

STAFF REPORT



CITY OF OCEANSIDE

DATE: October 14, 2009

TO: Chairman and Members of the Community Development Commission

FROM: Neighborhood Services Department

SUBJECT: **RESOLUTION MAKING A DETERMINATION THAT THE PLANNING AND ADMINISTRATIVE BUDGET IN THE FY 2009-2010 COMMUNITY DEVELOPMENT COMMISSION'S LOW- AND MODERATE-INCOME HOUSING FUND IS NECESSARY FOR THE PRODUCTION, IMPROVEMENT, OR PRESERVATION OF LOW- AND MODERATE-INCOME HOUSING**

SYNOPSIS

Staff recommends that the Community Development Commission (CDC) adopt a resolution making a determination that the planning and administrative budget in the Low- and Moderate-Income Housing Fund for FY 2009-2010 is necessary for the production, improvement, or preservation of low- and moderate-income housing.

BACKGROUND

California Health and Safety Code Section 33334.3(d) requires that the CDC make an annual determination that the planning and administrative budget in the CDC's Low- and Moderate-Income Housing Fund (known as the housing "set-aside" fund) is necessary for the production, improvement, or preservation of low- and moderate-income housing. For 2009-2010, the CDC has budgeted \$1,190,766 of set-aside funds for the Lil Jackson Senior Community Project and \$199,789 for planning and administration.

ANALYSIS

Planning costs are usually high in the early pre-construction phases of project development and prior to incurring the majority of direct cost; the administrative charges have been below 10 percent average over the last ten years and projected costs for FY 2009-2010.

Project Costs	1999 – 2010	\$14,196,823
Administrative Costs	1999-2010	1,316,444 = 9.27 percent

FISCAL IMPACT

There is no fiscal impact resulting from approval of the staff recommendation. The subject costs have already been budgeted directly to the low- and moderate-income housing fund.

COMMISSION OR COMMITTEE REPORT

Does not apply.

CITY ATTORNEY'S ANALYSIS

The resolution has been reviewed by the City Attorney and approved as to form.

RECOMMENDATION

Staff recommends that the CDC adopt the resolution making a determination that the planning and administrative budget in the CDC's FY 2009-2010 Low- and Moderate-Income Housing Fund is necessary for the production, improvement, or preservation of low- to moderate-income housing.

PREPARED BY:

Caroline Salvatierra
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Supervising Accountant

SUBMITTED BY:

Peter A. Weiss
Peter A. Weiss
Executive Director

REVIEWED BY:

Michelle Skaggs Lawrence, Deputy City Manager
Margery M. Pierce, Neighborhood Services Director
Jane McVey, Economic & Redevelopment Director

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Attachment: Resolution

1 RESOLUTION NO.

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3 A RESOLUTION OF THE COMMUNITY DEVELOPMENT
4 COMMISSION OF THE CITY OF OCEANSIDE MAKING A
5 DETERMINATION THAT THE PLANNING AND
6 ADMINISTRATIVE EXPENSES BUDGETED IN THE FY2009-
7 2010 COMMUNITY DEVELOPMENT COMMISSION'S LOW-
8 AND MODERATE-INCOME HOUSING FUND ARE
9 NECESSARY FOR THE PRODUCTION, IMPROVEMENT, OR
10 PRESERVATION OF LOW- AND MODERATE-INCOME
11 HOUSING

12 WHEREAS, Section 33334.2 of the California Health and Safety Code requires that not
13 less than 20 percent of taxes that are allocated to the Redevelopment Agency be used for the
14 purpose of increasing, improving, and preserving the community's supply of housing available
15 at an affordable housing cost to households with low and moderate incomes; and

16 WHEREAS, Section 33334.3(e) provides that the Redevelopment Agency may charge
17 its Low-and Moderate-Housing Fund for planning and administrative costs which directly
18 relate to qualified low-and moderate-income housing projects and programs; and

19 WHEREAS, California Health and Safety Code Section 33334.3(d) requires that the
20 Community Development Commission (CDC) make an annual determination that the planning
21 and administrative expenses budgeted in the Low- and Moderate-Income Housing (Set-aside)
22 Fund are necessary for the production, improvement, or preservation of low and moderate-
23 income housing; and,

24 WHEREAS, for the FY2009-2010, the CDC has budgeted \$199,789 of housing set-aside
25 funds for planning and administration expenses; and,

26 WHEREAS, the CDC expects to expend \$1,190,766 million of housing set-aside funds
27 on eligible housing activities during FY2009-2010;

28 NOW, THEREFORE, the Community Development Commission of the City of
Oceanside does resolve as follows:

SECTION 1. That it has determined that the planning and administrative expenses spent
in the FY2009-2010 CDC budget are necessary for the production, improvement, or
preservation of low- and moderate-income housing.

1 PASSED AND ADOPTED by the Community Development Commission of the City of
2 Oceanside, California, this _____ day of _____, 2009, by the following vote:

3 AYES:

4 NAYS:

5 ABSENT:

6 ABSTAIN:

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Chairperson

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10 ATTEST:

APPROVED AS TO FORM:

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13 _____
Secretary



General Counsel

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