



Affordable Housing Best Practices Task Force Minutes

October 18, 2012
9:00 a.m. – 10:00 a.m.
Conference Room 119
1045 11th Avenue, San Diego, CA 92101

Members Present: Eri Kameyama, Molly Kirkland, James Lawson, Erin Montgomery, Brian Schoenfisch, Sean Wherley

Housing Commission Staff: Christine Antoine, Wendy DeWitt

1. California Homes and Jobs Act 2013. Sean Wherley discussed this new piece of legislation. It is meant to replace SB 1220 which was two votes short in the Senate at the end of May. The wording of this act will be the same. It is a \$75 recording fee for all real estate transactions except real estate sales. There is no text on how the funds will be distributed. A committee hearing is targeted for February/March. The bill will start in the Senate where it was well received. A large statewide campaign is gearing up and raising money. We have almost two years this time to promote the bill before it goes to a vote.
2. Housing Element – status of public comment; schedule. Brian reported that a Housing Element Workshop was held at a joint Planning Commission and LU&H meeting September 27, 2013. Since that time, Brian has been making changes to the draft based on comments received. There really have not been any comments they could not add. A final draft will be posted mid-November and then the public process begins through the new year, with Planning Commission and LU&H in February, City Council in March. Right now Brian is waiting for the State's comments. They will have a conference call next week. Brian mentioned that one of the attachments on the document is the "Adequate Sites Map." You can see all parcels in the city where development is less dense than what the parcel is zoned for.
3. Affordable Housing Parking Regulations. Wendy DeWitt reported that the Affordable Housing Parking Regulations were approved at City Council with two amendments: (1) where an existing development is over-parked, the parking cannot be removed, but a shared parking agreement can be entered into where

another business or neighboring property could use the parking, and (2) that the regulations be reviewed every 5 years to see if they are effective. In coastal areas the regulations may not be final for up to another 1.5 years because the regulations have to go to the Coastal Commission. Sean reported that an issue has arisen with the shared parking agreements: tax credits prohibit a landlord of a tax credit property from charging a fee for anything/amenity on the property (to make extra money), so this could deter the shared parking agreements anticipated under the regulations.

4. Civic San Diego and Successor Agency Oversight Board. Eri Kameyama said that the organization returned a lot of money to the state, but was allowed to keep the affordable housing assets that consist of: loan receivables (residual receipts), ground lease payments, rental income from parking lots, as well as 22 properties. Twelve are existing affordable housing developments. Of the remaining ten, four are in SEDC's area and 6 are in downtown. The Department of Finance still needs to sign off on the transfer. In the future there will be minimal revenue for affordable housing projects and the challenge will be how to best use the assets to develop additional affordable housing.
5. James Lawson gave an update on the Infrastructure Initiative activities. Right now the city is going through its prioritization process for the 2014 capital improvements work plan. They gave a presentation to the Chamber, and are requesting public input. Todd Gloria's office is working with the IBA to get an idea of the backlog on infrastructure, what the numbers are and what the gap looks like. This will help determine the target amount of money needed and the potential revenue sources that will need to be pursued with a ballot measure. The Chamber has appointed a committee that will come up with a list of priorities for this round of capital improvements. They want the city to take action by the end of the year.
6. The next meeting is scheduled for November 13, 2012, at 10:00 a.m. at the offices of the Housing Commission.
7. The meeting was adjourned at 10:00am.