



# SPECIAL MEETING AGENDA

REDEVELOPMENT AGENCY  
HOUSING AUTHORITY

SEPTEMBER 28, 2011  
6:00 p.m.



Council Chambers  
825 Imperial Beach Boulevard  
Imperial Beach, CA 91932

**THE CITY COUNCIL ALSO SITS AS THE CITY OF IMPERIAL BEACH REDEVELOPMENT AGENCY, PLANNING COMMISSION, PUBLIC FINANCING AUTHORITY, AND HOUSING AUTHORITY**

The City of Imperial Beach is endeavoring to be in total compliance with the Americans with Disabilities Act (ADA). If you require assistance or auxiliary aids in order to participate at City Council meetings, please contact the City Clerk's Office at (619) 423-8301, as far in advance of the meeting as possible.

## SPECIAL MEETING CALL TO ORDER

## ROLL CALL BY CITY CLERK

## AGENDA CHANGES

## COMMUNICATIONS FROM CITY STAFF

**PUBLIC COMMENT** - Each person wishing to address the City Council regarding items not on the posted agenda may do so at this time. In accordance with State law, Council may not take action on an item not scheduled on the agenda. If appropriate, the item will be referred to the City Manager or placed on a future agenda.

## REPORTS (1 & 2)

1. **RESOLUTION NO. R-11-267 APPROVING THE PRELIMINARY DRAFT OF THE INITIAL RECOGNIZED OBLIGATION PAYMENT SCHEDULE. (0640-05)**  
City Manager's Recommendation: Adopt resolution.
2. **RESOLUTION NO. HA-11- 02 RECEIVING AND APPROVING THE REPORT OF THE HOUSING AUTHORITY'S ACTIVITIES FOR THE PRECEDING FISCAL YEAR IN ACCORDANCE WITH HEALTH AND SAFETY CODE SECTIONS 34328 AND 34328.1; AND DIRECTING THE EXECUTIVE DIRECTOR TO FILE THE REPORT WITH THE CLERK OF THE CITY OF IMPERIAL BEACH AND THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT ON OR BEFORE OCTOBER 1, 2011 (0412-20 & 0640-05)**  
City Manager's Recommendation: Adopt resolution.

## ADJOURNMENT

The Imperial Beach City Council welcomes you and encourages your continued interest and involvement in the City's decision-making process.

FOR YOUR CONVENIENCE, A COPY OF THE AGENDA AND COUNCIL MEETING PACKET MAY BE VIEWED IN THE OFFICE OF THE CITY CLERK AT CITY HALL OR ON OUR WEBSITE AT [www.cityofib.com](http://www.cityofib.com).

\_\_\_\_\_  
/s/  
Jacqueline M. Hald, MMC  
City Clerk

Any writings or documents provided to a majority of the City Council/RDA/Planning Commission/Public Financing Authority/Housing Authority regarding any item on this agenda will be made available for public inspection in the office of the City Clerk located at 825 Imperial Beach Blvd., Imperial Beach, CA 91932 during normal business hours.



**STAFF REPORT  
IMPERIAL BEACH REDEVELOPMENT AGENCY**

**TO:** CHAIR AND MEMBERS OF THE REDEVELOPMENT AGENCY  
**FROM:** GARY BROWN, EXECUTIVE DIRECTOR  
**MEETING DATE:** SEPTEMBER 28, 2011  
**ORIGINATING DEPT.:** MIKE MCGRANE, FINANCE DIRECTOR *m2*  
**SUBJECT:** ADOPTION OF RESOLUTION NO. R-11-267 APPROVING THE PRELIMINARY DRAFT OF THE INITIAL RECOGNIZED OBLIGATION PAYMENT SCHEDULE [ROPS]

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**BACKGROUND:**

Special counsel has recommended that the Imperial Beach Redevelopment Agency [Agency], under protest and subject to reservation, adopt the attached resolution, approving the preliminary draft ROPS for the purpose of preserving all rights to make payments and perform recognized obligations associated with the Agency's priority projects and Five-Year Implementation Plan.

Staff will return to the City Council and the Agency to provide updates on the status of the lawsuit challenging the legality of ABX1 26 and ABX1 27. Additionally, staff will return with any further measures to protect funding for the Agency's programs and projects

**DISCUSSION:**

On August 3, 2011, the City Council took certain actions to ensure the continued existence of the Redevelopment Agency. Specifically, the City Council adopted Ordinance No. 2011-1121 to participate in the Alternative Voluntary Redevelopment Program permitted under ABX1 27 and authorized participation in a Remittance Agreement between the City and Agency to transfer funds to the City for the City's payment of an annual remittance to the County Auditor-controller.

Following this meeting, on August 11, 2011, the California Supreme Court issued a stay (Stay) in the litigation action, *California Redevelopment Association vs. Matosantos* (S194861), which challenges the constitutionality of ABX1 26 and ABX1 27. The Stay was granted on all provisions of ABX1 26 except for Sections 34161 through 34167 of Part 1.8 of the Health and Safety Code, and on all provisions of ABX1 27.

However, the Stay was later modified by the Supreme Court on August 17, 2011. The issuance of the Stay essentially suspends enforcement of most but not all statutory provisions of Assembly Bill x1 26 ("AB 26") and Assembly Bill x1 27 ("AB 27") until such time the Stay is lifted by the Supreme Court or the merits of the litigation are resolved. By Order of the Supreme Court, the Stay was granted on all provisions of AB 26 except for Part 1.8 set forth in Sections 34161 through 34169.5. Therefore, Sections 34161 through 34169.5 of AB 26 remain enforceable against redevelopment agencies, and prohibit redevelopment agencies from,

among other things, incurring new or expanding existing monetary or legal obligations as listed in Sections 34161-34166. However, pursuant to Sections 34167 and 34169, redevelopment agencies continue to have authority to make payments due, enforce existing covenants and obligations, and perform their obligations in connection with "enforceable obligations" as defined in Section 34167(d). In connection with "enforceable obligations", redevelopment agencies are required to adopt the enforceable obligation payment schedule (the "EOPS") pursuant to Section 34169(g) and to prepare the preliminary draft of the ROPS pursuant to Section 34169(h).

Therefore, it is recommended that the Agency (i) prepare the preliminary draft ROPS and formally consider the adoption of the preliminary draft ROPS at a public meeting on or before Friday, September 30, 2011, and include an express reservation of rights in connection with such adoption pursuant to Section 34169(h) of AB 26, and (ii) file with the County Auditor the statement of indebtedness (the "SOI") on or before October 1, 2011 pursuant to Section 33675(b) of the California Community Redevelopment Law (the "CRL").

Staff has prepared the preliminary draft ROPS to set forth all of the Agency's obligations determined to be recognized obligations under Section 34169(h) of AB26. Staff is recommending the Agency adopt the attached Resolution and the accompanying preliminary draft ROPS provided in Exhibit "A" to ensure the Agency is provided additional protections to perform its recognized obligations and make its payments.

**ENVIRONMENTAL DETERMINATION:**

Pursuant to Title 14 of the California Code of Regulations, section 15378(b)(4), this item is not subject to California Environmental Quality Act ("CEQA") review because such approvals are not considered a project and are government funding mechanisms and fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant environmental impact.

**FISCAL IMPACT:**

There are no budgetary impacts associated with the adoption of the resolution and preliminary draft ROPS. The preliminary draft ROPS simply sets forth the Agency's payment obligations for the six month period commencing on January 1, 2012.

**DEPARTMENT RECOMMENDATION:**

Staff recommends that the Redevelopment Agency adopt Resolution No. R-11-267 approving the preliminary draft of the initial Recognized Obligation and Payment Schedule.

**EXECUTIVE DIRECTOR'S RECOMMENDATION:**

Approve Department recommendation.

  
\_\_\_\_\_  
Gary Brown, Executive Director

Attachments:

1. Resolution No. R-11-267 with Exhibit "A"

## RESOLUTION NO. R-11-267

**A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, APPROVING THE PRELIMINARY DRAFT OF THE INITIAL RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS)**

**WHEREAS**, Assembly Bill x1 26 ("AB 26") and AB x1 27 ("AB 27") were passed by the California State Legislature on June 15, 2011 and signed by the Governor on June 28, 2011; and

**WHEREAS**, AB 26, among other things, amends Sections 33500, 33501, 33607.5 and 33607.7 of the California Health and Safety Code and adds Part 1.8 and Part 1.85 to the Health and Safety Code; and

**WHEREAS**, on August 11, 2011, the California Supreme Court granted a stay to suspend operation and prevent enforcement of AB 26 and AB 27 (the "Stay") except for certain provisions of Part 1.8 of AB 26 set forth at Health and Safety Code Sections 34161 through 34167; and

**WHEREAS**, on August 17, 2011, the California Supreme Court modified the Stay to exclude from the Stay all provisions of Part 1.8 of AB 26 set forth at Health and Safety Code Sections 34161 through 34169.5 and one provision of AB 27 set forth at Health and Safety Code Section 34194(b)(2) (the "Modified Stay"); and

**WHEREAS**, Health and Safety Code Section 34169(h) of Part 1.8 of AB 26 provides that redevelopment agencies shall prepare a preliminary draft of the initial recognized obligation payment schedule (the "ROPS") no later than September 30, 2011, and provide it to the successor agency, if a successor agency is established pursuant to Part 1.85 of AB 26; and

**WHEREAS**, the Redevelopment Agency of the City of Imperial Beach (the "Agency") desires to comply with the obligation stated in Section 34169(h) of Part 1.8 of AB 26 to prepare a ROPS no later than September 30, 2011, even though the Agency is unable to provide the ROPS to a successor agency since Part 1.85 of AB 26, which establishes a successor agency, is subject to the Modified Stay; and

**WHEREAS**, in accordance with Section 34169(h) of Part 1.8 of AB 26, and without waiving the Agency's rights under the Modified Stay or any of the Agency's objections that all or certain provisions of AB 26 and AB 27 violate the California Constitution and other laws and are invalid and unenforceable, the Agency prepared the ROPS, and the Agency now desires to approve the ROPS as prepared.

**NOW, THEREFORE, BE IT RESOLVED** by the Redevelopment Agency of the City of Imperial Beach as follows:

1. The Agency finds and determines that the foregoing recitals are true and correct.
2. Without waiving the Agency's rights under the Modified Stay or any of the Agency's objections that all or certain provisions of AB 26 and AB 27 violate the California Constitution and other laws and are invalid and unenforceable, the Agency approves the ROPS prepared by the Agency, attached hereto as Exhibit "A" and incorporated herein by this reference.
3. Without limiting the reservation of rights provided in section 2 above, the Agency

further reserves all of the Agency's rights to make payments due, to enforce existing covenants and obligations, and to perform its obligations in connection with enforceable obligations as authorized by AB 26.

4. In accordance with Section 34169(i) of Part 1.8 of AB 26, the Agency designates the Executive Director of the Agency as the official to whom the State of California Department of Finance may make a request for review of the ROPS.

5. Without limiting the reservation of rights provided in sections 2 and 3 above, the Agency Executive Director, or designee, is hereby authorized to take such actions as are necessary and appropriate to comply with AB 26, including without limitation Section 34169(h), AB 27 and the Modified Stay.

6. All other legal prerequisites to the adoption of this Resolution have occurred.

7. This Resolution shall take effect immediately upon its adoption.

**PASSED, APPROVED, AND ADOPTED** by the Redevelopment Agency of the City of Imperial Beach at its meeting held on the 28th day of September 2011, by the following vote:

<b>AYES:</b>	<b>BOARDMEMBERS:</b>
<b>NOES:</b>	<b>BOARDMEMBERS:</b>
<b>ABSENT:</b>	<b>BOARDMEMBERS:</b>

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**JAMES C. JANNEY**  
**CHAIRPERSON**

**ATTEST:**

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**JACQUELINE M. HALD, MMC**  
**SECRETARY**

Name of Redevelopment Agency: Imperial Beach Redevelopment Agency

Project Area(s) All

**EXHIBIT "A"**

**PRELIMINARY DRAFT INITIAL RECOGNIZED OBLIGATION PAYMENT SCHEDULE**  
 Per AB 26 - Section 34167 and 34169 (\*)

	Project Name / Debt Obligation	Payee	Description	Source	Payments by Month 2012						
					Jan	Feb	Mar	Apr	May	Jun	Total
1)	9th & Palm (R05201)	Edco Disposal	Redevelopment Project site waste removal	Redevelopment Property Tax	141.05						\$ 141.05
2)	9th & Palm (R05201)	U.S. Bank	Redevelopment Project site supplies	Redevelopment Property Tax	81.91						\$ 81.91
3)	9th & Palm (R05201)	Mireles Landscaping	Redevelopment Project clean up	Redevelopment Property Tax	1,325.00						\$ 1,325.00
4)	Sports Park Improvements (P05401)	BDS Engineering	Park Improvement	Redevelopment Property Tax	3,121.25						\$ 3,121.25
5)	Housing Operating Costs	Imperial Beach Housing Auth	Operating costs	Redevelopment Property Tax	128,675.48						\$ 128,675.48
6)	Pass Thru Payments	Government Agencies	CCRL 33401	Redevelopment Property Tax						1,733,353.00	\$ 1,733,353.00
7)	Successor Agency Admin	City of Imperial Beach	CCRL 34171 (b)	Redevelopment Property Tax	340,000.00						\$ 340,000.00
											\$ -
											\$ -
	<b>Totals</b>				<b>\$ 473,344.69</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,733,353.00</b>	<b>\$ 2,206,697.69</b>



**STAFF REPORT  
CITY OF IMPERIAL BEACH**

**TO:** CHAIR AND MEMBERS OF THE HOUSING AUTHORITY

**FROM:** GARY R. BROWN, EXECUTIVE DIRECTOR

**MEETING DATE:** SEPTEMBER 28, 2011

**ORIGINATING DEPT.:** JERRY SELBY, REDEVELOPMENT COORDINATOR  
GREG WADE, COMMUNITY DEVELOPMENT DIRECTOR *JS  
GW*

**SUBJECT:** ADOPT RESOLUTION NO. HA-11- 02 RECEIVING AND APPROVING THE REPORT OF THE HOUSING AUTHORITY'S ACTIVITIES FOR THE PRECEDING FISCAL YEAR IN ACCORDANCE WITH HEALTH AND SAFETY CODE SECTIONS 34328 AND 34328.1; AND DIRECTING THE EXECUTIVE DIRECTOR TO FILE THE REPORT WITH THE CLERK OF THE CITY OF IMPERIAL BEACH AND THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT ON OR BEFORE OCTOBER 1, 2011

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**BACKGROUND:**

On January 14, 2011, pursuant to the provisions of California Health and Safety Code sections 34200, et seq., (the "Housing Authority Law"), the City Council adopted Resolution No 2011-6989/R-11-241<sup>1</sup> declaring that there is a need for a housing authority to function in the City. On February 16, 2011, the City Council adopted Resolution No 2011-7001 declaring the members of the City Council of the City of Imperial Beach as the Commissioners of the Housing Authority of the City of Imperial Beach, and authorizing the San Diego County Authority to function and operate leased housing within the territorial limits of the City of Imperial Beach pursuant to Section 8 of the United States Housing Act of 1937, among other things. On February 16, 2011, the Housing Authority adopted Resolution No HA-11-01 designating the officers of the Housing Authority and authorizing the San Diego County Authority to function and operate leased housing within the territorial limits of the City of Imperial Beach pursuant to Section 8 of the United States Housing Act of 1937, among other things.

**DISCUSSION:**

Pursuant to Housing Authority Law (i.e. sections 34328 and 34328.1), housing authorities must annually file with their respective city clerks and submit to the California Department of Housing and Community Development (HCD) a complete report of its activities during the previous fiscal year by October 1. As part of the reporting process, a housing authority may make recommendations for legislation or other actions necessary to carry on a program of housing and community development properly in the State of California.

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<sup>1</sup> Resolution No 2011-6989/R-11-241 is a joint resolution of the City Council of the City of Imperial Beach and the Redevelopment Agency of the City of Imperial Beach, however we address in this staff report the actions taken by the City Council of the City of Imperial Beach.

**ENVIRONMENTAL IMPACT**

This activity is not a "project" and is therefore exempt from CEQA pursuant to State CEQA Guidelines Section 15060(c)(3).

**FISCAL IMPACT:**

If requested, the Housing Authority may be required to reimburse HCD for the cost of processing this report (i.e. section 34328.1(b)).

**DEPARTMENT RECOMMENDATION:**

That the Housing Authority adopt Resolution No. HA-11-02 receiving and approving the annual report and directing the Executive Director to file the annual report as required by the Housing Authority Law.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department recommendation.



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Gary R. Brown, Executive Director

**Attachments:**

1. Resolution HA-11-02
2. Annual Housing Report

**RESOLUTION NO. HA-11-02**

**A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, RECEIVING AND APPROVING THE REPORT OF THE HOUSING AUTHORITY'S ACTIVITIES FOR THE PRECEDING FISCAL YEAR IN ACCORDANCE WITH HEALTH AND SAFETY CODE SECTIONS 34328 AND 34328.1; AND DIRECTING THE EXECUTIVE DIRECTOR TO FILE THE REPORT WITH THE CLERK OF THE CITY OF IMPERIAL BEACH AND THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT ON OR BEFORE OCTOBER 1, 2011.**

**WHEREAS**, the Housing Authority Law is codified in Health and Safety Code sections 34200, et seq. (the "Law"); and

**WHEREAS**, Sections 34328 and 34328.1 of the Law provide that annually by October 1 the Housing Authority file with their respective city clerks and submit to the California Department of Housing and Community Development (HCD) a complete report of its activities during the previous fiscal year.

**NOW, THEREFORE, BE IT RESOLVED,**

Section 1: The foregoing recitals are true and correct.

Section 2: Pursuant to Sections 34328 and 34328.1 of the California Health and Safety Code, the Housing Authority receives and approves the Report, attached hereto as Exhibit "A" and incorporated herein by this reference.

Section 3: The Executive Director or his designee is directed to file a copy of the Report with the Clerk of the City of Imperial Beach and with the California Department of Housing and Community Development on or before October 1, 2011.

Section 4: The Executive Director, or his designee, is authorized to take such actions as are necessary and appropriate to comply with the Law.

Section 5: This activity is not a "project" and is therefore exempt from CEQA pursuant to State CEQA Guidelines Section 15060(c)(3).

Section 6: If any section, sentence, clause or phrase of this Resolution is determined to be invalid, illegal, void or unconstitutional by a decision or order of any court or agency of competent jurisdiction, then such decision or order will not affect the validity and enforceability of the remaining portions of this Resolution. The Housing Authority declares that it would have passed and adopted the Resolution, and each section, sentence, clause or phrase thereof, regardless of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

**PASSED, APPROVED AND ADOPTED** by the Housing Authority of the City of Imperial Beach on the 28th day of September, 2011, by the following roll call vote:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONERS:
ABSENT:	COMMISSIONERS:

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JAMES C. JANNEY, CHAIRPERSON

ATTEST:

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JACQUELINE M. HALD  
HOUSING AUTHORITY SECRETARY

**Imperial Beach Housing Authority  
Annual Report  
FY 2010/2011**

## Table of Sections

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- A. Introduction
- B. Current Employment and Housing Trends
- C. Recommended 2011/2012 Housing Goals and Priorities
- D. Housing Accomplishments FY2010/2011
- E. Legislative Recommendations
- F. Summary of Housing Funds

### Appendix

Terminations of Tenancies of Victims of Domestic Violence in Housing Authority Units, and Terminations of Section 8 Vouchers of Victims of Domestic Violence

### Attachment:

Letter from County of San Diego - Data on Section 8 Units and Applicants

## A. INTRODUCTION

As is the case today, population growth is expected to continue to outpace home construction. Over time, this imbalance will result in an increase in household size (the number of persons per household), a decrease in vacancy rates, and an increase in the amount of interregional commuting, primarily from southwestern Riverside County and northern Baja California. (SANDAG)

Meeting the housing needs is an important goal for the City of Imperial Beach. As the population of the State continues to grow and scarce resources decline, it becomes more difficult for local agencies to create adequate housing opportunities while maintaining a high standard of living for all citizens in the community. State law recognizes that housing needs may exceed available resources and, therefore, does not require that the City's quantified objectives be identical to the identified housing needs. This recognition of limitations is critical, especially during this period of financial uncertainties in both the public and private sectors.

The overriding goal for Imperial Beach shall be the retention of the quality of life and maintain the atmosphere of a small beach-oriented town.

- A town that is not overcrowded or exclusive like many California beach communities.
- A town with a human scale and a relaxed pace of life.

## B. CURRENT EMPLOYMENT & HOUSING TRENDS

### Employment

The unemployment rate in Imperial Beach is 16.20 percent (U.S. avg. is 9.10%) and San Diego County's is 10.2 (Cal EDD). Recent job growth is negative. Imperial Beach (zip 91932) jobs have decreased by 0.28 percent (Sperling's [www.bestplaces.com](http://www.bestplaces.com)). California's seasonally adjusted unemployment rate was 12.1 percent in August, up 0.1 percentage point from the rate in July, and down 0.3 percentage point from one year ago. The number of unemployed was down 83,000 persons (3.7 percent) from August 2010. Over the year, the California civilian labor force was down by 140,000 persons (0.8 percent) in August 2011. (CA EDD)

### Home Sales and Median Sales Price

The median sales price for homes in Imperial Beach CA for June 2011 to August 2011 was \$243,500. This represents a decline of 5.3%, or \$13,750, compared to the prior quarter and an increase of 5.2% compared to the prior year. Sales prices have depreciated 47.1% over the last 5 years in Imperial Beach. The average listing price for Imperial Beach homes for sale was \$357,897 for the week ending September 14, 2011 which represents a decline of 3.5%, or \$12,892, compared to the prior week and a decline of 18.2%, or \$79,663, compared to the week ending August 24, 2011. Average price per square foot for Imperial Beach CA was \$218, an increase of 3.3% compared to the same period last year ([www.trulia.com](http://www.trulia.com)). The fundamentals of the housing market -- such as low mortgage rates, high housing affordability and favorable home prices -- are expected to continue, "But at this point, a strong housing recovery will depend on consumer confidence, job creation and the availability and cost of home loans." (California Builders Association)

### Housing Supply and Rental Prices

Based on the first half of the year, projections for the 2011 San Diego County housing market show sales volume to decrease, days on market to increase and prices to reflect a modest decrease from those in 2010. Similar to recent years, the highest volume of sales activity for detached units is projected in the \$400,000 and below price range (entry-level housing). The highest volume of sales activity for attached units is projected in the under \$200,000 price range.

Historical data demonstrates that the mean sales price of housing has found a balance near the \$400,000 price range. For historical perspective the current median sale price is approximately at the same level as mid-year 2002.

While most entry level housing units are selling in less than 90 days, supply and demand will still need to align across all price ranges for the residential real estate market to stabilize in the higher price ranges.

On June 30, 2011, there were 12,822 detached and attached property active listings in the San Diego County MLS system. This represents a modest increase over the same time last year, when there were 12,705 detached and attached property listings. Of the

current listings, 47 percent are priced above \$400,000. Local real estate professionals report first time buyer and investor activity has increased slightly in the second quarter. Whether this activity will translate to an increase in closed sales will be examined in subsequent reports. With nearly half the listings above \$400,000, the increased days on market and the highest concentration of housing units selling below \$400,000, real estate professionals must focus on setting realistic price expectations for sellers and employ price reductions, when necessary, as a way to stimulate demand for properties as we continue through the 2011 housing market. (Mark Melikian, San Diego County Residential Real Estate Market Analysis, Part 3)

C. RECOMMENDED 2011/2012 GOALS AND PRIORITIES

<b>Goal 1: Housing opportunities and accessibility</b>	
1-1	Seek assistance under federal, state, and other programs for eligible activities within the City that address affordable housing needs.
1-2	Provide home ownership opportunities whenever possible.
1-3	Encourage the development of housing and programs to assist special needs persons.
1-4	Cooperate with the Housing Authority of the County of San Diego to meet the growing demand for public housing units and rental assistance through the Voucher programs.
<b>Goal 2: Remove constraints</b>	
2-1	Provide the citizens in the City of Imperial Beach with reasonably priced housing opportunities within the financial capacity of all members of the community.
2-2	Provide technical assistance to developers, non-profit organizations, or other qualified private sector interests in the application and development of projects for federal and state housing programs/grants.
<b>Goal 3: Provide and maintain an adequate supply of sites for the development of new affordable housing.</b>	
3-1	Provide information to for-profit and non-profit developers and other housing providers on available vacant land.
3-2	Provide opportunities for mixed-use developments.
3-3	Provide a sufficient amount of zoned land to accommodate development for all housing types and income levels.
<b>Goal 4: Preserve, rehabilitate, and enhance existing housing and neighborhoods</b>	
4-1	Preserve existing neighborhoods.
4-2	Maintain, preserve, and rehabilitate the existing housing stock in the City of Imperial Beach.
<b>Goal 5: Provide housing free from discrimination</b>	
5.1	Eliminate housing discrimination
<b>Goal 6: Encourage and enhance coordination of housing</b>	
6.1	Maximize coordination and cooperation among housing providers and program managers.

## D. HOUSING ACCOMPLISHMENTS – 2010/2011

### REPORT OF AUTHORITY ACTIVITIES DURING THE PREVIOUS FISCAL YEAR

- (1) Issue revenue bonds for financing acquisition, construction, rehabilitation, refinancing, or development of multifamily rental housing and for the provision of capital improvements in connection with and determined necessary to the multifamily rental housing.

Due to its recent formation in February 2011, the Authority did not issue revenue bonds in the previous fiscal year.

- (2) Enter into commitments to make construction loans and mortgage loans to finance the acquisition, construction, rehabilitation, refinancing, or development of multifamily rental housing.

Due to its recent formation in February 2011, the Authority did not make or undertake commitments to make constructions loans or mortgage loans to finance development of multifamily housing in the previous fiscal year.

- (3) Purchase or undertake, directly or indirectly through lending institutions, commitments to purchase, construction loans, and mortgage loans originated in accordance with a financing agreement with the Authority to finance the acquisition, construction, rehabilitation, refinancing, or development of multifamily rental housing or make loans to lending institutions under terms and conditions which, in addition to other provisions determined by the Authority, shall require the lending institutions to use the net proceeds of the loans for the making, directly or indirectly, of construction loans or mortgage loans to finance the acquisition, construction, rehabilitation, refinancing, or development of multifamily rental housing.

Due to its recent formation in February 2011, the Authority did not originate any loans or mortgages.

- (4) Develop, rehabilitate, or finance housing projects or participate in the development, rehabilitation, or financing of housing projects; or purchase, sell, lease, own, operate, or manage housing projects so assisted, subject to all of the requirements of Health and Safety Code section 34312.3.

Due to its recent formation in February 2011, the Authority did not undertake any development, rehabilitation or financing of housing projects. However, the Authority received \$6,913,322 of Low and Moderate Income funds from the City of Imperial Beach Redevelopment Agency and anticipates using such funds to develop the following housing projects:

**American Legion:** A 4-story, 30 unit, mixed-use affordable housing development consisting of 29 very low- and low-income units for veterans, one manager's unit and a new American Legion Hall.

**Abraham's Village:** A Four single-family detached affordable homes for ownership by low-income families at 1174 and 1180 Florida Street.

- (5) Use of proceeds of any sale or other disposition of surplus land, net of the cost of sale, to assist a housing project for persons of low income.

Due to its recent formation in the current fiscal year, the Authority did not undertake any disposition of surplus land. However, the Authority received certain real property from the City of Imperial Beach Redevelopment Agency and anticipates disposition of such property to develop the following housing project:

10<sup>th</sup> and Donax Affordable Housing: Develop the site with for-sale affordable housing, which may include attached or detached townhomes, condominiums, small lot subdivision development, and/or stacked flats.

## **E. LEGISLATIVE RECOMMENDATION**

The Imperial Beach Housing Authority recommends that the state develop legislation and programs that will provide the fiscal tools and incentives to assist local governments in their efforts to encourage the revitalization of neighborhoods and establish an ongoing state commitment for the funding affordable housing.

F. SUMMARY OF HOUSING FUNDS

<u>Account</u>	<u>Amount</u>
Beginning Balance	\$7,742,648
Expense	<u>(\$829,326)</u>
Fund Balance Total (As of June 30, 2011)	<u>\$6,913,322</u>

## APPENDIX

### DATA ON TERMINATIONS OF TENANCIES OF VICTIMS OF DOMESTIC VIOLENCE IN HOUSING AUTHORITY UNITS, AND TERMINATIONS OF SECTION 8 VOUCHERS OF VICTIMS OF DOMESTIC VIOLENCE.

Due to its recent formation this fiscal year, the Authority has not developed any units in the prior fiscal year and therefore has no data on terminations of tenancies of victims of domestic violence in Authority units.

The County of San Diego administers the Section 8 program within the City of Imperial Beach. According to County records, there have been no terminations of Section 8 vouchers of victims of domestic violence.



# County of San Diego

DAVID ESTRELLA  
Director  
TODD HENDERSON  
Assistant Director

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
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September 21, 2011

Jerry Selby

Imperial Beach, CA.

## RENTAL ASSISTANCE REPORT

The following is a summary of the Housing Choice Voucher rental assistance program operated by the Housing Authority of the County of San Diego for the city of Imperial Beach. Below are the numbers of currently active participants and the number of people currently on the waiting list for the Housing Choice Voucher rental assistance program as of September 21, 2011.

	<u>ELDERLY</u>	(NON-ELDERLY) <u>SMALL FAMILY</u>	<u>LARGE FAMILY (5 OR MORE)</u>	<u>TOTAL</u>	
Housing Choice Voucher Leased	69	303	43	415	
	<u>ELDERLY</u>	<u>DISABLED</u>	<u>FAMILY</u>	<u>SINGLE</u>	<u>TOTAL</u>
Waiting List Applicants	54	210	548	70	882

Please note that the number of participants in the rental assistance programs who reside within your city will change from time to time. This is a result of program regulations that allow participants the choice to move from one community to another.

If you have any questions or need additional information, please call me at (858) 694-4828.

Sincerely,

ANTHONY MCCALL, Housing Program Analyst  
Department of Housing and Community Development