

# MINUTES



**SPECIAL JOINT MEETING  
SAN DIEGO HOUSING COMMISSION AND  
CITY OF SAN DIEGO PLANNING COMMISSION  
APRIL 8, 1996  
202 C STREET - COUNCIL COMMITTEE ROOM  
SAN DIEGO, CALIFORNIA**

**Present:** Housing Commission Chair Arthur, Commissioners Akili, Dick, Oxberry and Tumminia; Executive Director Elizabeth Morris and General Counsel Chuck Christensen;

Planning Commissioners Butler, Quinn, Skorepa, Watson, and White; Hal Valderhaug, Mike Stepner

## **CALL TO ORDER**

Chair Neal Arthur called the meeting to order at 10: 15 a.m.

## **PUBLIC COMMENT**

There were no requests for public comment.

## **ADOPTION AGENDA**

### **I. Fiscal Year 1997 City of San Diego Consolidated Annual Plan (Citywide) (HCR96-058) (PC96-092)**

Ms. Morris reminded Commissioners that the Consolidated Plan had been discussed previously in joint session. It is a HUD mandated document that provides an opportunity at the local level to link together housing and community development objectives and to address them in a comprehensive manner. Ms. Morris asked Mr. Steve Mikelman to provide an overview of the document.

The Consolidated Plan is HUD's attempt to streamline the application and reporting processes for four Housing and Community Development programs: the HOME Program, HOPWA, CDBG and the ESG (Emergency Shelter Grant) program.

HUD's approval of this Plan is necessary to access Federal dollars. This application covers approximately \$28 million dollars in potential funding from Washington.

Staff members Rudy Cervantes and Betsy Weisman were present to answer questions.

Chair Arthur invited comments from the public and recognized Diane Takvorian representing the Environmental Health Coalition. Ms. Takvorian spoke regarding the impact of toxic pollution, an issue that she believes is not adequately addressed in the Consolidated Plan. Mixed-use zoning and poor land use planning have major impacts on communities of color and low income communities across the country and San Diego is no exception. She cited examples and noted that the Neighborhood Revitalization Superfund, which is described in the Consolidated Plan, suggests that some resources need to be dedicated by cities for necessary relocations.

Ms. Takvorian urged that references to toxic pollution be added to the general discussion of neighborhood problems, and to include criteria of sustainability in the business and economic development section to create both jobs and safe public health simultaneously.

Commissioner Akili recommended that Ms. Takvorian's comments be forwarded to staff and that all future Consolidated Plans give attention to providing solutions.

Commissioner Dick suggested that historical review of this issue would best be continued to a later discussion and that adoption of a program of industrial use relocation would appear to be more appropriate to another forum.

(Commissioner Dick stated that he needed to leave the meeting at this time; however, with regard to Item II, he urged members of both Commissions to give consideration to the question of why housing is so unaffordable in the North City Future Urbanizing Area (NCFUA).)

Chair Arthur recognized Marjorie Larson, representing the League of Women Voters, (San Diego City) for comment. Ms. Larson stated League support of the Consolidated Plan because it is an application that will generate \$28 million in federal funds to support affordable housing. The League supports a more active role by the City in applying for and utilizing State and Federal subsidy programs and innovative financing in order to meet needs that are not currently being addressed by the City.

Jay Powell, City Heights CDC, was recognized for comment by Chair Arthur. He stated that while philosophies seem headed in the right direction, a lot still needs to be done including public right-of-way, public infrastructure deficiencies, training programs and local hiring, and the critical nature of the Housing Trust Fund in meeting the requirement of the Consolidated Plan for 60% participation by nonprofit developers in providing affordable housing.

Planning Commissioner Verna Quinn commented on the Barrio Logan Community Plan which currently allows for mixed use development. The last update of this plan was in 1974. Ms. Quinn urged a current revision of this Community Plan in order to address basic, underlying problems.

Ms. Morris commented on various perspectives from which community issues are being addressed. The appropriateness of using redevelopment funds to accomplish desired relocations was also discussed.

Planning Commissioner White expressed his belief that the issue of toxic pollution will also be addressed in the Zoning Code Update.

Commissioner Akili asked why the Plan is exempt from environmental review. Staff member Betsy Weisman responded that as a planning document, the Consolidated Plan is exempt from environmental review.

Ms. Morris responded to Commissioners' inquiries concerning the objectives of the Consolidated Plan. While its primary objective is to be a spending plan, it could also be seen as a comprehensive view of community development activities.

Planning Commissioner Watson urged reflection of a broad policy indicating where problems actually exist and identifying how they can be solved. Mr. Watson recommended that land use issues be addressed in the Plan, recognizing that a City-wide policy will be required in identifying and solving the problem.

Commissioner Akili addressed priorities and how they might impact the families who are presently on the Waiting List. Ms. Morris stated that 1100 additional households are expected to be served in the coming fiscal year. Over 90% are expected to be very low income. There is little or no expectation of expansion in the programs for which the Waiting List was created.

Planning Commissioners Skorepa and Quinn spoke regarding omission of some Redevelopment Planning Areas in the Consolidated Plan and of perceived discrepancies in service levels to public housing residents and to other residents in surrounding areas.

**MOTION BY AKILI TO ACCEPT THE DRAFT FISCAL YEAR 1997 CITY OF SAN DIEGO CONSOLIDATED ANNUAL PLAN AND RECOMMEND THAT THE CITY COUNCIL FORMALLY SUBMIT THE PLAN TO HUD WITH THE FOLLOWING INCLUSIONS: 1) CONSIDERATION OF ENVIRONMENTAL IMPACT PARTICULARLY IN RESIDENTIAL NEIGHBORHOODS; 2) CONSOLIDATION AND UTILIZATION OF RESOURCES IN A MORE EFFICIENT MANNER TO SERVE A GREATER POPULATION. Second by Oxberry. Passed by a 4-0 vote with Dick absent.**

**II. North City Future Urbanizing Area (NCFUA) Affordable Housing Requirement - Proposed In-Lieu Fee Option for Eligible Development (Council District 1) (HCR96-062)**

While Planning Commissioners will not be voting on this issue, Chair Arthur stressed that their comments were welcome.

Staff report presented by Steve Mikelman and Lee Bates.

Chair Arthur invited public testimony:

Randi Coopersmith, representing the Bougainvillea Project, spoke in opposition. He stated that fees need to be addressed and determination made regarding an affordable housing plan for the entire City.

Thomas Steinke, representing Pardee Construction Co., spoke in opposition. The absolute dollar amount as affected by the methodology utilized by staff is of primary concern to Mr. Steinke.

Dave Nielsen, representing various property owners in the NCFUA , spoke in opposition. DIF fees are not economically feasible at current rates.

Tom DiBenedetto, representing the Bougainvillea Project, spoke in opposition.

Robert Stewart, representing a property owner in Subarea V, spoke in opposition.

MOTION BY OXBERRY TO CONTINUE ITEM II; no second; motion failed.

MOTION BY AKILI TO ACCEPT RECOMMENDATION WITHOUT COMPANION UNITS AND RECOMMEND THAT CITY COUNCIL REVIEW IN-LIEU FEES. SUPPORT AFFORDABLE HOUSING IN ENTIRE NCFUA; second Tumminia; motion failed on 3-1 vote;

No recommendation at this time.

**III. Housing Trust Fund Programs for Fiscal Year 1997 (HCR96-066, P96-099)**

Informational workshop only. No action required.

Marjorie Larson, representing the League of Women Voters; Jay Powell, representing City Heights CDC; and Mel Shapiro presented public testimony in support of the

Housing Trust Fund. It was noted that the Trust Fund is essential if the City is to continue to meet the growing need for affordable housing. Over 25% of the population is paying more than 30% of their income for housing. This leaves no discretionary funds for other needs. The most pressing need is for the very lowest income groups and homeless. Recommend increasing Housing Trust Fund to at least \$15 million.

**ADJOURNMENT**

The meeting was adjourned at 12:30 p.m.

Respectfully submitted,



**Ardeth C. Andrews**  
Division Secretary

Approved by,



**Elizabeth C. Morris**  
Executive Director

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