



# SAN DIEGO CITY-COUNTY REINVESTMENT TASK FORCE



**Minutes of the Regular Meeting  
Thursday, July 21, 2016, 12:00 PM  
County Administration Center  
7th Floor Meeting Room  
1600 Pacific Highway, Downtown San Diego**

For information, contact Daisy Crompton, RTF Manager  
San Diego Housing Commission (SDHC)  
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## ATTENDANCE

<b>Present:</b>	Myrtle Cole	Rossina Gallegos	Peter Brownell for Kyra Greene
	Krista Torquato	Vino Pajanor	Jana Zawadzki for Carmen Amigon
	Myeisha Gamino	Elizabeth Schott	
<b>Absent:</b>	Ron Roberts	Manny Aguilar	Chi Elder
	Racquel Vasquez	Carmen Amigon	Rockette Ewell
	Kyra Greene	Kyra Greene	Wendell French

## **ITEM 1**      CALL TO ORDER

Co-Chair Myrtle Cole called the meeting to order at 12:15 p.m. after noting that several people had been delayed in Comic-Con traffic.

## **ITEM 2**      PUBLIC COMMENT

There was no public comment.

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

Elizabeth Schott announced upcoming small business events and said more details were available on Accion San Diego's website. Councilmember Cole gave Certificates of Commendation to staff from Housing Opportunities Collaborative, Springboard CDFI and the Housing Commission who helped plan her June 25 Home Fair. RTF members discussed the event, noting that participants had seemed highly engaged – focused on attaining homeownership and attending workshops on credit repair, mortgage options, and down payment assistance programs.

## **ITEM 4**      STAFF REPORT

**June 25 Home Fair:** RTF members had emphasized the importance of using the fair as intake for post-event homeownership classes that would have deeper impact than a one-morning event. Of 145 attendees, the event was successful at signing up 25 people for an online Virtual Counselor Network workshop, and 27 people for Springboard's homeownership class.

**Collective Action Projects:** The Virtual Counselor Network expansion project is proceeding along two fronts. Trustees are expected to approve an agreement for working with SBDC next month. For the SDHC Achievement Academy partnership, the Workforce Partnership has signed an MOU and is working on technical compatibility, while at the Achievement Academy, the staff have been on-boarded and HOC has held its first VCN-platform event – a workshop on finding rental housing – for the Academy’s Section 8 participants.

**ITEM 5            APPROVAL OF THE MINUTES**

Not enough appointed members were present to vote on the minutes of the June 16, 2016 regular meeting. The minutes will be considered at a future meeting. (Under the RTF’s bylaws, attendance by members’ alternates is welcomed and encouraged, but they can’t vote on RTF action items. The quorum for a vote is eight members.)

**ITEM 6            Information Item: Civic San Diego’s Economic & Community Development Workplan**

Staff from Civic San Diego – Michael Lengyel, Investment & Finance Development Manager and Gustavo Bidart, Economic & Community Development Manager – briefed members on Civic’s newly-approved 2017 Economic & Community Development Workplan. The workplan identifies strategies and programs for stimulating revitalization, employment opportunities, investment and economic development in low-income communities in the City of San Diego.

The work plan also aims to develop funding sources and programs that could finance many of the activities that were previously financed using tax increment before the dissolution of California’s redevelopment agencies. Civic’s Board had asked staff to investigate such funding sources in order to continue Civic’s mission of improving the quality of life in under-served neighborhoods in the City of San Diego.

Mr. Lengyel and Mr. Bidart explained that the programs and financing initiatives fell into four categories and talked about potential programs in each category:

- **Investment Programs**, such as New Markets Tax Credits, an EB-5 Visa Program and the Transit-Oriented Development Fund that has previously been discussed at the RTF.
- **Business Attraction, Retention and Marketing Programs for Underserved Communities**, such as a business supplier diversity program, a Neighborhood Made Initiative, a corporate relocation pilot program, a planned BID/Neighborhood Small Business program, and projects pertaining to reuse of the former Central Library and promoting FDI and exports via the World Trade Center.
- **Community Revitalization and Workforce Development Programs**, including planned Inner City Social Enterprise/Culinary and Inner City Trade Industry Training programs.
- **Community Engagement and Outreach**, such as Civic San Diego roundtables and neighborhood tours.

RTF discussion touched on incentivizing private residential facelift renovations and overlap of Civic’s plans with the newly-awarded San Diego Promise Zone.

**ITEM 7      Information Item: San Diego Community Land Trust**

Jean Diaz, Executive Director of the nonprofit San Diego Community Land Trust, provided RTF members with an overview of SDCLT's model and an update on the young organization's activities so far. SDCLT works to guarantee permanent affordability of for-sale homes through long-term ground leases to income-qualified low and moderate-income homebuyers.

SDCLT's activities include acquisition of low or no-cost land or existing units, land development or rehabilitation, marketing of homes to income-qualified working families, educating prospective buyers about the rights and obligations of homeownership, monitoring and enforcing homeowner compliance, managing resales and intervening in cases of homeowner mortgage default.

Under its model, SDCLT holds land in trust and leases it to the income-qualified homebuyer. The homebuyer builds equity as they pay down their mortgage, and is allowed a small return when they sell their house. The return is calculated at a level that enables the home to remain affordable to LMI households.

The group's first developments will be a 9-home project in Lemon Grove with sales prices from \$275,000 to \$340,000, and a 16-home project in the Nestor neighborhood of the City of San Diego with sales prices from \$225,000 to \$315,000. SDCLT hopes to break ground on the homes, which will have three to four bedrooms, in 2016.

**ADJOURNMENT**

Co-Chair Myrtle Cole adjourned the meeting at 1:40 p.m.

Respectfully submitted,  
Daisy Crompton  
Reinvestment Task Force Manager  
San Diego Housing Commission