

CONSOLIDATED PLAN ADVISORY BOARD (CPAB)

MINUTES

Wednesday, March 11, 2026

1200 3rd Avenue, 18th 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 - Pida Kongphouthone, Council District 4 - Lauren Garces, Council District 5 - Dr. LaWana Richmond, Council District 6	- VACANT, Council District 2 - VACANT, Council District 9 - Victoria Barba, Council District 8
STAFF PRESENT	ATTENDANCE
- Christie Marcela, Deputy Director, Economic Development - 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 - Arden Martinez, Community Development Project Manager - Kristian Castro, Community Development Project Manager - Alicia Higgs-Martinez, Community Development Specialist - LaTisha Thomas, Community Development Specialist	<i>6 members of the public joined the meeting.</i>

Date Prepared: 3/13/26 Motion/Seconded by: Bradford and Kongphounthone Revisions: n/a
 Final Approval: 4/8/26 Vote: (6-1) 0 opposed, 1-abstention (Barba) Revisions to Draft: n/a

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 Bradford, Garces, Kongphouthone, Richmond and Eisenberg.

Item 2: Board Member Announcements

There were no board announcements.

Staff Announcements:

Ms. Martinez provided the following EDD announcements.

- a. Kristian Castro joined our team as a Community Development Specialist II. He brings over a decade of experience in public services across local government and nonprofit organizations. Most recently, he served as a Program Specialist in the City of Long Beach's City Manager's Office where he supported citywide policy initiatives, interdepartmental coordination, and complex grant funded projects addressing homelessness, housing and behavioral health infrastructure. Additionally, Kristian holds a Master of Public Administration and a Master of Planning from the University of Southern California, with concentration in economic development, and earned his Bachelor of Arts in Communication from the University of California, San Diego. A proud San Diego native, he is thrilled to be returning home to continue his public service career. *Welcome Kristian!*
- b. The City of San Diego constantly strives to improve our Request for Qualifications (RFQ) and Request for Proposals (RFP) application process for the Community Development Block Grant funding. A brief survey will be emailed to applicants in early April for the RFQ and RFP application process for Fiscal Year 2027. The community Development Division depends on feedback from the applicants, CPAB, and staff to improve the application process.

Item 3: Approval of January 11, Meeting Minutes

Member Bradford moved to approve, with Member Garces seconding. Passed (6-0) unanimously with Members Gulino, Kongphouthone, Richmond, Eisenberg.

Non-Agenda Public Comment:

1. Karynne Anderson of Voices to Children thanked CPAB for advancing funding recommendations supporting CASA volunteers who serve, 40 foster youth impacted by abuse and/or neglect. Anderson thanked EDD staff and the board for their time.

Item 4: Action: FY 2027 Scores and Rankings CDBG Applications

Ms. Hassoun and Ms. Luevano, presented. *(PowerPoint slides attached)*

Public Comment: Item 4: FY Scores and Rankings CDBG Applications

There were three attendees that provided public comment.

1. **Kareena Piu** (*attended in-person*), representing the San Diego LGBT Community Center. Raised concerns about historic vacancies in district seats affecting scoring consistency, and

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possible insufficient training for newer CPAB members on the scoring rubric. Piu proposed removing the highest and lowest scores per application to limit outlier influence.

Additionally, Piu cited a prior cycle (*during FY 2025*) where their organization received 4 scores in the 90s and one in the 70s, prompting fairness concerns. Lastly, Piu emphasized the federal funding risks to LGBTQ+ programs underscore the importance of local investment.

2. **Jacob Duarte** (*attended in-person*), representing the San Diego LGBT Community Center echoed gratitude for improved board seat coverage; reiterated request for enhanced reviewer training and procedural option to exclude highest/lowest scores per application to improve consistency and public trust. Reaffirmed the importance of CDBG funding amid national shifts that jeopardize grants for LGBTQ+ services.
3. **Casa Familiar staff** (*anonymous, attended virtually*). Casa Familiar staff inquired about the timeline for receiving a copy of their RFP application scores for review.
 - Staff Response: Hassoun shared that City staff will provide a copy of the application scores upon request after the City Council meeting in April 2026.

Members of the Board and Staff Comments:

- a. Member Eisenberg expressed confusion about the suggestion to remove the highest and lowest scores made during public comment by Karina Piu, San Diego LGBT Community Center.
- b. Member Gulino clarified that the approach would apply by application, not across applicants to discourage alignment issues and reduce bias.
- c. Member Gulino asked Piu, San Diego LGBT Community Center, which criteria was referenced for LGBT Community Center.
 - Piu shared that there was a discrepancy in scoring that had been observed, with one reviewer scoring an application in the 70's while another scored in the 90's, which may indicate a lack of understanding, training to CPAB members, or clarity about the scoring criteria.
- d. Member Eisenberg commented that she scored applications highly overall, acknowledging the significant funding needs of nonprofits amid federal administration cuts. Additionally, Eisenberg commented that she found the applications for this funding cycle to be very impressive.
- e. Member Richmond expressed appreciation for the feedback and acknowledged Eisenberg's point regarding the applicant scoring experience. She noted that the scoring criteria was applied consistently and that applications receiving high scores were appropriately highlighted in the presentation.
- f. Member Bradford asked EDD staff why the remaining CED balance cannot be moved to Public Services category.
 - Staff Response: Hassoun clarified that HUD caps Public Services at 15% of the total allocation.

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- g. Member Bradford asked what funding was available for the next NCIP project, and what factors were used to determine its allocation?
 - *Staff Response:* Villalpando clarified that the funding transfer of \$350,389 from CED and \$68,000 NCIP residual funds could be made available for the next NCIP project below the line. Due to project cost and timeliness constraints, this funding would support Urban Corps (\$216,800) rather than Project New Village (\$2M).
- h. Member Gulino inquired whether there were current caps for CED and NCIP-Facility categories.
 - *Staff Response:* Martinez-Higgs confirmed that there were no caps for CED or NCIP-Facility categories.
- i. Member Eisenberg asked if Urban Corps was the organization that returned funds to the City due to timeliness.
 - *Staff response:* Martinez-Higgs confirmed that this information is correct. Urban Corps of San Diego did not proceed with the FY2026 project due to unforeseen construction costs, which would have impacted the project's timeliness. Projects are expected to be completed within a two-year timeline.
- j. **Motion:** Approve the prioritized project list for FY2027 CDBG and recommend transferring the remaining CED balance to NCIP to fully fund the next highest scored NCIP application. Member Garces moved to approve, with Member Bradford, seconding, Member Richmond. Motion approved unanimously, (6-0) with members Gulino, Eisenberg, Eisenberg, and Kongphouthone.

Item 5: Discussion: Funding Caps for Future CDBG NOFAs

The CPAB and City staff will lead the discussion.

- a. Member Garces discussed the importance of establishing a more equitable funding process while complying with applicable HUD restrictions. She noted that HUD funds are allocated within a specific category and suggested that Public Services, with its CAP of 15% funds, have at least ten organizations to allow for a broader distribution of funding. Additionally, Garces also expressed concern that organizations with strong grant writing capacity may receive higher scores while disadvantaging smaller organizations.
 - Staff response: Marano shared that the Public Services category for FY 2027 is capped at \$1.5 million.
- b. Member Bradford asked if additional funds could be requested from HUD given the highly competitive category of Public Services.
 - Staff response: Marano clarified that the cap is mandated by a Congressional act. While changes to the CDBG program are currently being proposed, lifting the funding cap for Public Services is not among them. Additionally, Marano noted that HUD, which administers CDBG funding, establishes these caps to ensure equitable distribution of funds across jurisdictions and eligible activities.

- c. Member Gulino expressed concerns regarding the City's capacity to administer grant funding as allocations decrease. Additionally, Gulino noted that managing a potential doubling of grants could place a burden on the City staff, particularly given current staff vacancies and ongoing hiring freeze.
 - o Staff response: Hassoun commented that the City staff will do their best to accommodate additional projects with the resources they have. Additionally, if a few additional projects are funded, as previously mentioned by Garces, then it would not necessarily have a significant impact on staff capacity.
- k. The CPAB board provided the following comments and recommendations to EDD staff for consideration:
 - i. **Capital projects (NCIP):** Partial funding poses feasibility risks; the Board emphasized establishing clear "go/no-go" decision points would help avoid issues experienced in past projects, such as returning funds or increasing contingencies. This is particularly important given that current Council policy sets a minimum of \$200k per NCIP project and allows approximately 20% contingency, which may rise due to cost of volatility (*inflation, unforeseen conditions*).
 - ii. **Administrative capacity:** By issuing additional, smaller grants may increase staff workload and reduce efficiency of public dollars; staff can model potential impacts if the particularly if adjusted caps result in more than two Public Services awardees.
 - iii. **Scoring integration:** The Board discussed incorporating "request size relative to category budget" into the scoring rubric (similar to current secured leverage auto-calculation). This approach would promote consistency across applications and help reduce reviewer bias.
- l. Motion: To defer action on Funding caps for future CDBG NOFAs until the July CPAB meeting, where the scoring criteria will be reviewed and discussed, and to allow staff to prepare the following:
 - i. Formulate a 2–3-year model of potential impacts including how many additional projects could be funded at a 10% cap and which organizations would be affected.
 - ii. Estimate grant administration cost, identify implications
 - iii. Historical list of repeated awardees by category, with a 2-3 year look back.

Member Richmond moved to approve, with Member Braford seconding. Motion passed (6-0) with members Gulino, Garces, Kongphouthone, and Eisenberg.

Meeting Adjourned at 11:30 a.m.

NEXT SCHEDULED MEETING: April 8, 2026

An aerial photograph of San Diego, showing a mix of urban development with various high-rise and mid-rise buildings, green spaces with trees, and a multi-lane highway with traffic in the foreground. The city extends towards a body of water in the distance under a clear sky.

Fiscal Year (FY) 2027 CDBG Request for Proposal (RFP) Application Scores and Rankings

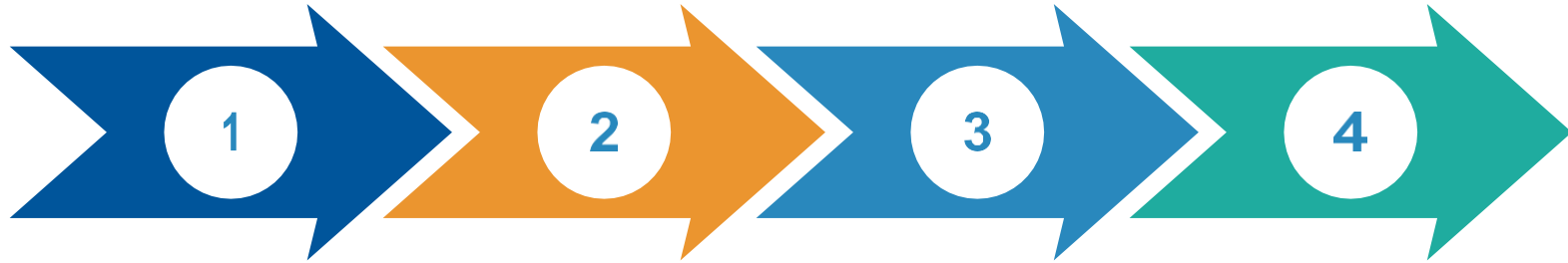
**Consolidated Plan Advisory Board
March 11, 2026**

Overview

FY 2027 CDBG RFP Scores and Rankings

- Application **Process**
- **HUD Regulations**
- **CDBG Budgets**
- FY 2027 **CDBG** Funding Overview
- FY 2027 Awarded Organizations
(Public Service, Economic Development,
Nonprofit Capital Improvement Projects)

Application Process



RFQ Phase
Oct. 6 – Nov. 7

RFP Phase
Dec. 8 – Jan. 16

CPAB Scoring
Feb. 5 – Mar. 2

City Council
April (TBD)

FY 2027 CDBG Funding Recommendations

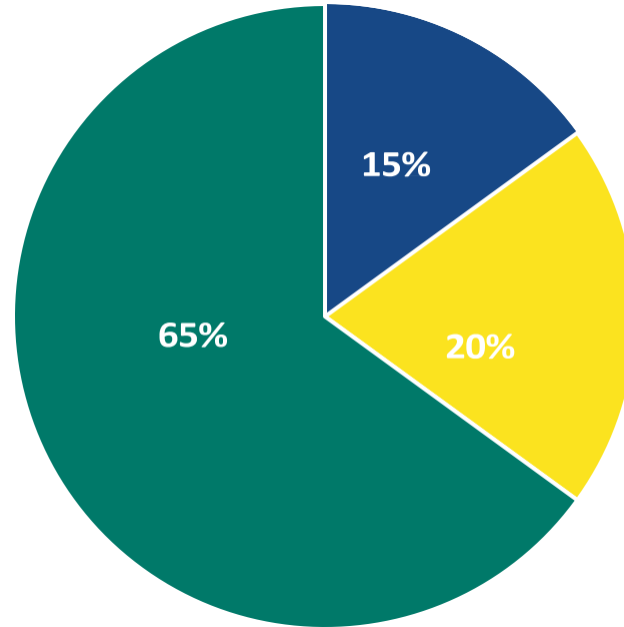
- **20** Organizations Recommended for CDBG awards
- **22** Projects Totaling \$5,561,674.49

Projects by RFP Category:

- Public Services (PS)
- Community and Economic Development (CED)
- Nonprofit Capital Improvement Projects (NCIP-F)

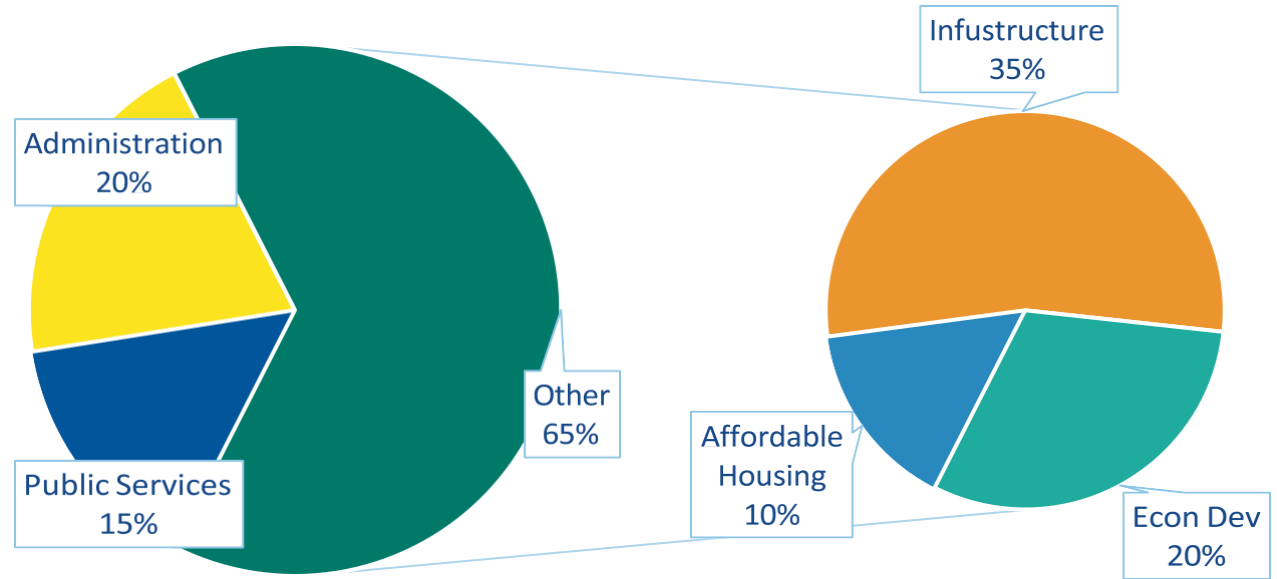
HUD Regulations

CDBG CAPS



■ PUBLIC SERVICES ■ ADMINISTRATION ■ OTHER CDBG ACTIVITIES

Consolidated Plan Budgets



■ Public Services

■ Administration

■ Other CDBG Activities

■ Affordable Housing

■ Infustructure

■ Econ Dev

FY 2027 CDBG Funding Overview

Category	Applications Reviewed	RFP Budget	Total Requested	Over/Under Budget Amount
Public Services	28	\$1,291,211	\$4,301,451	-\$3,010,240
Community & Economic Development	11	\$2,715,212	\$2,364,823	+\$350,389
Nonprofit Facility Improvements	7	\$2,000,000	\$5,491,678	-\$3,491,678

FY 2027 Awarded Organizations

Community and Economic Development

Consolidated Plan Goal 2:

- 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



Nonprofit Capital Improvement Projects

Consolidated Plan Goal 3:

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

Kitchens for
Good

Chicano
Federation of San
Diego County

Promise2Kids
Foundation

Public Services

Consolidated Plan Goal 5:

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

Access Youth Academy	Center for Employment Opportunities	International Rescue Committee	Kitchens for Good
Monarch School	Reality Changers	Travelers Aid Society	Voices for Children

Next Steps:

Meeting/Event	Date
Public Comment Period: Draft FY 2027 Annual Action Plan	April 7 – May 7, 2026
Draft FY 2027 Annual Action Plan Presented to CPAB	April 8, 2026
City Council Committee Hearing: Draft FY 2027 Annual Action Plan	April 8, 2026
San Diego City Council Hearing: Draft FY 2027 Annual Action Plan*	April TBD
FY 2027 Annual Action Plan Submitted to HUD	May 15, 2026



Action:

Approve the CPAB prioritized project list for FY 2027 CDBG funding and recommend its inclusion in the City's FY 2027 Annual Action Plan for City Council consideration and recommend the transfer of the remaining balance from CED to NCIP-F to fully fund the next highest scored application.