



Increasing Access to Affordable Housing Work Group

Civic Center Plaza

1200 Third Ave, 14th Floor, San Diego, CA 92101

Aug. 9, 2018, 1:00 – 2:30 PM

Meeting Notes

In Attendance: Harder + Co, City of San Diego Promise Zone (SDPZ), AmeriCorps VISTA, San Diego Housing Commission (SDHC), Civic San Diego, San Diego City Council, UPLIFT, Legal Aid Society of San Diego, City Life Church, Self Help Credit Union, Family Health Centers of San Diego, Urban Corps of San Diego, and SAY San Diego.

Welcome and Introductions

Work group chair Jeff Zinner opened the meeting.

Review of July 2018 Working Group Meeting

The Increasing Access to Affordable Housing work group did not meet in July.

Homelessness Response and Coordination

The SDPZ is widening its scope to include homelessness issues in its work activities. This meeting served as the first opportunity for SDPZ Partners to discuss ongoing efforts to combat homelessness, how SDPZ partners can get involved in those efforts and impending funding.

Housing First – San Diego: 2018-2020

The San Diego Housing Commission (SDHC) outlined its three-year homelessness action plan Housing First – San Diego: 2018-2020. Key components include:

- Landlord Engagement and Assistance Program (LEAP)
- New Permanent Supportive Housing
- Rapid Rehousing
- Moving on Rental Assistance
- Homelessness Prevention and Diversion
- Coordinated Outreach

In this outline, the SDHC provided definitions on key terms, such as permanent supportive housing, sponsor-based subsidy and project-based subsidy. Additionally, the SDHC noted that it has already achieved two-thirds of its goal of creating 3,000 permanent housing opportunities.

Funding

New homelessness funding—emergency state block grants and a HUD demonstration grant—coming to San Diego and its Continuum of Care is not a part of SDHC’s Homelessness Action Plan. SDPZ Partners are awaiting guidance from the organizations which will administer the new funding.

There is funding within the SDHC’s Homelessness Action Plan for affordable housing developments. A Notice of Funding Availability (NOFA) will be provided for both sponsor-based and project-based affordable housing developments. Partners suggested giving preference points to projects within the SDPZ.

In discussing the many sources of funding, SDPZ Partners determined that there is no single entity tracking all investments in affordable housing developments.

Community Concerns

SDPZ Partners discussed the many community concerns about homelessness within the SDPZ, namely the storage facilities and the yet-to-be-built homeless navigation center. Community coordination was lacking at the start of these projects, but it has since improved. Additionally, a 24-hour homelessness hotline has been established at the SDHC for community members experiencing any concerning or unsafe behaviors and environments.

An additional community concern is displacement due to gentrification and new development. SDPZ Partners agreed that displacement protections and considerations must be a part of the conversation when discussing economic development.

Updates

- Accessory Dwelling Units (ADUs)
 - Efforts at the SDHC and the City of San Diego’s Economic Development Department to establish ADU financial products for low- and moderate-income (LMI) homeowners are ongoing. Updates will be provided when available.
 - SDPZ partners in the private sector are also exploring the possibility of ADU financial products for LMI homeowners.
 - An ordinance to allow moveable ADUs is expected to be presented to City Council.
 - The City of San Diego Development Services Department is working on an updated informational bulletin on ADU construction.
- A source-of-income anti-discrimination ordinance was passed at City Council. This ordinance is expecting to have a positive impact on LMI renters in the SDPZ.
- A change to the inclusionary housing ordinance is expected to be presented at council committee in September and presented to the full council in October.
- SDPZ Partners were encouraged to familiarize themselves with Opportunity Zones since every census tract in the SDPZ belongs to San Diego’s designated Opportunity Zone.
- The EnVision Center at the SDHC will be yet another layer that will work to improve the lives

of the residents within the SDPZ.

- UPLIFT provided information on Places of Worship Emergency Response Housing (POWER Housing).

Next Steps and Closing

SDPZ Partners agreed to keep the group informed on their efforts around homelessness and affordable housing.

Next Meeting Date:

Second Thursday of Each Month

Civic Center Plaza

1200 Third Ave, 14th Floor, San Diego, CA 92101

Sept. 13, 2018, 1–2:30 p.m.