

Attending: Brian Adams, Gary Brown, Ted Kagan, Kathleen MacLeod, Kim Quinney, Karen Shelby, Mary Thompson and Hank Williams.

Eight of us met Wednesday, 10/4, to review our progress toward deliberative dialogues about affordable housing.

1. Reviewing and Adjusting our Approach

- We touched briefly on the [new state laws affecting housing](#) as well as the connection between homelessness and public health (Hep A epidemic).
- We reviewed our contacts so far:
 - **SD County Task Force on Homelessness** – Gordon Walker. Gary reported on Walker’s presentation on ‘housing first’ and sent him our survey.
 - **Urban Land Institute** – Heather Foley. Brian gave more details about his conversation; Heather could be a good resource in using her network to connect us to people who could represent the 4 viewpoints we’ve targeted.
 - **Center on Policy Initiatives** – Emily Howe. Via email, Kevin reported that his contact with CPI was redirected to 2 resources who might be able to respond to our survey (Circulate San Diego and Trestle Development); Kevin has forwarded our survey to Maya Rosas and Zaheen Chowdhury, respectively.
 - **Hitzke Development** – Ginger Hitzke. Gary described Ginger’s company as an infill developer of smaller projects (12 to 40 units). She’s positive about the recent state legislation, opposed to Prop 13 because it burdens new developments with the cost of needed infrastructure rather than spreading the cost among existing property owners, and is willing to go thru lengthy negotiations with property owners to get approvals, although urges for a speed-up and definite answers on zoning approvals. We reviewed her response to the survey (Response #1).
 - **Lynn Reaser, Economist, Point Loma Nazarene University** – We discussed Reaser’s responses (Response #2), including her critique that household income alone is insufficient for judging affordability in our framing question.
 - **Initiative for Public Deliberation, Washington State University** – Mary reported on the [final reports from six 2015 forums](#) (262 total participants) on affordable housing conducted by the University which used open-ended questions focused on developers’ incentives and regulations that impact the housing supply.
- Modified approach:
 - We’ll use what we’ve learned so far to “flesh-out” the viewpoint grid and generate a number of open-ended questions for each viewpoint.
 - We’ll prepare a simplified fact sheet to describe the nature of the problem.
 - Going forward, in lieu of the survey, we’ll seek feedback on the enhanced grid and fact sheet from our contacts AND others that our contacts may suggest.
 - We’ll identify perhaps 2 individuals to speak briefly to each viewpoint in a short (5 min?) video for use in upcoming forums.

2. Organizing Ourselves

- Per Brian’s suggestion, we agreed to form 2 committees to tackle the work:
 - **Convening:** Envision and propose a plan for the structure, testing, roll-out, inclusivity, locations, partners & sponsors of forums. Kim agreed to lead this effort, joined by Kathleen & Gary. **(Others welcome!)**

- **Content:** Iterate the viewpoint grid and fact sheet, circulate for review by contacts, and identify individuals to give ‘vignettes’ by video. Mary will kick off the effort by circulating an updated version of the grid & fact sheet but is **seeking volunteers to lead each element:**
 - Viewpoint grid
 - Fact Sheet
 - Facilitator questions
 - Video vignettes

3. Revisited Timeline and Next Steps

Original Timeline		Revised Timeline	
Aug	Finalize message to Idea Generators		
Sept	Engage with Idea Generators		
Oct	Receive & review idea proposals		
Nov	Consolidate ideas into booklet, slides, video. Review with Idea Generators. Preview with conveners.	Nov	Consolidate viewpoints into grid and slides. Finalize Fact Sheet. Review with Contacts. Preview with conveners. Identify people for videos.
Jan	Begin conversations	Jan-Mar	Conduct 2 test forums.

4. Housing Related Events

- [SD Housing Federation Annual Conference](#) – Oct 26-27
- [6th Annual California Economic Summit](#) – Nov 2-3 (\$250/person admission) *SD Innovations Connecting to a Prosperous, Equitable and Sustainable Future: Housing Affordability, Water Reliability and Education/Employer Partnerships*, a panel discussion including Councilmembers Sherman & Alvarez
- AIACC - [Housing the Next 1 Million Charrette](#) – Nov 4-5
 - (AIACC: American Institute of Architects California Council)
- USD Burnham-Moores Center’s [Annual Residential Real Estate Conference](#) – Dec 7

5. Next Meeting

- Committees may decide to meet separately (contact Karen Shelby at USD if you’d like to book “our” meeting room).
- We’ll assess the need for a whole-group meeting late in Nov-Dec.