

## MEETING MINUTES

Our City, Our Home Oversight Committee  
October 24, 2024  
Hearing Room 416, City Hall  
9:40 AM – 11:32 AM

### Committee Members

Shanell Williams, Chair  
Julia D'Antonio, Vice Chair  
Jennifer Friedenbach  
Lindsay Haddix  
Jabari Jackson  
Bonnie Preston  
Ruby Bolaria Shifrin  
Zia Villias-Martinis  
Scott Walton

Members of the Our City, Our Home (OCOH) Oversight Committee attended this meeting in-person. The agenda, video recording, audio recording, and caption notes are posted at:  
[https://sanfrancisco.granicus.com/player/clip/47402?view\\_id=209&redirect=true](https://sanfrancisco.granicus.com/player/clip/47402?view_id=209&redirect=true)

Supporting materials including presentations and reports are posted at:  
<https://www.sf.gov/meeting/october-24-2024/our-city-our-home-oversight-committee-regular-meeting>

### 1) **Call to Order**

Chair Williams called the meeting to order at 9:40 am and roll was taken.

#### Roll Call:

Vice Chair D'Antonio: Present  
Member Friedenbach: Present  
Member Haddix: Absent (excused)  
Member Jackson: Present  
Member Preston: Present  
Member Shifrin: Present  
Member Martinis: Present  
Member Walton: Present  
Chair Williams: Present

Chair Williams confirmed the presence of a quorum and read the Ramaytush Ohlone Land Acknowledgement aloud.

Member Walton made a motion to excuse Member Haddix from the October 24, 2024 OCOH Oversight Committee meeting. Vice Chair D'Antonio seconded the motion.

Roll Call:

Vice Chair D'Antonio: Yes  
Member Friedenbach: Yes  
Member Haddix: Absent  
Member Jackson: Yes  
Member Preston: Yes  
Member Shifrin: Yes  
Member Martinis: Yes  
Member Walton: Yes  
Chair Williams: Yes

The motion passed.

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

Chair Williams opened general public comment. There were no in-person or over-the-phone public comments on this item.

- 3) Discussion/Action Item  
***Approval, with possible modification, of the meeting minutes from September 26, 2024.***

Member Preston made a motion to approve the meeting minutes from September 26, 2024. Member Friedenbach seconded the motion.

Chair Williams opened public comment. There were no in-person or over-the-phone public comments on this item.

Roll Call:

Vice Chair D'Antonio: Yes  
Member Friedenbach: Yes  
Member Haddix: Absent  
Member Jackson: Yes  
Member Preston: Yes  
Member Shifrin: Yes  
Member Martinis: Yes  
Member Walton: Yes  
Chair Williams: Yes

The motion passed.

- 4) Discussion/Action Item  
***Presentation on Permanent Housing Service Area – Overview, Cost, Measures, and Impact and Overview of Housing Development and Acquisition Considerations***

Salvador Menjivar, Director of Housing at the Department of Homelessness and Supportive Housing (HSH), began the presentation (linked [here](#)) with a brief overview of the department's housing

budget. He summarized the current and projected budget view across housing programs for adults, transitional age youth (TAY), and families.

Elizabeth Hewson, Manager of Supportive Housing Programs at HSH, provided an overview of the site-based Permanent Supportive Housing (PSH) programs. Since 2020, the City has added over 1,000 new units of PSH to the homelessness response system (HRS) using OCOH funds for acquisition. Eight of the ten acquired PSH buildings also received state funding through “Project Homekey” which allowed for OCOH funding to be distributed across more buildings. OCOH funding also continues to support the ongoing operations at these sites, including support services and property management.

Manager Hewson provided status updates on two newly acquired sites – 1174 Folsom Street and 42 Otis Street. Both are part of the TAY supportive housing program and are anticipated to open this fiscal year. She also provided updates on a few existing PSH sites – the Granada Hotel, Casa Esperanza, and the Mission Inn. These sites received one-time OCOH funding to support building rehabilitations and tenant improvements.

Manager Hewson discussed the FY 2023-2024 outcomes and impacts of OCOH funding. She highlighted that 820 households were served by OCOH-funded PSH. Funding was used to support portions of ongoing operational costs and services at several supportive housing buildings, including the Artmar Hotel, the Cadillac Hotel, and the Post Hotel. She explained that OCOH funding also supports money management services for PSH tenants. HSH has partnered with two existing money management providers to expand service capacity and serve approximately 1,150 additional households. The providers have implemented a new referral process and both agencies can accept new referrals from all PSH programs, regardless of the population.

OCOH also provides ongoing funding to address PSH service equity issues. Previously, approximately \$31 million was invested to address wage inequity and service enhancements. This funding helped to improve staffing levels, increase wages, reduce case management ratios, and enhance support and services for targeted populations, ensuring quality of services and stability for clients in PSH.

Cricket Miller, Manager of Scattered Site Housing at HSH, presented on the OCOH-funded scattered-site housing programs. She provided detailed program updates on Flexible Housing Subsidy Pool (also known as Scattered Site Permanent Supportive Housing), Emergency Housing Voucher, Housing Ladder, Single-Room Occupancy (SRO) Housing Subsidies, Rapid Rehousing, and Shallow Subsidies. Within the Scattered Site program, she clarified that households “served” indicates that the households were placed in housing, not enrolled. She discussed several expansions and increased service capacities within the different programs. Additional details regarding the impact and household outcomes of each program will be discussed in the FY 2023-2024 OCOH Fund Annual Report.

Managers Hewson and Miller discussed successes and challenges of the housing programs. Manager Miller noted the 300% expansion of the scattered-site housing programs through OCOH funds, which enabled the department to serve and house more people. She also noted the high utilization (or “over leasing”) of the Emergency Housing Vouchers (EHV). She acknowledged HSH’s successful programming model for EHV, which has gained national recognition.

Manager Hewson noted the rapid expansion of the site-based PSH portfolio as another achievement. Local funding has allowed HSH to leverage state resources, particularly through the Homekey program. The additional support, along with the partnership with the Mayor’s Office of Housing and

Community Development (MOHCD), has enabled HSH to move more quickly to fill housing gaps. Managers Hewson and Miller also recognized the success of the Permanent Housing Advanced Clinical Services (PHACS) program – a referral partnership between HSH and the Department of Public Health (DPH). The program has helped improved clients’ awareness and access to overall services.

Managers Hewson and Miller discussed a few examples of housing programming challenges, such as staff recruitment and retention, increasing building operating costs, and the high costs of housing in the general housing market and specifically in San Francisco.

Members of the Committee expressed their gratitude for the department’s efforts and dedication to this work.

Member and Shelter Liaison Friedenbach suggested that the department include specific data points in the annual report to clearly show the impacts of the OCOH Fund. She recommended that cumulative data be included to highlight the success of the programs over time. She also engaged with the HSH representatives to clarify the data points included in the presentation. Data Officer Walton suggested that the Rapid Rehousing and Shallow Subsidy program impact data include information on client exits and transitions and offered an overarching suggestion to highlight what is being done for clients who may need extra support.

Chair Williams expressed her interest in inviting staff from the PHACS program to present at a future OCOH Committee meeting.

There was further discussion about the TAY rapid rehousing budget, the department’s external communication plans, and the over-issuance of Emergency Housing Vouchers. Member Shifrin asked how the department handles accounting for “repeat clients” within the Rapid Rehousing program, and what the department is doing to eliminate/reduce re-entry into the HRS.

Vice Chair D’Antonio noted a few housing and programming challenges she is seeing in the community, highlighting the barriers faced by undocumented people. There was discussion about PHACS and the importance of building public awareness of all available programs and services and how to obtain them.

Chair Williams excused herself from the remainder of the meeting at approximately 10:41 am and transferred facilitator duties to Vice Chair D’Antonio. At this time, Controller’s Office staff also announced that SFGovTV was experiencing technical difficulties and that the visual portion of meeting broadcast may be intermittently unavailable.

Lydia Ely, Deputy Director of Housing at MOHCD, presented on MOHCD’s housing development and acquisition considerations (linked [here](#)). She discussed the PSH work that is being done in partnership with HSH, where the focus is on new construction and anti-displacement, with most emphasis on vulnerable communities in San Francisco.

Deputy Director Ely summarized the different affordable housing types and where MOHCD’s work overlaps with HSH. She provided updates on new PSH constructions, active predevelopments, and the department’s affordable housing pipeline. She discussed the considerations that are made for new constructions, the typical timeline for completion, and the many challenges that the departments face during the lifecycle of a housing construction project.

Deputy Director Ely also discussed the department’s efforts to rehabilitate and preserve existing

resources. These efforts are especially critical, from an equity perspective, for those living in 1920's SRO buildings, compared to tenants in newly constructed buildings. The department feels strongly about showing commitment to the older resources as well.

There was discussion between Deputy Director Ely and the Committee about the lack of extremely low-income affordable housing and the department's efforts to obtain more operating subsidies.

Member Jackson noted the concentration of affordable housing options within certain parts of the City and highlighted the lack of affordable housing options in the southeast part of San Francisco. Deputy Director Ely discussed the plans for housing projects and explained that there is an ongoing effort to build affordable housing in other neighborhoods, not just within the central city.

Vice Chair D'Antonio and Deputy Director Ely discussed the difficulties around obtaining housing insurance, specifically among affordable housing developers. Vice Chair D'Antonio urged the departments to consider different housing models and strategies to ensure people from all populations have access to housing.

Vice Chair D'Antonio opened public comment. There were no in-person or over-the-phone public comments on this item.

5) Discussion/Possible Action Item

***Opportunity to propose future agenda items with discussion and possible action by the Committee***

Member Friedenbach expressed interest in a presentation from the Bayview Vehicle Triage Center program. She noted that the program's lease is ending at the end of the year and she would like to know if there are plans for the program to be continued.

Vice Chair D'Antonio opened public comment. There were no in-person or over-the-phone public comments on this item.

6) Adjourn

Vice Chair D'Antonio adjourned the meeting at 11:32 am.

Committee staff and members can be reached at [OCOH.CON@sfgov.org](mailto:OCOH.CON@sfgov.org).