



THE CITY OF SAN DIEGO

**CONSOLIDATED PLAN ADVISORY BOARD (CPAB)
NOTES FOR MEETING**

WEDNESDAY SEPTEMBER 10, 2014

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

BOARD MEMBERS PRESENT	BOARD MEMBERS ABSENT
<ul style="list-style-type: none"> • Joyce Abrams, Council District 1 representative • Vicki Granowitz, Council District 3 representative • Ken Malbrough, Council District 4 representative • Valerie Brown, Council District 5 representative • Richard Thesing, Council District 7 representative • Aaron Friberg, Council District 8 representative • Nohelia Patel, Council District 9 representative 	<ul style="list-style-type: none"> • Earl Wong, Council District 6 representative • Dr. Maruta Gardner, Council District 2 representative

STAFF PRESENT	ATTENDANCE SHEET
<ul style="list-style-type: none"> • Sima Thakkar, HUD Program Manager • Eliana Barreiros, HUD Programs Coordinator • Michele Marano, HUD Programs Coordinator • Leo Alarcon, Project Manager • Daichi Pantaleon, Project Manager • Joe Whitaker, Senior Management Analyst 	<p>15 people signed the attendance sheet</p>

Call to Order

- Vicki Granowitz called the meeting to order at 2:04 p.m. with six Board members present (one member arrived later). Quorum was achieved at the same time.

Approval of Minutes

- Ms. Granowitz called for a motion for the approval of the minutes from the August 2014 meeting. Ms. Brown requested a revision to the draft minutes and staff took notes to that effect.
 - Mr. Thesing motioned to approve minutes (incorporating edit requested by Ms. Brown), Mr. Malbrough seconded the motion. Minutes were then approved, 5-1 (abstain).

Staff Announcements

- Ms. Sima Thakkar announced that the HUD Programs Administration Office received a monitoring letter from the audit conducted in July by HUD. She reported the review was exceptional, the audit did not result in any major negative findings and staff did an excellent job in preparation. Ms. Thakkar took the opportunity to thank and recognize the three agencies (Acción, GRID, and Community HousingWorks) which were randomly chosen by the HUD representative to be audited for their work. Ms. Thakkar also mentioned that staff has begun to work with the [CIPRAC](#) (Capital Improvements Program and Advisory Committee) to determine how to best allocate CDBG funds to City projects.
- Mr. Leo Alarcon announced that the Draft Fiscal Year 2014 CAPER will be presented to City Council as an information item on September 15th at 2:00 p.m.

Board Announcements

- Ms. Vicki Granowitz reminded the Board of the attendance policy regarding absences.

Non-Agenda and Agenda Public Comment

- Mr. Daniel Hernandez, representing La Maestra, thanked staff for being very responsive to requests. Mr. Hernandez suggested that public comments should follow CPAB discussions as agencies on attendance at CPAB meetings interested in hearing the discussion before they are ready to provide public comments in response to agenda items.
- Mr. Philip Stutzman, representing The Angel's Depot, asked for clarity regarding the "Performance Indicators" section of the new scoring criteria. He stated that he would like to have clear definitions and a clear understanding of what constitutes "minor, moderate, and major deficiencies". Ms. Thakkar responded that staff is working towards determining what falls within said parameters but stated that expenditures and reporting would be two key components in determining performance. Ms. Thakkar

mentioned that agencies will have an opportunity to explain why they may have deficiencies.

- Mr. Daniel Hernandez, representing La Maestra, encouraged the Board to keep the history of how projects were previously selected for funding (before the CPAB assumed said task) in mind. He noted that the process has improved significantly over time and encouraged the Board to keep the process performance based and fair for all agencies.

Agenda Item(s)

Item 6.a.: Discussion Item and Staff Presentation

Draft Fiscal Year 2014 Consolidated Annual Performance and Evaluation Report (CAPER) - Staff Report

Ms. Eliana Barreiros introduced the item and gave a brief presentation on the Draft FY14 CAPER. *Please see attached presentation for more information.*

- Mr. Thesing pointed out that the maps identifying low-mod income (and hence CDBG qualified) on the CAPER were from the 2000 census. Mr. Thesing noted that he will be interested to see how project locations and qualified areas change with the new low-mod income maps (based on much more recent census data).
- Ms. Patel reported that she very much enjoyed reading the report and that she found Appendix C (Maps) and Appendix O (Project Leveraging) very interesting. Ms. Patel stated how important it is for agencies to be leveraging funds because of the decreasing funds in the CDBG funds.
- Ms. Granowitz mentioned that the CAPER was very clear and much easier to read than previous versions of the document. Ms. Granowitz also recognized Karlo Orque, HUD Programs Project Intern, for his work on the maps section (Appendix C) in the FY14 CAPER.

Item 6.b.: Discussion and Action Item

FY 2016 Draft CDBG Applications Review & Scoring Criteria

Ms. Granowitz re-introduced the item as a follow up to the August meeting. Ms. Barreiros gave a brief overview on the FY 16 Scoring Criteria and reported on the public comments received as well as staff responses to said comments. *Please see attached presentation for more information; please note the information presented was a review of the August 13 meeting.*

- Ms. Granowitz stated that the goal was to make the applications and scoring criteria clearer and concise. Ms. Granowitz also mentioned that she and Mr. Malbrough are

part of CPC (Community Planning Chairs) and that the revised criteria will be presented to the CPC by City staff in October.

- Mr. Malbrough stated that he was disappointed given the low volume of public comments. Mr. Malbrough stated that hopefully more comments would arise at the CPC meetings.
- Ms. Patel asked when the public comment period took place. Ms. Thakkar stated that staff continues to welcome public comments but August 27th was considered as the last date when comments could be submitted in order to report back to the CPAB and respond to said comments by the September meeting.

Action: Mr. Malbrough motioned to approve draft application review scoring criteria as presented by staff and forward to PSLN (Public Safety & Livable Neighborhoods). Seconded by Mr. Thesing. It passed unanimously 7-0.

Adjournment

- Meeting adjourned at 3:14 p.m.



Draft Fiscal Year 2014

Consolidated Annual Performance and Evaluation Report (CAPER)

for CDBG, HOME, HOPWA, and ESG Programs



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CAPER Framework

- HUD-required annual report
- Performance and Evaluation, HUD Required Information
 - Process & Administration
 - Leverage of federal funds
 - Citizen Participation
 - Housing: Homeless needs, affordable housing, supportive housing needs, lead-based paint hazards
 - Community Development
- Public review and comment
 - Distribution
 - Public comments
- Submittal to HUD on September 26



Purpose of Each Program

- **CDBG:** *Development of viable communities for the benefit of LMI (actual and presumed)*
- **HOME:** *All about affordable housing; increase supply, access and improve its condition*
- **ESG:** *Provision of shelter and access to permanent housing*
- **HOPWA:** *Provision of affordable housing and access to support service for those living with HIV/AIDS and their families*



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Allocation & expenditures in FY 2014

Per Federal Database as of August 13, 2014

Program	Entitlement Allocation	Expenditure
CDBG	\$11,327,381	\$6,170,966.37
HOME	\$4,309,278	\$9,130,666
ESG	\$780,817	\$352,537.77
HOPWA	\$2,726,216	\$2,008,641.30
Total	\$19,143,692	\$17,662,811.44



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Fiscal Year 2014 Highlights CDBG Funded Public CIP Projects



Gompers Neighborhood Park Upgrades & Improvements



Memorial Pool Improvements



Fiscal Year 2014 Highlights:

CDBG Funded Non-Profit Agencies CIP Projects



La Maestra Clinic X-Ray/Radiology Expansion





Fiscal Year 2014 Highlights: CDBG Funded – Housing Rehabilitation

*City Heights Neighborhood: Owner Occupied Housing
Rehabilitation*



*Sycamore Court Apartments: Affordable Multi-
Family Housing*





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Fiscal Year 2014 Highlights: | CDBG Funded Fair Housing Program

- The City continued to operate a Fair Housing Hotline (1-800-462-0503).
- Workshops and training sessions
- Fair housing investigations



Fair Housing Brochure in Five Languages



Fiscal Year 2014 Highlights:

Other CDBG-Funded Projects

- CWH & SDHC: *Homeownership Access*
- Casa Cornelia: *Legal Services*
- Casa Familiar: *Senior Services*
- Catholic Charities: *Rachel's Women's Center*
- Meals on Wheels: *Home-Delivered Meals for Seniors*
- San Diego Second Chance: *Job Readiness Training*
- Micro-Enterprise Assistance:
 - UPAC, Acción, Access





Fiscal Year 2014 Highlights: ESG & CDBG Funded Projects

- 1,410 unique homeless individuals were provided shelter –CDBG and ESG funds
- Over 200 individuals or households were placed into permanent housing –ESG Rapid Re-Housing

Connections Housing





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FY 2014 Highlights

HOME Funded Rehabilitation: Parker-Kier



Major Rehabilitation: 24 Units



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HOME Funded Highlights

Major Rehabilitation, Juniper
Garden Apartments: 15 Units
FY 2014 Completion



Development: Veterans Village of
SD, 24 transitional beds for
veterans. *Completed: November
30, 2012*



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HOPWA Funded: Residential Project





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HOPWA Funded: Residential Projects





HOPWA Funded: Support Services





Achievements spanning FY10-14

- Addressed 244 fair housing complaints (CDBG)
- Provided assistance for expansion OR establishment of over 900 microenterprise businesses (CDBG)
- Provided shelter to over 6,000 homeless persons (CDBG & ESG)
- Assisted over 2,500 homeless persons gain access to transitional housing, case management and/or supportive services (CDBG)
- Funded over 65 Capital Improvement Projects (CDBG)
- Funded rehabilitation and repairs of housing units to the benefit of 4,000 LMI households



Achievements spanning FY10-14

- HOPWA: Funded over 300 beds for persons living with HIV/AIDS
- HOPWA: Provided financial assistance to over 430 individuals and/or families living with HIV/AIDS so that they don't spend more than 30% of the income on rent
- HOME: Provided funding for the development or rehabilitation of over 300 affordable housing units (rental and ownership)
- HOME: Provided down-payment assistance to over 300 households (80% AMI or less) and provided rental assistance vouchers to over 180 households



- Next steps
 - CC Hearing, Information Item, Monday September 15, 2014
- Questions? Comments?



Community Development Block Grant (CDBG)

CPAB Scoring Criteria

Economic Development Department



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Background

➤ **Current CPAB Review/Scoring Criteria**

- Last iteration adopted by City Council on 12/16/2013

➤ **FY 2016-2019 Consolidated (Con) Plan**

Application Model

- Refining review criteria based on strategies outlined in FY 2016-2019 Con Plan
- Feedback



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Background

➤ **Types of Projects**

Public Service (PS)

- Direct services to low and moderate income persons and/or those presumed to be low income

Community and Economic Development (CED)

- Examples include direct homeownership assistance or microenterprises (max. 5 employees)

Capital Improvement Projects (CIP)

- Non-profit facility improvements and housing rehabilitation projects



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Background

- **Staff presentation of scoring criteria overview to CPAB**
 - May 2014 Meeting
 - August 2014 Meeting

- **CPAB recommended establishing Ad Hoc Committee - May**
 - Revise criteria and develop recommendations
 - Ad Hoc Composition
 - Ad Hoc Committee Considerations
 - Met 6 times in June – August with HUD Programs staff



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Recommended Criteria

Overall Themes	Points
Project Characteristics	40
Organizational Capacity	10
Budget	18
Geographic Targeting	10
Project Specifics (CIP vs. CED and PS)	22
TOTAL	100

•Recommended criteria includes subtractive points (up to -3) based on past performance for projects funded by the City of San Diego (FY 2015 forward)



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Public Input

- Present item at Community Planners Committee
- Secured funding documentation is challenging (timing issues)
- Program/project sustainability as part of criteria
 - Conflict with 'project need'?
- PS & CED Projects: Timeline?
- Concerns about City of SD Track Record:
 - Subjectivity
 - Why limited to FY 2015 funding?
 - Award Points instead of subtracting?
 - Opportunity to respond?



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Next Steps

- September CPAB meeting: public input, discussion and action
- Present scoring criteria to Public Safety & Livable Neighborhoods (PS&LN) Committee in October as information item
- Present scoring criteria to Community Planners Committee (CPC) Committee in October as information item



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Thanks for your time!

- Questions?
- Comments?