



CONSOLIDATED PLAN ADVISORY BOARD (CPAB) AGENDA

WEDNESDAY, APRIL 07, 2021

10:00 A.M. – 11:30 A.M.

ONLINE VIRTUAL MEETING

YOUTUBE PUBLIC LINK BELOW

[CLICK HERE](#)

1. **Call to Order**
2. **Board Member Announcements**
3. **Staff Announcements**
4. **Approval of CPAB Virtual Meeting Minutes: March 10, 2021**
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 April 06, 2021 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. **Draft Fiscal Year (FY) 2022 Annual Action Plan**

The City of San Diego's Draft FY 2022 Annual Action Plan identifies the projects and programs to be funded by the following programs: Community Development Block Grant (CDBG), Home Investment Partnership (HOME), and the Emergency Solutions Grant (ESG). The CPAB will be asked to recommend the FY 2022 Annual Action Plan to City Council for approval.
 - b. **Proposal to Adjourn the May and June 2021 CPAB Meetings**

The Board will be asked to consider adjournment of the May 12, 2021 and June 09, 2021 meetings.
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 2022 CDBG Applications Process Review**

Staff will present responses from the application survey from all interested parties and evaluate recommendations for future application cycles.

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.

★★★★★

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.

- Wednesday, May 12, 2021 at 10 a.m. *(possible adjournment)*
- Wednesday, June 09, 2021 at 10 a.m. *(possible adjournment)*
- Wednesday, July 14, 2021 at 10 a.m.
- Wednesday, August 11, 2021 at 10 a.m.
- Wednesday, September 08, 2021 at 10 a.m.
- Wednesday, October 13, 2021 at 10 a.m.
- Wednesday, November 10, 2021 at 10 a.m.
- Wednesday, December 08, 2021 at 10 a.m. *(possible adjournment)*

CONSOLIDATED PLAN ADVISORY BOARD (CPAB)

MINUTES

Wednesday, March 10, 2021

VIRTUAL CPAB MEETING

([LINK](#))

BOARD MEMBERS PRESENT	BOARD MEMBERS ABSENT
<ul style="list-style-type: none"> • Eileen Gonzales, Council District 3 • Brenda Campbell, Council District 4 • 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 • VACANT, Council District 6

STAFF PRESENT	ATTENDANCE
<ul style="list-style-type: none"> • Monica Hardman, Assistant Deputy Director • Angela Nazareno Clark, Program Manager • Michele Marano, Community Development Coordinator • Leonardo Alarcon, Community Development 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 10:03 AM. Mr. Dennehy took role call; 5 board members were present. Quorum was achieved at the same time. One board member arrived late.

Board Member Announcements

2. *No board member announcements were made*

Staff Announcements

3. Ms. Nadine Hassoun announced that staff would be sending out a survey later this week for members of the CPAB, CDBG and CARES ACT applicants, and City Staff. The Economic Development Department (EDD) staff would like to know more about CPAB's experiences reviewing the Community Development Block Grant (CDBG) Request for Proposal (RFP) applications for Fiscal Year (FY) 2022 and experience working with EDD staff throughout the

application process. Feedback is critical in helping staff improve the application process and scoring criteria. Survey deadline is April 2, 2021 so that results can be incorporated into next months' meeting.

The San Diego Regional Alliance for Fair Housing (SDRAFFH) will be partnering with San Diego Housing Federation and LISC San Diego to host a Fair Housing Conference: titled "Faces of Fair Housing" on April 7 & 8, 2021 from 9:00-12:00 PM. The keynote Speaker will be Dr. Zachary Green, of University of San Diego. The conference will cover current fair housing issues with stories focusing on San Diego County and fair housing trends. For more information please visit: www.housingsandiego.org (Events Tab).

Ms. Hassoun also announced that the Legal Aid Society of San Diego, Inc. and the City of San Diego are offering a free Fair Housing Training for Housing Providers via webinar on Thursday, April 22, 2021 at 10:00 AM. Additional details and registration information can be found posted on the CDBG website: www.sandiego.gov/fairhousing.

Approval of Minutes

4. Ms. Eileen Gonzales made the motion to approve the February 10, 2021 meeting minutes. Mr. Patrick Batten seconded the motion. The minutes were approved, 6-0.

Non-agenda Public Comment

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

Action Items

6.
 - a. **Fiscal Year (FY) 2022 CDBG Application Scores and Rankings**

The CPAB was 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 2022 funding, and recommend the same projects for incorporation into the City's draft FY 2022 Annual Action Plan.

 - [Public Services](#)
 - [Community and Economic Development](#)
 - [Nonprofit Facility Improvements](#)
 - [Multi-Family Housing](#)

Please see attached presentation for more information.

Ms. Eileen Gonzales made a motion to approve the lists of project proposals and rankings and recommend City Council approval of FY 2022 CDBG funding and incorporation of the funded projects into the City's FY 2022 Annual Action Plan. Ms. Victoria Barba seconded the motion. The motion passed, 6-0.

Ms. Angela Nazareno Clark provided an update of CDBG funding by categories. Ms. Nazareno Clark stated that remaining CDBG funding balances in the Economic Development and Construction categories may be reprogrammed for City Capital Improvement Projects in the Transportation and Stormwater and/or Parks and Recreation departments. A further explanation of the

Economic Development Department

Fiscal Year (FY) 2022 Annual Action Plan and Associated Actions

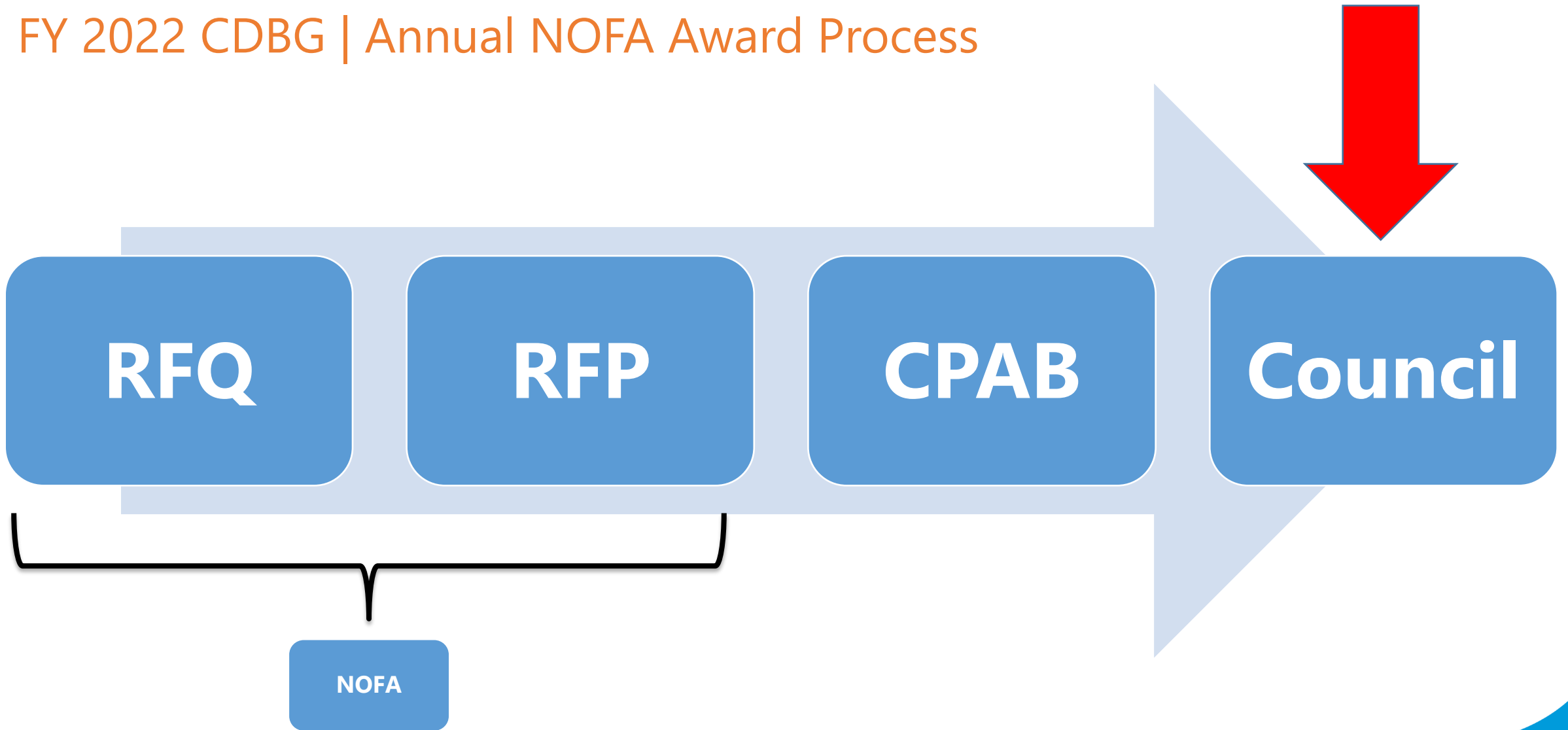
Consolidated Plan Advisory Board

April 7, 2021

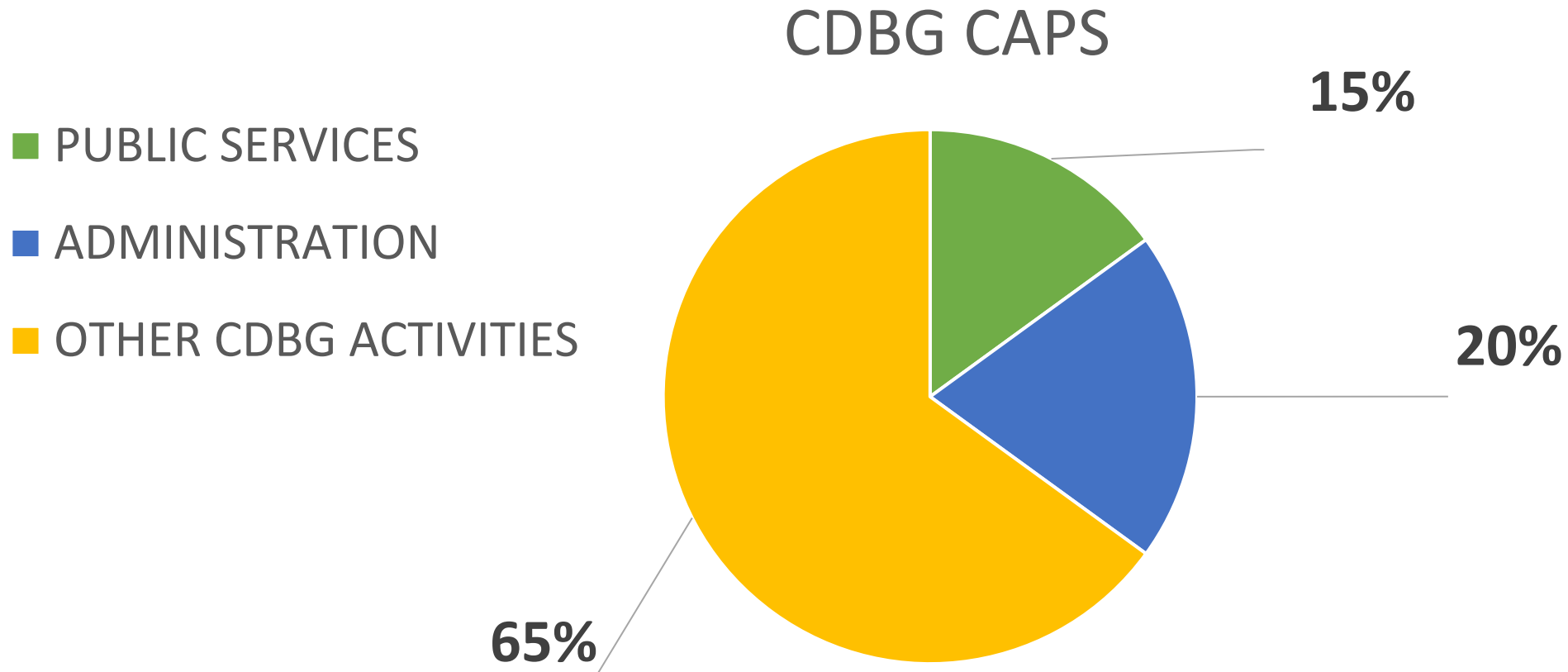
Requested Actions (CPAB)

The CPAB is asked to recommend Council approval of the FY 2022 Annual Action Plan, as presented by Staff.

FY 2022 CDBG | Annual NOFA Award Process



FY 2022 CDBG | Annual NOFA Award Process



FY 2022 Award Recommendations: 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

Accion San
Diego

Access

Horn of
Africa

Karen
Organization

Logan
Heights CDC

Mission Edge

Somali Family
Service of SD

FY 2022 Award Recommendations: Nonprofit Capital Improvement Projects – Facilities

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

Catholic
Charities of SD

Family Health
Centers of SD

Jewish Family
Services of SD

Serving
Seniors

Urban Corps of
SD

FY 2022 Award Recommendations: Nonprofit Capital Improvement Projects – Multifamily Housing Rehabilitation

Consolidated Plan Goal: Increase and preserve affordable rental and homeowner housing to improve access to housing opportunities that reflect community needs, including by not limited to, opportunities in close proximity to transit, employment, and community services

Wesley House
Student
Residence

FY 2022 Award Recommendations: 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

Family Health
Centers of SD

Mama's
Kitchen

Meals-On -
Wheels

San Diego
Continuing
Education
Foundation

Kitchens for
Good

Serving Seniors

Dreams for
Change

Metropolitan Area
Advisory
Committee on
Anti-Poverty

FY 2022 Annual Action Plan | Purpose

- Informed by the City's 5-Year Consolidated Plan
- Must address 7 Consolidated Plan goals
- Identifies FY 2022 projects and programs
- Includes budgets for 3 HUD entitlement grant programs

FY 2022 Annual Action Plan | HUD Entitlement Grants

Community Development Block Grant (CDBG) Program

FY 22 - \$12,297,444

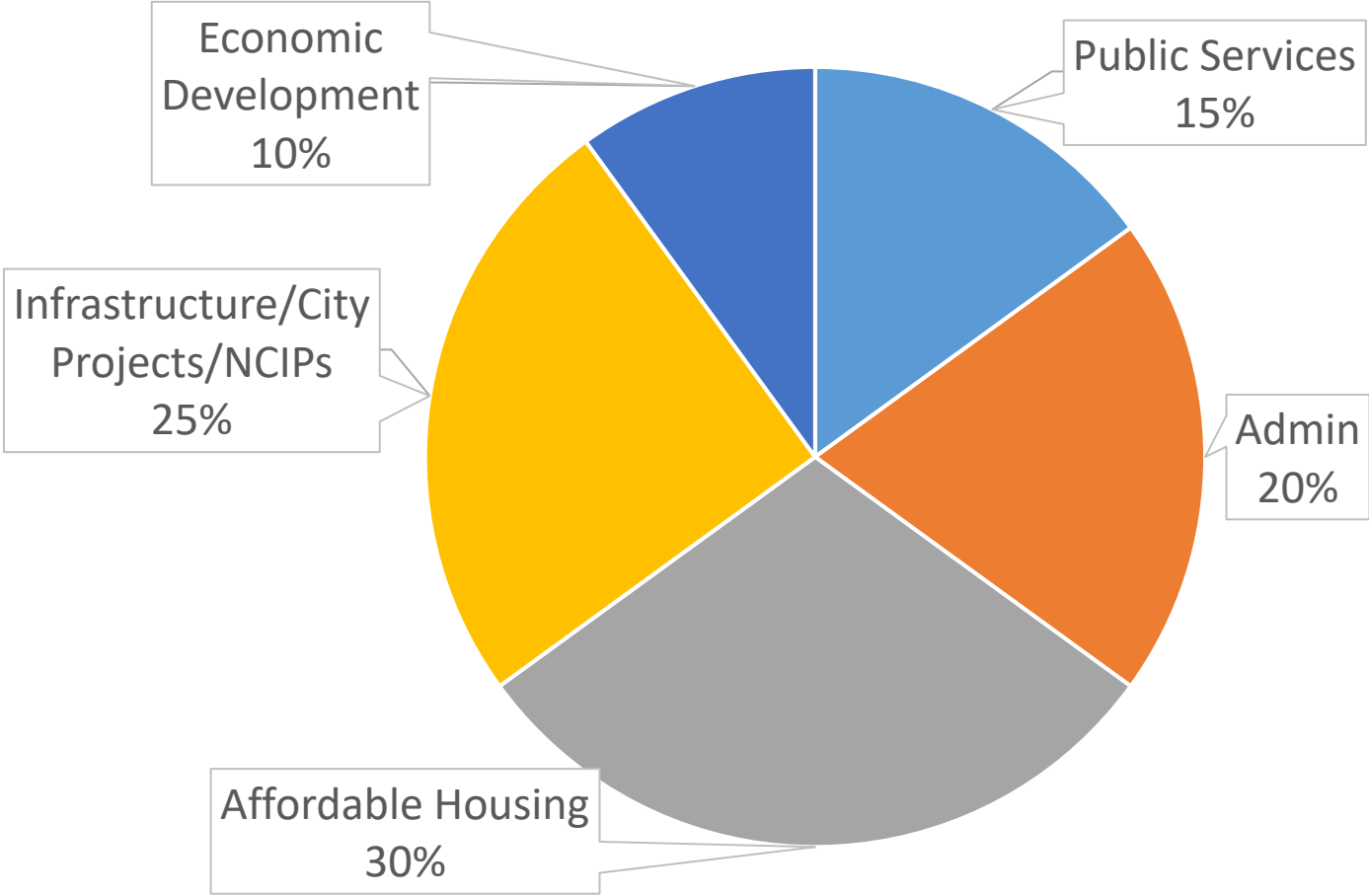
*Program Income - \$15,379,698**Reprogrammed Funds - \$457,205***Total = \$28,134,347****Home Investment Partnership Program (HOME)**

FY 22 - \$5,782,329

*Program Income - \$493,800**Prior Years - \$7,543,381***Total = \$13,819,511****Emergency Solutions Grant (ESG)**

FY 22 - \$1,047,275

FY 2022 Annual Action Plan | CDBG Budgetary Priorities



FY 2022 CDBG NOFA Award Recommendations

Public Services

- 8 Projects – Totaling \$634,762

Nonprofit Multi-Family Housing

- 1 Project – Totaling \$163,939

Nonprofit Facility Improvements

- 5 Projects – Totaling \$1,508,703

Community Economic Development

- 7 Projects - Totaling \$1,125,416

19 unique nonprofit organizations and **21** projects!
A total of **\$3,432,820!**

FY 2022 CDBG | Additional Allocations

- Homeless Services from the CP 700-02 set aside
- Continuing Projects and Eligible Activities
- City Capital Improvement Projects

FY 2022 Homeless Programs | CP 700-02

Project Title	Proposed FY 22 CDBG Funds
Connections Housing Interim Bed Program	\$303,575
Emergency Shelter for Families	\$205,602
Day Center for Homeless Adults	\$541,250
Interim Housing for Homeless Adults	\$267,351
TOTAL	\$1,318,078

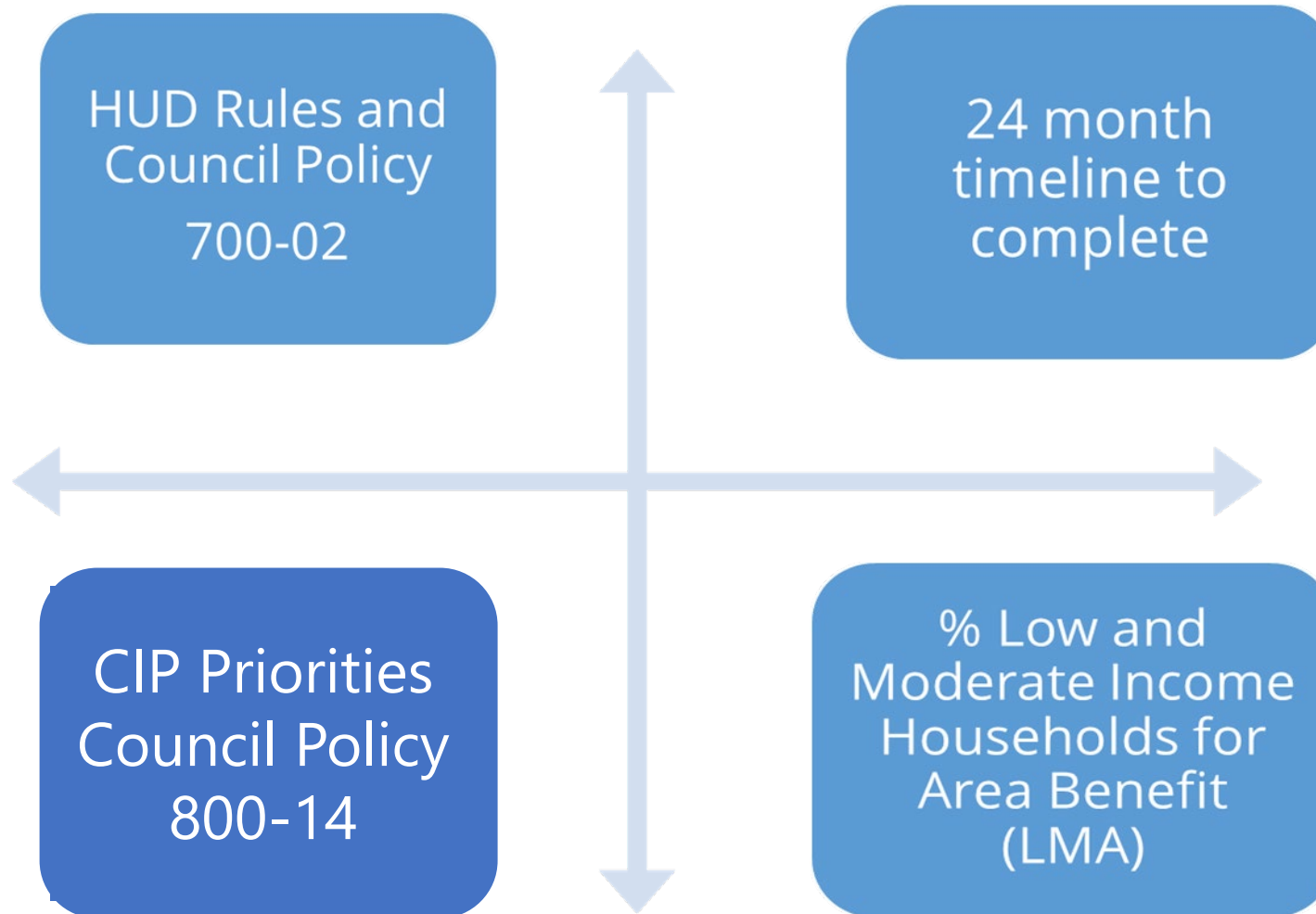
**Individual project allocations subject to change, based upon need throughout the fiscal year. Amounts listed reflect the historical need.*



FY 2022 Continuing Projects and Eligible Activities

Continuing Projects		Proposed FY 22 CDBG Funds	
Homelessness Response Center Operations		\$1,000,000	
TechHire San Diego		\$800,000	
CONNECT2Careers		\$200,000	
Library NExT		\$198,731	
TOTAL		\$2,198,731	
Eligible Activities	FY 2021 CDBG Funds	FY 2022 CDBG Funds	TOTAL by Activity
Affordable Housing NOFA	\$2,234,266	\$8,522,271	\$10,756,537
Community Economic Development NOFA	\$0	\$1,688,019	\$1,688,019
TOTAL by Fiscal Year	\$2,234,266	\$10,210,290	

Eligibility Considerations for CDBG-funded City CIPs





FY 2022 CDBG Funding for City CIPs

FY 2022 CDBG Resources	
FY 2022 HUD Annual Allocation	\$5,439,000
FY 2021 HUD Annual Allocation	\$2,336,060
TOTAL	\$7,775,060

FY 2022 CDBG Funding for City CIPs

City Department	Proposed Project	CDBG Funds Requested	Council District	LMI %
Transportation & Storm Water	University Avenue Complete Street- Phase 1	\$1,100,000	9	100
	Howard Avenue- Village Pine to Iris Avenue Sidewalk	\$600,060	8	79
	College Ave- Meridian to Judy McCarty Way Sidewalk	\$900,000	4	83
	Woodman Street- Cielo Drive to Pagel Place Sidewalks	\$100,000	4	69
	Elm Street Sidewalk – 14 th Street to Thermal Avenue	\$250,000	8	77

FY 2022 CDBG Funding for City CIPs

City Department	Proposed Project	CDBG Funds Requested	Council District	LMI %
Parks and Recreation	Southeastern Mini Park Improvements – Clay Avenue	\$575,000	8	87
	Linda Vista Skate Park Phase 2	\$180,000	7	51
	John F. Kennedy Neighborhood Park Improvements	\$3,000,000	4	72
	Hard Court Improvements – Five Locations	\$1,070,000		
	• Silverwing Community Park		8	55
• Willie Henderson Sports Complex	9		76	
• Southcrest Community Park	9		78	
• Encanto Community Park	4		58	
• Grant Hill Neighborhood Park	8	76		



SAN DIEGO
HOUSING
COMMISSION

We're About People

San Diego Housing Commission (SDHC)
City of San Diego Fiscal Year (FY) 2022
HOME Investment Partnerships Program (HOME)

Consolidated Plan Advisory Board
April 7, 2021

Liliana Caracoza
Senior Program Analyst
Real Estate Division
San Diego Housing Commission

HOME Investment Partnerships Program

SDHC Contract Administrator

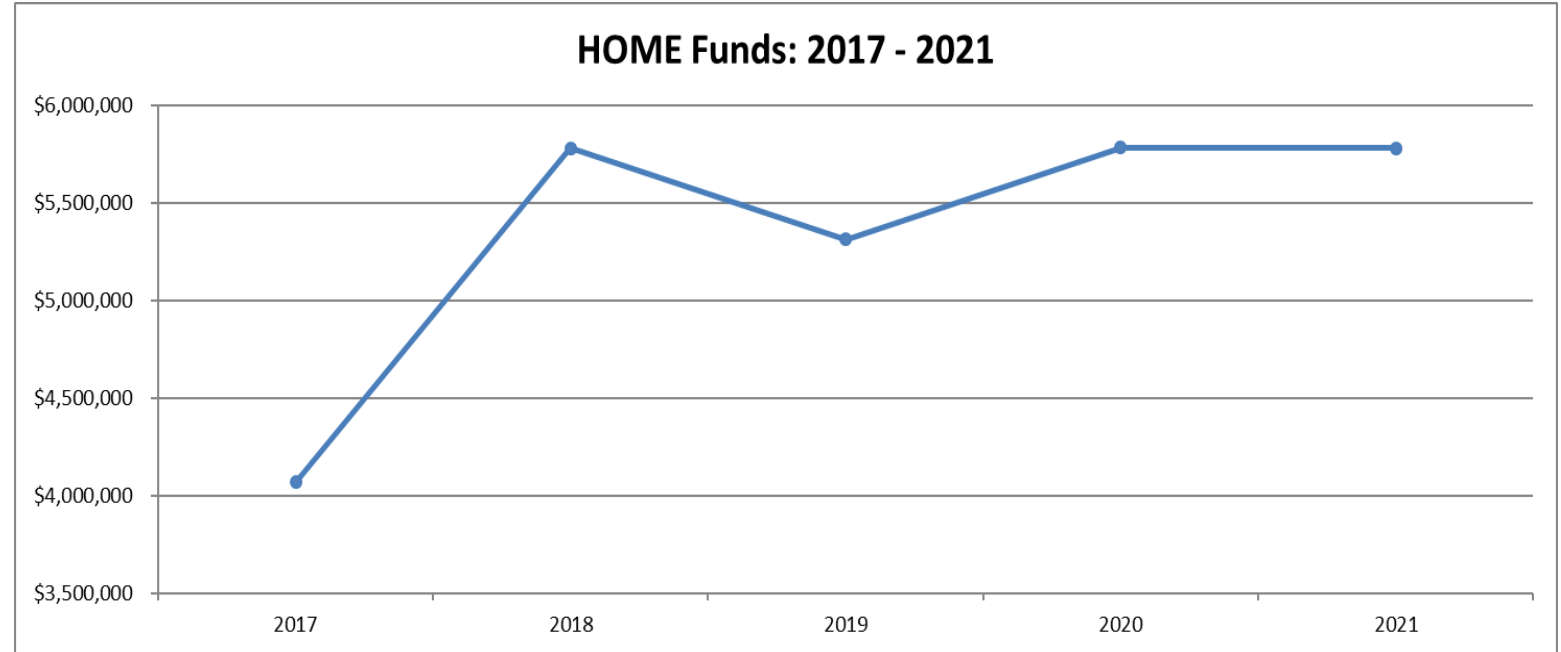
- The Federal HOME Investment Partnerships Program (HOME) was created in 1990.
- HOME funds are awarded by the U.S. Department of Housing and Urban Development (HUD) to the City of San Diego and are administered by SDHC.
- HOME provides federal funds from HUD for the following housing activities:
 - Construction of affordable housing
 - Acquisition and rehabilitation of affordable housing
 - Owner-occupied housing rehabilitation
 - First-time homebuyer down-payment assistance and counseling
 - Tenant-based rental assistance (TBRA)
- In Fiscal Year (FY) 2022 (July 1, 2021 – June 30, 2022), SDHC proposes allocating HOME funds to affordable rental housing unit production and first-time homebuyer assistance.



HOME Investment Partnerships Program

Prior Program Year Funding

Program Year	Funding Award
2017	\$4,068,804
2018	\$5,778,826
2019	\$5,312,011
2020	\$5,780,859
2021	\$5,779,526



HOME Investment Partnerships Program

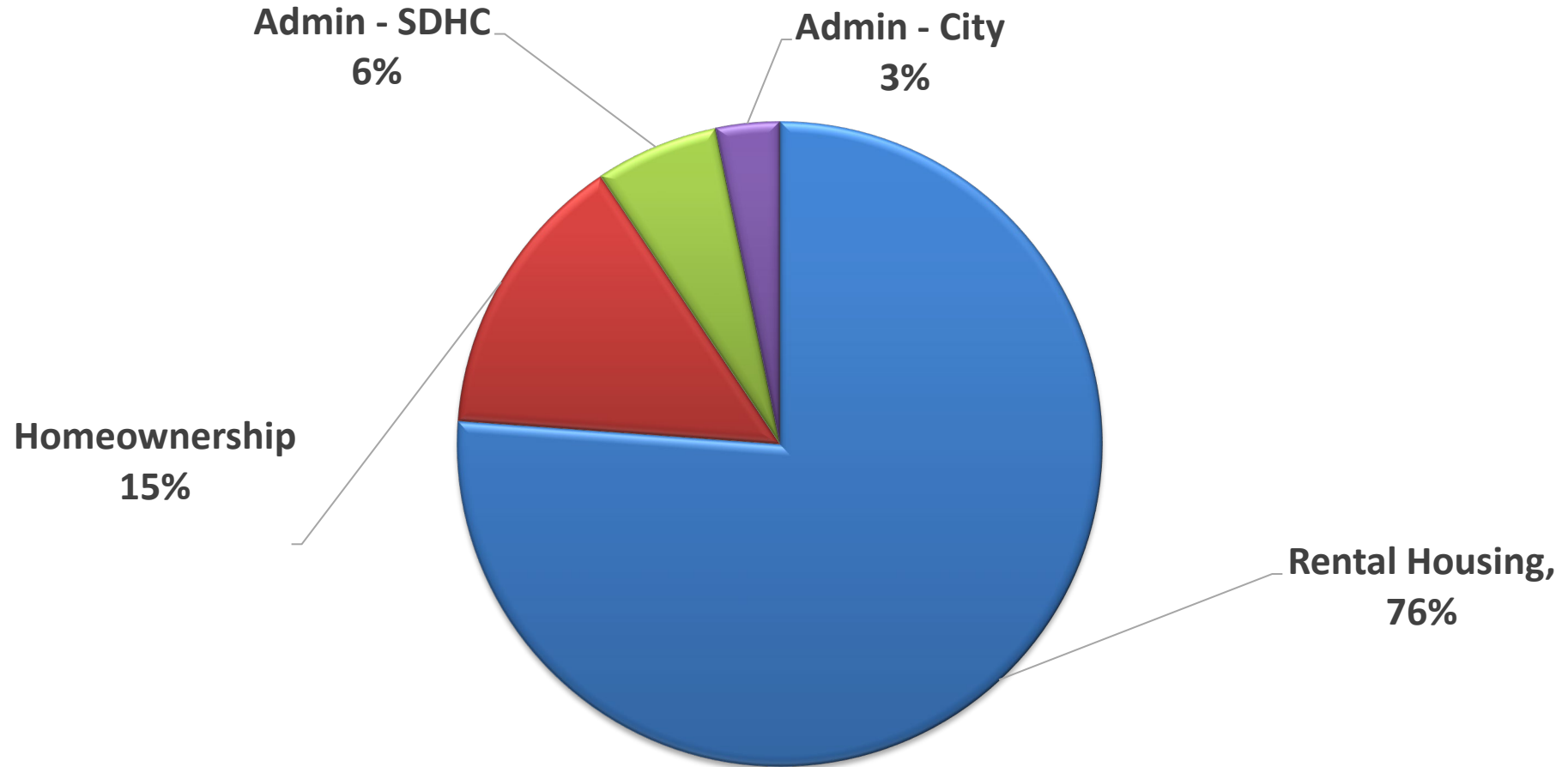
FY 2022 Sources and Uses of HOME Funds

Activity	FY 22 Anticipated Grant Allocation	Anticipated Program Income	Prior Years' Grant Allocation	Prior Years' Program Income	Funding by Activity
Rental Housing	\$5,204,096	\$ 444,420	\$4,717,815	\$156,444	\$10,522,775
Homeownership	\$ -	\$ -	\$ -	\$2,000,000	\$ 2,000,000
Admin – SDHC	\$ 346,940	\$ 49,380	\$ -	\$ 458,284	\$ 854,604
Admin – City	\$ 231,293	\$ -	\$ 210,839	\$ -	\$ 442,132
Sub-total	\$5,782,329	\$ 493,800	\$4,928,654	\$2,614,728	
FY 22 Total					\$13,819,511





HOME Investment Partnerships Program FY 2022 Budget





SAN DIEGO
HOUSING
COMMISSION

HOME Investment Partnerships Program Rental Housing Properties



Project Rendering
The Ivy Senior Apartments
\$2,000,000 HOME Funds
53 Total Units

Encanto Village
\$960,000 HOME Funds
66 Total Units





SAN DIEGO
HOUSING
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We're About People

San Diego Housing Commission
City of San Diego FY 2022
Emergency Solutions Grant (ESG)
Consolidated Plan Advisory Board
April 7, 2021

Jessica Adamo
Housing Programs Manager
Homeless Housing Innovations Division
San Diego Housing Commission

Emergency Solutions Grant

SDHC Contract Administrator

- U.S. Department of Housing and Urban Development (HUD) formula-based grant to municipalities, states, and urban counties to provide funding for homelessness activities.
- Plans for use of funds must be included in the Consolidated Plan Action Plan and reported in the Consolidated Annual Performance and Evaluation Report (CAPER).
- Activities must be coordinated with the local homeless Continuum of Care.
- Eligible activities include:
 - Outreach and Engagement
 - Shelter Operations
 - Homelessness Prevention
 - Rapid Rehousing
 - Homeless Management Information System (HMIS)
 - 7.5% for administration of the grant
- SDHC administers the ESG Program on behalf of the City of San Diego.



Emergency Solutions Grant

Local Funded Programs

- **Interim Shelters:**
 - Three shelters operated individually by three nonprofit organizations
 - Provide safe and low-barrier interim housing:
 - Stabilization and supportive services to prepare individuals and families for the most appropriate longer term or permanent housing
 - Basic needs: beds and residential furnishings, meals, access to showers and restrooms, laundry facilities, mail services, belongings storage
- **Rapid Rehousing:**
 - One program operated by one nonprofit organization
 - Permanent housing for households experiencing homelessness
 - Housing navigation and case management services
 - Payment of utility arrears for up to 6 months
 - Payment of security and utility deposits
 - Rental and utility payment assistance for up to 24 months
 - Security Deposit Plus (SD+) Program
 - Security deposits, utility/rental arrears, and pre-housing costs



Emergency Solutions Grant

Interim Shelters

Interim Housing for Adults Experiencing Homelessness

- Located at the Paul Mirable Center (PMC) at St. Vincent de Paul Village's Downtown San Diego Campus
- \$196,867 in ESG funds for FY2021
- Provides up to 350 beds
- Serves a minimum of 1,390 single adults annually

Connections Housing Interim Bed Program

- Located at the Connections Housing Facility in Downtown San Diego, operated by People Assisting the Homeless
- \$123,618 in ESG funds for FY2021
- Provides up to 134 beds
- Serves a minimum of 500 single adults annually



Emergency Solutions Grant Interim Shelters (Continued)

Family Shelter Interim Housing Program (Formerly Cortez Hill)

- Units currently located at Palm Avenue and operated by Alpha Project for the Homeless
- \$305,626 in ESG funds for FY2021
- Serves a minimum of 135 families with children annually



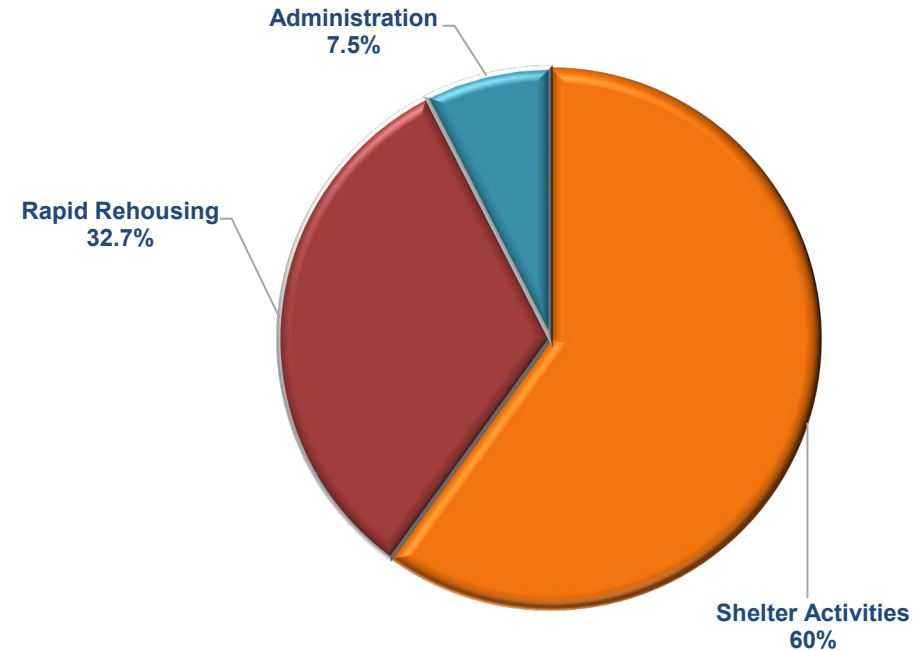
Emergency Solutions Grant Rapid Rehousing Program

- Houses a minimum of 32 families experiencing homelessness each year
- Located in scattered sites throughout City
 - Providers work with independent landlords to help secure housing
 - Must pass habitability inspection
- Clients referred through the San Diego's Regional Continuum of Care Coordinated Entry System (CES)
- \$339,143 in ESG Funds for FY21
 - \$250,000 allocated to PATH
 - \$89,143 allocated to SD+ (administered by SDHC)



Emergency Solutions Grant Proposed FY2022 Activities

Shelter Activities	\$626,111
Family Shelter	\$305,626
Connections Housing	\$123,618
PMC Interim Housing	\$196,867
Rapid Rehousing/SD+	\$342,619
Administration	\$62,837
<i>City Admin</i>	<i>\$15,709</i>
Total ESG Allocation	\$1,047,275



Important Benchmarks

Date	Benchmark
April 2, 2021	30-Day Public Comment Period Starts
April 7, 2021	CPAB Recommendations
April 14, 2021	Actions Presented to PSLN
April 27, 2021	Actions Presented to City Council
May 1, 2021	30-Day Public Comment Period Ends
May 14, 2021	Final Documents Submitted to HUD

Requested Actions (CPAB)

The CPAB is asked to recommend Council approval of the FY 2022 Annual Action Plan, as presented by Staff.

Economic Development Department

Applicant & CPAB
Fiscal Year (FY) 2022 Community Development
Block Grant (CDBG) Application Process Review

Consolidated Plan Advisory Board
April 7, 2021





Changes in FY 2022

- Public Services CARES Act NOFA
- Virtual Technical Assistance meetings and workshops
- Elimination of Sustainability and Small and Emerging Categories
- No performance indicator deductions

FY 2022 CDBG RFP Summary

Public Services

- 8 Projects: \$634,762

Community Economic Development

- 7 Projects: \$1,125,416

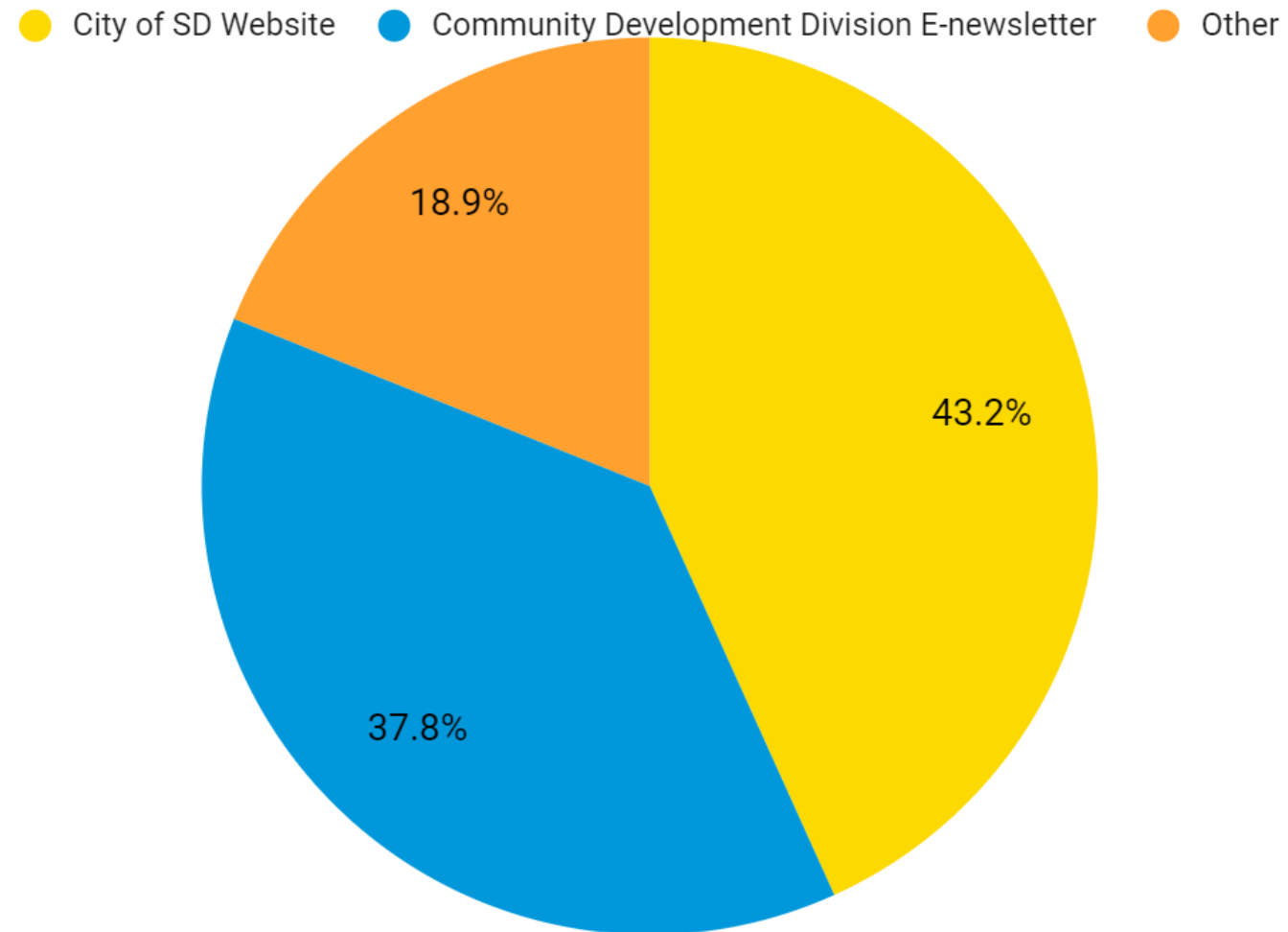
Nonprofit CIP (Facilities)

- 5 Projects: \$1,508,703

Nonprofit CIP (Multifamily Housing)

- 1 Project: \$169,939

Question: How did you hear about the release of the FY22 CDBG or CARES Act RFQ?



Question: How satisfied were you with the FY2022 CDBG/CARES Act RFQ Process?

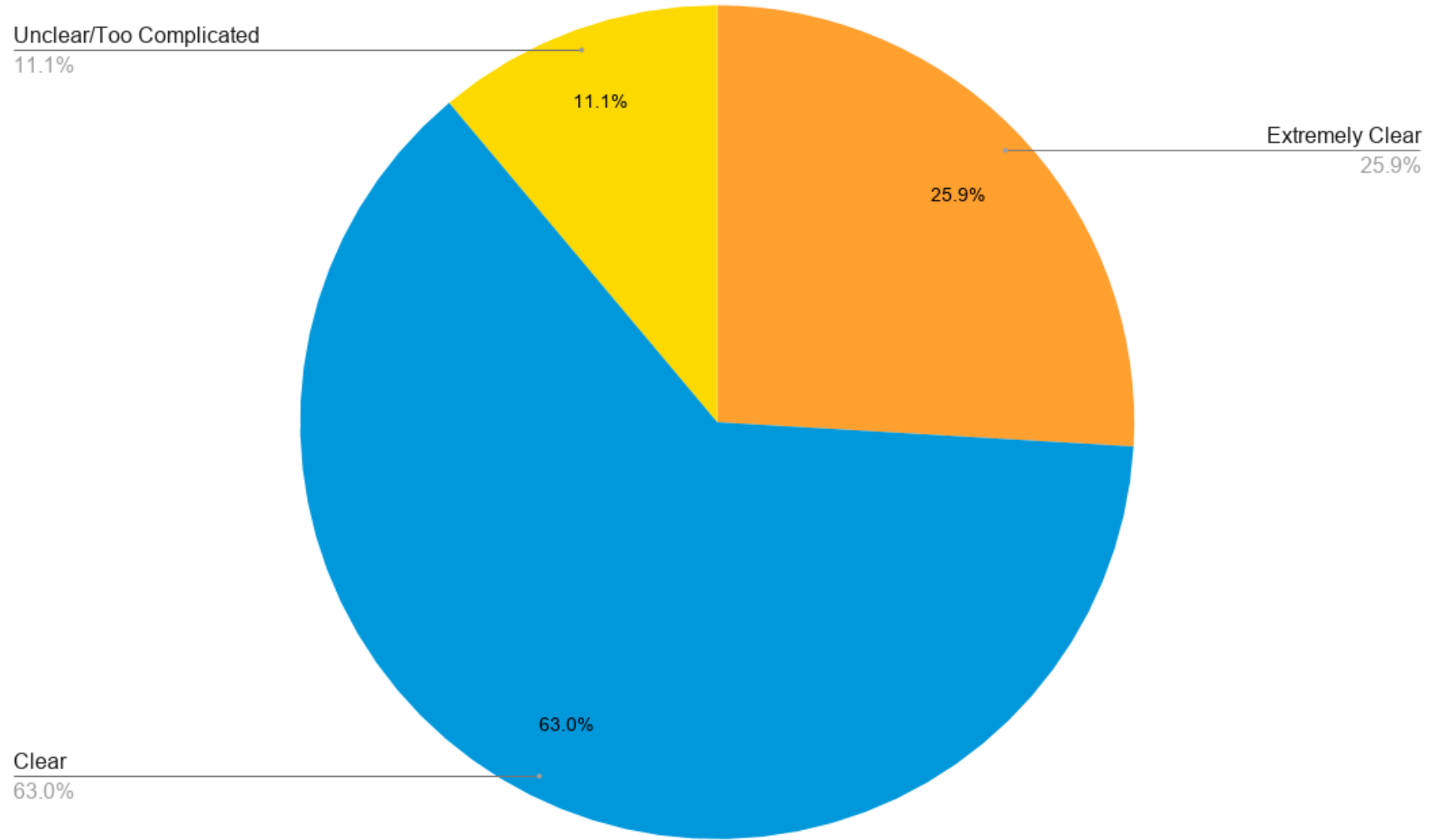


Average: 4.2 out of 5

Comments Received:

- RFQ is straightforward and consistent with previous years
- Process was made easier by workshops and guides, as well as access to staff for assistance
- Virtual training saves time and resources
- One RFQ for all funding opportunities would be preferable

Question: Did you understand the FY2022 CDBG/CARES ACT RFQ Requirements?



Question: How satisfied were you with the FY2022 CDBG/CARES Act RFP Process?

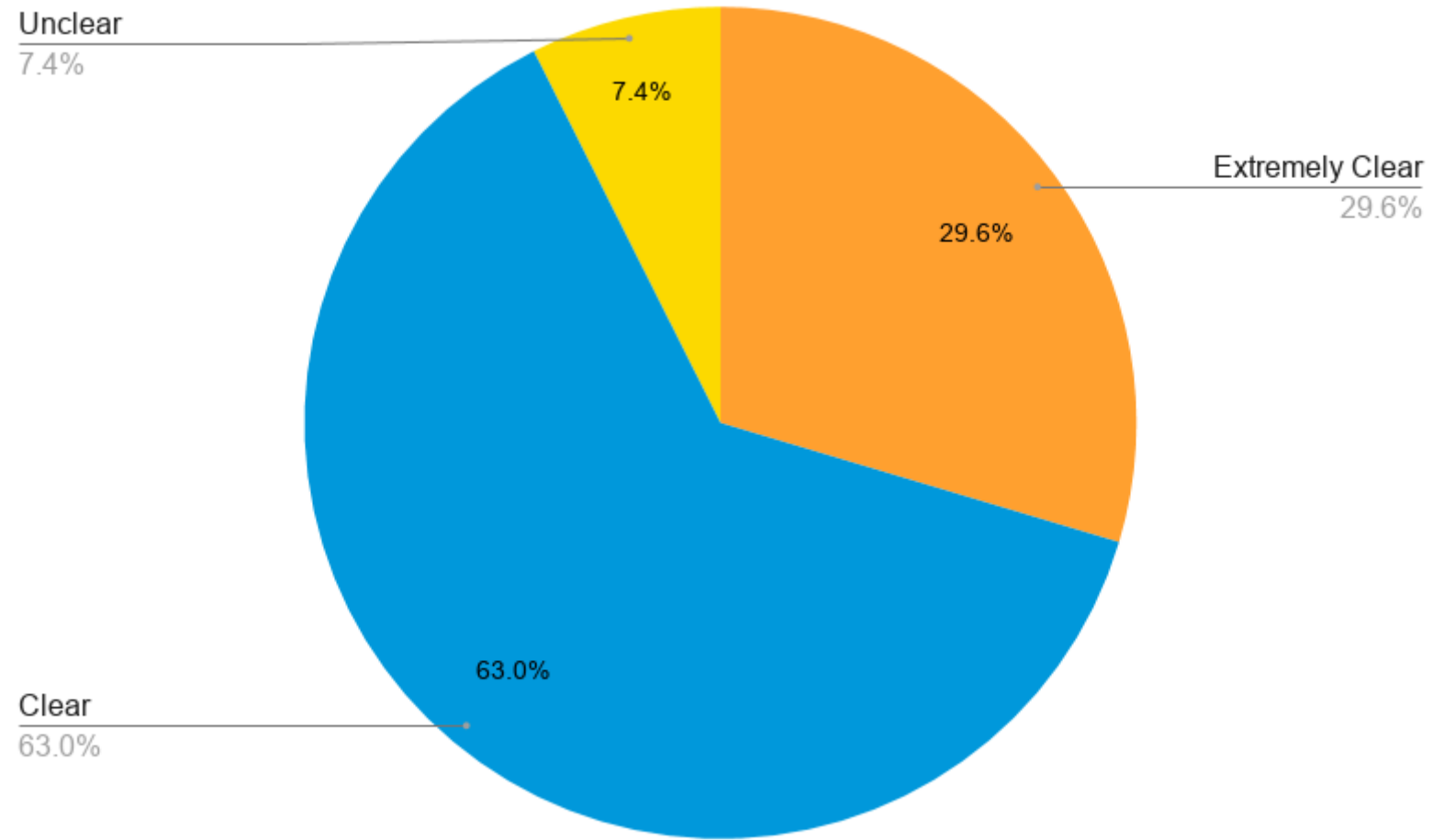


Average: 4.2 out of 5

Comments Received:

- Technical assistance and materials provided were useful
- Application instructions are clear and easy to follow
- Completing the budget section of the RFP is laborious
- RFP application is lengthy

Question: Did you understand the FY2022 CDBG/CARES ACT RFP Requirements?

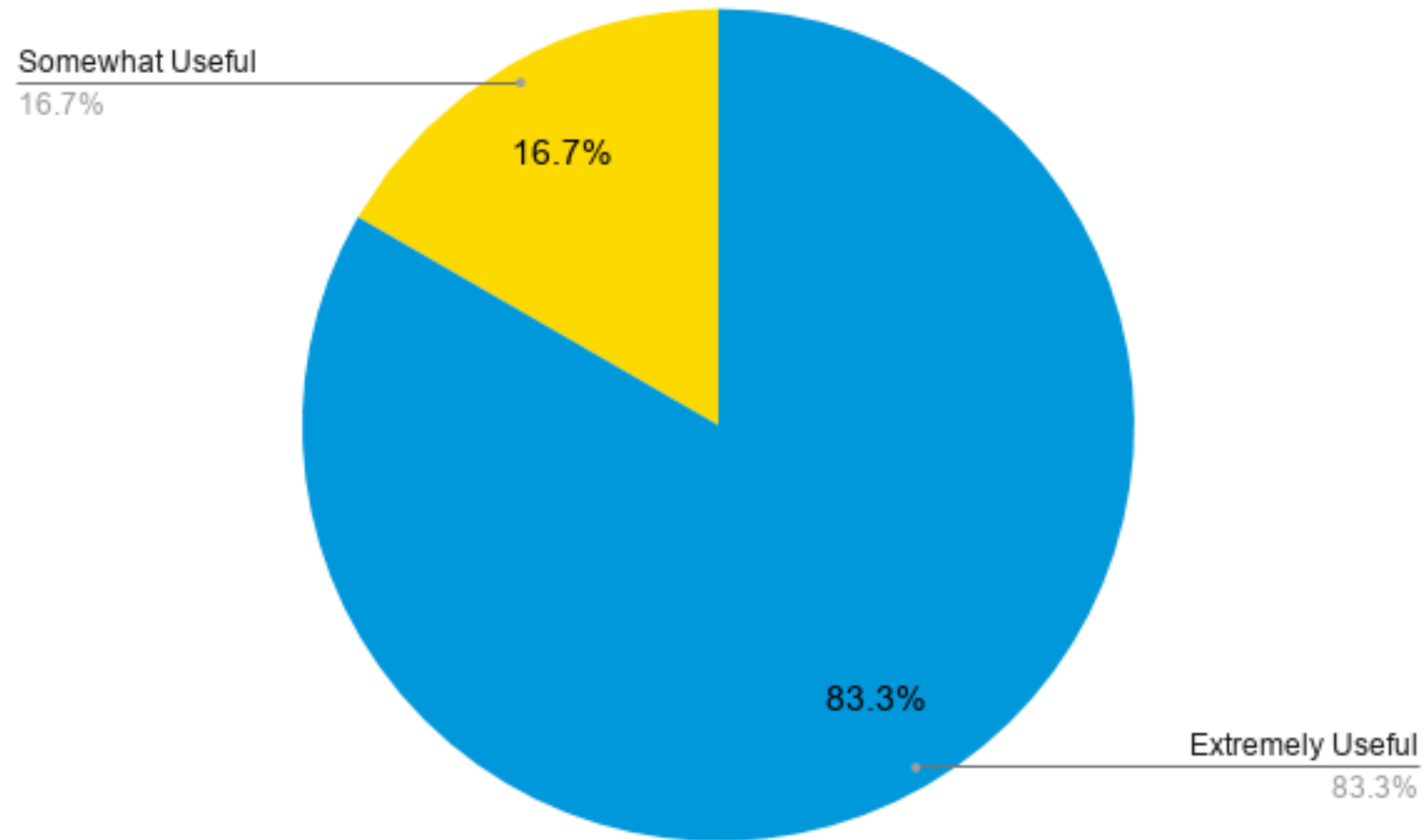


Question: How would you rate the usefulness of the information provided in the mandatory workshops for completing the RFP?

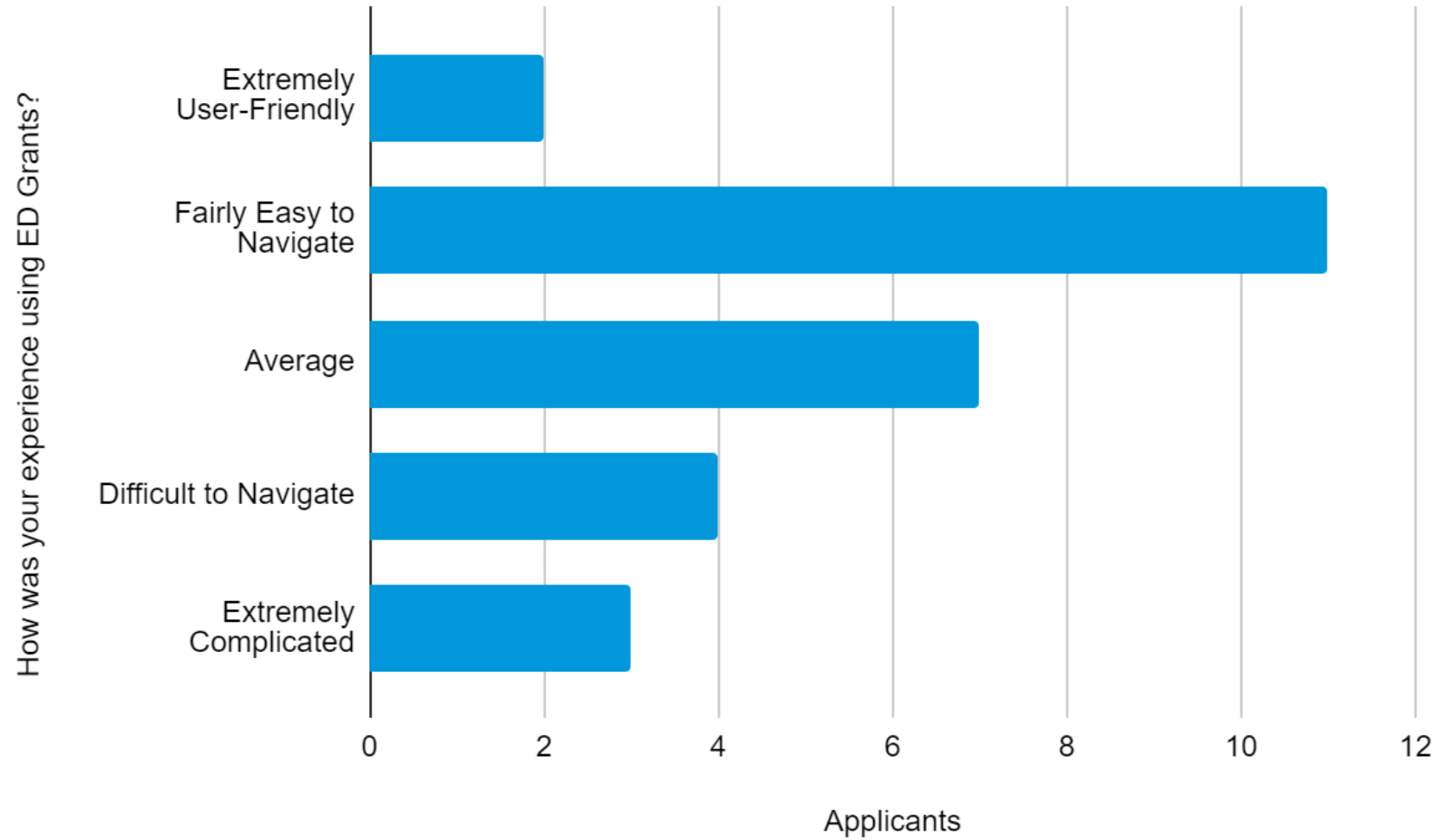


Average: 4.3 out of 5

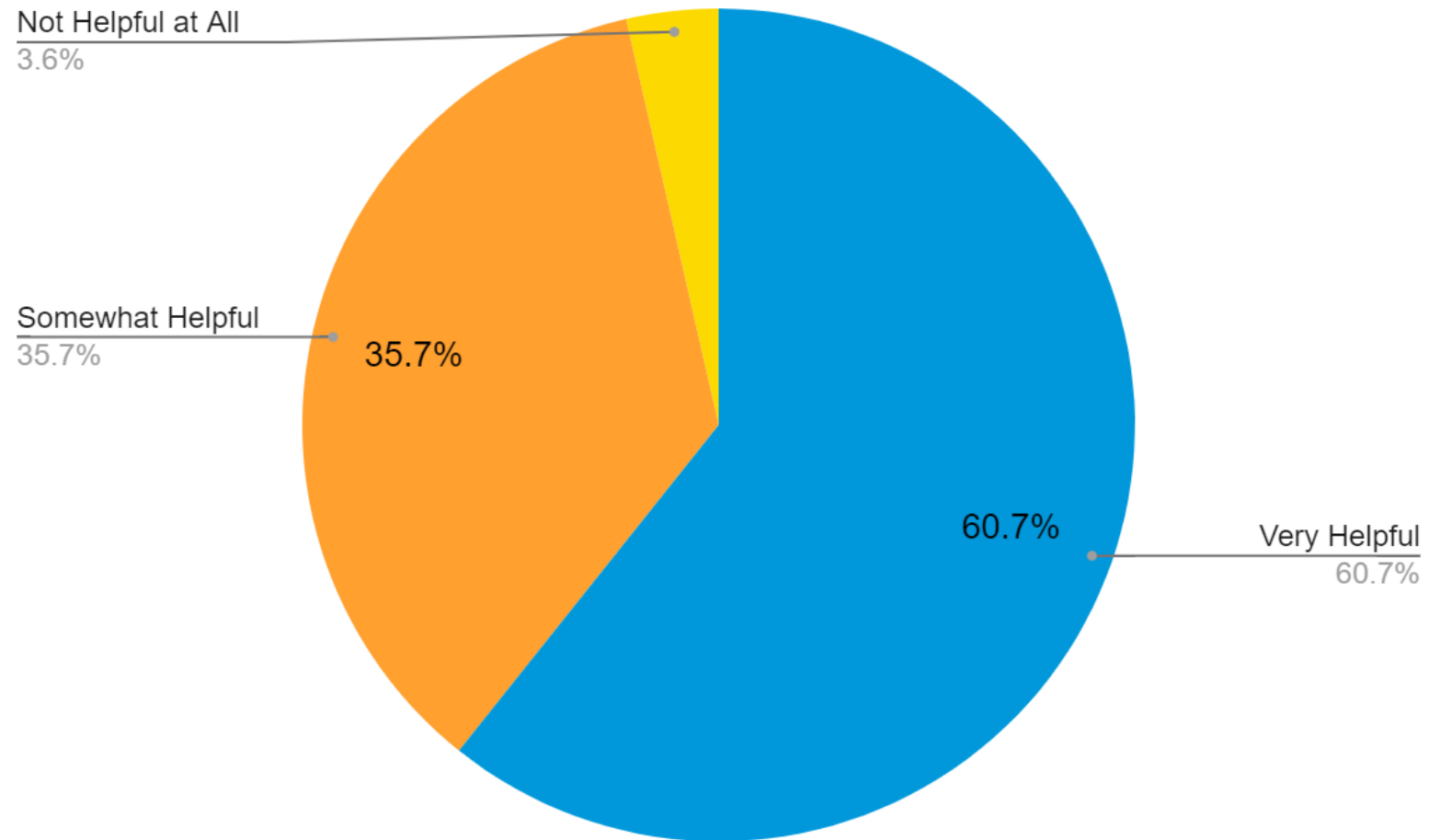
Question: If you joined a technical assistance meeting, how would you rate the usefulness of the information presented?



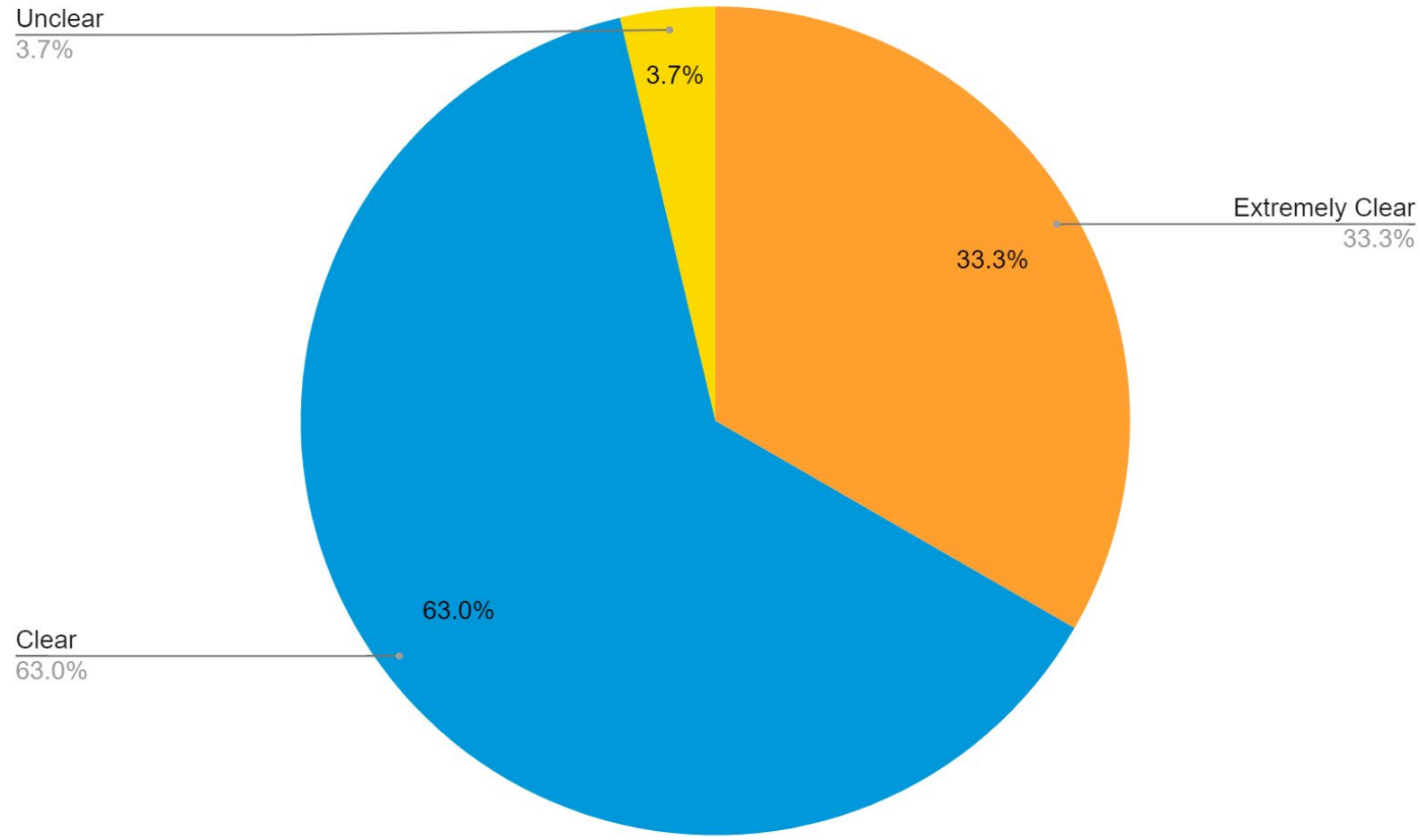
Question: How was your experience using ED Grants?



Question: How helpful were the materials developed to assist you with using and navigating ED Grants?



Question: Did you understand the scoring criteria Consolidated Plan Advisory Board (CPAB) used to evaluate your agency's application?





Comments and Suggestions Received

- Keep workshops virtual and resources posted online
- More technical assistance appointments closer to the due date
- ED Grants can be cumbersome to navigate and is not intuitive
- Process has improved over the years



Thank you.