



BUILDING STRONG NEIGHBORHOODS COMMITTEE

Meeting Report

June 21, 2004

PRESENT: Chair Cindy Chavez, Councilmember Ken Yeager, Councilmember Judy Chirco

STAFF: Jim Holgersson, City Manager's Office; John Weis, San Jose Redevelopment Agency; Leslie Corsiglia, Norberto Duenas, Mike Meyer, Don Ludwig and Maria Haase, Housing Department; Scott Reese, Dave Mitchell, Parks, Recreation and Neighborhood Services; Avo Makedessian, Mayor's Office; Norm Sato, City Attorney's Office

The meeting convened at 1:33 p.m.

a. Greenprint Update (Parks, Recreation and Neighborhood Services)

Scott Reese presented the Greenprint revision from the original schedule proposed to the Committee last March. The Greenprint, as it was originally envisioned has been deferred until next fiscal year. The Greenprint (Lite) Interim steps include a revised Greenprint Schedule:

- 2005 update begins July 2005
- Process to take 18 months
- Approval complete fall 2006

The planning phase includes assessment/planning (three months), updating (seven months) and publication (two months). The estimated cost will be absorbed into the existing budget. There will be limited community outreach to include the Planning Commission, Parks and Recreation Commission, PAC's, Industrial Development Cabinets and environmental groups.

Councilmember Yeager asked if since two-thirds of the City is not in an SNI area, how information would be obtained from them. Mr. Reese replied that the Planning and Parks and Recreation Commissions agendas would be used to update. Staff will need to go back to the community next July with a much more extensive outreach.

Councilmember Yeager stated that the Top Ten has proceeded even though they are not included in the Greenprint and asked if part of this is so all the documents contain the same information. Mr. Reese replied that the intent is to bring those park-related elements that came out of the SNI Top Ten effort into the Greenprint and recognize them as additional elements, then take the SNI projects and feed them into each one of the areas.

Jim Holgersson added that one of the goals is to reassess the standards. Part of the Greenprint effort is to re-think those standards and come up with more realistic Twenty First Century standards.

Councilmember Yeager stated that going to the community and feeding it into the Greenprint has worked out well, and wants to ensure contact is maintained with those City areas that are not in SNI.

Councilmember Chirco asked what type of information would be looked for on the limited community outreach. Mr. Reese said an example would be to take the current park descriptions and standards for facilities and provide a more contemporary language and organizational format. Staff would update this and go to the Committee with invitations going to the public for comment.

Councilmember Chirco asked what would be done with the information gathered from these groups at the next level. Mr. Reese replied this would become a standard that would be used for analysis when the Greenprint was recomposed.

Councilmember Chirco noted that any kind of mechanism that can reach the other two-thirds of the City that is not SNI is important. Mr. Reese stated that Staff is trying to identify an existing mechanism to test some of the elements.

Councilmember Chirco said her concern was that the conversation would be shaped before the broader outreach was done. Mr. Reese noted that the website would be an additional resource to collect information.

Chairperson Chavez stated there are two items she would like to know: 1) whether or not C&C or PDO funds can be directed for planning processes. Maybe as they look at the budget there are other ways to fund the Greenprint, 2) One of her hopes is to better align the Greenprint with district plan strategies. Development of an information memo to go to the City Council with the Work Plan should be considered.

Councilmember Yeager added that he has a list of potential parks and if all of the Council offices had this kind of list for Staff, then possibly the workload would be less and that any parkland even being remotely considered would be on the list. Mr. Reese suggested the BSN Committee memo could be modified since it was created before the budget action.

Chairperson Chavez requested that Staff develop definitions and a process that could be shared regarding when a project becomes a project.

A motion by Councilmember Yeager and a second by Councilmember Chirco were made to accept the Greenprint Update report and directed staff to investigate the use of C & C and PDO funds for the Greenprint planning process and provide a Greenprint information memo to the City Council.

The motion was approved by the Committee.

b. Neighborhood Housing Rehabilitation and Infill Update (Housing)

Leslye Corsiglia addressed the Committee on their presentation of the Housing Rehabilitation and Neighborhood Infill Programs. Ms. Corsiglia stated that the Committee would see more creativity in the programs due to the budget.

Norberto Duenas provided a brief history and the current status with Housing Rehabilitation Program Production highlights:

- SNI Demonstration Projects
- Airport (ACT) Program/Housing Partnership
- Program Changes
- Source of Funds
- Use of Funds
- Earmarked Funds

Chairperson Chavez asked if these projects could be done in county pockets. Mr. Duenas replied that they could not and added that one of the items Staff plans to complete in the coming fiscal year is to work closely with the Neighborhood Advisory Committee and Washington Coalition in terms of the selection of projects. Since there are limited funds, Staff wants to make sure they have the input and are addressing the projects that the community would like addressed.

Mr. Duenas recognized Erik Larson of Parks, Recreation and Neighborhood Services and Randi Kinman from the Neighborhood Advisory Committee working in the Richmond/Menker area, who stated the project is going well.

Mike Meyer addressed the Committee on the Single-Family Infill Housing Program. The Infill partners include Conservation Corp's Youthbuild Program, Habitat for Humanity of Silicon Valley and Neighborhood Housing Services (NHS) of Silicon Valley. Mr. Meyer introduced Joyce Duxbury from NHS and said that NHS has been a very critical partner in all the first-time homebuyer activities.

Chairperson Chavez asked if NHS receives some grant funding that is not included in the rehabilitation numbers. Ms. Corsiglia replied that was correct and that Staff will check on the reason for this.

Mr. Meyer stated there are three components to the Single-Family Infill program

- City-owned properties
- NHSSV Acquisition Rehab Resale (ARR) Program
- Purchase of privately owned vacant parcels

Chairperson Chavez asked if start and stop dates to the projects are a top to bottom goal. Mr. Meyer responded that there are goals and Habitat is largely volunteer based and is having a hard time developing the properties as they have their hands full at the moment.

Chairperson Chavez stated that Staff needs to be very critical about under what terms and conditions the project goes out and for what reasons.

Ms. Corsiglia stated initially what Staff tries to do is to parcel out the work to each group and what they are now experiencing is that in some cases they have reached the peak of what they can handle.

Mr. Meyer addressed Infill Program issues of layered multiple programs for first-time homebuyers. Facilitating collaboration between partners is a priority. While cost recovery is promoted, it is not the primary goal. Staff wants to promote Neighborhood Revitalization. Ms. Corsiglia added that a report is going to Council with details.

Councilmember Yeager stated that staff is doing a great job.

Councilmember Chirco added that this was a good presentation.

Chairperson Chavez asked what the Council offices could do to expedite opportunities. Ms. Corsiglia replied that if the Council offices are aware of a property they are interested in, to let her know. Each property has their individual issues such as dealing with easements, water and owner challenges.

Mr. Meyer added the capacity issue with the developer's ability to manage multiple small projects is the biggest issue. While they are small they can still be very complicated.

Ms. Corsiglia emphasized the importance of working on partnerships more to bring the right people together to help some of the projects that may be struggling. Randi Kinman with the Burbank/Del Monte NAC is working with Norberto Duenas, Don Ludwig and Erik Larson on the Richmond/Menker project. Ms. Kinman stressed the importance between the difference of monies and the value as really what happens in the neighborhood. It is so important to have people working together with a common cause.

Chairperson Chavez stated that looking at some of the rehabilitation dollars and using a break on permit fees to kick-off the spring season; or, targeted neighborhoods should be considered. The Mayor from Anaheim did a program like this and found that they benefited greatly from additional property taxes.

Ms. Corsiglia stated Staff is very focused on production and do have statistics that illustrate the economic impact.

A motion by Councilmember Chirco and a second by Councilmember Yeager were made to accept the Neighborhood Housing Rehabilitation and Infill Update report and directed Staff to review the program used by the Mayor of Anaheim, CA by having a week or two of no charge for permits.

The motion was approved by the Committee.

c. Business Plan (Strong Neighborhood Initiative) Update (City Manager's Office/San Jose Redevelopment Agency)

Jim Holgersson reviewed the Business Plan Update with the Committee. He stated that since the last review with the Committee, Staff has gone out into the community and met with every NAC and the PAC has seen the plan. He highlighted the changes to the plan.

Councilmember Chirco stated she was pleased to read about the entire city as a neighborhood, and asked how, on page 6, under implementation structure that translates into the non-SNI areas. Mr. Holgersson replied that in terms of the implementation team, a variety of funding sources provided for positions that can go outside of the SNI areas and support and connect to the entire City of San Jose service delivery system.

Councilmember Chirco stated that this update was much more inclusive. She noted page 8 referenced community policing and said that would be a citywide impact. She added that the report is a much more comprehensive document.

Mr. Holgersson stated one of the pilot programs is targeted at how Staff can better integrate community policing into our neighborhoods. The Police Department is very interested in sharing the crime data to reduce crime and improve the neighborhoods.

Councilmember Yeager stated that the document is much better. He wanted to know when the reorganization piece would be brought to the Committee, stating that it seems to be one of the last big pieces to be finalized.

Mr. Holgersson said Staff has not worked on the details since they are still meeting with the employees and labor unions. In terms of reporting, there will be one individual that the SNI team will report to and that individual will report to the City Manager's Office. There needs to be more frontline community activity workers and fewer analysts.

Councilmember Yeager asked what the timeline is for this being developed and if it would come to the BSN Committee before it goes to Council. Mr. Holgersson responded that the goal for Staff is to finalize the Business Plan by the first week of August.

Councilmember Yeager stated he does not think that Burbank/Del Monte belongs in the group it has been placed in and would like Staff to go back and take another look at this. Mr. Holgersson confirmed that would be done.

Chairperson Chavez requested 1) before the Business Plan goes to the City Council a strategy be developed for the non-SNI outreach; 2) that it be verified the organizational chart will come together with the Business Plan. Mr. Holgersson added that the boundary lines were taken off the map.

Chairperson Chavez directed that the Business Plan should come before Council the second week of August and include the performance measures even though the actuals are a moving target.

A motion by Councilmember Yeager and a second by Councilmember Chirco were made to accept the Business Plan (SNI) Update report and to include the following in the report to Council:

- **Review the area groupings**
- **Strategy developed for the non-SNI areas**
- **Finalize the organization chart**
- **Include the performance measures**

The motion was approved by the Committee.

d. Oral Petitions

None.

e. Adjournment

The meeting adjourned at 3:07 p.m.

Cindy Chavez, Chair
Building Strong Neighborhoods Committee