

**MEETING MINUTES**  
**Our City, Our Home Oversight Committee Meeting**  
February 16, 2021  
9:33 AM - 12:05 PM

This meeting was held by Webex pursuant to the Governor's Executive Orders and Mayoral Emergency Proclamations suspending and modifying requirements for in-person meetings. During the Coronavirus Disease (COVID-19) emergency, the Our City, Our Home Oversight Committee (OCOH) will convene remotely until the Committee is legally authorized to meet in person.

Note: The Our City, Our Home Oversight Committee meetings are live streamed at SFGovTV.org. The agenda, video recording, audio recording, and caption notes are posted at [https://sanfrancisco.granicus.com/ViewPublisher.php?view\\_id=209](https://sanfrancisco.granicus.com/ViewPublisher.php?view_id=209). Supporting materials including presentations and reports are posted at <https://sfcontroller.org/meetings/220>.

**1) Call to Order/Roll Call**

The meeting was called to order at 9:33 am.

Committee Members Present: Member Brett Andrews, Vice Chair Julia D'Antonio, Member Jennifer Friedenbach, Member Shaun Haines, Member Julie Leadbetter, Member Lena Miller, Member Cynthia Nagendra, and Member Ken Reggio.

Committee Members Absent: Chair Shanell Williams

**2) Opportunity for the public to comment on any matters within the Committee's jurisdiction that are not on the agenda.**

No public comment.

**3) Approval, with possible modification of the Minutes of the January 19, 2021 meeting.**

There was a motion by Member Jennifer Friedenbach to approve the January 19, 2021 Minutes. Member Cynthia Nagendra seconded the motion. The motion was approved by Member Brett Andrews, Vice Chair Julia D'Antonio, Member Jennifer Friedenbach, Member Shaun Haines, Member Julie Leadbetter, Member Lena Miller, Member Cynthia Nagendra, and Member Ken Reggio.

Committee Members Absent from Vote: Chair Shanell Williams

No public comment.

**4) Discussion and possible action by the Committee on the housing pipeline and planning around housing acquisition opportunities (30 min)**

Member Ken Reggio, Housing Inventory & Pipeline Liaison, provided introductory remarks. He thanked Emily Cohen, Department of Homelessness and Supportive Housing and Anne Romero, Mayor's Office of Housing and Community Development for their responsiveness and willingness to provide information. He expressed his appreciation to the Committee for

their support for additional housing. He explained that there is an urgency as SIP hotels will likely go away within this year. No one wants to see people go back to the streets. He explained that there are opportunities in the real estate market and the expectations of additional FEMA funds. He wants to know how Prop C funds can leverage more funds in the community. He stated that he asked Emily and Anna to brief the Committee on the status of their departments thinking toward acquisitions and rehab and operations in the future.

Emily Cohen, Department of Homelessness and Supportive Housing discussed the current housing acquisition process. She explained that more details will be provided at the March meeting. She stated that HSH shares the goal of wanting to increase inventory in permanent housing and the desire to take advantage of every opportunity to acquire good deals for supportive housing. She explained that having a long-term strategy on acquisition is important and that it will be in partnership with Real Estate and the Mayor's Office of Housing and Community Development.

HSH issued a Request for Information (RFI) to assess the level of owners' interest in exiting hotels and apartment buildings. HSH is in the process of reviewing the submissions. The goal to acquire and bring more housing is very much aligned with the Mayor's Homeless Recovery Plan of acquiring or leasing 1500 new units of permanent supportive housing. She stated that HSH hopes to have additional state Homekey funding next year, and that a detailed timeline will be available at the next meeting. HSH's real estate partners will be able to provide additional perspectives at the next meeting.

A member requested a master list of all buildings that are potentially available and its breakdown for the difference targeted demographics.

Emily Cohen explained that in terms of acquisition the City has acquired two projects, both for adults experiencing homelessness. There are family buildings in the pipeline. In terms of the criteria, the City looks at the size of buildings. Buildings under 50 units don't meet the economies of scale to make them financially viable, buildings over 250 to 300 units can be challenging to manage. The City is trying to hit 100, 150, 200 units per building, though exceptions are always there.

Anne Romero, Mayor's Office of Housing and Community Development, stated that their role has been to assist HSH and work in partnership on the two Homekey projects by vetting construction scopes and costs together with HSH, underwriting the operating budget and looking at the best practices in the portfolio.

HSH supports acquisition as valuable real estate strategy. HSH strongly encourages the City to look at Homekey projects for the future rounds because it is important to leverage funds.

MOHCD have primarily new construction, and currently 1450 units under construction or predevelopment. In this new construction portfolio, MOHCD collaborated with HSH on targeting around 60% for adults, with other targeting towards families, seniors, and veterans. MOHCD can present at the March meeting on what these projects are. The City has a robust permanent supportive housing and supportive housing pipeline currently utilizing MOHCD financing.

Emily and Anne answered additional questions from the members and stated that additional details will be provided at the next meeting.

There was a public comment from Sammie Rayner with Community Forward. Community forward operates A Woman's Place drop-in center on 13th Street. They advocated for sites dedicated to women and anyone who identifies as a woman.

There was a public comment from Francisco De Costa. They expressed their concerns with building on contaminated land, specifically in the southeast sector of the City.

There was a public comment from Liza. They stated that they would like to know if funding is going towards those living in SROs and hope the City could provide funding to promote the section 9 housing movement.

**5) Discussion and possible action by the Committee on new FEMA Guidelines related to Shelter in Place (SIP) Hotel Reimbursement and Impacts on OCOH Funding for SIP Hotel Costs.**

Ben Rosenfield, Controller provided an update on the new FEMA guidelines related to the SIP hotels. He explained that the City received notification several weeks ago that FEMA revised rules for category B funding that states and local governments receive related to emergency response costs. Category B encompasses a wide array of COVID response, including feeding, hygiene, surge costs and non-congregate shelter. The City is currently waiting for additional detailed guidance from FEMA. The general announcement is that FEMA is shifting from 75% reimbursement for those category B expenditures to 100% reimbursement, with some expanded reimbursement retroactive to the beginning of the emergency. FEMA has also announced they intend to leave that rate in place through this coming September. It doesn't change anything about the eligibility at this point for these programs.

He explained that while SIP hotels (non-congregate shelters) are largely serving FEMA-eligible guests, not all guests and not all costs are eligible for reimbursement, meaning there will still be some portion of general fund costs associated with the program.

Ben Rosenfield also presented and discussed the [OCOH Fund Balance Summaries 2.16.21](#) document that was provided to Committee and is posted to the [OCOH website](#). Per page 3 of the summary, the document shows that while the Controller's Office originally estimated the general fund portion of SIP costs at \$87m for the year, it is now estimated at \$41m for the current budget year. The OCOH Committee recommended releasing approximately \$12m in December 2020 to support current-year costs of the SIP hotel program. As FEMA releases additional guidance about reimbursement, the Controller's Office will determine whether and how much of the \$12m may be returned to the OCOH Fund for other uses.

Ben Rosenfield answered questions from the Committee.

There was a public comment from Francisco De Costa. They expressed their interest in quality of life issues and spoke about their concerns with the lack of accountability and transparency. They stated that the City needs provide an assessment report.

There was a public comment from Sarah Shortt with Community Housing Partnership. They urged the City to use funds to acquire more permanent housing units.

**6) Discussion and possible action by the Committee on the work of Community Liaisons,**

**and other assignment of additional Liaisons appointments or tasks as needed.**

Member Shaun Haines presented his updates as the Community Impact and Communication Liaison. Vice Chair Julia D'Antonio presented her updates as the Community Impact and Accountability Liaison. Member Cynthia Nagendra presented her updates as the Systems Modeling/ Strategic Investment Plan Liaison. Her presentation can be found [here](#). Member Ken Reggio presented his updates as the Housing Inventory & Pipeline Liaison. Member Brett Andrews presented his updates as the Behavioral Health Liaison.

Laura Marshall, Controller Office staff, walked through the updates on the OCOH website, including the new Committee Liaison Activities webpage.

Members requested a centralized calendar to store all Liaison meeting dates and materials.

Members requested a Special Meeting between the March and April standard meetings.

There was a public comment from Francisco De Costa. They expressed frustration with City leadership and departments.

There was a public comment from Liza. They expressed their concerns with the City not doing proper assessments to make sure those who can be immediately housed are housed.

Member Cynthia Nagendra nominated Member Julie Leadbetter as the Diversion/Prevention Liaison. There were no additional nominations.

Member Cynthia Nagendra motioned to appoint Member Julie Leadbetter as the Diversion/Prevention Liaison. Both Member Ken Reggio and Member Shaun Haines seconded the motion. Roll call was taken for the vote.

No additional public comment after the motions.

Yes votes: Vice Chair Julia D'Antonio, Member Jennifer Friedenbach, Member Shaun Haines, Member Julie Leadbetter, Member Lena Miller, Member Cynthia Nagendra, and Member Ken Reggio

Absent from Vote: Member Brett Andrews, Chair Shanell Williams  
Motion passed with 7 votes

**7) Committee to propose agenda items for March 16, 2021 regular meeting or subsequent meetings, and possible action by the Committee in response to this item.**

Member Shaun Haines stated that he would like to review materials prior to the meeting dates.

Members would like a running list of agenda items.

No public comments.

Member Shaun Haines motioned to adjourn the meeting, and Vice Chair Julia D'Antonio

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seconded the motion. Roll call was taken, and the following members voted in agreement to adjourn the meeting: Vice Chair Julia D'Antonio, Member Shaun Haines, Member Julie Leadbetter, Member Lena Miller, Member Cynthia Nagendra, and Member Ken Reggio.

Absent from the Vote: Member Brett Andrews, Member Jennifer Friedenbach, Chair Shanell Williams.

The meeting adjourned at 12:05 pm.