



The City of



Economic Development

MEETING NOTES



Increasing Access to Quality Affordable Housing

September 12, 2019, 3:30-5:00 PM

Logan Heights Library

567 South 28th Street, San Diego 92113

Meeting Notes

In Attendance: City of San Diego Promise Zone (SDPZ), San Diego Housing Commission (SDHC), Yes In God's Back Yard (YIGBY), San Diego Association of Governments (SANDAG), MAAC, Meals on Wheels, Small = Just Right, CalHomeCo Construction, Funders Together (San Diego Grantmakers), Community Member.

Welcome and Introductions: Working Group Co-chair Azucena Valladolid opened the meeting.

SANDAG Update:

Seth Litchney provided an update from SANDAG. SANDAG is currently overseeing the 6th cycle of the Regional Housing Needs Assessment which covers the planning period from 2021-2029. The State determined that the region needs to create 171,000 units during this time and SANDAG is determining how to divide this number among all jurisdictions in the region. Transit and jobs are major factors in the methodology for dividing the units. Of these units, 45,000 are needed for low and very low-income families. The City of San Diego must create 108,000 units. The focus will be on in-fill development. The City's Planning Department is updating the [General Plan Housing Element](#) and is hosting several workshops to engage the public, learn what their housing needs are, and ask how the City can help meet those needs.

SANDAG is developing a Housing Incentive Program, but it is currently in its infancy. Executive Director Hasan Ikhtrata wants to see affordable housing in SANDAG's purview and wants to include it in the 2020 work plan. There will be future public workshops and meetings with planning directors – all for community input. SANDAG will encourage jurisdictions to create policies that address displacement of residents.

Yes In God's Back Yard (YIGBY) Update:

Andy Ballester provided an update for Yes In God's Back Yard (YIGBY). Their mission is to rapidly activate nonprofit owned land (including faith community property) for low-income housing to serve vulnerable populations. They are focusing on large scale, in-fill development of 20-30 units per site through philanthropic funds and impact capital. The goal is to scale up to 3,000 units over the next 5 years.

YIGBY is working with a company called CRATE to develop modular shipping container housing structures that require less time and low cost to construct. to design, pre-fabricate, and install build these structures. CRATE can move through permitting and off-site construction quickly, which expedites the entire process. Designs can vary depending on the project type and need, but all projects can be completed within months.

YIGBY hasn't started construction yet, but they are about 6 months out from breaking ground on the first project. They have reached out to 60 churches or other faith institutions and have received different levels of commitment.

Any questions about this program can be directed to Andy Ballester at andy@yigby.org.

Work Plan Updates:

The remainder of the meeting was dedicated to reviewing the work plan for this working group.

Next Meeting Date:

December 12, 2019
3:30-5:00 PM
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