



The City of



Economic Development

MEETING NOTES

San Diego Promise Zone

Housing Affordability Meeting Minutes

Thursday, September 18, 2025 | 10:00 - 11:30 AM | Via [Zoom](#) | Meeting ID: 161 652 8469

Working Group Goal / Increase access to quality affordable housing in the San Diego Promise Zone.

In Attendance

City of San Diego (Michele Marano, Amber Weber, Roosevelt Williams III, Amairany Macias, Daniela Salgado, Chrishael Sanchez), **Pacific Community Fund** (Maria Bojorquez-Gomez), **Logan Heights CDC** (William Burties), **San Diego Housing Commission** (Jon Rios), **San Diego Art Matters** (Michael Angelo Camacho), **Jewish Family Service** (Adrian Carrillo), **California Coast Credit Union** (Angel Nolasco), **Abundant Housing LA** (Jessica Goldsmith), **Legal Aid Society of San Diego** (Gilberto Vera), **CSA San Diego County** (Jared Hernandez)

Meeting Notes

Welcome & Introductions

- Co-chair Jon Rios welcomed partners and reviewed the meeting agenda. He offered a Culture Share in recognition of National Hispanic Heritage Month: *What is your favorite tradition related to Hispanic culture?*

Partner Announcements

- **William Burties** (Logan Heights CDC) shared information on a [Homebuyer workshop](#) that several Promise Zone partners hosted. The Monopoly-themed workshop occurred on Sept. 20, 2025 from 10 a.m. - 3 p.m. at Calvary Baptist Church, 719 Cesar E. Chavez Parkway, San Diego 92113.
- Highlights included:
 - A down payment assistance panel
 - First-time home buyer workshop
 - Round robin with real estate experts and lenders
- **Jon Rios** (SDHC) relayed information on City Council's approval of a seven-step action strategy for [affordable housing preservation](#) in 2020. Jon further informed attendants on the council's approval of a 2024 Deed-Restricted Affordable Housing Ordinance. He then explained that in early 2025 of this year a Preservation Fund was approved by the committee.

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- o **Amairany Macias** revealed that CDBG-DR funds for San Diego County totaling \$27,562,586 are available. One such fund available is the Disaster Recovery Multifamily Housing Program which works with developers in areas impacted by disasters, helping to build multifamily housing projects and generate crucial affordable housing units with CDBG-DR funds.
 - Information about the Disaster Recovery Multifamily Housing Program can be found [here](#).
 - A flyer is also available [here](#).

Promise Zone & Staff Updates

- **Chrishael Rose Sanchez** was welcomed as she joined the team mid-June. As the Grants & Research VISTA, she identifies funding opportunities, prepares letters of support, and assists with research that strengthens our Promise Zone efforts. She also is the VISTA who directly supports the Healthy Communities working group.
- We have had over 30 organizations become an official Promise Zone partner since April. New organizations closely aligned with Housing Affordability that have signed an MOU since the last meeting in May are Father Joe's Villages and CSA San Diego County. For a complete list of all partners, please visit the [Promise Zone website](#).
- The Promise Zone has been selected to present as a panel at the Live Well Advance Summit on Oct. 22, 2025. Our session is titled "San Diego Promise Zone: How Cross-Sector Organizations Unite in Community," and the time will be from 1:15-2:00 p.m. Registration to attend the event is free and should open later this month. Jon Rios from the San Diego Housing Commission, Sarah Tuakli Cooper from the Elementary Institute of Science, and Angel Nolasco from Cal Coast Credit Union will join as the panel. An exhibitor application at the time of the working group meeting was pending and has since been approved. The event will be held downtown at the San Diego Convention Center, so please join us if able.
- Save the date for the Dec. 4, 2025 All-Partner Meeting and Mar. 3, 2026 Youth-Led Career Expo.
- The San Diego Promise Zone held a community workshop and listening session regarding the development of the City's Inclusive Public Engagement Guide in Summer 2024. The City's Planning Department now has a webpage where the guide has been released for public review. Residents are invited to attend an in-person workshop, including one in the Promise Zone at Valencia Park/Malcolm X Library, or in a virtual workshop, or will be able to complete an online survey. The Planning Department also offered to prepare an email that was forwarded to the community members who participated in the Summer 2024 Promise Zone workshop that specifically shares how their feedback was incorporated into the guide.
 - o City of San Diego [Inclusive Public Engagement Guide](#)
- The September newsletter spotlight was Alberto "Beto" Vazquez. Beto's involvement in the Promise Zone and similar programs/projects arose out of a need to help his local community, in whatever way he could. He is currently the Director of STEM Engagement & Community Outreach for UC San Diego's Center for Research on Education, Assessment & Teaching Excellence (CREATE) and is also the Director for UCSD's Early

Academic Outreach Program. To nominate a community member for a future Community Spotlight, click [here](#).

Guest Presentation: Gilberto Vera – Eviction Prevention and Other Programs

Director of Housing Justice Collaborative, Legal Aid Society of San Diego

- The Housing Affordability working group heard a presentation from Gilberto Vera about the [Eviction Prevention Program \(EPP\)](#) and its available services.
- Takeaways from the EPP presentation and discussion:
 - Gilberto Vera shared that the program helps renters with low income in the City of San Diego who are facing eviction and other housing issues. This includes San Ysidro and La Jolla.
 - Services provided by Eviction Prevention Program include but are not limited to assistance with pre-eviction notices, assistance filing answers to unlawful detainers (evictions, full representations in eviction cases, request for reasonable accommodations, subsidized housing issues, etc.)
- The Eviction Prevention Program has three dedicated Housing Teams:
 - Fair Housing Team
 - Housing Team
 - Shriver Team
- The Housing Team provides education and outreach for all types of rentals. The Shriver Team provides full scope legal representation for low-income tenants with cases that affect basic human needs. The Fair Housing Team assists with illegal housing discrimination.
- The [Housing Justice Collaborative](#) is a network of community-based, tenant-serving organizations and legal service provider partners who provide support to residents in San Diego County.
- Gilberto Vera's full presentation may be accessed [here](#).

Guest Presentation: Housing Affordability Survey – SDPZ Housing Affordability

Amairany Macias, San Diego Promise Zone

- **Amairany Macias** presented on the [SDPZ Housing Survey](#) recently created by the Housing Affordability working group to assess the needs of the Promise Zone community and help better connect people with existing resources and support.
 - The survey revealed key findings:
 - There is an interest for single and two-bedroom homes in the Promise Zone.
 - Respondents showed interest in moving into the Promise Zone.
 - Assistance is needed with homebuyer education and training/outreach.
- **Amber Weber** followed up with all survey participants who left their email address to provide a short summary of key responses and to invite them to the Sept. 20, 2025 Homebuyer Workshop and provided resources through the working group's webpage.

Promise Zone Priorities & Transition Plan

- **Amber Weber** shared information about where we are with the San Diego Promise Zone. The Promise Zone team is half the size that it was last year; as such, the number of working groups meetings has been reduced to half. She invited participants to recommend organizations or people to present in future working group meetings.
- Priority projects this year include the Youth-Led Career Expo (Mar. 3, 2026), the Community Perception Survey (Mar-April 2026), an Impact Report (for partners to complete), and transition plans. Participants engaged in a poll regarding the Community Perception Survey; most participants preferred using a Google Form to collect ideas for survey questions (link [here](#)), while some were interested in holding a smaller meeting to draft them collaboratively, which will be held on Oct. 23 from 11 a.m. - 12 p.m. Survey questions specific to each working group will be narrowed down and presented at the Oct/Nov. working group meetings.
- Regarding the end of the federal designation, the City's role as the lead entity will change, and the City will continue to support the Promise Zone in other ways moving forward. The Promise Zone Steering Committee will have two planning sessions in September and October, and co-chairs will take ideas from the August and September working group meetings to the planning sessions. Participants discussed how to sustain Promise Zone collaborations after the designation ends and the possibility of expanding to other areas (zip codes) when the time comes. Ideas included identifying a host site for meetings, collaborating with and engaging with other non-profits outside of the Promise Zone, budgeting, etc. Others emphasized exploring capacity-building grants, expansion countywide, and identifying a lead organization.

Partners are still encouraged to submit new activities, or update past activities, into the logic model with this [Google form](#).

Next Steps & Adjourn

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

Next Meeting

Thursday, Nov. 20, 2025 | 10:00 – 11:30 AM | Via Zoom

Via Zoom ([Link to Sign Up](#)) | (Meeting ID: 160 599 4171)