:00 p.m.**

**Room 2A  
Hayward City Hall  
777 B Street  
Hayward, CA 94541**

The Public Comments section provides an opportunity to address the Committee on items not listed on the agenda. The Committee welcomes your comments and requests that speakers present their remarks in a respectful manner, within established time limits, and focus on issues which directly affect the Committee or are within the jurisdiction of the City. As the Committee is prohibited by State law from discussing items not listed on the agenda, your item will be taken under consideration and may be referred to staff.

**AGENDA**

- I. Call to Order
- II. Public Comments
- III. Approval of Minutes – September 23, 2009 meeting
- IV. Redevelopment Project Area Implementation Plan 2010-2014
- V. Discussion of Hayward Redevelopment Area Committee – Purpose, Role and Structure Going Forward
- VI. Adjournment



**DATE:** January 13, 2010

**TO:** Redevelopment Advisory Committee Members

**FROM:** Redevelopment Director *MB*

**SUBJECT:** Implementation Plan for the Downtown Hayward Redevelopment Project  
Fiscal Years 2010 through 2014

### **RECOMMENDATION**

That the Hayward Redevelopment Area Committee reviews the attached report, and comments regarding proposed projects and activities for inclusion in the Downtown Hayward Redevelopment Project Implementation Plan for Fiscal Years 2010 through 2014.

### **BACKGROUND**

California Redevelopment Law requires the Redevelopment Agency to conduct a public hearing, and subsequently adopt an Implementation Plan for the Redevelopment Project Area every five years. The Implementation Plan describes goals and objectives for the Project Area, potential programs and projects, and the estimated expenditures to be made during the five years covered by the Plan. The Implementation Plan also describes how the Agency would use its Low and Moderate Income Housing Fund to increase, improve, and preserve low and moderate income housing.

The time period covered by the new Implementation Plan is Fiscal Years 2010 through 2014. The Agency Board previously adopted an Implementation Plan for the Project Area in December 2005 for the Fiscal Years 2005 through 2009. In January 2008, the Board conducted a mid-term review of the 2005-2009 Implementation Plan as required by Redevelopment Law.

While the Agency is required to adopt an Implementation Plan for its Project Area every five years, annual budget decisions by the Agency Board will determine the actual amount allocated to any particular program or project, and the inclusion of an estimated amount in an Implementation Plan does not constitute approval of that amount.

### **DISCUSSION**

*2005-2009 IMPLEMENTATION PLAN ACTIVITIES:* Since the Implementation Plan was last updated in 2005, the Agency has continued its revitalization efforts in the Downtown Area, and expanded its focus in the Burbank-Cannery Sub-Area and the Mission-Foothill Sub-Area. In the

Downtown, the Cinema Place retail/entertainment complex and parking structure were completed. Two initiatives were launched including the Downtown Retail Attraction Program and the Downtown Clean and Safe Program. Additionally, in an effort to redevelop the City Center Campus site, the Agency entered into an Exclusive Negotiating Agreement with the owners of the office tower. In the Burbank-Cannery Area the Agency continued implementation of the Cannery Area Design Plan. In partnership with the Hayward Unified School District and the Hayward Area Park and Recreation District, the Agency acquired the land and completed construction of the new Burbank School, the expanded Cannery Park, and related street improvements. In the Mission-Foothill Sub-Area the Agency completed the South Hayward BART/Mission Boulevard Concept Design Plan to serve as a guide for redevelopment of the area. To further refine the Plan, the South Hayward BART-Mission Boulevard Form-Based Code project was initiated. In an effort to reduce blight along Mission Boulevard, the Agency initiated land acquisition along the west side of Mission Boulevard between Sycamore Avenue and Pinedale Court for future redevelopment opportunities. Additionally, the Agency and City completed street improvements in the Calhoun-Webster Neighborhood east of Mission Boulevard.

*PROPOSED 2010-2014 IMPLEMENTATION PLAN ACTIVITIES:* For the first time in many years, as the national is emerging from economic recession, the Agency is forecasting a decline in tax increment, especially over the short term as the economy stabilizes. This, coupled with unprecedentedly large proposed takes of tax increment by the State, could severely impact the Agency's efforts to accomplish many of the proposed activities. That having been said, the 2010-1014 Implementation Plan largely calls largely for a continuation of the activities. Staff is proposing the following draft list of projects, subject to further refinement. Costs for these projects should be considered preliminary estimates, subject to change:

Downtown & 87Annex:

- Complete environmental remediation of Cinema Place, alley mural and lighting: \$550,000
- Continued implementation of Downtown Retail Attract Program: \$2,500,000
- Redevelopment of City Center Campus: \$4,500,000
- Downtown core-area electrical upgrade for commercial buildings: \$400,000 (funded in FY 2009)
- Continued implementation of Downtown Clean and Safe Program: \$32,000
- Evaluation of downtown parking resources: \$50,000
- Downtown Gateways: Maple Court and DeAnza Park at Foothill: \$200,000 (funded in FY 2009 and prior years)
- Downtown Way-finding/Signage studies: \$25,000
- Relocation of Hayward Area Historical Society: privately funded
- Redevelopment/Re-use of Mervyns Headquarters Site: privately funded

Burbank- Cannery:

- Environmental case closure for Burbank School/Cannery Park site \$100,000
- Redevelopment of Residual Burbank School Site for residential use: \$250,000
- Construction of Cannery Area/Railroad Pedestrian Bridge: seek grant funding
- Landscaping and sidewalk improvements along C Street: seek grant funding
- Continued redevelopment of Cannery properties south of Burbank School: privately funded

- Promote redevelopment of former Owens-Brockway glass manufacturing facility: privately funded, possible traffic upgrades needed

Mission-Foothill:

- South Hayward BART/Mission Boulevard Form-Based Code: \$250,000
- South Hayward BART Transit-Oriented Development Public Improvements: \$12,700,000
- Mission Boulevard Specific Plan - Harder Road to Grove: \$600,000
- Assemblage of Mission Boulevard properties - Sycamore to Pinedale Court: \$5,500,000
- Minor Home Repair Program Targetted for Webster/Calhoun Neighborhood: \$250,000
- Development of Parks in South Hayward BART/Mission Corridor: seek grant funding
- Promote redevelopment of former Holiday Bowl site: privately funded

*PROPOSED AFFORDABLE HOUSING ACTIVITIES:* In the Affordable Housing activities section of the Implementation Plan, it is proposed that approximately 240 new units will be built in the Project Area during this five-year period, as follows:

- South Hayward BART Senior and Family Affordable Housing developments – 206 units
- A & Walnut Affordable Housing Site – 14 units estimated
- B & Grand Senior Housing Addition – 22 units estimated

The Agency has conditionally committed \$7.1 million to the South Hayward BART affordable housing effort. In addition, the Agency purchased the A & Walnut Site from the City of Hayward in FY 2009 at a cost of \$705,000. It is expected that the Agency will be deeded the B & Grand site by Citation Homes as part of the inclusionary housing requirements for the Cannery Place development. In addition, it is expected that moderate-income affordable units will be created as a result of the development of Cannery Place (16 units), C & Main (approximately 9 units), and the Burbank Residual Site (9 units), in accordance with the City's Inclusionary Housing Ordinance.

Other activities utilizing Redevelopment Low/Moderate Income Housing Funds include the rehabilitation of the 96-unit Tennyson Gardens Apartments, which was approved this year for a loan of \$1,500,000, and the funding of First Time Homebuyer Assistance for eligible tenants in the Route 238 Right of Way.

**NEXT STEPS**

Staff is seeking the Committee's review and comment regarding the proposed activities to be included in the Five Year Implementation Plan. Upon further review and refinement, the Plan will be presented to the Agency Board in a public hearing, and after approval would become effective immediately thereafter. As required by Redevelopment Law, there would be a mid-term review of the Plan, tentatively in late 2012.



CITY OF  
**HAYWARD**  
HEART OF THE BAY

**DATE:** January 13, 2010  
**TO:** Redevelopment Advisory Committee Members  
**FROM:** Redevelopment Director *MB*  
**SUBJECT:** Hayward Redevelopment Area Committee – Purpose, Role and Structure Going Forward

This item is an opportunity to review the original purpose of the Committee, its adopted structure under the by-laws, as well as to have a discussion regarding its mission going forward. In order to assist in this discussion, I have attached the By-laws of the HRAC, as well as the current Committee roster.

I look forward to a productive and mutually rewarding discussion.

**Attachments:** HRAC Committee Roster 2009  
By-laws: Hayward Redevelopment Area Committee



**QUALIFICATIONS**

*No member of any board or commission shall be a member of any other board or commission or hold any paid office of employment in the City government. In order to be eligible for any appointment to any board or commission, a person shall be a qualified elector of the City.*

**HAYWARD REDEVELOPMENT AREA COMMITTEE  
JULY 2009**

*Staff Person: Maret Bartlett (583-4260), Generally meets quarterly, 2<sup>nd</sup> Wednesday of the month, 7:00 p.m., Room 2A*

| <b>NAME</b>     | <b>ADDRESS</b>    | <b>DATE<br/>Appointed</b> |
|-----------------|-------------------|---------------------------|
| Michael Aahl    | Beacon Hill Drive | 06/23/98                  |
| Mike Brewer     | Claire Street     | 07/12/07                  |
| Terry Lee       | Mission Boulevard | 07/08/09                  |
| David Long      | C Street          | 05/08/00                  |
| Don Orque       | Atherton Place    | 08/08/07                  |
| Bonnie Peyton   | Pinedale Court    | 05/24/06                  |
| Rosemarie Ramos | Park Street       | 08/29/98                  |
| Bill Vandenburg | Amyx Court        | 07/02/98                  |

*\*Not eligible for reappointment to this Board/Commission  
\*\*Chairperson*

## BYLAWS

### HAYWARD REDEVELOPMENT AREA COMMITTEE FOR THE DOWNTOWN HAYWARD REDEVELOPMENT PROJECT

#### ARTICLE I - THE COMMITTEE

##### Section 1. Name of Committee

The name of the Committee shall be the "Hayward Redevelopment Area Committee for the Downtown Hayward Redevelopment Project" (hereinafter referred to as the "HRAC").

##### Section 2. Purpose

The HRAC shall provide a means for private citizen advice to the Redevelopment Agency of the City of Hayward (the "Agency"), on matters relating to the redevelopment of the Downtown Hayward Redevelopment Project (the "Project") in the City of Hayward (the "City"). In order to accomplish that purpose, the HRAC shall consult with and advise the Agency on:

- a. Those matters which deal with the planning and provision of residential facilities or replacement housing for those to be displaced by Project activities;
- b. Those matters which deal with the planning and provision of new commercial or industrial facilities and public improvements in the Project Area;
- c. Other policy matters which affect the residents and businesses of the Project Area, including the goals and objectives of redevelopment, the priority of specific projects, etc.; and
- d. Any other matters regarding the Project Area which may be submitted to the HRAC by the City Council, the Agency or the Planning Department.

The HRAC shall be and remain established throughout the period of preparation of the Redevelopment Plan for the Project and for a three-year period after the adoption of the Redevelopment Plan.

##### Section 3. Membership

###### a. Membership Categories and Qualifications

To be eligible for membership on the HRAC, a person must be either a:

###### (1) Residential Owner-Occupant:

To qualify under this category, the person must own and occupy, as his or her principal place of residence, a residential dwelling located within the Project Area.

(2) Residential Tenant:

To qualify under this category, the person must rent and occupy, as his or her principal place of residence, a residential dwelling located within the Project Area.

(3) Business Owner:

To qualify under this category, the person or the legal entity which the person represents must (a) own and operate a business within the Project Area, or (b) own real property within the Project Area and rent or lease that real property to others for business or residential uses, or (c) own and hold real property within the Project Area as an investment.

(4) Commercial Property Owner:

To qualify under this category, the person or the legal entity, which the owner represents, must own real property as an investment or leases such real property to others for business or residential uses.

(5) Representative of Existing Community Organization:

To qualify under this category, the person must be appointed to serve as a representative member by an existing nonprofit corporation or association of persons and/or entities which has its headquarters or a site office within the Project Area or has a substantial number of constituents who are persons and/or entities who reside or conduct business in the Project Area formed for the purpose of serving the community and generally recognized by persons within the Project Area as a community organization.

b. Total Membership

The total membership of the HRAC shall be seventeen (17), divided among the membership categories as shown below: In addition, it shall be a target goal that members appointed to the HRAC shall be representative of the respective geographic areas listed below:

- (1) Six (6) members shall be Residential Owner-Occupants;
  - Two (2) members - Downtown Area
  - Two (2) members - Burbank Area
  - Two (2) members - Mission-Foothill Area
- (2) Three (3) members shall be a Residential Tenant;
  - One (1) member - Burbank Area
  - Two (2) members - Mission-Foothill Area
- (3) Three (3) members shall be a Business Owner;
  - One (1) member - Burbank Area
  - Two (2) members - Mission Foothill Area
- (4) Two (2) members shall be a Commercial Property Owner
  - One (1) member - Burbank Area
  - One (1) member - Mission-Foothill Area

(5) Three (3) members shall be representatives of Existing Community Organizations.

- One (1) member - Burbank Area
- One (1) member - Downtown Area
- One (1) member - Mission-Foothill Area

Section 4. Conflict of Interest

No member shall participate in any decision which directly or indirectly affects his or her property or economic interests in a manner which is distinguishable from the effect on the Project Area as a whole or his or her interests in common with others similarly situated.

Section 5. Termination of Membership

Membership in the HRAC shall terminate in the event that:

- a. The member shall not be, or shall no longer be, a Residential Owner-Occupant, a Residential Tenant, a Business Owner, a Commercial Property Owner, or a representative of an Existing Community Organization; or
- b. The member shall not be a member, or shall no longer be a member, of that membership category from and for which he or she was elected or appointed; or
- c. The member shall have acted in violation of Section 10 of Article III of these Bylaws.

Section 6. Removal of Members

A member may be removed by an affirmative vote by a majority of the members of the HRAC present at a regular or special meeting of the HRAC at which a quorum is present, if, after a hearing, it is found and determined that any one of the grounds for termination specified in Section 5 of this Article I exists.

Section 7. Resignation

Any HRAC member may resign at any time by giving written notice to the Chairperson, who shall forward such notice to the HRAC and the Agency. Any such resignation will take effect upon receipt or upon any date specified therein. The acceptance of such resignation shall not be necessary to make it effective.

Section 8. Filling of Vacancies

In the event of a vacancy on the HRAC, the HRAC shall select a member to fill such vacancy as soon as reasonably practicable, provided, however, that if the vacancy is that of the representative member of an Existing Community Organization, the Existing Community Organization shall appoint a new representative member. New members must meet the qualifications set forth in Section 3.a. of Article I.

## ARTICLE II - OFFICERS

### Section 1. Officers

The officers of the HRAC shall consist of a Chairperson and a Vice-Chairperson, who shall be elected, in the manner set forth in this Article II.

### Section 2. Chairperson

The Chairperson shall preside at all meetings of the HRAC, and shall submit such agenda, recommendations and information at such meetings as are reasonable and proper for the conduct of the business affairs and policies of the HRAC. The Chairperson shall sign all documents necessary to carry out the business of the HRAC. The Chairperson shall be an ex-officio member of all committees.

### Section 3. Vice Chairperson

The Vice-Chairperson shall perform the duties of the Chairperson in the absence or incapacity of the Chairperson. In the event of the death, resignation or removal of the Chairperson, the Vice-Chairperson shall assume the Chairperson's duties until such time as the HRAC shall elect a new Chairperson.

### Section 4. Secretary

A Secretary shall be appointed by the Chairperson to keep the records of the HRAC, shall act as secretary at the meetings of the HRAC, shall record all votes, and shall prepare minutes and keep a record of the meetings in a journal of proceedings. The Secretary shall attest to and/or countersign all documents of the HRAC. The secretary need not be a member of the HRAC.

### Section 5. Additional Duties

The officers of the HRAC shall perform such other duties and functions as may from time to time be required by the HRAC, these Bylaws, or other rules and regulations, or which duties and functions are incidental to the office held by such officers.

### Section 6. Election

The Chairperson, Vice Chairperson and Secretary shall initially be elected from among the members of the HRAC at the HRAC's first regular meeting. Thereafter, the Chairperson, Vice Chairperson and Secretary shall be elected from among the members of the HRAC at each annual meeting. Such officers of the HRAC shall hold office until the next annual meeting of the HRAC following their election and until their successors are elected and in office. Any such officer shall not be prohibited from succeeding him or herself, but no person shall be elected as an officer for more than two consecutive terms.

### Section 7. Removal of Officers

Upon an affirmative vote by a majority of the members of the HRAC present at a regular or special meeting of the HRAC at which a quorum is present, any officer may be removed from office, and his successor shall be elected pursuant to Section 8 of this Article II.

Section 8.        Vacancies

Should the offices of the Chairperson, Vice Chairperson or Secretary become vacant, the HRAC shall elect a successor from among the HRAC members at the next regular or special meeting, and such office shall be held for the unexpired term of said office.

ARTICLE III - MEETINGS

Section 1.        Annual Meetings

Annual meetings shall be held on the second Wednesday in September of each year at the hour of 7:00 p.m., at Hayward City Hall, California, provided, however, that should said date be a legal holiday, then any such annual meeting shall be held on the next business day thereafter ensuing which is not a legal holiday. At annual meetings, officers shall be elected; reports of the affairs of the HRAC shall be considered; and any other business may be transacted which is within the purposes of the HRAC. Notice of an annual meeting shall be published in a newspaper of general circulation in the Project Area at least once not less than ten (10) days prior to the date of the annual meeting.

Section 2.        Regular Meetings

The HRAC shall meet regularly on the second Wednesday of each month, at the hour of 7:00 p.m., at Hayward City Hall, 777 B Street, Hayward, California. In the event that the regular meeting date shall be a legal holiday, then any such regular meeting shall be held on the next business day thereafter ensuing that is not a legal holiday. A notice, agenda and other necessary documents shall be delivered to the members, personally or by mail, at least seventy-two (72) hours prior to the meeting.

Section 3.        Special Meetings

Special meetings may be held upon call of the Chairperson, or an affirmative vote by a majority of the members of the HRAC present at a regular or special meeting of the HRAC at which a quorum is present, for the purpose of transacting any business designated in the call, after notification of all members of the HRAC by written notice personally delivered or by mail at least twenty-four (24) hours before the time specified notice for a special meeting. At such special meeting, no business other than that designated in the call shall be considered.

Section 4.        Adjourned Meetings

Any meeting of the HRAC may be adjourned to an adjourned meeting without the need for notice requirements of a special meeting, provided the adjournment indicates the date, time and place of the adjourned meeting. HRAC members absent from the meeting at which the adjournment decision is made shall be notified by the Chairperson of the adjourned meeting.

Section 5.        And Meetings to be Open and Public

All meetings of the HRAC shall be open and public to the extent required by law. All persons shall be permitted to attend any such meetings, except as otherwise provided by law.

Section 6.      Posting Agendas/Notices

The Secretary, or his or her authorized representative, shall post an agenda for each regular HRAC meeting or a notice for each special HRAC meeting containing a brief description of each item of business to be transacted or discussed at the meeting together with the time and location of the meeting. Agendas/notices shall be posted at Hayward City Hall, 777 B Street, Hayward CA, California at least seventy-two (72) hours in advance of each regular meeting and at least twenty-four (24) hours in advance of each special meeting. The Secretary shall maintain a record of such posting.

Section 7.      Right of Public to Appear and Speak

At every regular meeting, members of the public shall have an opportunity to address the HRAC on matters within the HRAC's subject matter jurisdiction. Public input and comment on matters on the agenda, as well as public input and comment on matters not otherwise on the agenda, shall be made during the time set aside for public comment; provided, however, that the HRAC may direct that public input and comment on matters on the agenda be heard when the matter regularly comes up on the agenda.

The Chairperson may limit the total amount of time allocated for public discussion on particular issues and/or the time allocated for each individual speaker.

Section 8.      Non-Agenda Items

Matters brought before the HRAC at a regular meeting which were not placed on the agenda of the meeting shall not be acted upon by the HRAC at that meeting unless action on such matters is permissible pursuant to the Ralph M. Brown Act (Gov. Code §54950 et seq.). Those non-agenda items brought before the HRAC, which the HRAC determines, will require HRAC consideration and action and where HRAC action at that meeting is not so authorized shall be placed on the agenda for the next regular meeting.

Section 9.      Quorum

The powers of the HRAC shall be vested in the members thereof in office from time to time. A simple majority of the HRAC members then in office shall constitute a quorum for the purpose of conducting the HRAC's business, exercising its powers and for all other purposes, but less than that number may adjourn the meeting from time to time until a quorum is obtained. An affirmative vote by a majority of the members of the HRAC present at a regular or special meeting of the HRAC at which a quorum is present shall be required for approval of any questions brought before the HRAC.

Section 10.     Unexcused Absences

If a member shall be absent without the consent of the HRAC from three (3) meetings, whether regular or special, within six (6) consecutive calendar months, such absence shall result in the termination of the membership of the absenting member. A member's absence shall be excused if, prior to the meeting from which said member will be absent, said member notifies the Chairperson of his or her intent to be absent and the reasons therefor; provided, however, that a member shall be entitled to only two (2) excused absences within twelve (12) consecutive calendar months. At each meeting, after the roll has been called the Chairperson shall report to the HRAC the name of any member who has so notified him or her of his or her intent to be absent and the reason for such absence.

Section 11.      Order of Business

All business and matters before the HRAC shall be transacted in conformance with Robert's Rules of Order (Newly Revised).

Section 12.      Minutes (Action)

Minutes of the HRAC shall be prepared in writing by the Secretary. Copies of the minutes of each HRAC meeting shall be made available to each member of the HRAC and the Agency. Approved minutes shall be filed in the official book of minutes of the HRAC.

ARTICLE IV - REPRESENTATION BEFORE PUBLIC BODIES

Any official representations on behalf of the HRAC before the Agency, the City Council, or any other public body shall be made by the Chairperson, the Vice-Chairperson in the Chairperson's absence or a member of the HRAC specifically so designated by the HRAC.

ARTICLE V - COMMITTEES

The HRAC may establish any standing committees and special committees, as it deems necessary.

ARTICLE VI - AMENDMENTS

These Bylaws may be amended upon an affirmative vote by a majority of the members of the HRAC present at a regular or special meeting of the HRAC at which a quorum is present, but no such amendment shall be adopted unless at least seven (7) days written notice thereof has previously been given to all members of the HRAC. Notice of the amendment shall identify the section or sections of these Bylaws proposed to be amended. The Agency shall be notified of any amendments to these Bylaws.

**Minutes**  
**Hayward Redevelopment Area Committee (HRAC)**  
**Special Meeting**

**September 23, 2009**

- Present:** Michael Aahl, Mike Brewer, David Long, Don Orque (Chair), Rosemarie Ramos, and Terry Lee
- Absent:** Bonnie Peyton (Vice Chair) and Bill Vandenburg
- Staff:** Maret Bartlett, Redevelopment Director  
Paul Dalmon, Redevelopment Project Manager
- Others:** Laura Hall of Hall Alminana, Inc.  
Didacus Ramos, 24076 Park Street, Hayward
- 

**I. Call to Order**

The meeting called to order at 6:09 p.m. by the Chair.

**II. Public Comments**

None

**III. Approval of Minutes**

Rosemarie Ramos noted that in the minutes of the July 8, 2009, meeting there was an error on page 2, paragraph 2. The word *million* should be inserted as follows: *The State Department of Housing and Community Development recently approved the full \$47 million grant request for the project.* Ms. Ramos made a motion to approve the minutes with the correction noted. The motion was seconded by the Chair and approved unanimously.

**IV. Redevelopment Activities Update – South Hayward BART/Mission Boulevard Form-Based Code Project**

Mr. Dalmon introduced Laura Hall of Hall Alminana, Inc., planning consultants that were hired by the City to develop a form-based code for the South Hayward BART/Mission Boulevard Corridor. Ms. Hall explained that the purpose of the project is to further refine the South Hayward BART/Mission Boulevard Concept Design Plan, and that adopted by the City in 2006. She indicated that the new plan would establish, zoning regulations, subdivision standards, and design guidelines.

Ms. Hall indicated the City will host five days of workshops, known as a “charrette” to ask the community for input on design and planning for the South Hayward BART area. The community’s shared vision would ultimately be formalized in a comprehensive form-based code for the area. Ms. Hall shared the charrette schedule with the members and encouraged them to attend the meetings. She also presented a project in the City of Petaluma in which a form-based code was adopted, which resulted in the successful redevelopment of their downtown waterfront area

Some of the members had comments about redevelopment in the South Hayward BART/Mission Boulevard Corridor. Ms. Ramos indicated that downtown redevelopment was originally a priority over the South Hayward BART area. Mr. Aahl commented that redevelopment in South Hayward BART area has not “taken-off” and redevelopment is needed. Mr. Lee noted that there is a high level of blight, poverty, and crime in the area. His understanding of this project is to promote the “retrofit” of the area through an evolving process. Mr. Long commented that the Route 238 project has stalled much of the redevelopment in the area; however, he noted that Dixon Street is looking better than it has in previous years. Mr. Brewer inquired about the timing of Petaluma project, and Ms. Hall indicated it took about three years to implement after the form-based code was adopted.

- V. **Election of Officers** - a motion was made by Mr. Long to retain the existing officers, Don Orque - Chair and Bonnie Peyton -Vice Chair, as they are both eligible to serve an additional year. The motion was seconded by Mr. Ramos and approved unanimously
  
- VI. **Adjournment** - The meeting was adjourned at 7:29 pm.