



SAN DIEGO CITY-COUNTY REINVESTMENT TASK FORCE



**Minutes of the Special Meeting
Thursday, July 24, 2025, 2:00 PM**

**County Administration Center
3rd Floor, Meeting Room #302
1600 Pacific Highway, Downtown San Diego**

Meeting recording archived at https://youtu.be/YBPLM7_h7bI
For information, contact Maurcell Gresham, Director, Special Programs Development
San Diego Housing Commission | maurcell@sdhc.org | 619-578-7485

ATTENDANCE

Present:

Henry L. Foster, III (Co-Chair)
Peter Armstrong
Antonio Barbosa
Irene Bwayo

Jimmy Chen
Emilie Dang
Jared Hernandez
Enrique Meza

Kwofi Reed
Stephen Russell
Adolfo Ventura
Angela Zappia

Not Present:

Monica Montgomery Steppe (Co-Chair), Sergio Quero and Pamela Gabriel

ITEM 1 CALL TO ORDER

Co-Chair Henry L. Foster, III called the meeting to order at 2:06 p.m.

Co-Chair Foster announced Items 7 and 8 will be returned to staff and will not be heard today.

ITEM 2 NON-AGENDA PUBLIC COMMENT

None.

ITEM 3 TASK FORCE MEMBER COMMENTS

Co-Chair Foster thanked all Task Force members for their work in the past few months to review and provide feedback on the bylaws and the master plan. San Diego Housing Commission staff has been working hard with legal counsel to ensure the appropriate steps are taken to revise the bylaws and master plan.

Angela Zappia shared that Accessity has some educational events coming up for small-business owners. They are currently accepting applications for the Accessity Academy for Entrepreneurial Success, which is an eight-week training program to learn the foundations for those looking to start or formalize a small business. Applications can be accessed at accessityacademy.org. Additionally, on August 20, 2025, Accessity will also have a free webinar called “Get Funded, Simple Steps to Finance Your Small Business,” which will present different financing options available for small businesses.

Stephen Russell shared that on August 28, 2025, the San Diego Housing Federation will be co-hosting with California Housing Partnership an all-day seminar called Fundamentals of Affordable Housing Finance at the San Diego Central Library. Additionally, the San Diego Housing Federation’s annual Affordable Housing & Community Development Conference will be October 16, 2025. Details can be found at HousingSanDiego.org.

Peter Armstrong announced that Wakeland Housing and Development Corporation (Wakeland) has started construction of a 190-unit affordable housing development in West Mission Valley on the River Walk Golf Course footprint. Wakeland is working with Hines Developers on this project. Second, Wakeland is partnering with Price Philanthropies on a new project in City Heights at El Cajon and Fairmount. The site will include commercial space that might be a good option for a nonprofit providing services in City Heights. The site is anticipated to be completed in March or April of next year.

ITEM 4 APPROVAL OF MINUTES

The minutes of the May 15, 2025, regular meeting were approved on a motion by Peter Armstrong, seconded by Adolfo Ventura, and passed by a vote of 11-0, with Co-Chair Monica Montgomery Steppe, Sergio Quero, and Pamela Gabriel not present.

ITEM 5 STAFF REPORT

Maurcell Gresham presented the informational report regarding bylaws and planning and will bring the item back after legal review.

ITEM 6 Informational Item: California Community Reinvestment Act (CA-CRA)

Doni Tadesse, Southern California Organizer for RISE Economy, presented the informational report.

Assemblymember Mia Bonta (D-Oakland) introduced AB 801, the California Community Reinvestment Act (CA-CRA), which will establish new obligations for state-chartered banks, credit unions, mortgage lenders and fintech firms to reinvest in the neighborhoods they serve. Designed to narrow the racial wealth gap, address statewide funding gaps and expand access to affordable housing, the legislation sets clear accountability measures for financial institutions. The CA-CRA builds upon the federal Community Reinvestment Act of 1977—addressing its race-neutral limitations and weak enforcement—by broadening oversight to include a greater share of our financial institution landscape. Recognizing the urgency of recovery in communities hit hard by recent wildfires, the bill also includes measures to stabilize communities that need the help most. The RTF has invited RISE Economy, a co-sponsor of the bill, to provide an overview of this legislation.

ITEM 7 Action Item: Next Steps on RTF Bylaws Amendments

This item was returned to staff.

ITEM 8 Action Item: Planning for the RTF

This item was returned to staff.

ADJOURNMENT

Co-Chair Henry L. Foster, III adjourned the meeting at 2:54 p.m.

Respectfully submitted,

Maurcell Gresham
Director of Special Programs Development/RTF Staff
San Diego Housing Commission

Debbie Levenson-Cruz
Government Relations Analyst
San Diego Housing Commission