



CONSOLIDATED PLAN ADVISORY BOARD

AGENDA FOR THE REGULAR MEETING OF

Thursday, September 8, 2022

at 10:00 a.m. to 11:30 a.m.

Virtual Meeting

VIRTUAL MEETING

Please click the link below to view the meeting live:

[CLICK HERE](#)

Please click the link below to join the meeting as an attendee:

[CLICK HERE](#)

Note: This link is inactive until the date and time of the CPAB meeting listed above.

CONSOLIDATED PLAN ADVISORY BOARD (CPAB) MEETING ACCESS AND PUBLIC COMMENT DURING COVID-19:

Until further notice, meetings of the Consolidated Plan Advisory Board (CPAB) will be conducted pursuant to the provisions of California Government Code section 54953(e), added by Assembly Bill 361, which allows the CPAB to use teleconferencing and to provide the public an opportunity to address the CPAB via a call-in option or an internet-based service option during a proclaimed state of emergency. The San Diego City Council declared an existing proclaimed state of emergency and that their finding applies to all boards, commissions, and committees of the City of San Diego.

During the proclaimed state of emergency related to the COVID-19 pandemic and in the interest of public health and safety, some, if not all, CPAB members may be participating in the CPAB meeting via a virtual teleconference platform.

In lieu of in-person attendance, members of the public may participate and provide comment via call-in option, internet-service option, or written comment using the webform, as follows:

Via Virtual Teleconference Platform:

Members of the public wishing to address the CPAB under public comment in writing may submit a webform prior to the meeting. The webform can be found [here](#). Instructions for

word limitations and important submittal deadlines will be noted on the webform. Pursuant to open meeting laws, no discussion or action, other than a referral, shall be taken by the CPAB on any comment brought forth under non-agenda public comment.

Members of the public in attendance via internet-service option, using the [meeting link](#), please click the button to raise your hand during the portion of the meeting you wish to comment on to indicate that you would like to speak and staff will prompt you to unmute yourself and enable you to speak. When staff calls your name, please state it for the record, and you will have three minutes (or a time that is allotted by the Chair) to provide comment. You will be placed on mute once your time to comment ends.

Via Call-In Option:

Members of the public in attendance via call-in option and wishing to address the CPAB, press star 9 to raise your hand during the portion of the meeting you wish to comment on to indicate that you would like to speak. Staff will call on you by the last four digits of your phone number. When staff calls on you, press star 6 to unmute yourself and proceed with providing comment during your allotted time.

Please click the link below to join the meeting:

<https://sandiego.zoomgov.com/j/1612889234>

Or One tap mobile:

US: +16692545252, 1612889234# or +16692161590,1612889234#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 669 254 5252 or +1 669 216 1590 or +1 551 285 1373 or +1 646 828 7666 or +1 833 568 8864 (Toll Free)

Webinar ID: 161 288 9234

Or an H.323/SIP room system:

H.323: 161.199.138.10 (US West) or 161.199.136.10 (US East)

Meeting ID: 161 288 9234

SIP: 1612889234@sip.zoomgov.com

Assistance for Individuals with Disabilities and Questions Regarding Agenda Items:

This information is available in alternative formats and can be requested by calling (619) 236-6700 or emailing CDBG@sandiego.gov at least three business days prior to the meeting to ensure availability.

AGENDA ITEMS

- 1. Call to Order**
- 2. Approval of CPAB Virtual Meeting Minutes:** August 10, 2022
- 3. Board Member Announcements**
- 4. Staff Announcements**
- 5. Non-Agenda & Agenda Public Comments**
- 6. Action Item(s):**

- a. Selection of CPAB Vice Chair**

The CPAB will select a new Vice-Chair for Fiscal Year 2023 (July 1, 2022 through June 30, 2023).

- b. HOME American Rescue Plan (HOME-ARP) Allocation Plan**

CDD staff will present the draft HOME-ARP Allocation Plan. The City of San Diego was awarded \$20 million through the U.S. Department of Housing and Urban Development (HUD) HOME Program. To receive the HOME-ARP funds, the City must develop a HOME-ARP Allocation Plan for HUD's approval. The HOME-ARP Allocation Plan includes a summary of the consultation and public participation process, needs assessment, gap analysis, planned activities and housing production/preservation goals. In addition to the HOME-ARP Allocation Plan, the City must also submit a Substantial Amendment to the FY 2022 Annual Action Plan to include the HOME-ARP Allocation Plan.

Public comments regarding the draft HOME-ARP Allocation Plan and the 1st Substantial Amendment to the FY 2022 Annual Action Plan will be received and the Board will be asked to recommend Council approval of both documents.

- 7. Discussion Item(s):**

- a. Draft FY 2022 Consolidated Annual Performance and Evaluation Report (CAPER)**

CDD staff will present an informational item regarding the draft FY 2022 CAPER. The CAPER is prepared on an annual basis for submittal to the United States Department of Housing and Urban Development (HUD). It is a requirement of the annual entitlement grant funding for the following federal programs: Community Development Block Grant (CDBG); HOME Investment Partnerships Program (HOME); Emergency Solutions Grant (ESG) Program;

and the CARES Act-related funded (CDBG-CV and ESG-CV). The CAPER provides an assessment of the City's progress toward its 5-year consolidated plan goals and how funds were spent during the FY 2022 (July 1, 2021 – June 30, 2022) reporting period.

Public comments regarding the draft FY 2022 CAPER will be received and incorporated into the final version of the FY 2022 CAPER prior to submission to HUD.

b. FY 2024 Annual Community Development Block Grant (CDBG) Notice of Funding Availability (NOFA) Tentative Timeline

CDD staff will provide a preliminary timeline and update regarding the upcoming FY 2022 CDBG NOFA process.

8. Other Items

This Item will be open for CPAB to comment or request future agenda items.

9. Adjournment

Unfinished business shall be tabled and placed on the agenda of the following meeting.

Tentative Future Meeting Dates/Times

Subject to change. CPAB meetings are usually scheduled the second Wednesday of the month.

Check CDBG website at <http://www.sandiego.gov/cdbg> for latest information, locations, and special meetings.

Please note, all CPAB meetings will be held virtually for the near future.

- Wednesday, October 12, 2022 at 10 a.m.
- Wednesday, November 09, 2022 at 10 a.m. *(possible adjournment)*
- Wednesday, December 14, 2022 at 10 a.m. *(possible adjournment)*

Economic Development

City of San Diego HOME-ARP Allocation Plan

Consolidated Plan Advisory Board
September 8, 2022

Background

- Congress appropriated \$5 billion to HOME-ARP
- Part of American Rescue Plan
- Administered through HUD's HOME Investment Partnership Program
- HOME Participating Jurisdiction (PJ) awarded HOME-ARP funding
- Allocation Plan must be submitted and approved by HUD
- Program expires September 30, 2030

Eligible Activities

Development and
Support of
Affordable Housing

Tenant-Based Rental
Assistance (TBRA)

Provision of
Supportive Services

Acquisition and
Development of Non-
Congregate Shelter
Units (NCS)

Qualifying Populations (QPs)

- **Homeless and At Risk of Homelessness**
- **Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking**
- **Other Populations** who meet one of the following criteria:
 - Other families requiring services or housing assistance to prevent homelessness
 - Those at greatest risk of housing instability

Required Elements of Allocation Plan



Consultation Process

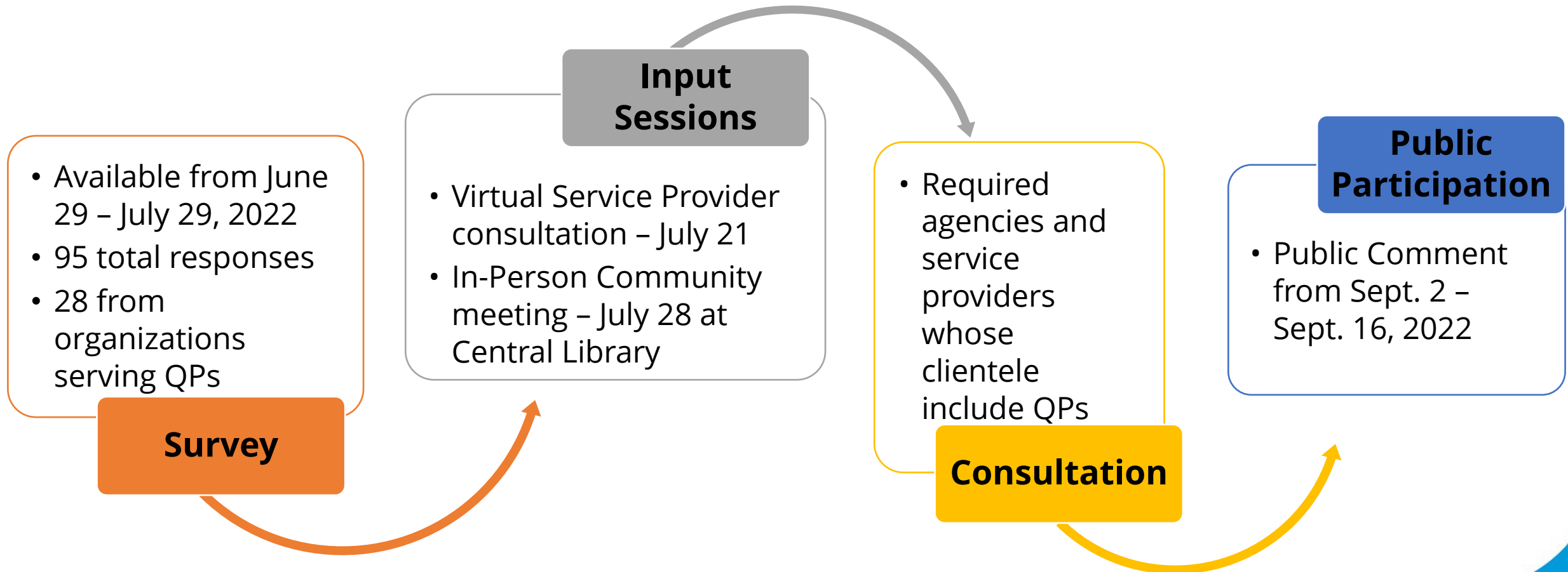
Description of HOME-ARP QP and Assessment of Unmet Needs

Assessment of Gaps

Planned Use of Funds and Estimate number of housing units

Description of Preferences in particular QP or segment of QP

Consultation Process / Public Participation



Needs Assessment/Gap Analysis

Homeless and At Risk of Homelessness

➤ **The 2022WeAllCount Point-in-Time Count:**

- Total of 2,307 individuals experiencing sheltered homelessness; and
- 2,494 individuals experiencing unsheltered homelessness.

Sheltered				Unsheltered
Emergency Shelter	Transitional Housing	Supportive Housing	Total	Total Unsheltered
1,711	568	28	2,307	2,494

- ### ➤ **At Risk of Homelessness** – approximately 51,635 renters below 30% AMI (2014-2018 CHAS Data)

Needs Assessment/Gap Analysis

Other QPs

➤ **Fleeing or Attempting to Flee Domestic Violence, Dating Violence, Sexual Assault, Stalking or Human Trafficking**

- 181 adult survivors of Domestic Violence (The 2022WeAllCount Point-in-Time Count)

➤ **Other Populations**

- Currently Housed and At Risk Of Repeat Homelessness: 586 people
- At Greatest Risk of Housing Instability < 30% AMI: 36,075 households
- At Greatest Risk of Housing Instability w/ 30 -50% AMI: 34,695 households

Current Resources Available for QPs

➤ **Affordable and Permanent Supportive Rental Housing**

- 61,000 rental housing units (extremely low-income and very low-income households)
- 6,042 Permanent Supportive Housing beds
- 1,498 Rapid Re-Housing Beds
- 2,482 Other Permanent Housing

➤ **Tenant-Based Rental Assistance (TBRA)**

- 16,339 total vouchers
- 720 affordable project-based vouchers
 - Of the 720, 178 are currently online

Current Resources Available for QPs

➤ **Supportive Services**

- Case management, housing navigation and housing readiness

➤ **Congregate Shelter Units / Non-Congregate Shelters**

- 3,288 congregate beds and shelter units
- One Non-Congregate shelter includes 42 units

Identified Gaps in Resources for QPs

➤ **Affordable and Permanent Supportive Rental Housing**

- 1,369 units of supportive housing
- 181 for rapid re-housing rent assistance and services
- 44 for low-income housing rental assistance

➤ **Tenant-Based Rental Assistance**

- 130,094 applicants on the tenant-based rental assistance waiting list
- Waiting period for assistance approximately 12 years
- 73,254 applications on the project-based voucher waiting list

Identified Gaps in Resources for QPs

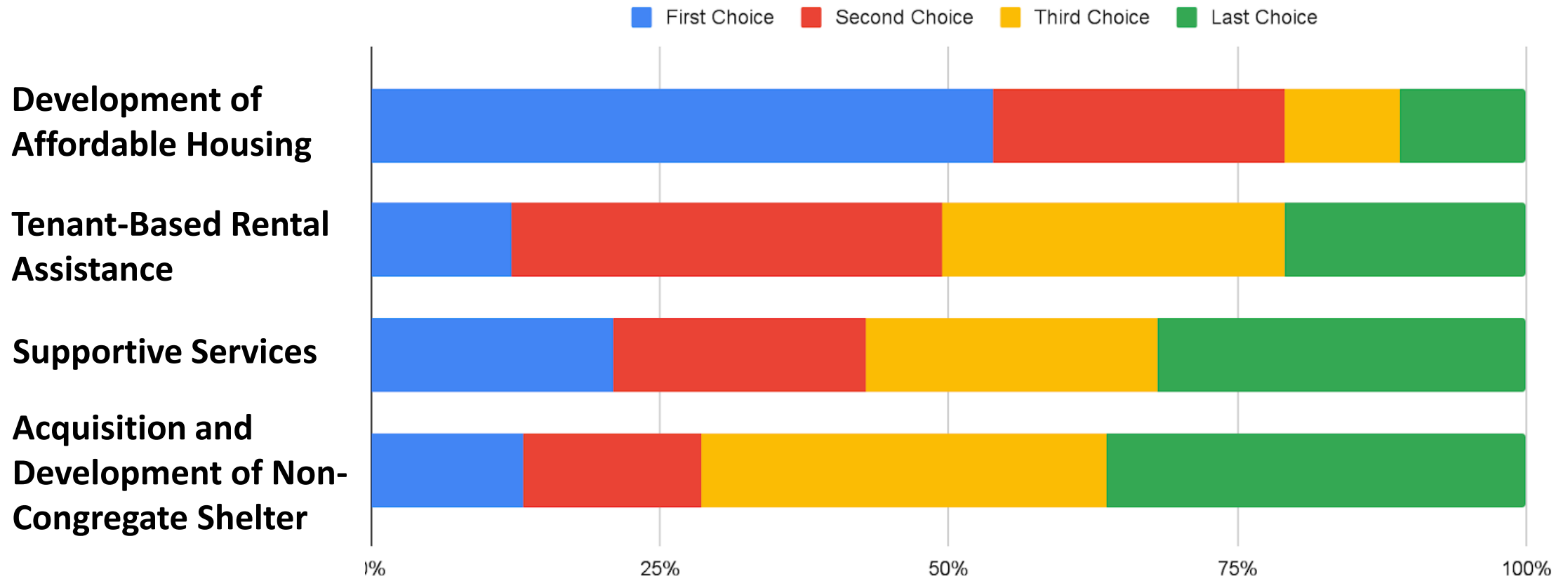
➤ **Supportive Services**

- Recuperative care, Substance use specialists, and Behavioral health services

➤ **Non-Congregate Shelter**

- Up to 500 new crisis response shelter beds for individuals

Summary of Consultation and Survey Feedback



Proposed HOME-ARP Activities and Funding

Type of Eligible Activity	Funding Amount	% of the Grant	Statutory Limit
Development of Affordable Rental Housing	\$18,433,055	88%	N/A
Acquisition and Development of Non-Congregate Shelters	\$2,000,000	9.5%	N/A
Administration and Planning	\$523,924	2.5%	15%
Total HOME ARP Allocation	\$20,956,979		

Questions?

Economic Development
Fiscal Year 2022
Draft Consolidated Annual Performance
and Evaluation Report (CAPER)

Consolidated Plan Advisory Board
September 8, 2022

FY 2022 CAPER | Introduction



Annual Action Plan

City Fiscal Year 2022, HUD Program Year 2021
For CDBG, HOME, and ESG Programs

May 2021

Prepared by:
The City of San Diego
Economic Development Department
Community Development Division
1200 Third Ave., Suite 1400 MS 56D
San Diego, CA 92101-4157



Draft Consolidated Annual Performance and Evaluation Report (CAPER)

City Fiscal Year 2022, HUD Program Year 2021
For CDBG, HOME and ESG Programs

September 2022

Prepared by:
The City of San Diego
Economic Development Department
Community Development Division
1200 Third Ave., Suite 1400 MS 56D
San Diego, CA 92101-4157

<https://www.sandiego.gov/cdbg/general/plansreports>

Consolidated Plan Goals



1. Affordable Housing



2. Assist with Stable Housing (Homelessness)



3. Small Businesses/Local Entrepreneurs



4. Employment and Workforce Development



5. Public Facilities and Critical Infrastructure



6. Community Services to Promote Equity and Serve Vulnerable Populations



7. Nonprofit Facility Improvements for New or Increased Access



FY 2022 Partnerships

San Diego Housing Commission

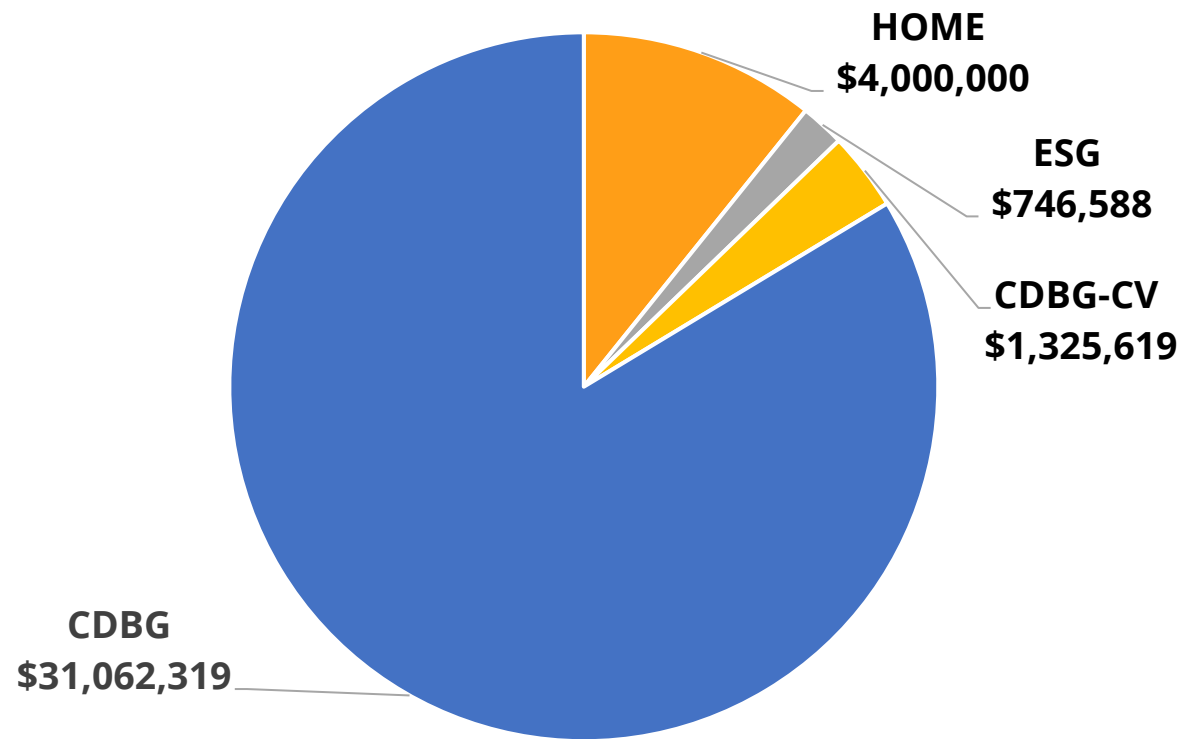


County of San Diego



FY 2022 Activities *(to-date)*

Expenditures



Outcomes



19,013
People Served



341
Households Served



219
Businesses Assisted



6
Nonprofit Facilities



1
Public Facilities

Goal 1: Affordable Housing

Increase and preserve affordable rental and homeowner housing to improve access to housing opportunities that reflect community needs, included, but not limited to, opportunities in close proximity to transit, employment, and community services.



The Ivy Senior Apartments
Developed by: Wakeland

Goal 1: Affordable Housing



West Park Inn Apartments

Developed by: Housing Development Partners

**CDBG Affordable Housing
Revolving Loan Fund**



Quality Inn Apartments

Developed by: Housing Development Partners



Benson Place

Developed by: Father Joe's Villages

Goal 1: Affordable Housing

5-Year Consolidated Plan Goal	FY 2022 DRAFT Outcomes	Progress To-Date (Years 1 - 3)
Rental Units Constructed: 700 households	20 households	167 households - 24%
Rental Units Rehabilitated: 140 households	219 households	617 households - 440%
Single Family Housing Rehab: 200 households	3 households	78 households - 39%
Financial Assistance: 155 households	22 households	96 households - 62%

Goal 2: Assist with Stable Housing (Homelessness)

Assist individuals and families to gain stable housing after experiencing homelessness or a housing crisis by providing appropriate housing and service solutions grounded in best practices.



Interim Shelter and Housing Navigation

Goal 2: Assist with Stable Housing (Homelessness)

5-Year Consolidated Plan Goal	FY 2022 DRAFT Outcomes	Progress To-Date* (Years 1 - 3)
Rapid Rehousing: 1,000 households	77 households	313 households - 31%
Overnight Shelter: 8,000 individuals	1,124 individuals	5,240 individuals - 65%
Support Services: 10,000 individuals	5,933 individuals	22,600 individuals - 226%

** CARES Act funds will continue to contribute to the 5-Year Goals and will be reported in subsequent CAPERs.*

Goal 3: Small Business and Local Entrepreneurs

Enhance the City's economic stability by investing in inclusive economic growth initiatives that develop and strengthen small businesses and support local entrepreneurs.



Paving Great Futures
Developing Low-Income Entrepreneurs

Goal 3: Small Business and Local Entrepreneurs



Asmara Café
Supported by Accessity



Bumboo
Supported by Mission Edge

Goal 3: Small Business and Local Entrepreneurs

5-Year Consolidated Plan Goal	FY 2021 DRAFT Outcomes	Progress To-Date (Years 1 and 2)
1,400 businesses	219 businesses	662 businesses - 47%
128 jobs	0 jobs*	53 jobs - 41%

** Jobs created/retained with FY 2022 funds will be reported in FY 2023 CAPER and beyond.*

Goal 4: Employment and Workforce Development

Foster individual and household resilience by investing in employment and workforce development programs and improving access to job opportunities.



MAKE Better Futures
International Rescue Committee

Goal 4: Employment and Workforce Development

5-Year Consolidated Plan Goal	FY 2022 DRAFT Outcomes	Progress To-Date (Years 1 - 3)
2,500 individuals	751 individuals	1,562 individuals - 62%

Goal 5: Public Facilities and Critical Infrastructure

Support the development of vibrant, equitable, and adaptable neighborhoods by investing in public facilities and critical infrastructure.



City Heights Pool
Parks & Recreation Department

Goal 5: Public Facilities and Critical Infrastructure



City Heights Pool
Parks & Recreation Department

Before



City Heights Pool
Parks & Recreation Department

Goal 5: Public Facilities and Critical Infrastructure

5-Year Consolidated Plan Goal	FY 2022 DRAFT Outcomes	Progress To-Date* (Years 1 - 3)
30 facilities	1 facility	7 facilities - 23%
500,000 individuals	2,190 individuals	31,040 individuals – 6%

** City facility and infrastructure projects can take 24 months or longer to complete. Some City facility and infrastructure projects supported with FY 2021 and FY 2022 funds will be reported in the FY 2023 CAPER and beyond.*

Goal 6: Community Services

Invest in community services that promote equity and serve vulnerable populations including, but not limited to, refugees and recent immigrants, previously incarcerated individuals, veterans, youth, seniors, and food insecure households.



Voices for Children
CASA Educational Advocacy Program

Goal 6: Community Services



Mama's Kitchen
Home-Delivered Meal Service



Union of Pan Asian Communities (UPAC)
Neighborhood Enterprise Center

Goal 6: Community Services

5-Year Consolidated Plan Goal	FY 2022 DRAFT Outcomes	Progress To-Date* (Years 1 - 3)
62,605 individuals	6,985 individuals	14,363 individuals - 23%

**Due to the ongoing impacts of COVID-19, some services were delayed and contract terms extended. FY 2022 and CARES Act-funded projects will continue to contribute to the 5-Year Goals and outcomes will be reported in subsequent CAPERs.*

Goal 7: Nonprofit Facilities

Finance impactful nonprofit facility improvements to provide new or increased access to programs that serve vulnerable populations or implement sustainability measures.



Neighborhood House
Senior Nutrition Center

Goal 7: Nonprofit Facilities



San Diego LGBT Community Center
Sunburst Youth Housing Program



La Maestra
Wellness Supportive Services

Goal 7: Nonprofit Facilities

5-Year Consolidated Plan Goal	FY 2022 DRAFT Outcomes	Progress To-Date (Years 1 - 3)
20 facilities	6 facilities	16 facilities - 80%
42,000 individuals	1,458 individuals	21,337 individuals – 51%

Consolidated Plan Outcomes | Challenges

1. Additional CARES Act Funds -
Project outcomes will be reported
in the FY 2022 CAPER and beyond
2. FY 2022 Contract Extensions due
to ongoing COVID-19 impacts
3. Draft FY 2022 CAPER will be
updated prior to HUD submittal



Compliance and Administration

Monitoring and Performance Management

- 980+ program desk audits
- 760+ fiscal desk audits
- 16 remote monitoring reviews
- 38 onsite construction project visits

Nonprofit Organization Capacity Building

- 38 onsite visits and 57 virtual meetings for construction projects to assist with pre-bid, pre-construction, worker interviews and technical assistance
- 62 one-on-one technical assistance meetings during the annual NOFA process

Fair Housing

- Fair Housing Hotline: 1-844-449-3500
- 1,731 fair housing inquiries received
- 175 unduplicated investigations
- 51 virtual workshops/training sessions; 506 attendees

Next Steps

Public Comment Period

15-day public comment period
September 2 to September 16

CAPER Submission Deadline

September 28, 2022
Submitted to HUD for approval

Supplemental Materials Online

www.sandiego.gov/CDBG/plansreports



Economic Development
Fiscal Year 2022
Draft Consolidated Annual Performance
and Evaluation Report (CAPER)

Consolidated Plan Advisory Board
September 8, 2022