

SDPZ Increasing Access to Affordable Housing Working Group Meeting

San Diego Housing Commission
1122 Broadway, San Diego, CA 92101
May 17, 2017 1-3pm

Organizations Represented

SD Housing Commission (Co-chair), Civic SD (Co-chair), Representative from Councilmember Georgette Gomez's office, MAAC, SANDAG , Habitat for Humanity, LISC, Housing Federation, Community Housing Works, City of San Diego (SDPZ backbone organization), Housing & Urban Development (SDPZ community liaison), Harder+Company Community Research (consultant).

Review Working Group's May Meeting (First Meeting)

At the last meeting, the group reviewed the objectives of the working group, the Housing goal area and its activities, and discussed how to bring the appropriate stakeholders to the table.

Community Voice and Input

Community engagement is a central component of the SDPZ. At the May meeting of the PZ Co-chairs, the co-chairs from each working group discussed how to best solicit community input during the planning phase. The group agreed that leveraging opportunities in which the community is already coming together to solicit input makes the more sense than creating new groups. In each of the May working group meetings, we are generating lists of where people are aware that community members are already coming together. The Housing Working Group reviewed the list generated by the Education Working Group the day before and added the following:

- Housing Justice Coalition (community advocates and the building trades)
- Housing You Matters Coalition
- Housing Federation has resident engagement program (partnership with MAAC)
- Residents United Network (Housing CA – Statewide organization)
- Neighborhood surveys done by Habitat for Humanity (in Logan Heights for next 2 3 years)
- CDCs that serve as touchpoints
- Sherman Heights Community Center
- Urban Collaborative
- Planning Groups – SE, Encanto, Barrio Logan
- Center for Policy Initiatives

The group also pointed out that there are several multifamily housing operators in the room that could provide opportunities to access the community.

Do the housing needs to be mixed-use? Could it be just residential? Yes, both would be counted.

Review Housing Goals and Activities

The group reviewed each Activity in the Housing Workplan and discussed: *Who is here that works on this activity? Who is not here that needs to be here to accomplish this activity?*

Activity 5A: 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.

Here: LISC, MAAC, Housing Federation, CHW, Housing Commission, Civic San Diego, SANDAG, SD Housing Commission

Not here: MTS, Housing Developers, TSW, Strategic Growth Council

Activity 5B: Preserve existing affordable housing in the SDPZ through capital improvement projects to ensure environmental safety.

Here: Habitat for Humanity (Aging in Place), MAAC has weatherization program,

Not here: Existing owners in affordable housing, GRID alternatives, Circulate San Diego, Rebuilding Together San Diego, Campesinos Unidos (weatherization), Urban Corps, City Parks and Rec, EHC

Activity 5C: Administer loans, grants and other mechanisms to help households with low to moderate incomes become first-time homebuyers.

Here: Habitat for Humanity, SD Housing Commission

Not here: Springboard CDFI (qualifying first time homebuyers, education); Self-Help Credit Union; SD Community Land Trust, Banks (first-time homebuyer programs); Credit Repair Agencies (getting more people ready to meet bank standards).

Are there other intermediaries?

Logic Model and Introduction

One of the first activities of this group will be to build a logic model for the Affordable Housing Goal area. Nicole from Harder+Company shared a logic model template. Logical models range from straightforward to very complex. What will be the right type for this group? Next month, Harder+Company will show models with different levels of detail so that the group can visualize what level is right for this group. Habitat also has examples of logic models to share.

- A working group member suggested a SWOT analysis might be useful. Will there be opportunities to form subcommittees? Yes.

Other relevant updates from the PZ

- Upcoming All Partner Meeting: June 29th, 9-1130 a.m., Jacobs Center for Neighborhood Innovation
- VISTA volunteers are starting in July/August
- EDD CDBG allocations just finished; scoring criteria for next cycle could include PZ points

Action Items and Next Steps

- Katherine will send this group an email with list of organizations to invite and ask for input on who the right contacts are.
- Logic model building will begin at the June meeting.