

DATE ISSUED: July 23, 2003

REPORT NO. 03-155

ATTENTION: Honorable Mayor and City Council
Docket of July 29, 2003

SUBJECT: Authorization to Notice and Conduct Project Area Committee
Elections

SUMMARY

Issue – Should the City Council authorize Agency staff to notice and conduct Project Area Committee (“PAC”) elections according to the PAC Formation Procedures for the College Community, North Bay and City Heights Redevelopment Area Project Area Committees?

Manager’s Recommendation(s) – Authorize Agency staff to notice and conduct Project Area Committee elections according to the PAC Formation Procedures for the College Community, North Bay and City Heights Redevelopment Area Project Area Committees.

Other Recommendation(s) – None

Fiscal Impact – None

BACKGROUND

California Community Redevelopment Law, California Health and Safety Code Section 33385, requires the legislative body of a city to call upon residents and existing community organizations in a redevelopment project area to form a Project Area Committee (“PAC”) if, there is a substantial number of low or moderate-income residents within the project area, and the redevelopment plan contains authority for the agency to acquire property, by eminent domain, on which anyone resides; or the redevelopment plan contains one or more public projects that will displace a substantial number of low/moderate-income residents. Each PAC serves as an advisory body to the Redevelopment Agency on policy matters affecting the residents of the project area. The Agency is required to consult with the PAC for at least three years after the redevelopment plan is adopted, subject to one year extensions by the legislative body.

Each PAC is elected and conducts its business in accordance with its specific PAC Formation Procedures (“Procedures”) that were adopted individually by the City Council. The Procedures address the purpose and authority of the PAC, define the PAC’s composition and membership, establish eligibility requirements for the term of membership, set procedures for conducting elections, etc.

On May 20, 2003, the City Council authorized the City Manager to proceed with amending the Procedures for the six Redevelopment Agency administered PACs. The amendments included the recommendations in Manager’s Report No. 03-098 as well as specific direction provided by the Council at the May 20, 2003 City Council meeting. At this meeting, Agency staff was directed to seek authorization from the Council to notice and conduct PAC elections.

DISCUSSION

At the July 15, 2003 City Council meeting, the Council approved the amendments to the PAC Formation Procedures for the City Heights, College Community and North Bay PACs. The amended Procedures for the three Project Area PACs require Council authorization to hold PAC elections prior to noticing and conducting within no prescribed period of time. Previously, staff would notice and conduct the election and take the results to Council for ratification. The amended process requires staff to receive Council authorization to notice and conduct elections, hold the election and then bring the results before Council for ratification.

ALTERNATIVE

Do not authorize Agency staff to notice and conduct Project Area Committee elections for 2003 for the College Community, North Bay and City Heights Redevelopment Area Project Area Committees. This alternative is not recommended.

Respectfully submitted,

Hank Cunningham
Community and Economic Development
Director

Approved: Bruce Herring
Deputy City Manager

Attachment: 1. [Manager’s Report No.03-098](#)