



SAN DIEGO
HOUSING
COMMISSION

MINUTES

**SAN DIEGO HOUSING COMMISSION
MINUTES OF THE SPECIAL MEETING
OCTOBER 10, 2024
SMART CORNER
4th FLOOR CONFERENCE ROOM
1122 BROADWAY
SAN DIEGO, CALIFORNIA 92101**

ATTENDANCE

Present:

Chair Eugene “Mitch” Mitchell
Vice Chair Ryan Clumpner
Commissioner Stephen P. Cushman
Commissioner Johanna Hester
Commissioner Kellee Hubbard
Commissioner Antoine “Tony” Jackson
Deputy Chief Executive Officer Jeff Davis
General Counsel Chuck Christensen

Not Present:

Commissioner Melinda K. Vásquez
President & CEO Lisa Jones

10 CALL TO ORDER

Chair Mitchell called the Regular Meeting to order at 9:07 a.m.

20 NON-AGENDA PUBLIC COMMENT

There were no non-agenda public comments.

30 COMMISSIONER COMMENTS

Vice Chair Clumpner requested the monthly update regarding homelessness shelter bed availability. Casey Snell, Senior Vice President, Homelessness Housing Innovations, stated that in September, 1,955 referrals for shelter were received, of which 247 were accommodated. That is a 13 percent completion rate. Intakes were suspended at the shelter at Golden Hall in June, with no access to the 264 beds at that site. In July, intakes were suspended at the shelter at Paul Mirabile Center, which consists of 350 beds. These intake suspensions are having an impact on placement rates. Fiscal Year 2024 closed out with a 19 percent completion rate. In Fiscal Year 2025 year-to-date, after the first quarter, there have been 6,181 referrals to shelter, of which 764 have been placed, which is a 12 percent completion rate. The main reason for incomplete shelter placement is unavailability of

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beds for males, which is 66 percent of the reason, and no available beds for females, which is 22 percent of the reason why referrals cannot be completed.

40 REPORT BY PRESIDENT & CHIEF EXECUTIVE OFFICER

Deputy CEO Jeff Davis provided the report.

World Homeless Day and Homelessness Shelters

The City Council proclaimed October 10, 2024, as World Homeless Day in the City of San Diego. The Council proclamation included the statement that World Homeless Day is “internationally recognized as a day to raise awareness, amplify the voices of those affected, and inspire local communities, including San Diego, to take meaningful action toward ending homelessness.” The proclamation was presented by Council President Sean Elo-Rivera, Council President Pro Tem Joe LaCava, and Councilmembers Stephen Whitburn and Marni Von Wilpert. Shelters are an essential component of homelessness strategies in the city. The Housing Commission continues to work with the City’s Homelessness Strategies and Solutions Department (HSSD) and the Regional Task Force on Homelessness (RTFH) to identify additional shelter capacity and other options. On October 1, 2024, the City Council approved a Short-Term Action Plan on Homelessness, which envisions a variety of interventions. These include diversion and financial assistance, expanding the City’s safe sleeping sites, leasing rooms at hotels, or leasing rooms with additional partners. The Housing Commission has also been collaborating with HSSD to identify potential sites and service providers for additional homelessness shelters. In late June, the Housing Commission issued two Requests for Qualifications (RFQ): one to identify sites that could accommodate shelter operations; and one to gauge the capacity of experienced service providers to operate shelter programs in the City. The RFQs are open indefinitely to continue to receive responses on an ongoing basis. Additionally, the Housing Commission’s Real Estate Division has searched for and identified potential sites for shelter operations. These sites require initial vetting by the Housing Commission’s Real Estate team to determine their potential feasibility before the City’s staff performs more comprehensive analysis of these locations as possible shelter sites. Housing Commission and HSSD staff have visited eight sites—one identified through our RFQ process and seven potential sites that the Housing Commission’s Real Estate staff identified. The Housing Commission also has deemed five respondents qualified and responsive to operate potential shelter programs. The Housing Commission is working as expeditiously as possible while exercising diligence and prudence in assessing options for short-term shelter solutions. Senior Vice President of Homelessness Housing Innovations Casey Snell also has been continuing to engage with homelessness service providers about the potential to expand shelter beds at existing locations. Several congregate and non-congregate options are expected to be presented to the City Council in November or early December.

Housing Commission Office Conversion to Shelter

One of the ways the Housing Commission is creating shelter space is through the conversion of offices on the first floor of the Housing Commission’s office building into a long-term home for a shelter program for transition-age youth. Demolition began this week for the capital improvements

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necessary for this to be a shelter site. The Housing Commission anticipates completing this project by the first quarter of 2025. To get to this point in the process, the Housing Commission completed the design process; obtained third-party cost estimates; obtained the approvals necessary to proceed with demolition and construction, including but not limited to bonds and insurance; and issued a notice to proceed to the contractor to start demolition. The Housing Commission thanks the City of San Diego's Development Services Department for making it possible to expedite the process for this project through its Affordable Housing Permit Now process. The Housing Commission also worked with U.S. Senator Alex Padilla and U.S. Rep. Scott Peters, who secured \$1.5 million in federal Community Projects Funding to support this conversion. When completed, this will become the long-term home with 44 beds for transition-age youth experiencing homelessness. That is double the shelter program's current capacity of 22 beds at two interim sites. The LGBT Center, in partnership with San Diego Youth Services, and the YMCA, currently operates the program through a contract the Housing Commission administers. The program serves any transition-age youth experiencing homelessness, but it is the first program of its kind in San Diego to tailor its services specifically to affirm transition-age youth who identify as part of the LGBTQ+ community.

Homekey Updates

Two properties supported with state Homekey funds have completed construction. Both are Housing Commission collaborations with developers, along with the City, the County, and service providers. First, The Shores at North Beach—previously known as Abbott Street Apartments—consists of 13 affordable housing units with supportive services for individuals who experienced chronic homelessness. Wakeland Housing and Development Corporation rehabilitated this property in the Ocean Beach neighborhood to create these housing units. The Housing Commission awarded rental housing vouchers to help residents pay their rent. In the past, this property had served as transitional housing. However, it was vacant until Wakeland completed the rehabilitation to create long-term affordable rental housing at this site. New residents will be moving in later this month.

The PATH Villas El Cerrito development is a newly constructed property that now provides 40 affordable units with supportive services for people who experienced homelessness. These units are now occupied. This project also received an award of state Homekey funds, as well as investments from the City and County of San Diego. The Housing Commission awarded 40 rental housing vouchers to help residents pay their rent. This property was developed by PATH Ventures, Bold Communities and Family Health Centers of San Diego. Family Health Centers also operates a first-floor health clinic at the property in the El Cerrito neighborhood.

The units at PATH Villas El Cerrito and Shores at North Beach are among more than 600 units that have been or are being created in San Diego with Homekey funds since that state program started in 2020. The Housing Commission owns properties that account for more than 550 of those units for households that experienced homelessness.

Pacific Village Update

One of the Housing Commission's properties is Pacific Village, where construction has been occurring since March to transform a former hotel into 62 affordable housing units. The building has received its base coat of paint, and the removal of the old roofing shingles is complete. Work



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that started this week includes roof sheathing repair and installation of solar panel mounts and new roofing. Previously completed improvements included installation of new windows, doors, and HVAC units—as well as exterior repairs and fresh stucco. The rehabilitation remains on track to be completed in time for residents to begin residing here in February of 2025. That is well in advance of the deadline the Homekey program requires for occupancy.

One of the items on the Housing Commission Board’s agenda is consideration of a contract for the rehabilitation of the Housing Commission’s other recently acquired Homekey-funded property, Presidio Palms. If the Board approves that contract, it is anticipated that rehabilitation of Presidio Palms will begin later this month. That project will convert a former extended-stay hotel into 161 affordable housing units.

National Awards

The Housing Commission was honored last month to be recognized with three Awards of Merit from the National Association of Housing and Redevelopment Officials, or NAHRO. One award went to the Housing Commission’s Housing Instability Prevention Program (HIPP), which helps pay rent and other housing-related expenses for households in the City of San Diego with low income, experiencing a housing crisis or at risk of homelessness. HIPP provides \$250, \$500 or \$750 per month toward rent on behalf of enrolled households, depending on their circumstances. The program also provides case management and assists with housing-related expenses, such as past-due rent and past-due utilities. HIPP can assist up to 300 households. Next, the Housing Commission’s Homelessness Services Compensation Study for positions in the homelessness services sector was honored. This study was completed to support the recruitment and retention of staff for frontline homelessness service positions. The study demonstrated that homelessness services sector wages are well below the cost of living in San Diego, with most frontline staff unable to afford a one-bedroom rental housing unit. The Housing Commission is making budget recommendations to the City of San Diego for frontline services program staff wages as part of a scaled approach. The first stage was implemented in the Fiscal Year 2024 budget. The third award recognized the Housing Commission’s efforts to support awareness, outreach, and assistance for households to apply for the federal Affordable Connectivity Program. The Housing Commission received a \$230,000 grant from the Federal Communications Commission for these efforts. As of October 31, 2023—the cutoff for the awards program—the Housing Commission had conducted 1,276 outreach events and reached out to more than 103,000 people through flyers and presentations.

Flood Recovery Program Update

September 30 was the deadline for families to secure housing or choose a lump sum payment to be able to receive assistance from the Flood Recovery Program for Displaced Residents. The funding the County of San Diego allocated to launch this program was based on the number of City of San Diego residents that the County verified as eligible for and participating in the County’s Emergency Temporary Lodging Program at the time. The City Council also allocated funding in the Fiscal Year 2025 budget to support the Flood Recovery Program. The 359 families who were eligible for and enrolled in the County’s Program as of May 23 were eligible for assistance from the Housing Commission’s program, and 91 percent of those families submitted applications. As of October 2,



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2024, out of 359 eligible families, approximately 90 percent have received financial assistance from the program. Another four families are preapproved, and one is pending submission of documentation. Ten families withdrew their applications or became unresponsive after they applied. Overall, the Housing Commission has disbursed more than \$4.1 million to assist eligible displaced families. At this point, the Housing Commission projects that its short-term rental assistance obligations through March 2025 will be more than \$457,000. The final financial numbers will not be available until after the program closes out in October. Anticipated expenditures for the program also include \$660,000 for the Housing Commission's contract with the Harvey Family Foundation for housing restoration assistance. This enables homeowners to rehabilitate damaged homes and re-stabilize families into their homes. Rehabilitation has been completed for eight units through the housing restoration program. Another seven units are pending review. The housing search assistance component of the Housing Commission's program concluded on September 30. More than 230 families were referred for housing search assistance, and the Housing Commission provided more than 2,100 rental unit leads through this program. The Housing Commission has also contracted with Logan Heights Community Development Corporation and budgeted \$250,000 to assist displaced families through April with light touch case management and supportive services. These are intended to assist these families as their short-term rental assistance ends next spring. Overall, 323 City families from the County Emergency Temporary Lodging Program reported to the Housing Commission that they had stable housing as of October 2. These include families who received financial assistance from the Housing Commission, those who were pending assistance, and families who did not apply for assistance but spoke to the Housing Commission during outreach efforts.

50 APPROVAL OF THE MINUTES

The minutes of the Regular Housing Commission Meeting of September 13, 2024, were approved on a motion by Commissioner Jackson, seconded by Commissioner Cushman, and passed by a vote of 6-0.

CONSENT AGENDA

Motion by Commissioner Hubbard to approve Item 100 on consent. Seconded by Vice Chair Clumpner and passed by a vote of 6-0.

100 HCR24-076 Adopt an Amended Conflict of Interest Code for the San Diego Housing Commission

That the San Diego Housing Commission (Housing Commission) Board of Commissioners (Board) recommend that the City Council of the City of San Diego (City Council) adopt the amended Conflict of Interest Code for the San Diego Housing Commission.



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DISCUSSION AGENDA

101 HCR24-072 Building Rehabilitation Contract for Presidio Palms

Josh Hoffman, Vice President of Real Estate Development Services, Real Estate Division, presented the request for approval.

Motion by Commissioner Hester to take the following staff recommended actions. Seconded by Vice Chair Clumpner and passed by a vote of 6-0.

That the San Diego Housing Commission (Housing Commission) Board of Commissioners (Board) take the following actions:

- 1) Authorize and direct the Housing Commission to submit an application on behalf of the City of San Diego to the State of California Department of Housing and Community Development (Department) Local Housing Trust Fund Program for grant funds in an amount up to \$5 million in accordance with the July 9, 2024, Notice of Funding Availability (NOFA).
- 2) If the application is approved, authorize Lisa Jones, the Housing Commission's President and Chief Executive Officer (President and CEO), or designee, to commit \$5 million in matching funds on a dollar-for-dollar basis from the City of San Diego (City) Affordable Housing Fund, as required by the Department's NOFA, and execute and deliver a Standard Agreement as required.
- 3) Authorize the Housing Commission's President and CEO, or designee, to amend the list of eligible projects in Attachment 1, if necessary.
- 4) Authorize the Housing Commission's President and CEO, or designee, to execute any and all documents and instruments that are necessary and/or appropriate to implement these approvals, in a form approved by General Counsel, and to take such actions as are necessary and/or appropriate to implement these approvals.

ADJOURNMENT:

Chair Mitchell adjourned the Regular Meeting at 9:45 a.m.

Respectfully submitted,

Scott Marshall

Scott Marshall
Vice President
Communications and Government Relations
San Diego Housing Commission

Approved by,

Jeff Davis

Jeff Davis
Deputy Chief Executive Officer
San Diego Housing Commission