

**CONSOLIDATED PLAN ADVISORY BOARD (CPAB)**

**MINUTES**

**525 B Street, San Diego, CA 92101**

**Wednesday, August 9, 2023**

BOARD MEMBERS PRESENT	BOARD MEMBERS ABSENT
<ul style="list-style-type: none"> <li>• Yegin Chen, Council District 1</li> <li>• Abena Bradford, Council District 3</li> <li>• Lauren Garces, Council District 5</li> <li>• Smith Sirisakorn, Council District 6</li> <li>• Rich Thesing, Council District 7</li> <li>• Peter Dennehy, Council District 9</li> </ul>	<ul style="list-style-type: none"> <li>• VACANT, Council District 2</li> <li>• VACANT, Council District 4</li> <li>• Victoria Barba, Council District 8</li> </ul>

STAFF PRESENT	ATTENDANCE
<ul style="list-style-type: none"> <li>• Angela Nazareno-Clark, Program Manager- HUD Grant Programs</li> <li>• Michele Marano, Community Development Coordinator</li> <li>• Nadine Hassoun, Community Development Project Specialist</li> <li>• Ashley Gain, Community Development Project Manager</li> <li>• Nancy Luevano, Community Development Project Manager</li> <li>• Liza Fune, Contract Monitoring</li> <li>• Tina Hines, Contract Monitoring</li> <li>• Alicia Martinez- Higgs, ED Capital Projects</li> </ul>	<p style="text-align: center;"><i>Three (3) members of the public joined the meeting.</i></p>

**Call to Order**

1. CPAB Chair Peter Dennehy called the meeting to order at 10:00 a.m. Peter Dennehy took roll call; six board members were present. Quorum was achieved at the same time.
  
2. Peter Dennehy introduced David Dollahon, from DPD Solutions. David is the founder of DPD Solutions and has taken the role of assisting with the Consolidated Plan as a subconsultant. David will be assisting with the Community Engagement planning process and drafting parts of the Consolidated Plan. David will also be helping staff with their goal setting.

- Heidi Aggeler and Frankie Lewington from Root Policy joined the meeting virtually from Denver, CO. Root Policy will be the consulting firm in addition to DPD Solutions that will be completing the 2025-2029 Consolidated Plan. Heidi shared that Root Policy has experience with completing Consolidated Plans throughout the country. Frankie Lewington has been an associate with Root Policy Research for the past two years.

**Board Member Announcements**

*CPAB members introduced themselves to Consolidated Plan Consultants, Root Policy and DPD solutions.*

**Staff Announcements**

1. Nancy Luevano, Community Development Project Manager announced the third round of the Bridge to Home Notice of Funding Availability will be released on August 4, 2023. The amount of funding available is approximately \$20 million and is comprised of Low to Moderate Income Housing Asset Funds (LMIHAF), Permanent Local Allocation Funds (PLHA), HOME Investment Partnership Program (HOME), and Community Development Block Grant (CDBG). NOFA applications are due on Friday, October 6, 2023, by COB. For more information on Bridge to Home NOFA, please visit the City of San Diego website.
2. Nadine Hassoun, Community Development Project Specialist, shared that staff will be kicking off the Consolidated Plan Community Engagement process virtual Community forum on Thursday, August 17<sup>th</sup> from 11-12:00pm. CPAB members and the public are welcome to join to share their perspectives on housing, neighborhood and economic issues in the City of San Diego. Please RSVP for the virtual forum by going to [www.bit.ly/sdconsolidatedplan](http://www.bit.ly/sdconsolidatedplan). There will also be other opportunities to have perspectives shared, such as in-person forums and a survey. Additional information may be found at [www.bit.ly/sdconsolidatedplan](http://www.bit.ly/sdconsolidatedplan).

**Approval of Minutes**

- 1) Motion to approve minutes from previous meeting July 12, 2023 by Yegin Chen. Motion was seconded by Abena Bradford. Minutes approved, 6-0.

**Non-agenda Public Comment**

*No non-agenda public comments were received.*

**Discussion Items**

1. Peter Dennehy presented Item 5: Discussion, FY25-29 Consolidated Plan Community Engagement with Root Policy and DPD Solutions.
2. David Dollahon, DPD Solutions presented on the Consolidated Plan Overview. *Presentation attached.*

- i. CPAB member Abena Bradford commented that programs were needed to provide affordable housing and home ownership to low-income communities in San Diego.
- ii. CPAB member Rich Thesing shared that the City lacked housing for people with disabilities. When homes were built, they were not accessible. There should be an option where you are able to make modifications to your home as a renter or homeowner if needed.
- iii. CPAB member Lauren Graces commented on community services. Lauren suggested that there should be wrap around services for low- to moderate-income communities to help with public services i.e., mental health or victims of domestic violence that are staying in shelters.
- iv. CPAB member Chen Yegin asked if wildfire mitigation efforts could be funded by CDBG funds. David Dollahon clarified that there were limitations to funding since it is regulated to benefit low- to moderate-income populations. Most housing programs are to make improvements to the home structure. Examples would include installation of smoke detectors and/or removal of mold and hazardous materials for low-income homeowners.
- v. CPAB member Smith Sirisakorn inquired about the \$40 million that is allocated to CDBG funding. David Dollahon clarified that CDBG funds were for a 5-year period. David provided examples of CDBG funding categories.
- vi. CPAB member Rich Thesing inquired what means of communication will be used. David Dollahon shared that public advertising, community outreach, interviewing stakeholders and partners, posting in low-income communities will be used. The surveys and the public forum meetings will be the main outreach source. Nadine Hassoun, Community Development Project Specialist, added that Jerry McCormick, from the City of San Diego Communications Department will be assisting with publicizing the public forum meetings and surveys through City social media channels. In addition, 400-500 community partners were sent emails to inform them of the Virtual Forum Consolidated Plan meeting on August 17, 2023.
- vii. CPAB member Abena Bradford asked what the Consolidated Plan Public Forums will look like. David shared that it will be like today's presentation with an overview of CDBG and HOME funding to low- and moderate-income communities. The forum will be an interactive public meeting that will ask, "What are your greatest needs in your community?" Small group exercises will also be incorporated.

- viii. CPAB member Chen Yegin asked how the public may access the survey. David Dollahon shared that it will be an online survey and/or paper copy what will be translated in over five languages: including: Spanish, Tagalog, Vietnamese, Arabic and Mandarin. The City of San Diego will also have the survey on their website, [www.bit.ly/sdconsolidatedplan](http://www.bit.ly/sdconsolidatedplan).
- ix. CPAB member Smith Sirisakorn asked if people taking the survey will be identifying the community they reside in. Nadine Hassoun clarified that participants will be identifying what Community Planning Area they live in. They will be using a map to identify their housing area. Angela Nazareno-Clark, Program Manager-HUD Grant Programs mentioned that zip codes may also be used to identify where the survey participant lives.
- x. CPAB member Peter Dennehy inquired if the questions in the presentation will be the same questions in the survey? David answered, yes. Ashley Gain clarified that the format of the survey is still being worked on. If CPAB members would like to comment on the survey questions, they may do so since there was still time for modifications.
- xi. CPAB member Smith Sirisakorn inquired if the survey described what a public service was. David indicated that examples will be given after each question to provide additional information to survey participants. In addition, there will be a “other” response option to each question so that people may add their own category if needed. On 3-5 questions people will be asked to rank the most critical needs of their community.
- xii. CPAB member Abena Bradford asked where the survey examples originated from. Angela Nazareno-Clark Program Manager-HUD Grant Program clarified that examples that were used in the survey identified the eligible CDBG funding categories. Angela Nazareno-Clark suggested that previous year’s Action Plan may be used to identify categories for funding CDBG. The categories include programs that assist people who are homeless, affordable housing, educational advocacy and senior services. Angela also shared that there was always room for additional funding opportunities if they were within the CDBG guidelines. Nonprofit organizations are resources to help identify the needs of the community. Other categories that may be considered for future funding are programs for victims of human trafficking and victims of domestic violence.
- xiii. CPAB member Lauren Graces asked how will the survey participants be tracked to be LMI community members? Nadine Hassoun responded that it will be an optional question at the end where participants will be asked to share their household size and household income.
- xiv. CPAB member Abena Bradford asked for an example of education advocacy programs that were currently funded with CDBG funds. Michele Marano, Community Development Coordinator, shared examples of current programs. The first one is Reality Changers where they work with LMI students. The program assists students with after school tutoring and student advocacy. They also help students fill out their college applications. Another program is Access Youth Academy. The after-school program helps students with tutoring,

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college applications and a cycle of their education. The program follows the students through middle school, high school and their first years of college. Access Youth Academy has a one hundred percent success rate for kids participating in the program. The final example is Voices for Children. This program is not necessarily an educational advocacy program however they work with students that are part of the foster care system. They assist school-aged children by providing a court appointed advocate while they are in the juvenile dependency system. The advocates attend parent conferences and help students with their classes.

- xv. CPAB member Smith Sirisakorn inquired what was the population of San Diegans that were LMI. Angela responded that she will be following up with the percentage of LMI population for the City of San Diego.
- xvi. CPAB member Lauren Graces commented on the Juvenile Justice Diversion programs offered to youth offenders. Lauren inquired if this was a type of public service that CDBG would be able to fund. David Dollahon shared that he was not sure however, will be adding to the list of additional programs. Lauren also would like to add programs that offered naturalization to refugees and immigrants. CPAB member Rich Theising agreed that since San Diego is a border city, immigrants will be needing assistance too.
- xvii. CPAB member Abena Bradford noted that it was difficult for people that lived in San Diego to purchase a home. First time home buyer programs were needed.
- xviii. Angela Nazareno-Clark clarified that most of the housing programs that are funded by CDBG funds are administrated by the San Diego Housing Commission.
- xix. CPAB member Rich Theising indicated that additional programs for the homeless community were needed. To include housing, job creation, mental health services etc. Programs that concentrated on breaking the cycle.
- xx. CPAB member Lauren Graces commented on the Community Engagement planning process. Lauren suggested that public forum meetings should be at libraries in low-income and LMI communities. Michele Marano confirmed that staff will be attending public forum meetings

at public libraries located in LMI communities. In addition, staff will also be attending “pop up’s” in the community to include outreach by attending street fairs, community events and farmers markets.

3. David Dollahon commended the City of San Diego, Economic Development Department for all the work they do for businesses.

- i. CPAB member Abena Bradford commented on small and micro businesses. Especially the businesses that did not fall into the definition of a “small business.” Angela Nazareno-Clark

Community Development

clarified that it was a HUD regulation for Micro-enterprises to be 1-5. Angela shared that they have tried to have conversations with the HUD Field Office in Los Angeles regarding including small businesses.

ii. Abena inquired if CDBG funds included renovations of buildings. Anagela Nazareno-Clark shared that funds were available through NCIP, Capital Improvement Category. NCIP funds are used for building improvements for nonprofit organizations.

#### **Other Items**

1. Next CPAB meeting will be on September 13, 2023.

#### **Adjournment**

1. Meeting closed at 11:23 a.m.

City of San Diego, Consolidated Planning Advisory Board

# 2025-29 CONSOLIDATED PLAN | PROJECT OVERVIEW

AUGUST 9, 2023



Denver, Colorado 80220  
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# PROJECT TEAM





**ROOT POLICY  
RESEARCH IS A  
COMMUNITY  
PLANNING AND  
HOUSING RESEARCH  
FIRM, PROVIDING  
CUSTOM, CREATIVE,  
AND HIGH-VALUE  
ANALYSIS AND  
STRATEGY FOR OUR  
CLIENTS.**

The Root Policy Team has worked on over  
**300** projects in **35** states.



**HOUSING AND  
COMMUNITY  
DEVELOPMENT**



**COMMUNITY  
ENGAGEMENT**



**LANGUAGE  
ACCESS**



**CHILD CARE AND  
EDUCATION**



**ECONOMIC  
MOBILITY**



**FAIR HOUSING**

# CONSOLIDATED PLAN OVERVIEW

# WHAT IS A “CONSOLIDATED PLAN?”

A Consolidated Plan is a planning document required by the U.S. Department of Housing and Urban Development (HUD)

It uses a combination of data and community outreach to determine the top housing needs, community development concerns, and gaps in supportive services for low and moderate income populations in cities and counties

The document is produced every 5 years as a condition of receiving housing and community development funding

We expect to go to public comment in spring 2024

# FUNDING SOURCES

**CDBG:** Community Development Block Grant program

**HOME:** HOME Investments Partnerships program

**ESG:** Emergency Solutions Grant program

**HOPWA:** Housing Opportunities for Persons with  
AIDS program (administered by the County of San Diego)

# HOW MUCH DOES THE CITY RECEIVE FROM HUD?

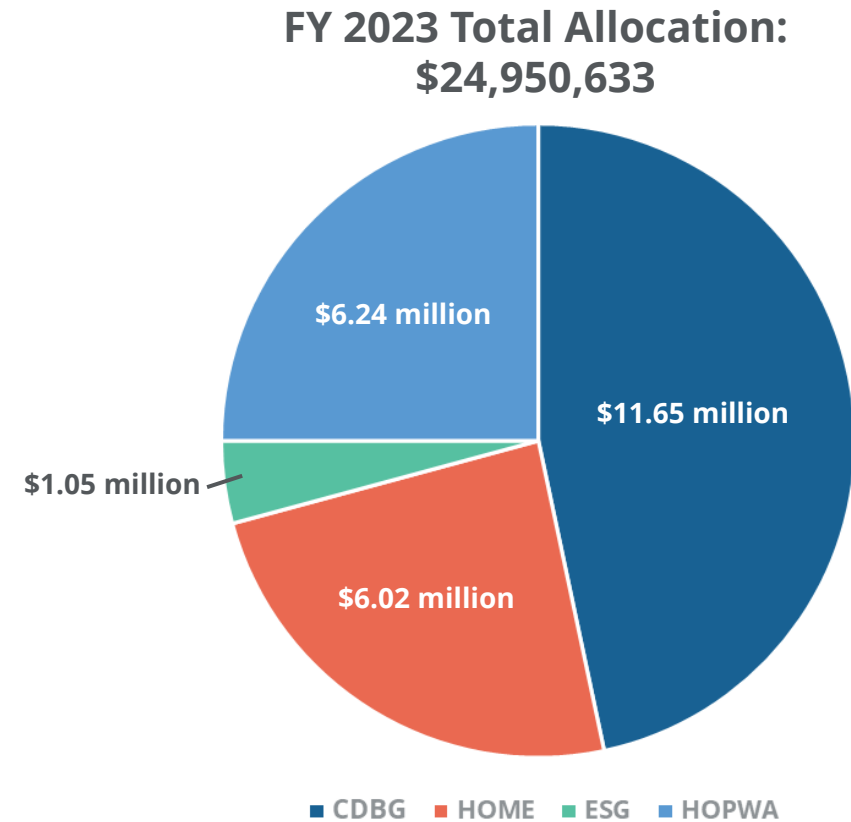
**CDBG: \$11.65 million/year**

**HOME: \$6.02 million/year**

**ESG: \$1.05 million/year**

**HOPWA: \$6.24 million/year**

The City anticipates **\$40 million** in CDBG program income during the five-year cycle.



# HOW IS FEDERAL FUNDING USED?

**Community Development:** Investment in public facilities, critical infrastructure, and nonprofit facility improvements.

**Public/Community Services:** Investment in programs that support meal delivery, food banks, educational advocacy, health care services, senior services, etc.

**Economic Development:** Investment in employment and workforce development programs, inclusive economic growth initiatives that develop and strengthen small businesses, and improved access to job opportunities.

**Housing:** Investment in increasing and preserving affordable rental and homeowner housing for San Diego residents; meeting the needs of persons with HIV/AIDS through provision of housing, health, and support services; and Fair Housing Program activities.

# COMMUNITY ENGAGEMENT OVERVIEW

# CONSOLIDATED PLAN WEBSITE

<https://www.sandiego.gov/cdbg/general/consolidatedplanmaterials>

**Visit the website and sign-up for email updates!**

The website/email updates will provide information on:

- Public forums
- Community survey
- Public hearings
- Draft and Final Consolidated Plan



# PUBLIC FORUMS

Public Forum Area	Date/Time	Location
Barrio Logan	TBD	TBD
Linda Vista	TBD	TBD
City Heights	TBD	TBD
San Ysidro	TBD	TBD
Valencia Park	TBD	TBD
Skyline	TBD	TBD
Downtown	TBD	TBD

# STAKEHOLDER INTERVIEWS AND CONSULTATIONS

San Diego Housing Federation	County of San Diego
San Diego Promise Zone	San Diego Housing Commission
San Diego Workforce Partnership	City Councilmembers
San Diego Refugee Communities Coalition	Legal Aid Society of San Diego, Fair Housing Center
San Diego Labor Council	San Diego Regional Chamber of Commerce
Regional Task Force on Homelessness	San Diego Regional Economic Development Corporation
Nonprofit Service Providers	San Diego Regional Continuum of Care
Community Planners Committee	Homelessness Strategies and Solutions Department - City of San Diego
Community Development Corporations	CDBG Administrators
Subrecipients Report Workshop/ USD Nonprofit Academy	

# COMMUNITY SURVEY

- Survey will be available in English, Spanish, Tagalog, Arabic, Mandarin, Vietnamese, Korean and potentially Somali, Dari and Farsi
- Takes between 5-7 minutes to complete
- Please share with your neighbors and networks!

# PUBLIC HEARINGS/MEETINGS

Body	Meeting Type	Meeting Focus	Date/Time	Location
<b>Economic Development and Intergovernmental Relations (EDIR) Committee Meeting</b>	Public Hearing	Needs Assessment, Community Engagement Findings, Draft Goals	November 1, 2023 at XXX	City Administration Building, 202 C Street, 12th Floor, Council Committee Room
<b>Consolidated Plan Advisory Board (CPAB) Meeting</b>	Meeting	Needs Assessment, Community Engagement Findings, Draft Goals	November 8, 2023 at XXX	525 B Street, Ground Floor, Multi-Purpose Room
<b>City Council Meeting</b>	Public Hearing	Needs Assessment, Community Engagement Findings, Draft Goals	November 14, 2023 at XXX	City Administration Building, 202 C Street, 12th Floor, Council Chambers
<b>Economic Development and Intergovernmental Relations (EDIR) Committee Meeting</b>	Public Hearing	Draft Consolidated Plan and Annual Action Plan	Spring 2024	City Administration Building, 202 C Street, 12th Floor, Council Committee Room
<b>Consolidated Plan Advisory Board (CPAB) Meeting</b>	Meeting	Draft Consolidated Plan and Annual Action Plan	Spring 2024	525 B Street, Ground Floor, Multi-Purpose Room (tentative)
<b>City Council Meeting</b>	Public Hearing	Draft Consolidated Plan and Annual Action Plan	Spring 2024	City Administration Building, 202 C Street, 12th Floor, Council Chambers

# COMMUNITY ENGAGEMENT OVERVIEW

What feedback do you have on the community engagement components?

YOUR INPUT ON  
NEEDS, CHALLENGES,  
AND SOLUTIONS

WHICH **TYPES OF HOUSING/HOUSING  
ACTIVITIES** DO YOU FEEL ARE MOST  
NEEDED IN THE CITY?

WHAT ARE THE GREATEST UNMET  
**COMMUNITY DEVELOPMENT NEEDS**  
IN THE CITY?



WHICH TYPES OF  
**PUBLIC/COMMUNITY SERVICES**  
DO YOU FEEL ARE MOST NEEDED IN  
THE CITY?

WHAT ARE THE GREATEST UNMET  
**ECONOMIC DEVELOPMENT**  
**NEEDS/SERVICES** IN THE CITY?

WHERE IN THE CITY ARE THESE  
NEEDS MOST PROMINENT?

WHAT **HOUSING** OUTCOMES WOULD  
YOU MOST LIKE TO SEE?

WHAT **COMMUNITY DEVELOPMENT**  
OUTCOMES WOULD YOU MOST  
LIKE TO SEE?

WHAT **PUBLIC/COMMUNITY SERVICES**  
WOULD YOU MOST LIKE TO SEE?

WHAT **ECONOMIC DEVELOPMENT**  
OUTCOMES WOULD YOU MOST  
LIKE TO SEE?

# WRAP-UP AND NEXT STEPS



# WRAP-UP AND FINAL QUESTIONS

What have you seen or experienced in other cities that you would like to see in San Diego?

Is there anything we didn't ask that you would like to share?

Any other questions or comments?

# NEXT STEPS

**Mid October 2023** | Public Forums

**Available through January 7, 2024** | Survey

**Early November 2023** | Draft Goals and Needs Assessment findings presented at CPAB, EDIR, and City Council

**March – April 2024** | Draft Consolidated Plan available for public comment

# THANK YOU!

Email [frankie@rootpolicy.com](mailto:frankie@rootpolicy.com)

Call 970-880-1415 and ask for Frankie.

Leave us your email to stay connected to the process!