

DATE ISSUED: March 13, 2002

REPORT NO. 02-056

ATTENTION: Honorable Mayor and City Council
Docket of March 19, 2002

SUBJECT: Proposed Amendment of the Formation Procedures for the Barrio Logan
Redevelopment Project Area.

SUMMARY

Issue(s) - Should the City Council amend the Formation Procedures for the Barrio Logan Redevelopment Project Area?

Manager's Recommendation - 1) Amend the Procedure for Formation of Project Area Committee for the Barrio Logan Redevelopment Project, Dated October 1989.

Other Recommendation - On November 28, 2001, the Barrio Logan Project Area Committee (PAC) voted unanimously in favor of recommending approval of the proposed amendments.

Environmental Impact – None with this action.

Fiscal Impact – None with this action.

Code Enforcement Impact - None with this action.

Housing Affordability Impact - None with this action.

BACKGROUND

The Barrio Logan Redevelopment Project Area was adopted in 1991 for the purpose of

alleviating conditions of blight in the Barrio Logan Community. Prior to the establishment of the Project Area, in October of 1989, the Procedure for the Formation of the Project Area Committee, under the title of Procedure for the Formation of Project Area Committee for the Mercado Del Barrio Redevelopment Project, was approved. The (PAC) formation procedures purpose to set forth a Procedure, as required by the Community Redevelopment Law, California Health and Safety Code sections 33000, for the formation of a project area committee in connection with the adoption of a redevelopment project area. Although the title of this particular document makes reference to the formation of a PAC, there are certain operational procedures and guidelines that refer to the ongoing activities of the PAC. In addition, this document remains active throughout the life of the Project Area as a guideline for the establishment or re-establishment of future PACs should they be terminated and re-instituted. Although the name of the Formation Procedures is not consistent with the name of the Project Area, since they were approved prior to the final approval for the Project Area, they have been the legal guide for the PAC operations and procedures.

DISCUSSION

In addition to the procedures for the formation of the Project Area Committee, the Formation Procedures outline the definitions and the necessary operating procedures. After 11 years of service, the Project Area Committee members recommend that certain amendments to the Formation Procedures are necessary to reverse a dwindling level of resident participation. In addition, certain definitions have been enhanced to clarify past misinterpretations and misunderstandings.

The Project Area Committee has proposed the following recommendations:

1. Section I., F. [§ 206] Existing Community Organization amend with the following phrase:

“Existing Community Organization” means any existing nonprofit charitable organization which has its headquarters or a site office within the project area or within a half mile of the project area but within the Barrio Logan Planning Area, and serves a substantial number of constituents of the project area.

2. Section VI., A. [§ 601] Categories amend phrase and numbers 2 and 4 with the following:

The PAC shall have thirteen (13) members in the following four categories and numbers:

- 2) Residential Tenants (4)
- 4) Community Organizations (2)

3. Section VI., A. [§ 601] Categories amend number 1 with the following:

1. Charitable Organizations – organizations that have as their focus the provision of support services such as counseling, education, legal, medical, sports, recreation, the

arts and social justice.

4. Section VI., C. [§ 603] Vacancies in Membership Categories amend with the following:

In the event there is an insufficient number of candidates elected to each category of PAC membership, such seats in that category may be filled by a majority vote of the PAC at any meeting. Vacancies shall not prevent the PAC from carrying out its duties as required by law.

5. Section VII., B. [§ 702] Eligibility Requirements for Representatives of Existing Community Organizations. Amend 1 and 2 with the following:

1. Proof of existence at the time the Project Area boundaries were selected by the Planning Commission.
2. Existence and operation within the Project Area, having articles of incorporation, bylaws, nonprofit status, and federal tax exemption status;

6. Section VII., C. [§ 703] Candidate Information Forms amend as follows:

1. Add as number 4:

After the completion of the initial PAC elections, any person desiring to serve on subsequent PAC terms must complete and provide the Agency with a Candidate Information Form no less than two (2) weeks prior to the regular annual PAC elections.

6. Section VII., E. [§ 705] Candidate Speeches add as first paragraph:

After the completion of the initial PAC elections, the procedure will then be as follows: Candidates may make speeches during the regular PAC meeting of the month prior to the election.

7. Section VII., G. [§ 707] Results; Runoffs Insert as second paragraph:

After the completion of the initial PAC elections, the procedure will then be as follows: Candidates will be elected during the annual community elections of the PAC at the designated voting poll. Elections will take place in May of each year. Bilingual signs and staff will be provided in Spanish and English at elections and at all regular and special meetings of the PAC for as long as the need exists.

In addition to these recommendations, staff recommends re-naming the document from Procedure for Formation of the Project Area Committee for the Mercado Del Barrio Redevelopment Project, to Procedure for the Formation of the Project Area Committee for the Barrio Logan Redevelopment Project Area, to be consistent with the adopted name of the project area.

ALTERNATIVES

Do not amend the Procedure for Formation of Project Area Committee for Mercado del Barrio Redevelopment Project in the Barrio Logan Redevelopment Project Area. This alternative would impair the Project Area Committee from successfully carrying out its duties.

Respectfully submitted,

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Deputy Director, Redevelopment

Hank Cunningham
Community and Economic
Development Director

Approved: Bruce A. Herring
Deputy City Manager

ATTACHMENTS:

1. [Procedure for Formation of Project Area Committee for Mercado Del Barrio Redevelopment Project, October 1989.](#)
2. [Procedure for Formation of Project Area Committee for the Barrio Logan Redevelopment Project Area, January 2002.](#)