

**CONSOLIDATED PLAN ADVISORY BOARD (CPAB)  
MINUTES**

WEDNESDAY FEBRUARY 10, 2016

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"> <li>Joyce Abrams, Council District 1 representative</li> <li>Dr. Maruta Gardner, Council District 2 representative</li> <li>Vicki Granowitz, Council District 3 representative</li> <li>Ken Malbrough, Council District 4 representative</li> <li>Valerie Brown, Council District 5 representative</li> <li>Richard Thesing, Council District 7 representative</li> <li>Aaron Friberg, Council District 8 representative</li> </ul>	

STAFF PRESENT	ATTENDANCE SHEET
<ul style="list-style-type: none"> <li>Sima Thakkar, Community Development Program Manager</li> <li>Krissy Toft-Maier, Community Development Coordinator</li> <li>Leo Alarcon, Community Development Project Manager</li> </ul>	22 people signed the attendance sheet

**Call to Order**

Ms. Vicki Granowitz called the meeting to order at 9:04 a.m. with seven board members present. Quorum was achieved at the same time.

**Approval of Minutes**

Ms. Granowitz called for a motion to approve the minutes from the January 2016 meeting. Mr. Rich Thesing motioned to approve the minutes - the motion was seconded by Dr. Maruta Gardner. Minutes were then approved, 7-0.

**Staff Announcements**

- Mr. Leo Alarcon stated that the deadline for the FY 2017 CDBG Request for Proposal applications was January 25, 2016 at 3pm in the Online Grants Portal website. 50 agencies submitted 59 proposals and 56 have been forwarded to the CPAB members. Scores and rankings of the projects will be posted on the website the week of March 4.

**Board Announcements**

- Mr. Ken Malbrough stated that he would be recusing himself from voting on the action item because of a conflict of interest. Mr. Malbrough did not vote on the item.

**Non-Agenda and Agenda Public Comment**

- Ms. Beverly Weurding, representing Wheel Chair Dancers Organization, spoke in favor of the proposed funding for the Park de la Cruz Community Center.
- Mr. Joe Torres, representing Wheel Chair Dancers Organization, spoke in favor of the proposed funding for the Park de la Cruz Community Center Improvements.
- Mr. Peter Ballantyne, representing Therapeutic Recreation Services, spoke in favor of the proposed funding for the Park de la Cruz Community Center Improvements.
- Ms. Kathy Aceves, representing Therapeutic Recreation Services, spoke in favor of the proposed funding for the Park de la Cruz Community Center Improvements.
- Ms. Renee Cookson, representing NAMI SD, spoke in favor of the proposed funding for the Park de la Cruz Community Center.
- Ms. Ann Kern, representing the San Diego Housing Commission, spoke in favor for the estimated budgets for FY 2017.

**Agenda Item(s)**Item 6.a.: Discussion Item:***Fiscal Year (FY) 2017 Estimated Budgets***

Ms. Thakkar presented details regarding the FY 17 Estimated Budgets. *Please see attached presentation for more information.*

Item 7.a.: Action Item:***FY 2017 CDBG Funded City Neighborhood Infrastructure Projects***

Ms. Krissy Toft-Maier gave a presentation on the proposed City Neighborhood Infrastructure Projects to be recommended for City Council approval. *Please see attached presentation for more information.*

There were two motions to accommodate Mr. Malbrough's recusal request. Ms. Granowitz called for a motion to recommend approval for the Valencia Park/Malcom X Library Improvements from the proposed City Neighborhood Infrastructure Project list from the FY 2017 CDBG funding allocations. Mr. Thesing motioned to approve the funding. Seconded by Ms. Brown. Motion passed 6-0. Ms. Granowitz called for a second motion to recommend approval for the Park de la Cruz Community Center Improvements, the Neil Good Day Center Improvements, and the multi-site improvements from the proposed City Neighborhood Infrastructure Project list from the FY 2017 CDBG funding allocations. Ms. Brown motioned to approve the funding. Seconded by Dr. Gardner. Motion passed 7-0.

#### Adjournment

- Meeting adjourned at 10:05 a.m.

Economic Development

## FY 17 Estimated Budget



Economic Development

### Background

- ❖ Staff annually prepares estimated annual budgets for CDBG
- ❖ Budgetary estimates used for Request for Proposal (RFP) process which is usually released in first week of January
- ❖ FY 17 estimated budget includes:

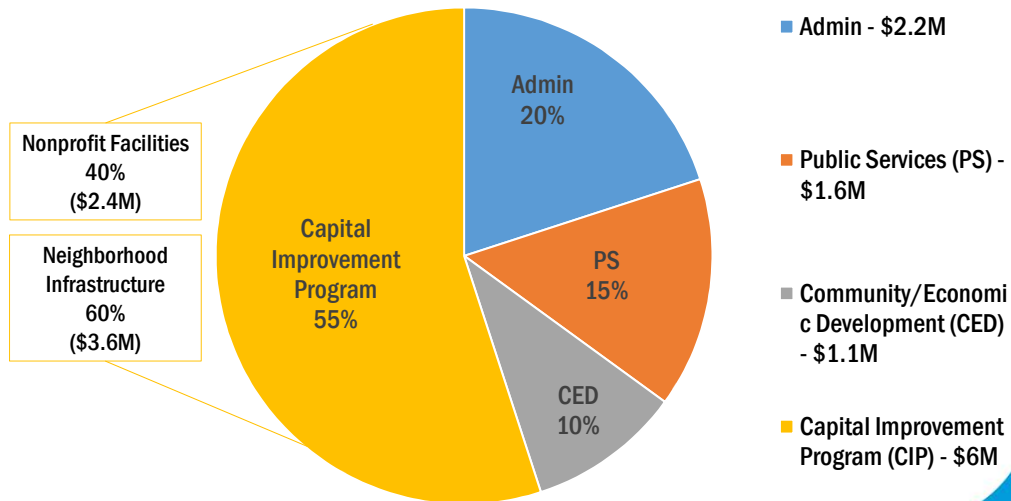
Annual allocation  
stabilized at \$12.5 million

Challenge Grant (NEW:  
Addition to Public Service)

CDBG Program Income (PI)  
Repayment

## Background

### FY 15-19 Con Plan CDBG Established Budgetary Priorities



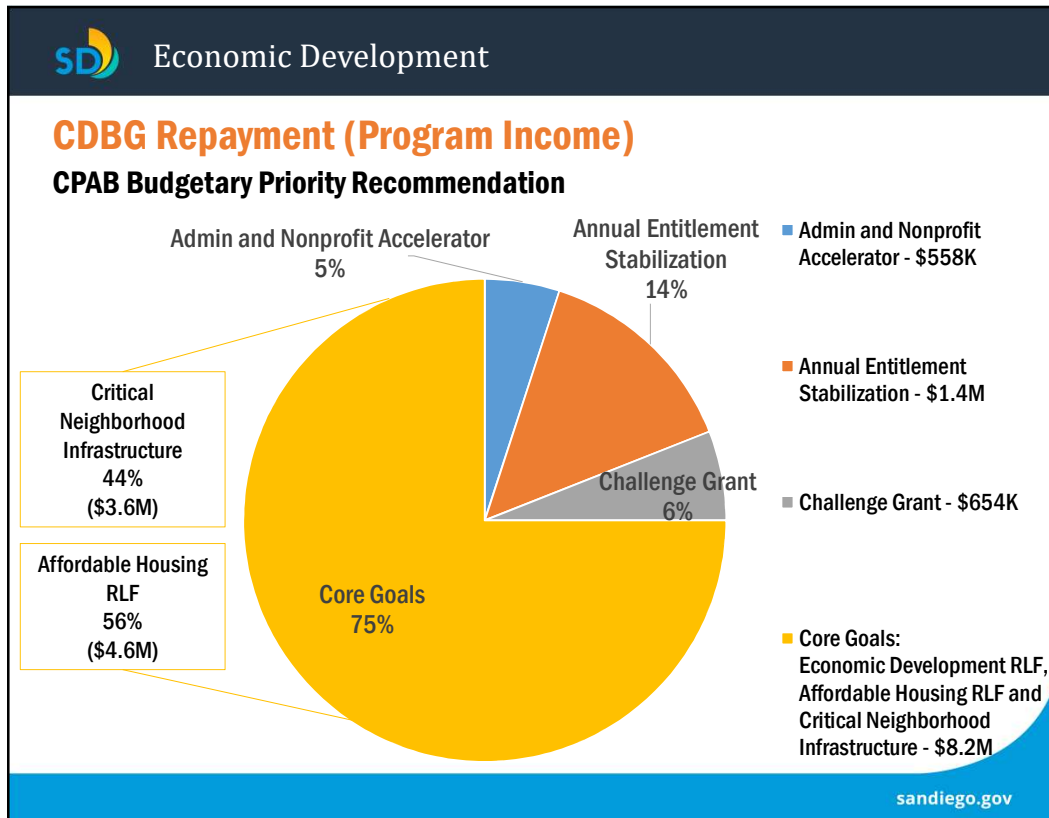
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## FY 2016 Actual Annual Entitlement

CATEGORIES	FY 16 & FY 17		STABILIZED	
	%	Budget (\$)	%	Budget (\$)
Administration and Planning	20%	\$2,205,296	20%	\$2,500,00
Public Services	15%	\$1,653,972	15%	\$1,875,000
<i>Nonprofit Public Services</i>		\$335,894		\$556,922
Community/Economic Development	10%	\$1,102,648	10%	\$1,250,000
Capital Improvement Program	55%	\$6,064,565	55%	\$6,875,000
<i>Nonprofit Facilities and Housing Rehabilitation</i>	40%	\$2,425,826	40%	\$2,750,000
<i>City Neighborhood Infrastructure Projects</i>	60%	\$3,638,739	60%	\$4,125,000
<b>Total</b>	<b>100%</b>	<b>\$11,026,482</b>	<b>100%</b>	<b>\$12,500,000</b>

NOTE: \$1,473,518 added to \$12.5 million estimate

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**SD Economic Development**

### FY 2017 CDBG Repayment (Program Income)

CATEGORIES	REPAYMENT	
	%	Budget (\$)
Admin and Nonprofit Accelerator	5%	\$558,309
Annual Entitlement Stabilization	14%	\$1,473,518
Challenge Grant	6%	\$654,726
Core Goals	75%	\$8,225,547
<i>Economic Development Revolving Loan Fund (RLF)</i>	0%	\$0
<i>Affordable Housing RLF</i>	56%	\$4,600,000
<i>Critical Neighborhood Infrastructure</i>	44%	\$3,62,5547
<b>Total</b>	<b>100%</b>	<b>\$10,912,100</b>

NOTE: Maximum Cap Public Services – 15%; Maximum Cap Admin – 20%

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## Economic Development

## FY 17 Estimated Stabilized Entitlement

CATEGORIES	STABILIZED	
	%	Budget (\$)
Administration and Planning	20%	\$2,500,00
Public Services	15%	\$1,875,000
<i>Nonprofit Public Services (PS)</i>		<i>\$556,922</i>
Community/Economic Development (CED)	10%	\$1,250,000
Capital Improvement Program	55%	\$6,875,000
<i>Nonprofit Facilities and Housing Rehabilitation</i>	40%	<i>\$2,750,000</i>
<i>City Neighborhood Infrastructure Projects</i>	60%	<i>\$4,125,000</i>
<b>Total</b>	<b>100%</b>	<b>\$12,500,000</b>

### Estimated Budget for FY17 RFP

PS	\$556,922
CED	\$1,250,000
Nonprofit Facilities & Housing Rehabilitation	\$2,750,000
Challenge Grant	\$654,726

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## Economic Development

## Affordable Housing Revolving Loan Fund (RLF)


- ❖ Partnership with San Diego Housing Commission (SDHC)
- ❖ Estimated \$4.6 million for loans and grants:

Homeownership Down  
Payment Assistance

Homeowner Rehabilitation  
Program Development

Permanent Supportive  
Housing for Homeless


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 Economic Development

## Considerations for Expenditures

Consistent with Mayor and Council Funding Priorities	HUD Rules and Council Policy 700-02	No Funds for Planning and Design
HUD Approval of Substantial Amendment	% Low and Moderate Income for Households for Area Benefit (LMA)	Timeline for Completion – 18 Months
HUD CDBG Annual Expenditure Test – 1.5x		Economic Development RLF and Affordable Housing RLF – Program Development and Outreach

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 Economic Development

## Thank you

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## ATTACHMENT A

### Proposed CDBG Funded FY 2017 City Neighborhood Infrastructure Projects CIPRAC Approved

DEPARTMENT	PROJECT TITLE & DESCRIPTION	COUNCIL DISTRICT	CDBG FUNDS REQUESTED	OTHER FUNDING	TOTAL PROJECT COSTS*
Park and Recreation	<b>Park de la Cruz Community Center Improvements</b> - interior and exterior ADA compliant improvements; installation of fire sprinklers, fire alarm security system, communication system, new windows, HVAC systems, building roof; upgrade lighting and power systems, floor coverings, replacement/repair of existing wood floor.	9	\$5,000,000	\$4,850,000	\$9,850,000
<b>Total Park &amp; Recreation</b>			<b>\$5,000,000</b>	<b>\$4,850,000</b>	<b>\$9,850,000</b>
Real Estate Assets and Economic Development	<b>Neil Good Day Center Improvements</b> - interior and exterior improvements including roof replacement, HVAC and ventilation upgrades, public health and safety improvements to existing shower area and conversion of space to client intake areas	3	\$500,000		\$500,000
<b>Total Real Estate Assets and Economic Development</b>			<b>\$500,000</b>		<b>\$500,000</b>
Library	<b>Valencia Park/Malcolm X Library Improvements</b> - Phase 2: Teen Technology Center build-out of physical space; improvements include IT infrastructure and electrical work, and purchase and installation of technology equipment.	4	\$500,000	\$800,000	\$1,300,000
<b>Total Library</b>			<b>\$500,000</b>	<b>\$800,000</b>	<b>\$1,300,000</b>
Environmental Services	<b>Martin Luther King Jr. Recreation Center and Pool Improvements</b> - installation of 100kW solar system, including 50kW of rooftop solar and 50kW of carport solar; additional energy efficiency improvements include retrofit of existing interior and exterior lights with LED alternatives, and integrated controls	4	\$519,160	\$47,192	\$566,352
Environmental Services	<b>Mid City and Southeastern Police Divisions Improvements</b> - installation of 10kW rooftop solar system at Mid City Division Police station; 65kW rooftop solar system at Southeastern Division Police station; additional energy efficiency improvements include retrofit of existing interior and exterior lights with LED alternatives, integrated controls and HVAC replacement, and as needed roof replacement for Southeastern Division	4, 9	\$676,147	\$61,461	\$737,608
Environmental Services	<b>City Heights Recreation Center Improvements</b> - energy efficiency improvements include retrofit of existing interior and exterior lights with LED alternatives, integrated controls, replacing HVAC units and as needed ADA improvements	9	\$430,240	\$16,148	\$446,388
<b>Total Environmental Services</b>			<b>\$1,625,547</b>	<b>\$124,801</b>	<b>\$1,750,348</b>
<b>TOTAL</b>			<b>\$7,625,547</b>	<b>\$5,774,801</b>	<b>\$13,400,348</b>

\*Total project cost is a baseline estimate to serve as a commitment for delivery and performance

*Economic Development*  
**FY 17 CDBG Funded City  
Neighborhood Infrastructure  
Projects**

## Background

### Fiscal Year (FY) 15-19 Consolidated Plan (Con Plan) for HUD Programs

- ❖ GOAL 2 – Strengthen neighborhoods by investing in the City's critical infrastructure needs.

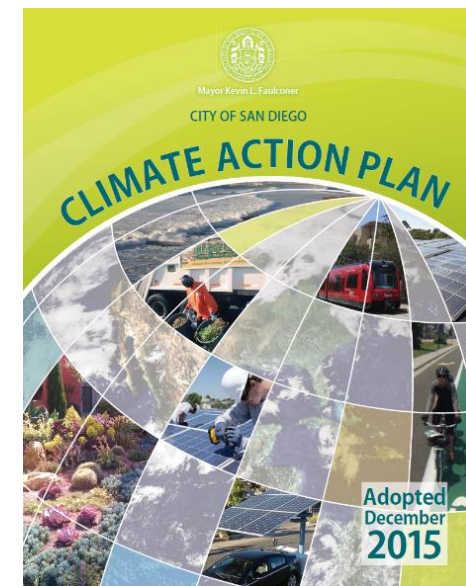
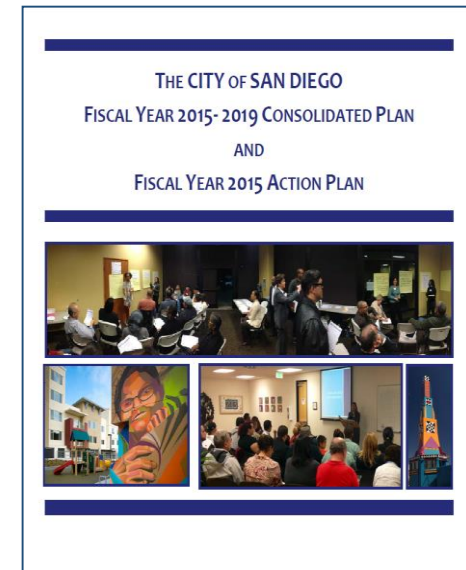
### Climate Action Plan

- ❖ STRATEGY 1 – Energy & Water Efficient Buildings

Goal: Increase energy and water efficiency for residents, businesses and City operations.

- ❖ STRATEGY 2 – Clean & Renewable Energy

Goal: Achieve 100 percent renewable electricity for San Diegans by 2035





## Background

### Office of Independent Budget Analyst Reports

#### ❖ FY 2017 City Council Budget Priorities

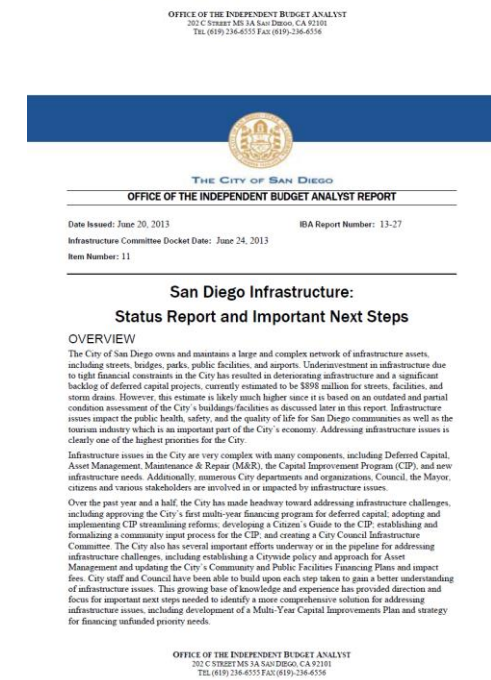
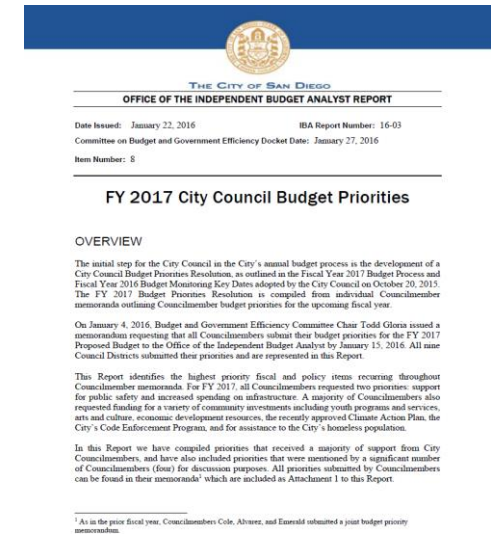
Report No. 16-03, Issued: Jan. 22, 2016

"For FY 2017, all Councilmembers requested two priorities: support for public safety and increased spending on infrastructure."

#### ❖ San Diego Infrastructure: Status Report and Important Next Steps

Report No. 13-27, Issued: June 20, 2013

"Infrastructure issues impact the public health, safety, and the quality of life for San Diego communities as well as the tourism industry which is an important part of the City's economy. Addressing infrastructure issues is clearly one of the highest priorities for the City."





## Background

### Two (2) Sources of CDBG Funding for FY 17:

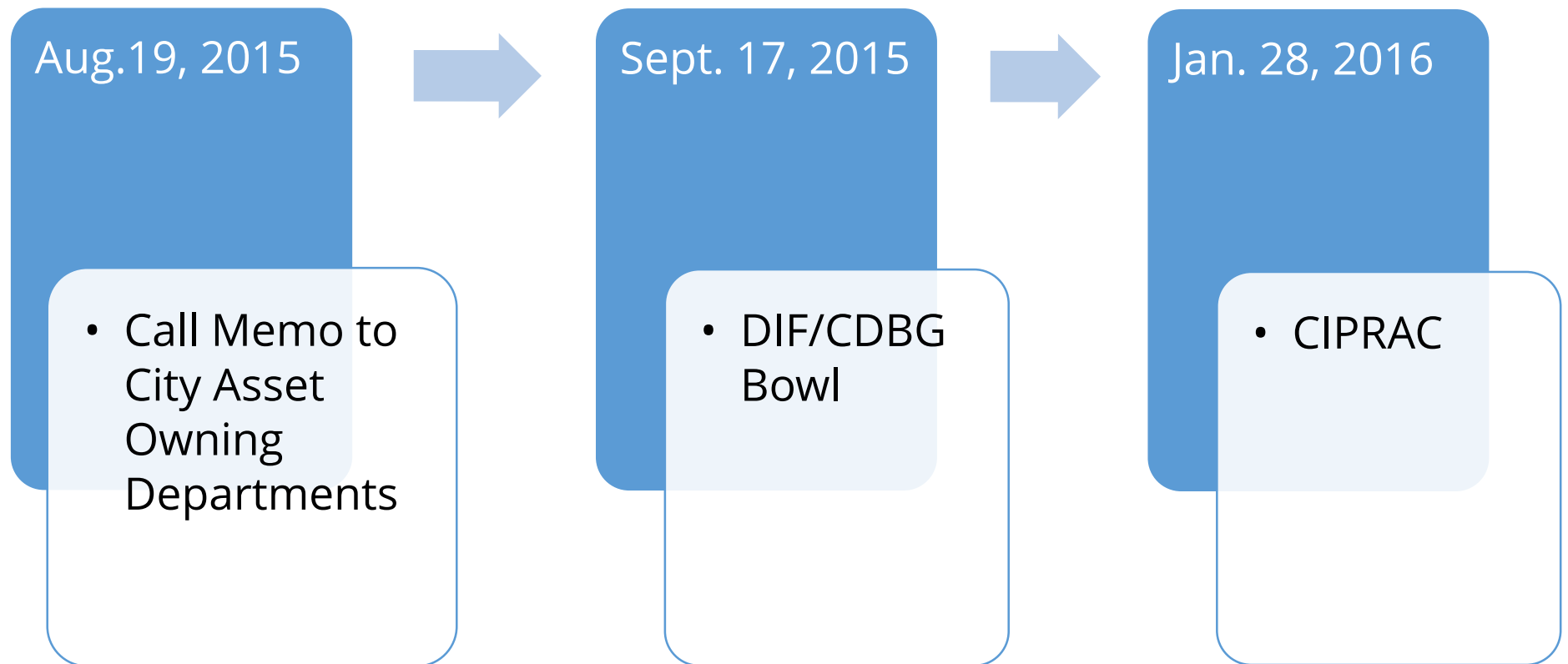
**Annual Allocation  
+  
Reprogrammed Funds  
=  
\$4 million\***

**Program Income (PI)  
Repayments  
=  
\$3.7 million\***

*\*Figures reflected are estimates.*

# FY 17 City Neighborhood Infrastructure Projects

## Process & Timeline





## FY 17 City Neighborhood Infrastructure Projects

### Estimated FY 17 CDBG Budget and Funds Requested\*

Project Title	Annual Allocation CDBG Funds Requested *	CDBG Repayment Funds Requested*	Leveraged Funds*	Total CDBG Funds Requested*
Park de la Cruz Community Center Improvements	\$3,500,000	\$1,500,000	\$4,850,000	<b>\$5,000,000</b>
Neil Good Day Center Improvements	\$500,000	\$0	\$0	<b>\$500,000</b>
Valencia Park/Malcolm X Library Improvements – Teen Technology Center	\$0	\$500,000	\$800,000	<b>\$500,000</b>
Multiple Sites Improvements	\$0	\$1,625,547	\$124,801	<b>\$1,625,547</b>
<b>CDBG FUNDS REQUESTED (4 PROJECTS)</b>	<b>\$4,000,000</b>	<b>\$3,625,547</b>	<b>\$5,990,638</b>	<b>\$7,625,547</b>

\*Figures reflected are estimates.



# Annual Allocation + Reprogrammed Funds

## Park de la Cruz Community Center Improvements

The proposed initial renovation will allow for immediate activation of the facility. Additional construction activities will include interior and exterior accessibility and code/life safety improvements.

Improvements will allow Park & Recreation's Therapeutic Recreation Services and Senior Services programs to occupy the building and begin offering programs to the surrounding low income community.

CD	Low/Mod	CDBG Funds Requested*	Leveraged Funds*
9	56%	\$3,500,000	\$4,850,000

*\*Figures reflected are estimates.*



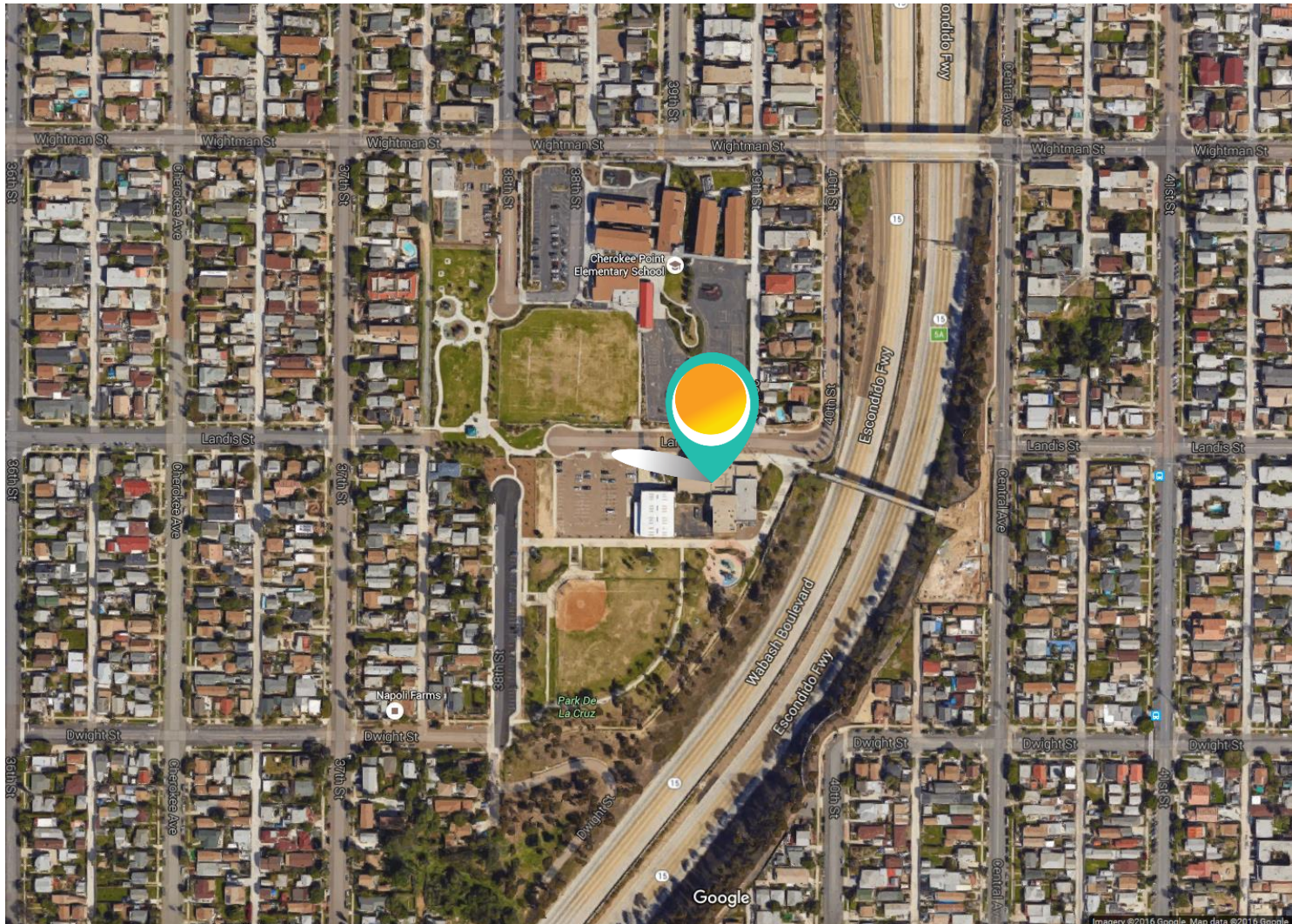
Images by Park and Recreation Department





# Annual Allocation + Reprogrammed Funds

## Park de la Cruz Community Center Improvements



## Annual Allocation + Reprogrammed Funds

### Neil Good Day Center (NGDC) Improvements

The proposed interior and exterior improvements will address immediate facility needs. Additional construction activities will include roof replacement, HVAC and ventilation upgrades and code/life safety improvements.

<b>CD</b>	3
<b>Low/Mod</b>	76%
<b>Total CDBG Funds Requested*</b>	\$500,000
<b>CDBG Obligated Funds (per Council Resolution R-310073)</b>	\$350,000
<ul style="list-style-type: none"><li>❖ Nov. 4, 2015 – CPAB unanimously approved recommendation to use \$350,000 for immediate repairs to NGDC to prepare for El Niño.</li><li>❖ Dec. 2, 2015 – City Council passed Resolution Number R-310073.</li></ul>	
<b>Remaining CDBG Funds Requested*</b>	\$150,000

\* Figures reflected are estimates.



## Program Income (PI) Repayments

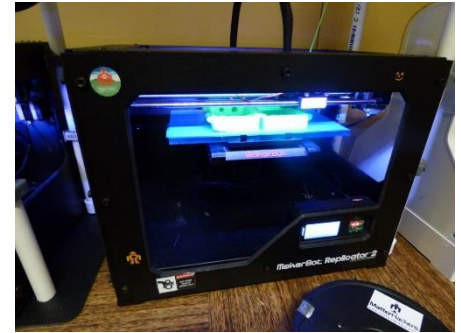
### Valencia Park/Malcolm X Library Improvements – Teen Technology Center

Located in Council District 4, the proposed project will build out of physical space for a STEM-focused IDEA Lab/Media center to prepare teens for high-tech job skills. The space will also contain a Makerspace to introduce teens to scientific research. Funds will be used for IT infrastructure, electrical work and purchase of all equipment.

Center will serve as a unique hub of resources and a center to access state of the art technology for teens in one of the most underserved communities in the City.

CD	Low/Mod	CDBG Funds Requested*	Leveraged Funds*
4	57%	\$500,000	\$800,000

*\*Figures reflected are estimates.*



Images by Library Department

## Program Income (PI) Repayments

### Multiple Sites Improvements

Located in Council Districts 4 and 9, the proposed multiple site project will install solar systems which will significantly offset each site's annual electricity usage. All four (4) project sites will undergo energy efficiency retrofits. Additional proposed work will include exterior accessibility improvements.

Solar energy improvements will offset 80% of the site's annual electricity usage and improve infrastructure in low/mod income neighborhoods.



Image by City of San Diego Climate Action Plan

CD	Low/Mod	CDBG Funds Requested*	Leveraged Funds*
4 (2 locations) 9 (2 locations)	54% and 65% 59% and 67%	\$1,625,547	\$124,801

*\*Figures reflected are estimates.*

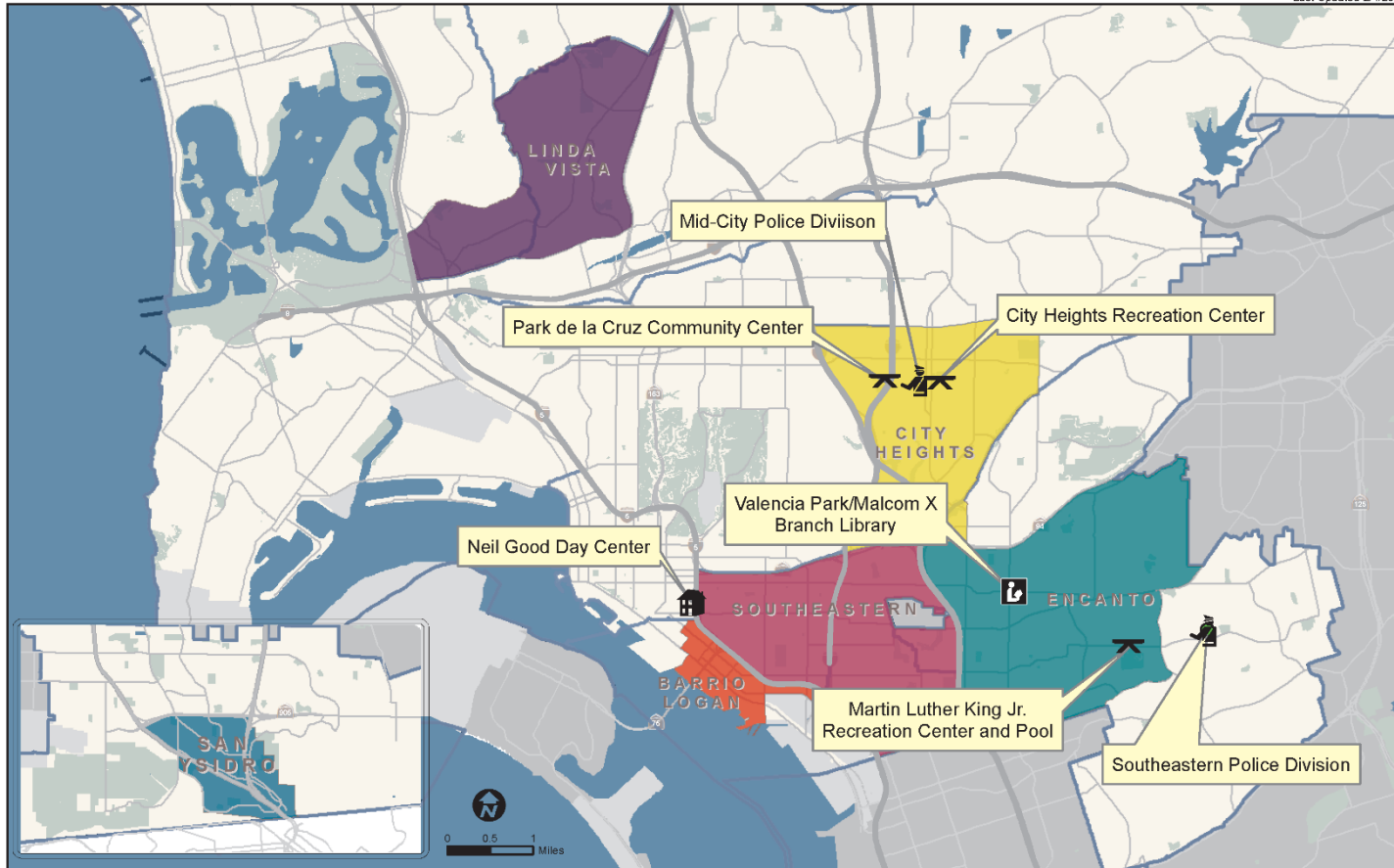


## Highlights



### Draft FY17 Proposed Neighborhood Infrastructure Projects

Last Updated 2/4/2016



#### Legend

- |                     |              |              |
|---------------------|--------------|--------------|
| Park & Rec Facility | Barrio Logan | San Ysidro   |
| Library             | City Heights | Southeastern |
| Police Division     | Encanto      |              |
| City-Owned Facility | Linda Vista  |              |



Document Path: L:\GIS\PGIS\EconomicDevelopment\CDBG\MXD\FY17 Neighborhood Infrastructure



## FY 17 City Neighborhood Infrastructure Projects

### Next Steps

Call Memo to City Asset Owning Departments	August 19, 2015
DIF/CDBG Bowl	September 17, 2015
CIPRAC	January 28, 2016
Consolidated Plan Advisory Board	February 10, 2016
Infrastructure Committee	February 24, 2016 (Tentative)
City Council – FY 17 Annual Allocations	March 21 or 22, 2016 (Tentative)
Public Safety & Livable Neighborhoods Committee - FY 17 Annual Action Plan + Substantial Amendment	April 20, 2016 (Tentative)
City Council – FY 17 Annual Action Plan + Substantial Amendment	TBD



## Recommendation

Recommend Approval of the Proposed  
City Neighborhood Infrastructure Projects  
List for FY 2017 CDBG Funding Allocations



Thank You