

CONSOLIDATED PLAN ADVISORY BOARD (CPAB)**MINUTES****Wednesday, February 9, 2022****VIRTUAL CPAB MEETING**[\(LINK\)](#)

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

| STAFF PRESENT | ATTENDANCE |
|---|---|
| <ul style="list-style-type: none">• Monica Hardman, Deputy Director• Angela Nazareno Clark, Program Manager• Michele Marano, Community Development Coordinator• Leonardo Alarcón, Community Development Project Specialist• Nadine Hassoun, Community Development Project Manager | <i>(Public had access to meeting via Zoom Webinar and youtube link)</i> |

Call to Order

1. Mr. Peter Dennehy called the meeting to order at 10:02 a.m. Mr. Dennehy took role call; five board members were present. Quorum was achieved at the same time.

Board Member Announcements

2. *No board member announcements were made*

Staff Announcements

3. Community Development Project Manager Nadine Hassoun announced that the CPAB began reviewing Fiscal Year (FY) 2023 CDBG applications on January 31st. Board members had until March 4th to score 41 applications that were deemed eligible by staff. Ad Hoc Committee meetings were available for CPAB members to participate in on the week of February 14 and week of February 21. Ad Hoc meetings aim to address any questions or concerns Board members may have regarding applications and are optional.

Ms. Hassoun also updated the CPAB on the COVID-19 vaccination forms board members were asked to complete and submit to the Office of Boards and Commissions. The Office plans to follow up with board members regarding these forms to ask for clarification.

Ms. Hassoun announced that the Economic Development Department will be returning to the office two days a week, starting February 28th. At the time of this meeting, CPAB meetings should not be impacted by this change in the immediate future.

Mr. Leonardo Alarcon announced that the City Council began stage two of their reopening strategy, which indicates that City Council and City Staff meet in council chambers, but the public is still required to participate through Zoom or other call-in options. While the City prepares to move toward phase three of reopening plan, City staff will continue to provide CPAB with updates or any changes to the City strategy.

Ms. Michele Marano welcomed Emma Mattingly to the Economic Development Department. Ms. Mattingly will be managing and supporting CDBG subrecipient agreements, for organizations providing public services and microenterprise technical assistance. Ms. Mattingly holds a bachelor's degree in Urban Affairs and a minor in Spanish from Wright State University in Dayton, Ohio. During her undergraduate experience she worked with the communications department with both the Dayton International Airport and the Downtown Dayton Partnership.

Ms. Marano also announced that two colleagues, Mike Nguyen and Atilano Moran, will be leaving the Economic Development department to pursue growth opportunities within the City.

Approval of Minutes

4. Board member Rich Thesing made the motion to approve the January 12, 2022, meeting minutes. Ms. Eileen Gonzales requested a correction to be made to the meeting minutes. She had voted to approve the November minutes but wished to abstain. The minutes were approved unanimously, 5-0 (January minutes were updated and can be found [here](#)).

Non-agenda Public Comment

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

Discussion Items

6. a. Affordable Housing Notice of Funding Availability (NOFA) – Status Update

Economic Development Department staff provided an update on the City's Affordable Housing NOFA. The goal of the available funding is to support either new construction or the acquisition and rehabilitation of housing that will provide long-term affordability to individuals and families.

Please see attached presentation for more information.

Board member Rich Thesing thanked Monica Hardman, Deputy Director of the Economic Development Department, for the presentation. Mr. Thesing asked about the funding sources used for this NOFA. Ms. Hardman responded that three funding sources are used: CDBG funding, Permanent Local Housing Allocation (PLHA) from the California department of Housing

and Community Development, and Low-Mod Income Housing Asset Fund (LMIHAF), which are City funds received from sales proceeds from redevelopment assets.

Mr. Thesing asked whether the acquisition or construction of the property would be rental property. Ms. Hardman confirmed developments would be multifamily affordable housing. Mr. Thesing asked whether the developer would also be the landlord. Ms. Hardman responded that most development teams will have a separate property management company. The City would not be retaining the properties.

Board member Victoria Barba thanked Monica for the presentation and stated that, as a resident of San Ysidro, she is excited to see the development of these properties in her community.

Board member Patrick Batten thanked Monica for her presentation. Mr. Batten said he appreciates the development of affordable housing in his Rancho Bernardo community. Mr. Batten asked what would happen to families whose incomes increase to over the qualification amount. Ms. Hardman responded that there are no restrictions, or eligibility parameters, in place that would impact individuals or families if their incomes increase after moving into the property.

b. HOME-ARP Introduction

Economic Development Department staff provided an introduction to the HOME Investment Partnerships American Rescue Plan (HOME-ARP).

Please see attached presentation for more information.

Michele Marano, Community Development Program Coordinator, added that to receive the HOME-ARP funding, the City will need to create an allocation plan to submit to HUD that details how the City will be spending the \$20 million. Once the proposal is accepted, the City will have access to the funds.

Mr. Thesing asked whether the City of San Diego would qualify for increased HOME-ARP funding due to the City's larger population of unhoused individuals. Mr. Alarcon, Community Development Project Specialist, responded that staff would get back to CPAB members regarding the formula used by HUD to allocate fund to jurisdictions.

Other Items

7. a. This item was open for CPAB to comment or request future agenda items.

Adjournment

8. Mr. Dennehy adjourned the meeting at 10:45 a.m.

Economic Development Department

Affordable Housing Notice of Funding Availability (NOFA)-Status Update

Consolidated Plan Advisory Board

Discussion Item A

February 9, 2022

Overview

- Affordable Housing is a Critical Need in City of San Diego
- Unique opportunity due to influx of funding
- Two-Phase process to create efficient award of funding without heavy administrative burden

Request for Qualifications

- Create pool of qualified development teams
- Issued December 7, 2020 with responses due January 29, 2021
- Pass/Fail based on Developer Experience and Financial Capability
- City received 19 responses from interested Development Teams
 - 15 Passed/4 Failed – Placed on Emerging Developer List for partnerships

Notice of Funding Availability

- Open to Pre-qualified RFQ Teams or Partnering
- Issued May 7, 2021 with responses due July 16, 2021
- Rolling over next 2-3 years
- \$33M Available for First Round

Project Goals – City Objectives

- Increase and preserve affordable housing stock \leq 80% AMI
- Assist persons experiencing or at risk of homelessness
- Maximize quality unit production with limited resources
- Leverage City resources with other funding sources
- Revitalize neighborhoods and catalyze neighborhood improvement
- Invest in neighborhood amenities, provide positive economic impact
- Continue to implement current incentive programs

Project Eligibility

- Mixed-income projects eligible, however only the affordable housing component eligible for NOFA funding
- Priority to projects requesting less than \$100,000/unit
- Site Control
- Completion within 36 months or less
- Prevailing Wages

Project Eligibility – Summary Funding Source Requirements

| USES | \$17M LMIHAF | \$5.5M PLHA | \$10.7M CDBG |
|--|-----------------|----------------|-----------------|
| New construction | X | X | |
| Acquisition | | X | X |
| Rehabilitation | | X | X |
| Demo/Site Clearance (includes Environmental) | X | | X |
| Relocation during Rehabilitation | | | X |
| Site Improvements | X | X | X |
| Removal of Lead-based Paint/Hazardous Material | | X | X |

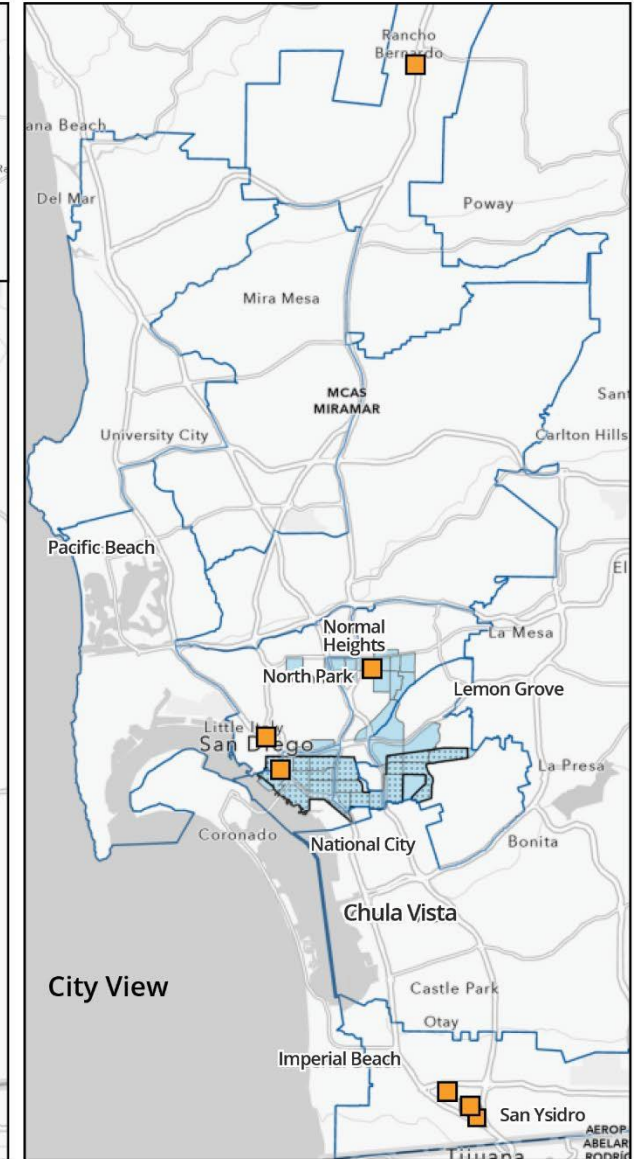
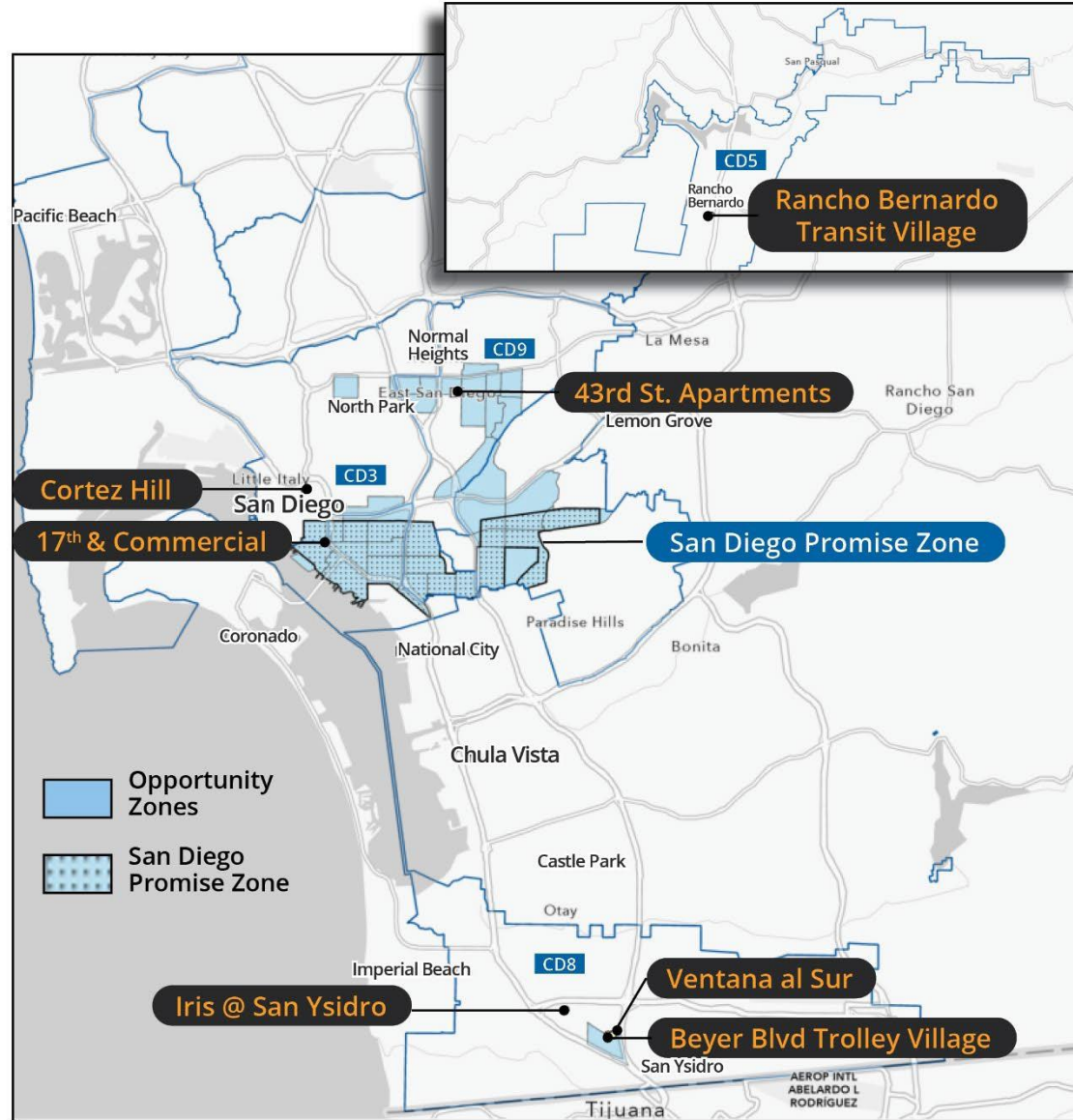
NOFA Schedule

| | |
|--|--------------------------|
| Pre-submittal Meeting (non-mandatory) | May 21, 2021, 10:00 am |
| Question and Comments Due up to | June 18, 2021 |
| Applications Accepted no later than | July 16, 2021, 5:00 pm |
| Application Review | July – August 2021 |
| Notice to Successful Applicants | August – September 2021 |
| City OPA or CDBG Loan Agreement Finalization | Beginning in August 2021 |
| EDIR Committee | November 17, 2021 |

NOFA Submittal Overview

- Received 16 proposals totaling \$89M in requests
- Recommending 7 projects for 1st Round
- Creation/rehab of 662 affordable housing units
- Located in CD's 3, 5, 8, and 9
- Communities of Concern, Mobility, and Capacity Building prioritized

NOFA Projects



NOFA Recommended Project: Rancho Bernardo Transit Village



Rancho Bernardo Transit Village



RANCHO BERNARDO TRANSIT VILLAGE

COURTYARD AND AMENITY VIEW



| | |
|---------------------------------------|----------------------------------|
| Council District | 5 |
| Number of Units | 100 |
| Recommended Loan Amount/Per Unit Cost | \$5,000,000 \$50,000 per unit |
| Funding Sources | LMIHAF |
| Population Served | Family |
| Emerging Partner | Compass for Affordable Housing |
| Includes PSH | No |
| Anticipated Completion Date | July 2024 |

NOFA Recommended Project: Beyer Boulevard Trolley Village



Beyer Boulevard Trolley Village



| | |
|---------------------------------------|----------------------------------|
| Council District | 8 |
| Number of Units | 100 |
| Recommended Loan Amount/Per Unit Cost | \$5,000,000 \$50,000 per unit |
| Funding Sources | LMIHAF |
| Population Served | Family |
| Emerging Partner | Compass for Affordable Housing |
| Includes PSH | No |
| Anticipated Completion Date | July 2024 |

NOFA Recommended Project: Ventana al Sur



SOUTH EXTERIOR ELEVATION

Ventana al Sur



| | |
|---------------------------------------|----------------------------------|
| Council District | 8 |
| Number of Units | 101 |
| Recommended Loan Amount/Per Unit Cost | \$5,000,000 \$49,505 per unit |
| Funding Sources | LMIHAF/PLHA |
| Population Served | Senior |
| Emerging Partner | MAAC |
| Includes PSH | Yes |
| Anticipated Completion Date | Jan 2024 |

NOFA Recommended Project: Iris at San Ysidro



Iris at San Ysidro



| | |
|---------------------------------------|----------------------------------|
| Council District | 8 |
| Number of Units | 100 |
| Recommended Loan Amount/Per Unit Cost | \$5,000,000 \$50,000 per unit |
| Funding Sources | LMIHAF/PLHA |
| Population Served | Family |
| Emerging Partner | Casa Familiar |
| Includes PSH | Yes |
| Anticipated Completion Date | June 2024 |

NOFA Recommended Project: Cortez Hill



Cortez Hill



| | |
|---------------------------------------|----------------------------------|
| Council District | 3 |
| Number of Units | 88 |
| Recommended Loan Amount/Per Unit Cost | \$1,400,000 \$15,909 per unit |
| Funding Sources | PLHA |
| Population Served | Family |
| Emerging Partner | N/A |
| Includes PSH | Yes |
| Anticipated Completion Date | May 2024 |

NOFA Recommended Project: 17th & Commercial



17TH STREET ELEVATION

17th & Commercial

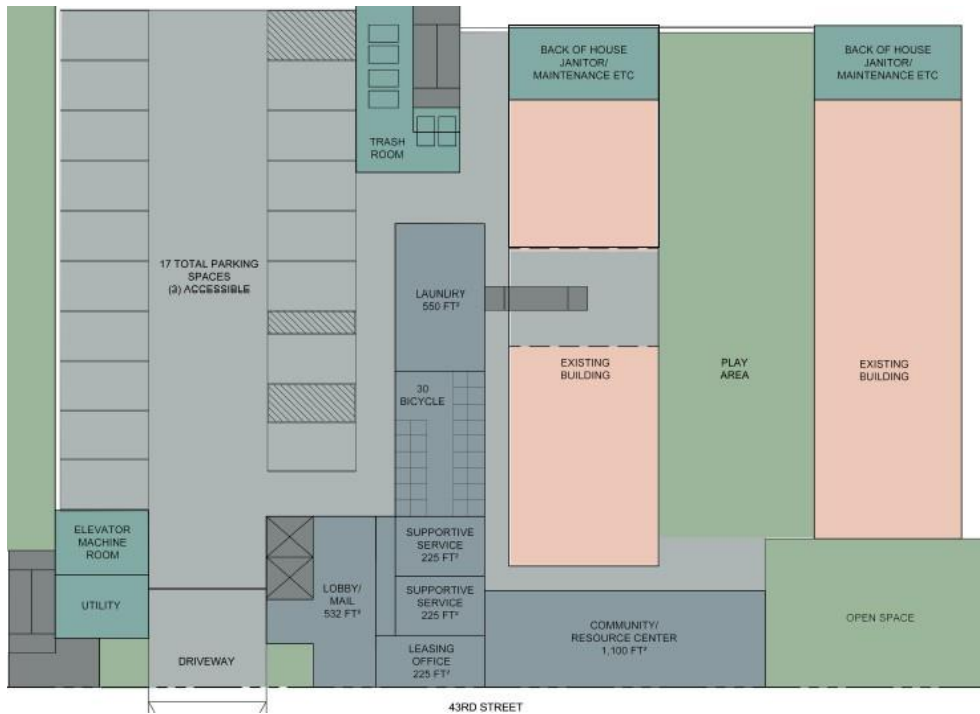


| | |
|---------------------------------------|----------------------------------|
| Council District | 3 |
| Number of Units | 108 |
| Recommended Loan Amount/Per Unit Cost | \$4,000,000 \$37,037 per unit |
| Funding Sources | CDBG |
| Population Served | Single Room Occupancy |
| Emerging Partner | N/A |
| Includes PSH | Yes |
| Anticipated Completion Date | August 2024 |

NOFA Recommended Project: Serenade on 43rd



Serenade on 43rd



| | |
|------------------------------------|---|
| Council District | 9 |
| Number of Units | 65 |
| Recommended Loan Amount | \$6,500,000 \$100,000 per unit |
| Funding Sources | CDBG |
| Population Served | Family |
| Emerging Partner | Housing Innovation Partners |
| Includes PSH | Yes |
| Anticipated Completion Date | March 2024 |

Proposed Terms & Loan Financing Details

- Owner Participation Agreement (OPA) or CDBG Loan Agreement
- 55 year term 3% interest payable annual from available residual receipts
- Subordinate to permanent loan financing
- Best efforts to secure tax credits
- 55 year restricted rent covenant
- Monitoring and Compliance

Next Steps

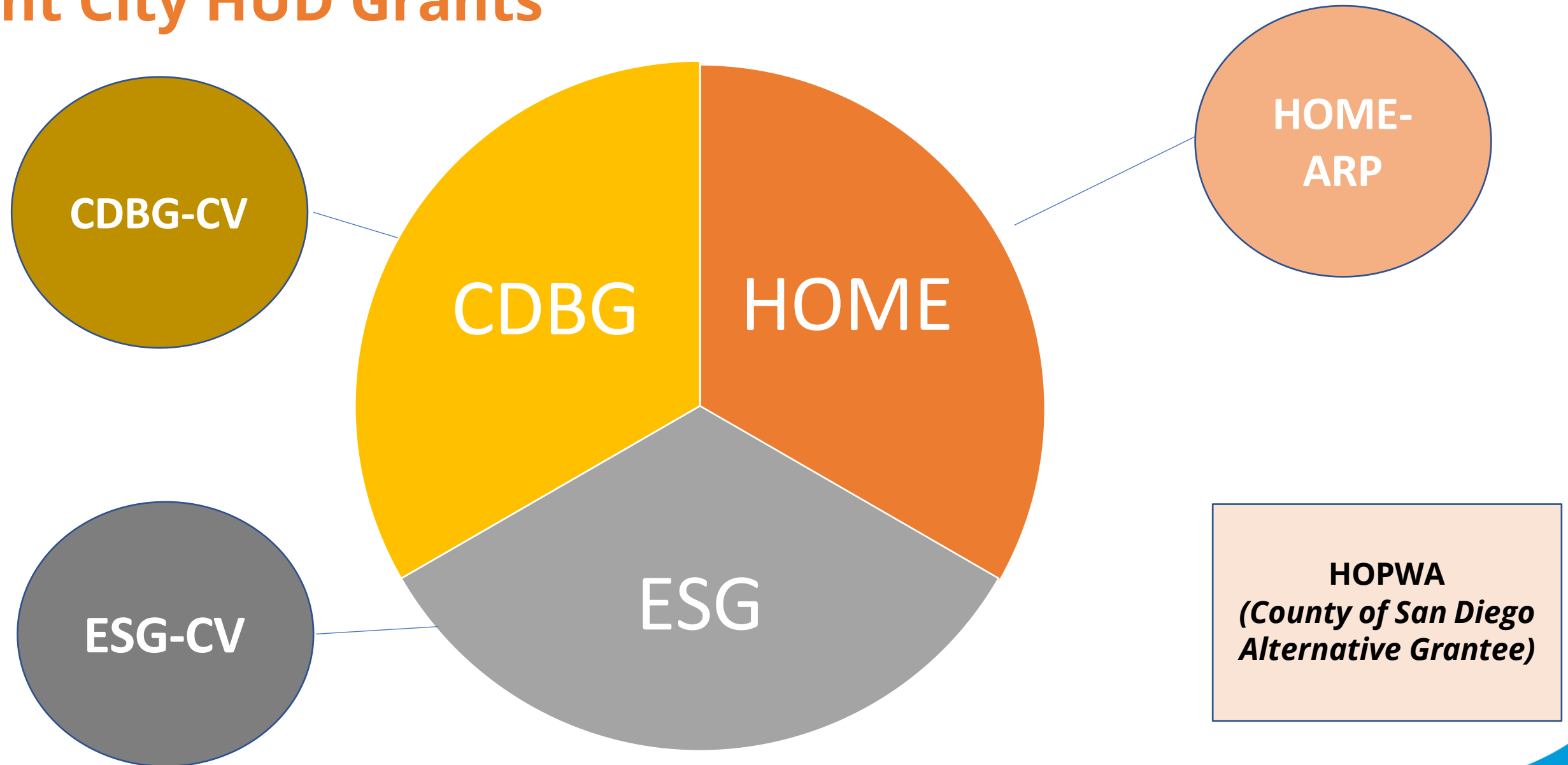
- Seven recommended projects for City Council consideration March-June 2022
- Second NOFA Release anticipated 1st Quarter 2022
- Projected \$15-20 Million

Economic Development

HOME Investment Partnerships American Rescue Plan Program (HOME-ARP): Introduction

Consolidated Plan Advisory Board
February 09, 2022

Current City HUD Grants



HOME-American Rescue Plan (ARP)

- Provides \$5 billion to assist individuals or households who are homeless or at risk of becoming homeless
- Allocations announced on April 8, 2021 to jurisdictions who receive HOME funds
- City of San Diego awarded \$20,956,979



HOME-ARP Eligible activities

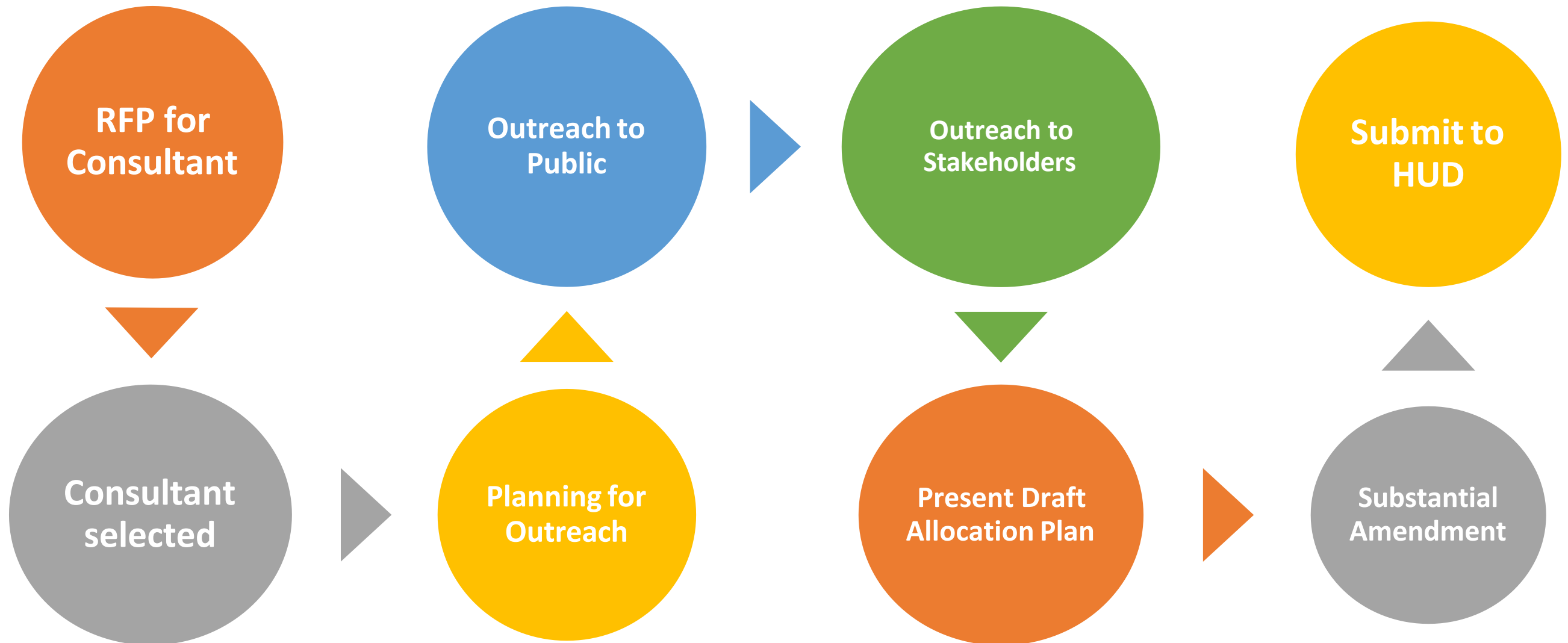
- Production or Preservation of Affordable Housing
- Tenant Based Rental Assistance (TBRA)
- Supportive Services, Homeless Prevention Services, Housing Counseling
- Purchase and Development of Non-Congregate Shelter (NCS)



HOME vs HOME-ARP

| HOME | HOME-ARP |
|---|---|
| TBRA | TBRA |
| Rental Housing (Acquisition and/or Rehabilitation or new Construction) | Affordable Housing Construction or Preservation |
| Homeowner (Repair, Rehabilitation, or Reconstruction) | Purchase and Development of NCS |
| Homebuyer (Down Payment Assistance and/or Rehabilitation or New Construction) | Supportive Services and Homeless Services |
| | |

Planning Steps



Related Key Information

- County of San Diego (as the HOME Consortium lead agency) already begun outreach process
- Will trigger Substantial Amendment to FY 2020-2024 Consolidated Plan & FY 2021 Annual Action Plan
 - Increase of 25% funding as outlined in Citizen Participation Plan
- Funds must be expended by 2030

Question or Comments

