Economic Development

Community Development Department

CONSOLIDATED PLAN ADVISORY BOARD (CPAB)

MINUTES

Wednesday, September 10, 2025

1200 3rd Avenue, 14th Floor, San Diego, CA 92101

BOARD MEMBERS PRESENT	BOARD MEMBERS ABSENT
• Chair: Nick Gulino, Council District 7 • Vice-Chair: Dr. Abena Bradford, Council District 3 • Judith Eisenberg, Council District 1 • Lauren Garces, Council District 5 • Victoria Barba, Council District 8	• VACANT, Council District 2 • VACANT, Council District 4 • VACANT, Council District 6 • VACANT, Council District 9

STAFF PRESENT	ATTENDANCE
• 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 • Liza Fune, Community Development Specialist • Nancy Luevano, Community Development Project Manager • Ashley Gain, Community Development Project Manager • Emma Mattingly, Community Development Project Manager • Arden Martinez, Community Development Project Manager • Elizabeth Studebaker, Assistant Deputy Director	*9 members of the public joined the meeting.*

AGENDA

Item 1: Call to Order and Roll Call
Meeting was called to order at 10:00 a.m. with Chair Nick Gulino and Members Dr. Bradford, Garces, Barba and Eisenberg.

Item 2: Board Member Announcements
None

Item 3: Staff Announcements

a. Ms. Mattingly provided an update on the FY 2026 CDBG agreement execution. To date, there are 13 agreements that are fully executed and active. Additionally, five agreements are in the final approval stage, which means they are pending final signatures from the subrecipient, department leadership, or the City Attorney's office before being fully executed. Additionally, two agreements are in financial review, and three are pending required documents or subrecipient reviews. These agreements require submission of documents such as insurance certifications, Board authorizations, and/or budget negotiations before being promoted to the approval stage.

Item 4: Approval of August 13, 2025, Meeting Minutes
Member Garces moved to approve, with Member Eisenberg seconding.
Passed unanimously (5-0) with Members Bradford, Garces, and Barba.

Item 5: Non-Agenda Public Comments
None

Item 6: Discussion: BEAR Incentives and Programs
Ms. Studebaker, Assistant Deputy Director, presented.

1) Members of the Board and Staff Comments:
    a. Member Dr. Bradford asked for clarification on the term "Innovation," specifically, what types of projects or entities are included. Bradford also asked if it included projects from nonprofit organizations and if the EDA loans were tied to a specific bank.
        - *Staff Response:* Studebaker responded that innovation includes a range of business types, particularly those involved in advanced technologies such as AI, Clean Tech, and TMA Blue Tech, which support military applications. The funding may be available to both for-profit businesses and nonprofits, especially those focused on job creation and economic development. The City manages the loan program in-house and has received funding from the Economic Development Administration (EDA) for over 20 years. Currently, approximately $3.6 million is available in this revolving loan fund. The City continuously reuses the funds to support local economic efforts. To date, there are approximately 70 active loans. The CARES Act funds are also being managed in-house.
        - Ms. Studebaker will follow up with Dr. Bradford via email to provide the guidelines of the program.

Item 7: Discussion: Draft FY2025 CAPER

EDD staff members Melissa Villalpando and Ms. Hassoun presented. Liliana Caracoza and Michelle Muniz from the SDHC were introduced. They were available for questions relating to HOME and ESG projects.

a. Member Eisenberg asked why some goals, such as Goal 4 (Supportive Services), had already reached 92% of their five-year target in Year 1. Additionally, Eisenberg inquired whether this meant that fewer individuals would be served in future years or if the City would exceed its original projections. Eisenberg noted that other goals, like Goal 5 (Public Facilities), were already at 40% completion and asked how this would affect future planning.
    - *Staff Response:* Hassoun shared that progress outcomes were not linear, and some outcomes reflected projects from previous fiscal years.

b. Member Dr. Bradford asked for clarification on the "homeowner housing rehabilitation" metric, noting that 78 households were listed as served on slide 8. She questioned whether this referred to single-family homeowner rehab or multifamily rental rehab and asked if the title was misleading.
    - *SDHC Staff Response:* Caracoza shared that the "homeowner housing rehabilitated" metric likely referred to multifamily rental rehab and may have been mislabeled. Caracoza clarified that the timing and progress of affordable housing projects, noting that the completion of these projects often took multiple years.
    - *EDD Staff Response*: Marano shared that it most likely pertained to the rehabilitation of rental units and not homeowner housing.

c. Member Gulino asked for clarification on which goals *(on the Consolidated Plan)* CPAB directly oversaw.
    - *Staff Response:* Gain confirmed that CPAB's purview included public services, economic development, and nonprofit capital improvement projects (Goals 2, 3, and 5 on the Five-year Consolidated Plan). CPAB is also responsible for reviewing and revising the Scoring Criteria. Gain noted that the SDHC administered projects for HOME and ESG.

Gulino asked for clarification on Slide 6, Goal 1 *(Affordable Housing)* SDHC. The slide shared that 15 households benefited from the construction of new affordable rental housing, which seemed relatively low.
- *SDHC Staff Response:* Ms. Caracoza explained that the issue was related to timing in the development process, which took approximately 24 months after closing. Therefore, only 15 units were counted as part of the home-assisted portion.
- *SDHC Staff Response:* Holly Nelson, Director of Administration for Senior Housing Commission's Housing Homeless Innovations Team *(participated virtually),* shared that there were complexities in serving individuals experiencing homelessness, noting that while shelters maintained full occupancy, the high

acuity of individuals presented challenges for quick transitions to permanent housing.

Item 8: Action: CPAB Presentation/Reports at Council Committee and City Council

a. Board members acknowledged that, due to time constraints, Item 8 needed to be revisited during the next meeting.
b. Chair Gulino asked for a motion to table Item 8.
Member Dr. Bradford made a motion to approve, with Member Eisenberg seconding. The motion passed unanimously (5-0) with Members Gulino, Garces, and Barba.

Item 9: Other Items

None

Meeting Adjourned at 11:24 a.m.

NEXT SCHEDULED MEETING: October 9, 2025