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