

AFFORDABLE HOUSING TASK FORCE
MINUTES for meeting of
March 6, 2003

Meeting held at:

**Development Services Center
4th Floor Training Room
1222 First Avenue
San Diego, CA 92101**

ATTENDANCE:

Members Present

Janet Anderson
Risa Barron
Nico Calavita
Michael Conroy
Steve Doyle
Mike Galasso
Robert Griswold
Chuck Hoffman
Horace Hogan
Robert Kevane
Richard Lawrence
Jack McGrory
Andrea Skorepa
Darryl Steinhouse
Michael Turk

Members Absent

Gordon Carrier
Donald Cohen
Sue Reynolds
Father Henry Rodriguez
Paul Shipstead

Staff Present

Joseph Arcega
Coleen Clementson
Gail Goldberg
Bill Levin
Elizabeth Morris
Allyn Motter
Penni Takade
Mike Westlake

The Affordable Housing Task Force was called to order at 12:05 p.m.

The minutes of the February 6, 2003 meeting were unanimously approved.

A member of the Midway Community Planner's Committee complimented the Task Force on reaching out to the Community Planning Committee, because it has stimulated ideas and allowed the community to embrace the Task Force's efforts.

The chairperson, Jack McGrory, reported on the brief presentations he gave to the Planning Commission on February 20 and the Community Planner's Committee on February 25 regarding the goals and scope of work of the Affordable Housing Task Force.

Mr. McGrory urged the members of the Task Force to refrain from speaking to the press as Task Force members until the Task Force has come up with their recommendations.

There was a small discussion regarding condo conversion issues. This is an area of tension between affordable rent and first time home buyers. The task force will continue to focus on this issue.

Professor Alan Gin of the University of San Diego gave a presentation on how the San Diego Region's economy has affected the housing needs. His analysis of the housing demand was based on employment in San Diego County.

Each of the four subcommittees then reported on their progress:

Subcommittee 1 – Identification of Issues

Horace Hogan, chairperson, introduced University of San Diego Professor Andrew Allen. Dr. Allen reported that by 2010 San Diego will need approximately 218,000 more housing units. For his analysis, he used a number in the middle of the housing demand based on employment and population. There were no numbers for disabled, military or elderly at this time. Task Force member Michael Conroy indicated data regarding these groups are being developed. Bill Levin showed two maps of the City of San Diego to show the potential sites for housing development. Staff and Task Force members will review these numbers and discuss final recommendations on this issue at the next meeting.

Subcommittee 3 – Finance

Steve Doyle, chairperson, reported that this subcommittee has been focusing on revenue sources and cost issues that affect affordable housing. He asked for staff opinion on a few State Bills that are pending, which could potentially affect affordable housing. This subcommittee meets regularly, every Wednesday at 8am at the offices of Mike Galasso at 710 West Ivy Street.

Subcommittee 2 – Development, Regulations, and Incentives

Mike Turk, chairperson, reported that the subcommittee has hosted speakers such as architects to speak on infill development, Building a Brighter Future on efficient lighting and appliances, the BIA, Cal Pacific Mortgage and the City's Development Services Department.

Subcommittee 4 – Preservation and Renters and Homeowners Issues

Robert Griswold, chairperson, reported that this committee met with the Code Compliance and the City Attorney's offices to improve tenant access to inspection reports. The subcommittee is looking closely at renter's issues and mediation programs.

The presentation by Mike Westlake, Program Manager for the Development Services Department, the discussion of infrastructure needs, and the housing issues video by SANDAG were trailed to the next task force meeting.

ADJOURNMENT

The meeting was adjourned at 1:40 p.m.

**The next scheduled meeting is: Thursday, March 20, 2003 @ 12 noon
Development Services Center, 1222 First Avenue, 4th Floor, Training Room**