



San Diego Promise Zone

Housing Affordability Working Group

Thursday, May 25, 2021 | 3:30 – 5:00 PM

Via Zoom

Working Group Goal: To increase access to quality affordable housing.

In Attendance

Austin Legal Group, Chicano Federation, City of San Diego Economic Development, CSA San Diego, Environmental Health Coalition, Funders Together to End Homelessness, Legal Aid Society of San Diego, Regional Task Force on the Homeless, San Diego City College, San Diego for Every Child, San Diego Housing Commission, Small is Just Right, Southeastern San Diego Planning Group, Urban Corps of San Diego County, Yes in God's Backyard

Meeting Notes

Welcome, Agenda Review, and Introduction

Partner Announcements

- **San Diego Promise Zone:** The current cohort of AmeriCorps VISTAs will be finishing their year of service on June 7 and the Promise Zone will be welcoming 4 new VISTAs to the team. The Promise Zone will not host any regular working group meetings in June but will host an All Partner meeting on Thursday, June 17th 2:30 – 4:00 PM. Contact Xio Crespo, XCrespo@sandiego.gov.
- **San Diego for Every Child:** Their Guaranteed Income Project will begin in the fall, stay tuned for more information. They are also hiring for a [Director position](#). Contact Erin Hogeboom, erin@sandiegoforeverychild.org.
- **CSA San Diego:** Contact Matthew Hoeg, matthew@c4sa.org, for information on the need-based trainings offered by CSA San Diego.
- **San Diego Housing Commission:** SDHC is receiving 470 new Emergency Housing Vouchers from the Department of Housing and Urban Development for persons experiencing or at risk of homelessness. Also, their [COVID-19 Housing Stability Assistant Program](#) is still open for applications.
- **City of San Diego:** The City's NOFA for housing is due on July 16 and will be going to City Council in October. This program offers bonus points for housing in Opportunity Zones and the San Diego Promise Zone. Contact Monica Hardman, MHardman@sandiego.gov for more information.

- **Urban Corps of San Diego County:** Urban Corps will be meeting this Thursday to begin the process of building their first tiny home! Contact Lauren Welch, LWelch@urbancorps.org for more information.
- **San Diego City College:** The San Diego Housing Commission and SDCC have collaborated to deliver a new class focused on foundational knowledge of the regions homelessness services industry. The Peer Program is preparing students for careers in homelessness services and programs. For more information about this innovative class contact Kirin Macapugay, kmacapugay@sdccd.edu.

Discussion: Building Out Working Group Activities

- In the past 6 months, working group members have re-evaluated the goals and objectives of this group. Now that these high-level objectives are established, it is time to identify SMART (specific, measurable, attainable, relevant, and time-based) activities to complete as a group.
- The established goals and objectives of this working group are as follows:
 - **Goal:** To increase access to quality affordable housing.
 - **Objectives:** (1) Create and preserve affordable housing; (2) Promote resources for current and future home-owners and renters.
- **Discussion:**
 - Funding: The Promise Zone team does track local, state-wide, and federal funding opportunities *and* many federal grants offer preference points for projects located within the Promise Zone or Opportunity Zones (all Promise Zone census tracts are also Opportunity Zones). Lastly, the Promise Zone works closely with a U.S. HUD liaison who can assist in applications.
 - Communication: A major component of the activities suggested was related to communicating and disseminating information to residents and developers. Moving forward, communication strategies should be discussed.
 - Preservation of NOAH: Preservation of NOAH, naturally-occurring affordable housing, is a major component of Objective I. Working group members suggested using the [SDHC Affordable Housing Preservation Study](#) for more insight on this topic.

Transformative Climate Communities (TCC) Grant Update

Julie Corrales, JulieC@environmentalhealth.org, Environmental Health Coalition

- The Environmental Health Coalition (EHC) provided an update on their Transformative Climate Communities (TCC) Grant Program. They received this planning and implementation grant for \$140 million per year for 3 years to focus on communities most impacted by environmental pollution.
- The communities located in the San Diego Promise Zone, like Southeastern and Barrio Logan, are in the top 95th percentile of pollution in California. Residents of these communities are up to 8x more likely to develop asthma.

- **Projects Included:** Their plan includes projects to collect community feedback, identify sites to improve the tree canopy, showcase history in museum exhibits, urban greening, land trusts, and quarterly workshops.
 - Sign up for the [San Diego Urban Forestry Council's Newsletter](#)
 - Contact Lauren Welch, LWelche@urbancorps.org, if you are interested in getting trees planted in Barrio Logan.

Affordable Housing Trends Presentation

Wendy DeWitt, wendyd@sdhc.org, San Diego Housing Commission

- **Moving to Work Status:** The San Diego Housing Commission (SDHC) received the Moving to Work (MTW) designation from U.S. HUD to provide opportunities for financial self-resilience of renters, rental housing vouchers, initiatives to address homelessness, and creation and preservation of affordable housing.
- **Multi-Family Rental Housing Market Trends:** Since the pandemic, there has been extremely low turnover, raising operating experiences, limited availability (99% occupancy), and the passing of new local, state, and federal support.
- **Multi-Family Housing Lending Market Trends:** Challenges include high demand, increasing interest rates, limited resources, lack of labor, and longer construction time. There are opportunities in middle-income, preservation, and accessory dwelling unit (ADU) housing.
- **Multi-Family Housing Development Market Trends:** Challenges include scarcity of land (especially near schools), increasing cost to build, policy focus on new rather than rehabilitated housing, and competitive funding. There are opportunities in streamlining planning and development and new building methods.
- **Single-Family Housing Lending Market Trends:** Challenges include high purchase price (medium 14.4%), multiple offers per listing, and a seller's market. Opportunities in ADUs, market-rate building, and lower interest rates.

Wrap Up and Adjourn

Next Meeting

Thursday, July 8, 2021 | 3:30 – 5:00 PM

Via Zoom