

STAFF REPORT



ITEM NO. 22
CITY OF OCEANSIDE

DATE: June 18, 2008
TO: Honorable Mayor and City Councilmembers
FROM: Neighborhood Services Department
SUBJECT: **HOUSING COMMISSION FY2008-2009 WORKPLAN**

SYNOPSIS

Staff and the Housing Commission recommend that the City Council approve the FY2008-2009 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 FY2008-2009 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 2008-2009, 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
- 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) La Mision
- 17) Acquisitions
- 18) Josepho Site
- 19) Minutes

FISCAL IMPACT

None.

COMMISSION OR COMMITTEE REPORT

The Housing Commission reviewed and unanimously approved its FY2008-2009 Workplan at its meeting on April 22, 2008.

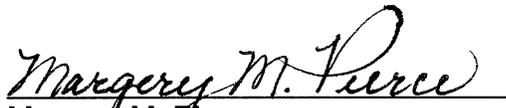
CITY ATTORNEY'S ANALYSIS

Does not apply.

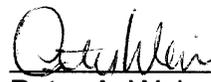
RECOMMENDATION

Staff and the Housing Commission recommend that the City Council approve the FY2008-2009 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 2008-2009 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.
- e) Conduct a neighborhood outreach to residents when a housing project is being sited.

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 critical housing shortage.
- 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) **LA MISION** – The Commission shall support the development of approximately 80 units of affordable rental housing units on Mission Avenue.

- q) **ACQUISITIONS** – The Commission shall support City acquisition of suitable sites for affordable housing units.
- r) **JOSEPHO SITE** – The Commission shall review developer applications for affordable rental units on the Josepho site (Mission Avenue).
- s) **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:

La Mision	80 Units	Nearly ready for occupancy
Lil Jackson Senior Community	80 Units	Lake Boulevard
Cape Cod Villas	36 Units - Done	Rehab – Senior Housing
Libby Lake Village	20 Units	Homeownership
Country Club Apartments	90+ Units	Rehab
Josepho	Developer Selection	
1400 Section 8 Vouchers	Senior, Disabled, and Homeless Prevention	
Homeless Programs	Homeless Prevention	
CDBG Review/Scoring of Housing Applications		

TO: OCEANSIDE CITY COUNCIL
FROM: HOUSING COMMISSION
RE: 2008-09 WORK PLAN
DATE: APRIL 22, 2008

THE HOUSING COMMISSION RECOMMENDS THAT THE CITY COUNCIL
APPROVE THE 2008-09 WORKPLAN.

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

ALTERNATE	
SAIZ	YES