



SAN DIEGO
HOUSING
COMMISSION

MINUTES

**SAN DIEGO HOUSING COMMISSION
MINUTES OF THE REGULAR MEETING
SEPTEMBER 13, 2024
SMART CORNER
4th FLOOR CONFERENCE ROOM
1122 BROADWAY
SAN DIEGO, CALIFORNIA 92101**

ATTENDANCE

Present:

Chair Eugene “Mitch” Mitchell
Vice Chair Ryan Clumpner
Commissioner Johanna Hester
Commissioner Antoine “Tony” Jackson
Commissioner Melinda K. Vásquez
President & CEO Lisa Jones
General Counsel Chuck Christensen

Not Present:

Commissioner Kellee Hubbard
Commissioner Stephen P. Cushman

10 CALL TO ORDER

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

20 NON-AGENDA PUBLIC COMMENT

Olivia Banks spoke about eligibility for flood recovery assistance.

Joy Sunyata spoke about San Diego Housing Commission’s Strategic Plan, California State Senate Bill (SB) 1047 and artificial intelligence.

Asma Abdi spoke about the proposed Mariner’s Cove redevelopment project.

30 COMMISSIONER COMMENTS

Vice Chair Clumper requested the monthly update regarding homelessness shelter bed availability. Jonathon Herrera, Director of Homelessness Innovations, Homelessness Housing Innovations Division, stated that in August, 2,351 referrals for shelter were received, of which 287 were accommodated. That is a 12 percent placement rate. Since July 1, 2024, 4,226 referrals for shelter were received, of which 517 were accommodated. That is also a 12 percent placement rate.



Regular Meeting Minutes of September 13, 2024

A portion of the City of San Diego's Safe Sleeping program has been integrated into the Coordinated Shelter Intake Program. This has provided 405 Safe Sleeping sites between the City's O Lot and B Lot locations. San Diego Housing Commission (Housing Commission) staff will continue conversations with the City's Homelessness Strategies and Solutions Department in October to integrate the remaining portions of their Safe Sleeping program and their Seniors Landing bridge shelter program into the Coordinated Shelter Intake Program.

Vice Chair Clumpner also thanked Chair Mitchell, President and CEO Jones and Housing Commission Homelessness Housing Innovations Division staff for a report sent to Commissioners that provided a summary of all available shelters and a description of adjustments over the past few years.

Vice Chair Clumpner thanked Director Herrera for reminding the Board that demand for homelessness shelter rises in the winter months. It is concerning that the shelters are at all-time lows in terms of the ability to accommodate referrals at the end of summer, and demand for shelters likely will be increasing. President and CEO Jones said the Housing Commission is working on a menu of interventions instead of a single response because the need will be higher in the winter months.

Chair Mitchell said it is important for the Housing Commission to refocus the public on the homelessness crisis. The fall and winter are reminders that addressing the crisis is a matter of humanity and civility. The memo to Commissioners about available shelters sets the stage for shelter bed capacity, and President and CEO Jones has been working on options for the City Council to consider. On top of these issues, the January flooding is a great example of the housing market challenges that exist because the number of people who are still out of their homes and cannot find a place to live is heartbreaking. This isn't about politics. It's about people. This should always be about capacity and what is being done to help people.

40 REPORT BY PRESIDENT & CHIEF EXECUTIVE OFFICER

Homelessness Shelters Update

The Housing Commission has been collaborating with the City's Homelessness Strategies and Solutions Department (HSSD) to identify potential sites and service providers for additional homelessness shelters. President and CEO Jones will be providing an informational update to the Housing Authority on September 17, and per Council direction in late July, the City will present an update on short-term shelter strategies to the Council on September 24, with the Housing Commission attending and potentially participating in the presentation. 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 allow the Housing Commission to continue to receive responses on an ongoing basis and respond to those opportunities. 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



Regular Meeting Minutes of September 13, 2024

performs more comprehensive analysis of these locations as possible shelter sites, in coordination with the Housing Commission’s Homelessness Housing Innovations team and HSSD. To date, Housing Commission and HSSD staff have visited five sites—one identified through the Housing Commission’s RFQ process and four out of six potential sites that the Housing Commission’s Real Estate staff identified. An additional site that was proposed through the RFQ was too small to be feasible as a shelter site, so it was not visited. The Housing Commission is working expeditiously while exercising diligence and prudence in assessing options for short-term shelter solutions. The Housing Commission will continue to do so and provide viable proposals to HSSD to determine next steps as quickly as possible.

Flood Recovery Program Update

Updated data about the Flood Recovery Program for Displaced Residents is available on a dashboard report posted on the Housing Commission’s website on the “at a glance” page under the “about us” menu. Applications have been accepted for assistance from the Flood Recovery Program through August 31. The 359 families who were eligible for and enrolled in the County of San Diego’s Emergency Temporary Lodging Program (ETLP) as of May 23, 2024, were eligible for assistance from The Flood Recovery Program for Displaced Residents. Of those families, 91 percent submitted applications by the deadline. Extensive, ongoing outreach in English and Spanish to all 359 families occurred to encourage them to apply. Eligible families have until September 30, 2024, either to secure stable housing to receive short-term rental assistance or to choose lump sum direct financial assistance. Based on reviews of applications and the funds the Housing Commission has disbursed so far, projections determined that approximately \$6.9 million will be expended to assist displaced families by the conclusion of the Flood Recovery program. This includes the amounts disbursed to assist eligible families as well as short-term rental assistance the Housing Commission has committed to pay through March 2025. Anticipated expenditures also include \$660,000 for the Housing Commission’s contract with the Harvey Family Foundation for housing restoration assistance. This will enable homeowners to rehabilitate damaged homes and re-stabilize families into their homes. Additionally, Logan Heights Community Development Corporation has been contracted and budgeted \$250,000 to assist displaced families through April with light touch case management and supportive services. Projections at this time suggest that approximately \$370,000 to \$430,000 may remain and be available after the Housing Commission has assisted the eligible families who applied. If funds remain available in late October, Councilmembers will be consulted on options to fully utilize any remaining available resources for eligible City of San Diego families. Housing Commission staff has worked diligently to assist these families—through initial emergency short-term lodging efforts before the County’s program started and, more recently, through this Flood Recovery Program.

Affordable Housing Preservation Ordinance

In July 2024, the Housing Commission began holding stakeholder meetings to receive feedback on a draft affordable housing preservation ordinance that will be going to the City Council for consideration. These stakeholder meetings are continuing, with dates scheduled through October. The Housing Commission will also hold a webinar on October 15, 2024, at 6 p.m. for public to provide input. The details about how to participate in the webinar—including the Zoom link—are available at www.sdhc.org.



Regular Meeting Minutes of September 13, 2024

More than 5,600 housing units in the City of San Diego have been identified as properties with affordability restrictions set to expire by 2034. Of those, 1,368 units are considered “high priority” because it is highly likely that their affordability restrictions will end. The other units are considered medium or low priority because of factors that suggest their affordability is more likely to continue. The provisions of the draft ordinance seek to ensure housing opportunities for very low-, low-, and moderate-income households are not permanently removed from the housing stock. The draft ordinance is intended to expand on the rights granted through state law. The creation of an Affordable Housing Preservation Ordinance was one of seven actions the City Council approved in October 2020 to implement a strategy for affordable housing preservation in the City of San Diego.

Healthcare Career Catalyst For Young Adults Graduation

The Healthcare Career Catalyst for Young Adults Program is an initiative in the Housing Commission Achievement Academy. A two-year, \$604,000 grant from Prebys Foundation funds the program. It provides Certified Medical Assistant training and life skills support at no cost to eligible young adults in the City between the ages of 18 and 26 who have low income. The Housing Commission’s Achievement Academy partners with the Western Medical Training Center and the International Rescue Committee’s Center for Economic Opportunity on this program. In August, the first 17 students to complete the program celebrated their graduation at the Housing Commission’s offices. These students are on their way to a life-changing and meaningful career where their new skillsets and kindness will positively impact people’s lives. It is anticipated that approximately 60 more students, or three more cohorts, will be served through this program with the grant funds.

Presidio Palms

In August 2024, the Housing Commission completed its acquisition of the property now known as Presidio Palms. This was an extended-stay hotel property that will be converted into 161 affordable rental housing units with supportive services for people experiencing homelessness. Rehabilitation of the property is anticipated to begin in late October and will be completed for residents to move in by spring of next year. Presidio Palms is one of the properties for which the state awarded Homekey funds to support the creation of affordable housing units with supportive services for San Diegans experiencing homelessness. Since Homekey started in 2020, the state has awarded more than \$105 million to the Housing Commission in collaboration with the City and the County to create more than 600 affordable housing units for people experiencing homelessness. With the purchase of Presidio Palms, more than 550 of those units are at properties the Housing Commission now owns. Thank you to the Board of Commissioners and the City Council for support of these efforts.

50 APPROVAL OF THE MINUTES

The minutes of the Regular Housing Commission Meeting of July 19, 2024, were approved on a motion by Commissioner Jackson, seconded by Vice Chair Clumper, and passed by a vote of 5-0.



Regular Meeting Minutes of September 13, 2024

CONSENT AGENDA

Motion by Commissioner Hester to approve Items 101 and 102 on consent. Seconded by Commissioner Jackson and passed by a vote of 5-0.

101 HCR24-070 Authorization to Apply for State of California Department of Housing and Community Development Local Housing Trust Funds

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.

102 HCR24-067 Award of Legal Services Contracts

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

- 1) Approve the award of two two-year contracts, with three one-year renewal options—one contract with Christensen & Spath LLP in an amount not to exceed \$1,300,000 per year and one contract with Aleshire & Wynder LLP in an amount not to exceed \$700,000 per year—for the provision of legal services to the Housing Commission for a total annual cost not to exceed \$2,000,000.
- 2) Authorize the President and Chief Executive Officer (President and CEO), or designee, to execute the contracts and all documents necessary and/or appropriate to implement these



Regular Meeting Minutes of September 13, 2024

approvals, provided that a copy of the documents is submitted to each Housing Commissioner.

- 3) Authorize the President and CEO, or designee, to substitute funding sources and/or increase compensation by not more than 20 percent of the total agreement amount for the proposed agreement, if necessary, without further action by the Housing Commission Board or the Housing Authority of the City of San Diego, but only if and to the extent that funds are determined to be available for such purposes.
- 4) Authorize the President and CEO, or designee, to perform such other acts that are necessary and/or appropriate to implement these approvals.

ACTION AGENDA:

100 HCR24-073 Award of Contract for Physical Needs Assessment Services

Emmanuel Arellano, Vice President of Asset Management, Real Estate Division, presented the request for approval.

Public testimony by Joy Sunyata.

Motion by Vice Chair Clumpner to take the following staff recommended actions. Seconded by Commissioner Hester and passed by a vote of 5-0.

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

- 1) Approve an award of a one-year contract for the term from September 16, 2024, through September 15, 2025, to Partner Engineering and Science, Inc. in an amount not to exceed \$336,600 to provide Physical Needs Assessment services for the Housing Commission's real estate portfolio.
- 2) Authorize the President and Chief Executive Officer (President and CEO), or designee, to substitute funding sources and/or increase compensation by not more than 10 percent of the total contract amount, if necessary for services not anticipated in the original contract scope of service, without further action by the Housing Commission Board or Housing Authority of the City of San Diego, but only if and to the extent that funds are determined to be available for such purposes.
- 3) Authorize the President and CEO, or designee, to execute 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



Regular Meeting Minutes of September 13, 2024

these approvals, provided that a copy of the documents, signed as to form by General Counsel, is submitted to each Housing Commissioner.

103 HCR24-068 Approve the San Diego Housing Commission’s Calendar Year 2025 State and Federal Advocacy and Legislative Engagement Guide

Thomas DeFranco, Director of Policy, Policy and Land Use Division; Michael Gunning, Chief Strategy Officer, Lighthouse Public Affairs; and Holly Fraumeni De Jesus, Partner, Lighthouse Public Affairs, presented the request for approval.

Public testimony by Joy Sunyata.

Motion by Commissioner Jackson to take the following staff recommended actions. Seconded by Commissioner Vásquez and passed by a vote of 5-0.

That the San Diego Housing Commission (Housing Commission) Board of Commissioners (Board) approve the Calendar Year 2025 State and Federal Advocacy and Legislative Engagement Guide.

104 HCR24-071 Tentative Agreement for a Memorandum of Understanding with Service Employees International Union, Local 221

Michael McKenna, Vice President of Human Resources, presented the request for approval.

Motion by Commissioner Vásquez to take the following staff recommended actions. Seconded by Commissioner Hester and passed by a vote of 5-0.

That the San Diego Housing Commission (Housing Commission) Board of Commissioners (Board) recommend that the Housing Authority of the City of San Diego (Housing Authority) take the following actions:

- 1) Approve the proposed Tentative Agreement (Attachment 1) for a three-year Memorandum of Understanding (MOU) (Attachment 2) between the San Diego Housing Commission (Housing Commission) and Service Employees International Union (SEIU), Local 221 (collectively "Parties"), which SEIU, Local 221 ratified on August 22, 2024.
- 2) Authorize the Housing Commission’s President and Chief Executive Officer (President and CEO), or designee, to implement the changes being proposed for represented employees and implement applicable changes for the non-represented employees of the Housing Commission as well, as has been the Housing Commission’s past practice.
- 3) Authorize the President and CEO, or designee, to substitute the funding sources with other available funding sources so long as the total program/project budget amount after



Regular Meeting Minutes of September 13, 2024

substitution does not exceed the approved total budget, should the operational need arise or should such actions be to the benefit of the Housing Commission and its mission.

- 4) Authorize the President and CEO, or designee, to execute 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.

CLOSED SESSION

The San Diego Housing Commission convened in closed session on Friday, September 13, 2024, at 9:00 a.m. with the following agenda:

- I. Announcement by Counsel of the Matters to be discussed in Closed Session and the basis upon which each will be discussed, as referenced within the Brown Act.
- II. Public Testimony and Comment, if any, concerning any matter on the Closed Session Agenda.
- III. Commissioner comments, if any.
- IV. Commission will convene in closed session to consider the following agenda:
 - A. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION pursuant to subdivision (c) of section 54954.5 of the Government Code and pursuant to subdivision (d)(1) of section 54956.9:

Two (2) matters:

Californians for Equal Rights Foundation v. City of San Diego, Housing Authority of the City of San Diego and San Diego Housing Commission
U.S. District Court Case No. 24-CV-0484-MMA-MSB

Counsel will discuss the litigation.

Francine Maxwell, San Diego Tenants Union vs. San Diego Housing Commission, et. al.
San Diego Superior Court Case No. 37-2023-00047874-CU-CR-CTL

Counsel will discuss the litigation.

- B. CONFERENCE WITH LABOR NEGOTIATORS pursuant to Government Code section 54957.6:



Regular Meeting Minutes of September 13, 2024

Agency Representatives: Lisa Jones, Jeff Davis, Suket Dayal, Michael McKenna, Tina Holmes, Charles B. Christensen and Joel Mason for the San Diego Housing Commission

Employee Organization: Service Employees International Union, Local 221, AFL-CIO

Counsel's Description of General Nature of Closed Session: Agency Representatives will seek direction from the Commission concerning labor negotiations.

V. Announcement of Actions Taken in Closed Session.

The Housing Commission Board of Commissioners gave direction to counsel on the items noticed on the agenda.

VI. Adjournment.

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
Deputy Chief Executive Officer
San Diego Housing Commission