



Working Group Name Subhead Open Sans 18

June 13, 2019, 1:00-2:30 PM
San Diego Housing Commission
1122 Broadway, San Diego, CA 92101

Meeting Notes

In Attendance: City of San Diego Promise Zone (SDPZ), AmeriCorps VISTAs, City of San Diego Economic Development Department (EDD), Habitat for Humanity, Yes In God's Back Yard (YIGBY), San Diego Housing Commission (SDHC), Urban Corps, Funders Together To End Homelessness.

Welcome and Introductions: Working Group Co-chair Azucena Valladolid opened the meeting. A brief overview of the Working Group's goals and subgoals was provided.

Working Group Goal: Add and preserve transit-oriented "green" affordable housing and home ownership in the SDPZ

Subgoal A:

- Create new, ecofriendly, affordable and mixed-income residential units along transit corridors in mixed-use residential/commercial developments. Some units will be targeted to special populations: seniors, homeless, disabled and veterans.

Subgoal B:

- Preserve existing affordable housing in the SDPZ through capital improvement projects to ensure environmental safety.

Subgoal C:

- Administer loans, grants and other mechanisms to help households with low to moderate incomes become first-time homebuyers.

Key Updates from SDHC:

Jenny Cho and Sujata Raman from SDHC's Community Unit team spoke about their team's work and programs.

The San Diego Housing Commission's (SDHC) Choice Communities initiative, developed under SDHC's federal designation as a Moving to Work public housing agency, provides families that receive rental assistance with more flexibility to choose to live in neighborhoods that offer more opportunities for transportation, schools, and employment.

To increase housing opportunities through this initiative and to assist as many low-income families as possible, SDHC updated the payment standards that are used to determine the amount of rental assistance each family receives.

SDHC divided City of San Diego ZIP Codes into three groups, each with its own payment standards:

- Choice Communities
- Enterprise Communities
- Signature Communities

For more information about the program please visit the [webpage](#).

Companion Unit Pilot Program:

As part of SDHC's 2020 proposed budget, a 'Companion Unit' (CU) pilot program is underway to produce CUs at SDHC-owned properties and finance CUs in partnership with private homeowners. The plan is to develop 39 Accessory Dwelling Units (ADU's) in total and 4 for the pilot project. The project will have pre-approved architectural plans and the beneficiaries would need to fall within 100% of the Area Median Income. The search is on to look for additional investors for the project.

Working Group Partner Updates:

Tom Theisen from Yes In God's Back Yard (YIGBY) introduced the Working Group about the work his organization does. YIGBY seeks to utilize available spaces at faith-based institutions to provide affordable housing. They have secured a small seed-funding and are interested in exploring ways to understand how the Opportunity Zone designation can help their efforts.

SDPZ Data and Evaluation:

Overview was provided about SDPZ's data and evaluation work. Further discussion will be initiated in future Working Group meetings to discuss indicators to measure the progress of different Housing programs in the SDPZ.

Action Items and Follow-ups:

- SDPZ staff to research more about how the Opportunity Zone designation could help nonprofits in their fundraising efforts.

Next Meeting Date: TBD