



The City of



Economic Development

MEETING NOTES



Increasing Access to Affordable Housing

Dec. 12, 2019, 3:30-5 p.m.

Logan Heights Library

567 S. 28 St., San Diego, CA 92113

Meeting Notes

In Attendance: City of San Diego Promise Zone (SDPZ), Home Start, San Diego Housing Commission (SDHC), San Diego Association of Governments (SANDAG), San Diego for Every Child (SDEC), U.S. Department of Housing and Urban Development (HUD), GRID Alternatives, NAACP San Diego.

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

Key Updates from SDHC:

- SDHC released a Notice of Funding Availability in September 2019 for federal rental housing vouchers. The NOFA made available more than \$30 million and 400 federal rental assistance vouchers for the creation of affordable and permanent supportive housing.
- The NOFA closed in November and SDHC is reviewing applications.
 - o The new statewide laws AB1482 and AB329 go into effect in January 2020, which strengthen tenants' rights.
 - o Tenant protections include rent caps, and rent restrictions will include caps on amount and frequency of rent increases and strengthens just-cause eviction protections. Legal Aid Society of San Diego, Inc., is offering educational classes regarding these two new laws
 - o There is no enforcement entity for these laws, so tenants are responsible for their own legal counsel in the case of discrimination

City Councilmember Monica Montgomery's Office (District 4):

- The City passed the inclusionary housing ordinance on Dec. 10, 2019
 - o Inclusionary housing projects will now have a combined average of serving residents who earn 60% of the area median income (AMI)
 - o The City hopes that this will create more economically diverse housing properties and discourage economic segregation
 - o Councilmember Montgomery's office wants developers to start taking advantage of inclusive housing opportunities across all districts

SANDAG:

- The San Diego region is receiving a portion of a \$500 million grant from the state Department of Housing and Community Development (HCD) for the Regional Housing Needs Assessment (RHNA)
 - o This grant funds the local execution of the RHNA, which quantifies existing and future housing needs and informs land use planning
 - o The allotment total for San Diego is \$6.8 million and is representative of the city's population
 - o The money was administered by HCD, but guidelines on spending haven't been released yet
 - o SANDAG will choose how the money is distributed throughout the region, and is doing a needs assessment as part of the proposal
 - o SANDAG is currently working on the application, and is reaching out to stakeholders for collaboration
 - o SANDAG's priority for the RHNA is to incentivize new housing developments

SDPZ Data and Evaluation:

- The Promise Zone wants to focus on data collection efforts. The working group reviewed what metrics are currently measured and what new measurements might be included.
 - o Indicators should reflect specific Promise Zone census tracts rather than zip codes or the City as a whole
 - o Suggested indicators are housing cost burden, number of affordable units, project pipeline analysis, applications for accessory dwelling units (ADU), project lifetime statistics, rates of developer benefit program use, and correlations among child poverty and transit and affordable units
 - o SDHC can provide number of affordable units, but the data won't be perfectly representative
 - o SDHC is working on a portal for an affordable housing resource guide

- SDHC is examining the City of Encinitas' plan and working with the City of San Diego to improve application process for ADUs
- City of San Diego's Economic Development Department has experience using City data and mapping that could assist with data collection

Meeting Schedule for 2020:

- Meetings will continue to be scheduled quarterly, but it was suggested to have additional joint meetings with other working groups
 - A meeting with Increasing Economic Activities might be fruitful, and could be planned for late January or early February

Action Items and Follow-ups:

- Brainstorm a joint meeting with the Economic Development working group
- Schedule the next meeting date

Next Meeting Date:

Thursday, March 12, 2020
3:30-5 p.m.
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