



## CONSOLIDATED PLAN ADVISORY BOARD (CPAB) SPECIAL MEETING AGENDA

**WEDNESDAY, JUNE 14, 2017**

**9:00 A.M. – 10:30 A.M.**

SAN DIEGO CIVIC CONCOURSE, NORTH TERRACE ROOMS 207-208  
202 'C' STREET, SAN DIEGO, CA 92101

1. **Call to Order**
2. **Approval of CPAB Meeting Minutes: May 10, 2017**
3. **Staff Announcements**
4. **Board Member Announcements**
5. **Non-Agenda Public Comment**  
Non-agenda public comment may be made on any subject pertaining to the CPAB. Speakers will be allotted three (3) minutes each. *Public comments pertaining to agenda items below are taken during the discussion of said items.*
6. **Action Item:**  
  
**San Diego Misdemeanants At-Risk Track (SMART) Program:** Proposed City of San Diego purchase of a hotel at 1788 Palm Avenue (Super 8). If the purchase is completed, the building will be repurposed as a transitional housing community for the San Diego SMART program. This program is an innovative pilot program that provides homeless low-level misdemeanor offenders with housing, case management, job training and other supportive services required to end the cycle of homelessness.
7. **Adjournment**  
Unfinished business shall be tabled and placed on the agenda of the following meeting.

**THIS INFORMATION IS AVAILABLE IN ALTERNATIVE FORMATS UPON REQUEST.**

To request an alternative format, or to request a sign language or oral interpreter for the meeting, please contact the Meeting Coordinator in the Economic Development Department at least five (5) working days before the meeting at (619) 236-6700 to ensure availability. Assistive Listening Devices (ALDs) are available for the meeting upon request.

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### Tentative Future Meeting Dates/Times

*Subject to change. Check CDBG website at <http://www.sandiego.gov/cdbg/cpab/index.shtml> for latest information, locations, and special meetings.*

- Wednesday, July 12, 2017, at 9:00 a.m.
- **Tuesday, August 08, 2017, at 9:00 a.m.\*\*\***
- Wednesday, September 13, 2017, at 9:00 a.m.
- Wednesday, October 11, 2017, at 9:00 a.m.
- Wednesday, November 08, 2017, at 9:00 a.m.
- Wednesday, December 13, 2017, at 9:00 a.m.

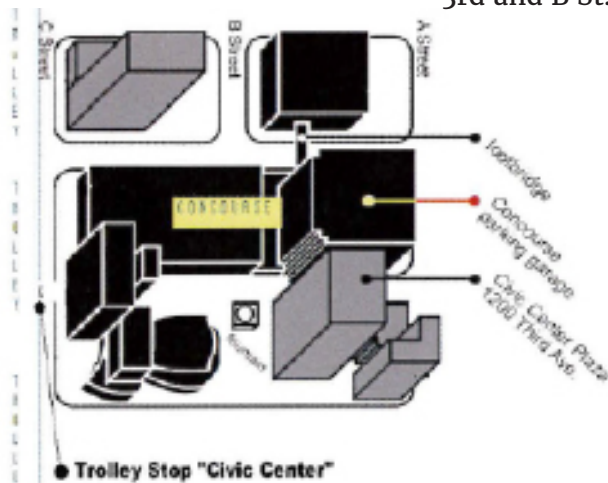
202 C Street MS57C, San Diego Ca. 92101 I 619-236-7029 I 619-236-7016

**Driving Directions to the San Diego Concourse**

<p><b>South on Interstate 5</b></p> <ul style="list-style-type: none"> <li>-5 South to Front St./Civic Center off ramp</li> <li>-Take left fork on off ramp to 2nd Ave.</li> <li>-Turn right onto 2nd Ave.</li> <li>-Travel 3 blocks to where 2nd Ave. intersects A St.</li> <li>-Enter Concourse Parkade structure</li> </ul>		<p><b>South on Interstate 15</b></p> <ul style="list-style-type: none"> <li>-15 South to 163 South</li> <li>-163 becomes 10th Ave.</li> <li>-Right on B St.</li> <li>-Right on 3rd Ave.</li> <li>-Concourse Parkade entrance is the first driveway on left</li> </ul>
<p><b>North on Interstate 5</b></p> <ul style="list-style-type: none"> <li>-5 North to 6th Ave. off ramp</li> <li>-Turn left onto 6th Ave.</li> <li>-Turn right onto Ash St.</li> <li>-Turn left on 2nd Ave., travel one block to where 2nd Ave. intersects A St.</li> <li>-Enter Concourse Parkade structure</li> </ul>		<p><b>West on 94 Freeway</b></p> <ul style="list-style-type: none"> <li>-94 West into Downtown</li> <li>-94 becomes F St.</li> <li>-Right on 5th Ave.</li> <li>-Left on B St.</li> <li>-Right on 3rd Ave.</li> <li>-Concourse Parkade entrance is the first driveway on left</li> </ul>

**Parking**

Concourse Parking Entrances: 1st and B St.  
2nd and A St.  
3rd and B St.



**Trolley Line**

Trolley stop "Civic Center" is located on 2nd and C St.



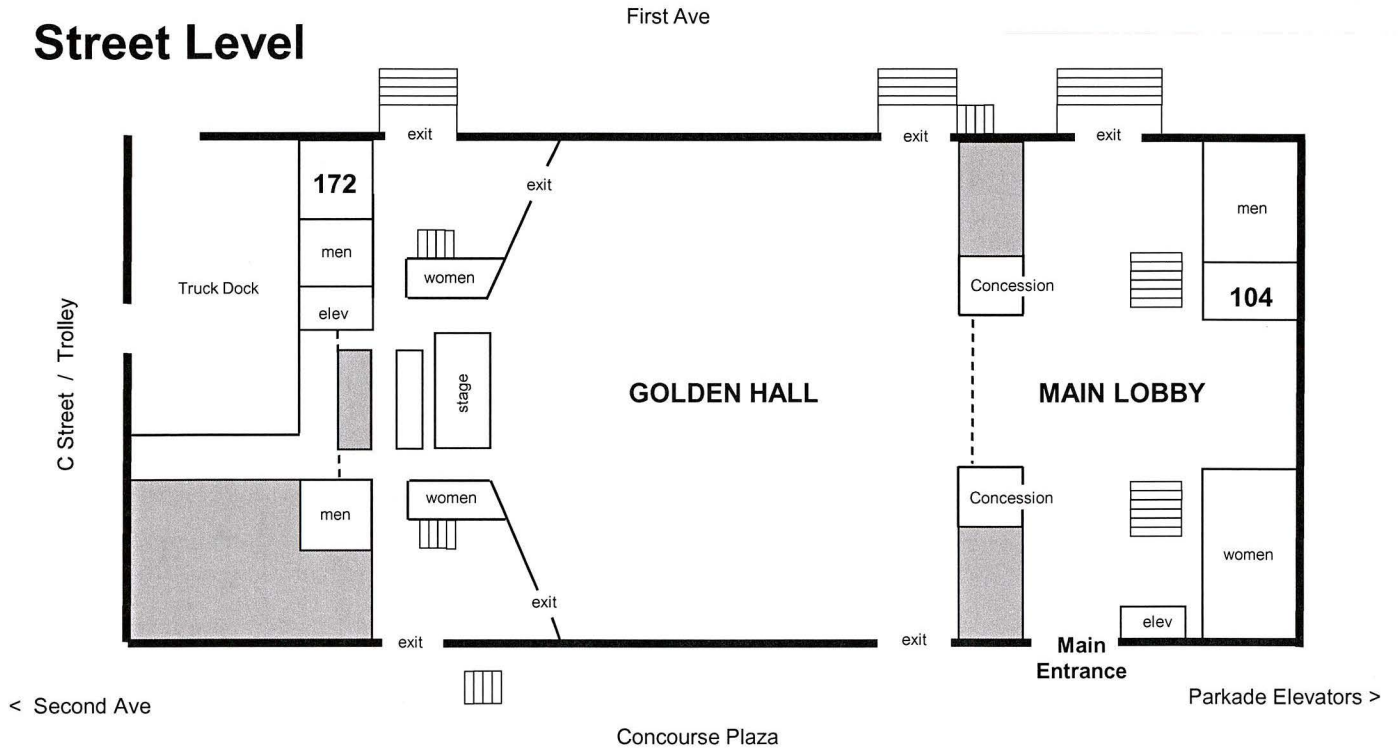
**Nearby Hotels**

- Renaissance San Diego Downtown Hotel, W B St. & State St. Approx 0.3Mi
- The Westin San Diego, W Broadway & Columbia St. Approx 0.4Mi
- The Sofia Hotel, W Broadway & Front St. Approx 0.2 Mi
- The Westgate Hotel, 2nd Ave. Approx 0.1Mi
- Courtyard San Diego Downtown, Broadway & 6th Ave. Approx 0.3Mi

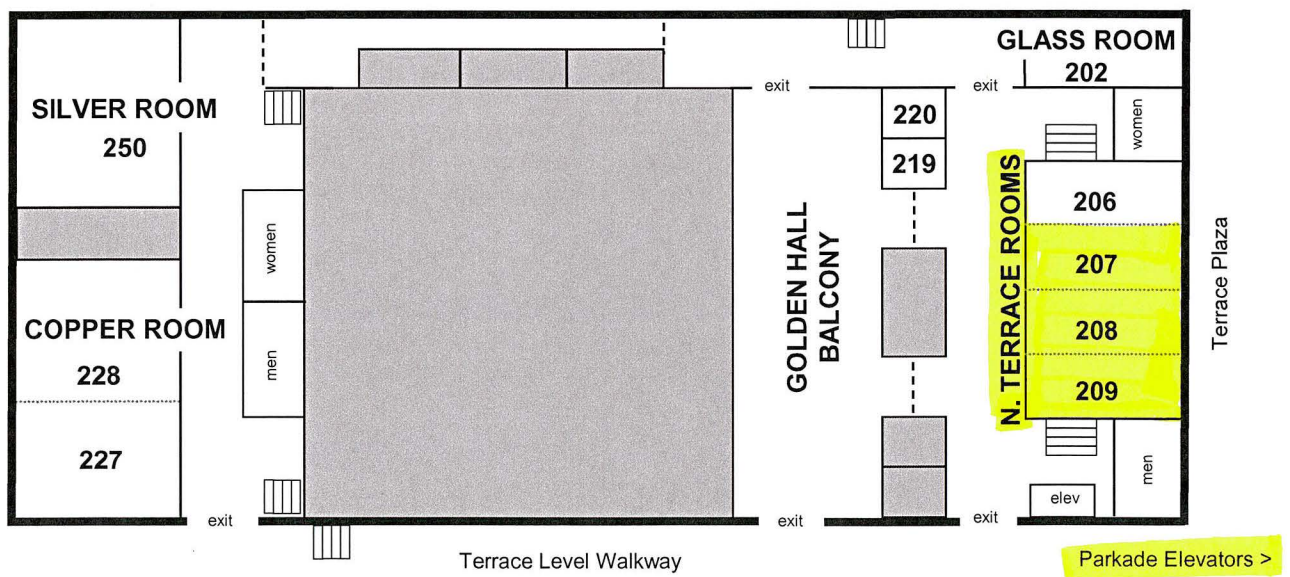
# SAN DIEGO CONCONOURSE

202 C Street MS57C, San Diego Ca. 92101 / 619-615-4100 / Fax 619-236-5994

## Street Level



## Second Level





**CONSOLIDATED PLAN ADVISORY BOARD (CPAB)  
MINUTES**

WEDNESDAY, MAY 10, 2017

SAN DIEGO CIVIC CONCOURSE – NORTH TERRACE ROOMS 207–208  
202 ‘C’ STREET, SAN DIEGO, CA 92101

<b>BOARD MEMBERS PRESENT</b>	<b>BOARD MEMBERS ABSENT</b>
<ul style="list-style-type: none"> <li>• Sara Berns, Council District 2 (late)</li> <li>• Vicki Granowitz, Council District 3</li> <li>• Ken Malbrough, Council District 4</li> <li>• Gary Wong, Council District 6</li> <li>• Richard Thesing, Council District 7</li> <li>• Claudia Dunaway, Council District 8</li> <li>• Peter Dennehy, Council District 9</li> </ul>	<ul style="list-style-type: none"> <li>• Joe LaCava, Council District 1</li> <li>• VACANT, Council District 5</li> </ul>

<b>STAFF PRESENT</b>	<b>ATTENDANCE SHEET</b>
<ul style="list-style-type: none"> <li>• Michele Marano, Community Development Coordinator</li> <li>• Ulysses Panganiban, Community Development Specialist</li> <li>• Leo Alarcon, Community Development Project Manager</li> </ul>	4 people signed the attendance sheet

**Call to Order**

Ms. Vicki Granowitz called the meeting to order at 9:00 a.m. with six board members present. Quorum was achieved at the same time.

**Approval of Minutes**

Ms. Granowitz called for a motion to approve the April 18, 2017 meeting minutes. Mr. Ken Malbrough moved to approve the minutes. The motion was seconded by Mr. Peter Dennehy. The minutes were then approved 6–0.

**Board Announcements**

There were no Board announcements.

## Staff Announcements

- Mr. Panganiban mentioned that the City hosted a Fair Housing Training on April 21, 2017, for 69 housing providers at the Central Library.
- Mr. Panganiban stated that on April 25, 2017, the City Council approved the Draft FY 2018 Annual Action Plan and Second Substantial Amendment to the Fiscal Year (FY) 2015–2019 Consolidated Plan. The Council actions included approval of the FY 2018 CDBG projects recommended for funding by the CPAB. The City must await the final allocations from the Department of Housing and Urban Development (HUD) before officially submitting the documents.
- Mr. Panganiban stated that staff in the months of May and June will be working with organizations awarded FY 2018 CDBG funding to execute contracts to begin on July 1.
- Mr. Panganiban stated that staff released a survey to FY 2018 Request for Qualifications and Request for Proposals applicants to solicit their feedback on the process and recommendations for improvements for FY 2019.

## Non-Agenda Public Comment

- There were no non-agenda public comments.

## Agenda Item(s)

### Action Items 6a & 6b:

#### ***Creation of Ad Hoc Committees for the FY 2019 Scoring Criteria & Proposed CDBG Performance Management and Cash Management Recommendations***

Ms. Michele Marano presented the possibility of creating ad hoc committees to address updates to the FY 2019 scoring criteria and CDBG performance management and cash management recommendations. *Please see attached handout for more information.*

Ms. Granowitz called for a motion to create three ad hoc committees (two groups for the scoring criteria comprised of four members each, and one group comprised of members for the performance and cash management recommendations). Mr. Rich Thesing moved to create the ad hoc committees, and the motion was seconded by Mr. Malbrough. The motion was approved 7–0.

*Note: After the meeting was completed, the ad hoc committees were established with the following members:*

#### *Scoring Criteria Group 1:*

- *Vicki Granowitz, Peter Dennehy, Joe LaCava, Gary Wong*

*Scoring Criteria Group 2:*

- *Vicki Granowitz, Rich Thesing, Claudia Dunaway, Sara Berns*

*Performance and Cash Management:*

- *Vicki Granowitz, Ken Malbrough, Joe LaCava, Rich Thesing (Session 1)*
- *Vicki Granowitz, Ken Malbrough, Rich Thesing, Claudia Dunaway (Session 2)*

Discussion Item 7a:

***Fiscal Year 2018 CDBG Application Process Review***

Mr. Leo Alarcon provided a brief overview of FY 2018 CDBG Application Process. *Please see attached handout for more information.*

*Public Comment:*

*Mr. Daniel Hernandez, representing San Ysidro Health Center, stated that the larger organizations should collaborate with smaller ones with smaller capacity.*

*Keryna Johnson, representing Councilmember Gomez, thanked the CPAB for all their contributions.*

Discussion Item 7b:

***Proposed Revisions to Citizen Participation Plan***

Ms. Lydia Goularte provided a brief overview of the updates to the Citizen Participation Plan in relation to requirements outlined by HUD's Affirmatively Furthering Fair Housing (AFFH) Rule. *Please see attached handout for more information.*

Adjournment

- Meeting adjourned at 10:00 a.m.

City Attorney's Office and Economic Development

## Acquisition of 1788 Palm Avenue (Super 8 Hotel) for the SMART Program Expansion

Consolidated Plan Advisory Board  
June 14, 2017



 City Attorney's Office

### ***The SMART Approach to Addressing the Chronic Misdemeanor Offender***

Led by the City Attorney's Office  
in collaboration with:

- Mayor's Office
- San Diego Police Dept.
- Sheriff's Department
- Public Defender's Office
- Behavioral Health Services
- Family Health Centers of San Diego (FHCS)
- San Diego Second Chance Program (Second Chance)
- ACLU

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## Who is eligible?

- Offenders who:
  - Have **one or more** misdemeanor drug offenses since November of 2014;
- **and**
- Were arrested at least **twice** in the past six months for a quality-of-life offense.
- CAO maintains discretion over eligibility and screens all offenders

## SMART Overview

- Participants receive:
  - Substance abuse treatment
    - Participants assessed by FHCS
    - FHCS creates individual needs assessments
  - Housing for up to 2 years
  - Individualized case management
- Success is defined as:
  - Completing treatment
  - Exiting to permanent housing

## How does SMART work?

- Available at multiple stages in the criminal justice continuum.

Arrest/ Citation	Prosecution	Custody	Social Contact
SMART participant avoids prosecution	SMART participant agrees to treatment in lieu of custody	SMART participant is released from jail	SMART participant voluntarily enters treatment with no case pending

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## Early Statistics & Outcomes

- 10 participants in SMART – We're Full
- 3 participants in SMART under 30 days
- 2 participant in SMART over 60 days
- 2 participants in SMART over 90 days
- 2 participants in SMART over 120 days
- 1 participant in SMART over 180 days

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## Prop. 47 Grant & Expansion

- Joint grant application with the County
- City/County's grant ranked #1
- Received \$3 million for SMART
- Grant begins June 16

## Acquisition of 1788 Palm Avenue



**Current Use:** Super 8 Hotel

**Purchase Price:** \$6.65 million in CDBG Funds

**CDBG National Description:** L/M Income Presumed Benefit (homeless)  
Property will be converted into transitional housing

**Conversion:** 42 double-occupancy units

## Proposed Improvements of 1788 Palm Avenue



- Enhanced Curb Appeal
- Improved Safety and Security
- ADA Compliance

## Next Steps

- City Council- acquisition and CDBG allocation
- Conditional Use Permit
- Property Renovation
- SMART Program Expansion

## Requested Action

The Consolidated Plan Advisory Board is asked to recommend \$6.65 million in CDBG funds be allocated for the acquisition of 1788 Palm Avenue (Super 8 Hotel) for expansion of the SMART Program

Thank you