



CONSOLIDATED PLAN ADVISORY BOARD (CPAB) AGENDA

WEDNESDAY, NOVEMBER 18, 2020

10:00 A.M. – 11:30 A.M.

ONLINE VIRTUAL MEETING

PUBLIC LINK BELOW

[CLICK HERE](#)

1. Call to Order

2. Board Member Announcements

3. Staff Announcements

4. Approval of CPAB Virtual Meeting Minutes: October 01, 2020

5. Non-Agenda & Agenda Public Comments

Non-agenda and agenda public comments must be submitted by 4:00 p.m. on November 17. To submit a public comment, please use the Office of Boards and Commission form, which can be found [here](#). All public comments received will be read aloud by City staff during the virtual meeting. Comments should be able to be read in three (3) minutes.

6. Action Item(s):

a. CPAB Meeting Dates for Calendar Year 2021

The City anticipates not having in person Advisory Board meetings for the near future. The CPAB will be asked to approve a tentative schedule of CPAB virtual meetings for Calendar Year 2021. Tentative dates can be found below.

7. Discussion Item(s):

a. Fiscal Year (FY) 2020 Consolidated Annual Performance and Evaluation Report (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 funding granted to the City as part of the following federal programs: Community Development Block Grant (CDBG); HOME Investment Partnerships Program (HOME); Emergency

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.

Solutions Grant (ESG); and Housing Opportunities for Persons with AIDS/HIV (HOPWA). The CAPER provides an assessment of the City's progress toward its 5-year goals and how funds were spent during the FY 2020 (July 1, 2019-June 30, 2020) reporting period.

8. Adjournment

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

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Tentative Future Meeting Dates/Times

Subject to change. 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, December 09, 2020 at 10 a.m.
- Wednesday, January 13, 2021 at 10 a.m.
- Wednesday, February 10, 2021 at 10 a.m.
- Wednesday, March 10, 2021 at 10 a.m.
- Wednesday, April 14, 2021 at 10 a.m.
- Wednesday, May 12, 2021 at 10 a.m.
- Wednesday, June 09, 2021 at 10 a.m. *(possible adjournment)*
- Wednesday, July 14, 2021 at 10 a.m.
- Wednesday, August 11, 2021 at 10 a.m.
- Wednesday, September 08, 2021 at 10 a.m.
- Wednesday, October 13, 2021 at 10 a.m.
- Wednesday, November 10, 2021 at 10 a.m.
- Wednesday, December 08, 2021 at 10 a.m. *(possible adjournment)*

CONSOLIDATED PLAN ADVISORY BOARD (CPAB)

Thursday, October 01, 2020

VIRTUAL CPAB MEETING

[\(LINK\)](#)

BOARD MEMBERS PRESENT	BOARD MEMBERS ABSENT
<ul style="list-style-type: none"> • Sara Berns, Council District 2 (Vice-Chair) • Eileen Gonzales, Council District 3 • Brenda Campbell, Council District 4 • Patrick Batten, Council District 5 • Rich Thesing, Council District 7 • Victoria Barba, Council District 8 • Peter Dennehy, Council District 9 (Chair) 	<ul style="list-style-type: none"> • VACANT, Council District 1 • VACANT, Council District 6

STAFF PRESENT	ATTENDANCE
<ul style="list-style-type: none"> • Christina Bibler, Director, Economic Development • Monica Hardman, Assistant Deputy Director, Community Development Division • Angela Nazareno Clark, Program Manager, Community Development Division • Michele Marano, Community Development Coordinator • Leonardo Alarcon, Community Development Project Specialist • Nadine Hassoun, Community Development Project Manager 	<p><i>(Public had access to meeting via youtube link)</i></p>

Call to Order

1. Mr. Peter Dennehy called the meeting to order at 10:05 am. Mr. Dennehy took role call; 7 board members were present. Quorum was achieved at 10:05 a.m.

Mr. Leonardo Alarcon stated directions for the participating members of the meeting on using the Zoom technology features.

Board Member Announcements

2. No board members announcements

Staff Announcements

3. Mr. Alarcon announced that Items 6.b. and 6.c. of the agenda will be combined into one larger presentation. Questions for both items will be answered at the end of the presentations.

Approval of Minutes

4. Ms. Eileen Gonzales made the motion to approve the July 22, 2020 meeting minutes. Mr. Rich Thesing seconded the motion. The minutes were approved unanimously, 6-0-1 (Ms. Sara Berns abstained).

Non-agenda Public Comment

5. *No public comments received via the online form.*

Action Item(s)

6.a: Election of CPAB Chair and Vice-Chair for Fiscal Year (FY) 2021

Mr. Alarcon reviewed [Resolution O-19963, Section 26.2106](#), which states that if the Mayor's office does not provide a memo designating a Chair by August 15, the CPAB will have an election to select the Chair and Vice-Chair.

Mr. Rich Thesing made the motion to recommend Peter Dennehy as the Chair and Sara Berns as the Vice-Chair. Ms. Victoria Barba seconded the motion. The motion passed, 5-0-2 (Mr. Dennehy and Ms. Berns abstain).

6.b.: Hotel Acquisitions for Permanent Supportive Housing &

6.c.: Second Substantial Amendment to FY 2020-2024 Consolidated Plan and FY 2020 Annual Action Plan

Ms. Michele Marano introduced the staff members will present the item. Lisa Jones and Michael Pavko from the San Diego Housing Commission will be presenting information on the Hotel acquisition for permanent supportive housing. For the second part of the presentation, Ms. Christina Bibler, Director of the Economic Development Department, will discuss the Substantial Amendments to the FY 2020-2024 Consolidated Plan and the FY 2020 Annual Action Plan to address the new funding from the CARES Act. *Presentation is attached below.*

CPAB Comments/Questions:

- Mr. Thesing asked if the appropriate appraisals have been completed on the properties. Mr. Pavko responded that appraisals have been completed for both properties and both are being purchased at below their value price. Mr. Thesing enquired if the properties are following the appropriate zoning regulations. Mr. Pavko responded that the Sand Diego Housing Commission has hired a third-party consultant and the properties align into the appropriate zoning for the area. Mr. Thesing also asked if all appropriate research has been completed and Mr. Pavko stated that since the buildings are less than 5 years old, all the research and

evaluations have been completed. Ms. Jones also stated that the property managers and service providers have experience in supportive programs such as these.

- Mr. Patrick Batten asked if the hotels are currently active and what renovations will need to be completed. Mr. Pavko stated units are ready to go with some minor changes since most of the units have full kitchens and bathrooms. A consideration is that because of CARES Act funding needs to be allocated by end of December 2020, the project is tentatively scheduled to be ready for services by the end of the year. Mr. Batten asked about the surrounding areas and if there would be any concerns from the community on the surrounding area. Mr. Pavko stated that most of the surrounding area are other hotels and most of the concerns raised have been from the Hotel companies. Mr. Batten asked if security is being provided by PATH and Father Joe's Villages and Ms. Jones stated that 24 hours security will be provided the property management.
- Ms. Berns asked if a CUP or NUP required and Mr. Pavko stated that the zoning allows for the visitor accommodation. Ms. Bibler stated the importance of getting this information out to the community and the CPAB is one of the methods in letting the community know.
- Mr. Dennehy asked what other types of community outreach was completed and Ms. Bibler stated that the item was presented to the Housing Board, the CPAB meeting, City Council Committee and then finally full the full City Council.

Mr. Batten made the motion to approve the actions listed on slide 12 of the presentation. Mr. Thesing seconded the motion. The motion passed unanimously, 7-0.

6.d: FY 2022 Scoring Criteria

Mr. Alarcon gave a brief presentation on the recommendations from the Ad Hocs for the FY 2022 Scoring Criteria. *Presentation is attached below.*

CPAB Comments/Questions:

- Dr. Brenda Campbell asked about the Geographic Targeting section, where applicants are awarded points on their location and their targeted services. Dr. Campbell recommended revisiting this section in the future to ensure the areas of highest need have an opportunity for applying for funding. Mr. Alarcon stated that the Geographic Targeting Initiative will be reexamined if the community planning areas need to be reclassified.
- Ms. Berns stated it is difficult for organizations not located in these areas to compete for funding when the scoring is extremely close. Ms. Gonzales agreed with Ms. Berns with the allocation of points but should not be the deciding factor when awarding funding.

Ms. Berns made the motion to approve the revisions to the FY 2022 Scoring Criteria. Ms. Gonzales seconded the motion. The motion passed unanimously, 7-0.

Discussion Item

7.a: FY 2022 Notice of Funding Availability (NOFA) & CARES Act Timeline

Ms. Marano gave an update on the timelines for the FY 2022 NOFA for the FY 2022 CDBG funding and the CARES Act funding. *Presentation is attached below.*

Adjournment

Ms. Dennehy adjourned the meeting at 11:50 a.m.

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