



The City of



Economic Development

MEETING NOTES

San Diego Promise Zone

Housing Affordability Meeting Minutes

Wednesday, April 24, 2024, | 10:00 - 11:30 AM | Via [Zoom](#) | Meeting ID: 161 652 8469

Working Group Goal / Increase access to quality affordable housing in the SDPZ.

In Attendance

City of San Diego (Amber Weber, Melissa Elder, Michele Marano, Nathaniel Hillman, Zach Engberg, Bryan Villegas, Ian Hembree, Ronah Famorcan, Daniel Hamilton), **Communities for Global Sustainability** (Jay Corrales, Adria Fox), **Cornerstone Connections Koenonia Family Ambassadors** (Ethel Sims), **IRC Small Business Development Center** (Irene Bwayo), **Legal Aid Society** (Laura Ann Fernea), **Logan Heights CDC** (Felix Lopez), **San Antonio Promise Zone** (Ishaan Baker), **San Diego Housing Commission** (Jon Rios), **Social Advocates for Youth (SAY) San Diego** (Marsha Lyon), **Tiny Home Central** (Ellen Stone), **Urban Collaborative Project** (Barry Pollard), **West Philadelphia Promise Zone** (Carolyn Brown, Carolyn Placke)

Meeting Notes

Welcome & Introductions

- Co-chairs welcomed partners and reviewed the April 2024 agenda.

Promise Zone & Staff Updates

- The Promise Zone team welcomed a new AmeriCorps VISTA, Daniel Hamilton, who will serve as the VISTA Leader.
- The Promise Zone will be having an All-Partner meeting on Tuesday, May 14 from 10am to 12pm at the Elementary Institute of Science. There is a [google form](#) to register.
- Working group updates:
 - Jobs and Education: The Jobs and Education working group held our latest meeting on Wednesday, April 3, which included a presentation from Cristina Aguirre of Barrio Logan College Institute. We also had a short debrief on the annual Youth-Led Career Expo on March 26 and broke into subgroups to discuss the next steps in the 2024 Tactical Plan to keep up momentum and continue to provide resources after the expo. Our next meeting is Wednesday, May 1 at 10:00 am via Zoom, during which we will hear a presentation from UCSD about a community health worker apprenticeship program and continue planning for our next event(s).
 - Healthy Communities: The Healthy Communities working group held our last meeting on Thursday, April 11, in which we reviewed our Joint Economic

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Activity/Healthy Communities meeting in March on tree canopies in the Promise Zone, heard from our co-chairs on the County's REACH initiative, and then broke into subgroups to advance tactics for the working group. Our next meeting will be Thursday, May 9 via Zoom, where we will hear from the San Diego Foundation on their Community Food Projects.

- Economic Activity: The Economic Activity working group held our last meeting on Wednesday, April 17 in which we heard from the Economic Development Department regarding the upcoming Business Walk in June, as well as from the Jacobs Center about the exciting things they have planned for their future. And lastly, we heard from Cafe X, which centered around a conversation that will lead us into the co-hosted Cooperative event we are hosting on May 7, more details below.
- A volunteer event was held in Logan Heights for Arbor Day on Friday, April 26 to assist with planting trees.

Promise Zone Presentations and Q&A:

Ishaan Baker, San Antonio Promise Zone

Carolyn Placke, West Philadelphia Promise Zone

- The Housing Affordability working group heard 2 presentations from representatives of other Promise Zones around the country.
- Takeaways from the San Antonio Promise Zone presentation and discussion:
 - One major initiative covered in the presentation was the Strategic Housing Implementation Program, which assisted with the rehabilitation of older homes.
 - Another of the major initiatives was to raise money for a homeowner assistance fund, to help low-income homeowners that owed money on their taxes, utilities, or mortgage payments to avoid being foreclosed on and having their housing seized.
 - A third discussion topic from the presentation revolved around the gentrification of East San Antonio. The area has seen a decrease in homeownership and a consequent increase in renting households resulting from land speculation in the area as capital improvements are made. There are also a large number of vacant lots in the area as land speculators wait for the right time to maximize their investment in this land. Part of the initiative was to assist with the redevelopment of neglected areas in the Promise Zone while preventing the displacement of existing residents.
 - A last discussion topic revolved around programs offered in the East San Antonio Promise Zone, including a [0% interest small business loan program](#) and an [ADU design competition](#).
- Takeaways from the West Philadelphia Promise Zone presentation and discussion:
 - One of the major initiatives the presentation focused on was the Home Preservation Initiative (HPI)

- Much of the affordable dwellings for low-income individuals are older structures that have deferred maintenance for a number of years. The HPI provided funding to low-income homeowners to address those maintenance issues, making the dwellings safer and healthier while beautifying the neighborhoods.
- The Promise Zone partnered with a number of organizations to support the initiative at every step in the process. These steps included Convening, Repairing, Community Engagement, and Research and Education.
- Results:
 - 83% of the homes that were repaired stayed with the same owner or family after the initiative.
 - 79% of households HPI served were below 50% AMI.
- A second major initiative the presentation focused on was Jumpstart
 - Jumpstart had a number of initial goals:
 - Reducing blight, sharing resources, gaining community support, creating a nest egg, and diversifying.
 - Results:
 - A Citywide Jumpstart Program was initiated
 - Training materials and a website were developed and provided
 - Closed 380+ loans for renovating investment properties
 - Committed \$46 million in loans
 - Financed the renovation of 430+ housing units

Cooperative Convening Preview

- In place of our Housing Affordability and Economic Activity meetings for the month of May, the Promise Zone team will host an in-person convening on cooperatives. We will be discussing topics relating to collective ownership such as worker cooperatives, food cooperatives, housing cooperatives, and funding mechanisms for co-operative governing organizations. We are intending for this convening to be a short preview meeting for the upcoming [2024 California Cooperative Conference](#) from May 31 to June 1.
 - The [link to register](#) and the flier were shared.

Next Steps & Adjourn

- The co-chair thanked those who attended the meeting and encouraged them to leave any feedback through the [Digital Comment Box](#).

Next Meeting

Wednesday, July 24, 2024 | 10:00 – 11:30 AM | Via Zoom

Via Zoom ([Link to Sign Up](#)) | (Meeting ID: 160 869 8761)

