

CONSOLIDATED PLAN ADVISORY BOARD (CPAB)**MINUTES****Wednesday, April 9, 2025****1200 3rd Avenue, 14th Floor, San Diego, CA 92101**

BOARD MEMBERS PRESENT	BOARD MEMBERS ABSENT
<ul style="list-style-type: none">• Dr. Abena Bradford, Council District 3• Jordan Beane, Council District 2• Lauren Garces, Council District 5• Nick Gulino, Council District 7• Victoria Barba, Council District 8	<ul style="list-style-type: none">• VACANT, Council District 1• VACANT, Council District 4• VACANT, Council District 9• VACANT, Council District 6

STAFF PRESENT	ATTENDANCE
<ul style="list-style-type: none">• Christie Marcella, Deputy Director• Michele Marano, Assistant Deputy Director• Angela Nazareno-Clark, HUD Program Manager• Melissa Villalpando, Community Development Coordinator• Nadine Hassoun, Community Development Specialist• Nancy Luevano, Community Development Project Manager• Ashley Gain, Community Development Project Manager• La Tisha Thomas, Community Development Specialist• Liza Fune, Community Development Specialist• Arden Martinez, Community Development Project Manager• Emma Mattingly, Community Development Project Manager	<p><i>8 members of the public joined the meeting.</i></p>

Call to Order

- a. CPAB Co-Chair Dr. Abena Bradford called the meeting to order at 10:05 a.m. Dr. Bradford took roll call; five board members were present. At the same time, a quorum was achieved.

Board Announcements

There were no board announcements.

Staff Announcements

- b. Nadine Hassoun, Community Development Specialist, clarified that the vote at the March 12, 2025, meeting regarding the reallocation of the remaining NCIP category funding to fund five additional CED Projects was not valid. Nadine mentioned that according to the San Diego Municipal Code, there must be five affirmative votes for the board to take any action -- there were 3 votes in favor, and 2 were opposed. Therefore, the motion did not pass.

Approval of Minutes

- c. Motion to approve minutes from the previous meeting on March 12, 2025, by Jordan Beane and seconded by Lauren Garces. Minutes were approved, 5-0.

Non-agenda Public Comment

No non-agenda public comments were received.

Action: Draft Fiscal Year (FY) 2026 CDBG Annual Action Plan

1. **Melissa Villalpando, Community Development Coordinator, presented the Draft Fiscal Year (FY) 2026 CDBG Annual Action Plan. Liliana Caracoza and Jessica Adamo, SDHC, joined the meeting and discussed the proposed use and allocation of HOME and ESG funding for FY26. (Presentation slides attached).**
 - a. CPAB member Dr. Bradford asked if the CPAB will be informed of the entitlement funds received by HUD.
 - b. Ms. Villalpando shared that the HUD allocation amount for FY 2026 will be shared with CPAB in May. In addition, Ms. Villalpando added that if the CDBG allocation amount is more significant than anticipated, the CPAB's recommendation on ranking and scoring of the CDBG applications would be used to determine additional funding.
 - c. CPAB member Nick Gulino asked about the allocation priorities presented in the FY 2026 Annual Action Plan presentation, specifically funding to HOME and ESG in the amount of \$12 million. Mr. Gulino asked about the Homekey+ program.
 - d. Nadine Hassoun, Community Development Specialist, shared that "Homekey+" referred to CDBG funds used for Affordable Housing programs.
 - e. Mr. Gulino inquired about CPAB's role in the \$31 million in CDBG funding. Mr. Gulino shared that he would like clarification on what CPAB was being asked to approve.
 - f. Ashley Gain, Project Manager, commented that CPAB's role was to score the competitive process of FY 2026 CDBG funding. CPAB is asked to approve the Draft Fiscal Year 2026 Annual Action Plan allocation recommendations.
 - g. Angela Nazareno-Clark, HUD Program Manager, clarified that the City of San Diego is the grantee that receives HUD entitlement funding, which includes CDBG, HOME, and ESG. HUD requires HOME and ESG programs to be reported by the City on the Annual Action Plan, as well as whether the office manages and oversees the two additional funding sources. Ms. Nazareno-Clark shared that the San Diego Housing Commission administered the HOME and ESG entitlement funds. Ms. Nazareno-Clark added that the SDHC must also complete a NOFA process and go to the City Council to ensure the funds are appropriately administered.

- h. Liliana Caracoza, SDHC, commented that SDHC provides updates regarding the HOME and ESG projects to the Economic Development Department staff to be reported to HUD.
- i. CPAB member Nick Gulino asked what the SDHC NOFA process looked like for the HOME and ESG funds.
- j. Ms. Caracoza, SDHC, shared that yearly eligible participants apply during the NOFA process by including affordable housing funds, HOME and inclusionary funds. HOME Program provides funds for the construction of affordable housing, rehabilitation, rental assistance, and first-time buyer programs. The Emergency Solutions Grant (ESG) includes Outreach and Engagement, Shelter Operations, Homelessness Prevention and Rapid Rehousing. The total amount is disclosed to the applicants before the scoring process. Vouchers are also offered based on availability. Phase one ensures that all applicants meet the requirement threshold, and Phase two provides more in-depth information on the feasibility, capacity, and eligibility requirements. Once determined, they are preliminary recommendations and go through the Board and House Authority. Awards are then issued at the beginning of the year.
- k. Mr. Gulino asked what a ROPS repayment was.
- l. Michele Marano, Assistant Deputy Director, shared that ROPS stands for the City of San Diego's Recognized Obligation Payment Schedule, which details how the City will repay its obligations, including bonds, due through 2030. It is an agreement that the Regional Redevelopment Agency formerly owned, and currently, the Successor Agency pays it. Ms. Marano noted that funds from previous loans have been repaid to the CDBG program and that \$1 million is scheduled to be included in the Fiscal Year 2026 budget.
- m. **Motion to approve the Draft Fiscal Year (FY) 2026 CDBG Annual Action allocations as presented. Nick Gulino made a motion and was seconded by Lauren Garces. The motion was approved 5-0.**

Discussion: Fair Housing Month Presentation

- 1. **Angela Nazareno-Clark, HUD Program Manager, presented the Fair Housing Month Presentation.** (*Presentation slides attached*).
 - a. CPAB member Dr. Bradford thanked EDD staff for their presentation and requested that the Fair Housing presentation PowerPoint be emailed to CPAB.

Discussion: Items for Future Agendas and Comments

- 1. CPAB member Lauren Garces asked when the Scoring Criteria for FY 2027 will be reviewed and presented.
 - a. Nadine Hassoun shared that the Scoring Criteria for FY 2027 will be reviewed in July and August.
- 2. CPAB member Dr. Bradford would like a presentation of the Economic Development Department (EDD) programs.
- 3. CPAB member Nick Gulino asked when the new member for District 1 will be joining CPAB.
 - a. Melissa Villalpando, Community Development Coordinator, shared that it should be soon; the Boards and Commission will set the official date. The information will be shared with CPAB.

Adjournment

- 1. The meeting ended at 11:10 a.m.