

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 FY2027 will be reviewed and presented.
 - a. Nadine Hassoun shared that the Scoring Criteria for FY2027 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

Community Development Department

soon;the BoardsandCommissionwillsettheofficialdate. Theinformationwillbe shared with CPAB.

Adjournment

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



DRAFT Fiscal Year 2026 Annual Action Plan

Requested Actions

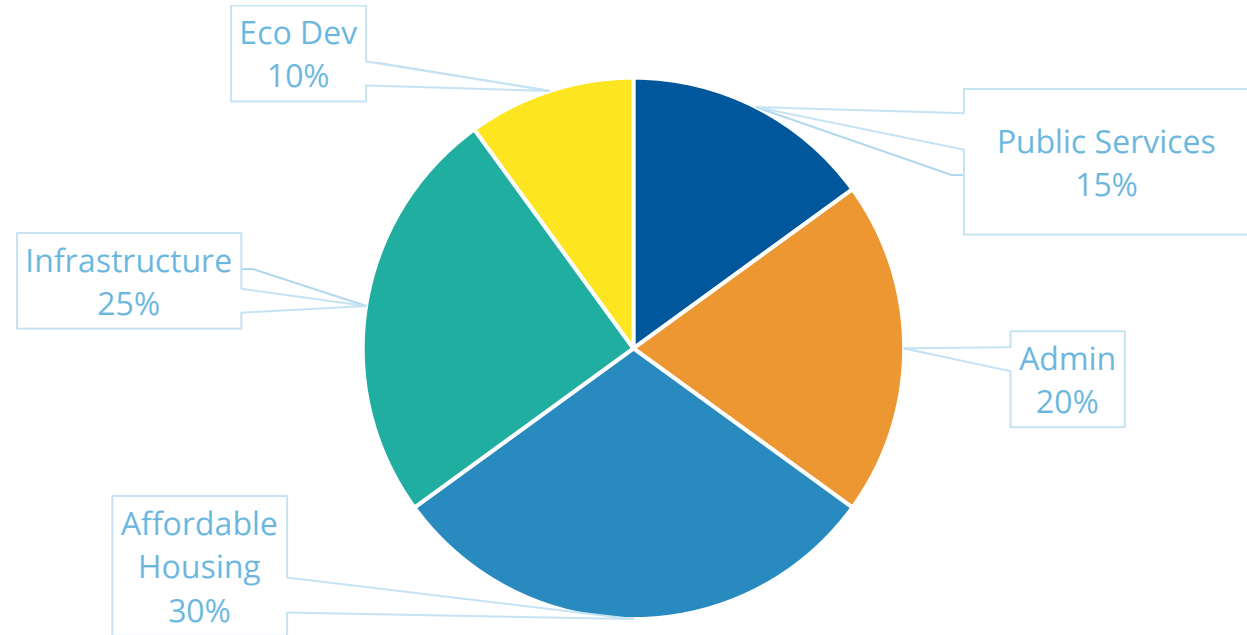
The CPAB is asked to recommend Council approval of the draft FY2026 Annual Action Plan.

Annual Action Plan | Purpose

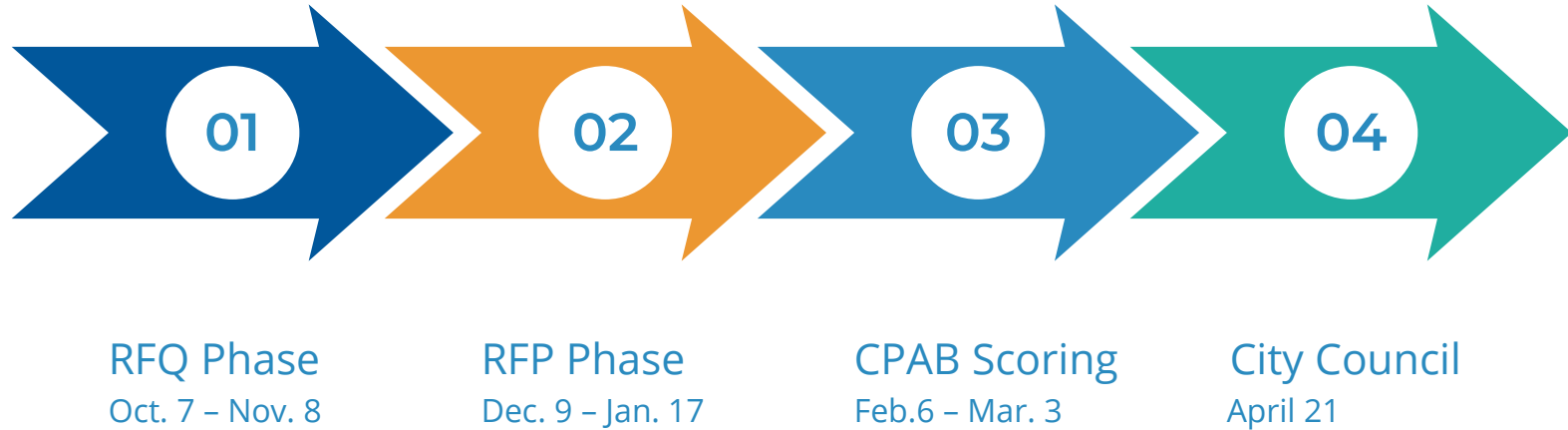
Informed by the City's Five-Year Consolidated Plan (FY 2025 – FY 2029)

- Must address 5 Consolidated Plan goals
- Identifies FY 2026 projects and programs
- Includes budgets for 3 HUD entitlement grant programs

Consolidated Plan | CDBG Budgetary Priorities



CDBG Annual Competitive Award Process



FY26 Proposed Organizations

Economic Development Activities

Consolidated Plan Goal:

Invest in inclusive economic growth initiatives that develop and strengthen small businesses, support local entrepreneurs, expand employment and/or workforce development programs, and improve access to job opportunities.

Mission Edge

Accessity

ACCESS

Karen
Organization of
San Diego

Logan Heights
CDC

International
Rescue
Committee

City Heights
CDC

Partnership for
Environmental
Progress

Somali Family
Service of San
Diego

Southwestern
Community
College

Nonprofit Capital Improvement Projects (Facilities)

Consolidated Plan Goal:

Develop vibrant and equitable neighborhoods by investing in public facilities, critical infrastructure, and/or nonprofit facilities that provide increased accessibility, resiliency, and sustainability.

San Diego LGBT
Community
Center

Urban Corps of
San Diego
County

Serving Seniors

S.V.D.P (dba
Father Joe's
Villages)

Public Service Activities

Consolidated Plan Goal:

Improve community services by addressing critical needs and promoting equality through improved or increased access to community programming.

Kitchens for
Good

Reality
Changers

Rise Up
Industries

Travelers Aid
Society

Monarch
School

International
Rescue
Committee

Mama's
Kitchen

Serving
Seniors

Voices for
Children

CDBG NOFA: Category Allocation Totals

Public Services

- 9 Projects – Totaling \$1,340,024

Nonprofit Facility Improvements

- 4 Projects – Totaling \$928,947

Community Economic Development

- 10 Projects – Totaling \$2,071,520

Annual Action Plan | HUD Entitlement Grants

Community Development Block Grant (CDBG) Program

FY 26 - \$10,911,323

Program Income - \$1,000,000

Reprogramed Funds - \$0

Total = \$11,911,323

Home Investment Partnership Program (HOME)

FY 26 - \$5,252,730

Program Income - \$1,652,978

Prior Year Program Income \$1,500,000

Prior Years - \$22,832,645

Total = \$31,238,353

Emergency Solutions Grant (ESG)

FY 26 - \$1,002,318

CDBG | Additional Allocations

- Homeless Services from the CP 700-02 set aside
- Affordable Housing Efforts

Homeless Program Set-Aside

Project Title	Proposed FY 26 CDBG Funds
City of San Diego Family Shelter Program	\$446,675
Total	\$446,675

Affordable Housing Project

Project Title	Proposed FY 26 CDBG Funds
Homekey+	\$4,741,893
Total	\$4,741,893



SAN DIEGO
HOUSING
COMMISSION

We're About People

San Diego Housing Commission (SDHC) City of San Diego Fiscal Year (FY) 2026 HOME Investment Partnerships Program (HOME)

Consolidated Plan Advisory Board
April 9, 2025

Liliana Caracoza
Real Estate Division



HOME Investment Partnerships Program

SDHC Contract Administrator

- The Federal HOME Investment Partnerships Program (HOME) was created in 1990.
- The U.S. Department of Housing and Urban Development (HUD) awards HOME funds to the City of San Diego, and SDHC administers the funds.
 - SDHC has administered the HOME program on behalf of the City of San Diego since 1991.
- HOME provides HUD funds 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) 2026 (July 1, 2025 – June 30, 2026), SDHC proposes allocating HOME funds to affordable rental housing unit production and first-time homebuyer assistance.



HOME Investment Partnerships Program

FY 2026 Sources and Uses of HOME Funds

Activity	FY 26 Grant Allocation*	Anticipated Program Income	Prior Years' Grant Allocation	Prior Year Program Income	Funding by Activity
Rental Housing	\$4,677,457	\$ 1,487,680	\$22,223,616	\$ -	\$28,388,753
Homeownership	\$ -	\$ -	\$ -	\$ 1,500,000	\$ 1,500,000
Admin – SDHC	\$ 345,164	\$ 165,298	\$	\$ -	\$ 510,462
Admin – City	\$ 230,109	\$ -	\$609,029	\$ -	\$ 839,138
Subtotal	\$5,252,730	\$ 1,652,978	\$22,832,645	\$1,500,000	
FY 26 Total	\$31,238,353				

*Estimate only, HUD Entitlement Awards have not yet been announced by HUD



HOME Investment Partnerships Program

Rental Housing Properties – Construction Completed



Paul Downey Senior Residence, CD2
\$1,800,000 HOME Funds
79 Total Units
Grand Opening: January 30, 2025



Nestor Senior Village, Council District 8
\$2,000,000 HOME Funds
74 Total Units
Grand Opening: April 4, 2024



HOME Investment Partnerships Program Rental Housing Property – Under Construction

Jacaranda on 9th
Acquisition and New Construction
\$1,816,000 HOME Funds
88 Total Units





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SAN DIEGO
HOUSING
COMMISSION

We're About People

San Diego Housing Commission
City of San Diego
FY26 Emergency Solutions Grant (ESG)
Consolidated Plan Advisory Board
April 9, 2025

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 Action Plan and reported in the Consolidated Annual Performance and Evaluation Report (CAPER).
- Activities must be coordinated with the regional Continuum of Care.
- Eligible activities include:
 - Outreach and Engagement
 - Shelter Operations
 - Homelessness Prevention
 - Rapid Rehousing





Emergency Solutions Grant Local Funded Programs

- **Emergency Shelter:**
 - Provide safe and low-barrier shelter beds:
 - Stabilization and supportive services to prepare individuals 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:**
 - 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
- **Homelessness Prevention:**
 - Helps families at risk of homelessness to remain permanently housed through the provision of short-term financial assistance



Emergency Solutions Grant

Emergency Shelter Program

Connections Housing Shelter

- The program is contracted with the People Assisting the Homeless (PATH) to provide up to 70 emergency shelter beds for single adults experiencing unsheltered homelessness in the city of San Diego.
- The emergency shelter is in downtown San Diego, and the program is co-located onsite in the same building as other supportive programs such as recuperative care, veteran program, permanent housing and other supportive services.
- Persons experiencing homelessness are referred to the shelter through the Coordinated Shelter Intake Process which is administered the SDHC staff.
- Case managers work with participants to find long-term, affordable permanent housing solutions.
- Based on current outcomes, the program is anticipated to serve approximately 145 unduplicated individuals and successfully exit 38 residents to permanent housing by June 30, 2025.



Emergency Solutions Grant Rapid Rehousing Program

Moving Home Rapid Rehousing Program

- Operated by the San Diego Housing Commission as part of the Moving Home Rapid Rehousing Program
- 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)
- The program is in the final year of operation and will transition to a Homelessness Prevention program
- The remaining 6 households participating in the program will reach the maximum 24 months of participation by the close of Fiscal Year 2026



Emergency Solutions Grant Rapid Rehousing Program

ESG Homelessness Prevention Program

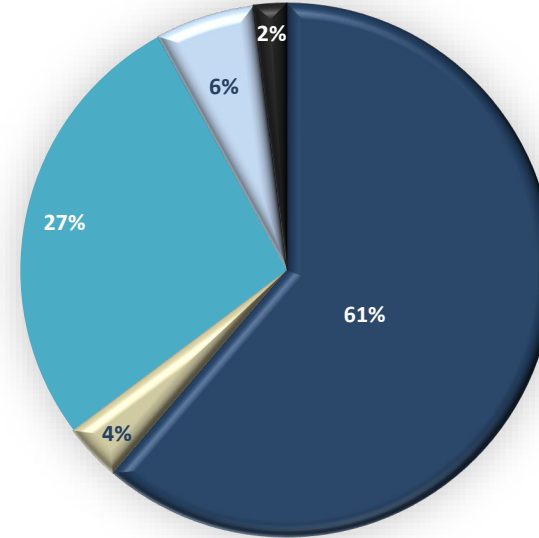
- Operated by the San Diego Housing Commission as part of the existing Homelessness Prevention Program
- Short-term assistance is paired with case management services and financial resources to either remain in their current housing or to explore other housing options
- To be eligible, the household must demonstrate imminent risk of homelessness within 14 days of application and the ability to pay rent after assistance has been applied
- Anticipated to serve 25 households at risk of homelessness in Fiscal Year 2026





Emergency Solutions Grant Proposed FY2026 Activities

Shelter Activities	\$614,176
RRH	\$35,000
Prevention	\$272,956
SDHC Admin	\$60,139
EDD Admin	\$20,046
Total ESG Allocation	\$1,002, 318



■ Shelter Activities ■ Rapid Rehousing ■ Prevention ■ SDHC Admin ■ EDD Admin



Important Benchmarks

Date	Benchmark
April 7, 2025	30-Day Public Comment Period Starts
April 9, 2025	CPAB Recommendations
April 21, 2025	Actions Presented to City Council
May 7, 2025	30-Day Public Comment Period Ends
May/June 2025	Final Documents Submitted to HUD

Requested Actions

The CPAB is asked to recommend Council approval of the draft FY2026 Annual Action Plan.



Questions?

ECONOMIC DEVELOPMENT DEPARTMENT
HOUSING AND HOMELESSNESS SECTION

FAIR HOUSING MONTH

Consolidated Plan Advisory Board
April 9, 2025

WHAT IS FAIR HOUSING?

**WHY IS FAIR HOUSING IMPORTANT
TO THE CITY?**

**WHAT ARE WE DOING IN SAN DIEGO TO
AFFIRMATIVELY FURTHER FAIR HOUSING?**

WHAT'S NEW IN FAIR HOUSING?

**Is discrimination keeping you out
of the home of your dreams?**



FAIR HOUSING – BRIEF HISTORY



ADDRESS BY DR. MARTIN LUTHER KING, JR.
TO THE CHICAGO FREEDOM MOVEMENT RALLY
SOLDIER FIELD, CHICAGO, ILLINOIS
SUNDAY, JULY 10, 1966

TWE ARE HERE TODAY BECAUSE WE ARE TIRED. WE ARE TIRED OF BEING SEARED IN THE FLAMES OF WITHERING INJUSTICE. WE ARE TIRED OF PAYING MORE FOR LESS. WE ARE TIRED OF LIVING IN RAT-INFESTED SLUMS AND IN THE CHICAGO HOUSING AUTHORITY'S CEMENT RESERVATIONS. WE ARE TIRED OF HAVING TO PAY A MEDIAN RENT OF \$97 A MONTH IN LAWDALE FOR 4 ROOMS WHILE WHITES IN SOUTH DEERING PAY \$73 A MONTH FOR 5 ROOMS.

WHAT IS FAIR HOUSING?

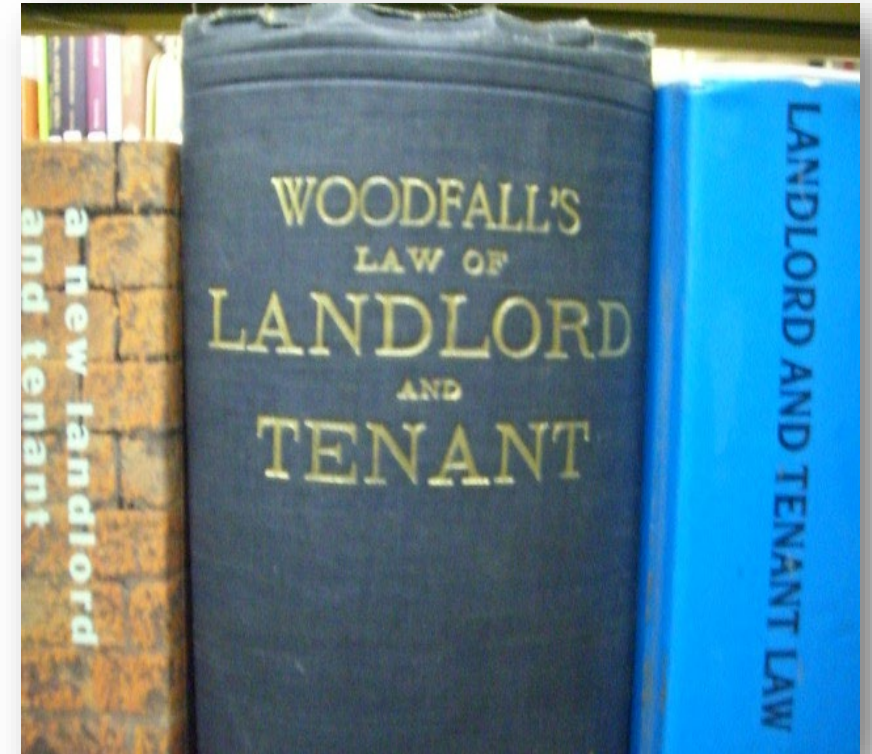
Fair housing can be defined as a condition in which individuals of similar income levels in the same housing market have a like range of housing choice available to them regardless of a protected characteristic.



WHAT IS NOT FAIR HOUSING

Affordable Housing - housing where the occupant is paying no more than 30 percent of gross income for housing costs, including utilities.

Landlord Tenant Issues – are day-to-day issues such as pests, faulty appliances, repairs, noise complaints.



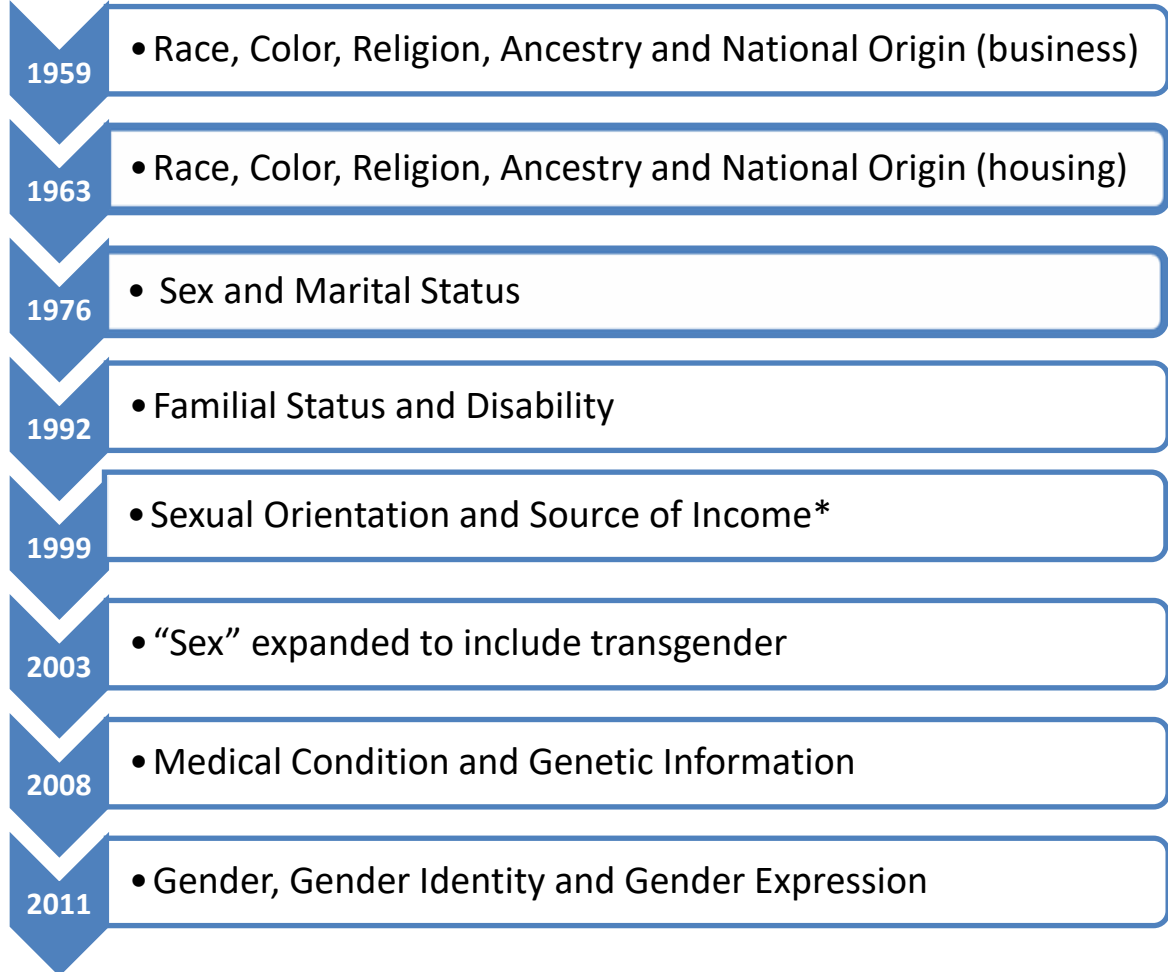
FAIR HOUSING PROTECTIONS – DEFINED BY LAW (FEDERAL)

Federal Fair Housing Act: Civil Rights Act of 1968

(42 USC Section 3601 *et. seq.* "Title VIII" / 24 CFR Part 14 *et. al.*)

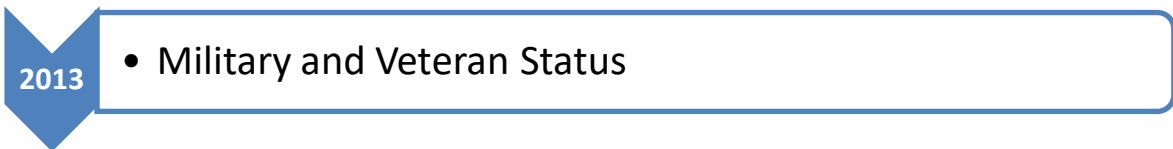
1968	1974	1988
Race	Race	Race
Color	Color	Color
Religion	Religion	Religion
National Origin	National Origin	National Origin
	Gender*	Gender
		Familial Status
		Disability

FAIR HOUSING PROTECTIONS – DEFINED BY LAW (STATE)



State of California: Fair Employment and Housing Act

(California Government
Code Sections 12900-
12996)



State of California: Unruh Act

- Age
- Citizenship or Immigration Status
- Primary Language

PROTECTED CLASSES (FEDERAL LAW)

- Race
- Color
- National Origin
- Religion
- Sex (Gender)
- Familial Status
- Disability

ADDITIONAL PROTECTED CLASSES (CALIFORNIA LAW)

- Ancestry
- Citizenship, Immigration Status
- Primary Language
- Age
- Sexual Orientation
- Gender Identity/Expression
- Genetic Information
- Marital Status
- Medical Condition
- Source of Income
- Military or Veteran Status
- Other Arbitrary Status

CITY OF SAN DIEGO (LOCAL LAW)

- Source of Income
(includes rental assistance)



WHY IS FAIR HOUSING IMPORTANT TO THE CITY?

Certifications required by entitlement jurisdictions:

- ✓ The awarded grant will be carried out and administered according to the Fair Housing Act; and
- ✓ The grantee will work diligently to affirmatively further fair housing

WHY IS FAIR HOUSING IMPORTANT?



WHAT ARE WE DOING IN SAN DIEGO?



Fair Housing



Fair Housing Month

April is National Fair Housing Month! The City of San Diego's Economic Development Department (EDD) administers the City's **"Practice Fair Housing Program"** with U.S. Housing and Urban Development (HUD) Community Development Block Grant funds. The program's goal is to educate San Diegans about their rights to attain housing of their choice, free from discrimination based on race, color, religion, national origin, disability, gender, and other protected classifications.

The Fair Housing Center of the Legal Aid Society of San Diego, Inc. and the City of San Diego are excited to announce **two free virtual educational opportunities** in April to commemorate Fair Housing Month. These workshops will provide an opportunity to explore topics regarding fair housing basics, disability-related protections, source of income protections, new regulations, and more!

The City of San Diego recognizes the vital role that fair housing plays in building strong, thriving communities—as fair housing is not just a legal obligation, it's a cornerstone of community revitalization and a pathway for all residents to create more sustainable neighborhoods. This month is a reminder of the challenges that remain and how communities can continue the effort to break down barriers to economic mobility.

What is Fair Housing?

Fair housing can be defined as a condition in which individuals of similar income levels in the same housing market have a like range of housing choice available to them regardless of race, color, ancestry, religion, national origin, age, gender, marital status, familial status, source of income, sexual orientation or disability.

What is Housing Discrimination?

Housing discrimination is unjust or prejudicial treatment of individuals, in the area of housing and real estate, based on the individual's protected class.



Resources

Fair Housing Basics Webinar

Join Legal Aid during Fair Housing Month for a free 1.5 hour webinar on your rights and responsibilities under anti-discrimination laws. This training is open to anyone.

Wednesday, April 23, 2025
10:00 - 11:30 am

[Register Here](#)



What's New in Fair Housing

Join Legal Aid during Fair Housing Month for a free 30-minute webinar to quickly review legislative and regulatory updates regarding fair housing and related laws at the federal and state level. This training is open to anyone.

Wednesday, April 30, 2025
10:00 - 11:30 am

[Register Here](#)

Fair Housing Hotline: 844-449-3500

WHAT ARE WE DOING IN SAN DIEGO?

“PRACTICE FAIR HOUSING” HOTLINE

- Fair Housing Hotline: **1-844-449-3500**
- Speak with Housing Counselor – facts and details
- Legal Services (if merited)
- Assistance to resolve
- Unresolved complaints may be litigated

WHAT ARE WE DOING IN SAN DIEGO?

- Random Paired Testing
- Enforcement and Education
- Client Experience



WHAT'S NEW IN FAIR HOUSING?

- HUD Updates
- New Executive Order
- No Enforcement of Equal Access Rule



FAIR HOUSING RESOURCES

- Federal Fair Housing
www.HUD.gov
- State of California – Civil Rights
Department
<https://civildrights.ca.gov/>
- Legal Aid Society of San Diego
<https://www.lasds.org/>

