

REDEVELOPMENT AGENCY BOARD

SYNOPSIS

September 30, 2003

LINDA J. LEZOTTE
FORREST WILLIAMS
CINDY CHAVEZ
CHUCK REED
NORA CAMPOS

DISTRICT 1
DISTRICT 2
DISTRICT 3
DISTRICT 4
DISTRICT 5

RON GONZALES CHAIR

KEN YEAGER
TERRY GREGORY
DAVID CORTESE
JUDY CHIRCO
PAT DANDO

DISTRICT 6
DISTRICT 7
DISTRICT 8
DISTRICT 9
DISTRICT10

CALL TO ORDER AND ROLL CALL

Mayor Ron Gonzales called the meeting to order at 6:25 p.m.

**PRESENT: GONZALES, CAMPOS, CHAVEZ, CHIRCO, CORTESE, DANDO,
GREGORY, LEZOTTE, REED, YEAGER, WILLIAMS.**

ORDERS OF THE DAY

Items recommended to be added, dropped, or deferred are usually approved under Orders of the Day unless the Council directs otherwise.

Items 7.1 – 7.2 are to be considered in a joint Redevelopment Agency Board/City Council session.

See Joint Item 10.1 on the City Council’s Agenda: Approval of recommendations related to the Getting Families Back to Work study sessions.

Orders of the Day approved.

1 CEREMONIAL ITEMS

None.

2 CONSENT CALENDAR

None.

3 NEIGHBORHOOD IMPROVEMENT STRATEGIES

None.

4 HOUSING

None.

5 PUBLIC FACILITIES AND SPACES

None.

6 PRIVATE DEVELOPMENT

6.1 Approval for issuance of Requests for Proposals for certain Agency-owned properties.

Recommendations: Approval of a plan and schedule for issuing Requests for Proposals for four Agency-owned properties.

Approved.

7 JOINT REDEVELOPMENT AGENCY/COUNCIL

7.1 Delegation of authority to negotiate and execute agreements for two modular community neighborhood centers on OGSD property located at the Edenvale and Stipe Elementary schools.

Recommendations:

- (a) The City Council and the Redevelopment Agency Board adopt resolutions authorizing the City Manager and Executive Director to execute:
 - (1) An agreement between the City, the Redevelopment Agency, and Oak Grove School District (OGSD) setting forth the cost sharing and each party's respective obligations associated with the design and construction of two modular community neighborhood centers on OGSD properties located at the Edenvale and Stipe Elementary school campuses (\$327,500 and \$214,500 respectively) in a total amount not to exceed \$542,000; and,
 - (2) A Project Services Memorandum between the Agency and the City, in an amount not to exceed \$542,000, detailing the obligations of the Department of Parks, Recreation and Neighborhood Services and the Agency regarding the project; and,
 - (3) A Cooperation Agreement containing the terms for repayment of a loan in the amount of \$262,000 paid from District Two Construction and Conveyance (C&C) monies to the Agency to facilitate the project.
- (b) The City Council and the Redevelopment Agency board approve certain

findings related to public improvement determinations.
CEQA: Exempt, PP03-09-278 (Edenvale), PP03-09-277 (Great Oaks)
Agency Resolution No. 5436 adopted. City Council Resolution No. 71774 adopted.

7.2 Approval of amendments to the City of San Jose Policy on Implementation of the Inclusionary Housing Requirement.

Recommendation: City Council and Agency Board actions including:

- (a) Adoption of resolutions by the City Council and Agency Board amending the City of San Jose Policy on Implementation of the Inclusionary Housing Requirement to include:
 - (1) Modifications for Small For-Sale and Rental Housing Projects exempting from the Inclusionary Requirement projects with ten or less units, and the option for developers to pay, by right, an in-lieu fee for projects with 11 to 20 units; and,
 - (2) A provision that allows developers the option, by right, to pay an in-lieu fee for a fractional Inclusionary Unit, which arises when the calculation of the number of Inclusionary Units for a housing project is not a whole number; and,
 - (3) A provision granting the Director of the Housing Department, or designee, administrative authority to allow subordination of Inclusionary Housing Restrictions, provided that the Director makes the findings required under the City's Inclusionary Housing Policy.
- (b) The City Council and Agency Board accept the "Summary of Procedures for Complying with the City of San Jose Inclusionary Housing Policy" document and the methodology contained as to the administration and implementation of the Inclusionary Housing Policy.
Agency Resolution No. 5437 adopted. City Council Resolution No. 71775 adopted.

CLOSED SESSION REPORT

None.

OPEN FORUM

None.

ADJOURNMENT

The meeting adjourned at 6:29 p.m.