



Consolidated Plan Advisory Board

Meeting Notice and Agenda

WEDNESDAY, April 12, 2023

In-Person Meeting, 10:00 a.m. – 11:30 a.m.

Location: 1200 Third Ave,
14th Floor, Large Conference Room
San Diego, CA 92101

Chair: Petet Dennehy | **Vice Chair:** Abena Bradford

Board Members: Yegin Chen, Lauren Garces, Rich Thesing, Victoria Barba

Staff Liasion: Nadine Hassoun

Public Comment

Public Comment on an Agenda Item: If you wish to address the Board on an item for today's agenda, please complete and submit a speaker form before the Board hears the agenda item. You will be called at the time the item is heard.

Public Comment on Matters Not on the Agenda: You may address the Board on any matter not listed on today's agenda. Please complete and submit a speaker form. However, California's open meeting laws do not permit the Board to discuss or take any action on the matter at today's meeting. At its discretion, the Board may add the item to a future meeting agenda or refer the matter to staff or committee. Individuals' comments are limited to three minutes per speaker. At the discretion of the Chair, if a large number of people wish to speak on the same item, comments may be limited to a set period of time per item.

Item 1: Call to Order

Item 3: Board Member Announcements

Item 3: Staff Announcements

Item 4: Non-Agenda & Agenda Public Comments

Item 5: Action: Draft Fiscal Year (FY) 24 Annual Action Plan

Item 6: Discussion: Fair Housing Presentation

Item 7: Discussion: National Community Development Week

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 in-person, unless otherwise noticed.

Calendar Year 2023 meetings listed below:

- Wednesday, May 10, 2023 at 10 a.m.
- Wednesday, June 14, 2023 at 10 a.m. *(possible adjournment)*
- Wednesday, July 12, 2023 at 10 a.m.
- Wednesday, August 9, 2023 at 10 a.m.
- Wednesday, September 13, 2023 at 10 a.m.
- Wednesday, October 11, 2023 at 10 a.m.
- Wednesday, November 8, 2023 at 10 a.m.
- Wednesday, December 13, 2023 at 10 a.m. *(possible adjournment)*

CONSOLIDATED PLAN ADVISORY BOARD (CPAB)

MINUTES

525 B Street, First Floor Multi-Purpose Room, San Diego

Wednesday, March 8, 2023

BOARD MEMBERS PRESENT	BOARD MEMBERS ABSENT
<ul style="list-style-type: none"> • Yegin Chen, Council District 1 • Abena Bradford, Council District 3 • Lauren Garces, Council District 5 • Rich Thesing, Council District 7 • Victoria Barba, Council District 8 • Peter Dennehy, Council District 9 	<ul style="list-style-type: none"> • VACANT, Council District 2 • VACANT, Council District 4 • VACANT, Council District 6

STAFF PRESENT	ATTENDANCE
<ul style="list-style-type: none"> • Michele Marano, Community Development Coordinator • Nadine Hassoun, Community Development Project Specialist • Ashley Gain, Community Development Project Manager 	<p><i>4 members of the public were in attendance.</i></p>

Call to Order

1. CPAB Chair Peter Dennehy called the meeting to order at 10:05 a.m. Peter Dennehy took roll call; five board members were present. Quorum was achieved at the same time. CPAB member Victoria Barba joined at 10:15 a.m.

Board Member Announcements

2. CPAB member Rich Thesing commented on how smooth the scoring process was this year and thanked staff for being responsive. CPAB Chair Peter Dennehy echoed Rich's thanks.

Staff Announcements

1. Community Development Project Specialist Nadine Hassoun announced The Fair Housing Center of the Legal Aid Society of San Diego, Inc. and the City of San Diego are offering a free "Fair Housing Training for Housing Providers" webinar. This workshop will provide an opportunity to explore topics regarding Fair Housing basics, disability-related protections, source of income protections, harassment, domestic violence protections and more. Workshop details have been listed below.
 - a. Fair Housing Training for Housing Providers
 - b. What: This free, 2-hour, online training session is available by webinar
 - c. When: Wednesday, April 19, 2023 from 11:00 AM to 1:00 PM
 - d. Register Today: <https://register.gotowebinar.com/register/1212661698882545495>

2. Community Development Project Specialist Nadine Hassoun announced The San Diego Regional Alliance for Fair Housing (SDRAFFH) and San Diego Housing Federation are presenting the 8th Annual Fair Housing Conference on Wednesday, April 26 and Thursday, April 27. In celebration of National Fair Housing Month in April, this Conference will explore critical fair housing issues with the theme: Crashing Through Hidden Barriers to Fair Housing. The Keynote speaker will be Dr. M. Nolan Gray, author of “Arbitrary Lines: How Zoning Broke the American City and How to Fix it”. Registration opens Monday, March 13, 2023. For more information visit sdfairhousing.org.

Approval of Minutes

1. Motion to approve minutes from previous meeting by Abena Bradford, seconded by Rich Thesing. Minutes approved, 6-0.

Non-agenda Public Comment

1. Jessie Stein representing Voices for Children expressed her gratitude at CPAB’s funding recommendation for VFC’s project proposal. The CASA program recruits and trains Community Appointed Special Advocates (CASAs) and supports foster youth. With much changing legislation, she is grateful for the support. It currently costs \$2,500 a year to support a foster youth, so they do not take the grant lightly. She shared a story about Dayton, who had lived in 30 placements prior to being assigned a CASA, Sue. When Dayton was unsheltered, Sue helped him connect with housing, food, and resources.
2. Carla Camacho representing Ocean Discovery Institute expressed her gratitude at being recommended for CDBG funding. Ocean Discovery Institute transforms young people’s lives through science. Camacho had previously been a student of ODI, and she now works there. The program supports an out of school camp in City Heights and includes healthy meals, mentorship, and other support. She thanked CPAB for the recommendation again.
3. Submitted via written webform from Kim Heinle, Bayside Community Center: “On behalf of Bayside Community Center and our beloved community members in and around Linda Vista and D7, we say THANK YOU! Thank you so much for recognizing the value in the work that Bayside does through its social services program. We are extremely appreciative of CPAB's recommendation to support Bayside's social services in FY24. Come into Bayside any day of the week and you'll see two dozen senior citizens speaking 4-5 languages sharing lunch together through our Congregate Meal Program. You'll hear our bilingual case managers speaking Vietnamese or Spanish to our case management clients receiving support on their forms and applications for critical safety nets like CalFresh and Section 8 housing. Come to our weekly food distribution and you'll see 60-70 food insecure community members receiving artisan bread, fresh produce from our gardens, and boxes of nonperishable food to put dinner on the table; or Bayside staff members delivering said food to homebound seniors. Thank you for your continued support of Bayside and our wonderful community members. With profound gratitude, Kim Heinle, Executive Director.”

Action Items

1. Community Development Project Specialist Nadine Hassoun presented on the **FY24 CDBG Application Scores and Ranking**.
Please see attached slides for more information.

- a. CPAB member Yegin Chen asked what happened to the other 9 applications. Hassoun replied that some applications were incomplete, or the applicants did not attend the mandatory workshop, as required by Council Policy 700-02. Chen asked if they send an incomplete application are they given a chance to fix it? Community Development Coordinator Michele Marano replied that the organizations missing items were granted a conditional approval during the RFQ stage, where they needed to send missing forms with their RFP. If the missing forms were not provided, they were disqualified in staff review.
- b. CPAB member Abena Bradford asked what the process is after the recommendation is sent to HUD. She asked how the funds are resubscribed and if someone can submit a proposal after the fact. Hassoun replied that CDD submits the Annual Action Plan to HUD, once City Council has approved it. Funds will be available July 1st, 2023 at the FY24 start. HUD sometimes asks questions but rarely outright rejects a project. Marano explained that resubscribing funds is an ongoing and iterative process. One of the possibilities is that the excess money might be moved to help with the homelessness crisis, or that CDD will open a new NOFA. It is not a use it or lose it situation and it will be discussed at the next meeting, but the money does need to be used. CPAB member Rich Thesing asked if in the past City Council was able to use the money. Marano replied that for multi-year approvals and projects, yes. The previous homelessness response center program had a multi-year commitment and council involvement.
- c. CPAB member Rich Thesing pointed out the correlation between RFQ applications going down and the non-profit accelerator academy closing. He said that the program was amazing. Marano stated that the non-profit academy was essential to a large and diverse applicant pool, and that CDD is hoping to restart it. Thesing asked if a letter of support from the CPAB would help. Marano said it can be agendaized for a future meeting to have the board issue a letter of support, if they desired.
- d. CPAB member Victoria Barba asked if there was a way to focus Non-Profit Accelerator Academy efforts on Promise Zone areas and that she noticed there was a lack of applications from the Promise Zone within her district. She volunteered to help, speak with her council member or connect CDD to the county. Thesing stated that the Consolidated Plan is coming up, and that it could be included in it. Bradford wants to renew the USD partnership, and stated that there are many communities that are not aware of this program. Access needs to be expanded. CPAB member Lauren Garces stated that she appreciates these comments because there are definitive gaps. Are the applications that didn't get past staff review new? There are barriers and the city needs to find new ways to support them in the process. Chen stated that it is disconcerting that ¼ were not deemed qualified, are there ways to make the technical requirements less onerous? Bradford asked who structured the questions. Hassoun replied that CPAB sets the questions in ad-hoc committees. Bradford stated that the questions need to be restructured. Barba asked for someone to send her the council policy.

- e. CPAB member Rich Thesing asked if HUD regulates the proportions for the allotment. Marano stated that Public Service and Admin funds are capped by HUD, but the rest of it is decided through the Consolidated Plan. Thesing stated that the needs of the city have changed and asked if identifying those changes is a staff duty. He's not thrilled with the outcomes of where the money is going. He also asked if the admin cap had been raised. Marano stated that programs such as the non-profit academy they discussed are funded out of the admin fund.
- f. CPAB member Victoria Barba asked if there is anything the board can do during the budgeting process to help the department. Marano stated that she would take that question back to department management, otherwise when staff presents at City Council it is helpful to have support. CPAB member Peter Dennehy pointed out the upcoming council dates from the presentation. Bradford asked if organizations could present at public hearings. Marano stated that there is public comment, but other departments (with CDBG funded projects) could also use the support at council as well. Bradford asked if that fell under CPAB's purview. Barba explained the process of public comments, and that multiple people could speak for longer than the allotted 3 minutes. Marano stated a CPAB member could join as an individual to speak in support of a specific item. Bradford asked if Marano recommends CPAB support for when council votes on CDBG funding, Marano said yes. Dennehy said that would probably be a good practice now that we're back in person.
- g. CPAB member Lauren Garces motioned to approve the recommendations, Rich Thesing seconded. 6-0 passed.

Discussion Items

1. Community Development Coordinator Michele Marano presented the **Consolidated Plan Planning Process** (document in presentation materials).
 - a. CPAB member Abena Bradford asked how the NOFA can go out if the Consolidated Plan goals were not yet established. Marano replied that the goals will go to council in September of 2024, prior to the full Consolidated Plan.
 - b. CPAB member Yegin Chen asked for more information around the reduction in CDBG funds. Marano stated that really falls to congress. It's based on a formula that is resulting in a reduction to our entitlement. Chen asked how long the reduction has been happening. Marano said she is happy to provide an analysis at a future CPAB meeting. She also plugged National Community Development Week in April and said that was a good time to voice concerns to Congress. Thesing asked if there was anyone advocating for the city and asked why we are getting a lower percentage despite San Diego having a high homeless population. Marano said the city has a Government Affairs department that handles advocating for the city. Community Development Division, Assistant Deputy Director, Daichi Pantaleon commented that part of the Government Affairs work is lobbying HUD. In the most recent round of legislative review, they have identified areas that need revisiting.
 - c. CPAB member Abena Bradford asked for more information regarding the redevelopment money highlighted in the presentation. Marano said it was based on a debt to CDBG and that there is no definitive time frame on when that debt needs to be

- repaid. Ideally it would be spread out, but there are a lot of factors to consider. Marano also stated it is a congressional decision to increase the entitlement.
- d. CPAB member Rich Thesing asked if CPAB and CED can make changes to the funds if things happen in the city. Marano said yes, but it would need to go through the same public process that includes hearings and public comments. It's possible to add amendments to the Consolidated Plan and Action Plan, if need be. Thesing asked if there are numbers that show what needs to change. Marano stated that is part of the needs assessment. Data will be pulled, CED presents it to the community, then the community can discuss where the gaps are.
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Other Items

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Adjournment

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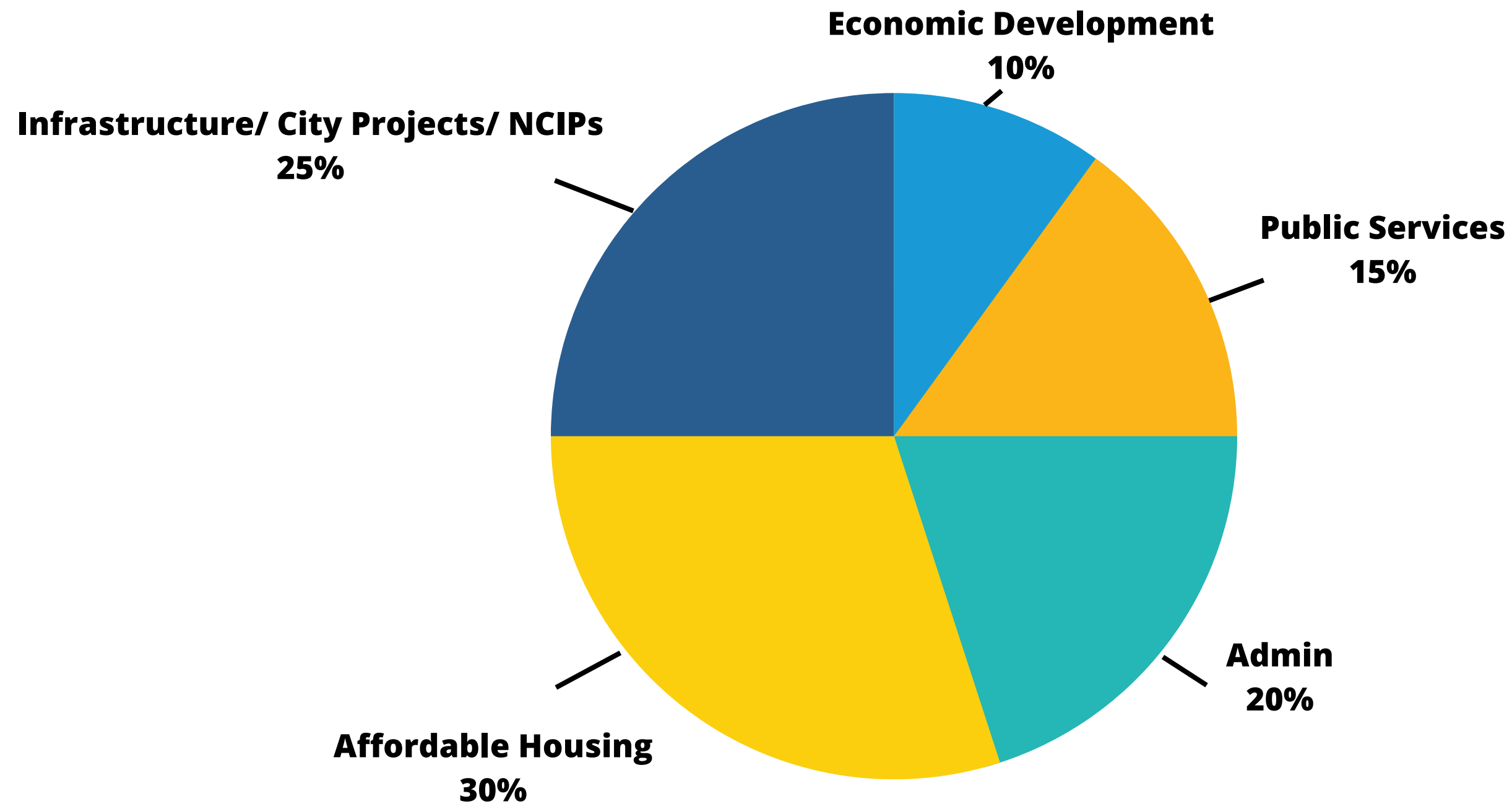
FISCAL YEAR (FY) 2024 ANNUAL ACTION PLAN AND ASSOCIATED ACTIONS

CONSOLIDATED PLAN ADVISORY BOARD
APRIL 12, 2023 | ITEM #5

REQUESTED ACTIONS

The CPAB is asked to recommend Council approval of the draft FY2024 Annual Action Plan.





CONSOLIDATED PLAN | CDBG BUDGETARY PRIORITIES



01

02

03

04

**Request for
Qualifications
(RFQ)**

**Request for
Proposals
(RFP)**

**Consolidated Plan
Advisory Board
(CPAB)**

City Council

Sept 23, 2022 - Nov 10, 2022

Nov 30, 2022 - Jan 13, 2023

Feb 1, 2023 - Feb 28, 2023

Notice of Funding Availability
(NOFA)



COMMUNITY ECONOMIC DEVELOPMENT ACTIVITIES



NONPROFIT CAPITAL IMPROVEMENT PROJECTS (FACILITIES)



PUBLIC SERVICES ACTIVITIES



CDBG NOFA: CATEGORY ALLOCATION TOTALS

Public Services

**17 Projects
Totaling
\$2,131,283**

Nonprofit Facility Improvements

**5 Projects
Totaling
\$3,108,506**

Community Economic Development

**9 Projects
Totaling
\$1,839,702**



ANNUAL ACTION PLAN | PURPOSE

Informed by the City's 5-Year Consolidated Plan (FY 2020 – FY 2024)

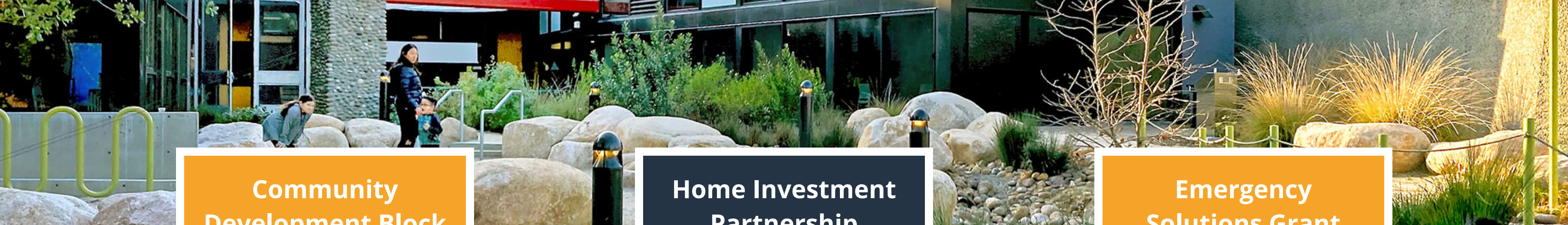
Must address 7 Consolidated Plan goals

Identifies FY 2024 projects and programs

Includes budgets for 3 HUD entitlement grant programs



ANNUAL ACTION PLAN | HUD ENTITLEMENT GRANTS



Community Development Block Grant (CDBG) Program

FY 24 - \$11,646,756

Program Income - \$15,039,528

Reprogrammed Funds - \$0

Total = \$26,686,284

Home Investment Partnership Program (HOME)

FY 24 - \$6,017,634

Program Income - \$845,992

Prior Years - \$21,503,801

Total = \$28,367,427

Emergency Solutions Grant (ESG)

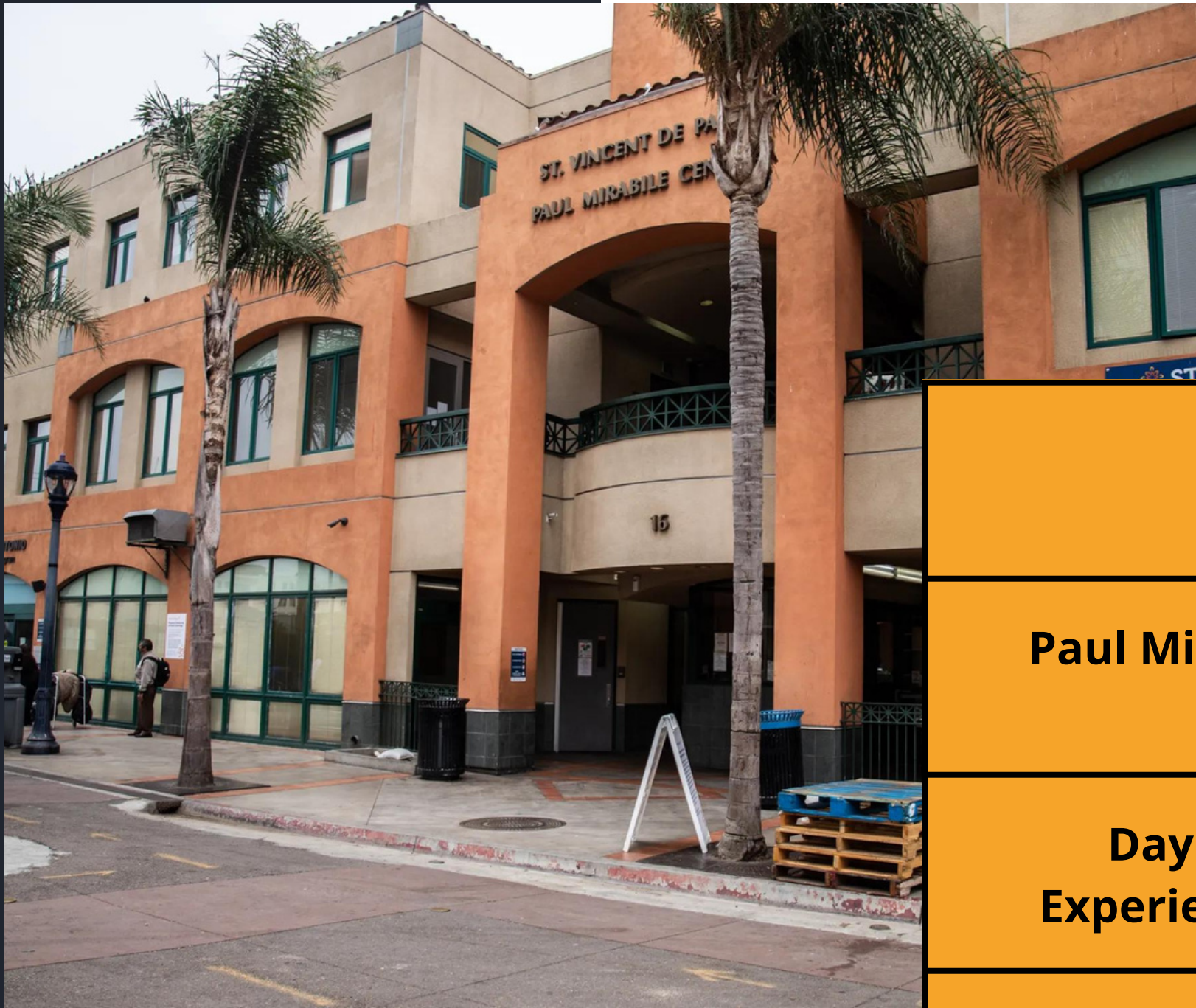
FY 24 - \$1,045,371

CDBG | ADDITIONAL ALLOCATIONS

- Homeless Services from the CP 700-02 set aside
- Continuing Project | Affordable Housing NOFA
- Eligible Activity | Nonprofit Capacity Building Accelerator
- City Capital Improvement Projects



HOMELESS PROGRAMS | COUNCIL POLICY 700-02



Project Title	Proposed FY 24 CDBG Funds
Paul Mirabile Center Interim Shelter	\$245,477
Day Center for Adults Experiencing Homelessness	\$541,250
City of San Diego Family Shelter Program	\$531,351
Total	\$1,318,078

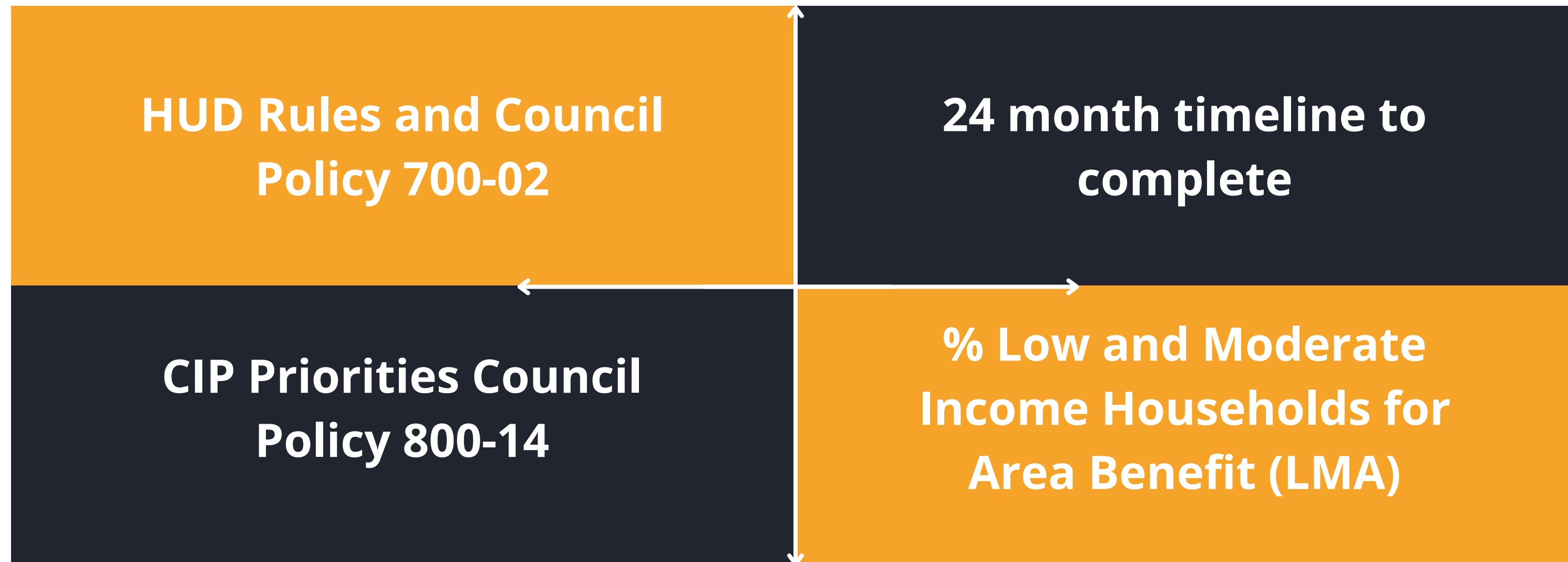
CONTINUING PROJECT



Project Title	Proposed FY 24 CDBG Funds
Affordable Housing NOFA Bridge to Home	\$8,300,000
Total	\$8,300,000

Eligible Activity	Proposed FY 24 CDBG Funds
Nonprofit Capacity Building Accelerator	\$1,451,458
Total	\$1,451,458

ELIGIBILITY CONSIDERATIONS FOR CAPITAL IMPROVEMENT PROJECTS



CITY CAPITAL IMPROVEMENT PROJECTS



Project Title	Council District	Proposed FY24 CDBG Funds
University Avenue Complete Street- Phase 1	9	\$1,000,000
John F. Kennedy Neighborhood Park Improvements	4	\$1,000,000
Coral Gate NP Playground Improvements	8	\$1,200,000
Total		\$3,200,000



SAN DIEGO
HOUSING
COMMISSION

We're About People

San Diego Housing Commission (SDHC)
City of San Diego Fiscal Year (FY) 2024
HOME Investment Partnerships Program (HOME)
Consolidated Plan Advisory Board
April 12, 2023

Liliana Caracoza
Real Estate Division



HOME Investment Partnerships Program SDHC Contract Administrator

- The Federal HOME Investment Partnerships Program (HOME) was created in 1990.
- The U.S. Department of Housing and Urban Development (HUD) awards HOME funds to the City of San Diego, and SDHC administers the funds.
- HOME provides HUD funds for the following housing activities:
 - Construction of affordable housing
 - Acquisition and rehabilitation of affordable housing
 - Owner-occupied housing rehabilitation
 - First-time homebuyer down-payment assistance and counseling
 - Tenant-based rental assistance (TBRA)
- In Fiscal Year (FY) 2024 (July 1, 2023 – June 30, 2024), SDHC proposes allocating HOME funds to affordable rental housing unit production and first-time homebuyer assistance.



HOME Investment Partnerships Program

FY 2024 Sources and Uses of HOME Funds

Activity	FY 24 Grant Allocation	Anticipated Program Income	Prior Years' Grant Allocation	Prior Year Program Income	Funding by Activity
Rental Housing	\$5,415,871	\$ 761,393	\$18,596,311	\$ -	\$24,773,575
Homeownership	\$ -	\$ -	\$ -	\$ 1,084,973	\$ 1,084,973
Admin – SDHC	\$ 361,058	\$ 84,599	\$ 1,239,754	\$ -	\$ 1,685,411
Admin – City	\$ 240,705	\$ -	\$ 582,763	\$ -	\$ 823,468
Sub-total	\$6,017,634	\$ 845,992	\$20,418,828	\$1,084,973	
FY 24 Total	\$28,367,427				



HOME Investment Partnerships Program

Rental Housing Properties – Construction Completed



Harris Family Senior Residence
New Construction
\$1,750,000 HOME Funds
117 Total Units



Amanecer Apartments
New Construction
\$1,500,000 HOME Funds
96 Total Units



HOME Investment Partnerships Program Rental Housing Property – Under Construction

Tizon Apartments (Rancho Bernardo Senior Housing)
Acquisition and Renovation
\$4,000,000 HOME Funds
178 Total Units





EMERGENCY SOLUTIONS GRANT

Eligible Activities

- Outreach and Engagement
- Shelter Operations
- Homelessness Prevention
- Rapid Rehousing
- Homeless Management Information System (HMIS)

EMERGENCY SOLUTIONS GRANT | USES

Interim Shelter Operations

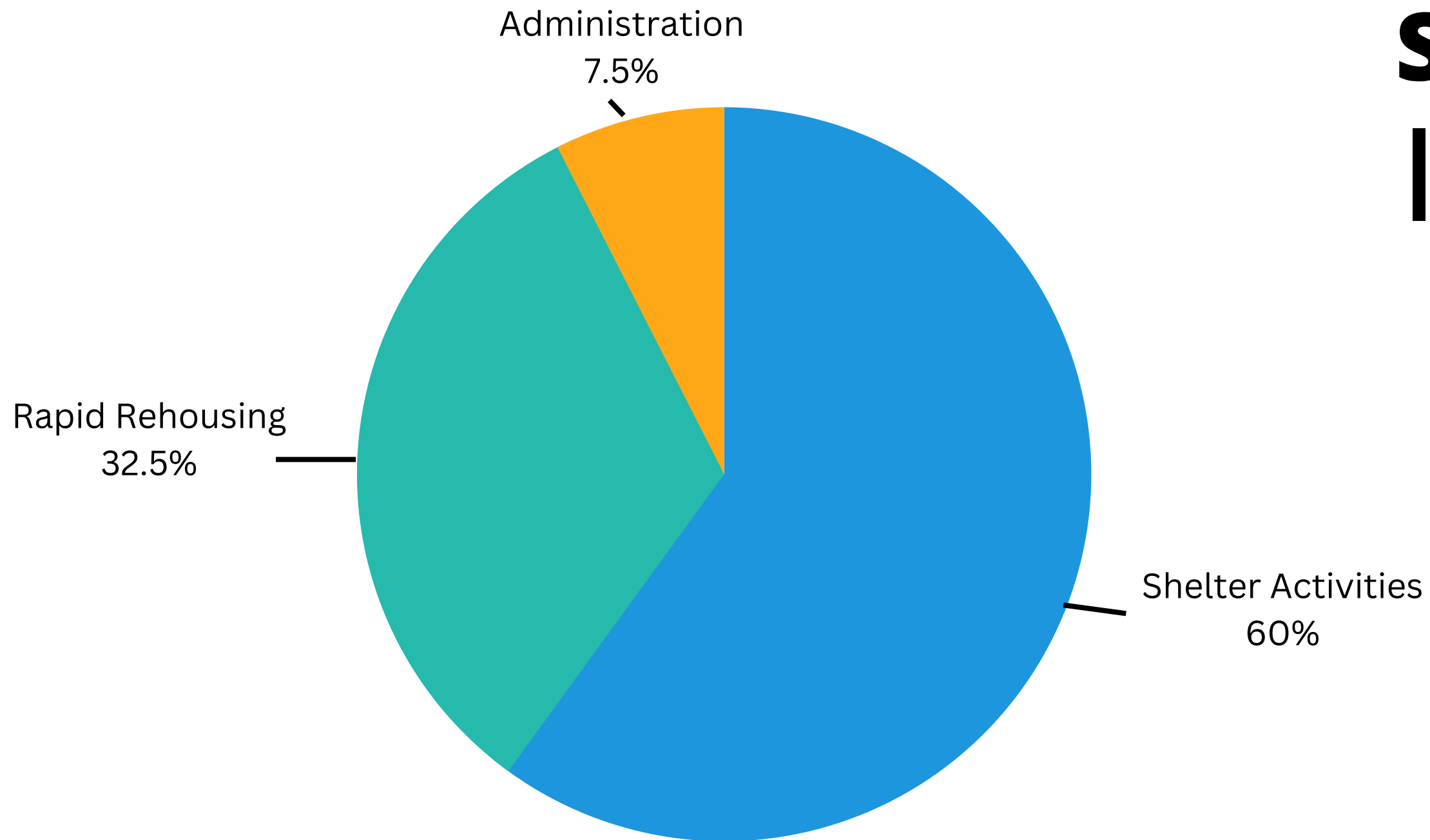
- Operated by nonprofit organizations
- Provide safe and low-barrier interim housing; stabilization and supportive services
- Basic needs: beds and residential furnishings, meals, access to showers and restrooms, laundry facilities, belongings storage

Rapid Rehousing

- Permanent housing for households experiencing homelessness
- Security deposits; utility deposits and arrears; rental and utility assistance for up to 24 months



EMERGENCY SOLUTIONS GRANT | BUDGET



Shelter Activities	\$627,223
Rapid Rehousing / SD+	\$339,746
Administration	\$78,402
SDHC Admin	\$62,722
City Admin	\$15,680
Total ESG Allocation	\$1,045,371

CONSOLIDATED PLAN ADVISORY BOARD RECOMMENDATIONS

Meeting - March 8, 2023

FY24 Annual CDBG Award Recommendations

Meeting - April 12, 2023

FY24 Annual Action Plan: Includes CDBG, HOME, and ESG
recommended projects/activities

IMPORTANT BENCHMARKS

Date	Benchmark
April 3, 2023	30-Day Public Comment Period Starts
April 12, 2023	CPAB Recommendations
April 12, 2023	Actions Presented to EDIR
April 24/25, 2023	Actions Presented to City Council
May 4, 2023	30-Day Public Comment Period Ends
May 15, 2023	Final Documents Submitted to HUD



REQUESTED ACTIONS

The CPAB is asked to recommend Council approval of the draft FY2024 Annual Action Plan.