

HOUSING STABILITY FUND OVERSIGHT BOARD
MINUTES OF THE DECEMBER 15, 2021

Board members attending: John Baranski, Bernita Burge, Lydia Eli, Gen Fujioka, Hans How, Alex Lantsberg, Fernando Marti, Remhai Menelik, Shanti Singh

1. Call to order.
2. Approval of November 18, 2021 minutes
3. Housing Stabilization Fund support for acquisitions of at-risk rental housing to prevent displacement
 - a. Update on increased funding by the Board of Supervisors by the Chair
 - b. Recommendations by MOHCD staff regarding the HSFOB's November 18, 2021 resolution to provide predevelopment grants for Small Site Program acquisitions: Lydia Eli, MOHCD staff stated it was MOHCD's intention to pause predevelopment grants until after the release of a report on program reforms in January. It was further stated that it would be more effective to issue a larger grant of \$100,000 to an organization such as MEDA.
 - c. Public comment
 - d. Following public comment the board discussed a number of topics: In response to questions MOHCD stated that the city would continue to consider approving small sites projects after December 31, 2021. MOHCD staff also agreed to provide an ongoing update on new commitments to fund acquisitions and to provide the balance of available funds for the small site program.

A motion was presented by Hans How and seconded by Fernando Marti, that the Board:

1. Approve the allocation of \$9 million presently available in the Housing Stability Fund for the acquisition and rehabilitation of housing through the Small Sites Program as administered by MOHCD; and
2. Request MOHCD staff to provide an update on the recommendations on the Small Sites Program reforms before our budget recommendations are submitted to the Board of Supervisors in March 2022.

After discussion the motion was approved unanimously by the board.

The board further discussed the need for predevelopment support to acquire housing put on the market. Co-Chair Fernando Marti noted that a survey of nonprofit housing organizations indicated there was interest in acquiring over twenty buildings in the upcoming year if the resources including predevelopment funding was made available.

Motion was presented by Gen Fujioka and seconded by Alex Lantsberg, that the Board:

1. Expand the purposes and uses of predevelopment funding as previously authorized by this board to include grants to support co-op formation and outreach to create co-ops, and

2. Authorize MOHCD to aggregate predevelopment grants and in one instance award a grant up to \$100,000 for the Small Site Program.

After discussion the board approved by a vote of 8 ayes, 0 nays, and 1 abstention.

4. Plan for development of HSFOB March 2022 budget recommendations to the Board of Supervisors

a. Presentation by the Chair.

b. Public comment

c. Following public comment the board discussed the Housing Stability Fund ordinance's instructions that MOHCD provide a January report with recommendations to the HSF Board regarding current and future priorities for the fund and that the Board submit its own recommendations to the Board of Supervisors by March 31. Board members expressed interest in forming future committees on the implementation of the ordinance. Board members also discussed a desire to seek public input on the types of uses that the fund should support and that the chair and vice-chair should make a call for concepts before the next January meeting and to convene a working group of the board to recommend the process for considering the public's concepts and idea.

5. General public comments

Adjournment