

CITY OF OCEANSIDE HOUSING COMMISSION  
FY 2023 – 2025 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 desires to encourage community participation in the decision-making process. Toward that goal, the Commission shall endeavor to:

- 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.

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.

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4.1 SPECIFIC GOALS AND TASKS

The Commission shall continue to 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.
- 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. Economic feasibility of amendments to Chapter 14C – Inclusionary Housing of the Oceanside City Code.
  - ii. Collaboration 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.
- 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, and very low-income tenants, related to displacement, evictions, and monitoring of market trends (e.g., average rental rates and vacancy rates).
- 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 AND FEDERAL 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. Support a regional analysis of impediments to fair housing choice and the development of meaningful programs and actions that affirmatively further fair housing (AFFH), overcome patterns of segregation, promote fair housing choice,

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- eliminate disparities in opportunities, and foster inclusive communities free from discrimination.
- ii. Promote and support the Affirmatively Furthering Fair Housing programs and actions as outlined within the City’s 2021-2029 Housing Element.
  - g) ACCESSIBILITY – The Commission shall be supportive of ADA and housing accessibility needs in order to foster independent living for Oceanside residents.
  - h) CONSOLIDATED PLAN AND PUBLIC HOUSING AGENCY PLAN– The Commission shall review and develop the Oceanside Consolidated Plan and Public Housing Agency Plan on an annual and a five–year basis as required by HUD.
  - 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 and reduce dependence on welfare assistance and rental subsidies.
    - 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.
  - 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

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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.

**4.2 SPECIFIC GOALS AND TASKS FOR COMMUNITY RELATIONS PROGRAM**

The Commission shall work with the Community Relations Commission (CRC) to re-establish and transition through a two-step phase the Martin Luther King Jr. programs to the CRC and incorporation of such program over the CRC 2023-2025 Work Plan

Phase One (FY 2023-24) The Housing Commission shall maintain oversight, continue to evaluate, and make recommendations to the City Council regarding the Dr. Martin Luther King Jr. programs and/or projects presented by Housing and Neighborhood Services staff related to the Community Relations Programs with CRC Commissioners as committee members on the selection committees of both projects assisting with the implementation of the Programs.

Phase Two (FY 2024-25) The Housing Commission will maintain oversight but also have the CRC Commission members take a more active role with the planning and continue with the implementation of the Dr. Martin Luther King, Jr. Programs in preparation of fully transitioning the Dr. Martin Luther King, Jr. Programs to the CRC for the next two-year Workplan cycle.

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Once the transition is complete:

- a) MARTIN LUTHER KING, JR. COMMUNITY SERVICE AWARD – The CRC shall coordinate the annual Dr. Martin Luther King, Jr. Community Service Award program and participate in appropriate celebrations around the Martin Luther King, Jr. commemorative holiday in January. The CRC Chairperson shall appoint a Community Service Award Selection Committee comprised of two CRC commissioners and up to ten persons comprised of a representative from the North San Diego County Branch of the NAACP and seven past recipients of the award.
  
- b) MARTIN LUTHER KING, JR. SCHOLARSHIP PROGRAM – The CRC shall manage the annual Dr. Martin Luther King, Jr. Scholarship Program. The Commission shall appoint a Scholarship Selection Committee comprised of two CRC commissioners and nine members of the community including the Resource Director and a representative from the North San Diego County Branch of the NAACP. The CRC Chair will make the appointments to review applications and award the scholarships.

The CRC shall host an annual fund-raising event for the Dr. Martin Luther King, Jr. Scholarship Program. The Commission, as a whole, together with interested members of the community shall assist the Resource Director in planning the event. No public funds shall be used in the scholarship programs.