



## Affordable Housing Best Practices Task Force Minutes

November 13, 2012

10:00 -11:30 a.m.

SDHC Achievement Academy, Room #119

1045 11<sup>th</sup> Avenue, San Diego, CA 92101

Present: Matt Adams, Jeff Graham, Janay Kruger, James Lawson, James Silverwood

Housing Commission Staff: Wendy DeWitt, David Ngo

### I. Discussion

#### 1. Task Force Recommendations to LU&H.

The LU&H Report with the Task Force recommendations that was presented November 16, 2011, is outdated. It was prior to the dissolution of Redevelopment, so now the revenue projections are incorrect. It needs to be revisited. Jim Silverwood recommends an update of the LU&H report done by SDHC staff before taking it forward. James Lawson stated that the new committee appointments could impact LU&H. Sherri Lightner is now chair of the Economic Development & Strategies Committee (ED&S). Jeff Graham asked whether we shouldn't take the recommendations to ED&S?

Jim Silverwood feels that TOT, since it was originally part of the Housing Trust Fund, should be taken back with an action requested. Matt Adams stated that the housing bond might have the best chances of success.

Janay Kruger said that another approach would be to identify and obtain 10-14 city-owned parcels and take them out to RFQ; have the city sell housing bonds for this purpose/for these projects. It is the approach the school used for its school bonds. The public has a clear idea of what they are getting.

Jeff Graham stated that the problem with the city sale of property is that the City Charter requires that the funds go to the Capital Outlay Fund Account. The city is getting ready to roll out a plan to dispose of some properties. We

don't know how, what or when as yet. Jeff stated that his priority next year is to create some specific plans and program EIR's in several areas to streamline and give certainty to development, and to incentivize it. Wendy DeWitt said maybe that could be combined with some of the city-owned sites so that we have targeted specific areas.

The Task Force recommended updating the LU&H Report with new revenue projections that reflect a dissolved redevelopment agency, an update on the Infrastructure Initiative, as well as a closer look at San Francisco's Proposition C.

2. San Francisco's Prop C: Housing Trust Fund.

San Francisco's Prop C has passed, with a 51% vote as opposed to a 2/3rds vote, and allocated TOT, some former redevelopment tax increment, and a portion of the city's payroll tax that was converted to a gross receipts tax in a separate ballot measure. In negotiations for its passage, it was agreed that some limit was placed on the city's inclusionary fee.

Jim Silverwood will invite Diane Spaulding, who headed up the initiative in San Francisco, to come talk to our group about the details of getting Prop C passed.

## II. Updates

1. Infrastructure Initiative.

An updated status is not known. It was suggested that Andrew Poat be invited to the next meeting to give an update. Wendy DeWitt said Todd Gloria's office has been working on the numbers. The city has started its CIP planning cycle, figuring out how much money there is and what the priorities are. Todd Gloria is working on what the actual gap is.

Janay Kruger sits on the Community Planners Committee as President of University Heights. The CPC's were provided an education session on infrastructure. They were told if they were not in an FBA or DIF, then they must establish priorities in their respective areas and submit by November 7. The city staff person working on this is James Nagelvoort. Janay asked who is compiling and prioritizing the results of those CPC comments? She doesn't think this has happened. She heard the CPC's might be left to do it themselves? City staff could give us an idea of where the city process is.

2. Civic San Diego and Successor Agency Oversight Board.

The disposition of CCDC's 130 properties will probably not be final until the 3<sup>rd</sup> quarter of next year. Twenty-two properties are on the transfer list to the city as affordable housing assets. If approved by DOF, then Civic San Diego will do a master plan for those sites. All are in former SEDC's jurisdiction. The other 110 are non-affordable housing assets. They must be separated into different categories (for sale, hold, enforceable obligation, fire station, etc.). Then a plan is developed. There will be a meet & confer with DOF November 29 in the afternoon, on ROPS III.

On November 20<sup>th</sup> and 27<sup>th</sup>, a draft affordable housing Audit Report will be presented to the oversight board. The first meeting is a workshop; the second is for approval. The audit was done on all bond proceeds, tax increment, all AH funds and transfer of affordable housing properties. If you recall, we passed a resolution and immediately transferred all the assets to the City under a Cooperation Agreement; DOF invalidated that and we had to transfer them back. The audit includes making sure we transferred all properties back.

3. Housing Element.

Wendy DeWitt reported that Brian has been assembling the comments to date and hopes to have a final draft published on the city's website in the next week or two. Following that he will meet with the Community Planners Committee and the Technical Advisory Committee. After the first of the year, he will go to Planning Commission, LU&H and City Council. The document must be adopted by mid-April.

4. Affordable Housing Parking Regulations.

The second reading of the Affordable Housing Parking Regulations is today at City Council.

**III. Additional Items**

1. Task Force Meeting Schedule.

We should meet around the second week of December when we know what the committee assignments are. Tuesday, December 11, 2012 at 2:00 p.m. works well for everyone as the next meeting date.

2. Adjournment at 11:21 a.m.