



Housing Council Meeting Minutes

March 1, 2018 | 3851 Rosecrans St. - Coronado Rm C | 11:30am – 1:00pm

AGENDA ITEM	SUMMARY	ACTION
I. Welcome and Introductions <i>Adrienne Berlin & Lisa Huff</i> (co-chairs) 11:30-11:35am	Meeting called to order by Lisa Huff at 11:35am.	
II. Review and Approval of February 2018 Minutes 11:35-11:40am	Minutes approved without corrections.	
III. Public Input 11:40-11:45am	<ul style="list-style-type: none"> <u>Jeffrey Najarian (RI)</u>: A large number of clients with Section 8 vouchers are still unable to find and secure housing. Jeffrey would like to bring forward a request for the Council to consider writing a letter to all housing authorities recognizing that rent payment standards are too low and not reflective of current housing market. Would also like to express the Council's willingness to collaborate in addressing this issue. <ul style="list-style-type: none"> One suggestion to include: For housing authorities to actively create a pool of landlords taking Section 8 vouchers to identify the available housing in each region. Piedad noted that the letter drafted by the Council would have to be reviewed by Piedad and Alfredo before being sent to housing authorities. Piedad expressed support of a regional approach by identifying pool of housing units within each and all regions. Piedad et al will discuss the idea of a list of pool of landlords with SDHC and HCD. MOTION: Motion filed by Jeffrey to vote on issues presented to generate a letter to housing authorities in San Diego County. Seconded by Ronda Gibbs. Ayes: All Nays: 0 Abstentions: 0 Jeffrey will draft the letter and work with Housing Workgroup to refine. 	<p><i>Action Item:</i> Simonne to send link to detailed report on Rapid Housing Efforts. <i>Received and sent to Council 3/1/18.</i></p> <p><i>Follow up item for future meeting:</i> Piedad to give status update on Pool of Landlords/Units.</p>
IV. Co-Chair Updates 11:45-11:50am	No updates.	
V. MHSA Update <i>Adrienne Yancey/Marty Dare</i> 11:50-11:55am	No updates.	



<p>VI. Membership <i>11:55-12:00pm</i></p>	<p>No updates.</p>	
<p>VII. Presentation Affordable Housing/Financing 101 Kwofi Reed Lending Program Officer, LISC San Diego <i>12:00-12:30pm</i></p>	<ul style="list-style-type: none"> • San Diego has a massive backlog of affordable housing units. A few factors have contributed to housing crisis: population has doubled; limited buildable land (undevelopable); constrained public sector resources (elimination of redevelopment/affordable housing funds); and regional rent vs. income trends. • Affordable housing is financed through a public/private partnership and pursued by mission-driven nonprofits and for-profits. It takes approximately three years to develop. • There are three phases of affordable housing development finance: <ul style="list-style-type: none"> ○ Acquisition & Predevelopment (highest risk – 20% of costs) ○ Construction (high risk – 65% of costs) ○ Permanent (lowest risk – final 15% of costs) • 55% of affordable housing is financed through gap financing. 	
<p>VIII. BHS Director’s Update <i>Alfredo Aguirre & Piedad Garcia</i> <i>12:30-12:40pm</i></p>	<p><u>Piedad Garcia:</u></p> <ul style="list-style-type: none"> • BHS has continued to meet with SDHC and HCD to streamline application process and other challenges in getting clients housed. BHS is finalizing recommendations. • <u>No Place Like Home:</u> Case is pending a hearing from a judge with an appeal likely. • Tenant Peer Support Services (TPSS) contract award posting is still pending. 	
<p>IX. Stakeholder Updates <i>12:40-12:50pm</i> MHSA Housing Program <i>Simonne Ruff</i> Residential Care Committee <i>Liz Kruidenier</i> Employment Update <i>Vianey del Ochoa</i></p>	<ul style="list-style-type: none"> • <u>MHSA Housing Program update:</u> Service providers are concentrating efforts on meeting POFA goals. • <u>Residential Care Committee:</u> No meeting last month/no updates. • <u>Employment Update:</u> The first Employment Specialists meeting in February was well-attended. The next meeting will be in May, exact date TBA. 	
<p>X. BHS Housing Council Workgroup <i>Simonne Ruff (CSH)</i> <i>12:50-1:00pm</i></p>	<ul style="list-style-type: none"> • Discussed potential future speakers: <ul style="list-style-type: none"> ○ Steve Russell from San Diego Housing Federation to present to group about potential bond that will be on the ballot in the fall ○ Someone to present on modular housing for affordable housing ○ Whole Person Wellness follow-up/update in a few months ○ TPSS (once announced) 	



- | | | |
|--|---|--|
| | <ul style="list-style-type: none">• Local ballot measures currently moving forward:<ul style="list-style-type: none">○ Property tax moving through City Council process that would create between 5,000 and 7,500 units of affordable housing in the city of San Diego.○ Convention center ballot initiative – would fund work on convention center and create a significant pool of money dedicated to combating homelessness funded through transient (hotel) occupancy tax.• Statewide ballot for \$4 billion bond.• June 7th workgroup meeting will be led by Lisa Huff in Simonne’s absence. | |
|--|---|--|

**NEXT MEETING IS SCHEDULED FOR THURSDAY, April 5, 2018
11:30am–1:00pm, 3851 Rosecrans St – CORONADO ROOM C**