



The City of



Economic Development

MEETING NOTES

San Diego Promise Zone

Housing Affordability Meeting Minutes

Wednesday, March 27, 2024, | 10:00 - 11:30 AM | Via [Zoom](#) | Meeting ID: 161 652 8469

Working Group Goal / Increase access to quality affordable housing in the SDPZ.

In Attendance

Austin Legal Group (Gina Austin), **Burnham Center for Community Advancement** (Bill Ponder), **Cal Coast Credit Union** (Sylvia Ramirez), **City of San Diego** (Amber Weber, Melissa Elder, Michele Marano, Nathaniel Hillman, Zach Engberg, Bryan Villegas, Ian Hembree, Ronah Famorcan), **Communities for Global Sustainability** (Jay Corrales, Adria Fox, Steph Groce, Maillon Rivera), **IRC Small Business Development Center** (Irene Bwayo), **KIRE Builders** (Stephen Gaspar), **Mayor's Office** (Stephen Hill), **San Diego Habitat for Humanity** (Karen Begin), **Small is Just Right** (Nick Van Minnen), **Social Advocates for Youth (SAY) San Diego** (Marsha Lyon), **Urban Collaborative Project** (Barry Pollard), **YIGBY** (Amy Denhart)

Meeting Notes

Welcome & Introductions

- Co-chairs welcomed partners and reviewed the March 2024 agenda.

Developer Presentations and Q&A:

Amy Denhart, YIGBY

Nick Van Minnen, Small is Just Right

Steph Groce, Adria Fox, Maillon Rivera, Jay Corrales, C4GS

- The Housing Affordability working group heard 3 presentations from local mission-driven housing developers and designers.
- Takeaways from the YIGBY presentation:
 - Amy presented about a project in the Promise Zone on land owned by Bethel AME church. This project involved the demolition of a currently existing duplex, to be replaced by 15 affordable, studio-sized units.
 - The project is transit-oriented, with a bus stop at the front of the building and a trolley stop within easy walking distance.
 - The project is also semi-sustainable, with solar panels on the roof providing some of the electricity.

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- The project will feature common spaces and on-site laundry facilities.
 - Additional information can be seen in the attached presentation.
- YIGBY signed an MOU with Brilliant Corners, dedicating some of the units for formerly unhoused veterans.
- Contained within the presentation was a discussion on the funding sources, and how the new law SB4 would open up land owned by faith-based organizations for housing development.
- Takeaways from the Small is Just Right presentation:
 - Nick is a designer looking to create “right-sized” units designed and organized in a way which builds community among the residents and community.
 - During the presentation, Nick presented a number of examples from other countries which he would like to emulate in San Diego. Many of these examples promote multi-generation city living. These come from other countries like the Netherlands and England, but also U.S. places like Nashville and Seattle. These examples and others can be seen in the attached PDF.
 - He gave some preliminary details on a development he is working on in the Promise Zone, bordering South Bancroft and Ocean View.
- Takeaways from the C4GS presentation:
 - During the presentation, the C4GS team discussed their work on Eco districts, the Mt. Hope Communities LEAP grant recently awarded, and the potential for land trusts to be owned and operated in the Promise Zone, extending affordability to the foreseeable future.
 - For eco-districts, the C4GS team is looking to prioritize a community-input first model, where those in the community get a real say in the composition and structure of the developments in their communities.
 - The C4GS team expressed a desire to build the manpower and political will to advance community land trusts and eco-districts in a real way, as a possibility for addressing the housing crisis while prioritizing sustainability and community involvement. A funding coalition would be the way to get money and voices behind the model. Success would drive further investment.

Promise Zone & Staff Updates

- The Promise Zone team welcomed a new AmeriCorps VISTA, Zach Engberg, who will serve as the second Grants and Research Associate.
- The Promise Zone team is recruiting [AmeriCorps VISTAs](#) for both current positions and positions starting in the summer.
- The Promise Zone team is also hiring for an additional [intern](#).
- Working group updates:

- Jobs and Education: The Jobs and Education working group met on Wednesday, March 6, where we heard from former AmeriCorps VISTA Will Smith who is now the program coordinator with Kitchens for Good. He gave an overview of their tuition-free culinary apprenticeship program. The group also heard from the Dept. Of IT about the US Conference of Mayors Digital Equity Challenge, which is a potential funding opportunity that the city could apply for. Lastly, on March 26, Jobs and Education hosted our annual signature event: [annual youth-led career expo](#), designed to help young people, ages 16 to 24, connect with their peers and learn more about potential career paths. The next Jobs and Education meeting will be held on Wednesday, May 1st, at 10 am [via Zoom](#).
- Healthy Communities and Economic Activity: The Economic Activity and Healthy Communities working groups held a Joint meeting on Wednesday, March 13, where we had presentations from the City of San Diego Transportation Department on their Canopy Trees for Communities initiative, UCP's Resident Leadership Academy, Tree San Diego, and the Economic Development Department on Maintenance Assessment Districts. The next Healthy Communities meeting will be held on Thursday, April 11th at 10 am [via Zoom](#), and Economic Activity will be held the following Wednesday on April 17th at 10 am [via Zoom](#). The upcoming Economic Activities meeting will be discussing planning for a worker cooperatives and housing cooperative workshop/info session!

Wrap Up and Look Forward

- The working group discussed potential future meeting topics and speakers. The group also previewed the next meeting, which will involve hearing from other Promise Zones on progress they have made.
- Additionally, the Promise Zone will be hosting an all-partner meeting in May, date and location TBD. Stay tuned for that information.

Next Steps & Adjourn

- The co-chair thanked those who attended the meeting and encouraged them to leave any feedback through the [Digital Comment Box](#).

Next Meeting

Wednesday, April 24, 2024 | 10:00 – 11:30 AM | Via Zoom

Via Zoom ([Link to Sign Up](#)) | (Meeting ID: 160 869 8761)