



CITY-COUNTY REINVESTMENT TASK FORCE



**San Diego Reinvestment Task Force
Regular Meeting Minutes of
Thursday, September 20, 2012 at 12:00 PM
202 C Street,
Twelfth Floor Hearing Room
San Diego**

ATTENDANCE

Present were Anthony Young, Wendell French, Vino Pajanor, Murtaza Baxamusa, Mitch Thompson and Manny Aguilar. Ron Roberts, Judy Forrester, Peter Villegas, Kathy Patoff, Kristy Gregg, Joe Horiye and Jim Schmidt were absent.

10 CALL TO ORDER

Co-Chair Young called the meeting to order at 12:10 p.m.

20 NON AGENDA PUBLIC COMMENT

Angela Landsberg, North Park Main Street thanked Co-Chair Young for his leadership regarding the recent passage of the Responsible Banking Ordinance (RBO). She requested that as the RBO approaches its implementation phases, efforts are made towards identifying information in a localized fashion in order for areas like North Park to be able to best determine bank community reinvestment activity at the local neighborhood level.

Kevin Barret, Financial Planning Association of San Diego provided information related to the upcoming Financial Planning Day on October 6th.

David Oddo, member of the public expressed his frustration over his inability to obtain information he has requested from RTF staff through the California Public Records Act Request.

30 PUBLIC COMMENT

Rodney Smith, Right Way Landscaping stated his support for the PVPO and requested that his organization and workers be considered when property and landscaping needs are needed for abandoned or vacant properties.

David Lagstein, ACCE spoke on behalf of a coalition of organization that is in support of the PVPO. Mr. Lagstein also requested that as a member of the RTF Advocacy Subcommittee, the Committee hear this item and consider registering its support of the Ordinance as well as petition the RTF Board to register its support of the PVPO at the full Council Hearing in the Fall.

40 COMMITTEE MEMBER COMMENTS

Co-Chair Young stated that lending institutions repeatedly requested a clear understanding of what the City of San Diego and other cities needed in terms of community reinvestment and lending. He stated he was hopeful that the RTF could initiate a conversation between the City and the lending institutions to clarify the lending needs for the City and County.

50 REPORT FROM STAFF

Mirta Schloss, RTF Program Director provided the Board with an update on the recent passage of the Abandoned Properties Ordinance and the Responsible Banking Ordinance. Both Ordinances were approved through a unanimous vote of 8-0.

Ms. Schloss announced that the Smart Money Summit will take place on Saturday, February 2, 2013. She reported that the RTF had only received funds from Citi Bank and reminded other board members of their funding commitments. Board members were encouraged to submit their contributions as soon as possible. She also announced the confirmed date for Smart Taxes which is scheduled to take place on Saturday, February 23, 2013 and stated that the event is currently projected to be twice the size of last year's event.

She announced the dates for the upcoming Financial Planning Day, taking place on October 6th and San Diego County Mana's Latina Success scheduled to take place on October 13th. Ms. Schloss cited the RTF's involvement and partnership in both upcoming events.

Ms. Schloss reported on the pending launch of the RTF's new website which is scheduled for the fall of 2012.

Finally, she introduced Sterling McHale, representative from County Supervisor Ron Roberts' office and welcomed him. Mr. McHale will be representing Supervisor Roberts during future RTF meetings and related activities.

60 APPROVAL OF THE MINUTES

June 21, 2012 Regular Meeting Minutes *
July 19, 2012 Regular Meeting*

(Item was tabled for a future meeting date due to a lack of quorum.*

INFORMATIONAL REPORTS

100 Workshop Discussion: Property Value Protection Ordinance

This was an informational item only. No actions were taken in relation to this item.

Gabriel Solmer, Council Representative and Policy Advisor for Councilmember David Alvarez presented a report regarding the Proposed Property Value Protection Ordinance (PVPO).

Chairman Young asked how the Ordinance would impact potential Real Estate transactions on the properties covered by the Ordinance. Ms. Solmer responded by stating the proposed ordinance and any deferred maintenance fees accumulated would not affect the sale of the property and would be the responsibility of the property owner.

Chairman Young stated that the RTF designed the presentation on today's agenda as a workshop discussion in order to allow for industry engagement. It was pointed out that the only financial institution present was Wells Fargo Bank. All other financial institutions on the Board were absent from the meeting.

Board member Thompson asked for clarification surrounding lender responsibilities in relation to the Ordinance. He also expressed his concerns regarding the Notice of Default trigger that is included in the Ordinance as well as the fees that would be added to the property becoming a hindrance during time of sale. Ms. Solmer explained that several cities with similar Ordinances have found that waiting until vacancy is not effective in avoiding neighborhood blight and that a Notice of Default trigger has been proven to be most effective in initiating the registry process. She also added that the fees would not be passed down to the buyer and would have to be absorbed by the owner.

Mr. McHale asked if the City Attorney had already started the process of harmonizing the proposed Ordinance with the Abandoned Properties Ordinance. He also asked if the IBA had done an analysis of the fiscal impact to the City. Ms. Solmer responded stating the IBA would be doing a second report based on the revised Ordinance.

Board member French expressed his concerns over what this ordinance and others that are similar would do to the potential cost of housing in the City. He asked that policy makers consider that when creating legislation.

Board member Pajanor stated he would like to see a guarantee or waiver that indemnified the new homeowner from being charged any fees that the Lender is being asked to pay as a result of this Ordinance.

ADJOURNMENT:

Chairman Young adjourned the meeting at 1:05 p.m.

Respectfully submitted,



Mirta Schloss
Program Director
Reinvestment Task Force