



SAN DIEGO CITY-COUNTY REINVESTMENT TASK FORCE



Minutes of the Regular Meeting
Thursday, September 19, 2019, 1:00 PM
San Diego Housing Commission
1122 Broadway, 5th Floor, Downtown San Diego
RTF meetings will be relocated for 2019 due to construction

For information, contact Daisy Crompton, RTF Manager
 San Diego Housing Commission
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ATTENDANCE

Present:	Monica Montgomery	Rockette Ewell	Adolfo Ventura
	Peter Armstrong	Ricardo Flores	Susan Guinn for Nathan Fletcher
	Antonio Barbosa	Kyra Greene	Angela Zappia for Elizabeth Schott
	Sarah Bowles	Laura Nunn	Stephanie Barrett for Pamela Gabriel
Absent:	Nathan Fletcher	Pamela Gabriel	Frank Robinson
	Chi Elder	Mitch Johnson	Elizabeth Schott

ITEM 1 CALL TO ORDER

Co-Chair Monica Montgomery called the meeting to order at 1:13 p.m.

ITEM 2 NON-AGENDA PUBLIC COMMENT

Civic San Diego representative Gustavo Bidart shared highlights of the support Wells Fargo and US Bank have provided to the organization.

ITEM 3 TASK FORCE MEMBER COMMENTS

Members announced upcoming events, housing development projects, and new CRA ratings.

ITEM 4 APPROVAL OF THE MINUTES

The minutes of the July 20, 2019 Regular Meeting were approved on a motion by Antonio Barbosa, seconded by Ricardo Flores, and passed by a vote of 11-0.

ITEM 5 STAFF REPORT

- Wells Fargo has given the RTF and SDHC a seed grant for a project to expand homeownership counseling and education and build a stronger countywide financial counseling infrastructure. Planning will begin late this fall with program roll-out at the RTF in the beginning of the year.
- A productive July RTF workgroup meeting included community members and continued the discussion at the June meeting around food small businesses and start-ups.
- The FDIC has a new regional rep, Cathy Cho, who with her interagency colleagues is holding a multi-topic CRA Forum on October 29 that will examine CRA-related investment opportunities.

ITEM 6 Information Item: Update on Accessory Dwelling Unit Initiatives

Following up on previous discussions about Accessory Dwelling Units (ADUs) at the RTF, Gary Geiler, Deputy Director for the City of San Diego's Development Services Department, and RTF member Ricardo Flores provided an overview of the City's new regulations that were updated in August. ADU updates include the elimination of the discretionary review, expanded zoning regulations and parking exclusions, and the creation of a Junior Unit Category. To incentivize the development of ADUs, the City is streamlining the permitting process and working with Scott Sherman's office to make pre-approved plans available.

Member comment and questions touched on loan financing, homeowner association restrictions, racial impacts of policies, Jobs Corps student workers, and the property tax welfare exemption.

ITEM 7 Information Item: Local Down Payment Assistance Programs

As part of the RTF's focus this year on homeownership, Sujata Raman and Carrie Tapia of the San Diego Housing Commission (SDHC) provided an update on local down payment assistance programs administered by SDHC's First Time HomeBuyer Program (FTHB). Since the program's 2014 expansion to include the County program, usage has increased by 200%. The FTHB has helped over 5,700 families in the City of San Diego in the form of down payment assistance and deferred loans. The greatest complaint reported is that the limited funds are fully expended early in the year.

Karla Ruiz, a local real estate agent, outlined a potential concern that many agents either are unaware of the FTHB program or have low participation due to possible delays the program may put on the home buying process. Because the home buying process can take time and sometimes escrow is cancelled due to other factors, clients may lose the opportunity to participate in the FTHB program when it closes before the client finds housing.

Member comment touched on the expansion of funding sources, advocacy for FTHB programs, and the ways in which homeownership is a pathway to economic sustainability for families as well as providing benefit to the community.

ITEM 8 Information Item: Small Business Impact Lending Matrix

Angela Zappia from Accion San Diego distributed the new Small Business Impact Lending Matrix previously discussed at the RTF. The matrix is an overview of the different loan resources available from local social-mission lenders for small businesses. The RTF's members and co-chairs discussed these resources and how to disseminate this information to the community. The matrix provides insight into possible gaps and offers lenders the opportunity to refer to each other as well as build a network of support for small businesses. The RTF's members will take these ideas and continue to compile resources as well as share expanded lending opportunities with clients.

ADJOURNMENT

Co-Chair Monica Montgomery adjourned the meeting at 2:36 p.m.

Respectfully submitted,
Daisy Crompton – Reinvestment Task Force Manager
San Diego Housing Commission