

CITY OF OCEANSIDE HOUSING COMMISSION  
FY – 2025 2027 WORKPLAN

1.0 MISSION STATEMENT

The City of Oceanside Housing Commission considers and makes recommendations to the City Council on policies pertaining to programs for low- and moderate-income housing and homelessness. The Housing Commission also serves as the “Community Development Advisory Committee” (CDAC.) pursuant to City Council Ordinance No. 95-001, including responsibilities for the Oceanside Public Housing Authority. The Chair and Vice-Chair also serve on the Relocation Appeals Board. The Commission was established by the City Council on March 27, 1991.

In order to facilitate its mission, the Commission reviews proposed and existing low- and moderate-income housing programs administered by the Oceanside Neighborhood Services Department. The Commission’s purpose is to communicate to the City Council recommended courses of action relating to housing and homeless issues. The Commission acts in an advisory capacity.

2.0 COMPOSITION

The Commission is composed of nine (9) regular voting members and alternates, if any, as appointed by the Mayor and ratified by the City Council. Two members of the Commission shall be tenant members as a Housing Choice Voucher (HCV) participant and/or residing in a rent/income restricted housing unit; with one a senior representative of 62 years or over.

3.0 STRUCTURE

Committees will be appointed on an ad-hoc basis as necessary to accommodate the work of the Commission. In all cases, committees shall conduct their mission in compliance with the revised Brown Act.

4.0 GENERAL GOALS AND TASKS

The Commission encourages community participation in the decision-making process.

The Commission shall promote open communication and interaction between the Commission, law, and code enforcement agencies. The Commission shall promote open communication to the City Council regarding Commission activities via Liaison. Periodically, the Commission Chair or an appointed Commissioner, by direction of the Commission, may seek to address the full City Council regarding a specific housing issue or to express a Commission recommendation.

#### 4.1 SPECIFIC GOALS AND TASKS

As its primary goal, the Commission shall:

- a) Inform citizens of the programs and projects under consideration.
- b) Promote public comment on housing policies and programs.
- c) Encourage volunteer efforts when specific outreach efforts are scheduled.
- d) Advocate citizen involvement in civic issues.
- e) Prioritize housing programs and services for lower-income households, particularly those most economically vulnerable and historically marginalized groups.
- f) Provide recommendations on the use of federal, state or local funds for housing programs, projects and services.

The Commission shall evaluate and make recommendations to the City Council regarding housing and service programs and/or projects that promote and advance equity and access to benefit Oceanside's low and moderate-income households and the unsheltered, consistent with the goals, priorities and actions set forth with the City's Housing Element, Consolidated Plan for its CDBG/HOME funds and the Oceanside Public Housing Authority Plans:

- a) HOMEOWNERSHIP PROGRAMS – The Commission shall evaluate, promote, and recommend programs, based upon market conditions, that increase homeownership for lower and moderate-income households, particularly in high opportunity areas.
  - i. Support local, state or federal legislation that would ban "institutional investors" from purchasing single-family homes for rental purposes.
- b) PRODUCE AFFORDABLE RENTAL HOUSING – The Commission shall review and support policies and opportunities to increase rental housing production. Priority shall be given to cost-effective plans that work towards the affordable housing production goals of the Regional Housing Needs Allocation (RHNA) and development located in areas with access to transit, jobs, and amenities that enhance quality of life for residents.
  - i. Collaborate with affordable housing developers, faith-based organizations, and the North County Transit District (NCTD) for the production of rental housing and/or housing opportunities for the unsheltered.
  - ii. Examine the feasibility of adopting a Housing Trust Fund designed to fund affordable housing in Oceanside.
    - Repository for fees collected under the Inclusionary Housing Ordinance and expended for the affordable housing needs of lower-income households, consistent with the General Plan Housing Element and the Oceanside City Code and as specified in Chapter 14C.7 (a)(4) and (b).
    - Explore additional potential sources of funding for the Trust Fund.
  - iii. Review of Chapter 14C Inclusionary Housing In-lieu Fee.

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- c) PRESERVATION OF HOUSING – The Commission shall review and support policies and strategies that preserve restricted and unrestricted affordable housing such as tracking expiration dates of affordable housing deed restrictions, keeping tenants informed of their rights, and investing in rehabilitation of housing to preserve affordability.
- d) PROTECTION OF VULNERABLE RESIDENTS – The Commission shall review and support policies and strategies that provide support to renters, particularly seniors, disabled, historically marginalized groups, and very low-income tenants, related to displacement, evictions, and monitoring of market trends (e.g., average rental rates and vacancy rates).
  - i. Advocate for ~~local policies, based upon an analysis of housing affordability, stability, supply and development, economic and growth data, existing regulations and an assessment of impact,~~ and State legislation to strengthen tenant protections and a reduced rent cap on annual residential rent increases than those currently specified in Assembly Bill 1482.
  - ii. Where applicable, prioritizing Oceanside’s elderly or disabled citizens from eviction if self-sufficiency is not obtainable.
- e) MOBILE HOME PARKS – The Commission shall help to improve the quality of life within mobilehome park communities , communications between residents and park owners, and when possible, promote and accommodate park ownership by residents or non-profit housing agencies.
- f) STATE FAIR HOUSING – As a recipient of federal funds and consistent with the requirements of State Housing Element law, the Commission shall support efforts to affirmatively further fair housing.
  - i. Promote and support the Affirmatively Furthering Fair Housing programs and actions as outlined within the City’s 2021-2029 Housing Element.
  - ii. Analyze disaggregated data of those applicants and recipients of housing support services for representation of the diverse demographics of the Oceanside community. Undertake proactive intentional outreach efforts for those services and programs that show disproportionate representation of City wide demographics, particularly of those historically marginalized groups to minimize disparities.
- g) ACCESSIBILITY – The Commission shall be supportive of ADA and housing accessibility needs in order to foster independent living for Oceanside residents.

h) STRATEGIC PLANNING DOCUMENTS

- i. The Commission shall review and develop the Oceanside Consolidated Plan and Public Housing Agency Plan on an annual and a five-year basis and annual performance reviews as required by HUD.
- ii. Review and consider amendments to the Oceanside Housing Authority's Administrative Plan for its Housing Choice Voucher program, as necessary to adjust for changes in federal regulations and requirements and to effectuate efficiency and best practices in administration of the HCV program.
- iii. Review and consider the five-year plan for the state's Permanent Local Housing Allocation (PLHA) funding.

i) RESOURCES FOR STRONG, HEALTHY AND SAFE FAMILIES/INDIVIDUALS - The Commission will support and promote programs, supportive services and public resources focused on disadvantaged and low resource areas and lower-income households that they need to be safe, healthy and realize their full potential.

- i. Continued implementation of the Family Self-Sufficiency program to help Housing Choice Voucher (HCV) program participants and tenants in the Section 8 Project-Based Rental Assistance (PBRA) program obtain employment that will enable these participating families to achieve economic independence.
- ii. Make recommendations to the City Council regarding public services, capital improvement projects, and housing programs to be funded through its federal Community Development Block Grant and HOME funds.
- iii. Support regional collaboration and participation in the Alliance for Regional Solutions to create a thriving, resilient North County for all.

j) SENIOR AND SPECIAL NEEDS – The Commission shall evaluate, monitor and when possible, promote independent living for Seniors and the Special Needs population.

k) NEIGHBORHOOD REVITALIZATION – The Commission shall continue to support policies, programs, and opportunities for neighborhood improvements, including housing rehabilitation, infrastructure, and amenities of low resources areas of the City, inclusive of low-moderate income census tracts.

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- l) HOMELESSNESS – The Commission shall evaluate, review, and make recommendations on programs, policies, and plans for addressing homelessness.
  - i. Promote and support efforts to understand the characteristics of homelessness within the City of Oceanside, including the Annual Point-in-Time Count and the resulting demographic data and other data available from the Regional Taskforce on Homelessness. Support, promote and recommend goals and priority strategies for an update to the City’s Homeless Response Plan, in alignment with the Regional Community Action Plan to Prevent and End Homelessness in San Diego, as published by the Regional Taskforce on Homelessness.
  - ii. Receive an annual presentation about homelessness in the north county region and the City of Oceanside regarding the character of homelessness and recent trends within Oceanside, efforts to address homelessness, and regional resources and facilities that support those who are homeless and efforts to transition out of homelessness.
  
- m) ENERGY EFFICIENCY – The Commission shall encourage energy efficient building practices in the development of new or rehabilitated affordable and market-rate residential units.
  
- n) CONTINUING EDUCATION – The Commission shall continue to improve understanding of housing programs, policies, and laws, particularly new State laws and housing market trends.
  - i. Receive legislative update offered or arranged by the City of Oceanside.
  - ii. Participate in best practices session on addressing affordable housing needs and homelessness.