



THE CITY OF SAN DIEGO

CONSOLIDATED PLAN ADVISORY BOARD (CPAB)

NOTES FOR MEETING

WEDNESDAY APRIL 8, 2015

SAN DIEGO CIVIC CONCOURSE - NORTH TERRACE ROOMS 207-208

202 'C' STREET - SAN DIEGO, CA 92101

BOARD MEMBERS PRESENT	BOARD MEMBERS ABSENT
<ul style="list-style-type: none"> • Joyce Abrams, Council District 1 representative • Dr. Maruta Gardner, Council District 2 representative • Vicki Granowitz, Council District 3 representative • Ken Malbrough, Council District 4 representative • Valerie Brown, Council District 5 representative • Earl Wong, Council District 6 representative • Richard Thesing, Council District 7 representative • Aaron Friberg, Council District 8 representative • Nohelia Patel, Council District 9 representative 	n/a

STAFF PRESENT	ATTENDANCE SHEET
<ul style="list-style-type: none"> • Sima Thakkar, HUD Program Manager • Eliana Barreiros, HUD Programs Coordinator • Michele Marano, HUD Programs Coordinator • Krissy Toft-Maier, HUD Programs Coordinator • Leo Alarcon, HUD Project Manager 	18 people signed the attendance sheet

Call to Order

Ms. Vicki Granowitz called the meeting to order at 9:05 a.m. with seven board members present. Quorum was achieved at the same time, with two members joining soon thereafter.

Approval of Minutes

Ms. Granowitz called for a motion to approve the minutes from the March 2015 meeting. Richard Thesing motioned to approve the minutes – the motion was seconded by Mr. Ken Malbrough. Minutes were then approved, 7-0.

Staff Announcements

Ms. Thakkar provided the following staff announcement:

- As of March, the Economic Development Department now has a new Director, Mr. Erik Caldwell. Mr. Caldwell could not attend the April meeting but hopes to be in attendance for the May CPAB meeting. Mr. Caldwell previously was charged with Government

Relations at Figtree (a clean-energy financing start-up) and had headed the City's Economic Growth Services under Mayor Sanders' administration.

Board Announcements

- Ms. Granowitz extended thanks to staff on behalf of the board for the volunteer passes to the museums. Ms. Granowitz noted her invitation by Kris Michell to join the Downtown San Diego Partnership's task force on homeless issues.

Non-Agenda and Agenda Public Comment

N/A

Agenda Item(s)

Item 6.a.: Discussion and Action Item:

The City of San Diego's Draft Fiscal Year 2016 Annual Action Plan (FY 2016 AAP) was made available for a 30-day public review period from April 7, 2015 through May 6, 2015. The AAP is the yearly update to the City's FY 2015 – FY 2019 Five-Year Consolidated Plan and identifies the projects and programs proposed to be funded by the following federal programs: Community Development Block Grant (CDBG) Program, Home Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG) Program, and Housing Opportunities for Persons with AIDS (HOPWA) Program. HOME Investment Partnerships

Presentation on Draft Fiscal Year 2016 Annual Action Plan:

Ms. Eliana Barreiros presented the item and went over the purpose of the Annual Action Plan and its role within the administration of HUD-funded programs. She presented an overview of the programs and projects funded under the Action Plan. Mr. Leo Alarcon discussed CDBG programs and beneficiaries. *Please see attached presentation for more information.*

Ms. Kelly Salmons, with the County of San Diego, covered eligible activities for HOPWA, which is administered by the County through a Memorandum of Understanding. Since the *Requests for Qualifications and Proposals* process is currently in progress, the HOPWA projects for FY16 have yet to be finalized. Contracts will cover the term of one year with the option of two 1-year extensions, for a maximum of 3 years, before the next RFQ/P is released. *Please see attached presentation for more information.*

- Ms. Brown asked Ms. Salmons whether funds that carryover from previous years are specific to one program – her response was that carryover funds may be applied to different programs provided certain conditions are met.

Ms. Melissa Peterman, staff with the San Diego Housing Commission (SDHC), spoke of the SDHC's planned uses for the FY16 Emergency Solutions Grant (ESG) funds. *Please see attached presentation for more information.*

- Ms. Abrams asked whether the shelters on slides 7-8 are open year-round and whether supportive services are offered, to which Ms. Peterman replied yes for both (excepting Rapid Re-housing due to its short-term nature).
- Mr. Thesing asked about the annual spending per capita for homeless individuals and whether interim housing funding includes meals. Ms. Peterman gave an approximation of \$500/person in funding (actually \$587), affirming that interim housing includes meals.

Ms. Tina Kessler with the San Diego Housing Commission discussed HOME activities in FY16. *Please see attached presentation for more information.*

- Upon inquiry from Dr. Maruta Gardner, Ms. Kessler specified the location of Comm22 as Commercial and 22nd Street.
- Ms. Valerie Brown asked Ms. Kessler about the impact of the \$1 million in homeownership assistance and Ms. Kessler noted it would allow assistance to 19-24 households.
- Ms. Patel was interested in the reason for the decline in HOME funds since 2004 – Ms. Thakkar noted the cuts are congressionally-mandated.

Ms. Granowitz called for a motion to forward the FY2016 Annual Action Plan to the City Council for their consideration for approval. Mr. Ken Malbrough motioned and said motion was seconded by Mr. Thesing. The motion was carried unanimously, 9-0.

Item 6.b.: Discussion and Action Item:

Presentation on the San Diego Regional Analysis of Impediments to Fair Housing Choice (AI)

Ms. Michele Marano, HUD Programs Coordinator, provided an overview on the purpose, processes, and function of the AI. *Please see attached presentation for more information.*

A motion was made to forward the FY2016-FY2020 Analysis of Impediments to City Council for their approval. Mr. Thesing motioned and said motion was seconded by Ms. Abrams. The motion passed unanimously, 9-0.

Ms. Granowitz mentioned that feedback on the FY16 application process and an update on the Geographic Targeting working group are due for May's meeting.

Adjournment

- Meeting adjourned at 9:46 a.m.



FY 2016 Annual Action Plan

for CDBG, HOME, HOPWA, and ESG Programs

*Economic Development Department
HUD Programs Administration Office*



HUD Entitlement Grants Covered by Action Plan

Community Development Block Grant (CDBG): Development of viable urban communities through the provision of improved living environments, expansion of economic opportunity and decent housing

HOME Investment Partnerships Program (HOME): Establishment and expansion of affordable housing for low-income households.

Emergency Solutions Grants (ESG): Assist individuals and families regain housing (temporary and permanent).

Housing Opportunities for Persons with AIDS (HOPWA): Housing, social services, program planning, and development costs for the benefit of individuals living with HIV/AIDS and their families.



THE CITY OF SAN DIEGO

What is the Annual Action Plan?

- City's application to HUD for entitlement funds: CDBG, HOME, ESG, and HOPWA
- Yearly update to Consolidated Plan – Year 2 of Con Plan
- Contents:
 - Projects/programs in upcoming fiscal year; process to identify and select programs/project & public participation; geographic distribution; consultation; leverage and matching funds and affordable housing matters
- Public review & comments



Public Review and Hearing Bodies

- **Public review period**
 - Purpose
 - Timeline: April 7 through May 6
 - Venues to review documents and submit comments
- **Public Hearings**
 - CPAB meeting scheduled on 4/8/2015
 - PS&LN CC Committee scheduled on 4/15/2015
 - City Council meeting scheduled on 4/28/2015



THE CITY OF SAN DIEGO

FY 2016 Action Plan Budget

	Entitlement	Program Income	Carryover Funds	Total
CDBG	\$11,026,482	\$60,658	\$4,348,875	\$15,436,015
HOME	\$3,963,370	\$3,605,000	\$6,836,854	\$14,405,224
HOPWA	\$2,826,474	0	\$371,481	\$3,197,955
ESG	\$978,583	0	0	\$978,583
Total	\$18,794,909	\$3,665,658	\$11,557,210	\$34,017,777



THE CITY OF SAN DIEGO

FY 2016 – FY 2019 CDBG Allocations per Con Plan Budget

- Public Service (PS) 15%
- Community and Economic Development (CED) 10%
- Nonprofit Capital Improvement Program (NCIP) 22%
- City Capital Improvement Program (CIP) 33%
- Planning and Administration 20%



THE CITY OF SAN DIEGO

CDBG Allocations per Con Plan Process

- RFQ/P Competitive Process
 - Community Economic Development, Public Services & Non-Profit Capital Improvement Projects
- City Council, CPAB, CIPRAC
 - City Capital Improvement Projects
- Homeless Services Set-Aside
 - Services dedicated to homeless services in accordance with City Council Resolution
- City Council & HUD Standards
 - Administrative Funds & Fair Housing Program



FY 2016 Action Plan

Con Plan Goals	Funding	Outcomes
Job readiness & economic development	CDBG: \$436,722	211 business
Public infrastructure	CDBG: \$5,483,056	8 facilities & multiple improvements; 805,945 individuals
Services and facilities	CDBG: \$2,148,963	175,549 individuals
Homelessness	EGS: \$978,583 CDBG: \$1,318,078	3,800 individuals & 140 households
Affordable housing	HOME: \$14,405,224 CDBG: \$1,130,268	267 households
HIV/AIDS housing, health and support services	HOPWA: \$2,826,474	40 households (TBRA); others TBD



THE CITY OF SAN DIEGO

Next Steps

- Action Plan released for 30-day public review
- AAP presented to PS&LN
- AAP presented to CC
- Action Plan submitted to HUD on May 15, 2015
- Contracts with sub-recipients executed
- Projects begin July 1st



THE CITY OF SAN DIEGO

Questions?
Comments?



Building Better Neighborhoods

County of San Diego Department of Housing and Community Development

Presented by: TBD

April 8, 2015

Housing Opportunities for Persons with AIDS (HOPWA)

- The HOPWA program is an entitlement grant program funded through the Department of Housing and Urban Development (HUD)
- Although the City of San Diego is the grantee for these regional funds, the County of San Diego Department of Housing and Community Development (HCD) has been administering the program on behalf of the City since 1998.

Program Overview

- The purpose of the HOPWA program is to assist local communities develop affordable housing opportunities and related supportive services for low-income person(s) living with HIV and AIDS.
- HOPWA funds are granted to the largest jurisdiction within a county and are available for use in the entire region.
- Fiscal Year 2015-2016 funding: \$2,826,474

Eligible HOPWA Activities

- Housing information and referral services
- Housing operating costs
- Project or tenant-based rental assistance
- Supportive services
- Resource identification
- Short-term rent, mortgage payment or utility payments
- Acquisition/rehabilitation and new construction
- Technical assistance
- Administrative expenses

Prior Year FY 2014-2015 Funding Breakdown

Services



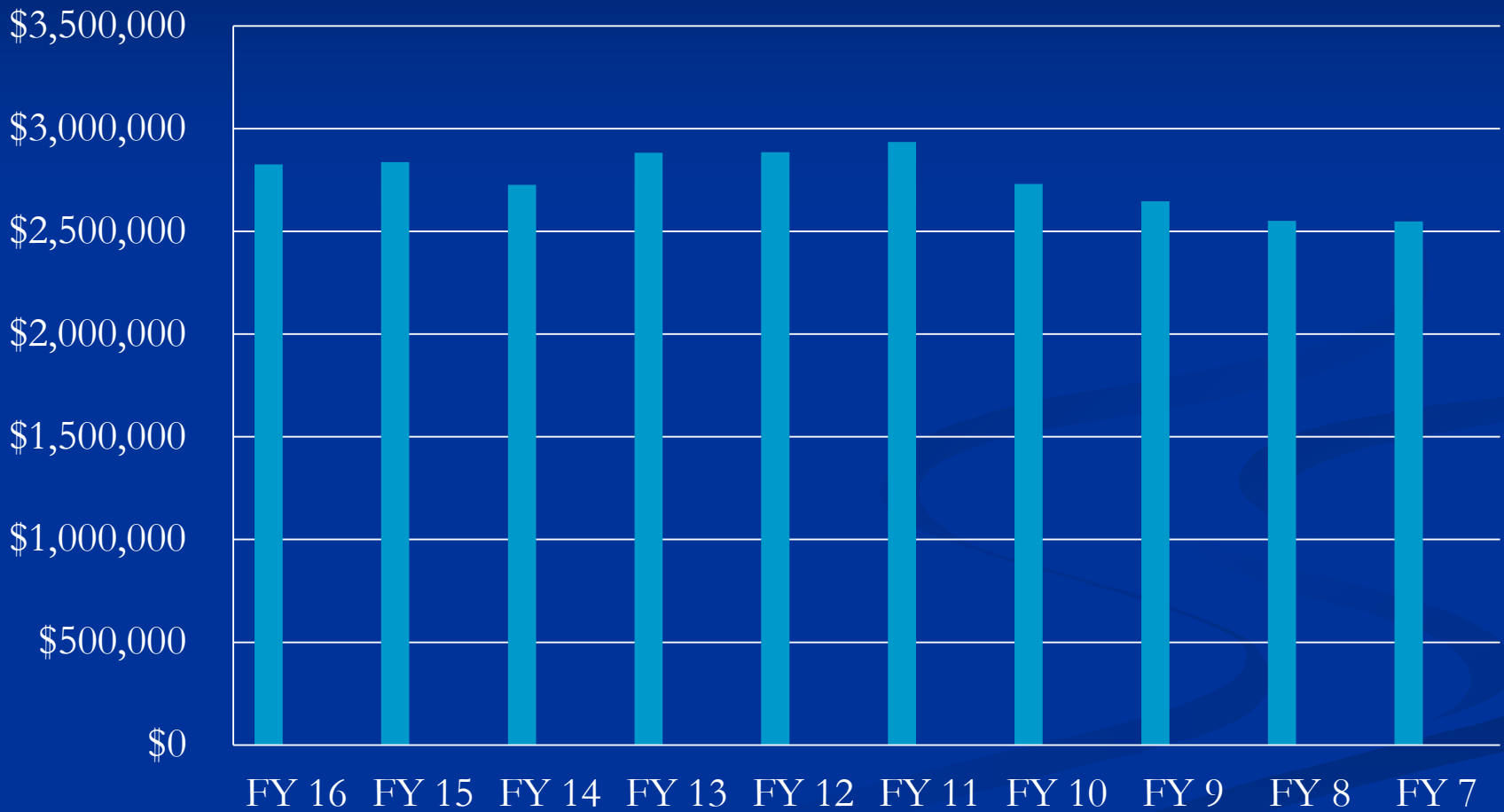
Direct Housing	\$2,063,132
Support Services	\$501,062
Info & Referral	\$87,657
Resource ID	\$198,642
Tech. Assistance	\$9,456
Grantee Admin	\$85,132

*Includes carryover funds from previous years

Fiscal Year 2015 Proposed Project Funding

- Contract negotiations are currently taking place for FY 2015-2016 contracts. It is anticipated that contracts for eligible HOPWA services will commence on July 1, 2015 for a term of one-year with two, one-year options to renew.

HOPWA Funding Trends





SAN DIEGO
HOUSING
COMMISSION

San Diego Housing Commission

HUD Entitlement Programs Addressing Homelessness

Consolidated Plan Advisory Board

April 8, 2015

Melissa Peterman
Director
Homeless Housing Innovations
Department
San Diego Housing Commission





San Diego Housing Commission (SDHC)

We're About People

City of San Diego Homeless Policy

San Diego Council Policy 000-51 – Comprehensive Homeless Policy

“The Council further recognizes that homelessness is a regional problem, and that all other jurisdictions in the county need to develop local services and shelter options in order to reduce the burden placed on any single community.”



SDHC – We're About People Unsheltered Homeless Count

County of San Diego

3,985

City of San Diego

2,468

Source – Homeless Point-in-Time Count 1.24.14



SDHC – We’re About People Housing First in the City of San Diego

“Stable housing is the
foundation on which
people build their lives.”

- United States Interagency
Council on Homelessness



*Homeless San Diegan
Homeless Point-in-Time Count – 1.24.14*



SDHC – We're About People

City of San Diego's Homeless Shelters and Service Programs

SDHC Contract Administrator

Administers funding (e.g., CDBG, ESG, City General Funds) and contracts for the City's Homeless Shelters & Services Programs since 2010:

- Interim Housing Program – NEW (350 beds)
- Day Center (2,500 people)
- Connections Housing Downtown (150 interim beds)
- Cortez Hill Family Center (45 units)
- Rapid Re-Housing (339 households in 2014)



December 2, 2014

Mayor Kevin Faulconer, City Councilmember Todd Gloria (then Council President), City Councilmember David Alvarez, and SDHC President & CEO Richard C. Gentry announced the Request for Proposals for year-round interim housing.



SDHC – We’re About People

City of San Diego’s Homeless Shelters and Service Programs (Cont.)

ESG

- Formula-based grant from HUD;
- Granted annually to jurisdictions, states, and urban counties to provide funding for homeless activities;
- Plans for use must be included in the Consolidated Plan Action Plan and reported in the CAPER;
- ESG activities must be coordinated with the local homeless Continuum of Care;
- Funds can be used for:
 - Outreach and Engagement
 - Shelter Operations
 - Homeless Prevention
 - Rapid Re-housing
 - Homeless Management Information System (HMIS)

CDBG

- Formula-based grant from HUD;
- Allocated annually to cities and urban counties to develop viable communities;
- Plans for use must be included in the Consolidated Plan Action Plan and reported in the CAPER;
- Funds are targeted to low- and moderate-income persons and can be used for provision of:
 - Decent housing
 - A suitable living environment
 - Expansion of economic opportunities



SDHC – We're About People

Interim Housing Program

- Assist as many as 2,835 homeless individuals;
- Operated by St. Vincent de Paul Village, Inc. (St. Vincent);
- Located at Paul Mirabile Center at St. Vincent's Downtown San Diego campus;
- Minimum 350 beds for homeless men and women (ages 18 and up); and
- Budget totals \$1,894,650
 - City General Funds: \$1,470,000
 - CDBG: \$267,352
 - ESG: \$157,298



Paul Mirabile Center
St. Vincent de Paul Village campus
16 15th Street
Downtown San Diego



SDHC – We're About People

Day Center Program

- Assist as many as 2,500 homeless individuals;
- Operated by St. Vincent de Paul Village, Inc. (St. Vincent);
- Located at the Neil Good Day Center site in Downtown San Diego; and
- Budget totals \$541,250 in CDBG Funds.



Neil Good Day Center
299 17th Street
Downtown San Diego



SDHC – We're About People

Connections Housing Downtown

- Assist as many as 500 homeless individuals;
- Operated by People Assisting the Homeless (PATH);
- Located at the Connections Housing facility in Downtown San Diego;
- Minimum 150 beds for homeless men and women (ages 18 and up); and
- Budget totals \$716,776
 - City General Funds: \$300,000
 - CDBG: \$303,575
 - ESG: \$113,201



*Connections Housing Downtown
1250 Sixth Avenue*





SDHC – We're About People

Cortez Hill Family Center

- Assist as many as 150 homeless families with children;
- Operated by the YWCA of San Diego County (YWCA);
- Located in the Cortez Hill neighborhood; and
- Minimum 45 units for homeless families with children;
- Budget totals \$711,852
 - CDBG: \$205,902
 - ESG: \$305,950
 - Housing Trust Fund: \$200,000





SDHC – We're About People

Rapid Re-Housing

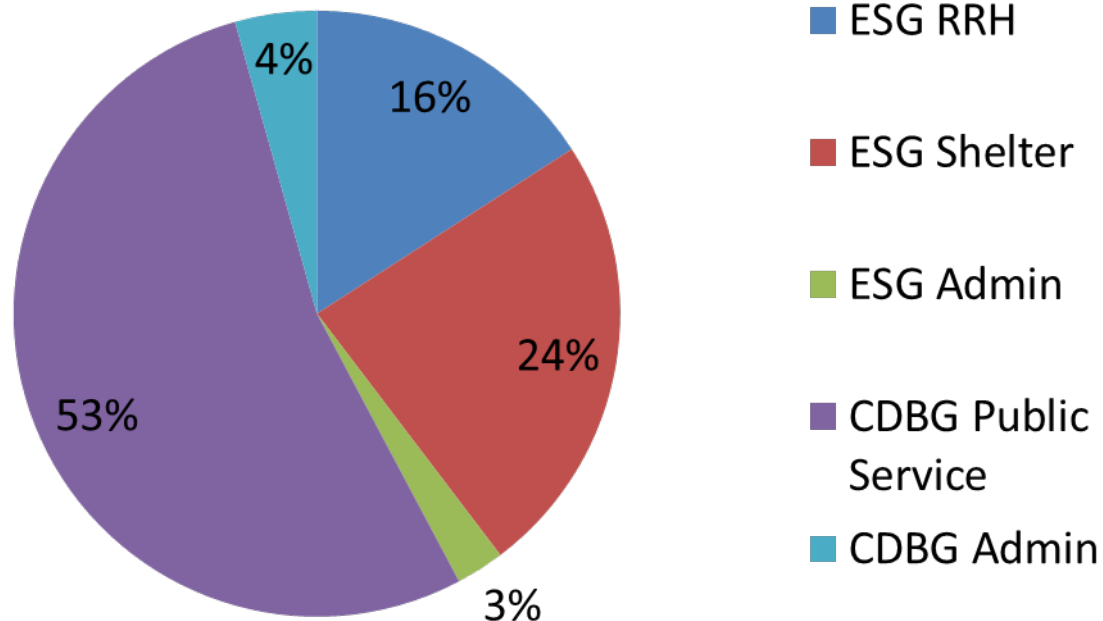
- Assist as many as 140 homeless households;
- Operated by:
 - Alpha Project for the Homeless
 - Veterans Village of San Diego
 - PATH
 - St. Vincent de Paul Village
 - Interfaith Shelter Network
 - San Diego Housing Commission
- Provides short-term financial assistance and case management to participants;
- Located in scattered sites throughout City;
and
- Budget totals \$387,456 in ESG Funds.



SDHC – We're About People

HUD Entitlement Funds

Homeless Programs





SDHC – We’re About People

HUD Entitlement Fund Sources and Uses (Cont.)

Funding Sources and Uses	Contract/ Consultant		Administrative Costs		TOTAL	
	<i>CDBG</i>	<i>ESG</i>	<i>CDBG</i>	<i>ESG</i>	<i>CDBG</i>	<i>ESG</i>
Interim Housing	250,848	148,836	16,504	8,462	267,352	157,298
Day Center	500,000		41,250		541,250	
Cortez Hill	191,863	288,143	14,039	17,807	205,902	305,950
Connections	276,000	106,135	27,574	7,066	303,574	113,201
Rapid Re-Housing		362,076		25,380		387,456
FY16 TOTAL	1,218,711	905,190	99,368	58,715	1,318,078	963,905
GRAND TOTAL	2,123,901		158,083		2,281,983	





SDHC – We're About People

Questions?





SAN DIEGO
HOUSING
COMMISSION

San Diego Housing Commission HOME Investment Partnerships Program Overview Fiscal Year 2016 Action Plan City of San Diego Consolidated Plan Advisory Board April 8, 2015

Tina Kessler
Senior Program Analyst
Real Estate Division





SDHC - HOME Investment Partnerships Program Contract Administrator

The HOME Investment Partnerships Program (HOME) was created in 1990. This program provides federal funds from U.S. Department of Housing and Urban Development (HUD) for the following housing activities:

- Construction of affordable housing
- Acquisition and rehabilitation of affordable housing
- Owner-occupied housing rehabilitation
- Homebuyer down payment assistance and counseling
- Tenant-Based Rental Assistance (TBRA)

HUD HOME funds are granted to the City of San Diego and administered by the San Diego Housing Commission (SDHC).

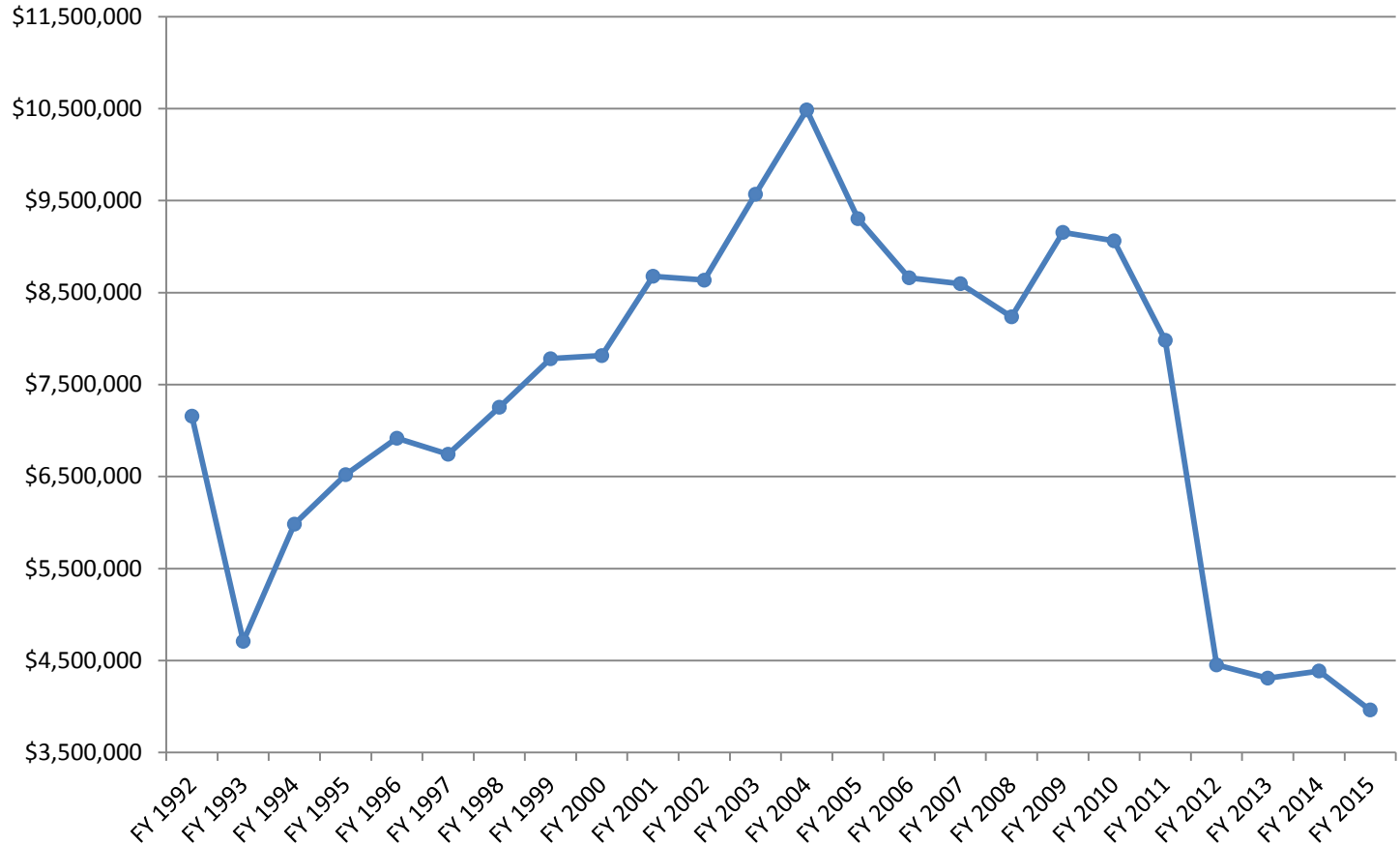
In Fiscal Year 2016, SDHC is proposing to allocate HOME funds to produce affordable rental housing units and provide first-time homebuyer assistance.



SDHC - HOME Investment Partnerships Program Contract Administrator (Cont.)

Fiscal Year	Funding Award
FY 1992	\$7,157,000
FY 1993	\$4,709,000
FY 1994	\$5,983,000
FY 1995	\$6,521,000
FY 1996	\$6,917,000
FY 1997	\$6,743,000
FY 1998	\$7,254,000
FY 1999	\$7,781,000
FY 2000	\$7,815,000
FY 2001	\$8,678,000
FY 2002	\$8,635,000
FY 2003	\$9,569,405
FY 2004	\$10,486,214
FY 2005	\$9,303,698
FY 2006	\$8,661,281
FY 2007	\$8,597,288
FY 2008	\$8,236,705
FY 2009	\$9,154,816
FY 2010	\$9,063,132
FY 2011	\$7,981,652
FY 2012	\$4,452,630
FY 2013	\$4,309,278
FY 2014	\$4,386,711
FY 2015	\$3,963,370
Total	\$176,359,180

HOME Funds: FY1992 - FY2015





SDHC - HOME Investment Partnerships Program

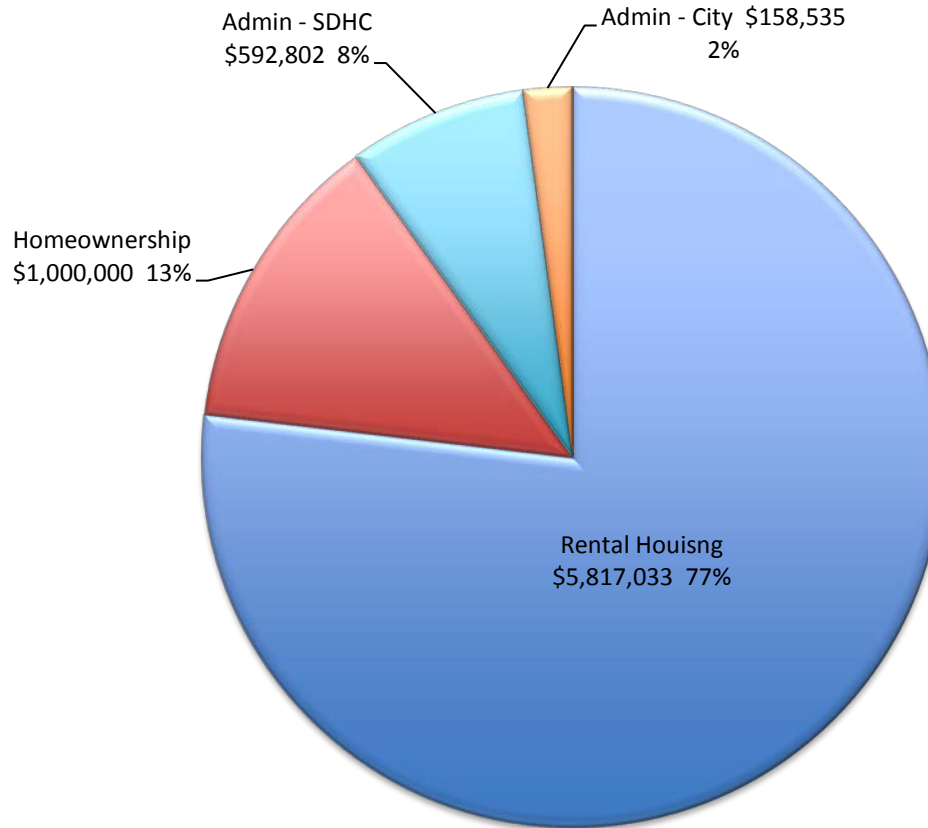
Sources and Uses of Funds

FY16 HOME Sources and Uses				
Activity	FY16 EN Allocation	Anticipated Program Income	Prior Years Allocation	Funding by Activity
Rental Housing	\$ 3,567,033	\$ 2,250,000	\$ 6,336,854	\$ 12,153,887
Homeownership	\$ -	\$ 1,000,000	\$ -	\$ 1,000,000
Owner-Occupied Rehab	\$ -	\$ -	\$ -	\$ -
Tenant-Based Rental Assistance	\$ -	\$ -	\$ -	\$ -
Admin - SDHC	\$ 237,802	\$ 355,000	\$ 500,000	\$ 1,092,802
Admin - City	\$ 158,535	\$ -	\$ -	\$ 158,535
Sub-Total	\$ 3,963,370	\$ 3,605,000	\$ 6,836,854	
FY16 TOTAL	\$14,405,224			



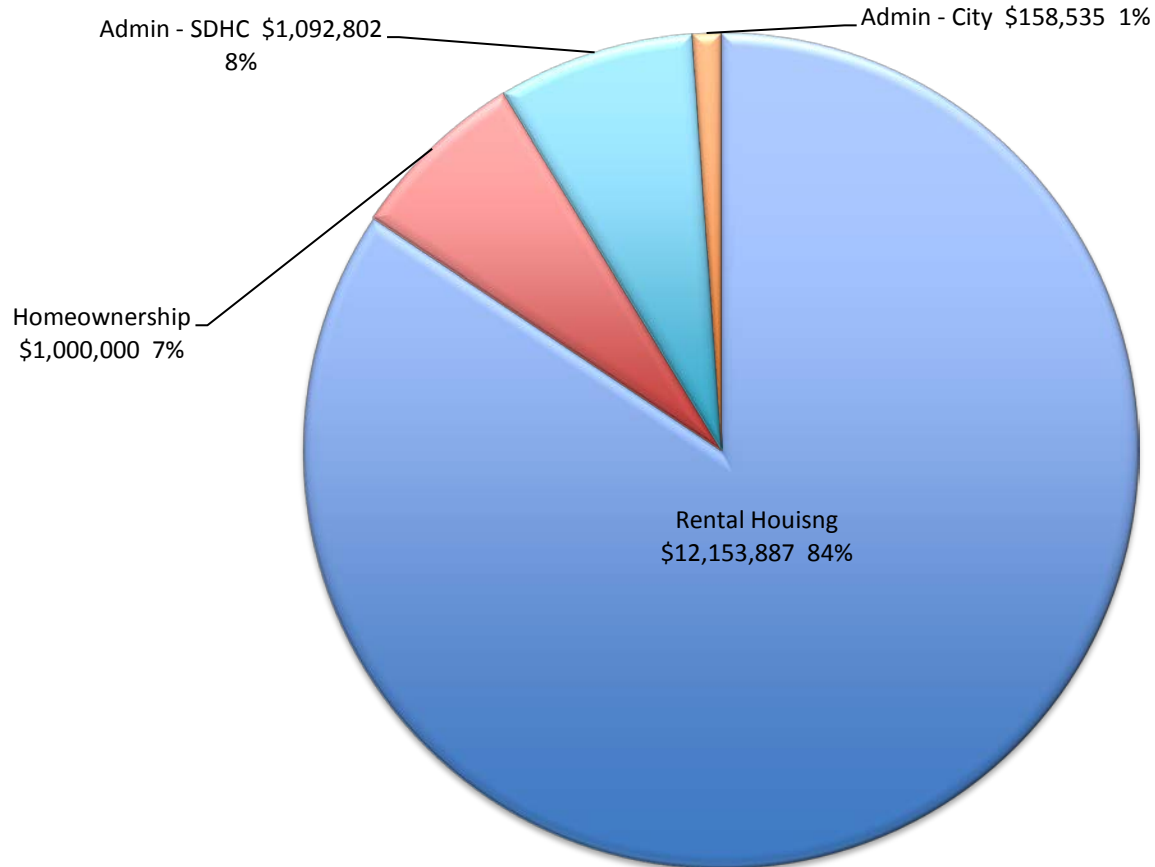
SDHC - HOME Investment Partnerships Program Fiscal Year (FY) 2016 HOME Budget

New Entitlement Allocation & Program Income



SDHC - HOME Investment Partnerships Program FY 2016 HOME Budget (Cont.)

Includes Prior Years Allocation Carryforward



SDHC - HOME Investment Partnerships Program Affordable Rental Housing



Mesa Commons
Developer: Palm Communities
77 affordable rental housing units (11 HOME units)
Anticipated Grand Opening: April 2015



Victoria at COMM 22
Developer: BRIDGE Housing Inc., & MAAC
69 affordable senior rental units (29 HOME units)
Anticipated Grand Opening: May 2015





SAN DIEGO REGIONAL ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

PRESENTATION OF THE DRAFT AI AND PUBLIC COMMENT

*Presented by:
Michele Marano
HUD Programs Coordinator*



PRIOR CPAB PRESENTATIONS INCLUDED:

- Definition of Fair Housing
- Highlights of Common Violations
- City of San Diego's Programs and Services
- Duty to Affirmatively Further Fair Housing



TO “AFFIRMATIVELY FURTHER FAIR HOUSING”, A JURISDICTION MUST:

- Conduct a study to identify impediments to fair housing choice (Analysis of Impediments or “AI”)
- Take appropriate actions to overcome impediments
- Sign Annual Certification to receive federal funds
- Maintain records





REGIONAL ANALYSIS OF IMPEDIMENTS

- Demographic data – population and housing
- Availability of housing stock for residents with disabilities
- Complaint findings
- Testing results
- Efforts to assist persons with limited English proficiency



2015 – 2020 AI / COMMUNITY OUTREACH

- Six (6) Community Meetings
- Recurring comments
 - Reasonable Accommodation
 - Occupancy Standards / Overcrowding
 - Immigration Status and Non-English Speakers
 - Source of Income Concerns
 - Emerging Issues
 - Multi-faceted Outreach
 - Rigorous Enforcement

get involved!

Upcoming Fair Housing Workshops

The San Diego Regional
Alliance for Fair Housing



The San Diego Regional Alliance for Fair Housing is hosting a series of Community Workshops. Attend a workshop to learn about fair housing laws and to share your experiences with housing discrimination.

Your input is important to understanding the community's needs and potential solutions for reducing housing discrimination. **Attend a workshop near your community, from 6 p.m. to 8 p.m.:**

NORTHERN REGION
Tuesday, January 20, 2015
Escondido City Hall
Mitchell Room
201 North Broadway
Escondido, 92025

SOUTHERN REGION
Tuesday, January 27, 2015
City of Chula Vista
276 Fourth Avenue
Civic Center – Public Services
North – Building C
Conf. Rooms B-111 and B-112
Chula Vista, 91910

CENTRAL REGION
Wednesday, January 21, 2015
Jacobs Center for
Neighborhood Innovation
Joe & Vi Jacobs Center –
Community Room
404 Euclid Avenue
San Diego, 92114

EASTERN REGION
Wednesday, January 28, 2015
City of El Cajon
Police Department
Community Room (#161)
100 Civic Center Way
El Cajon, 92020

For more information, reasonable accommodation or translation service requests, please contact Andy Pendoley 72 hours before the workshop by phone (619-677-2003 ext. 322) or email (info@sdfairhousing.org).

We want to hear about your experience with housing discrimination issues and concerns.

Please complete the brief online survey at:
www.sdfairhousing.org

Surveys are available in alternative formats and languages upon request.





2015-2020 AI / SURVEY AND INTERVIEWS

- Fair Housing Community Survey
 - Online and Hard Copy
 - Spanish and English
 - 377 responses
- Stakeholder Interviews
 - Eight (8) Interviews
 - Collective Input / Common Fair Housing Misconceptions



2015-2020 AI / IMPEDIMENTS

- Eight (8) Regional Impediments Identified
 - Outreach and Education
 - Enforcement
 - Linguistic Isolation
 - Segregation
 - Lending
 - Public Policies
 - Discrimination
 - Fair Housing Reporting



2015-2020 AI / NEXT STEPS

- 30-Day Public Comment Period
 - April 7 through May 6, 2015
- Regional Community Meeting: April 21, 2015
- City Council: April 27 or April 28, 2015
- Submission to HUD: May 2015



REQUESTED CPAB ACTION

- Forward the draft FY 2016 – FY 2020 San Diego Regional Analysis of Impediments to Fair Housing Choice (2015-2020 AI) to the City Council for its consideration with a recommendation from the Board to approve.



MICHELE MARANO
HUD Programs Coordinator
Homeless and Housing Programs

Economic Development Department
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San Diego, CA 92101

MMarano@sandiego.gov

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