



SAN DIEGO CITY-COUNTY REINVESTMENT TASK FORCE



**Minutes of the Regular Meeting
Thursday, May 25, 2023, 2:00 PM
San Diego Housing Commission
1122 Broadway, Downtown San Diego**

With this meeting, the Reinvestment Task Force has resumed meeting in person.
Recording archived at <https://www.youtube.com/watch?v=FTOc6M2UiUc>

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ATTENDANCE

Present: Monica Montgomery Steppe (Co-Chair) Joel Anderson (Co-Chair) Pamela Gabriel	Sergio Quero Ali Tarzi Rockette Ewell Antonio Barbosa	Elizabeth Schott Stephen Russell Peter Armstrong Monica Garry for Mitch Johnson
Absent: Mitch Johnson	Ricardo Flores	Adolfo Ventura

ITEM 1 CALL TO ORDER

Co-Chair Monica Montgomery Steppe called the meeting to order at 2:03 p.m.

ITEM 2 NON-AGENDA PUBLIC COMMENT

There were no non-agenda comments from members of the public.

ITEM 3 TASK FORCE MEMBER COMMENTS

Stephen Russell announced that the Housing Federation’s School of Affordable Housing program for property management training has had several cohorts at Mira Costa College. The Federation is also working with the National Development Council on a training program for Developers of Color, with classes beginning this August. Co-Chair Monica Montgomery Steppe, who also serves on the California Reparations Task Force, said that the task force will deliver its official report, along with all recommendations, to the State Legislature on June 29 in Sacramento. The report includes five categories of reparations, modeled after the United Nations international definition of reparations.

ITEM 4 APPROVAL OF MINUTES

The minutes of the February 21, 2023, special meeting were approved by a motion of Stephen Russell, seconded by Antonio Barbosa, and passed by a vote of 8-0.

ITEM 5 STAFF REPORT

Members are invited to provide future agenda item topics to RTF Manager Daisy Crompton. The next meeting will include an agenda item addressing zero interest loans and alternative lending products for the Islamic community. Experts and specialists with interest in speaking on the subject are invited to contact Daisy. Other topics she’s following for possible presentations include: documentation status and home ownership, the impact of incarceration on Black and minority wealth, childcare’s impact on employment and financial stability, the upcoming Reparations Task Force report, TikTok as an emerging source of financial education, and the potential for AI to provide customized financial coaching. The RTF’s priority continues to the Wells Fargo-funded WORTH Homeownership Equity project, which has a goal of 5,000 new BIPOC homeowners through the year 2025. The project is still in the operationalizing

stage. Funding is supporting the roll-out of two financial assistance products by July 1st: Re-funding of LIISC and Urban League's Black Homebuyer Program, and SDHC's middle-income loan and grant pilot.

ITEM 6 Information Item: Federal Funding For Minority Entrepreneurs

Elizabeth Schott, CEO of Accessity, a Community Development Financial Institution (CDFI), presented on the CDFI Equitable Recovery Program, which provides access to capital, education and training for both start-up entrepreneurs as well as expanding businesses, primarily from BIPOC and low-to-moderate income groups. Additional Federal funding of \$1.73 billion has been awarded to 600 CDFI institutions, nationwide, to address disproportionate economic impacts from the COVID-19 pandemic, and Accessity was the second largest recipient of funding in California. The funding will go to minority-owned small businesses in eligible census tracts in the form of flexible loan products and grants. Comments from members of the RTF included inquiries about eligibility, scope, and timelines. Trending challenges for small business entrepreneurs include inflation, access to capital, predatory lending, staffing competition, and streamlining processes and resources. Comments from members of the RTF expressed support for the timing of the programs and the importance of addressing ongoing impacts from the pandemic.

ITEM 7 Information Item: City of San Diego Housing Element

Seth Litchney, Housing Policy Development Program Manager at the City of San Diego's Planning Department, provided an overview of the Planning Department and how the Housing Element leads to policy proposals that come to the City Council. The City of San Diego's General Plan is the comprehensive plan for growth and development, containing ten distinct Elements, of which the Housing Element is one. The General Plan informs updates to the unique Community Plans for each of the city's 50 community planning areas. In addition to identifying where housing can be located and ensuring available zoning, new programs try to ensure the housing is actually built. The Mayor's new Housing Action Package makes amendments to the land development code to encourage more housing development, building upon the previous Housing Action Package by incentivizing diverse and affordable home products, affirmatively furthering fair housing, and addressing climate and equity goals. It also implements Senate Bill 10, allowing up to 10 homes to be built on any parcel in an urban infill site or near public transit. San Diego is one of the few cities in the state trying to adopt an ordinance for implementation. Adoption of the current Housing Action Package is anticipated in the Summer of 2023.

There was one comment from a member of the public regarding City and County timelines for entitlements and permits, and concern about creating pockets of poverty in LMI communities. Comments from the RTF touched on efforts to streamline development timelines; concern that Vehicle Miles Traveled rules (VMT) could prevent minorities from moving to affordable rural communities; tax revenue from new homes; funding for infrastructure and social services; construction development lending; maintaining ministerial approvals; and preservation of affordable housing.

ITEM 8 Information Item: Neighborhood Assistance Corporation of America (NACA)

Sharon Bogne, Mortgage Loan Originator at Neighborhood Assistance Corporation of America (NACA) provided an overview of the nonprofit's low-cost home loans for homebuyers with income, credit and savings challenges and their expansion in San Diego County as part of the Homeownership Equity Project. NACA is one of the largest HUD-approved counseling organizations in the U.S. and has several funding programs designed to assist with home purchase, refinance, property repair, and new construction. With 50 offices in the U.S., the organization has helped over 75,000 homebuyers, 85% of whom are BIPOC. Loan amounts are based on affordability for the individual buyer. SDHC Achievement Academy's Juanita Villalvazo, Workforce Readiness Specialist, covered financial coaching and loan qualification services provided through the Achievement Academy's homebuying preparation program, and how NACA is seen as an additional resource allowing clients to have more buying power. NACA is in the initial process of becoming an approved lender partner with the SDHC's First Time Homebuyer Program. Comments from members of the RTF commended the presenter and the entire network of HUD certified counselors and community partners, and inquired about how the public becomes informed about NACA's programs.

ADJOURNMENT

Co-Chair Monica Montgomery Steppe adjourned the meeting at 3:56 p.m.

Respectfully submitted, Daisy Crompton, RTF Manager, San Diego Housing Commission