



# SAN DIEGO CITY-COUNTY REINVESTMENT TASK FORCE



**Minutes of the Regular Meeting  
Thursday, October 3, 2024, 2:00 PM**

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

Meeting recording archived at <https://www.youtube.com/watch?v=efLVAAX2twQ&t=94s>.

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## ATTENDANCE

<b>Present:</b> Monica Montgomery Steppe	Sean Elo-Rivera	Peter Armstrong
Ali Tarzi for Emilie Dang	Antonio Barbosa	Irene Bwayo
Jared Hernandez for Estela De Los Rios	Enrique Meza	Sergio Quero
Jimmy Chen for Ricardo Flores	Kwofi Reed	Stephen Russell
Angela Zappia for Elizabeth Schott	Christopher Ramirez for Adolfo Ventura	

<b>Absent:</b> Estela De Los Rios	Adolfo Ventura	Ricardo Flores
Pamela Gabriel	Emilie Dang	Elizabeth Schott

## **ITEM 1**    CALL TO ORDER

Co-Chair Sean Elo-Rivera called the meeting to order at 2:01 p.m.

## **ITEM 2**    NON-AGENDA PUBLIC COMMENT

None.

## **ITEM 3**    TASK FORCE MEMBER COMMENTS

Angela Zappia announced \$1.35 million was awarded by the CDFI Fund to Accessity for small business loans. Stephen Russell provided details on the Fundamentals of Affordable Housing training on October 22. Christopher Ramirez shared news of MAAC's upcoming ribbon cutting on 101 units of senior housing in San Ysidro.

## **ITEM 4**    APPROVAL OF MINUTES

The minutes of the September 5, 2024 regular meeting were approved by a motion of Peter Armstrong, seconded by Kwofi Reed, and passed by a vote of 14-0.

## **ITEM 5**    STAFF REPORT

Daisy Crompton welcomed Jimmy Chen, who has succeeded Ricardo Flores as the RTF representative from LISC. She previewed today's workshop, which is a follow up to discussions at the September meeting, and the November agenda, which will include the annual RTF bank community investment report. She also shared information about SDHC's How To Do Business workshop series, presented by the Special Programs Development team.

**ITEM 6    Workshop Item: Production of Affordable For-Sale Housing**

The Housing Federation's Steve Russell led a workshop on increasing production of affordable for-sale housing. The Housing Federation's interest lies in helping to create a continuum of housing that provides options for ready families to move out of subsidized apartments into their own homes, with the opportunity to build intergenerational wealth in the process. Mr. Russell provided background context on the current lack of availability of middle-income homeownership opportunities and outlined solutions being considered. Guest speakers Noerena Limon and Rafael Perez of the Casita Coalition discussed ADUs and townhomes. Other guest speakers included Josh Newton and Christina Deveraux, researchers on community land trusts at the Homeless Hub.

Member input and comments touched on the types of homeownership products different organizations and projects are focused on, how the community is educated about homeownership opportunities that might be available to them, starter homes vs. "forever" homes, alternatives such as subsidy via ground lease, possible and proposed policy remedies, and the role of banks.

**ADJOURNMENT**

Sean Elo-Rivera adjourned the meeting at 3:17 p.m.

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