



MINUTES

**SAN DIEGO HOUSING COMMISSION – PLANNING COMMISSION
MINUTES OF THE JOINT SPECIAL MEETING*
OCTOBER 18, 2001, 1:30 PM
CITY ADMINISTRATION BUILDING
SAN DIEGO, CALIFORNIA**

ATTENDANCE

All Housing Commissioners and a quorum of Planning Commissioners were in attendance. Also present were Chief Executive Officer Elizabeth Morris and Charles Christensen, General Counsel.

CALL TO ORDER

Chair Arthur and the Planning Commission Chair called the meeting to order at 1:30 p.m., to discuss the Housing Element Update and the Balanced Communities Housing Program.

PUBLIC COMMENT

None.

ACTION AGENDA

Item 13: Housing Element Update (Citywide)

Myles Pomeroy, of the City's Planning Department, provided a staff report.

Reverend James Gilbert favors more low-income and very low-income housing in City Heights.

Catherine Rodman, representing San Diego Advocates for Social Justice, recommends the Housing Element be adopted only if it is amended to include measures to plan for the needs of those displaced from SROs as a result of the federal courthouse expansion.



A state agency authorized by the City of San Diego

Mel Shapiro commented that the Housing Element Update reduces the goal of the number of affordable housing units to be developed, and the staff report and other city documents offer contradictory and incomplete information. He noted also that losses to the housing stock from demolition should be counted in the report.

Daniel Beeman raised concerns about administrative costs at the Housing Commission and Redevelopment Agency, and he discussed replacement housing, homeless issues, and his proposal for housing cooperatives.

Commissioner Steinke asked if the federal government would have to provide relocation benefits or replacement housing to those displaced by the courthouse expansion. Ms. Rodman responded she believed the government has certain obligations under the law, and her research identified successful litigation in San Francisco that required federal funding of replacement housing.

CEO Morris noted the federal Uniform Relocation Act does apply to the downtown SROs, and the General Services Administration (GSA) represented that provisions of the legislation were followed. With regard to replacing the 400 SRO units, she stated discussions continue to be held with GSA, and the issue is very high on the City's legislative priority list.

Commissioner Grinchuk noted that the parking standards section in the Housing Element (Attachment 3-B) is of concern to residents in older neighborhoods, particularly to those in the three parking districts. Chair Arthur remarked that project-oriented incentives for developers would be looked at carefully by community groups, and the approaches outlined in the Housing Element may not go far enough to encourage the new construction or replacement of affordable housing.

MOTION BY DICK TO FORWARD FOR CITY COUNCIL ADOPTION THE HOUSING ELEMENT UPDATE AS AN AMENDMENT TO THE PROGRESS GUIDE AND GENERAL PLAN. SECONDED BY TUMMINIA AND CARRIED ON A UNANIMOUS VOTE OF 7-0 WILL ALL MEMBERS PRESENT.

Item 14: HCR01-113 – Workshop Regarding Balanced Communities Housing Program (Citywide)

Susan Tinsky provided a staff report. She was joined by Paul Marra from Keyser Marston & Associates.

The public testimony portion of the meeting is summarized below:

In favor of the proposal: Catherine Rodman, Richard Lawrence, Ann Fathy, Ana Baiz Torres, Phillip Brown, Rev. James Gilbert, Nico Calavita, Quynh Nguyen, Lisa Sparaco.

In opposition: Craig Beam, Russ Haley, Mel Shapiro, Dan Beeman, and Fred Tayko.

Comments from the public included:

- In order for a community to be balanced it must take into account the needs all of its members including extremely low-income households, individuals and families. Currently, these households are not sufficiently included in this program. Another commented that the affordability levels of 100% AMI and 120% AMI are too high.
- Ownership opportunities can be provided and the rental market should have them in the mix.
- The restriction term for affordability should be established for perpetuity.
- The option for paying an in-lieu fee should be eliminated from the program.
- Too much emphasis has been placed on the analysis of the economic impact to developers. A study of the cost/benefit of affordable housing should be prepared.
- The shared-equity component of the program should be structured to require owners to retain the unit for a specified amount of time.
- The amount of affordable units to be provided in onsite, urban development should be increased.
- The BIA does support the draft inclusionary housing policy. They believe the program mirrors earlier unsuccessful programs that have been tried in other areas of the state, and they also believe that the incentives proposed do not provide a measurable and verifiable commitment of financial resources necessary to provide for the cost of their proposed solution.

With regard to estimating the shortfall that developers would typically have to cover when building inclusionary units, Commissioner Salas asked if there was an attempt to quantify the impact of offering incentives to developers (i.e., sewer and water and other impact fees) to reduce this shortfall. Mr. Marra replied that the prototypes presented in the report respond to these issues and, over time, the market would adjust to absorb the impact. He agreed with Commissioner Salas that this scenario would likely happen only in the master planned, large-tract communities.

CEO Morris added there is greater flexibility in a large-scale development, but the Balanced Communities Housing Program offers many alternatives to developers in deciding where, how much, and what kind of units to build.

Commissioner Grinchuk is concerned about developers being allowed to construct housing offsite instead of in the market rate developments, and with the "incentive" that allowed for modified comparability of units.

MOTION BY ROBLES TO RECOMMEND TO THE LAND USE AND HOUSING COMMITTEE THAT THE COMPONENTS OF A BALANCED COMMUNITIES HOUSING PROGRAM AS DESCRIBED IN REPORT NO. HCR01-113 BE INCLUDED IN DRAFTING A FUTURE ORDINANCE. SECONDED BY TUMMINIA AND CARRIED ON A UNANIMOUS VOTE OF 5-0 WITH DICK AND STEINKE ABSENT.

ADJOURNMENT

Chair Arthur and the Planning Commission Chair co-adjourned the meeting at 4:50 p.m.

Respectfully submitted,

**Signature on File
With Original Document**

Approved by,

Bill Luksic
Docket Coordinator

Elizabeth C. Morris
Chief Executive Officer