



DATE: November 9, 2011

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 2011-2012 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 2011-2012 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 2011-2012, the CDC has budgeted \$214,429 for administration expenses.

ANALYSIS

The administrative costs were necessary and proportionate to the amount spent on cost of production, improvement and preservation of low- and moderate-income housing. Administrative costs have averaged 12 percent over the last 5 years and are budgeted the same for FY 2011-2012.

Project Costs	2000 – 2012	\$ 14,003,896
Administrative Costs	2000-2012	\$ 1,703,535 = 12.16 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 (594), business unit 927477600594.

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 2011-2012 Low- and Moderate-Income Housing Fund is necessary for the production, improvement, or preservation of low- and moderate-income housing.

PREPARED BY:

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Housing Programs Analyst

SUBMITTED BY:

Peter A. Weiss
Peter A. Weiss
Executive Director

REVIEWED BY:

Michelle Skaggs Lawrence, Deputy City Manager

MS

Margery M. Pierce, Neighborhood Services Director

mp

Attachment: Resolution

1 RESOLUTION NO.
2

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 FY2011-
7 2012 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 FY2011-2012, the CDC has budgeted \$214,429 of housing set-aside
25 funds for planning and administration expenses; and,

26 WHEREAS, subject to the outcome of litigation challenging state legislation regarding
27 redevelopment agencies (AB1x26-27), the CDC expects to complete a Disposition and
28 Development Agreement for the Mission Cove project during FY2011-2012;

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

1 SECTION 1. That it has determined that the planning and administrative expenses spent
2 in the FY2011-2012 CDC budget are necessary for the production, improvement, or
3 preservation of low- and moderate-income housing.

4 PASSED AND ADOPTED by the Community Development Commission of the City of
5 Oceanside, California, this _____ day of _____, 2011, by the following vote:

6 AYES:

7 NAYS:

8 ABSENT:

9 ABSTAIN:

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11 _____
12 Chairperson

13 ATTEST:

14 APPROVED AS TO FORM:

15 _____
16 Secretary

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General Counsel