CITY OF
CHULA VISTA

HOUSING ADVISORY COMMISSION
AGENDA

TUESDAY, AUGUST 30, 2011 **CITY HALL BY COUNCIL CHAMBERS**
3:30 P.M. CONFERENCE ROOM #C101

CALL TO ORDER/ROLL CALL

Dina Chavez _____, Earl Jentz _____, Armida Martin Del Campo _____, Mark Minas _____, Margie Reese _____, Mauricio Torre _____, Michael Lengyel _____, Vacant _____, Vacant_____.

1) **APPROVAL OF MINUTES (ATTACHMENT 1)**

- 4/27/2011

2) **ELECTION OF NEW CHAIR AND VICE CHAIR FOR FISCAL YEAR 2011/2012**

3) **MULTI-FAMILY INSPECTION PROGRAM**

Code Enforcement staff will provide an overview of efforts to inspect and address multi-family housing complexes with outstanding code violations.

4) **APARTMENT SAFETY PROGRAM**

Police Department staff will provide an overview of a grant program to address multi-family housing complexes with safety concerns.

5) **HOME RENTAL REHABILITATION PROGRAM**

The Housing Advisory Commission will provide an advisory recommendation on a strategy for assisting existing multi-family complexes with low interest loans for rehabilitation to make safety improvements and upgrades.

6) **STAFF REPORTS**

Staff will provide an update on the following projects/programs:

- The Landings II – Open House October 20th, time TBD
- Trenton Avenue Acquisition/Rehabilitation
- First-Time Homebuyer Program

7) **MEMBER'S COMMENTS**

8) **ORAL COMMUNICATIONS**

Opportunity for members of the public to speak to the Housing Advisory Commission on any subject matter within the Commission's jurisdiction but not an item on today's agenda. Each speaker's presentation may not exceed three minutes.

9) **ADJOURNMENT** – To the next meeting TBD.

Dated: August 24, 2011

COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT (ADA)

The City of Chula Vista, in complying with the Americans with Disabilities Act (ADA), request individuals who require special accommodations to access, attend, and/or participate in a City meeting, activity, or service request such accommodation at least forty eight hours in advance for meetings and five days for scheduled services and activities. Please contact the Redevelopment & Housing Department for specific information at (619) 691-5047 or Telecommunications Devices for the Deaf (TDD) at (619) 585-5647. California Relay Service is also available for the hearing impaired.

CITY OF CHULA VISTA
MINUTES
HOUSING ADVISORY COMMISSION & MOBILEHOME RENT REVIEW COMMISSION

Wednesday, April 27, 2011
6:00 P.M.

276 FOURTH AVENUE
PUBLIC SERVICES NORTH, BUILDING 300
HUMAN RESOURCE TRAINING ROOM

CALL TO ORDER/ROLL CALL – 6:05 P.M.

PRESENT: HAC: Dina Chavez, Earl Jentz, Michael Lengyel, Mark Minas, Margie Reese
MHRRC: Rudy Gonzalez, Sam Longanecker, Cesar Padilla, Ramon Riesgo, Mitch Thompson

ABSENT: HAC: Mauricio Torre (excused), Armida Martin Del Campo (unexcused)
MHRRC: Steve Epsten (excused), Pat LaPierre (excused)

STAFF: Stacey Kurz, Senior Project Coordinator
Mandy Mills, Housing Manager

1. APPROVAL OF MINUTES
January 26, 2011

Member Reese made a motion to approve the minutes. Member Lengyel seconded the motion. All members (4-0) agreed to the approval of the minutes.

2. HOUSING ELEMENT 2010 ANNUAL PROGRESS REPORT

Staff Kurz provided a presentation regarding the progress over the past 5 year period of the Housing Element, see Exhibit 1. Staff Kurz also referenced an Executive Summary, see Exhibit 2, in the agenda packet which highlights those housing related programs and development conducted during 2010.

Member Gonzalez inquired into the number of properties (4,380) that had been registered for the Residential Abandoned Properties Program (RAPP). Staff Kurz explained that City Code Enforcement staff administers the program which requires vacant bank owned properties to maintain and register the properties until they are resold, and the number reflects the total number of properties that have registered over the years, not currently registered. The program is mainly reactive and only for single family homes, so this does not accurately reflect the total number of foreclosures within the City since the program began in 2007, but certainly gives a glimpse of the foreclosure issue within our City over the past 3 years.

Member Thompson inquired into the funding for the Community Housing Improvement Program (CHIP) that is used and available since funding had been expended this year. Staff Kurz and Mill's further indicated that due to funding cuts for next year, the program may not be funded for several months and that the program will likely be revamped to better utilize any funds that are available in the future based on a variety of criteria and considerations.

Member Jentz asked for clarifications on the Palomar Apartment and Oxford Terrace properties. Staff Mills indicated that both of these properties were existing affordable rental complexes and refinanced without City assistance to rehabilitate, but in doing so are now restricted as low income rentals for an additional 55 years.

Member Thompson inquired as to whether the Landings project included the garages in the cost basis since he has seen projects that have attempted to collect separate rent for the garages in other jurisdictions. Staff Mills indicated that we would not allow that in any of our affordable complexes.

3. STAFF COMMENTS

Staff Kurz announced that the court had postponed the Brentwood hearing originally scheduled for April 22nd until May 6, 2011 at 8:30 a.m. in Judge Cannon's Department 4 to take place at the South Bay Court house in Chula Vista. Staff Kurz reminded all Commission members of the Boards and Commission Recognition event for June 6, 2011.

Staff Mills indicated that staff has worked on several efforts over the past few years involving various mobilehome policies and it has now become desirable to take a complete package of mobilehome updates forward to Council. These include the 1) Title 25 inspection program which was up for consideration to be returned to the State of California, 2) closure ordinance update that had been worked on in 2007 and 2009, and 3) rent review ordinance updates currently being worked on in coordination with the Mobilehome Rent Review Commission. Staff Kurz added that the next meeting to discuss the rent review changes will be at the MHRRC on May 19th at 6 p.m. in City Council Chambers (meeting was later postponed until May 31st). Following this meeting we will have one public meeting that will be noticed and then present the complete package to Council on June 14th (meeting was later postponed until July 12th). Staff will provide a copy of these items to both Commissions when it is distributed to the Council.

4. MEMBER'S COMMENTS

Member Reese (HAC) expressed her concerns regarding rent control upon change of ownership and the issue that the seller of a home can agree to the incoming rent and take the right to negotiate away from the buyer. She believes that the buyer should always have the negotiating right. Members asked for clarification and Staff Kurz indicated that the ordinance does provide both parties the right to petition, but if one party agrees to the proposed rent, then it does take that right away to petition.

Member Thompson (MHRRC) indicated his concern and an area for staff to possibly further research regarding condominium complexes in the western portion of the City and a trend that he is beginning to see regarding their ability to get FHA financing due to vacancies and the high rate of investors purchases and renting these units.

5. PUBLIC COMMUNICATIONS

Norma Runyon, resident of Brentwood Mobilehome Park and HOA President – Ms. Runyon expressed her frustration indicating that she feels she has done nothing but fight for her rights since moving into the mobilehome park. She feels that if park owners were more reasonable with increases and there were caps set on change of ownership they would not have such difficulty. She finally mentioned that some people are having difficulty selling units due to the park management indicating that the coaches are too old to remain in the park and are forced to sell coaches to the park.

6. ADJOURNMENT – Meeting was adjourned at 7:22 p.m. to the following meetings of each Commission:

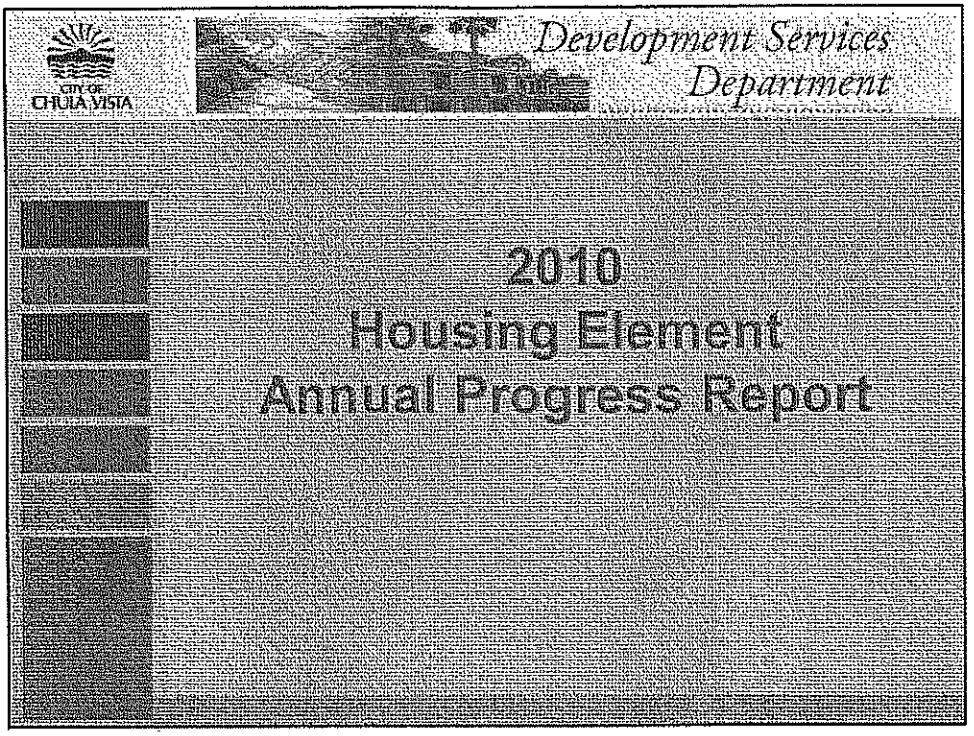
MHRRC: May 19, 2011 at 6:00 p.m. in City Hall Council Chambers
HAC: July 27, 2011 at 3:30 p.m. in City Hall C101

Stacey Kurz

Recorder, Stacey Kurz

Exhibit 1 – Housing Element Progress as of 12/31/11
Exhibit 2 – Executive Summary 2010 Housing Element Progress Report

, Exhibit 1


CITY OF CHULA VISTA
Development Services Department
2010
Housing Element
Annual Progress Report

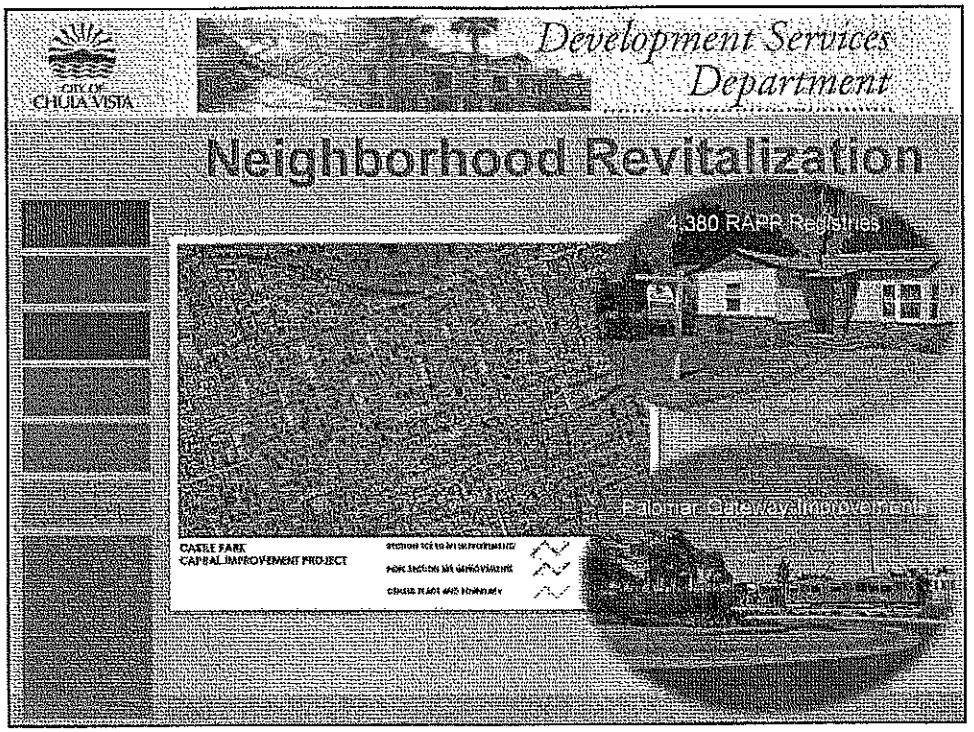
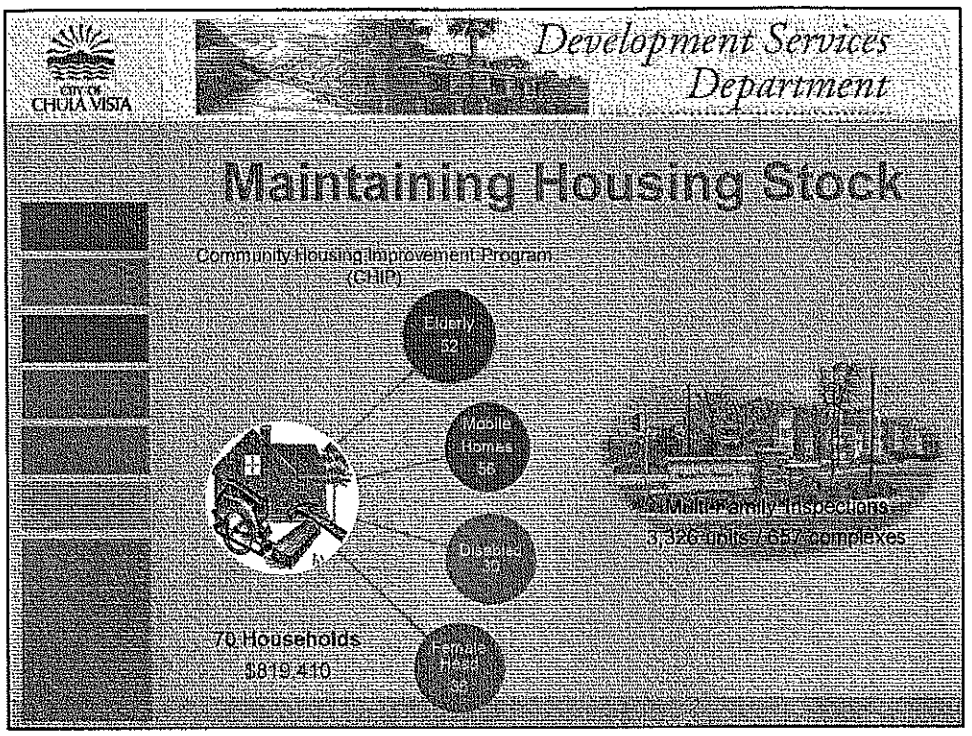

CITY OF CHULA VISTA
Development Services Department
Neighborhood Revitalization
4,380 RAPR Registries
Palomar Gateway Improvements
CASTLE PARK
CAPITAL IMPROVEMENT PROJECT

Exhibit 1


City of Chula Vista
Development Services Department
Maintaining Housing Stock
Community Housing Improvement Program (CHIP)
Elderly 52
Mobile Homes 36
Disabled 30
Veteran 30
70 Households
$819,410
Multi-Family Inspections
3,326 units / 657 complexes

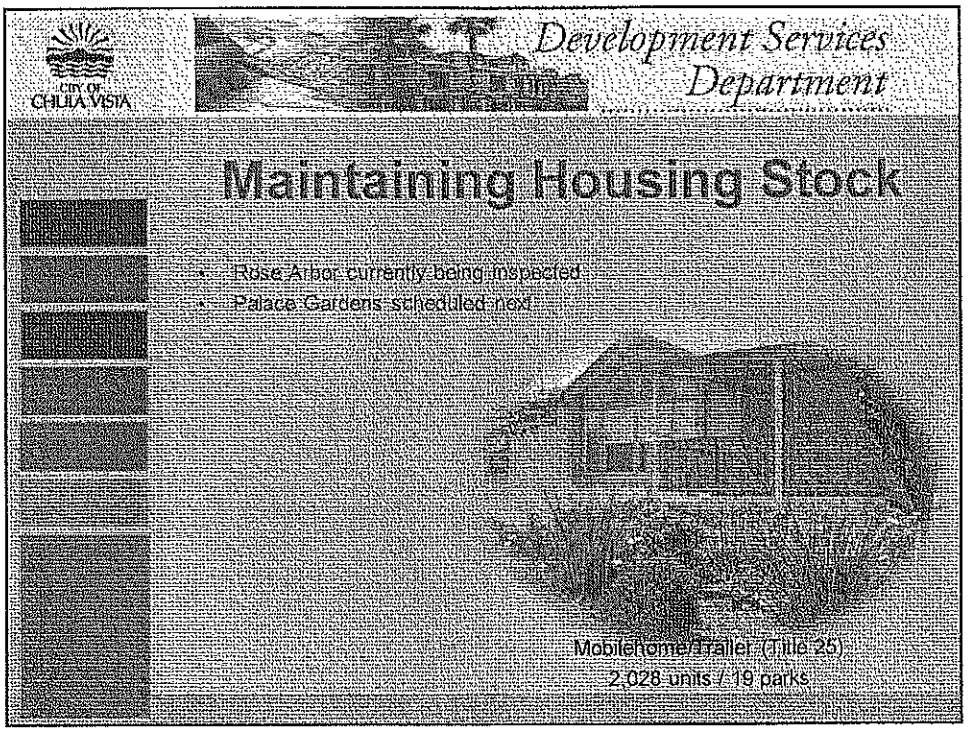
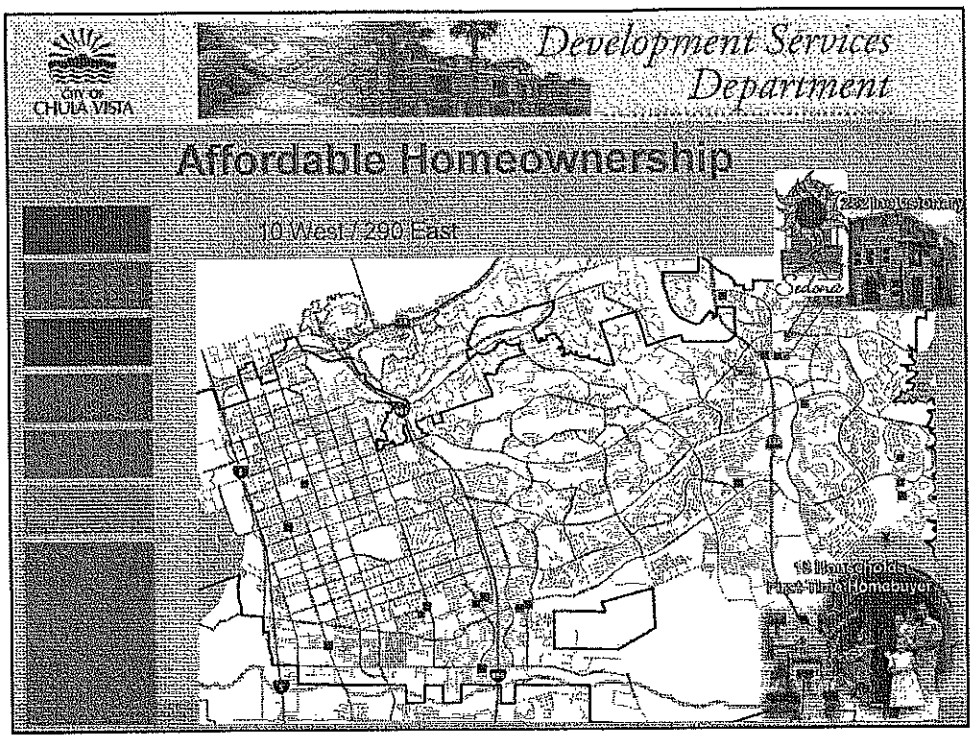
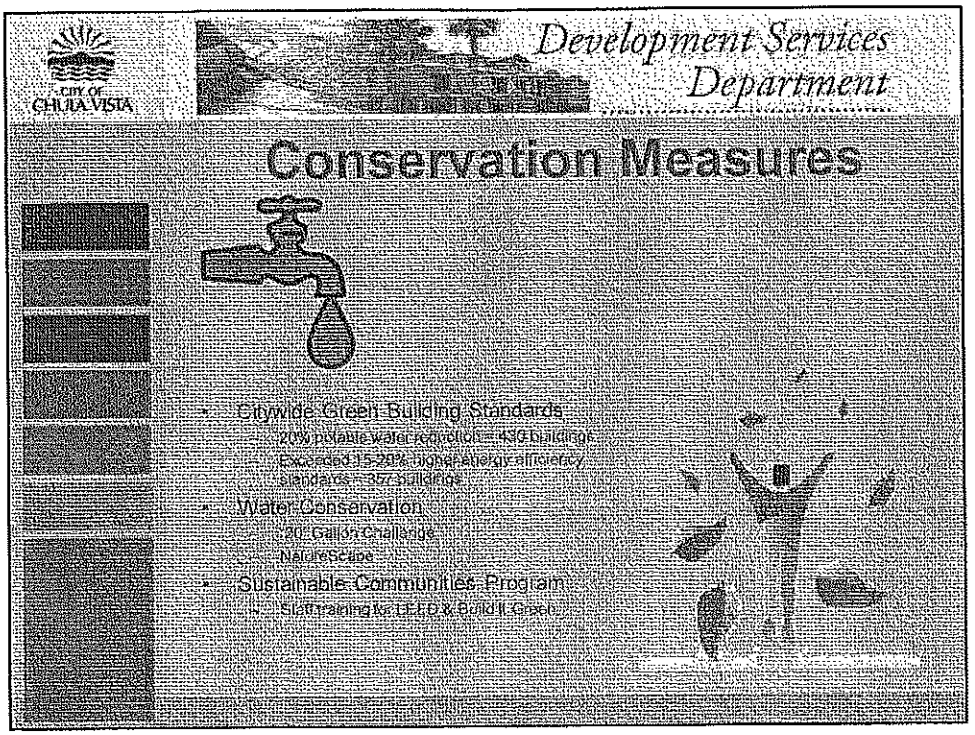

City of Chula Vista
Development Services Department
Maintaining Housing Stock
Rose Arbor currently being inspected
Palace Gardens scheduled next
Mobilehome/Trailer (Title 25)
2,028 units / 19 parks

Exhibit 1


City of CHULA VISTA
Development Services Department
Affordable Homeownership
10 West / 290 East
Sedona
Homebuyer


City of CHULA VISTA
Development Services Department
Conservation Measures
Citywide Green Building Standards
20% potable water reduction - 430 buildings
Exceeded 15-20% higher energy efficiency standards - 357 buildings
Water Conservation
20 Gallon Challenge
NatureScape
Sustainable Communities Program
Staff training to LEED & Build It Green

CITY OF CHULA VISTA
Development Services Department
Affordable Rental Housing
Acquisition & Rehabilitation
Colorado
2 units
< 50% AMI
Palomar
137 units
< 50% AMI
Trenton
7 units
< 50% AMI
Oxford Terrace
105 units
< 50% AMI
4 units
< 50% AMI
285 Units

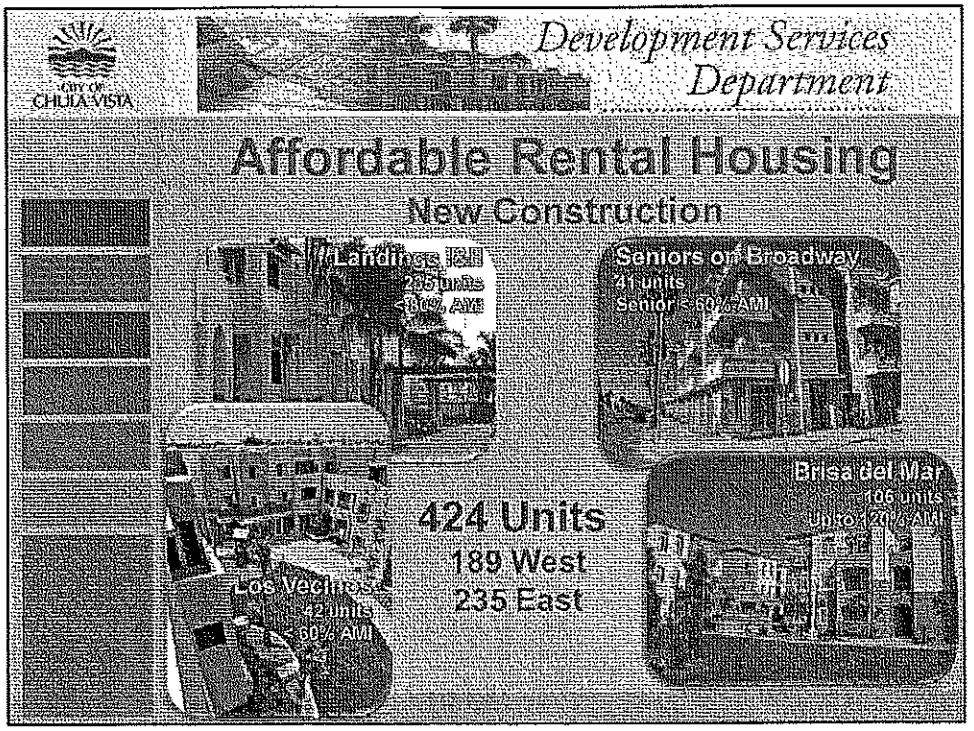

CITY OF CHULA VISTA
Development Services Department
Affordable Rental Housing
New Construction
Landings I&II
285 units
< 60% AMI
Seniors on Broadway
41 units
Senior < 60% AMI
Brisa del Mar
106 units
Up to 120% AMI
Los Vecinos
42 units
< 60% AMI
424 Units
189 West
235 East

Exhibit 1

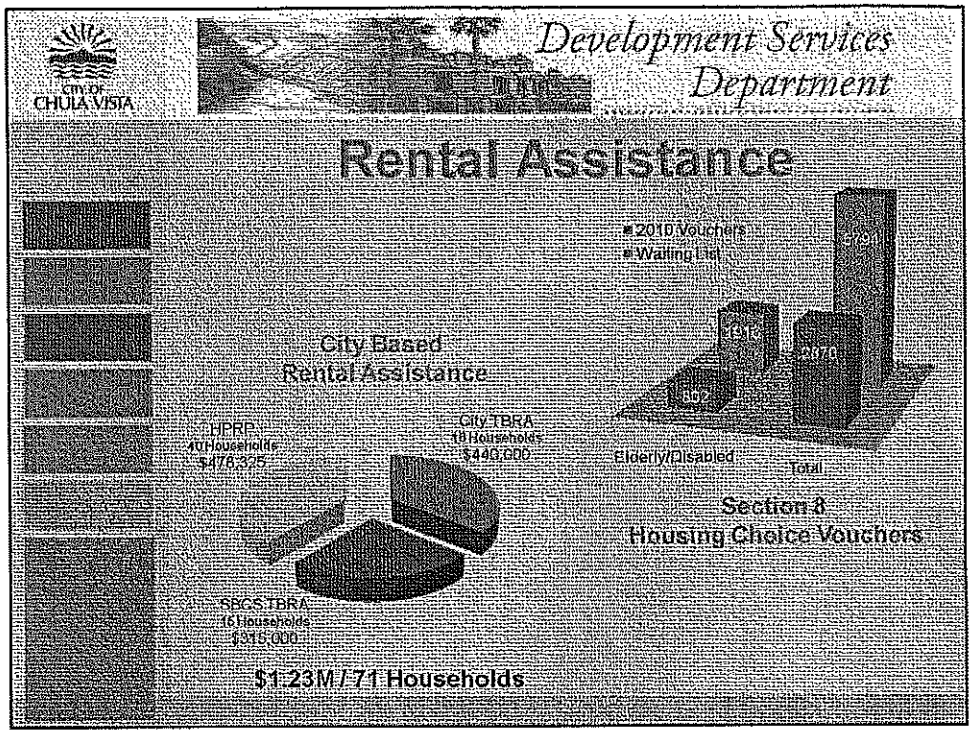

City of CHULA VISTA
Development Services Department
Rental Assistance
City Based Rental Assistance
HPRP
40 Households
$478,325
City TBRA
48 Households
$440,000
SBCS TBRA
16 Households
$315,000
$1.23M / 71 Households
2010 Vouchers
Waiting List
Elderly/Disabled
Total
Section 8
Housing Choice Vouchers

Exhibit 2

HOUSING ELEMENT 2010 ANNUAL PROGRESS REPORT
EXECUTIVE SUMMARY

Some significant facts about affordable housing efforts during the 2010 calendar include:

New Development

- Construction began on 143 new low-income rental units at The Landings II in eastern Chula Vista.
- El Dorado Ridge signed an agreement to meet the 10.4 affordable unit inclusionary obligation the new development on Brandywine is required to provide.
- City began developing an Affordable Housing Strategy to help steer the types and locations of projects over the next few years.

Building Standards (Conservation/Energy Efficiency)

- Over 430 residential and commercial buildings met the citywide Green Building Standard requiring a 20% reduction in potable water use.
- 357 residential and commercial buildings met the 15-20% energy efficiency level above the 2008 California Energy Code baseline.

Rental Activities

- Using $1M of the $2.8M awarded in Neighborhood Stabilization Program (NSP) funds through the Housing and Economic Recovery Act of 2008 (HERA), the City financed and administered the acquisition and rehabilitate of 2 rental properties in neighborhoods affected by the foreclosure crisis. The 2 properties yielded 6 new rental units.
- Approval of a 7 unit acquisition and rehabilitation project on Trenton Avenue in Southwest Chula Vista will provide rental opportunities to former foster youth.
- Through property refinancing and rehabilitation two properties in western Chula Vista were restricted for an additional 55 years of affordable rentals to 80% area median income and below at Palomar Apartments (167 units) and Oxford Terrace (105 units).
- Tenant Based Rental Assistance was continued for the final year for 8 households.
- Section 8, administrated by the County of San Diego, provided 2,870 vouchers to Chula Vista households.
- The Mobilehome Rent Review Commission held a hearing and set rent affecting 78% of the Brentwood Mobilehome Park.
- Code enforcement staff inspected 527 rental units in 92 complexes through the City's Rental Housing Program and through Title 25 inspected 268 mobilehomes/trailers in 2 parks.

Homeowner/Homebuyer Activities

- At least 139 other Chula Vista households received foreclosure prevention counseling resulting in 54 loan modifications.
- Code enforcement staff has registered 4,380 properties in the Residential Abandoned Properties Program (RAPP) since the ordinance was adopted in August 2007.

- Four (4) U.S. Department of Housing and Urban Development (HUD) certified Homebuyer Education classes were conducted in Chula Vista, graduating 66 households.
- Twenty four (24) new households were created in Chula Vista utilizing the Mortgage Credit Certificate (MCC) program, which entitles the household to a federal income tax credit.
- Through a revolving loan fund of $1.5M in NSP funds, approximately $800,000 in HOME funds, and a transfer of an inclusionary household, forty seven (47) households were pre-committed in funds with eight (8) of these households becoming first-time homebuyers.
- City initiated the Neighborhood Stabilization Resale Program and has acquired and rehabilitated eight bank owned homes, with three of them reselling to low-income households by end of year.
- Community Housing Improvement Program (CHIP) continued to assist homeowners with minor health and safety related repairs through the issuance of 8 grants and 8 loans.

Preventing Homelessness

- San Diego Grantmakers Homelessness Working Group developed the Keys to Housing campaign to develop a regional vision for ending family homelessness.
- Rental assistance was provided to 11 households at risk of becoming homeless and 66 households were provided case management services with Homeless Prevention and Rapid Re-Housing Program (HPRP) funds through the American Recovery and Reinvestment Act of 2009 (ARRA).

Infrastructure Improvements

- $9.5M in HUD Section 108 Loan funds continued to assist the Castlepark Infrastructure Project with completion of 6 of the 9 targeted projects with new streets, sidewalks, curbs and gutters.