



SAN DIEGO CITY-COUNTY REINVESTMENT TASK FORCE



**Minutes of the Regular Meeting
Thursday, September 5, 2024, 2:00 PM**

**San Diego Housing Commission
1122 Broadway, Downtown San Diego**

Meeting recording archived at <https://www.youtube.com/live/yskFBKr6pqE>.

For information, contact Daisy Crompton, RTF Manager
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ATTENDANCE

Present: Monica Montgomery Steppe	Sean Elo-Rivera	Peter Armstrong
Ana Padilla for Antonio Barbosa	Irene Bwayo	Emilie Dang
Mandy Koehl for Enrique Meza	Sergio Quero	Kwofi Reed
Gordon Boerner for Elizabeth Schott	Stephen Russell	Adolfo Ventura

Absent: Antonio Barbosa	Estela De Los Rios	Ricardo Flores
Pamela Gabriel	Enrique Meza	Elizabeth Schott

ITEM 1 CALL TO ORDER

Co-Chair Monica Montgomery Steppe called the meeting to order at 2:02 p.m.

ITEM 2 NON-AGENDA PUBLIC COMMENT

None.

ITEM 3 TASK FORCE MEMBER COMMENTS

Stephen Russell shared information about the Housing Federation’s upcoming annual conference and proposed an RTF workshop discussion on creating more for-sale housing affordable to middle and lower-income households.

ITEM 4 APPROVAL OF MINUTES

The minutes of the June 6, 2024 regular meeting were approved by a motion of Monica Montgomery Steppe, seconded by Sergio Quero, and passed by a vote of 12-0.

ITEM 5 STAFF REPORT

CSA San Diego County, represented by Estela De Los Rios, has been appointed to the RTF. Today’s RTF agenda capitalizes on interlinkages between the Promise Zone, affordable housing preservation, and small and microbusiness health, support and programs. Agenda items planned or being considered for October and November are Opportunity Zones, post-disaster wealth stripping and predatory financial and real estate activities, and the RTF’s annual survey. Raising awareness of the rise, variety, widespread reach and wealth-stripping impacts of financial scams and theft, which are affecting more and more family members and people that we know, may also be an informative future topic.

ITEM 6 Information Item: City of San Diego Affordable Housing Preservation Strategy

Wendy DeWitt and Naader Ho from the Housing Commission's Policy Department presented an [overview](#) of the Commission/City of San Diego's affordable housing preservation strategy and background. The Commission is seeking feedback on a proposed ordinance that will be heard at the City Council this fall. Policymakers are also exploring creation of a public-private loan fund. A robust discussion and question & answer session followed, with RTF members remarking on the critical need to preserve affordable housing; the daunting size of investment needed; opportunities for bank follow-up; the cost effectiveness of securing long-term affordability restrictions versus providing annual rental subsidies; and the long runway and infrastructure needed to prepare organizations to participate in preservation work, including co-op conversion. There was no public comment.

ITEM 7 Information Item: San Diego's 10-Year Promise Zone -- Eight Years In

Amber Weber, the City of San Diego's Promise Zone manager, provided an [update](#) on the Promise Zone's activities, from small business walks to grant assistance. SDHC's Jon Rios, co-chair of the Promise Zone's Housing Affordability Workgroup, talked about affordable housing in the Promise Zone and showed a map of SDHC investments. Representatives from Cal Coast Credit Union described their service desk at Logan Heights CDC, plans for opening a new branch in the Promise Zone, and their financial education and outreach activities in the zone. The speakers also touched on the recent Co-Op Convening, lack of bank and ATM access in many parts of the zone, the need for high-speed internet to access banking services. There was no public comment. RTF member comment addressed broadband accessibility, financial workshops, ongoing needs especially for bank partnerships, and other issues. Discussion was kept short due to time constraints.

ITEM 8 Information Item: Federal Small Business Equitable Recovery Program

Accessity's Gordon Boerner and SBDC's Danny Fitzgerald [updated](#) the RTF on several programs that they have previously previewed at the RTF, and provided an overview of the needs and trends they're seeing among small businesses. [Accessity's Emerge loan](#), funded with a federal Equitable Recovery Program grant, has provided 124 loans averaging \$21,000 each and still has funding for approximately 75 loans. San Diego County's Covid relief loan fund, administered by Accessity, assisted 178 small businesses with paying employees, past due rent, and more. Businesses served included many hair salons, small restaurants and food trucks. Current small business challenges they're seeing are increased operating costs and cost of goods sold, an observed drop in consumer spending, accounts receivable payment delays, and increased rent, especially when Real Estate Investment Trusts buy the commercial property holding a lease. SBDC's recent small business survey has shown a shift in challenges from revenue and sales concerns in 2018 to now recruiting and retaining staff, and finding affordable office and commercial space. There was no public comment. Due to time runovers, there was no member comment.

ADJOURNMENT

Sean Elo-Rivera adjourned the meeting at 4:03 p.m.

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