



Affordable Housing Best Practices Task Force Minutes

June 28, 2012

Members Present: Matt Adams, Jeff Graham, Molly Kirkland, James Lawson, Mike Nagy, Ken Sauder, Brian Schoenfisch, Susan Tinsky

Guest Speaker: Andrew Poat

Housing Commission Staff: Jennifer Adams Brooks, Christine Antoine, Wendy DeWitt, Rick Gentry

1. Status of RDA Dissolution:

Jeff Graham reported on AB1484 which was passed yesterday. It somewhat cleans up the issues in ABX126: allows cities to keep unencumbered bond proceeds, properties purchased for low/mod housing and even those purchased with 80% monies. The Oversight Board can approve all loan repayments, and a minimum of 20% must go to the low/mod fund. Cities cannot keep unencumbered low/mod funds. They must create a trust account to transfer the properties into as well as an asset disposition plan. Some properties can be kept for redevelopment/development.

CCDC's new name, Civic San Diego, is effective Monday. The organization includes CCDC and SEDC staff members. Their jurisdiction is limited to CCDC's former area as well as SEDC's. Over the coming year they need to identify new revenue sources to support their activities.

2. Infrastructure Initiative Presentation by Andrew Poat:

Andrew Poat presented a summary of the infrastructure initiative. There are two key studies that need to be done: a needs assessment and a revenue estimate. The city already has investment plans for each neighborhood. Of the revenue that exists, what is available for infrastructure? The revenue estimate must be part of the first budget announcement of the new mayor, most likely in March of next year. On July 16, at 6:00 p.m., the City Council is holding a workshop on infrastructure financing. Sheryl Sculley, City Manager of San Antonio, will discuss the key elements of San Antonio's voter approved infrastructure financing program and their practical experience. It is hoped that the City Council will give

some direction, based on the San Antonio model. San Antonio did not include affordable housing as infrastructure. Sheryl Sculley will be at the Chamber on July 17th at 7:30am.

James Lawson said that the infrastructure initiative needs a champion to move it forward now; get a revenue estimate first, then talk about sources.

Matt Adams commented that a budget allocation would be needed to do the analysis. To get it on the ballot, we need the City Council to adopt it sooner rather than later. If the community plans get updated, we will see a vision for the future which would help. We have an excellent Regional Comprehensive Plan – would a regional infrastructure approach be possible? We would need the city’s Independent Budget Analyst’s input on it.

Ken Sauder asked how affordable housing fits. The affordable housing group needs to do a funding plan and present it: showing existing need and the potential for matching funds. The additional leverage that could be obtained from other sources is an important point for affordable housing. It is a quality of life issue. We need to get buy-in as a package deal.

The 2003 City of Villages report did a study of infrastructure needs.

November 2014 is the target date. All 53 Community Planning groups have to discuss the topic to get it on the ballot.

Susan Tinskey commented that we need to identify community advocates. Our job is to get affordable housing included in infrastructure.

A motion was made by James Lawson and seconded by Rick Gentry to support the infrastructure financing concept and that affordable housing be a part of the infrastructure. The motion passed, with Brian Schoenfisch and Susan Tinskey abstaining.

3. Chamber Housing Action Plan.

Mike Nagy presented a summary of the Chamber’s Housing Action Plan. Some of the items are new, some old, and others support ongoing actions the City is taking. The Chamber is working to get the City to adopt some of these items to help increase housing production, specifically: 6. Fund Community Plan Updates, 7. Lower CEQA thresholds of significance for infill projects, transit-oriented development, and affordable projects in accordance with SB 375, and 8. Tighten the criteria for project appeals to discourage multiple frivolous appeals. There will be a full-day Planning Commission workshop on the CHAP on September 26, 2012.

Matt Adams made a motion to support in concept the CHAP; Ken Sauder seconded the motion. The vote to support the CHAP in concept was unanimous, with Brian Schoenfisch and Susan Tinskey abstaining.

4. The balance of the agenda was not discussed due to lack of time. The meeting was adjourned at 10:00am.