



Special Meeting  
of the  
San José  
Community & Economic Development Committee  
May 24, 2007 at 10:00 A.M.

Roll Call: Chair Nancy Pyle, Pete Constant, Member, Sam Liccardo,  
Member, Paul Krutko, Ed Moran, John Weis, Ru Weerakoon

Absent: Vice-Chair Campos

Staff: Leslye Krutko, Melissa Whatley, Maria Haase, Jeff Ruster,  
Elizabeth Kaylor, Tom Macrostitie

Guests: Nancy Hetrick

Items were heard out of order during this meeting.

Item 4c, 4d, & 4e were deferred to the June 25, 2007 Community & Economic  
Development Committee.

Item's 4f, 4g, 4h were presented together.

a. Review of Performance Measure Reporting (Planning, Building, &  
Code Enforcement, Economic Development, Housing, Redevelopment  
Agency)

Nancy Hetrick, Management Partners Inc., provided the committee a brief  
background on the project and the uses of performance measurement.  
Management Partners was hired by the City to work with the four council  
committees and City staff to incorporate more frequent review and  
discussion of key performance measures into the ongoing work of the  
Standing Committees.

Economic Development Measures: Councilmember Constant asked for  
measurement of what percentage of businesses initially participate in city  
programs, then drop out and to make the determination of why they drop  
out. Councilmember Liccardo asked if it is possible to collect information  
from peer cities on comparing us to them. He also asked if Workforce

Development tracked the type of clients that receive assistance. Jeff Ruster confirmed people are tracked in their system, in addition to the types of barriers clients face. This additional measure will be added to the performance measurement report.

Housing Measures: Councilmember Constant asked about the gap between the cost of homes presently and cost of affordable homes. Leslye Krutko confirmed they would follow up on that. Chair Pyle asked for date on building moratoriums (growth control). Leslye confirmed Housing would provide follow up.

Planning, Building and Code Enforcement Measures: Councilmember Constant requested that the number of days a project is live be measured. Councilmember Liccardo asked how many small businesses are utilizing the small business ambassador program and how much outreach is being done.

Convention Center Measures: Councilmember Constant asked if there is a way of knowing TOT is from out of town on a particular event. Councilmember Liccardo asked for measuring revenue per square foot on the peer set.

Upon motion by Councilmember Constant, seconded by Councilmember Liccardo, the committee accepted this report.

**b. Modifications to Committee Workplan (Economic Development)**

Paul Krutko advised the committee of the necessity of ending the meeting today at noon due to commitments that other members had calendared. Item 4a would be allowed approximately 30 minutes, Item 4c was deferred to the June 25, 2007 meeting and Housing requested deferral of their agendaized report for the June 25, 2007 meeting, item 4c to the August 27, 2007 agenda.

**c. Update on Efforts to Stabilize Arts Organizations (Economic Development)**

This report is deferred to the June 25, 2007 meeting.

**d. Small and Local Business Contracting (Economic Development)**

This report is deferred to the June 25, 2007 meeting.

**e. Catalyst Program (Economic Development)**

This report is deferred to the June 25, 2007 meeting.

**f. Five-Year Housing Plan (Housing)**

Leslye Krutko, Melissa Whatley, and Maria Haase, Housing Department, presented the following reports, items 4f, 4g, and 4h, in a combined manner by staff since many issues overlapped or were dependant on each other. For the Five-Year Housing Plan Report, staff requested that the committee review and provide feedback regarding the process and policies contained in the report. Staff plans to forward to Council a memo in June 2007 with the proposed changes, after committee review. Preliminary key issues with existing policies were discussed and several changes recommended to the following policies: Income Allocation Policy, Teacher Housing Policy, Inclusionary Zoning Policy, and the Financing/Permanent Revenue Source. Policies and funding sources were identified that will help promote and maintain affordable housing in the coming five years.

**g. Affordable Housing Investment Plan (Housing)**

Leslye Krutko, Tom Macrostie, Melissa Whatley, Housing Department, and John Weis, Redevelopment Agency was all present for this report. Staff provided valuable information on the economic resources available to the Housing Department in order to help finance affordable housing and determine the availability of outside resources to leverage city funding. Chair Pyle requested copy of the Slide titled, "Downtown Incentive Area: Future High-Rise Projects" John Weis responded his staff will forward this to her office.

**h. Changes to the Inclusionary Housing Policy in Redevelopment Areas (Housing, Redevelopment Agency) [DEFERRED FROM APRIL 9, 2007]**

Leslye Krutko, Housing Department, and John Weis, Redevelopment Agency, together presented this staff report. Staff is proposing changes to this policy in redevelopment project areas. Revisions to the Inclusionary housing policy have been discussed with various public outreach groups but the committee requested an additional outreach meeting be scheduled by staff to allow for one more additional opportunity for public feedback.

Upon motion by Councilmember Liccardo, seconded by Councilmember Constant, the committee accepted reports 4f, 4g, and 4h.

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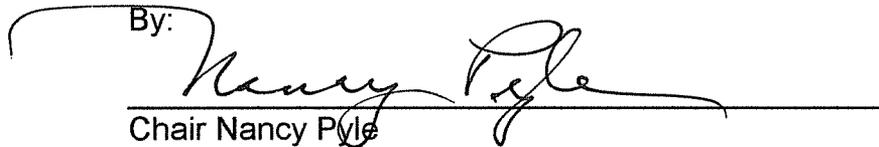
**i. Oral Petitions**

Chris Walken, Beverly Bryant, Mark Lazzarini, Bena Chang, Mike Walsh came forward to speak on 4f, 4g and/or 4h.

**j. Adjournment**

Meeting adjourned at 12:05pm

By:

A handwritten signature in black ink, appearing to read "Nancy Pyle", is written over a horizontal line. The signature is fluid and cursive.

Chair Nancy Pyle  
Community & Economic Development  
Committee

Please note that his meeting can be viewed in its entirety on the City's website, [www.sanjoseca.gov](http://www.sanjoseca.gov) and click on the link to view meeting broadcast, you can find all Committee meetings as well as Council meetings.