San Diego Regional Housing Finance Authority (SD RHFA) Board Meeting

Wednesday, July 30, 2025
12:00 – 4:00pm
San Diego Community College District (SDCCD)
(3375 Camino del Rio S., San Diego, CA 92108)

1. Welcome and Call to Order
2. Adoption of Board Agenda
3. Non-agenda Public Comment (3 minutes per speaker)
4. Consent Agenda
    - Approve May 27, 2025 Meeting Minutes
    - Approve 2025 Board Meeting Calendar
5. Action Items
    - Approve Fiscal Agent Agreement (between SDCCD Foundation, SD RHFA, and Prebys Foundation)
    - Approve a resolution authorizing certification of board actions
    - Approve a resolution delegating authority to sign approved contracts, authorize payments in accordance with the budget, on behalf of SD RHFA
    - Approve SD RHFA Budget (July 1, 2025 to December 31, 2025)
    - Approve GPLA Contract (July 1, 2025 to December 31, 2025)
6. Break (10 minutes)
7. SD RHFA Board Workshop
8. Meeting Adjournment
    - Next Meeting: Wednesday, August 27th from 1-3pm (SDUSD, EOC Situation Room, 4100 Normal Street, San Diego, CA 92103)

San Diego Regional Housing Finance Authority

Meeting Minutes

May 27, 2025

The initial meeting of the San Diego Regional Housing Finance Authority (SDRHFA) was held on May 27, 2025 at 10:00 a.m. at the San Diego Unified School District Auditorium, 4100 Normal Street, San Diego, CA 92103.

Participants:

- San Diego Unified School District (SDUSD) Trustees Cody Petterson and Richard Barrera
- San Diego Community College District (SDCCD) Trustees Mariah Jameson and Craig Milgrim
- San Diego Unified School District (SDUSD) Interim Superintendent Fabiola Bagula
- San Diego Community College District (SDCCD) Chancellor Gregory Smith
- San Diego Unified School District (SDUSD) General Counsel Andra M. Greene (later appointed as SDRHFA interim legal counsel)

A. Call to Order

Gregory Smith called the meeting to order at 10:08 a.m. and provided opening remarks. Fabiola Bagula also provided opening remarks and welcomed the participants and members of the public.

Smith recognized the partnership between the San Diego Community College District (SDCCD) and the San Diego Unified School District (SDUSD) for the foundational value of creating affordable housing for educational success and the broader social benefit.

Specific thanks were extended to Jennifer LeSar for her work on Senate Bill 440 which was instrumental in establishing the authority and to Bernie Rhinerson for his past leadership on the effort, notably on Measure HH.

B. Adoption of Bylaws

Andra Greene prepared the proposed Bylaws in alignment with SB 440; the document was provided to participants in advance of the meeting for review. The Bylaws are a starting point and will be adjusted in the future as needed.

Motion by Richard Barrera, seconded by Mariah Jameson for adoption of proposed Bylaws, approved unanimously.

C. Election of Officers

Cody Petterson volunteered to serve as Chairperson, and Craig Milgrim volunteered to serve as Vice Chairperson, reflecting the intention for a cross-district leadership balance.

Motion by Richard Barrera, seconded by Cody Petterson, for approval of Cody Petterson as Chairperson and Craig Milgrim as Vice Chairperson, approved unanimously.

D. Workplan and Calendar

The participants decided that the next meeting will be a Workshop to familiarize the participants with planned work and approach. Adoption of a formal workplan will be agendized for a future meeting.

Key points of the workplan will include:

- Importance of visioning (looking out to 2030).
- Considering a possible ballot measure as a key long-term deliverable.
- Focus on establishing mission, values, and consensus-building.
- Need for robust board education and preparation.

External guidance will be provided by Jennifer LeSar who will lead a workshop session on lessons learned from LA Housing Authority, including successful ballot measure strategies.

Meetings will be tentatively scheduled for June, July, and possibly August, 2025 building toward a completed workplan after community and board input. Staff and consultant(s) to propose a meeting schedule and recurring calendar, ensuring input from all members.

Motion by Mariah Jameson, seconded by Richard Barrera, for approval of the development of a workplan and calendar reflecting the above, approved unanimously.

E. Appointment of Ex Officio Members

Cody Petterson nominated Fabiola Bagula to serve as ex-officio member for SDUSD. Gregory Smith had already been appointed by SDCCD. Ex-officio positions are consultative (non-voting, do not affect quorum); proxies may be designated if Bagula and/or Smith are unable to attend.

Motion by Mariah Jameson, seconded by Cody Petterson, for the appointment of Fabiola Bagula and Gregory Smith as ex-officio members, approved unanimously.

F. Appointment of Interim Legal Counsel

For the first few meetings, Andra Greene volunteered to serve as interim legal counsel to ensure governance and public meeting laws are followed.

Motion by Richard Barrera, seconded by Craig Milgrim, to appoint Andra Greene as Interim Legal Counsel, approved unanimously.

G. Public Comment

Participant statements included:

- Emphasis on the transformative potential of the new agency for the San Diego region—not just serving students/staff, but addressing widespread housing needs.
- Connection drawn between housing stability and academic outcomes.
- Inspiration from Vienna's social housing model: aspiration to shift broad community perceptions, seeing affordable housing as an asset and a human right.
- Candid comments on the frustration with inaction on the housing crisis; intent to be proactive.
- Climate and transportation implications of housing policy discussed (need for density and integration with public transit).
- Prioritization of quality, generational housing and equitable access for disproportionately affected communities.
- Interest in workforce development, internships in partnership with trades, and community representation on advisory committees.
- Desire to avoid long delays between agency launch and first built projects.

Members of the public provided testimony. Laurie Coskey congratulated the group; praised Jennifer LeSar's pivotal organizing and "midwife" role in bringing the partnership to fruition; and noted the importance of deep inter-agency relationships and the influence of models observed in Vienna.

Jennifer LeSar expressed dedication to supporting the board; anticipated a rich, active period ahead; highlighted the upcoming opportunity for a robust advisory board (potentially involving up to nine additional members, including San Diego Housing Commission CEO Lisa Jones); and encouraged leveraging the combined expertise and commitment evident on the board.

Both public speakers stressed the historical significance of the agency's formation and the importance of acting decisively where previous efforts have languished.

H. Adjourn

The meeting was adjourned at 10:46 a.m.

Marty Stultz

Director, Board Services

San Diego Unified School District

San Diego Regional Housing Finance Authority (SD-RHFA)
2025 Board Meeting Schedule

Pending Board Approval

Board Members: Cody Petterson (SD Unified), Richard Barrera (SD Unified), Fabi Bagula (SD Unified, Ex-officio), Craig Milgrim (SDCCD), Mariah Jameson (SDCCD), Greg Smith (SDCCD, Ex-officio)

The table below is the proposed meeting calendar for the San Diego Regional Housing Finance Authority (SD RHFA) Board for the remainder of 2025.

DATE	Purpose	Time	Location
Wednesday, July 30, 2025	Workshop	12:00-4:00 PM	San Diego Community College
Wednesday, August 27, 2025	Board Meeting	1:00-3:00 PM	San Diego Unified
Thursday, September 25, 2025	Board Meeting	12:00-2:00 PM	San Diego Community College
Wednesday, October 29, 2025	Board Meeting	2:00-4:00 PM	San Diego Unified
Wednesday, November 19, 2025	Board Meeting	2:00-4:00 PM	San Diego Community College

San Diego Community College District (SDCCD) Location:
San Diego Community College District
3375 Camino del Rio South
San Diego, CA 92108

Parking:
Please feel free to park in any unassigned space, either in front of the building or in one of the parking lots directly behind the building. To access the back lot, turn South on Scheidler Way, (immediately east of the building), then turn right into the first lot behind the building (there will be a disabled sign at the entrance). You may also park in the lot further up the hill if there are no available spaces. A parking permit is not required. Chancellor's Conference Room is located on the third floor in Suite 300.

San Diego Unified School District (SDUSD) Location:
San Diego Unified School District
4100 Normal Street
San Diego, CA 92103

Parking:
Visitor parking available on the front lawn (near the flagpole) on Normal Street.

FISCAL AGENT AGREEMENT

This Fiscal Agent Agreement ("Agreement") is made and entered into as of June 12th, 2025 by and between the San Diego Community College District Foundation, a 501(c)(3) nonprofit organization, with its principal office at 3775 Camino del Rio S, San Diego, CA 92108 (hereinafter referred to as "Fiscal Agent") and the San Diego Regional Housing Finance Authority, a regional housing finance authority created pursuant to California Senate Bill 440 (Sen. 440 Reg. Session)(hereinafter referred to as "Authority").

1. Purpose

The Authority is a regional housing authority formed by the San Diego Community College District and the San Diego Unified School District pursuant to California Senate Bill 440 (Sen. 440 Reg. Session) for the purpose of raising, administering and allocating funding and providing technical assistance at a regional level for affordable housing development.

The purpose of this Agreement is to provide for and establish the terms under which the Fiscal Agent will receive, hold and disburse grant and other funds of the Authority ("Authority Funds"), including $250,000 in grant funds from the Conrad Prebys Foundation which have been deposited with the Fiscal Agent for the support of the Authority.

2. Fiscal Agent Responsibilities

Fiscal Agent shall do the following on behalf of the Authority:

- Receive and hold Authority Funds upon the request of the Authority and/or as required by grantors.
- Establish, manage, and maintain an appropriate system of internal controls, accounting records and documentation of the receipt and disbursement of Authority Funds.
- Disburse Authority Funds for approved expenditures. Fiscal Agent agrees that it will not disburse any funds except upon approval of the Authority.
- Account for the funds according to generally accepted accounting standards and principles.
- Assist the Authority with required audits by providing all documentation related to this Agreement promptly upon request.

3. Administrative Fees

The Fiscal Agent shall be paid a fee equal to five percent (3%) of Authority Funds. The Fee may be deducted by Fiscal Agent upon receipt of deposits.

4. Term and Termination

The Term of this Agreement shall be August 1, 2025 through June 30, 2026 and may be renewed on an annual basis upon the mutual agreement of the Fiscal Agent and the Authority. Either party may terminate this Agreement upon sixty (60) days written notice to the other, except where termination is initiated by the Authority based upon the failure of the Fiscal Agent to carry out its obligations under this Agreement, in which case this Agreement may be immediately terminable by the Authority.

9. Miscellaneous Provisions

a. Independent Organizations: Both entities remain independent and are not forming a joint venture, partnership, or employment relationship.
b. Amendments: Changes to this MOU must be made in writing and signed by both parties.
c. Governing Law: This MOU shall be governed by the laws of California.
d. Entire Agreement: This MOU constitutes the entire agreement between the parties and supersedes and replaces all prior negotiations, proposed contracts or amendments, whether written or oral.
e. Force Majeure. The Authority and Fiscal Agent are excused from performance during the time and to the extent that they are prevented from performing by act of God or other unforeseeable events beyond the reasonable control of either.
f. No Assignments. This Agreement is not assignable by either party, either in whole or in part.
g. Time. Time is of the essence in performance and completion of obligations under the Agreement
h. No Oral Modifications. No term or condition of this Agreement may be modified or amended except by a subsequent writing executed by the Fiscal Agent and the Authority. Verbal or oral modifications to this Agreement are not enforceable.
i. No Waiver. The waiver or delayed enforcement of any term, condition, covenant, or obligation under this Agreement shall not constitute waiver or modification of such term, condition, covenant or obligation or limit, restrict or impair the enforcement of such term, condition, covenant or obligation.
j. Provisions Required By Laws Deemed Inserted. Provisions required by law to be incorporated into this Agreement are deemed incorporated into this Agreement and shall be interpreted and enforced as though such provisions are incorporated into this Agreement.
k. Severability. If any provision of this Agreement is declared or determined by any court of competent jurisdiction to be illegal, invalid or unenforceable, the legality, validity or enforceability of the remaining parts.

Fiscal Agent	**Authority**
San Diego Community College District Foundation	San Diego Regional Housing Finance Authority
By:_____	By:_____
Daniel Troy, Vice Chancellor of Finance and Business Services	Andra M. Greene, Interim General Counsel
Date: _____	Date: _____

SAN DIEGO REGIONAL HOUSING FINANCE AUTHORITY
SAN DIEGO, CALIFORNIA

In the Matter of Authority to Authenticate and Certify Board Action	**)** **)**	**Resolution**

WHEREAS, the San Diego Regional Housing Finance Authority ("Authority") is a regional housing finance authority created pursuant to SB 440 (2023; Skinner) with all of the powers and duties provided for therein: and

WHEREAS, it is necessary for the governing board of the Authority ("Board") to authorize the authentication and certification of resolutions, motions, and other actions of said Board after such resolutions, motions, or actions are approved by said Board at regular, adjourned regular, special or adjourned special meetings.

NOW, THEREFORE, BE IT RESOLVED, that the Board Chairperson and/or General Counsel are hereby authorized to authenticate and certify resolutions, motions, and other actions of the Board after such resolutions, motions, or actions are approved by said Board at regular, adjourned regular, special or adjourned special meetings.

PASSED AND ADOPTED by the governing Board of the San Diego Regional Housing Finance Authority, a public meeting held the 29th day of July, 2025 by the following vote:

AYES:
NAYS:
ABSENT:
ABSTAIN:

oOo

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)

I, Andra M. Greene, Interim General Counsel, San Diego Regional Housing Finance Authority do hereby certify that the foregoing is a full, true and correct copy of a resolution adopted by said board at a meeting thereof held on the day and by the vote above stated, which resolution is on file with the minutes of said meeting.

_____

SAN DIEGO REGIONAL HOUSING FINANCE AUTHORITY
SAN DIEGO, CALIFORNIA

In the Matter of Delegating Authority to Execute Contracts and Authorize Payments	**)** **)**	**Resolution**

WHEREAS, the San Diego Regional Housing Finance Authority ("Authority") is a regional housing finance authority created pursuant to SB 440 (2023; Skinner) with all of the powers and duties provided for therein: and

WHEREAS, it is necessary from time to time for the Authority to enter into contracts and make payments pursuant to such contracts;

NOW, THEREFORE, BE IT RESOLVED, that the Chairperson and/or General Counsel are hereby authorized to execute contracts which have been approved by the Authority and to approve payments pursuant to said contracts.

PASSED AND ADOPTED by the governing Board of the San Diego Regional Housing Finance Authority, a public meeting held the 29th day of July, 2025 by the following vote:

AYES:
NAYS:
ABSENT:
ABSTAIN:

oOo

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)

I, Andra M. Greene, Interim General Counsel, San Diego Regional Housing Finance Authority do hereby certify that the foregoing is a full, true and correct copy of a resolution adopted by said board at a meeting thereof held on the day and by the vote above stated, which resolution is on file with the minutes of said meeting.

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