

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

STAFF PRESENT	ATTENDANCE
<ul style="list-style-type: none"> <li>• Michele Marano, Community Development Coordinator</li> <li>• Nadine Hassoun, Community Development Project Specialist</li> <li>• Ashley Gain, Community Development Project Manager</li> </ul>	<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](http://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.*

## Community Development

- 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 1<sup>st</sup>, 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.
  - e. CPAB member Lauren Garces stated that the timeline identified is rapid, if there are gaps CPAB is happy to share these meetings with their communities to close those gaps. Marano stated that previously CDD trained non-profits to host and facilitate these conversations with the community, and that they reported back to CDD.

**Other Items**

- 2. CPAB member Rich Thesing thanked staff and CPAB members. The group expressed that the 525 B location would work for the next meeting.

**Adjournment**

- 3. Meeting closed at 11:34 a.m.


Economic Development

Fiscal Year (FY) 2024 CDBG Request for Proposal (RFP) Application Scores & Ranking

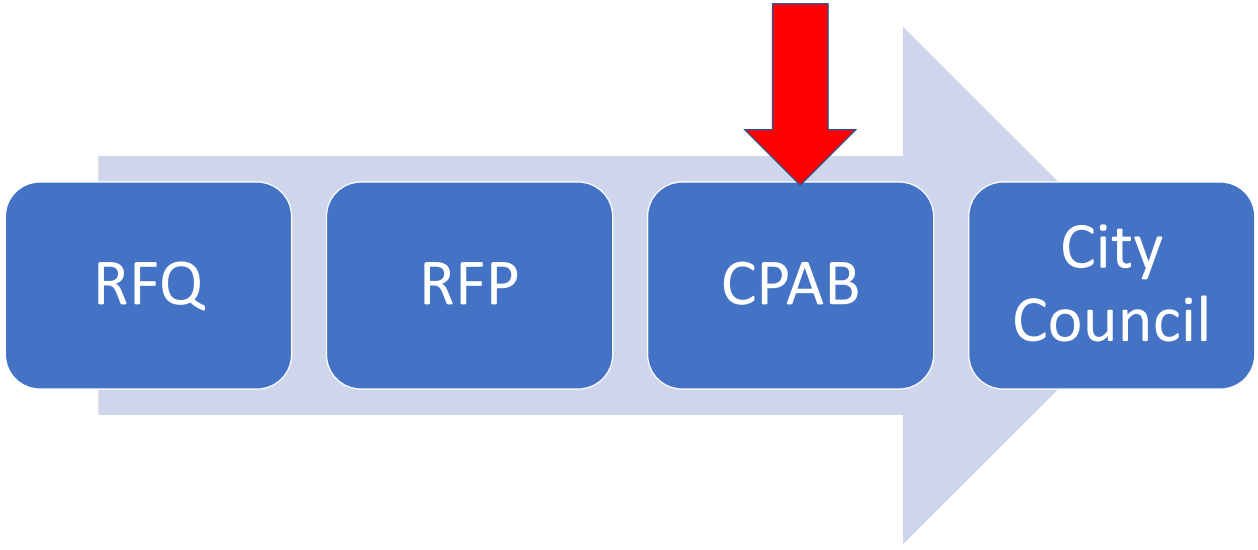
Consolidated Plan Advisory Board  
March 8, 2024

The City of  
SAN  
DIEGO

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 Economic Development


Sequence



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graph LR; RFQ[RFQ] --> RFP[RFP]; RFP --> CPAB[CPAB]; CPAB --> CC[City Council];
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Economic Development


### FY 2024 CDBG Application Scores

- 28 organizations recommended for CDBG awards
- 31 projects totaling \$7,079,491
- Projects by RFP category:
  - Public Services (PS)
  - Community and Economic Development (CED)
  - Nonprofit Capital Improvement Projects (NCIP-F)

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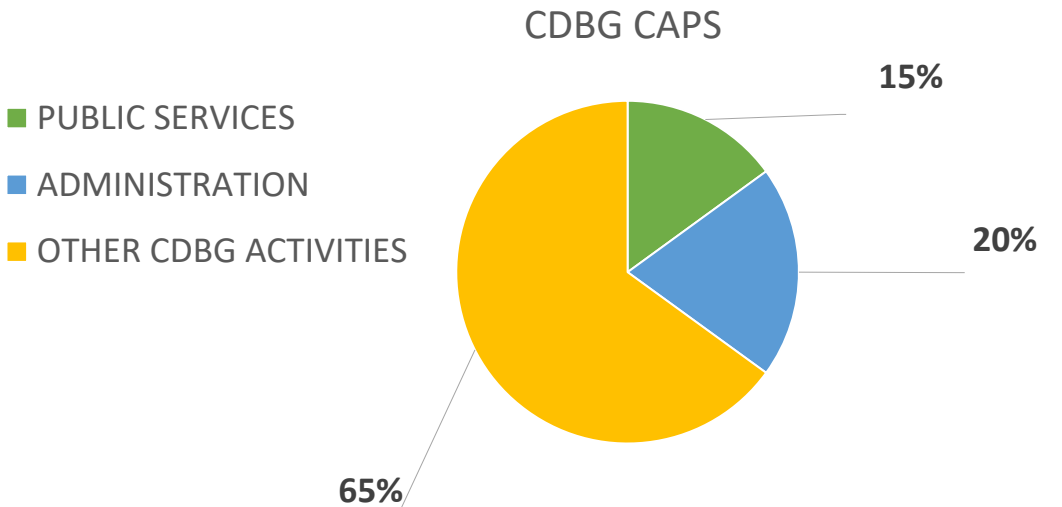
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Economic Development

### HUD REGULATIONS

CDBG CAPS

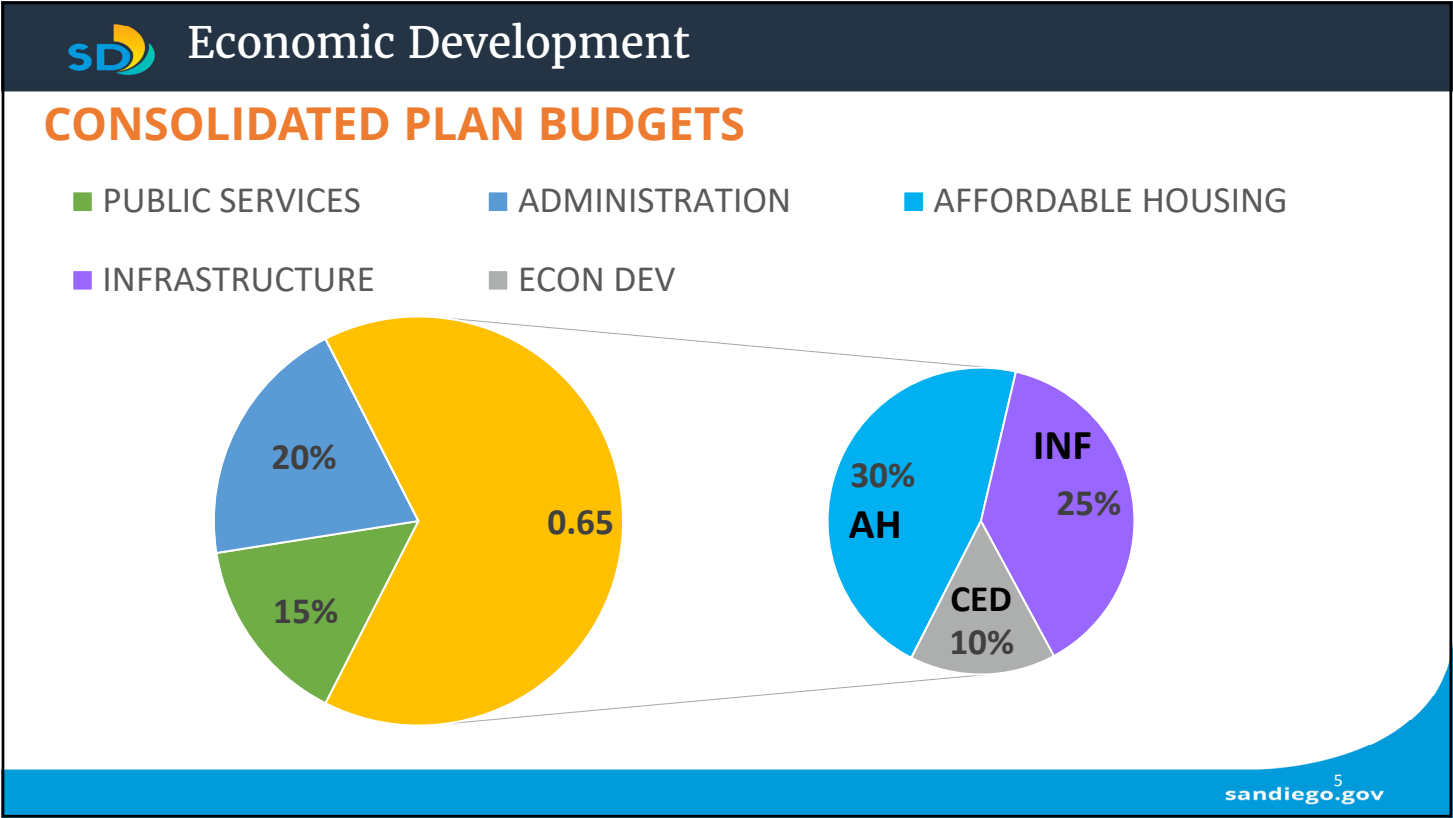


Category	Percentage
PUBLIC SERVICES	15%
ADMINISTRATION	20%
OTHER CDBG ACTIVITIES	65%


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 Economic Development

FY 2024 CDBG Funding Overview

Category	Applications submitted	Initial RFP Budget	Updated RFP Budget	Total Requested	Over/Under Budgeted Amount
Public Services	17	\$2,644,785	\$2,644,785	\$2,131,283	<b>+513,502</b>
Community & Economic Development	9	\$2,500,000	\$2,391,494	\$1,839,702	<b>+\$551,792</b>
Nonprofit Facility Improvements	5	\$3,000,000	\$3,108,506	\$3,108,506	<b>0</b>

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Economic Development

### FY 2024 Awarded Organizations: Economic Development

- Consolidated Plan Goal:
  - Enhance the City’s economic stability by investing in inclusive economic growth initiatives that develop and strengthen small businesses and support local entrepreneurs

Access

Accessity

Alliance for African Assistance

Karen Organization of San Diego

Logan Heights Community Development Corporation

Paving Great Futures

Somali Family Service of San Diego

Southwestern Community College

International Rescue Committee

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Economic Development

### FY 2024 Awarded Organizations: Nonprofit Capital Improvement Projects

- Consolidated Plan Goal:
  - Finance impactful nonprofit facility improvements to provide new or increased access to programs that serve vulnerable populations or implement sustainability measures

Dreams for Change

Family Health Centers of San Diego Inc.

Nile Sisters Development Initiative


Rise Up Industries

St. Paul’s Senior Services

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Economic Development


### FY 2024 Awarded Organizations: Public Services

- Consolidated Plan Goal:
  - Invest in community services that promote equity and serve vulnerable populations including, but not limited to, refugees and recent immigrants, previously incarcerated individuals, veterans, youth, seniors, and food insecure households

Access Youth Academy	Bayside Community Center	Casa Familiar	Episcopal Community Services	Family Health Centers of San Diego Inc	Home Start, Inc.
Interfaith Shelter Network of San Diego	International Rescue Committee	Kitchens for Good	La Maestra Family Clinic, Inc.	Mama's Kitchen	Ocean Discovery Institute
Paving Great Futures	Reality Changers	Serving Seniors	Travelers Aid Society of San Diego	Voices for Children	

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Economic Development

### Action

*Approval of the CPAB’s prioritized list of projects to be considered by the City Council for Fiscal Year 2024 CDBG funding and recommendation to the City Council to incorporate the projects into the City’s FY 2024 Annual Action Plan*

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Economic Development


### Next Steps

Meeting/Event	Date*
Public Comment Period: Draft FY 2023 Annual Action Plan	April 3 – May 2, 2023
Draft FY 2024 Annual Action Plan Presented to CPAB	April 12, 2023
Economic Development and Intergovernmental Relations Committee Hearing: Draft FY 2024 Annual Action Plan Hearing (tentative)	April 12, 2023 <i>(tentative)</i>
City Council Hearing (tentative): Draft FY 2024 Annual Action Plan*	<i>April 24-25, 2023 (tentative)</i>
FY 2024 Annual Action Plan submitted to HUD	May 12, 2023

\*Public hearing dates are tentative and are subject to change

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Economic Development

### Questions or Comments

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Economic Development Department

# FY 2025 – FY 2029 Consolidated Planning Process

Consolidated Plan Advisory Board  
March 8, 2023



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## Economic Development

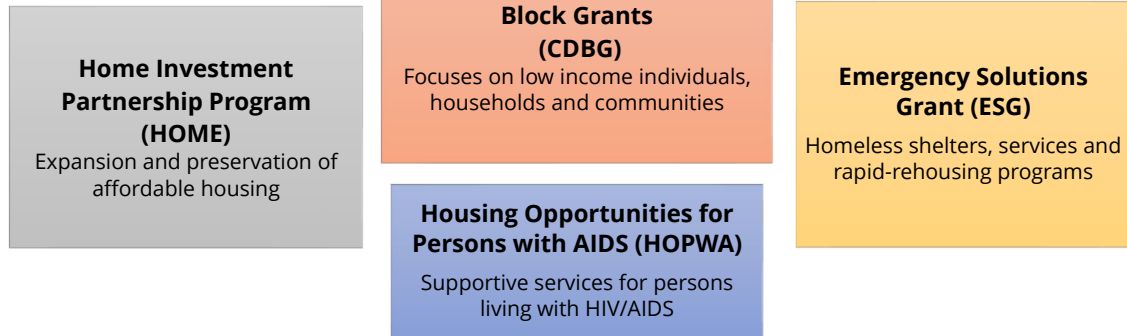
### Overview

- Consolidated Planning Process
- Citizen Participation
- Consolidated Plan Goals
- Beneficiaries and Anticipated Resources
- Council Policy 700-02 Update
- Next Steps

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## Consolidated Planning Process



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## Consolidated Planning Process



Five-Year Consolidated Plan  
"SAY"



### Annual Action Plan

City Fiscal Year 2023, HUD Program Year 2022  
For CDBG, HOME, and ESG Programs

July 2022

Prepared by:  
The City of San Diego  
Economic Development Department  
Community Development Division  
1200 Third Ave., Suite 1400 MS56D  
San Diego, CA 92101-4157

Annual Action Plan  
"DO"



HUD Program Year 2021 – City Fiscal Year 2022



Economic Development Department  
Community Development Division  
1200 Third Ave., Suite 1400, San Diego, CA 92101-4157

Consolidated Annual Performance  
and Evaluation Report  
"SHOW"

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## Consolidated Planning Process



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## Consolidated Planning Process

**Develop, Construct and Benefit**



Partners and  
Stakeholders

Members of  
the Public

Government



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## Citizen Participation Plan



Defines the City's policies and procedures for citizen participation



Expand Choices | Remediate Deficiencies  
| Stabilize Successes



Virtual and In-Person Meetings  
Community | Equity | Opportunity

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## Citizen Participation Plan | Pre-COVID and During COVID

### STANDARD POLICIES

- Meetings in-person
- 30-day public comment period
- 2-week advance notice of public meetings
- Hard copies of documents available

- Meetings held virtually
- 5-day public comment period
- 72-hour advance notice of public meetings (or less)
- Copies of documents available online

### EMERGENCY POLICIES

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## SD Economic Development

### Citizen Participation

- Community Forums
- Stakeholder Meetings
- Community Needs Survey
  - Housing & Homelessness
  - Economic Development
  - Public Services
  - Infrastructure



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## SD Economic Development

### Current Consolidated Plan Goals



1. Affordable Housing
2. Assist with Stable Housing (Homelessness)
3. Small Businesses/Local Entrepreneurs
4. Employment and Workforce Development
5. Public Facilities and Critical Infrastructure
6. Community Services to Promote Equity and Serve Vulnerable Populations
7. Nonprofit Facility Improvements for New or Increased Access



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## Current Consolidated Plan Goals

**GOAL 1:** Increase and preserve **affordable rental and homeowner housing** to improve access to **housing** opportunities that reflect community needs, including, but not limited to, opportunities in close proximity to transit, employment, and community services.

**GOAL 2:** Enhance the City's economic stability by investing in inclusive economic growth initiatives that develop and strengthen **small businesses and support local entrepreneurs**.

**GOAL 3:** Foster individual and household resiliency by **investing in employment and workforce development** programs and improving access to job opportunities.

## Current Consolidated Plan Goals

**GOAL 4:** Support the development of vibrant, equitable, and adaptable neighborhoods by investing in **public facilities and critical infrastructure**.

**GOAL 5:** **Assist individuals and families to gain stable housing after experiencing homelessness or a housing crisis** by providing appropriate housing and service solutions grounded in best practices.

**GOAL 6:** **Invest in community services that promote equity and serve vulnerable populations** including, but not limited to, refugees and recent immigrants, previously incarcerated, veterans, youth, seniors, and food insecure households.

**GOAL 7:** Finance **impactful nonprofit facility improvements** to provide new or increased access to programs that serve vulnerable populations or implement sustainability measures.

## Income Limits (2022)

- San Diego income limits are adjusted by HUD for a High Housing Cost Area
- Area Median Family Income is \$106,900



**CDBG INCOME LIMITS\***  
**FOR CITY OF SAN DIEGO**  
(Effective 06-15-2022)

HOUSEHOLD 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 - \$27,350	\$27,351 - \$45,550	\$45,551 - \$72,900
2	\$0 - \$31,250	\$31,251 - \$52,050	\$52,051 - \$83,300
3	\$0 - \$35,150	\$35,151 - \$58,550	\$58,551 - \$93,700
4	\$0 - \$39,050	\$39,051 - \$65,050	\$65,051 - \$104,100
5	\$0 - \$42,200	\$42,201 - \$70,300	\$70,301 - \$112,450
6	\$0 - \$45,300	\$45,301 - \$75,500	\$75,501 - \$120,800
7	\$0 - \$48,450	\$48,451 - \$80,700	\$80,701 - \$129,100
8	\$0 - \$51,550	\$51,551 - \$85,900	\$85,901 - \$137,450

\*Income limits are set by HUD and are subject to change

## Anticipated Resources

(Rounded Estimates, Assuming Annual 3% Reduction in CDBG, Subject to Annual Federal Appropriation)

Fiscal Year	CDBG Entitlement	CDBG Program Income	CDBG Total	HOME	ESG	HOPWA
<b>2025</b>	\$11,300,000	\$15,000,000	<b>\$26,300,000</b>	\$6,000,000	\$1,000,000	-
<b>2026</b>	\$10,900,000	\$15,000,000	<b>\$25,900,000</b>	\$6,000,000	\$1,000,000	-
<b>2027</b>	\$10,600,000	<b>\$15,000,000</b>	<b>\$25,600,000</b>	\$6,000,000	\$1,000,000	-
<b>2028</b>	\$10,300,000	\$0	<b>\$10,300,000</b>	\$6,000,000	\$1,000,000	-
<b>2029</b>	\$10,000,000	\$0	<b>\$10,000,000</b>	\$6,000,000	\$1,000,000	-

## Council Policy 700-02

- Establishes general guidelines to select and implement activities using CDBG funds
- Last amended in 2016
- Requires a review during the five-year Consolidated Plan cycle



*Consolidated Plan Community Forum in City Heights (2018)*

## Council Policy 700-02

- Streamline | Organize | Modernize
- Allow for flexibility
- Consider minimum grant allocations
- Examine set-asides | Anticipate reduction in program income

## Anticipated Timeline

Estimated Date	Task
April – May 2023	Select Consultant to assist with Needs Assessment and Community Engagement
June – August 2023	Needs Assessment and Community Outreach
September 2023	Establish Consolidated Plan Goals and present to City Council for approval
October 2023 – February 2024	Data analysis and continued outreach
March – April 2024	Public Comment Period: Draft Consolidated Plan and FY 2025 Annual Action Plan
May 2024	Submit Consolidated Plan FY 2025 Annual Action Plan to HUD

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## Operating Principles

- ✓ Customer Service
- ✓ Empowerment & Engagement
- ✓ Equity & Inclusion
- ✓ Trust & Transparency



*We are here to serve and assist you.*

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 Economic Development

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Community Development Division

  
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619-236-6700

  
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[www.sandiego.gov/CDBG](http://www.sandiego.gov/CDBG)

Questions?

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