



SAN DIEGO
HOUSING
COMMISSION

MINUTES

**SAN DIEGO HOUSING COMMISSION
MINUTES OF THE REGULAR MEETING
OCTOBER 13, 2023
SMART CORNER
4TH FLOOR CONFERENCE ROOM
1122 BROADWAY
SAN DIEGO, CA 92101**

ATTENDANCE

Present:

Chair Eugene “Mitch” Mitchell
Vice Chair Ryan Clumpner
Commissioner Melinda K. Vásquez
Interim President & CEO Jeff Davis
General Counsel Chuck Christensen

Not present:

Commissioner Johanna Hester
Commissioner Kellee Hubbard
Commissioner Antoine “Tony” Jackson

10 CALL TO ORDER

Chair Mitchell called the Regular Meeting to order at 9:06 a.m.

20 NON-AGENDA PUBLIC COMMENT

Joy Sunyata spoke about the San Diego Housing Commission’s (Housing Commission) informational reports.

30 COMMISSIONER COMMENTS

Vice Chair Clumper asked Housing Commission Executive Vice President of Strategic Initiatives Lisa Jones for the monthly update regarding shelter bed availability. Ms. Jones stated there were 1,930 referrals to shelters in the month of September, and of those, 393 were placed in shelter, for a placement rate of approximately 20 percent. Shelter bed occupancy has been 97 percent to 98 percent, which is essentially full. Functionally, there were no beds available for those who were not placed in shelter.

Commissioner Vásquez inquired if there is a way to identify if the City of San Diego’s unsafe camping ordinance has had any effect on shelter bed availability or occupancy. Ms. Jones said there is not a way to identify who is placed due to the ordinance other than shelter beds specifically set aside, such as 50 beds at Father Joe’s Villages’ Paul Mirabile Center for the Homeless Outreach Team, and 50 beds for



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San Diego Police Department direct placement at the bridge shelter at 16th and Newton, operated by Alpha Project. The safe camping site at 20th and B, which the Housing Commission does not administer, also has been used for San Diego Police Department direct placement. An additional 50 beds out of the 324 beds at Golden Hall also have been identified to be used as direct placement beds. They will be available for San Diego Police Department direct placement as they are vacated through attrition.

Chair Mitchell thanked Ms. Jones for the data about homelessness shelter occupancy. He also thanked the organizations that have supported the Housing Commission's applications for State of California Homekey Program funds. In addition, he said addressing the housing crisis will require a portfolio of solutions, and the Housing Commission should continue to do what it has been doing.

40 REPORT BY THE INTERIM PRESIDENT & CHIEF EXECUTIVE OFFICER

Homekey Awards Update

The State announced that it is awarding \$20.75 million in Homekey program funds to the Housing Commission for two projects. Interim President & Chief Executive Officer Davis thanked Mayor Gloria, the City Council and the Housing Commission Board for their leadership and support of the successful applications for these funds, and Chair Mitchell for his tireless efforts to secure support letters from numerous organizations. The Homekey grants will support the creation of 75 affordable housing units with supportive services for people experiencing homelessness. The County of San Diego is also an important partner in these efforts. In May, the Board of Supervisors approved funding toward these projects and the supportive services for these properties. One project is the Housing Commission's proposed purchase of the Ramada Inn on Midway Drive in Council District 2. The State has awarded \$16.8 million toward the purchase and rehabilitation of this property to create 62 affordable housing units for people experiencing homelessness. In addition, the state awarded \$3.9 million toward the Housing Commission's collaboration with Wakeland Housing and Development Corporation. That project involves the rehabilitation of apartments on Abbott Street, also in Council District 2, to create 13 affordable rental housing units for people experiencing homelessness. Residents at both properties would receive access to a variety of supportive services. The Housing Commission has also committed rental housing vouchers to both properties to help residents pay their rent. Two additional Housing Commission funding applications are still pending a decision from the State for this round of Homekey funds. The Housing Commission has applied for more than \$63 million toward the purchase and rehabilitation of two extended-stay hotel properties to create 266 additional affordable housing units for people experiencing homelessness.

Seniors Safe at Home Program

A new program known as "Seniors Safe at Home" was announced on September 29, 2023. This program will provide a housing lifeline for seniors in San Diego to prevent homelessness and help them remain in their homes. City Council President Sean Elo-Rivera was instrumental in the development of this program. He brought the Housing Commission, Serving Seniors and Lucky Duck Foundation together to collaborate on the "Seniors Safe at Home" program. Eligible seniors with low income who are experiencing a housing crisis will receive \$250, \$500 or \$750 per month toward their rent. The Housing Commission will receive referrals, determine if seniors are eligible for the program, and

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process the payment each month to the senior's landlord. Serving Seniors will provide case management and connect seniors to community resources. Lucky Duck Foundation is investing \$500,000 in philanthropic funds to make this program possible. Many seniors are on fixed or limited incomes that just do not keep pace with the rising cost of living in San Diego. This puts many of them at risk of homelessness. The percentage of unhoused San Diegans who are seniors already is on the rise. A little extra help each month goes a long way toward enabling seniors to remain housed. Intakes for the program began last week and will be continuing in the coming weeks. Seniors interested in this program should call the Housing Commission's HOUSING FIRST – SAN DIEGO phone line at 619-578-7768.

Multidisciplinary Outreach Team Funds

For those who are unsheltered, outreach programs are important to connect them to services they need and, ultimately, to shelter or longer-term housing. The Housing Commission launched the Multidisciplinary Outreach Program last year with funding the City Council specifically set aside for that purpose, as well as funds from the Regional Task Force on Homelessness. Interim President & Chief Executive Officer's update in July 2023, included that additional state funding had been allocated to support the Multidisciplinary Outreach Program. On October 5, 2023, Assemblymember Brian Maienschein, Mayor Gloria and Council President Elo-Rivera formally announced these new state funds at a news conference. The Multidisciplinary Outreach Program serves individuals and families who are among the most vulnerable people experiencing unsheltered homelessness in the City. The program focuses on people experiencing unsheltered homelessness who are among the highest utilizers of the criminal justice, emergency services or homelessness services systems. Many are chronically homeless, living with untreated medical and behavioral health conditions and have not been stably housed in years despite attempts by other programs to serve them. Outreach to these individuals requires more time and attention than other programs. On average, program staff spend 20 hours per week per engaged individual. Currently, 17 people are enrolled in the outreach program, with another three in the process of being enrolled. With these additional state funds, the outreach program will be able to assist another 20 people at a time. The Housing Commission contracts with PATH San Diego to operate the Multidisciplinary Outreach Team. PATH subcontracts with Father Joe's Villages for the healthcare component of the program.

Tizon Opening Celebration

Resident-focused activities like bingo, lunch and a guest musician highlighted a celebration last week of the affordable housing development known as Tizon. This project rehabilitated a former hotel in Rancho Bernardo to create 175 new affordable studio apartments for seniors aged 62 and older with income of 40 percent to 60 percent of San Diego's Area Median Income. Mayor Gloria and Councilmember Marni von Wilpert were among the attendees at the event, which the developer, Affirmed Housing, organized. The Housing Commission awarded 44 rental housing vouchers to help pay rent for the residents with income up to 40 percent of Area Median Income. The Housing Commission was also awarded a \$4 million loan to support the development. Financing also included up to \$24.9 million in tax-exempt Multifamily Housing Revenue Bonds that the Housing Commission Board and the Housing Authority approved. The studios at Tizon will remain affordable for 55 years.

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National Awards

The Housing Commission received four Awards of Merit last week from the National Association of Housing and Redevelopment Officials (NAHRO). The Housing Commission's bond recycling program through an innovative partnership with the California Housing Finance Agency was recognized. Bond recycling allows for the use of bond capacity that is normally lost, and recycles bonds into a new project, without the use of low-income housing tax credits. The rehabilitation of Mariner's Village apartments was also honored. A unique income-averaging approach was used to apply for low-income housing tax credits to complete the first comprehensive rehabilitation of this affordable housing property in 34 years. This project also extended the affordability for the 170 deed-restricted affordable units at the property. A credit-building loan program through the Housing Commission's Achievement Academy also earned an Award of Merit. This program is a collaboration with Local Initiatives Support Corporation and International Rescue Committee. Through a series of installment loans with no interest charges, the program helps participants build their credit scores. Also, the Housing Commission's Emergency Housing Voucher program was honored. This program helped eligible families lease rental homes with these vouchers more quickly than many jurisdictions across the country. Each of the honored programs is also under consideration for a NAHRO Award of Excellence, which will be announced early next year. Only about 20 programs nationwide each year receive an Award of Excellence.

50 APPROVAL OF THE MINUTES

Motion by Vice Chair Clumpner to approve the September 15, 2023, Regular Meeting Minutes. Seconded by Commissioner Vásquez and passed by a vote of 2-0, with Commissioner Vásquez abstaining.

100 HCR23-105 Workshop & Discussion: Deed-Restricted Affordable Housing Preservation Ordinance Framework

Joy Sunyata and Steven Russell commented on the report.

Wendy DeWitt, Vice President, Preservation, Policy and Land Use Department, and Naader Ho, Special Programs Manager, Policy and Land Use Department, presented an informational workshop about the proposed framework for an Affordable Housing Preservation Ordinance for the City of San Diego and stakeholder comments that San Diego Housing Commission (Housing Commission) staff has received about the proposed framework.

101 HCR23-117 Workshop & Discussion: Section 8 Housing Choice Voucher Program

Joy Sunyata and Imani R. commented on the report.

Azucena Valladolid, Executive Vice President, Rental Assistance and Workforce Development, Rental Assistance Division, and Carrie Bell, Senior Vice President of Rental Assistance, Rental Assistance Division, presented an informational workshop to provide an overview of the San Diego Housing Commission's (Housing Commission) rental assistance programs.



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102 HCR23-116 Workshop & Discussion: San Diego Housing Commission Strategic Plan

This item was postponed.

An informational workshop will be presented about the San Diego Housing Commission's (Housing Commission) Strategic Plan for Fiscal Year (FY) 2022 – 2024, which provides the vision, mission, purpose, core values and strategic priorities for the agency. This Strategic Plan builds upon the agency's previous Strategic Plans

ADJOURNMENT

Chair Mitchell adjourned the Regular Meeting at 11:16 a.m.

Respectfully submitted,

Scott Marshall

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

Approved by,

Jeff Davis

Jeff Davis
Interim President & Chief Executive Officer
San Diego Housing Commission