



**Mayor's Office of Housing and Community Development
CITIZEN'S COMMITTEE ON COMMUNITY DEVELOPMENT**

FULL COMMITTEE MEETING

**Tuesday, November 18, 2014
1 South Van Ness Ave., Room 5080
5:00 p.m. – 7:00 p.m.**

MINUTES

1. **Call to Order – By Brian Cheu at 5:15pm**
Committee Members Present - Eddie Ahn, Peter Cohen, Ximena Delgado, Anushka Fernandopulle, Miquel Penn, Irene Yee Riley
City Staff – Brian Cheu, Julia Sabory, Hugo Ramirez
Community Members – Willie Warren

2. **Approval of minutes (Action Item)**
 - A. February 18, 2014
 - B. March 19, 2014
 - C. March 25, 2014
 - D. April 1, 2014
 - E. June 17, 2014
 - F. September 16, 2014

3. **Director's Report (Discussion Only)**
 - Brian Cheu introduced Hugo Ramirez as the newest member of the team.
 - Reported on nonprofit displacement RFP (\$1.6M available; received 26 proposals from non-social service providers and 21 proposals from social service providers (of these 12 applied for financial assistance and 9 applied for technical assistance); Brian was surprised that only 12 nonprofits applied for financial assistance despite extensive publicity, dialogue, and outreach; anticipate 2-3 rounds of funding per year).
 - Discussed idea of multi-tenant social service centers and other potential solutions to nonprofit displacement, (e.g., Central SoMa study to fund social services).
 - Reported on community meeting in the Mission regarding the four future affordable housing developments in the neighborhood. The intent of MOHCD was for the multifamily housing development to engage neighborhood stakeholders around the purposes of these future developments. Neighborhood stakeholders expressed frustration with broader issues of gentrification, the lack of housing affordability, etc.
 - Reported on foreclosure prevention priority for MOHCD and more broadly within the City, and shift in priority (away from foreclosure prevention) of local philanthropic organization.

- Working group of planners, developers, policy makers, etc. around mitigating the effects of a boom economy and housing market. Not as simple as requiring more by way of BMR units.
- Provided perspective on MOHCD's community development investments in relation to other City investments that serve the community, e.g., \$50M in Children's Fund; and shared the sobering reality that the relatively small scale of these community development investments makes it difficult addressing market and other systemic challenges.
- Reported on status of Promise Zone designation application. Submitted last year and was not awarded designation. Given the extensive nature of the application process, it was determined that, instead of rushing to develop an application for this year, the City would revisit preparing an application next year.

4. **Committee Member's Report (Discussion Only)**

None

5. **New Business (Discussion and Possible Action)**

A. Review of comments made at Consolidated Plan Hearings

- Peter commented that the Consolidated Plan did not adequately capture the extent of challenges posed by gentrification, displacement, wealth disparity, and overheated market conditions. He commented that it provides a great vision and clear pathways, but was concerned that these imply a degree of stability that does not really exist. Peter acknowledged the difficulty in incorporating such complex externalities into this kind of plan.
- Brian reflected that the last Consolidated Plan was developed in the context of a deep recession while the current one has been developed in the context of a boom economy.
- Brian also helped others understand the challenges in preparing a cohesive and well-articulated plan when the Consolidated Plan structure has become so rigidly prescribed by HUD causing it to be perceived as disjointed.

B. Review of Draft Request for Proposals

- Brian reported on omnibus RFP for FY15 MOHCD funding and discussed the eventual difficult, painful funding decisions when MOHCD must right-set to actual formula allocation, representing as much as 15% cut to previous prior year (approximately \$650,000).
- Groups that for years had not relied on City funding are being compelled to seek City funding due to financial hardship. Some feel that integrating add-backs to MOHCD funding areas may help mitigate the funding pain.
- Peter commented that it would be useful for funding decision makers to know and understand the entire funding universe for these nonprofits to understand fully the ramifications of the funding decisions

- Brian responded that he will provide City-wide master list of nonprofit grantees, award amounts, funding purposes, awarding department, etc.
- Brian also reported on MOHCD and broader City attempts to engage local philanthropic organizations in a dialogue around coalescing/aligning funding.

C. Meeting Schedule for 2015

- January meeting to consist on reviewing funding criteria, priorities, broader City funding, etc.
- February meeting to review funding recommendations

6. Public Comments

- Willie Warren spoke to the Committee about his concerns around the voter turnout and an article he read about in the Examiner.

7. Adjournment

Brian Cheu adjourned the meeting at 7:00pm.

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