



The City of



Economic Development

MEETING NOTES

San Diego Promise Zone

Housing Affordability Working Group

Thursday, May 12th, 2022 | 3:30 – 5:00 PM

Via Zoom (Meeting ID: 979 7737 1015 Passcode: 486144)

In Attendance

City of San Diego, Economic Development, Chicano Federation, City of San Diego, CD4, San Diego Housing Commission, Legal Aid Society of San Diego, Catholic Charities Diocese of San Diego, Home Start Inc.

Meeting Notes

Welcome, Agenda Review, and Partner Updates

- Staff welcomed the group and reviewed the day's agenda.
- The group participated in a culture share activity where everyone shared a professional skill that they would learn if they had a chance.

Staff and Partner Updates

- A Partner mentioned that they are having trouble with finding financing prefab houses and ADUs – representatives from the Housing Commission will be following up with Nick Van Minnen.

Housing Policy Updates

Jenny Van Der Heyde; San Diego Housing Commission

- Jenny Van Der Heyde from San Diego Housing Commission provided an overview of the Commissions Policy Program and the status of major legislative developments and funding programs.
- Federal, state and local advocacy and engagement at SDHC looks like:
 - Meeting with elected officials and agency representatives regarding legislation and regulations
 - Advancing policies consistent with SDHC's vision, mission and core values and strategic priorities
 - And monitoring legislative activities to identify issues and legislation that could affect the individuals and families the SDHC's programs serve
- The Commission expects the Governor's revise of the State budget to include an inflation relief measure and more rental assistance.

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- In April, SDHC wrote a letter to San Diego Congressional Delegation, advocating the creation of a refugee housing voucher program to provide short term rental assistance to prevent homelessness among newly arriving refugees.
- SDHC is currently working with the Urban Institute to do a first - time homebuyer study. They are considering expanding this home buyer assistance to middle income people as well.
- In October 2020 City Council approved actions to implement an affordable housing preservation strategy
- The City of San Diego Housing Stability Assistance Program was highlighted
 - As of yesterday, SDHC has made payments totaling \$202,113,430.46 to help pay rent and utilities for 17,165 households with low income that experienced financial hardship due to or during the pandemic.
 - A total of 48,425 applications were submitted to the program between the launch of the application portal on March 15, 2022 and the closure of the application portal on March 31, 2022
- SB 115 was signed into law on February 9th, this bill is intended to provide local jurisdictions with immediate funding through cash flow loans to support programs such as COVID 19 Housing Stability Assistance program
 - Under this legislation the City of San Diego can apply for a cash flow loan of up to the full amount the Housing Commission requested in reallocated funding from the federal government.

Questions:

- Regarding the 202 million dollars that was already distributed: This number represents the number of payments that have been sent out the door, the 92 million represents funding that the federal government has recaptured from places that have not distributed it quickly enough in order to distribute to people who still need it.
 - For more questions regarding this funding please email jennyv@sdhc.org

Eviction Moratorium Extension

Taylor McElroy; Legal Aid Society

- Taylor McElroy briefed the group on the City's no fault Eviction moratorium On April 4th the City of San Diego passed a "no-fault" eviction moratorium as a due course ordinance, which will be effective after 30 days.
- A No fault eviction is when a landlord evicts a month-to-month tenant who has not done anything wrong. Meaning that the tenant is current on rent, or they have pending COVID 19 emergency rental assistance application submitted (by 3/31/2022), the tenants are abiding by the terms of the lease, they are not conducting any criminal or nuisance type behavior on the property.
- Some type of no-fault evictions are allowed, but they are more heavily regulated. These kinds of circumstances may include: Correction of Violation/substantial remodel, withdrawal of residential rent structure from the market, owner or relative occupancy.
- Are there any outreach efforts that the Legal Aid Society is doing that this group can help with and help folks get this information before they need it.

- Legal aid makes sure to create FAQ sections on their websites and they also do presentations to groups of tenants – Partners may reach out to legal aid if they would like to use these services for the people and tenants they serve.
- There are lots of misconceptions and lack of clarity among the public so these education opportunities for folks is essential
- Please reach out to taylorm@lassd.org for more information

Highlighting a Homelessness Services Provider

Vino Pajanor; Catholic Charities Diocese of San Diego

- Catholic Charities Diocese of San Diego provides a wide variety of services for homeless individuals, refugees, and other people in need. Vino Pajanor is the CEO of the organization and gave the group an overview of their work
- Rachel's Women's center is a drop-in day center in Downtown San Diego for women experiencing homelessness,
 - They serve 100-120 women each day, and offer a safe place to rest, shower, to laundry and people can use the center as a mailing address, food is also served every day,
 - They offer housing and resource services to folks who would like to end the cycle of homelessness, as well as behavioral health services, recovery support and skills groups.
 - Onsite community partners include: The Jane Westin Center, North Central Mental Health, NAMI Connection 2 Community and Family Health Centers of San Diego
- Catholic Charities assists Scripps Mercy Hospital with getting shelter for folks who come through their emergency rooms
- The organization also works closely with refugees and asylum seekers. They provide legal services with 6 in house attorneys for immigrants and DOJ accredited representatives who work with people to file their paperwork properly.
- Catholic Charities also provides other community services such as the Emergency Food Distribution Network Plus (EFDN+), The Foster Grandparent Program and Senior Residentials.
- Catholic charities really need volunteers! Please visit <https://ccdsd.org/> to learn more.
- The Catholic Church is also major real estate holder in San Diego – there is an opportunity here for them to convert land that they own to affordable housing
 - Goal to develop 1000-5000 units of affordable housing in San Diego

Wrap Up and Adjourn

Next Meeting

Thursday, July 14th, 2022 | 3:30 – 5:00 PM

Via Zoom (Meeting ID: 160 198 7510)