

DATE ISSUED: March 27, 2002

REPORT NO. 02-

065

ATTENTION: City Council Agenda of April 2, 2002

SUBJECT:RESOLUTION ADOPTING PROCEDURES FOR THE FORMATION OF A PROJECT AREA COMMITTEE FOR THE CROSSROADS REDEVELOPMENT PROJECT AREA AND REDEVELOPMENT PLAN

REFERENCE:Planning Commission Report P-02-009, Planning Commission Agenda of February 7, 2001; Manager's Report P-02-198, City Council Agenda of September 25, 2001

SUMMARY

Issue - Should the City Council approve procedures for the formation and election of a Project Area Committee in connection with the adoption of the proposed Crossroads Redevelopment Project Area and call for the formation of a Project Area Committee.

Manager's Recommendation - Approve the attached resolution adopting procedures for the formation and election of a Project Area Committee in connection with the adoption of the proposed Crossroads Redevelopment Project Area and calling for the formation of a Project Area Committee.

Community Planning Group Recommendations -

On January 6th, 2002 the City Heights Community Planning Group recommended (13-0) that the City proceed with the redevelopment study process based on the Crossroads Redevelopment Preliminary Map, that Chollas Creek west of 54th Street be added to the Preliminary Map and further recommends that Crossroads Redevelopment Project, if formed, work together with the City Heights Redevelopment Project.

On January 7th, 2002 the Eastern Area Community Planning Committee recommended (7-6) that the City proceed with the redevelopment study process based on the Crossroads Redevelopment Preliminary Map, and that Thornton Street be removed from the Preliminary Map, and further recommends that Crossroads Redevelopment Project, if formed, work together with the College Grove Redevelopment Project.

On January 22, 2002 the College Area Community Council held a special meeting and recommended (13-1) the City proceed with the redevelopment study process based upon the Crossroads Redevelopment Preliminary Map with the following adjustments: include parking lot behind 5923 El Cajon Blvd (The Living Room); exclude parcels on the map identified by city staff as "Dayton Properties;" and with all single-family parcels/homes in single-family zoned areas excluded from subjection to eminent domain.

Other Recommendations - On June 2001 the College Area Business Improvement District (BID) Board of Director's voted unanimously to support the concept of the Crossroads Redevelopment Project.

Environmental Impact - This action does not require an environmental review. A program Environmental Impact Report (“EIR”) is currently being prepared to analyze the Crossroads Redevelopment Project (“Project Area” or “Project”). A draft EIR is expected to be circulated in July and August of 2002. The program EIR for the Crossroads Project Area must be certified at the time of adoption of the Crossroads Redevelopment Plan.

Fiscal Impact - There is no direct fiscal impact with this action. Previous City Council actions have authorized funding for the City/Agency costs associated with Plan adoption activities. A comprehensive fiscal analysis will be prepared in conjunction with the plan adoption process.

Code Enforcement Impact - After the adoption of the Redevelopment Plan, tax increment funds derived from the Project Area may be used to eliminate health and safety code violations which contribute to blight in the Project Area.

Housing Affordability Impact - California Redevelopment Law Requires that 20% of funds derived from redevelopment tax increment be set aside to ensure that low and moderate income residents have access to safe, decent, and affordable housing.

BACKGROUND

Activities to explore the feasibility of the proposed Redevelopment Plan for the Crossroads Redevelopment Project Area (“Project Area”) began in September, 2001 with the adoption of the survey area. On February 7, 2002 the Planning Commission selected the preliminary boundaries for the Project Area and adopted the Preliminary Plan. The next step in the process is the formation of a Project Area Committee.

DISCUSSION

Section 33385 of the California Community Redevelopment Law (the “Law”) requires the formation of a Project Area Committee (“PAC”) when a proposed redevelopment project area includes a substantial number of low and moderate income persons and the redevelopment plan will contain authority for the Agency to acquire, by eminent domain, property on which any persons reside. Because the proposed Crossroads Redevelopment Project Area meets this criteria, a PAC must be formed. Section 33385(d) of the Law requires the election of a representative project area committee within 100 days after the project area is selected. Prior to forming a PAC, Section 33385 of the Law requires that the City Council adopt procedures to guide its formation. The Procedure for the Formation of a Project Area Committee (the “PAC Procedure”) that is embodied in the attached resolution is provided for City Council consideration. The Law requires that residential owner-occupants, residential tenants, business owners, and representatives of existing community organizations/religious institutions within a redevelopment project area be represented.

It is recommended that the PAC be composed of 15 members in the following categories:

<u>Category</u>	<u>Number of Representatives</u>
Residential Owner-Occupant:	
CACC & CHCPG Area*	1
EACPC Area*	1
Residential Tenant:	
CACC & CHCPG Area*	1
EACPC Area*	1
Business Owner – (includes property owner):	
Northern Area**	2
Southern Area**	3

Community Organization:

Eastern Area Community Planning Committee (EACPC)	1	
College Area Community Council (CACC)	1	
City Heights Community Planning Group (CHCPG)		1
College Area Business Improvement District (CA-BID)	1	
Existing Community Organization		<u>2</u>

TOTAL 15

* The CACC & CHCPG Area and EACPC Area are shown on Exhibit 1b.

** The Northern Area and Southern Area are shown on Exhibit 1a

The Residential Owner Occupant and Residential Tenant categories were subdivided into areas by established community planning group boundaries to ensure that each category and community area would have fair and adequate PAC representation. The CACC & CHCPG Area and EACPC Area include a considerable number of single and multi-family residential parcels. The Business Owner category was subdivided into a north and south area along local streets which pass through residential uses to ensure that each category and geographical area would have fair and adequate PAC representation. The Northern Area and Southern Area include a substantial number of commercial/business parcels.

The primary role of the PAC is to provide input to the Agency on policy matters that deal with the planning and provision of residential facilities and replacement housing for those that may be displaced by implementation activities. The PAC may also provides input on other policy matters that affect residents within the Project Area. During the plan adoption process, the PAC will review the Redevelopment Plan and other documents and may choose to submit a report containing their recommendations to the Agency prior to the joint public hearing on the proposed Plan, or may vote to recommend the approval of the Redevelopment Plan.

The PAC Procedure calls for the selection of PAC representatives through an election process. Also, pursuant to the Law, a notice will be published in the newspaper and a mailed notice will be sent to all property owners, residents, businesses and community organizations within the Project Area. The Agency will also publish a newsletter to further disseminate information. The notices and the newsletter will publicize the opportunity to serve on the PAC, and the meeting dates for the formation of the PAC. The election process will involve at least one informational meeting to acquaint the public with the PAC’s responsibilities and election process, and to have the interested parties complete an application form indicating their willingness to serve on the PAC. A separate election meeting will then be held within four weeks. At a subsequent meeting, the City Council is requested to affirm the elected PAC representatives. It is proposed that staff and consultants be designated as the PAC's staff.

Respectfully Submitted,

Hank Cunningham
Community and Economic Development Director

Approved: Bruce Herring
Deputy City Manager

ATTACHMENT: [Project Area Committee formation procedures](#)