ITEM NO. 22

STAFF REPORT

CITY OF OCEANSIDE

DATE: June 10, 2009

TO: Honorable Mayor and City Councilmembers

FROM: Neighborhood Services Department

SUBJECT: **HOUSING COMMISSION FY2009-2011 WORKPLAN**

SYNOPSIS

Staff and the Housing Commission recommend that the City Council approve the FY2009-2011 Housing Commission Workplan.

BACKGROUND

On March 27, 1991, the City Council established seven Commissions including the Housing Commission. Section 6 of the resolution establishing Commissions states that each Commission shall submit to the City Council a workplan indicating specific projects and tasks proposed for each fiscal year to support the purpose and scope of responsibilities of the Commission.

ANALYSIS

Attached is a copy of the FY2009-2011 Housing Commission Workplan. The Workplan delineates the Commission's mission to consider and make recommendations to the City Council and the Community Development Commission on policies pertaining to programs for low- and moderate-income housing and homelessness.

In the course of its work in fiscal year 2009-2011, the Housing Commission will address the following issues:

1) Homeownership Programs
2) Mobile Home Parks
3) Regional Housing Task Force
4) State and Federal Fair Housing
5) Accessibility
6) Consolidated Plan
7) Housing Element
8) Community Development Block Grant – Home Funds
9) Apartment Vacancy Rates
10) Senior and Special Needs
11) Calle Montecito Revitalization Plan

12) Crown Heights Revitalization Plan
13) Homelessness
14) Energy Efficiency
15) Community Revitalization Efforts
16) Acquisitions
17) Mission Avenue Site
18) Minutes

FISCAL IMPACT

None.

COMMISSION OR COMMITTEE REPORT

The Housing Commission reviewed and unanimously approved its FY2009-2011 Workplan at its special meeting on May 18, 2009.

CITY ATTORNEY'S ANALYSIS

Does not apply.

RECOMMENDATION

Staff and the Housing Commission recommend that the City Council approve the FY2009-2011 Housing Commission Workplan.

PREPARED BY:

Margery M. Pierce
Director, Neighborhood Services

SUBMITTED BY:

Peter A. Weiss
City Manager

REVIEWED BY:

Michele Skaggs Lawrence, Deputy City Manager

Attachment: Workplan
Housing Commission Action Report

CITY OF OCEANSIDE HOUSING COMMISSION
FY 2009-2010 WORKPLAN

1.0 MISSION STATEMENT

The City of Oceanside Housing Commission considers and makes recommendations to the City Council on policies pertaining to programs for low- and moderate-income housing and homelessness. The Housing Commission also serves as the "Community Development Advisory Committee" (C.D.A.C.) pursuant to City Council Ordinance No. 95-001. The Chair and Vice-Chair also serve on the Relocation Appeals Board. The Commission was established by the City Council on March 27, 1991.

In order to facilitate its mission, the Commission reviews proposed and existing low- and moderate-income housing programs administered by the Oceanside Neighborhood Services Department. The Commission's purpose is to communicate to the City Council recommended courses of action relating to housing issues. The Commission acts in an advisory capacity.

2.0 COMPOSITION

The Commission is composed of nine (9) regular voting members and alternates, if any, as appointed by the Mayor and ratified by the City Council. Two members of the Commission shall be tenant members.

Present Commissioners:

Kay Parker	(Chair)
Joe Farmer	(Vice-Chair)
Jackie Camp	
Kathy Christy	
Geri Cooper	
Richard Davis	
Joy Huskey	
J. J. Sorensen	
Sandy Saiz, Alternate	

City Council Liaison: Mayor Jim Wood

3.0 STRUCTURE

Committees will be appointed on an ad-hoc basis as necessary to accommodate the work of the Commission. In all cases, committees shall conduct their mission in compliance with the Revised Brown Act.

4.0 GENERAL GOALS AND TASKS

The Commission desires to encourage community participation in the decision-making process. Toward that goal, the Commission shall endeavor to:

a) Inform citizens of the programs and projects under consideration.
b) Promote public comment on housing policies and programs.
c) Encourage volunteer efforts when specific outreach efforts are scheduled.
d) Advocate citizen involvement in civic issues.

The Commission shall promote open communication and interaction between the Commission, law, and code enforcement agencies. The Commission shall promote open communication to the City Council regarding Commission activities via the Liaison. Periodically, the Commission Chair or an appointed Commissioner, by direction of the Commission, may seek to address the full City Council regarding a specific housing issue or to express a Commission recommendation. In addition to any oral presentation to the City Council, a Commission recommendation shall be provided in written form, with minority viewpoints attached.

4.1 SPECIFIC GOALS AND TASKS

The Commission shall continue to evaluate and make recommendations to the City Council regarding programs and/or projects presented by the Housing staff related to low- and moderate-income housing and homelessness:

a) **HOMEOWNERSHIP PROGRAMS** – The Commission shall continue to evaluate, promote, and recommend programs that increase homeownership.

b) **MOBILE HOME PARKS** – The Commission shall monitor the circumstances of the park residents and, when possible, promote and accommodate park ownership by residents or non-profit housing agencies.

c) **REGIONAL HOUSING TASK FORCE** – The Commission shall monitor and support local efforts to implement regional solutions to the current housing conditions.

d) **STATE AND FEDERAL FAIR HOUSING** – The Commission shall support State and Federal Fair Housing laws. The Commission shall review, evaluate, and make recommendations on completed Housing Audits.

e) **ACCESSIBILITY** – The Commission shall be supportive of A.D.A. and housing accessibility needs in order to foster independent living for Oceanside residents.

f) **CONSOLIDATED PLAN** – The Commission shall review the Oceanside Consolidated Plan on an annual and a five-year basis as required by HUD.

g) **HOUSING ELEMENT** – The Commission shall support, promote, and recommend policies and programs in compliance with the 2005-2010 Housing Element. Priority shall be given to cost-effective plans that generate Housing Element credits.

h) **COMMUNITY DEVELOPMENT BLOCK GRANT – HOME FUNDS** – The Commission shall make recommendations to the City Council regarding housing programs for Community Development Block Grant and HOME funds.

i) **APARTMENT VACANCY RATES** – The Commission shall obtain and monitor apartment vacancy rates.

j) **SENIOR AND SPECIAL NEEDS** – The Commission shall evaluate, monitor and, when possible, promote independent living for the Senior and the Special Needs population.

k) **CALLE MONTECITO** – The Commission shall continue to support programs and goals as defined in the Calle Montecito Revitalization Plan, including but not limited to the development of approximately 20 single-family dwellings.

l) **CROWN HEIGHTS** – The Commission shall continue to support programs and goals as defined in the Crown Heights Revitalization Plan.

m) **HOMELESSNESS** – The Commission shall evaluate, review and make recommendations on programs, policies and plans for addressing homelessness.

n) **ENERGY EFFICIENCY** – The Commission shall encourage energy efficiency building practices in the development of new or rehabilitated affordable and market-rate residential units.

o) **COMMUNITY REVITALIZATION EFFORTS** – The Commission shall review and make recommendations on revitalization efforts as brought forward by the staff.

p) **ACQUISITIONS** – The Commission shall support City acquisition of suitable sites for affordable housing units.

q) **MISSION AVENUE SITE (14–acre site)**:

1) The Commission shall review the results of the "Vision and Strategic Plan" for the Mission Avenue Site.

2) The Commission shall review developer applications for affordable rental units on the Mission Avenue Site.

r) **MINUTES** – The Commission requests that the Minutes be posted on the internet.

The Commission may periodically review its workplan and make any recommendations/changes to the City Council on an "as-needed" basis. The Commission shall conduct its business in compliance with the governing resolution, Brown Act, bylaws, and the City Decorum Ordinance.

The Commission members shall attend all City-provided Commissioner Training programs.

PROJECTS IN PROGRESS:

LIL JACKSON SENIOR COMMUNITY Will break ground September 2009.	80 Units	Lake Boulevard
LIBBY LAKE VILLAGE Six units occupied and on schedule for completion.	20 Units	Homeownership
COUNTRY CLUB APARTMENTS Completion expected summer 2009.	90+ Units	Rehab
SHADOW WAY APARTMENTS Rehab in progress, completion expected late 2009.	144 Units	Rehab
SECTION 8 VOUCHERS	1532 Vouchers	Assisted rental housing for families, elderly, and disabled
MOBILEHOME RENTAL ASSISTANCE PROGRAM	33 Units	Assisted space rental
HOMELESS PROGRAMS		Homeless Prevention
CDBG Review/Scoring of Housing Applications		

HOUSING COMMISSION REPORT

TO: OCEANSIDE CITY COUNCIL
FROM: OCEANSIDE HOUSING COMMISSION
DATE: MAY 18, 2009
RE: WORK PLAN

THE HOUSING COMMISSION RECOMMENDS THAT THE CITY COUNCIL APPROVE THE HOUSING COMMISSION WORK PLAN.

CAMP	YES
CHRISTY	YES
COOPER	YES
DAVIS	YES
FARMER	YES
HUSKEY	YES
PARKER	YES
SORENSEN	ABSENT

ALTERNATE	
SAIZ	YES