

CONSOLIDATED PLAN ADVISORY BOARD (CPAB)

MINUTES

Thursday, September 8, 2022

VIRTUAL CPAB MEETING

([LINK](#))

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

STAFF PRESENT	ATTENDANCE
<ul style="list-style-type: none"> • Angela Nazareno Clark, Program Manager • Michele Marano, Community Development Coordinator • Nadine Hassoun, Community Development Project Manager • Ashley Gain, Community Development Project Manager 	<p>(Public had access to meeting via Zoom Webinar and YouTube link)</p>

Call to Order

1. CPAB Chair Peter Dennehy called the meeting to order at 10:05 a.m. Peter Dennehy took role call; six board members were present. Quorum was achieved at the same time.
2. Community Development Project Manager Nadine Hassoun reviewed meeting rules including that the meeting will be streamed live.

Board Member Announcements

3. *No board member announcements were made*

Staff Announcements

4. Community Development Project Manager Nadine Hassoun announced that the scoring criteria ad-hoc committee meetings took place the previous week and additional dates will be set to update CDBG RFP scoring criteria.
5. Community Development Project Manager Nadine Hassoun announced the transition of Eileen Gonzales off the CPAB due to serving the maximum amount of time. Gonzales served as the Vice Chair for the previous two years. Staff and CPAB members thanked Gonzales for her continued service to the City.

6. Community Development Coordinator Michele Marano introduced new Community Development Project Manager Ashley Gain.

Approval of Minutes

1. Motion to approve minutes from previous meeting by Patrick Batten, seconded by Yegin Chen. Abstention from board member Eileen Gonzales. Minutes approved, 5-0-1.

Non-agenda Public Comment

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

Action Items**3. Selection of CPAB Vice Chair**

- a. Chair Peter Dennehy nominated Patrick Batten. Batten accepted the nomination. 5-0 with Rich Thesing unable to confirm due to technology issues.

4. HOME American Rescue Plan (HOME-ARP) Allocation Plan

- a. Community Development Program Manager Angela Nazareno Clark presented the HOME-ARP allocation plan. The City of San Diego was awarded \$20 million through the U.S. Department of Housing and Urban Development (HUD) HOME Program. To receive the HOME-ARP funds, the City must develop a HOME-ARP Allocation Plan for HUD's approval. The HOME-ARP Allocation Plan includes a summary of the consultation and public participation process, needs assessment, gap analysis, planned activities and housing production/preservation goals. In addition to the HOME-ARP Allocation Plan, the City must also submit a Substantial Amendment to the FY 2022 Annual Action Plan to include the HOME-ARP Allocation Plan. The full draft allocation plan can be found [here](#).
- b. The PS&LN Committee recommended forwarding Action Items 1-7 to City Council for approval to be heard on September 13th, 2022.
- c. CPAB Member Yegin Chen asked if the funds will be used as a match for City funds. In this case they will be used as a match for the Home Key program or Bridge to Home. He asked how large the Home Key program currently is in the city. Home Key is currently awaiting acceptance from the state on which programs will be funded.
- d. CPAB member Rich Thesing confirmed that this is the first time this program has been available and that it is a one-time program. Program Manager Nazareno Clark confirmed that this program a hybrid of two funding sources, the HOME program and the Emergency Solutions Grants.
- e. CPAB member Rich Thesing moved to approve sending the plan to council. Seconded by Patrick Batten. Motion was approved 6-0.

HOME-ARP Allocation Plan presentation slides are attached to the meeting minutes.

Discussion Items**5. Draft Fiscal Year 2022 Consolidated Annual Performance and Evaluation Report**

- a. Community Development Coordinator Michele Marano presented on draft CAPER, summarizing activities implemented through three federal entitlement grant programs: Community Development Block Grant program (CDBG), Home Investment Partnerships and Emergency Solutions Grants. The report covers July 1st 2021 to June 30th 2022. This

is year three in the current consolidated plan cycle. The full draft CAPER can be found [here](#).

- b. CPAB Member Rich Thesing thanked staff for the work put into the work reflected in the CAPER presentation.

CAPER presentation slides are attached to the meeting minutes.

6. Community Development Block Grant Notice of Funding Timeline

- a. Community Development Coordinator Michele Marano announced the tentative timeline for CDBG funding for 2024. Tentatively the RFQ will be released September 23rd, a virtual workshop will be held September 28th, RFQ technical assistance will be held October 3rd through October 21st, CPAB Meeting with scoring criteria on October 12th, RFQ submittal deadline on November 4th and RFQ results posted on November 28th.
- b. The tentative timeline for the RFP process will be: RFP released on November 29th, RFP technical assistance December 1st-21st, RFP mandatory virtual workshop December 7th, RFP technical assistance available January 3rd- January 6th, RFP submittal deadline January 13th and releasing RFPs to CPAB for scoring on February 1st.
- c. This timeline will be posted online at sandiego.gov/cdbg.

Other Items

- 7. *No other items were discussed.*

Adjournment

- 8. Patrick Batten moved to adjourn the meeting at 11:06 a.m.

Economic Development

City of San Diego HOME-ARP Allocation Plan

Public Safety and Livable Neighborhoods Committee

Item #5

September 7, 2022

Requested Actions

PS&LN Committee recommend forwarding Actions Items #1-7 to City Council related to the following:

- City's HOME-ARP Allocation Plan
- HOME-ARP Grant Agreements with HUD
- HOME-ARP Funds
- Associated Actions

Background

- Congress appropriated \$5 billion to HOME-ARP
- Part of American Rescue Plan
- Administered through HUD's HOME Investment Partnership Program
- HOME Participating Jurisdiction (PJ) awarded HOME-ARP funding
- Allocation Plan must be submitted and approved by HUD
- Program expires September 30, 2030

Eligible Activities

Development and
Support of
Affordable Housing

Tenant-Based Rental
Assistance (TBRA)

Provision of
Supportive Services

Acquisition and
Development of Non-
Congregate Shelter
Units (NCS)

Qualifying Populations (QPs)

- **Homeless and At Risk of Homelessness**
- **Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking**
- **Other Populations** who meet one of the following criteria:
 - Other families requiring services or housing assistance to prevent homelessness
 - Those at greatest risk of housing instability

Required Elements of Allocation Plan



Consultation Process

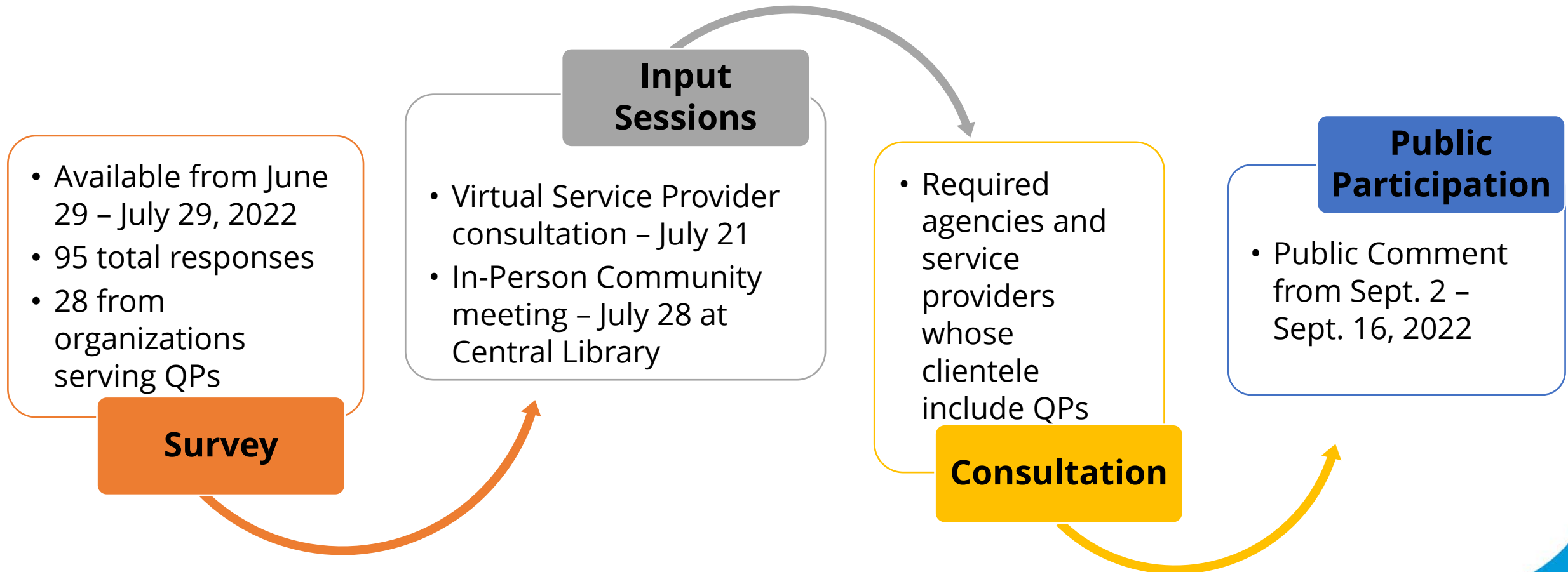
Description of HOME-ARP QP and Assessment of Unmet Needs

Assessment of Gaps

Planned Use of Funds and Estimate number of housing units

Description of Preferences in particular QP or segment of QP

Consultation Process / Public Participation



Needs Assessment/Gap Analysis

Homeless and At Risk of Homelessness

➤ The 2022 WeAllCount Point-in-Time Count:

- Total of 2,307 individuals experiencing sheltered homelessness; and
- 2,494 individuals experiencing unsheltered homelessness.

Sheltered				Unsheltered
Emergency Shelter	Transitional Housing	Supportive Housing	Total	Total Unsheltered
1,711	568	28	2,307	2,494

- ### ➤ At Risk of Homelessness – approximately 51,635 renters below 30% AMI (2014-2018 CHAS Data)

Needs Assessment/Gap Analysis

Other QPs

➤ **Fleeing or Attempting to Flee Domestic Violence, Dating Violence, Sexual Assault, Stalking or Human Trafficking**

- 181 adult survivors of Domestic Violence (The 2022WeAllCount Point-in-Time Count)

➤ **Other Populations**

- Currently Housed and At Risk Of Repeat Homelessness: 586 people
- At Greatest Risk of Housing Instability < 30% AMI: 36,075 households
- At Greatest Risk of Housing Instability w/ 30 -50% AMI: 34,695 households

Current Resources Available for QPs

➤ **Affordable and Permanent Supportive Rental Housing**

- 61,000 rental housing units (extremely low-income and very low-income households)
- 6,042 Permanent Supportive Housing beds
- 1,498 Rapid Re-Housing Beds
- 2,482 Other Permanent Housing

➤ **Tenant-Based Rental Assistance (TBRA)**

- 16,339 total vouchers
- 720 affordable project-based vouchers
 - Of the 720, 178 are currently online

Current Resources Available for QPs

➤ **Supportive Services**

- Case management, housing navigation and housing readiness

➤ **Congregate Shelter Units / Non-Congregate Shelters**

- 3,288 congregate beds and shelter units
- One Non-Congregate shelter includes 42 units

Identified Gaps in Resources for QPs

➤ **Affordable and Permanent Supportive Rental Housing**

- 1,369 units of supportive housing
- 181 for rapid re-housing rent assistance and services
- 44 for low-income housing rental assistance

➤ **Tenant-Based Rental Assistance**

- 130,094 applicants on the tenant-based rental assistance waiting list
- Waiting period for assistance approximately 12 years
- 73,254 applications on the project-based voucher waiting list

Identified Gaps in Resources for QPs

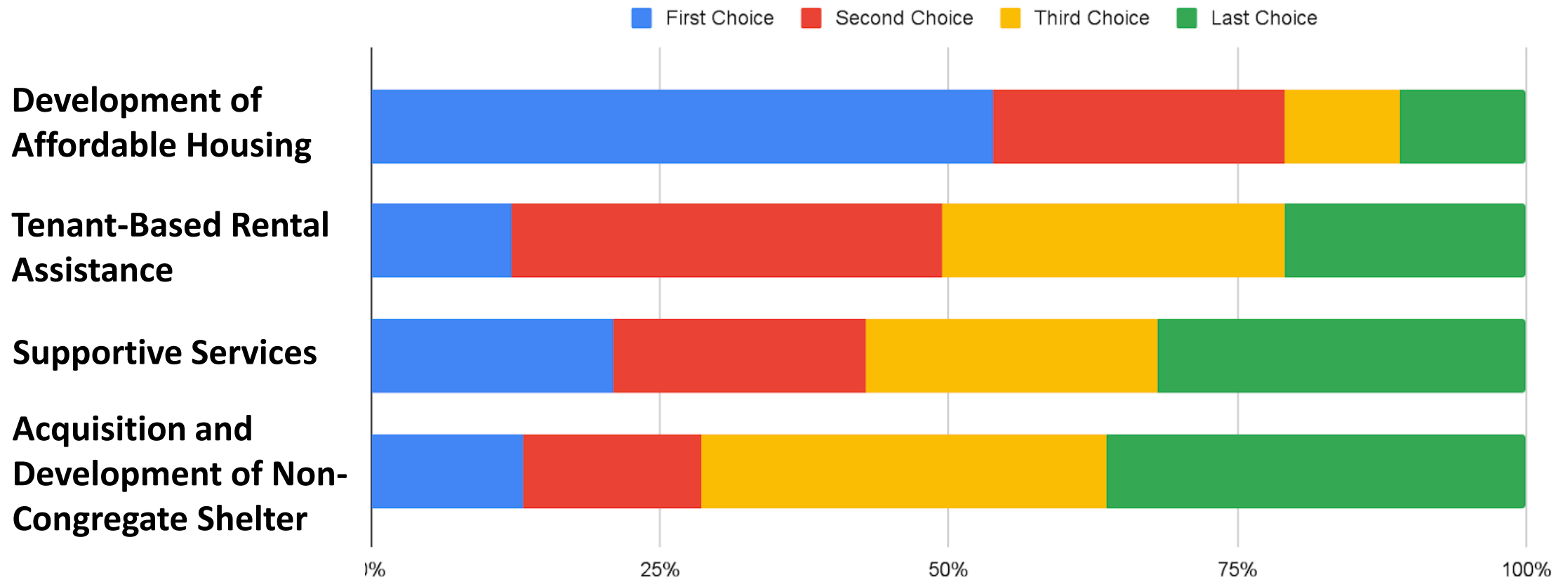
➤ **Supportive Services**

- Recuperative care, Substance use specialists, and Behavioral health services

➤ **Non-Congregate Shelter**

- Up to 500 new crisis response shelter beds for individuals

Summary of Consultation and Survey Feedback



Proposed HOME-ARP Activities and Funding

Type of Eligible Activity	Funding Amount	% of the Grant	Statutory Limit
Development of Affordable Rental Housing	\$18,433,055	88%	N/A
Acquisition and Development of Non-Congregate Shelters	\$2,000,000	9.5%	N/A
Administration and Planning	\$523,924	2.5%	15%
Total HOME ARP Allocation	\$20,956,979		

Questions?

Economic Development
Fiscal Year 2022
Draft Consolidated Annual Performance
and Evaluation Report (CAPER)

Consolidated Plan Advisory Board
September 8, 2022

FY 2022 CAPER | Introduction



The City of
SAN DIEGO

Annual Action Plan

City Fiscal Year 2022, HUD Program Year 2021
For CDBG, HOME, and ESG Programs

May 2021

Prepared by:

The City of San Diego
Economic Development Department
Community Development Division
1200 Third Ave., Suite 1400 MS 56D
San Diego, CA 92101-4157

The City of
SAN DIEGO

Draft Consolidated Annual Performance and Evaluation Report (CAPER)

City Fiscal Year 2022, HUD Program Year 2021
For CDBG, HOME and ESG Programs

September 2022

Prepared by:

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

Consolidated Plan Goals



1. Affordable Housing



2. Assist with Stable Housing (Homelessness)



3. Small Businesses/Local Entrepreneurs



4. Employment and Workforce Development



5. Public Facilities and Critical Infrastructure



6. Community Services to Promote Equity and Serve Vulnerable Populations



7. Nonprofit Facility Improvements for New or Increased Access



FY 2022 Partnerships

San Diego Housing Commission

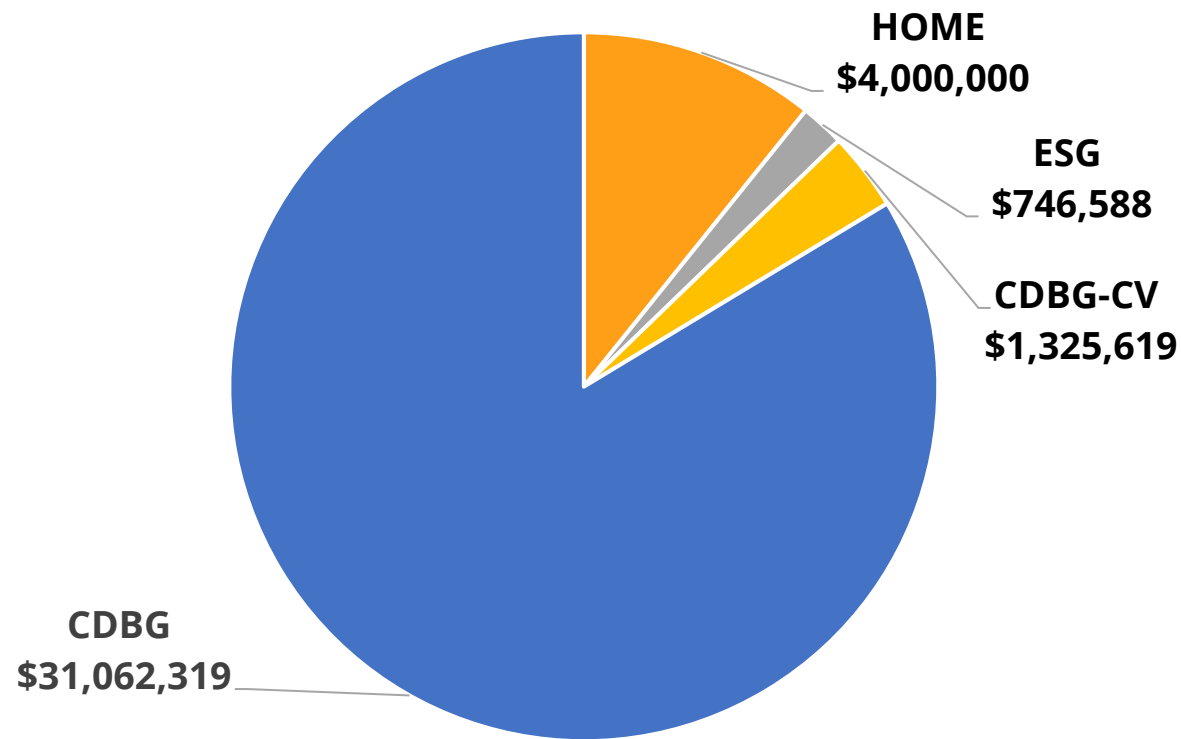


County of San Diego



FY 2022 Activities *(to-date)*

Expenditures



Outcomes



19,013
People Served



341
Households Served



219
Businesses Assisted



6
Nonprofit Facilities



1
Public Facilities

Goal 1: Affordable Housing

Increase and preserve affordable rental and homeowner housing to improve access to housing opportunities that reflect community needs, included, but not limited to, opportunities in close proximity to transit, employment, and community services.



The Ivy Senior Apartments
Developed by: Wakeland

Goal 1: Affordable Housing



West Park Inn Apartments

Developed by: Housing Development Partners

**CDBG Affordable Housing
Revolving Loan Fund**



Quality Inn Apartments

Developed by: Housing Development Partners



Benson Place

Developed by: Father Joe's Villages

Goal 1: Affordable Housing

5-Year Consolidated Plan Goal	FY 2022 DRAFT Outcomes	Progress To-Date (Years 1 - 3)
Rental Units Constructed: 700 households	20 households	167 households - 24%
Rental Units Rehabilitated: 140 households	219 households	617 households - 440%
Single Family Housing Rehab: 200 households	3 households	78 households - 39%
Financial Assistance: 155 households	22 households	96 households - 62%

Goal 2: Assist with Stable Housing (Homelessness)

Assist individuals and families to gain stable housing after experiencing homelessness or a housing crisis by providing appropriate housing and service solutions grounded in best practices.



Interim Shelter and Housing Navigation

Goal 2: Assist with Stable Housing (Homelessness)

5-Year Consolidated Plan Goal	FY 2022 DRAFT Outcomes	Progress To-Date* (Years 1 - 3)
Rapid Rehousing: 1,000 households	77 households	313 households - 31%
Overnight Shelter: 8,000 individuals	1,124 individuals	5,240 individuals - 65%
Support Services: 10,000 individuals	5,933 individuals	22,600 individuals - 226%

** CARES Act funds will continue to contribute to the 5-Year Goals and will be reported in subsequent CAPERs.*

Goal 3: Small Business and Local Entrepreneurs

Enhance the City's economic stability by investing in inclusive economic growth initiatives that develop and strengthen small businesses and support local entrepreneurs.



Paving Great Futures
Developing Low-Income Entrepreneurs

Goal 3: Small Business and Local Entrepreneurs



Asmara Café
Supported by Accessity



Bumboo
Supported by Mission Edge

Goal 3: Small Business and Local Entrepreneurs

5-Year Consolidated Plan Goal	FY 2021 DRAFT Outcomes	Progress To-Date (Years 1 and 2)
1,400 businesses	219 businesses	662 businesses - 47%
128 jobs	0 jobs*	53 jobs - 41%

** Jobs created/retained with FY 2022 funds will be reported in FY 2023 CAPER and beyond.*

Goal 4: Employment and Workforce Development

Foster individual and household resilience by investing in employment and workforce development programs and improving access to job opportunities.



MAKE Better Futures
International Rescue Committee

Goal 4: Employment and Workforce Development

5-Year Consolidated Plan Goal	FY 2022 DRAFT Outcomes	Progress To-Date (Years 1 - 3)
2,500 individuals	751 individuals	1,562 individuals - 62%

Goal 5: Public Facilities and Critical Infrastructure

Support the development of vibrant, equitable, and adaptable neighborhoods by investing in public facilities and critical infrastructure.



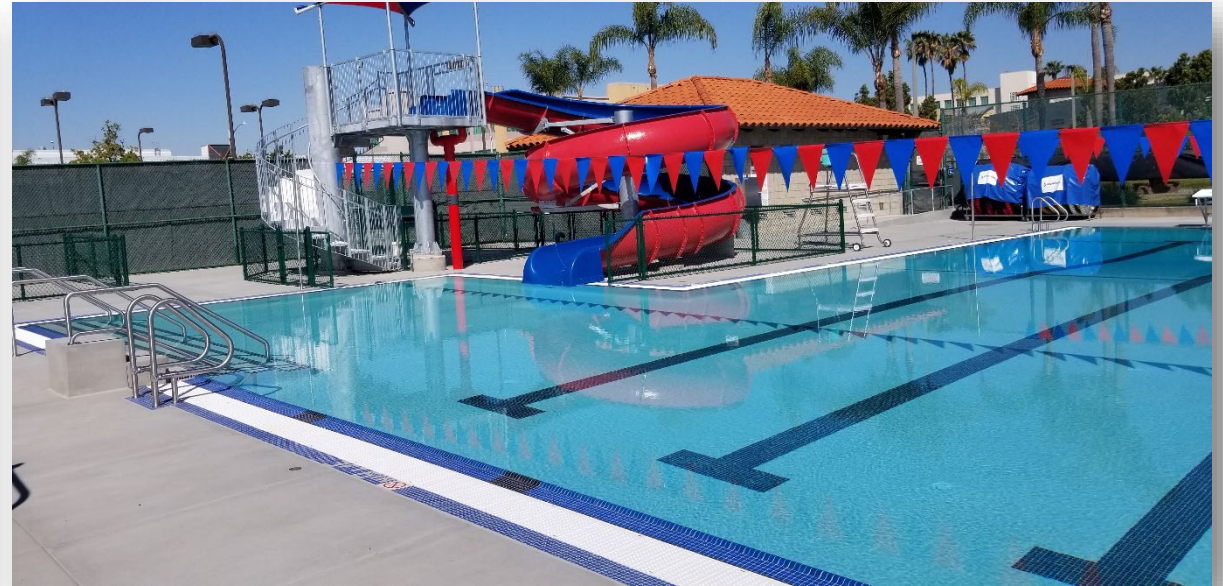
City Heights Pool
Parks & Recreation Department

Goal 5: Public Facilities and Critical Infrastructure



City Heights Pool
Parks & Recreation Department

Before



City Heights Pool
Parks & Recreation Department

Goal 5: Public Facilities and Critical Infrastructure

5-Year Consolidated Plan Goal	FY 2022 DRAFT Outcomes	Progress To-Date* (Years 1 - 3)
30 facilities	1 facility	7 facilities - 23%
500,000 individuals	2,190 individuals	31,040 individuals – 6%

** City facility and infrastructure projects can take 24 months or longer to complete. Some City facility and infrastructure projects supported with FY 2021 and FY 2022 funds will be reported in the FY 2023 CAPER and beyond.*

Goal 6: Community Services

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.



Voices for Children
CASA Educational Advocacy Program

Goal 6: Community Services



Mama's Kitchen
Home-Delivered Meal Service



Union of Pan Asian Communities (UPAC)
Neighborhood Enterprise Center

Goal 6: Community Services

5-Year Consolidated Plan Goal	FY 2022 DRAFT Outcomes	Progress To-Date* (Years 1 - 3)
62,605 individuals	6,985 individuals	14,363 individuals - 23%

**Due to the ongoing impacts of COVID-19, some services were delayed and contract terms extended. FY 2022 and CARES Act-funded projects will continue to contribute to the 5-Year Goals and outcomes will be reported in subsequent CAPERs.*

Goal 7: Nonprofit Facilities

Finance impactful nonprofit facility improvements to provide new or increased access to programs that serve vulnerable populations or implement sustainability measures.



Neighborhood House
Senior Nutrition Center

Goal 7: Nonprofit Facilities



San Diego LGBT Community Center
Sunburst Youth Housing Program



La Maestra
Wellness Supportive Services

Goal 7: Nonprofit Facilities

5-Year Consolidated Plan Goal	FY 2022 DRAFT Outcomes	Progress To-Date (Years 1 - 3)
20 facilities	6 facilities	16 facilities - 80%
42,000 individuals	1,458 individuals	21,337 individuals – 51%

Consolidated Plan Outcomes | Challenges

1. Additional CARES Act Funds -
Project outcomes will be reported in the FY 2022 CAPER and beyond
2. FY 2022 Contract Extensions due to ongoing COVID-19 impacts
3. Draft FY 2022 CAPER will be updated prior to HUD submittal



Compliance and Administration

Monitoring and Performance Management

- 980+ program desk audits
- 760+ fiscal desk audits
- 16 remote monitoring reviews
- 38 onsite construction project visits

Nonprofit Organization Capacity Building

- 38 onsite visits and 57 virtual meetings for construction projects to assist with pre-bid, pre-construction, worker interviews and technical assistance
- 62 one-on-one technical assistance meetings during the annual NOFA process

Fair Housing

- Fair Housing Hotline: 1-844-449-3500
- 1,731 fair housing inquiries received
- 175 unduplicated investigations
- 51 virtual workshops/training sessions; 506 attendees

Next Steps

Public Comment Period

15-day public comment period
September 2 to September 16

CAPER Submission Deadline

September 28, 2022
Submitted to HUD for approval

Supplemental Materials Online

www.sandiego.gov/CDBG/plansreports



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