

ORDINANCE NO. 2586

AN ORDINANCE OF THE CITY OF CHULA VISTA ADDING CHAPTER 2.35 TO THE CHULA VISTA MUNICIPAL CODE RELATING TO THE CREATION OF THE HOUSING ADVISORY COMMISSION

The City Council of the City of Chula Vista does ordain as follows:

SECTION I. That Chapter 2.35 is added to the Chula Vista Municipal Code to read as follows:

Chapter 2.35

HOUSING ADVISORY COMMISSION

Sec 2.35.010 Creation.

Pursuant to Section 34291 of the California Health and Safety Code, there is hereby created a Housing Advisory Commission (Commission).

Sec 2.35.020 Purpose and Intent.

It is the purpose and intent of the City Council, in establishing the Commission, to create an advisory and coordinating body which is to serve as a resource, to advise and to make recommendations to the Housing Authority, Redevelopment Agency, City Council, and City Manager on housing issues and opportunities that would benefit the community.

Sec 2.35.030 Functions and Duties.

The functions and duties of the Commission shall be as follows:

- A. To serve as an advisory body to the Housing Authority, City Council, Redevelopment Agency, and City Manger.
- B. To periodically assess the housing needs of the residents of Chula Vista and review housing policies and strategies, including the Housing Element of the General Plan, the Comprehensive Housing Affordability Strategy, and the Redevelopment Agency Housing Plan; and, to make recommendations to improve said plans to address identified community housing needs.
- C. To review and make recommendations on all matters to come before the housing Authority, except emergency matters and matters which the Housing Authority, by resolution, excludes form its review.
- D. To review all proposed affordable housing projects to be assisted with public funds or incentives and make recommendations concerning said projects.

- E. To review all affordable housing project proposed under the City's Affordable Housing Program and related development agreements and make recommendations concerning said projects.
- F. To review on-going housing programs of the Housing Authority, City, and Redevelopment Agency and make recommendations for improvement thereof, including efforts to publicize the availability of housing opportunities to City residents.
- G. To perform such others functions or duties as my be delegated by the Housing Authority.

Sec 2.35.040 Membership.

A. Number of Members.

The Commission shall consist of seven (7) Voting Members and up to two (2) General Ex-officio Members.

B. Designation of Members.

1. Voting Members.

The Voting Members shall be appointed by the City Council from the qualified electors of the City, according to the following specifications:

- a) one (1) of whom shall be appointed as a representative of lenders and who shall, at the time of their appointment and throughout their term, be engaged in residential lending;
- b) one (1) of whom shall be appointed as a representative of developers and real estate brokers and who shall, at the time of their appointment and throughout their term, be engaged in residential development or real estate transactions;
- c) one (1) of whom shall be appointed as a representative of non-profit housing development organizations, and who shall, at the time of their appointment and throughout their term, be engaged in non-profit housing development;
- d) two (2) of whom shall be appointed as representative of tenants, and who shall, at the time of their appointment and throughout their term, reside in public housing or receive Section 8 rental housing assistance from the Housing Authority; one of the above shall be 62 years of age or older.
- e) two (2) of whom shall be residents of the City at large and who shall, throughout their term, maintain their residency and elector status.

2. General Ex-officio Members.

The City Council, may appoint not greater than two (2) additional ex-officio Members of the Commission, who shall not be required to be qualified elector(s) of the City, but any such appointed ex-officio Members shall have no vote ("General Ex-officio Member").

3. No Compensation.

Members of the Commission, and any persons voluntarily assisting the Commission in conducting its duties shall serve at no salary, but may be reimbursed for expenses incurred in the performance of their duties while serving the City of Chula Vista in accordance with

policies adopted by the City and to the extent that appropriations for such expenses have been provided by the City Council in approving the Commission's budget.

Sec 2.35.050 Term of Office.

A. Term of Office--All Classes of Members.

1. Post-Initial Terms.

Except as otherwise provided in this Subsection A, the term of office of all Members, and all classes of Members, of said Commission shall be for a nominal period of four (4) years, and shall terminate on June 30th of the fourth year of their term, unless they shall otherwise sooner resign, die, become disqualified or incompetent to hold office.

2. Initial Terms of Voting Members.

Notwithstanding subsection A.1., the Initial Terms shall commence upon appointment and shall conclude, for two (2) Voting Members on June 30, 1996; for two (2) Voting Members on June 30, 1997; two (2) Voting Members on June 30, 1998; and for one (1) Voting Member on June 30, 1999, unless they shall otherwise sooner resign, die, become disqualified or incompetent to hold Office.

a. Assignment to Initial Terms by Lot.

Voting Members shall be assigned to Initial Terms by lot at the first regular meeting at which all Voting Members are present.

3. General Ex-Officio Member.

The term of General Ex-Officio Members shall be for a period of four years from the time of appointment.

4. Holdover Office.

Notwithstanding the end of any Member's Initial Term or Post-initial Term as herein provided, a Member, shall be permitted to continue to exercise the privileges of his former Office after the end of his term until the Office to which he was assigned if filled by his re-appointment or by the appointment of a qualified successor to his Office.

5. Vacancies.

Notwithstanding the term of Office to which a Member is assigned, said Office shall be deemed vacant upon any of the following events ("Event of Vacancy"):

a. The death or disability of said Member that renders said Member incapable of performing the duties of his Office.

b. The termination of his status as Member of the Commission or the classification he was assigned to represent on the Commission.

c. The Member's conviction of a felony or crime involving moral turpitude.

- d. The Member's absence from three (3) regular, consecutive meetings of the Commission, unless excused by majority vote of the Commission expressed in its official minutes.
- e. The Member has submitted his resignation which resignation has been accepted by the City Council.
- f. The Membership has been terminated by three affirmative votes of the City Council.

Upon the occurrence of an Event of Vacancy as hereinabove listed, the City Council shall so declare the Office to be vacant, and shall expeditiously take such steps as are necessary to fill said vacancy.

B. Number of Terms.

1. Voting Members.

- a. **Two Term Limit.** No Voting Member shall be appointed to more than two (2) terms except as herein provided ("Two Term Limit").
- b. **Unexpired Term Exception.** Notwithstanding the Two Term Limit, a person appointed to the Committee as a Voting Member to fill the unexpired term of an Office of a Voting Member which has become vacant ("Unexpired Term") which has less than two (2) years remaining on said Unexpired Term, may be appointed to two (2) terms in addition to their Unexpired Term. A Voting Member who currently occupies an Office may not be re-appointed to fill the Unexpired Term of another Office which has become vacant.
- c. **Initial Term Exception.** Notwithstanding the Two Term Limit, a person appointed to an Initial Term of two (2) or less years may be appointed at the natural expiration of their Initial Term to two (2) terms in addition to their Initial Term. A Voting Member who occupies an Office under an Initial Term may not be appointed to fill the Unexpired Term of another Office which has become vacant.
- d. Any Voting Member may be re-appointed to serve on the Commission after two (2) successive years of not serving on the Commission in any Office or Membership capacity.

2. General Ex-officio Members.

A General Ex-officio Member may be reappointed without limitation as to number of terms.

Sec 2.35.060 Operation of Commission.

A. Time of Meetings.

1. "Organizational Meeting".

Among such other meetings as the Commission may desire to have, the Commission shall meet not later than in the first week of July each year ("Organizational Meeting"), and

thereupon shall do the following:

- a. Select a Chairperson and a Vice Chairperson from among its Voting Members to serve for a period of one (1) year.
- b. Assign such duties to its Members as it determines may be necessary.
- c. Deliberate upon agenda issues for further deliberation and discussion by the Commission.

2. Other Meetings.

The Commission shall meet at such other times as it shall establish by majority vote, or at such time as the Chairperson thereof may call, or at such times as a majority of the Members thereof may call a meeting.

B. Place of Meetings.

Unless the Commission shall otherwise establish another regular place for its meetings and advise the City Clerk accordingly, the Commission shall meet in the Council Conference Room in the Administrative Building at the City Hall Complex located at 276 fourth Avenue, Chula Vista, or at such other place as may be posted upon the door of said Conference Room at least thirty (30) minutes in advance of the Meeting.

C. Conduct of Meetings.

The meetings of the Commission, and notice thereof, shall be governed by the same rules and regulations by which the City Council is bound in the conduct of public meetings.

D. Quorum.

Five (5) Voting Members shall constitute a quorum for the transaction of business.

E. Resolutions.

The affirmative vote of majority of the entire Membership shall be required for the passage of any resolution of the Commission.

F. Reports and Recommendations.

All reports and recommendations shall be made in writing.

G. Staff Support.

All officers and department heads shall cooperate with the and render reasonable assistance to the Commission. The City Manager may make available staff and clerical support to the Commission to fulfill its functions and duties, provided such staff and clerical support is available.

H. Rules and Regulations.

The Commissions may make such rules and regulations not inconsistent with the provisions of this Chapter.

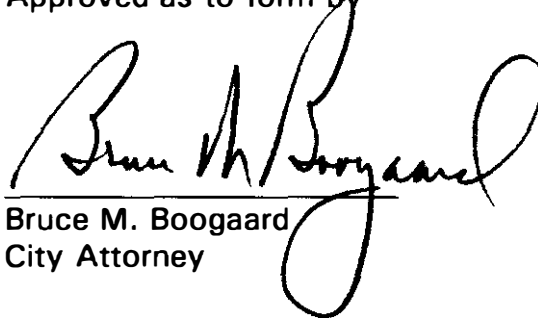
SECTION II. This ordinance shall take effect and be in full force on the thirtieth day from and after its adoption.

Presented by

Approved as to form by



Chris Salomone
Community Development Director



Bruce M. Boogaard
City Attorney

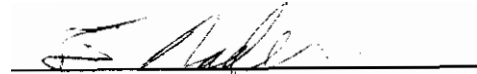
PASSED, APPROVED and ADOPTED by the City Council of the City of Chula Vista, California, this 25th day January, 1994, by the following vote:

AYES: Councilmembers: Fox, Horton, Moore, Rindone, Nader

NOES: Councilmembers: None

ABSENT: Councilmembers: None

ABSTAIN: Councilmembers: None



Tim Nader, Mayor

ATTEST:



Beverly A. Authelet, City Clerk

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss.
CITY OF CHULA VISTA)

I, Beverly A. Authelet, City Clerk of the City of Chula Vista, California, do hereby certify that the foregoing Ordinance No. 2586 had its first reading on January 18, 1994, and its second reading and adoption at a regular meeting of said City Council on the 25th day of January, 1994.

Executed this 25th day of January, 1994.



Beverly A. Authelet, City Clerk