



## **SPECIAL MEETING OF THE HOUSING ADVISORY COMMISSION**

### **Meeting Minutes**

August 11, 2021, 6:00 p.m.  
Virtual, Via Teleconference

Present: Commissioner Bustamante, Commissioner Cabral,  
Commissioner Hoyos, Commissioner Merino, Chair Quero

Absent: Commissioner Lisama, Commissioner Paddock

Also Present: Senior Management Analyst Dorado, Secretary Rodriguez,  
Acting Housing Manager Kurz

*Pursuant to the Governor of the State of California's Executive Order N-29-20, and in the interest of public health and safety during the COVID-19 pandemic, members of the Housing Advisory Commission and staff participated in this meeting via teleconference. All votes were taken by roll call.*

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#### **1. CALL TO ORDER**

*A special meeting of the Housing Advisory Commission of the City of Chula Vista was called to order at 6:06 p.m. via teleconference.*

#### **2. ROLL CALL**

*Secretary Rodriguez called the roll.*

#### **3. CONSENT CALENDAR (Items 3.1 through 3.2)**

**Moved by** Commissioner Bustamante  
**Seconded by** Commissioner Merino

Yes (5): Commissioner Bustamante, Commissioner Cabral, Commissioner Hoyos, Commissioner Merino, and Chair Quero

**Carried (5 to 0)**

**3.1 APPROVAL OF SPECIAL MEETING MINUTES OF JANUARY 13, 2021**

*Commission approve minutes*

**3.2 WRITTEN COMMUNICATIONS**

*Commission approve absence*

**4. PUBLIC COMMENTS**

*Chair Quero called for a two-minute pause to allow members of the public to submit any final electronic comments. Secretary Rodriguez announced that no comments had been received.*

**5. PRESENTATIONS**

**5.1 PRESENTATION BY SOUTHWEST STRATEGIES, OUTREACH CONSULTANT TO THE REDISTRICTING COMMISSION, ON CHULA VISTA REDISTRICTING EFFORTS**

*Melina Meza from Southwest Strategies presented on the importance of participating in the redistricting process. Redistricting occurs every decade with the release of Census data and it is important as it allows residents greater access to government. Census data delayed the redistricting process. Residents of Chula Vista, businesses and anyone with a vested interest in Chula Vista should participate in the process. The redistricting process is broken down into two phases. The first phase will include a series of four workshops one held in each Council district. Phase two includes workshops and public meetings with the process ending in December when the recommended plan goes to Council for approval. Residents can attend any of the scheduled workshops even if it is not held in their district.*

*Chair Quero called for a two-minute pause to allow members of the public to submit any final electronic comments. Secretary Rodriguez announced that no comments had been received.*

**5.2 EMERGENCY RENTAL ASSISTANCE PROGRAM (ERAP) UPDATE**

*Senior Management Analyst Dorado presented on the Emergency Rental Assistance Program, ERAP. The program was launched with community*

*partner SBCS on March 15, 2021 with the application portal open to residents. Seventeen point eighteen million dollars has been received from the U.S. Treasury Department and to date 942 households have received the assistance. From the American Rescue Plan there will be an additional seventeen million dollars to assist households with past-due rent and utility bills. If residents need help with the application portal they can visit the SBCS office located at 430 F Street. Commissioner Bustamante asked if there were any challenges in getting residents to apply and if so what are they. Senior Management Analyst Dorado shared that one challenge is technology. He also shared that a property owner/manager could initiate the application process for a tenant.*

*Chair Quero called for a two-minute pause to allow members of the public to submit any final electronic comments. Secretary Rodriguez announced that no comments had been received.*

## **6. ACTION ITEMS**

### **6.1 ELECT NEW CHAIR AND VICE CHAIR FOR FISCAL YEAR 2021 - 2022**

*Chair Quero shared with commissioners what a great experience he had serving as Chair. He also shared that staff is very helpful and provide a lot of support to the Chair. Commissioner Bustamante nominate Commissioner Cabral as Chair and Commissioner Merino as vice Chair, both accepted the nomination.*

*Chair Quero called for a two-minute pause to allow members of the public to submit any final electronic comments. Secretary Rodriguez announced that no comments had been received.*

**Moved by** Commissioner Bustamante

**Seconded by** Chair Quero

*Motion to elect Commissioner Cabral as Chair and Commissioner Merino as Vice Chair to the Housing Advisory Commission for fiscal year 2021 - 2022.*

Yes (5): Commissioner Bustamante, Commissioner Cabral, Commissioner Hoyos, Commissioner Merino, and Chair Quero

**Carried (5 to 0)**

**6.2 DISCUSSION REGARDING ANNUAL REPORT OF ACTIVITIES FOR FY 20-21 AND AUTHORIZING THE CHAIR TO WORK WITH STAFF TO FINALIZE AND SUBMIT REPORTS TO THE CITY CLERK**

*The report provides a summary of activities performed by the commission. Commissioner Bustamante requested the press conference she along with Commissioner Cabral participated in earlier in the year be included in the report.*

*Chair Quero called for a two-minute pause to allow members of the public to submit any final electronic comments. Secretary Rodriguez announced that no comments had been received.*

**Moved by** Commissioner Bustamante  
**Seconded by** Commissioner Cabral

*Motion to authorize the new Chair, Commissioner Cabral, to work with staff to finalize and submit the annual report of activities for fiscal year 2020 - 2021.*

Yes (5): Commissioner Bustamante, Commissioner Cabral, Commissioner Hoyos, Commissioner Merino, and Chair Quero

**Carried (5 to 0)**

**6.3 CONSIDERATION OF AN APPLICATION FROM CHELSEA INVESTMENT CORPORATION REQUESTING UP TO \$3 MILLION IN HOME INVESTMENT PARTNERSHIP ACT AND HOUSING AUTHORITY FUNDS FOR THE DEVELOPMENT OF A 200-UNIT AFFORDABLE RESIDENTIAL PROJECT IN OTAY RANCH MILLENIA**

*Senior Management Analyst Dorado presented on the affordable housing application submitted by Chelsea Investment Corporation requesting up to three million dollars in gap financing to assist in the development of a two hundred unit affordable residential project. The project, Columba Apartments, will be located in Millenia and consists of a five story stacked flat with community space onsite for residents. Chelsea has over thirty years experience with seven projects in the city. Senior Management Analyst Dorado shared some of the benefits of this project which include, two hundred multi-family affordable rental units, near transit, community space and two thousand square feet of retail space. He also shared that this would be a deferred loan. Heidi Mather and Cheri Hoffman from Chelsea*

*Investmernt Corporation answered several questions from the commissioners regarding the project.*

*Chair Quero called for a two-minute pause to allow members of the public to submit any final electronic comments. Secretary Rodriguez ammounced that no comments had been received.*

**Moved by** Commissioner Merino

**Seconded by** Commissioner Bustamante

*Motion to recommend City Council approve the pre-commitment of funding for Chelsea Investment Corporation.*

Yes (5): Commissioner Bustamante, Commissioner Cabral, Commissioner Hoyos, Commissioner Merino, and Chair Quero

**Carried (5 to 0)**

## OTHER BUSINESS

### 7. STAFF COMMENTS

*Interim Housing Manager Kurz introduced herself to the commissioners. She also reminded commissioners of the upcoming Boards and Commissions recognition event taking place on Thursday, August 19th.*

*Senior Management Analyst Dorado thanked Chair Quero for his service to the Housing Advisory Commission.*

### 8. CHAIR'S COMMENTS

*Chair Quero spoke on how he firsrt came to be involded in the Housing Advisory Commission and hoe he looks foward in seeing everyone on the Boards and Commissions recognition event.*

### 9. COMMISSIONERS' COMMENTS

*Commissioner Bustamante thanked Chair Quero for his leadership and hard work.*

*Commissioner Merino also spoke on how great it has been to work along Chair Quero and glad that Interim Housing Manager Kurz is now part of the team.*

*Commissioner Cabral thanked Chair Quero for his service.*

### 10. ADJOURNMENT

*The meeting was adjourned at 7:53 p.m.*

*Minutes prepared by: Monica Rodriguez, Secretary*

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Monica Rodriguez, Secretary

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