



MINUTES

**SAN DIEGO HOUSING COMMISSION
MINUTES OF THE SPECIAL MEETING
APRIL 25, 2003, 10:00 A.M.
CITY ADMINISTRATION BUILDING
SAN DIEGO, CALIFORNIA**

ATTENDANCE

Present: Chair Salas and Commissioners Adams-Brooks, Cramer, Grinchuk, Tumminia and Yip. Also present were Chief Executive Officer Elizabeth Morris and Charles Christensen, General Counsel. Commissioner Robles was absent.

10 CALL TO ORDER

Chair Salas called the meeting to order at 10:09 a.m.

20 COMMISSIONER COMMENTS

None.

ACTION AGENDA

100 HCR03-030 – City of San Diego Inclusionary Housing Program (Continued from the meeting of April 11, 2003) – Supplemental

Senior Program Analyst Susan Tinsky provided an overview on the draft inclusionary housing ordinance and other implementing documents.

Commissioner Tumminia asked how the Housing Commission would be notified when the affordable units are being built. Ms. Tinsky responded the city's Development Services Department is primarily responsible for implementing the inclusionary housing ordinance, and the Housing Commission would be recording the restrictions on the affordable units prior to issuance of building permits.



Building Industry Association (BIA) representative Matthew Adams commented the BIA is opposed to any changes in the inclusionary housing ordinance that go beyond direction provided by the City Council in August 2002, because the City's commitment to provide incentives to builders has not materialized.

Chair Salas remarked that there are very few areas left in San Diego where large-scale projects could be developed, and Commissioner Cramer discussed a study that showed additional affordable units would not be built as a result of an inclusionary housing ordinance. Mr. Adams stated the problem of affordable housing would not be solved by regulatory changes alone, and the city needs to develop a comprehensive strategy to increase the supply of housing for lower-income families.

Chair Salas received clarification on a provision of the ordinance allowing units to be built outside the community planning areas, and Commissioner Grinchuk stated he opposed such a recommendation since it could concentrate affordable housing in certain neighborhoods or disperse less decorative building designs to other planning areas.

Commissioner Cramer reminded staff that targets should be set and measurements taken to determine how effective the ordinance is in developing affordable units, and Ms. Morris noted hallmarks of this program include its flexibility, alternative means of compliance, and percentage of affordability.

Commissioner Adams-Brooks expressed support for the inclusionary ordinance, in general, and she would like to discuss the issue of condominium conversion when more data becomes available. She did not object to removing the option to pay in-lieu fees in large projects of 250 (see page 6 of the report), because she agreed with Chair Salas' view that there is not enough available land in the city to support new large-scale housing developments.

Commissioner Yip discussed the number of units that have been created by inclusionary housing programs around the country, and Commissioner Grinchuk noted his concerns that housing built by this ordinance will be of inferior quality. Chair Salas stated he did not believe this would be the case, especially with the for-sale units.

MOTION BY GRINCHUK TO FORWARD FOR CITY COUNCIL ADOPTION DOCUMENTS IMPLEMENTING THE INCLUSIONARY HOUSING PROGRAM. THE MOTION FURTHER DIRECTED THAT OFFSITE DEVELOPMENT WOULD BE ALLOWED ONLY WITHIN THE COMMUNITY PLANNING AREA BASED ON A VARIANCE PROCEDURE WITH SPECIAL FINDINGS, AND PROVIDED THAT ADVANCED NOTICE IS GIVEN TO THE AFFECTED PLANNING GROUP.

SECONDED BY TUMMINIA AND CARRIED ON A UNANIMOUS VOTE OF 6-0 WITH ROBLES ABSENT.

MOTION BY CRAMER TO DIRECT STAFF TO DEVELOP A REPORTING PROCEDURE ON THE EFFECTIVENESS OF THE INCLUSIONARY HOUSING ORDINANCE.

SECONDED BY ADAMS-BROOKS AND CARRIED ON A UNANIMOUS VOTE OF 6-0 WITH ROBLES ABSENT.

CLOSED SESSION

The Commission recessed and convened in closed session with the following agenda:

Commissioner Cramer abstained from this item and left the meeting prior to discussion.

I. Real Property Negotiations

- (a) Conference with Real Property Negotiator - Pursuant to California Government Code Section 54954.5(b) and 54956.8:

Property: A 60,000 square foot block bounded by C Street, 11th and 12th Avenues, and Broadway

Under Negotiation: Price and Terms

BY A VOTE OF 5-0 WITH ROBLES AND CRAMER ABSENT, DIRECTIONS WERE PROVIDED TO REAL PROPERTY NEGOTIATORS CONCERNING THE PURCHASE AND SALE OF AN OFFICE FACILITY LOCATED AT 12TH AND BROADWAY AVENUES.

ADJOURNMENT

Chair Salas adjourned the regular meeting at 12:10 p.m.

Respectfully submitted,

Approved by,

Signature on File with Original Document

Bill Luksic
Docket Coordinator

Elizabeth C. Morris
Chief Executive Officer