THE CITY OF SAN DIEGO

CONSOLIDATED PLAN ADVISORY BOARD
NOTES FOR MEETING

WEDNESDAY, NOVEMBER 13, 2013

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

BOARD MEMBERS PRESENT	BOARD MEMBERS ABSENT
• Maruta Gardner, Council District 2 • Vicki Granowitz, Council District 3 • Ken Malbrough, Council District 4 • Earl Wong, Council District 6 • Richard Thesing, Council District 7 • Aaron Friberg, Council District 8 • Nohelia Patel, Council District 9	Joyce Abrams, Council District 1

STAFF PRESENT	ATTENDANCE SHEET
• Sima Thakkar, HUD Programs Manager, Economic Development • Michele (St. Bernard) Marano, Fair Housing and Special Programs Coordinator • Leo Alarcon, Project Manager, CDBG • Connie Vestal, Account Clerk, CDBG • Rosalia Hernandez, Administrative Aide II, CDBG • Liza Fune, CDBG Coordinator	30 people signed the attendance sheet

Call to Order

- Vicki Granowitz called the meeting to order at 6:35 p.m. with seven Board members present. Quorum was achieved.

DRAFT

Staff Announcements

- Sima Thakkar announced that RFQ applications are now available and they are due on November 18th, 2013 at 10:00 am.

Board Announcements

- Board members introduced themselves and gave a brief background of their experience and qualifications.

Non-Agenda and Agenda Public Comment

- John Derryberry, representing Townspeople, thanked the city and CPAB for partial funding for solar voltaic project in Normal Heights. He made an invitation for a ceremony on 11/20/13 at 11am at 4736 34 Street. Interim Mayor Todd Gloria will be attending. Mr. Derryberry added that 8 people were employed during the project.

- Jim Moreno, representing Funding for at Risk Youth, has used education as a mechanism for gang prevention. Mr. Moreno added that the recent school board cuts have reduced the school year from 250 days to 190 days. He wants to be a "voice" for the youth, asked to be aware for funding for programs for the youth, and thanked the board for considering his request.

- Christina Griffith, representing Senior Community Centers, thanked Vicki (Ms. Joes) for making hard copies of the surveys and for the Mandarin translations for seniors that cannot attend meetings. She added that even though the number of senior responses from their organization was high, the number of those seniors indicating "senior services" as an unmet need may seem low. She indicated that this may be because the responding seniors' needs were being met presumably by the Centers. She suggested that the survey data alone might not show the true need within the overall community.

- Jane Howell, representing Meals-On-Wheels, thanked LeSar for their work. She added that she hopes LeSar can balance the actual needs of homeless persons and seniors that were not addressed in the surveys.

- Michael McConnell participated in two of the community forums. He added that addressing issues related to homeless services helps the community (business, residents, tourism, and people in a homeless situation, among others).

- Robert McNamara attended two of the community forums. He explained that the important goals discussed during the forum were economic development, community development, housing homeless, food, and special needs for special populations. Mr. McNamara suggested presenting the goals in a consistent format.

DRAFT

Discussion Items

- Item 5a – Recognition to Robert McNamara: Vicki Granowitz recognized Robert McNamara for all his support with the Consolidated Plan Advisory Board. He will receive the first copy of the new 5-year Consolidated Plan as recognition.

- Item 5b – Designation of Members to Serve as Board Chair and Board Vice-Chair: The Board nominated and voted on the new Board Chair and Vice Chair. Earl Wong motioned to discuss item.

    - Vicki Granowitz volunteered to serve as the Board Chair because she has been in the board the longest. She has background with running meetings, she is familiar with the Brown Act, and she is good with remembering content.

    - Earl Wong nominated Ken Malbrough because he has leadership experience with the City and because of the business acumen he possesses.

    - Ken Malbrough motioned for Vicki Granowitz to be elected as the Board Chair. The Board unanimously in favor of Vicki Granowitz as the Chair.

    - Vicki Granowitz nominated Ken Malbrough as Vice Chair because they have served in committees together, he knows what she is good at, and he has been helpful with things that are more challenging to Vicki Granowitz. The Board voted unanimously in favor of Ken Malbrough as the Vice Chair.

- Item 5c – Reconfirm Regular Meetings Schedules: Normal meetings have been the second Wednesday of each month from 9:00am to 10:30am.

    - Sima Thakkar added that in the past there has been one evening meeting per year to accommodate attendees that are not able to make it during the day meetings.

    - Vicki Granowitz recommended keeping the meeting schedule consistent.

    - Richard Thesing motioned to have meetings the second Wednesday from 9:00am to 10:30am. Seconded by Maruta Gardner. Motion approved unanimously.

    - Vicki Granowitz recommended that, in the future, the Board consider a different meeting location once a year in a community where services are provided.

- Item 5d – Request to change Wednesday 12/11 meeting to Monday 12/02: Sima Thakkar explained that the reason for the recommended change is for CPAB to comment on the preliminary Consolidated Plan goals before they are presented to the City Council. The tentative date for the City Council meeting is December 17th, having the CPAB meeting on the 2nd will give Staff enough time to present the information to

DRAFT

CPAB, and receive comments and feedback before going to Council. Richard Thesing motioned, seconded? Motion carried unanimously.

- Item 5e – Presentation of Preliminary Goals from LeSar Development Consultants: Vicky Joes, Principal with LeSar, gave a presentation about the upcoming Five Year Consolidated Plan.

    - Jennifer LeSar, President of LeSar Development Consultants, gave a brief introduction of what the firm does. Lesar Development Consultants is a social innovation firm that that assists with growing communities. They have expertise in community development, housing, homelessness, workforce and economic development, among others.

    - Vicky Joes explained that the Consolidated Plan is created every 5 years to assist the City to determine community needs. It provides a community-wide dialogue to identify housing, economic, and community development priorities. [Please view handout for full presentation.] Other information presented:

        - A survey was conducted to get information about the level of need in the San Diego neighborhoods. 1,691 entities/organizations/persons were directly engaged in the survey, 3,920 hardcopy surveys were distributed, 14,400 emails were sent, 36,028 likes on Facebook, and 21,337 persons on Twitter. Out them, 1,156 survey responses were collected (694 electronically, and 462 on paper). The surveys were available in English, Spanish, and Mandarin. In the category of "overall need" according to the surveys, Create more jobs available to low income residents was ranked #1, followed by-#2 Create more affordable housing available to low income residents, #3 Improve non-profit facilities providing community services, and #4 Improve city facilities providing public services.

        - Also, three community forums were organized for deeper dialog with residents and workers in the City of San Diego. 125 individuals participated in these forums. The top themes were to increase economic opportunities, youth related programs, public safety, and affordable housing.

        - A Stakeholder meeting was also held for input from organizations that serve and support low-to-moderate income San Diegans. 55 organizations participated. The top themes were affordable housing, job training, and homeless services.

- Board comments:
    - Richard Thesing, asked if the data was collected as a scientific study. Vicky Joes responded that it was not a scientific study with a controlled group. The study was conducted in a manner to solicit the most feedback, to cast the widest net, and to engage as many people in dialog. Mr. Thesing also asked if the ranking of

DRAFT

needs would be consolidated later. Vicky Joes responded that they will and that forums were held because needs are on different levels. Sima Thakkar added that the Consolidated Plan will have a set of goals.

- Ken Malbrough, asked if there is a report card of how close we met the goals from the consolidated plan. Sima Thakkar answered that the CAPER is the report card, where it is explained how the goals are being met.
- Earl Wong, asked LeSar if they have an example of a comparable project that gives them basis for their assessment. Jennifer LeSar responded that they are currently working with the South County EDC on a visioning project, with SDHC on an affordable housing project, and with CCDC on a 5-year work plan, among others. Mr. Wong also asked if the 1,200 responses were from individuals, organizations representing individuals, or both. Vicky Joes responded that they were from both.
- Maruta Gardner, asked if they would consider conducting sessions with kids at schools. Vicky Joes responded that it is a great idea and that she will address the suggestion with her staff.
- Nohelia Patel, commented that the surveys were not inclusive for her community because they were only in English, Spanish, and Mandarin. She encouraged them to reach out various groups because there are around 30 languages spoken in City Heights according to the San Diego school district.
- Aaron Friberg, asked how the data was collected. Jennifer LeSar answered that data was collected in four stages: qualitative analysis, quantitative analysis, best practices, and leverage of federal funds. The first two were presented during the meeting; the other two will be presented in the next meeting.
- Richard Thesing asked if there was a way to get the input of the City Council members because they know what is needed in their communities. Vicky Joes answered that they are concerned, active, helpful getting the word out in their communities, and that they will continue to work with them.
- Vicki Granowitz, suggested having leadership recommendations in the 5-year Consolidated Plan, for example knowing if the priority was economic development or homeless services. Mrs. Granowitz added that the objectives from the last Consolidated Plan were disappointing. Jennifer LeSar answered that she will work with Sima Thakkar and the team to make the goals and objectives impactful, measurable, and flexible.

- Next Meeting:
  - The next CPAB meeting will be held on December 02, 2013.

Additional Action Items

- None

DRAFT

Adjournment

- Meeting adjourned 8:12 p.m.

DRAFT

City of San Diego Five-Year Consolidated Plan 2015-2019

Consolidated Plan Advisory Board Meeting
November 13, 2013

Prepared by: LeSar Development Consultants

AGENDA

- LeSar Development Consultants Introduction
- Five Year Consolidated Plan
- Preliminary Needs Assessment
- Community Participation
- Feedback
- Next Steps

LESAR DEVELOPMENT CONSULTANTS

- A social innovation firm
- Assists with growing healthy, thriving, and vibrant communities
- Expertise in community development, housing, homelessness, workforce and economic development, sustainability, transportation, and civic and community engagement
- Woman-owned, small business

LESAR·DEVELOPMENT CONSULTANTS

FIVE YEAR CONSOLIDATED PLAN

CONSOLIDATED PLAN INTRODUCTION

- **The Consolidated Plan (Con Plan)**
  - Is created every 5 years
  - Assists the City to determine community needs
  - Provides a community-wide dialogue to identify housing, economic, and community development priorities

CONSOLIDATED PLAN INTRODUCTION

- The federal funds included are:
  - HOME Investment Partnerships Program;
  - Housing Opportunities for Persons with AIDS (HOPWA);
  - Emergency Solutions Grant (ESG); and
  - Community Development Block Grants (CDBG).
- Limited funding available
- The City must determine how to achieve the biggest public benefit.

CONSOLIDATED PLAN INTRODUCTION

- The City of San Diego receives federal funds to invest in improving local communities.

- These funds must assist low-to-moderate income (**LMI**) individuals and families.

  (Source: US Department of Housing and Urban Development)

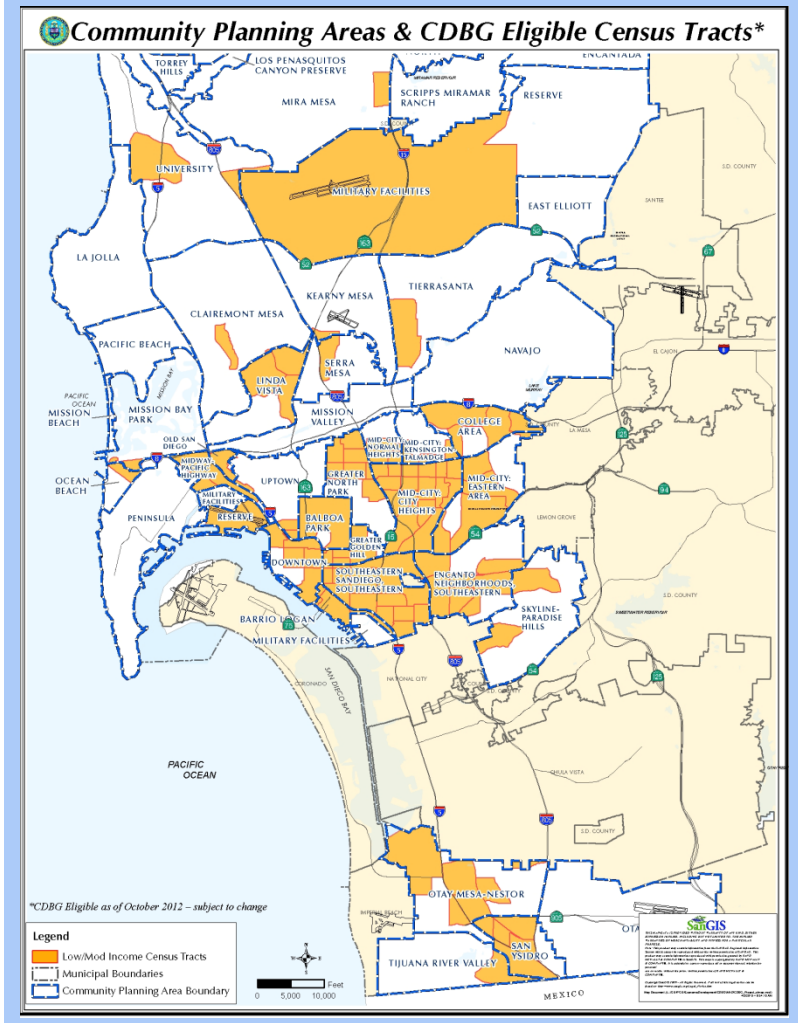
- LMI limits include:
  - Individuals earning less than **$45,151** annually; and
  - A family of four earning less than **$64,501** annually.

  (Source: SDHC Area Median Income Limits)

FY 2014 HUD INCOME LIMITS CITY OF SAN DIEGO

FAMILY SIZE	EXTREMELY LOW INCOME LIMITS (0-30% of median)	VERY LOW INCOME LIMITS (31-50% of median)	LOW/MODERATE INCOME LIMITS (51-80% of median)
1	$0 - $16,950	$16,951 - $28,250	$28,251 - $45,150
2	$0 - $19,400	$19,401 - $32,250	$32,251 - $51,600
3	$0 - $21,800	$21,801 - $36,300	$36,301 - $58,050
4	$0 - $24,200	$24,201 - $40,300	$40,301 - $64,500
5	$0 - $26,150	$26,151 - $43,550	$43,551 - $69,700
6	$0 - $28,100	$28,101 - $46,750	$46,751 - $74,850
7	$0 - $30,050	$30,051 - $50,000	$50,001 - $80,000
8	$0 - $31,950	$31,951 - $53,200	$53,201 - $85,150

MAP OF LMI COMMUNITIES IN SAN DIEGO



PRELIMINARY SAN DIEGO NEEDS ASSESSMENT

SAN DIEGO NOW

- 34% of San Diegans are severely cost burdened; 1 in 3 working families spend more than 50% of their income on housing and utilities. *(Source: Center For Housing Policy, American Community Survey (ACS) data)*
- $898 million backlog of deferred capital projects (streets, facilities, and storm drains) *(Source: Independent Budget Analyst Report, June 2013)*
- 5,733 persons were homeless in the City in 2013. This is 67% of the total homeless population within San Diego County. *(Source: Point in Time Count 2013)*
- The Housing Commission administers 14,000 Section 8 vouchers and has a waitlist of 41,000. *(Source: San Diego Housing Commission)*
- The Elder Index calculates that a single senior needs $24,377 to cover expenses in San Diego County. The median social security payment in the County was $12,523 and maximum supplemental security payment was $9,965. *(Source: UCLA Center for Health Policy Research, 2011)*

HOUSING MARKET & AFFORDABILITY DATA

Renting in San Diego County

- 2-bedroom: $1,382 | 3-bedroom: $2,009 | 4-bedroom: $2,448
  (fair market rent)
- Income needed to afford a 2 bedroom: $55,280
- Vacancy Rates: 3.9%

(Source: HUDUSER- FY 2013 Fair Market Rent Documentation System)

Owning a Home in the City of San Diego

- Median Home Value: $430,100
- Median household income $60,330
- Maximum home price affordability of $295,000*
  (For median household income of $60,330)

(Source: U.S. Census, American Community Survey, 2012, 1-year estimates—Selected Housing Characteristics)

ADDITIONAL HOUSING MARKET DATA

- **Total Housing Units: 513,000**
  - 46.7% are owner-occupied and 53.3% are renter-occupied
- **Vacancy Rates:**
  - 2.1% in owner-occupied units and 3.9% in renter-occupied units
- **Cost in the City of San Diego:**
  - Median home value of owner-occupied units is $430,100
  - Median home value of owner-occupied units in CA is $349,400
  - 45.8% of owners considered to be cost-burdened
  - 54.6% of renters are considered cost-burdened

(Source: U.S. Census, American Community Survey, 2012, 1-year estimates—Selected Housing Characteristics)

COMMUNITY STATISTICS

- **5,338 cases of HIV and 15,103 cases of AIDS** in San Diego County in 2013
  (Source: California Department of Public Health)

- **459,180 people are food insecure** in San Diego County (15% of total population). **162,320 are children.**
  (Source: Feeding America)

- **$50 million in needed ADA upgrades** for City owned buildings, sidewalks, curb ramps, and street crossings
  (Source: City of San Diego Capital Improvement 1997 Improvement Plan and 2009-2010 Update)

ECONOMIC STATISTICS

- City of San Diego Unemployment Rate: **7.4 %**
- San Diegan families living below the poverty level: **10.7%**
- Individual San Diegans living below the poverty level: **15.5 %**
- San Diegan children living below the poverty level: **21.4%**
  (1 in 5 children)

(Source: U.S. Census, American Community Survey, 2012, 1-year estimates—Selected Economic Characteristics)

HOMELESSNESS STATISTICS

- **In the region, there are 8,879 homeless persons.**
  - 4,465 beds for homeless persons

  (Source: 2012 San Diego Regional Annual Homeless Assessment Report)

- **Of Unsheltered Homeless Individuals in San Diego County in 2013:**
  - 1 in 5 were military veterans;
  - Almost 70% were homeless one year or longer;
  - Almost 40% reported severe mental health issues; and
  - 33% have college experience.

  (Source: Point in Time Count 2013)

- **35% of homeless persons sheltered in were sheltered as part of a family with children.**

  (Source: 2012 San Diego Regional Annual Homeless Assessment Report)

COMMUNITY PARTICIPATION

COMMUNITY PARTICIPATION - SURVEYS

- A *Community Needs Survey* was conducted
- Respondents were informed that the City of San Diego is updating the Consolidated Plan for federal funds that serve low-to-moderate income residents and areas.
- The survey polled respondents about the level of need in their neighborhood for various types of improvements.

COMMUNITY PARTICIPATION - SURVEYS

- **Outreach**
  - 1,691 entities/organizations/ persons directly engaged
  - Linked on City of San Diego's CDBG website and San Diego Housing Commission website
- **Hardcopy Engagement**
  - 3,920 hardcopy surveys distributed throughout San Diego, including, but not limited to: libraries, and community meetings, organizations benefiting LMI residents and area.
- **Email Engagement**
  - 14,400 emails sent
- **Social Media**
  - A potential total of 36,028 persons on Facebook and 21,337 persons on Twitter were engaged.

COMMUNITY PARTICIPATION - SURVEYS

1,156 survey responses were collected

- **Survey Format**
  - 694 surveys collected electronically (60.03%)
  - 462 collected on paper (39.97%)
- **Survey Language**
  - 945 individuals responded to the survey in English;
  - 168 individuals responded in Spanish; and
  - 43 individuals responded in Mandarin.

COMMUNITY PARTICIPATION - FORUMS

- **Three Community Forums**
  - Input from residents and workers in the City of San Diego
  - Held in 3 low-to-moderate income communities
  - 2,305 hardcopy flyers distributed, including: libraries, community meetings, and organizations benefiting low-to-moderate income residents and areas
  - 125 individuals participated in the forums.

- **Stakeholder Meeting**
  - Input from organizations that serve and support low-to-moderate income San Diegans
  - 47 service providers, non-profits, and other community organizations participated in the meeting.

FEEDBACK

FEEDBACK - SURVEYS

- **The survey asked respondents to rate the level of need from 6 categories:**
  - Overall Need;
  - Public Facilities;
  - Infrastructure and Neighborhood Services;
  - Public Services;
  - Economic Development, and;
  - Housing.

FEEDBACK - SURVEYS

- **Survey Category: Overall Need**

	Overall Need Area
1	*Create More Jobs Available to Low Income Residents*
2	*Create More Affordable Housing Available to Low Income Residents*
3	*Improve Non-profit Facilities Providing Community Services (such as Senior Centers, Youth Centers, Food Banks)*
4	*Improve City Facilities Providing Public Services (such as Parks, Libraries, Fire Stations)*

FEEDBACK - SURVEYS

Category: Public Facilities

	Public Facilities
1	*Youth Centers*
2	*Mental Health Care Facilities*
3	*Homeless Facilities (Transitional Housing and Emergency Shelters)*
4	*Parks and Recreational Facilities*
5	*Educational Facilities*

FEEDBACK - SURVEYS

Category: Infrastructure and Neighborhood Improvements

	Infrastructure and Neighborhood Improvements
1	*Street Improvements*
2	*Sidewalk Improvements*
3	*Lighting Improvements*
4	*Water/Sewer Improvements*
5	*Storm Water and Drainage Improvements*

FEEDBACK - SURVEYS

Category: Public Services

	Public Services
1	*Substance Abuse Services*
2	*Homeless Services*
3	*Transportation Services*
4	*Neighborhood Cleanups (such as trash, debris and graffiti)*
5	*Employment Training Services*

FEEDBACK - SURVEYS

Category: Economic Development

	Economic Development: Specific Need
1	*Store Front Improvements in Low Income Neighborhoods*
2	*Financial Assistance for Low Income Residents for Business Expansion and Job Creation*
3	*Financial Assistance for Low Income Individuals to Create a Small Business*
4	*Micro-enterprise Assistance for Business Expansion*
5	*Public Improvements to Commercial/Industrial Sites*

FEEDBACK - SURVEYS

Category: Housing

	Housing: Specific Need
1	*Housing for Special Needs (such as elderly and persons with disabilities)*
2	*Permanent Housing for Homeless*
3	*Code Enforcement Activities in Low Income Neighborhoods*
4	*Energy Efficiency and Sustainability Improvements*
5	*Increase Affordable Rental Housing Inventory*

FEEDBACK – SURVEYS

FEEDBACK - COMMUNITY FORUM

- 125 individuals participated in the forums.
- **Increase Economic Opportunities, Youth Related Programs, Public Safety, and Affordable Housing** emerged as top themes in the voting, ranking, and open-ended dialogue activities.

FEEDBACK – COMMUNITY FORUM – NEW VERSION

FEEDBACK - STAKEHOLDER MEETING

- 47 service providers, non-profits, and other community organizations participated.
- **Affordable Housing, Job Training, and Homeless Services** were top themes.
- Public Safety and Improvements to non-profit facilities were also common themes.

NEXT STEPS

NEXT STEPS

- Receive feedback to presentation as continued dialogue
- Continue research and review best practices and present priority recommendations to CPAB on December 2, 2013
- Present priority recommendations to San Diego City Council December 17, 2013-TENTATIVE DATE
- Issue RFP for CDBG FY2015
- Draft Consolidated Plan
- Draft Annual Action Plan

THANK YOU

Thank You to our Outreach Partners that emailed, posted, and distributed materials, including, but not limited to:

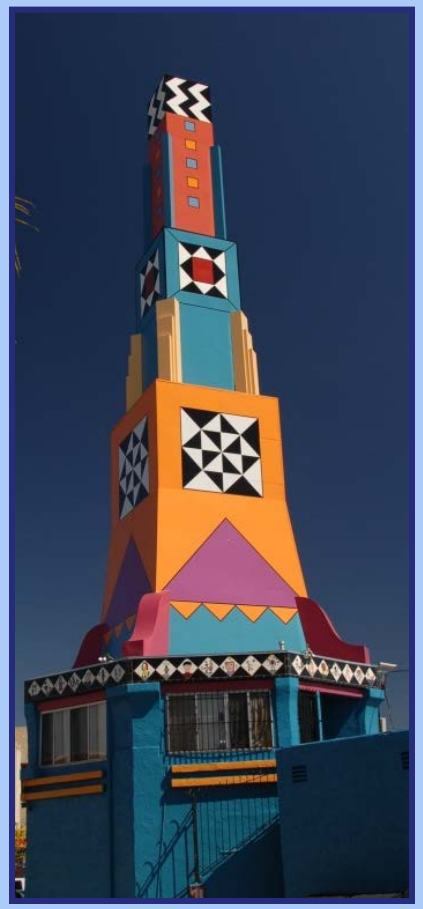
- **City Staff**
  - Sima Thakkar, Michele (St. Bernard) Marano, Leo Alarcon, Krissy Toft, LaTisha Thomas, Shirley Reid, Abbas Rastandeh, Norma Medina, Connie Vestal, Lydia Goularte, Kevin Brown, and Rosalia Hernandez
- **Forum Hosts**
  - Woodbury School of Architecture, Price Charities Building, Jacobs Center
- **Elected Officials**
- **San Diego Libraries**

QUESTIONS

If you have questions, please contact:

LESAR DEVELOPMENT CONSULTANTS
Jennifer LeSar
619-236-0612 x101
Jennifer@lesardevelopment.com

Vicky Joes
619-236-0612 x102
Vicky@lesardevelopment.com

or

CDBG Policy Coordinator
CDBG@sandiego.gov