



CONSOLIDATED PLAN ADVISORY BOARD (CPAB) AGENDA

TUESDAY, MARCH 15, 2022

10:00 A.M. – 11:30 A.M.

ONLINE VIRTUAL MEETING

YOUTUBE PUBLIC LINK BELOW

[CLICK HERE](#)

1. **Call to Order**
2. **Approval of CPAB Virtual Meeting Minutes: February 09, 2022**
3. **Board Member Announcements**
4. **Staff Announcements**
5. **Non-Agenda & Agenda Public Comments:** Public comments can be received live, using the “attendee” link, which can be found [here](#). Public comments can also be submitted using the Office of Boards and Commission form, which can be found [here](#). All public comments will need to be submitted by March 14, 2022 by 4:00 p.m. Public comments received will be read aloud by City staff during the virtual meeting. Comments should be able to be read in three (3) minutes.
6. **Action Item(s):**
 - a. **Fiscal Year (FY) 2023 CDBG Application Scores and Rankings**

The CPAB will be asked to approve the lists of project proposals ranked by average score in descending order, forward the lists for consideration by the City Council for FY 2023 funding, and recommend the same projects for incorporation into the City's draft FY 2023 Annual Action Plan.

 - [Public Services](#)
 - [Community and Economic Development](#)
 - [Nonprofit Facility Improvements](#)
7. **Discussion Item(s):**

THIS INFORMATION IS AVAILABLE IN ALTERNATIVE FORMATS UPON REQUEST.

To request an alternative format, or to request a sign language or oral interpreter for the meeting, please contact the Meeting Coordinator in the Economic Development Department at least five (5) working days before the meeting at (619) 236-6700 to ensure availability. Assistive Listening Devices (ALDs) are available for the meeting upon request.

a. FY 2023 Scoring Criteria and Request for Proposal Review

Staff will review the updates to the FY 2023 Scoring Criteria and Request for Proposal (RFP) questions and identify possible revisions

8. Other Items

This Item will be open for CPAB to comment or request future agenda items.

9. Adjournment

Unfinished business shall be tabled and placed on the agenda of the following meeting.

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Tentative Future Meeting Dates/Times

Subject to change. CPAB meetings are usually scheduled the second Wednesday of the month. Check CDBG website at <http://www.sandiego.gov/cdbg> for latest information, locations, and special meetings.

Please note, all CPAB meetings will be held virtually for the near future.

- **Tuesday, March 15, 2022 at 10 a.m.** *(please note date change)*
- Wednesday, April 13, 2022 at 10 a.m.
- Wednesday, May 11, 2022 at 10 a.m.
- Wednesday, June 08, 2022 at 10 a.m. *(possible adjournment)*
- Wednesday, July 13, 2022 at 10 a.m.
- Wednesday, August 10, 2022 at 10 a.m.
- Wednesday, September 14, 2022 at 10 a.m.
- Wednesday, October 12, 2022 at 10 a.m.
- Wednesday, November 09, 2022 at 10 a.m.
- Wednesday, December 14, 2022 at 10 a.m. *(possible adjournment)*

CONSOLIDATED PLAN ADVISORY BOARD (CPAB)

MINUTES

Wednesday, February 9, 2022

VIRTUAL CPAB MEETING

[\(LINK\)](#)

BOARD MEMBERS PRESENT	BOARD MEMBERS ABSENT
<ul style="list-style-type: none"> • Eileen Gonzales, Council District 3 • Patrick Batten, Council District 5 • Rich Thesing, Council District 7 • Victoria Barba, Council District 8 • Peter Dennehy, Council District 9 	<ul style="list-style-type: none"> • VACANT, Council District 1 • VACANT, Council District 2 • Brenda Campbell, Council District 4 • VACANT, Council District 6

STAFF PRESENT	ATTENDANCE
<ul style="list-style-type: none"> • Monica Hardman, Deputy Director • Angela Nazareno Clark, Program Manager • Michele Marano, Community Development Coordinator • Leonardo Alarcón, Community Development Project Specialist • Nadine Hassoun, Community Development Project Manager 	<p><i>(Public had access to meeting via Zoom Webinar and youtube link)</i></p>

Call to Order

1. Mr. Peter Dennehy called the meeting to order at 10:02 a.m. Mr. Dennehy took role call; five board members were present. Quorum was achieved at the same time.

Board Member Announcements

2. *No board member announcements were made*

Staff Announcements

3. Community Development Project Manager Nadine Hassoun announced that the CPAB began reviewing Fiscal Year (FY) 2023 CDBG applications on January 31st. Board members had until March 4th to score 41 applications that were deemed eligible by staff. Ad Hoc Committee meetings were available for CPAB members to participate in on the week of February 14 and week of February 21. Ad Hoc meetings aim to address any questions or concerns Board members may have regarding applications and are optional.

Ms. Hassoun also updated the CPAB on the COVID-19 vaccination forms board members were asked to complete and submit to the Office of Boards and Commissions. The Office plans to follow up with board members regarding these forms to ask for clarification.

Ms. Hassoun announced that the Economic Development Department will be returning to the office two days a week, starting February 28th. At the time of this meeting, CPAB meetings should not be impacted by this change in the immediate future.

Mr. Leonardo Alarcon announced that the City Council began stage two of their reopening strategy, which indicates that City Council and City Staff meet in council chambers, but the public is still required to participate through Zoom or other call-in options. While the City prepares to move toward phase three of reopening plan, City staff will continue to provide CPAB with updates or any changes to the City strategy.

Ms. Michele Marano welcomed Emma Mattingly to the Economic Development Department. Ms. Mattingly will be managing and supporting CDBG subrecipient agreements, for organizations providing public services and microenterprise technical assistance. Ms. Mattingly holds a bachelor's degree in Urban Affairs and a minor in Spanish from Wright State University in Dayton, Ohio. During her undergraduate experience she worked with the communications department with both the Dayton International Airport and the Downtown Dayton Partnership.

Ms. Marano also announced that two colleagues, Mike Nguyen and Atilano Moran, will be leaving the Economic Development department to pursue growth opportunities within the City.

Approval of Minutes

4. Board member Rich Thesing made the motion to approve the January 12, 2022, meeting minutes. Ms. Eileen Gonzales requested a correction to be made to the meeting minutes. She had voted to approve the November minutes but wished to abstain. The minutes were approved unanimously, 5-0 (January minutes were updated and can be found [here](#)).

Non-agenda Public Comment

5. *No non-agenda public comments were received.*

Discussion Items

6. a. Affordable Housing Notice of Funding Availability (NOFA) – Status Update

Economic Development Department staff provided an update on the City's Affordable Housing NOFA. The goal of the available funding is to support either new construction or the acquisition and rehabilitation of housing that will provide long-term affordability to individuals and families.

Please see attached presentation for more information.

Board member Rich Thesing thanked Monica Hardman, Deputy Director of the Economic Development Department, for the presentation. Mr. Thesing asked about the funding sources used for this NOFA. Ms. Hardman responded that three funding sources are used: CDBG funding, Permanent Local Housing Allocation (PLHA) from the California department of Housing

and Community Development, and Low-Mod Income Housing Asset Fund (LMIHAF), which are City funds received from sales proceeds from redevelopment assets.

Mr. Thesing asked whether the acquisition or construction of the property would be rental property. Ms. Hardman confirmed developments would be multifamily affordable housing. Mr. Thesing asked whether the developer would also be the landlord. Ms. Hardman responded that most development teams will have a separate property management company. The City would not be retaining the properties.

Board member Victoria Barba thanked Monica for the presentation and stated that, as a resident of San Ysidro, she is excited to see the development of these properties in her community.

Board member Patrick Batten thanked Monica for her presentation. Mr. Batten said he appreciates the development of affordable housing in his Rancho Bernardo community. Mr. Batten asked what would happen to families whose incomes increase to over the qualification amount. Ms. Hardman responded that there are no restrictions, or eligibility parameters, in place that would impact individuals or families if their incomes increase after moving into the property.

b. HOME-ARP Introduction

Economic Development Department staff provided an introduction to the HOME Investment Partnerships American Rescue Plan (HOME-ARP).

Please see attached presentation for more information.

Michele Marano, Community Development Program Coordinator, added that to receive the HOME-ARP funding, the City will need to create an allocation plan to submit to HUD that details how the City will be spending the \$20 million. Once the proposal is accepted, the City will have access to the funds.

Mr. Thesing asked whether the City of San Diego would qualify for increased HOME-ARP funding due to the City's larger population of unhoused individuals. Mr. Alarcon, Community Development Project Specialist, responded that staff would get back to CPAB members regarding the formula used by HUD to allocate fund to jurisdictions.

Other Items

7. a. This item was open for CPAB to comment or request future agenda items.

Adjournment

8. Mr. Dennehy adjourned the meeting at 10:45 a.m.

Reviewed Applications - CED: Microenterprise Technical Assistance

ID	Application Title	Organization Name	RFP Maximum Budget	Requested Amount	Recommended Amount	RFP Score (Max 100)	Funding Available?	RFP Remaining Budget	Council Approval Required?	RFP Type Form Type
AP-755-042	Microlending Program	Accessity	\$1,083,147	\$219,131.67	\$219,131.67	89.67	Yes	\$864,015.33	Yes	CED - MTA
AP-755-038	Microenterprise Program	Somali Family Service of San Diego	\$1,083,147	\$200,871	\$200,871.00	86.33	Yes	\$663,144.33	Yes	CED - MTA
AP-755-059	Refugee Microenterprise Support Project	Karen Organization of San Diego	\$1,083,147	\$86,918	\$86,918.00	83.83	Yes	\$576,226.33	Yes	CED - MTA
AP-755-060	Entrepreneurship Legal Clinic	University of San Diego	\$1,083,147	\$161,821	\$161,821.00	83.00	Yes	\$414,405.33	Yes	CED - MTA
AP-755-044	City SAIL	Mission Edge	\$1,083,147	\$194,850	\$194,850.00	79.83	Yes	\$219,555.33	Yes	CED - MTA
AP-755-087	San Diego Micro-Enterprise Project	Horn of Africa Community	\$1,083,147	\$219,555	\$219,555.00	79.00	Yes	\$0.33	Yes	CED - MTA
Total					\$1,083,146.67					

Reviewed Applications - NCIP (Facilities)

ID	Application Title	Organization Name	RFP Maximum Budget	Requested Amount	Recommended Amount	RFP Score (Max 100)	Funding Available?	RFP Remaining Budget	Council Approval Required?	RFP Type Form Type
AP-755-077	Cough and Cold Expansion Project	La Maestra Family Clinic, Inc.	\$2,230,136	\$686,221	\$686,221.00	86.33	Yes	\$1,543,915.00	Yes	NCIP - F
AP-755-046	NHA Adult Day Health Care	Neighborhood House Association	\$2,230,136	\$715,394	\$715,394.00	77.40	Yes	\$828,521.00	Yes	NCIP - F
AP-755-049	San Ysidro Health Solar Energy Project	Centro de Salud de la Comunidad de San Ysidro, Inc	\$2,230,136	\$828,521	\$828,521.00	75.83	Yes	\$0.00	Yes	NCIP - F
AP-755-075	AAA-CDBG-5952 Facility Renovation-2023	Alliance for African Assistance	\$2,230,136	\$464,850	\$464,850.00	64.50	No	\$0.00	No	NCIP - F
Total Recommended:					\$2,230,136.00					

Reviewed Applications - Public Services

ID	Application Title	Organization Name	RFP Maximum Budget	Requested Amount	Recommended Amount	RFP Score (Max 100)	Funding Available?	RFP Remaining Budget	Council Approval Required?	RFP Type Form Type
AP-755-045	Transitional Housing Program	Serving Seniors	\$1,803,721	\$65,000	\$65,000.00	91.67	Yes	\$1,738,721.00	Yes	PS
AP-755-054	New & Expanded Programming	Reality Changers	\$1,803,721	\$102,600	\$102,600.00	90.83	Yes	\$1,636,121.00	Yes	PS
AP-755-092	Gateway to College & Career-Foster Youth	San Diego Continuing Education Foundation	\$1,803,721	\$120,559.84	\$120,559.84	90.83	Yes	\$1,515,561.16	Yes	PS
AP-755-037	Project Launch Apprenticeship Program	Kitchens for Good	\$1,803,721	\$120,000	\$120,000.00	89.50	Yes	\$1,395,561.16	Yes	PS
AP-755-072	El Nido Transitional Living Program	Interfaith Shelter Network of San Diego	\$1,803,721	\$110,664	\$110,664.00	89.33	Yes	\$1,284,897.16	Yes	PS
AP-755-086	Workshops for Warriors Student Computers	Workshops for Warriors	\$1,803,721	\$260,000	\$260,000.00	88.00	Yes	\$1,024,897.16	Yes	PS
AP-755-041	Bayside Community Center Social Services	Bayside Community Center	\$1,803,721	\$118,422.44	\$118,422.44	88.00	Yes	\$906,474.72	Yes	PS
AP-755-061	Court Appointed Special Advocate Program	Voices for Children	\$1,803,721	\$60,304.4	\$60,304.40	86.83	Yes	\$846,170.32	Yes	PS
AP-755-050	Ocean Discovery's Out-of-School Programs	Ocean Discovery Institute	\$1,803,721	\$50,000	\$50,000.00	86.17	Yes	\$796,170.32	Yes	PS
AP-755-082	Behavioral Health Services	Home Start, Inc.	\$1,803,721	\$112,023.36	\$112,023.36	86.00	Yes	\$684,146.96	Yes	PS
AP-755-085	Access Youth Academy	Access Youth Academy	\$1,803,721	\$100,000	\$100,000.00	85.83	Yes	\$584,146.96	Yes	PS
AP-755-068			\$1,803,721	\$120,000	\$120,000.00	85.33	Yes	\$464,146.96	Yes	PS

	Safe Point San Diego (SPSD)	Family Health Centers of San Diego Inc								
AP-755-053	LGBT Behavioral Health Services	San Diego LGBT Community Center	\$1,803,721	\$150,000	\$150,000.00	84.83	Yes	\$314,146.96	Yes	PS
AP-755-081	FY23 CDBG Public Service Program	La Maestra Family Clinic, Inc.	\$1,803,721	\$197,600	\$197,600.00	84.17	Yes	\$116,546.96	Yes	PS
AP-755-071	Supportive Student Services	Wesley House Student Residence, Inc.	\$1,803,721	\$87,148	\$87,148.00	83.83	Yes	\$29,398.96	Yes	PS
AP-755-088	Senior Meal Delivery & Services	Meals-on-Wheels Greater San Diego, Inc. dba Meals on Wheels San Diego County	\$1,803,721	\$52,220	\$52,220.00	83.17	No	\$29,398.96	No	PS
AP-755-040	Aquatic Therapy for Vulnerable Veterans	Wave Academy	\$1,803,721	\$100,540.5	\$100,540.50	82.50	No	\$29,398.96	No	PS
AP-755-070	UrbanLife Cafe Leadership Academy	Urban Life Ministries, Inc	\$1,803,721	\$115,000	\$115,000.00	82.33	No	\$29,398.96	No	PS
AP-755-078	TechHire+	San Diego Workforce Partnership	\$1,803,721	\$499,914.4	\$499,914.40	81.50	No	\$29,398.96	No	PS
AP-755-051	Reentry Vocational Services	Center for Employment Opportunities	\$1,803,721	\$100,000	\$100,000.00	81.50	No	\$29,398.96	No	PS
AP-755-064	Solar Installation Basic Training	GRID Alternatives San Diego	\$1,803,721	\$64,063	\$64,063.00	81.33	No	\$29,398.96	No	PS
AP-755-035	Safe Parking	Jewish Family Service of San Diego	\$1,803,721	\$53,405	\$53,405.00	80.33	No	\$29,398.96	No	PS
AP-755-065	Senior Services Expansion	Casa Familiar	\$1,803,721	\$75,000	\$75,000.00	80.33	No	\$29,398.96	No	PS
AP-755-048	Project Nourish		\$1,803,721	\$141,577	\$141,577.00	79.17	No	\$29,398.96	No	PS

		City Heights Community Development Corporation								
AP-755-056	Monarch School Music Education	San Diego Youth Symphony and Conservatory	\$1,803,721	\$70,625	\$70,625.00	78.83	No	\$29,398.96	No	PS
AP-755-043	Moving Up	Travelers Aid Society of San Diego	\$1,803,721	\$64,111	\$64,111.00	77.67	No	\$29,398.96	No	PS
AP-755-090	Home Modification Training Program	Rebuilding Together San Diego	\$1,803,721	\$181,931.23	\$181,931.23	76.00	No	\$29,398.96	No	PS
AP-755-039	Corpsmember Life Skills Coordinator	Urban Corps of San Diego County	\$1,803,721	\$68,000	\$68,000.00	76.00	No	\$29,398.96	No	PS
AP-755-047	USCRI SAN DIEGO - Legal Services program	U.S. Committee for Refugees and Immigrants	\$1,803,721	\$229,343	\$229,343.00	72.17	No	\$29,398.96	No	PS
AP-755-091	AHC-CDBG-COVID-19 Education	Alliance Health Clinic	\$1,803,721	\$166,116	\$166,116.00	71.33	No	\$29,398.96	No	PS
AP-755-074	AAA-CDBG-Mental Health Services-2023	Alliance for African Assistance	\$1,803,721	\$224,810	\$224,810.00	71.00	No	\$29,398.96	No	PS
Total Recommended (rounded):					\$1,774,321					

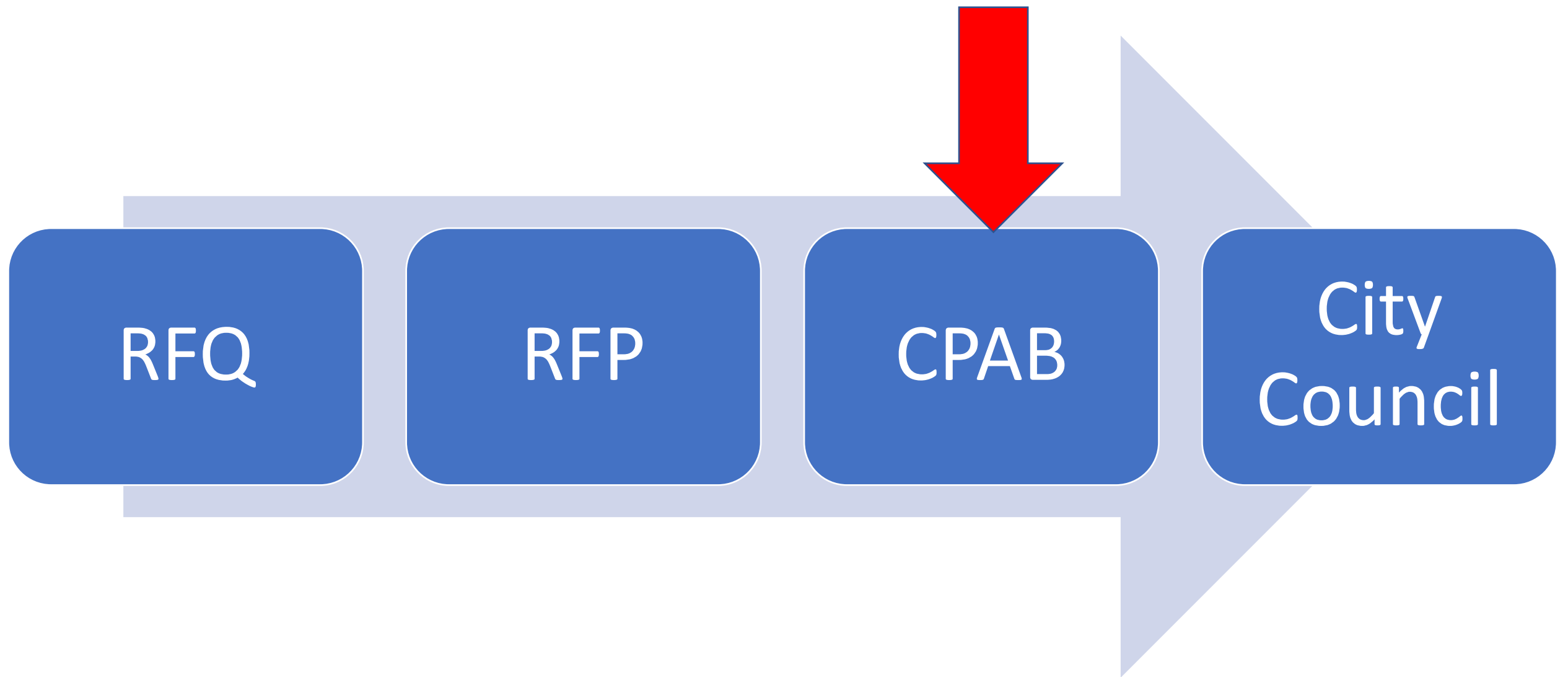
Economic Development

Fiscal Year (FY) 2023 CDBG Request for Proposal (RFP) Application Scores & Ranking

Consolidated Plan Advisory Board

March 15, 2022

Sequence





FY 2023 CDBG Application Scores

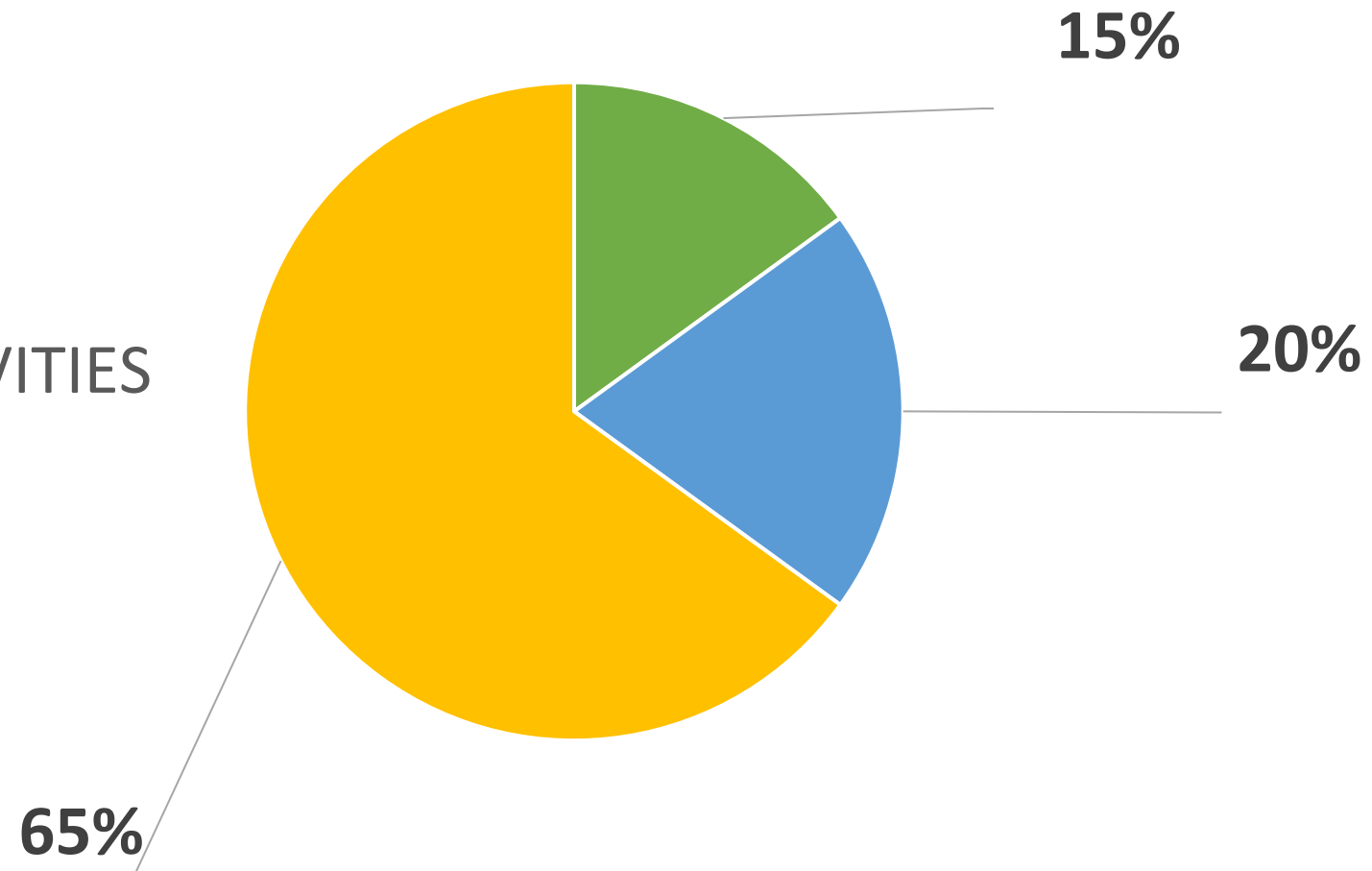
- 23 organizations recommended for CDBG awards
- 24 projects totaling \$5,087,604
- Projects by RFP category:
 - Public Services (PS)
 - Community and Economic Development (CED)
 - Nonprofit Capital Improvement Projects (NCIP-F)



HUD REGULATIONS

CDBG CAPS

- PUBLIC SERVICES
- ADMINISTRATION
- OTHER CDBG ACTIVITIES





CONSOLIDATED PLAN BUDGETS

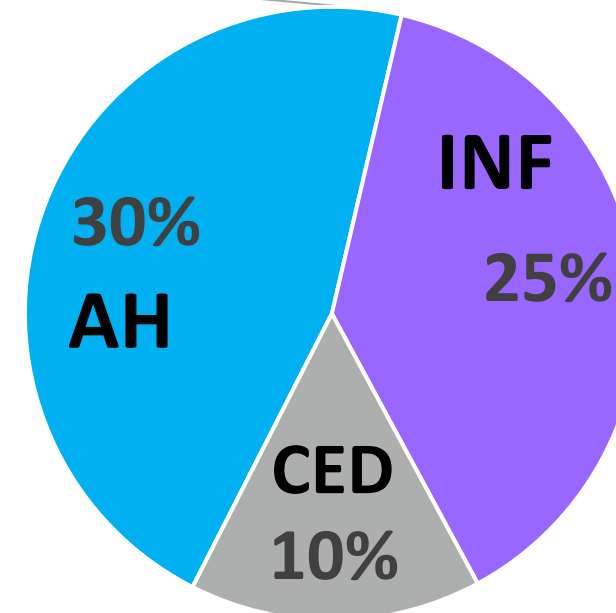
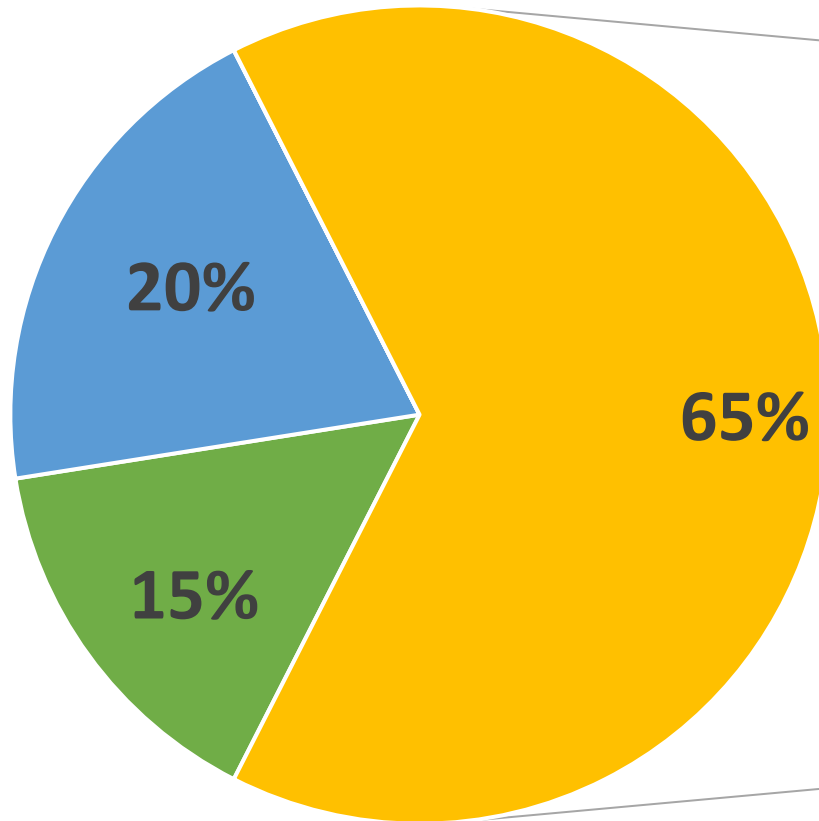
PUBLIC SERVICES

ADMINISTRATION

AFFORDABLE HOUSING

INFRASTRUCTURE

ECON DEV





FY 2023 CDBG Funding Overview

Category	Applications submitted	RFP Estimated Budget	Total Requested	Over/Under Budgeted Amount
Public Services	31	\$1,000,000	\$3,980,977	+\$2,980,977
Community & Economic Development	6	\$2,000,000	\$1,083,147	-\$916,853
Nonprofit Facility Improvements	4	\$1,500,000	\$2,694,986	+\$1,194,986



FY 2023 CDBG Funding Overview

Category	RFP Estimated Budget	Budget Change	Total Allocation
Public Services	\$1,000,000	+\$800,000	\$1,774,321
Community & Economic Development	\$2,000,000	-\$917,853	\$1,083,147
Nonprofit Facility Improvements	\$1,500,000	+\$917,853	\$2,230,136



FY 2023 Awarded Organizations: Economic Development

- Consolidated Plan Goal:
 - Enhance the City's economic stability by investing in inclusive economic growth initiatives that develop and strengthen small businesses and support local entrepreneurs

Accessity

Horn of
Africa

Karen
Organization

USD

Mission Edge

Somali Family
Service of SD



FY 2023 Awarded Organizations: Nonprofit Capital Improvement Projects

- Consolidated Plan Goal:
 - Finance impactful nonprofit facility improvements to provide new or increased access to programs that serve vulnerable populations or implement sustainability measures

La Maestra
Family Clinic

Centro de
Salud de la
Comunidad

Neighborhood
House
Association



FY 2023 Awarded Organizations: Public Services

- Consolidated Plan Goal:
 - Invest in community services that promote equity and serve vulnerable populations including, but not limited to, refugees and recent immigrants, previously incarcerated individuals, veterans, youth, seniors, and food insecure households

Reality
Changers

Kitchens for
Good

Interfaith
Shelter
Network

San Diego
Continuing Ed.

Workshops for
Warriors

Serving
Seniors

Bayside
Community
Center

Voices for
Children



FY 2023 Awarded Organizations: Public Services

- Consolidated Plan Goal:
 - Invest in community services that promote equity and serve vulnerable populations including, but not limited to, refugees and recent immigrants, previously incarcerated individuals, veterans, youth, seniors, and food insecure households

Ocean
Discovery

Home Start,
Inc.

Access Youth
Academy

Family Health
Centers

SD LGBT
Community
Center

La Maestra

Wesley House



Action

Approval of the CPAB's prioritized list of projects to be considered by the City Council For Fiscal Year 2023 CDBG funding and recommendation to the City Council to incorporate the projects into the City's FY 2023 Annual Action Plan



Next Steps

Meeting/Event	Date*
Public Comment Period: Draft FY 2023 Annual Action Plan	April 1 – April 30, 2022
Public Safety & Livable Neighborhoods (PSLN) Council Committee*	<i>TBD</i>
Draft FY 2023 Annual Action Plan Presented to CPAB	April 13, 2022
City Council Hearing (tentative): Draft FY 2023 Annual Action Plan*	<i>April 25-26, 2022 (tentative)</i>
FY 2023 Annual Action Plan submitted to HUD	May 13, 2022

**Public hearing dates are tentative and are subject to change*



Questions or Comments