

SPECIAL MEETING OF THE HOUSING AND HOMELESSNESS ADVISORY COMMISSION

Meeting Minutes

February 24, 2025, 3:30 p.m.
City Hall, Bldg. A, Executive Conference Room #103
276 Fourth Avenue, Chula Vista, CA

Present: Commissioner Carlseen, Commissioner Contreras,
Commissioner Paddock, Commissioner Montoya-Cesena,
Commissioner Whitsell, Vice Chair Merino, Chair Cabral

Absent: Commissioner Robinson Opeodu

Also Present: Management Analyst Rodriguez, Management Analyst Barnard,
Director of Housing and Homeless Services Kurz, Housing
Manager Warwick, Senior Planner Stanley, Community
Engagement Specialist Ibarra, Commission Secretary Edgar

Minutes are prepared and ordered to correspond to the agenda.

1. CALL TO ORDER

Chair Cabral called the meeting to order at 3:36 p.m.

2. ROLL CALL

Secretary Edgar called the roll.

3. CONSENT CALENDAR (Items 3.1 through 3.2)

To approve the recommended actions appearing below consent calendar items 3.1 through 3.2. The motion was carried by the following vote:

Moved by Commissioner Whitsell

Seconded by Vice Chair Merino

Yes (6): Commissioner Carlseen, Commissioner Contreras, Commissioner Paddock, Commissioner Whitsell, Vice Chair Merino, and Chair Cabral

Result: Carried (6 to 0)

3.1 Approval of Meeting Minutes

Approve the minutes dated August 20, 2024.

3.2 Consideration of Request for Excused Absences

Consider requests for excused absences as appropriate. There were no requests received.

4. PUBLIC COMMENTS

Robert spoke regarding various topics.

5. ACTION ITEMS

5.1 Housing Funds: HUD Block Grant Programs Funding Priorities for 2025-2029 Consolidated Plan and 2025/26 Annual Action Plan

Management Analyst Barnard gave a presentation.

Jenne Fredrickson and Robert spoke on the item.

5.2 Housing Successor Agency: Appropriation of Funds for Palomar Motel, and Updates

Housing Manager Warwick gave a presentation.

There was a consensus of the Commission to discuss the development of a subcommittee for financial oversight of projects at a future meeting.

Jenne Fredrickson and Robert spoke on the item.

Moved by Chair Cabral

Seconded by Vice Chair Merino

To recommend to the City Council the appropriation of Housing Successor Agency Low and Moderate Income Housing Asset Funds for Fiscal year 2024/2025, in the amount of \$3.0 million for the rehabilitation of the Palomar Motel. The motion was carried by the following vote:

Yes (6): Commissioner Carlseen, Commissioner Contreras, Commissioner Paddock, Commissioner Whitsell, Vice Chair Merino, and Chair Cabral

Result: Carried (6 to 0)

5.3 Housing Successor Agency: Appropriation of Funds for E St Apartments

Housing Manager Warwick gave a presentation.

Kevin Leichner Senior Vice President of Housing and Real Estate Development; Roberto Garcia Project Manager at Community HousingWorks; and Lourdes Delatorre Housing Navigator at Phelps Diego Regional Center provided an overview on the project.

Robert spoke in opposition to the item.

Moved by Commissioner Whitsell

Seconded by Vice Chair Merino

To recommend to the City Council the appropriation of Housing Successor Agency Low and Moderate Income Housing Asset Funds for Fiscal Year 2024/2025, in the amount of \$4.0 million for the development of affordable housing. The motion was carried by the following vote:

Yes (4): Commissioner Paddock, Commissioner Whitsell, Vice Chair Merino, and Chair Cabral

No (1): Commissioner Carlseen

Abstain (1): Commissioner Contreras

Result: Carried (4 to 1)

5.4 Consider Changing the Time of Regular Meetings

Item was pulled and will be heard at a future meeting.

OTHER BUSINESS

6. STAFF COMMENTS

6.1 Chula Vista Village at Otay General Update

Management Analyst Rodriguez gave a presentation.

6.2 Affordable Housing Updates

The item was pulled and will be heard at a future meeting.

7. CHAIR'S COMMENTS

Chair Cabral gave a brief introduction on her background with the commission and welcomed new member, Commissioner Contreras.

8. COMMISSIONERS' COMMENTS

Vice Chair Merino stated the importance of commission meetings and that a quorum is required to have meetings. He welcomed the new member, Commissioner Contreras.

9. ADJOURNMENT

The meeting was adjourned at 6:17 p.m.

Minutes prepared by: Abigail Edgar, Commission Secretary

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