



SAN DIEGO CITY-COUNTY REINVESTMENT TASK FORCE



**Minutes of the Regular Meeting
Thursday, November 7, 2024, 2:00 PM**

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

Meeting recording archived at <https://www.youtube.com/watch?v=sKqXw3C6-zQ&t=5742s>.

For information, contact Daisy Crompton, RTF Manager
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ATTENDANCE

Present: Monica Montgomery Steppe	Sean Elo-Rivera	Peter Armstrong
Ali Tarzi for Emilie Dang	Antonio Barbosa	Irene Bwayo
Chuck Sinkey for Enrique Meza	Jimmy Chen	Kwofi Reed
Darren Huston for Sergio Quero	Stephen Russell	Adolfo Ventura
Angela Zappia for Elizabeth Schott		
Absent: Emilie Dang	Estela De Los Rios	Pamela Gabriel
Enrique Meza	Sergio Quero	Elizabeth Schott

ITEM 1 CALL TO ORDER

Co-Chair Sean Elo-Rivera called the meeting to order at 2:03 p.m.

ITEM 2 NON-AGENDA PUBLIC COMMENT

None.

ITEM 3 TASK FORCE MEMBER COMMENTS

None.

ITEM 4 APPROVAL OF MINUTES

The minutes of the October 3, 2024 regular meeting were approved on a motion of Stephen Russell, seconded by Peter Armstrong, and passed by a vote of 13-0.

ITEM 5 STAFF REPORT

Daisy Crompton welcomed member alternates and thanked their organizations for ensuring that the RTF had representation from most of its members at today's meeting. She thanked the co-chairs, RTF members, and members of the public for their help pursuing the RTF's mission this year. She also noted that as in recent years, the RTF will not be able to set its meeting dates for the upcoming year until both the City and the County have appointed their representatives to the RTF, which is expected to occur by mid-January.

ITEM 6 Information Item: Update on Middlemarch Fund for Middle-Income Housing

Debbie Ruane of Middlemarch Fund and Michael Lengyel of Civic Communities provided an overview and update on four-year-old Middlemarch's business model, which provides below-market capital to developers who commit to making a portion of their units affordable to renters making 80-120% of the area's median income. They provided case studies on the projects that have been completed to date. These projects have shown the viability of creating mixed-income communities without government subsidy by reducing the cost of the developer's capital stack. Challenges to expanding the model include the difficulty of finding impact investors willing to accept 6% instead of an 8-10% return. Middlemarch is exploring new financial partners, such as impact investors, major employers, and other anchor institutions for Middlemarch III. RTF member discussion touched on issues such as policy and regulatory interventions that could further support these kinds of projects and mixed-income affordable housing; the time value of "fast" money and a simpler capital stack requiring fewer approvals; and the value of mixed-income housing for creating balanced communities and promoting fair housing.

ITEM 7 Information Item: Annual RTF Community Investment Survey Report

The RTF's manager, Daisy Crompton, presented the results of the RTF member banks' 2023 reinvestment survey, which covers lending, investments, and grants issued for affordable multifamily housing, community development, small business, family financial stability, and mortgages to low and moderate income homebuyers and census tracts. Local 2023 reinvestment totaled \$2.2 billion, or 2.8% of deposits, led by affordable housing lending. The overall total was also driven by activity at Citi and US Bank – especially when measured as a percentage of local deposits, which equalizes for different banks' sizes. RTF members showed the projects behind the numbers by sharing descriptions of developments and programs that were funded by bank CRA dollars in 2023. Member comment included questions about specific projects, and covered opportunities for partnering on matching grants, the benefit and efficiencies of working with trusted partners over time, and appreciation for hearing the stories behind the numbers.

ITEM 8 Discussion Item: RTF Advocacy and Legislative Engagement

Karen Montufar-Federico and Eric Henson, Supervisor Montgomery Steppe's staffers to the RTF, presented an overview of why public entities like the RTF often create policy and advocacy guidelines and priorities. They outlined the benefits of the RTF creating its own platform and a plan to advance policies that improve the quality of life and economic opportunities for the region's low and moderate income residents. A legislative program would help guide RTF activities and discussions about agenda items for meetings, potential projects, and opportunities to advocate, educate and inform on behalf of area residents. Member discussion focused on fleshing out and finalizing the plan, identifying opportunities to collaborate with and leverage other organizations' advocacy work, and next steps for 2025.

ADJOURNMENT

Monica Montgomery Steppe adjourned the meeting at 4:04 p.m.

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