

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

THURSDAY, FEBRUARY 13, 2020

SAN DIEGO CIVIC CONCOURSE – 1<sup>st</sup> Floor, Main Lobby  
202 'C' STREET, SAN DIEGO, CA 92101

<b>BOARD MEMBERS PRESENT</b>	<b>BOARD MEMBERS ABSENT</b>
<ul style="list-style-type: none"> <li>• Eileen Gonzales, Council District 3</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>• Zaheen Chowdhury, Council District 1</li> <li>• Sara Berns, Council District 2</li> <li>• VACANT, Council District 4</li> <li>• Valerie Brown, Council District 5</li> <li>• VACANT, Council District 6</li> </ul>

<b>STAFF PRESENT</b>	<b>ATTENDANCE SHEET</b>
<ul style="list-style-type: none"> <li>• Angela Nazareno Clark, Community Development Program Manager</li> <li>• Michele Marano, Community Development Coordinator</li> <li>• Leonardo Alarcon, Community Development Specialist</li> <li>• Mike Nguyen, Community Development Project Manager</li> <li>• Lydia Goularte, Community Development Project Manager</li> <li>• Albert Cuevas, Community Development Capacity Officer</li> <li>• Nadine Hassoun, Community Development Project Manager</li> </ul>	<p>7 people signed the attendance sheet</p>

**Call to Order**

Mr. Peter Dennehy called the meeting to order at 9:10 a.m. with 3 board members present, and with one member arriving late. Quorum was not achieved at this time and minutes were not taken for this meeting.

Mr. Leonardo Alarcon stated that because of the Fair Housing scoring section requirements, fair housing service providers will still need to present their response to the Fair Housing Request for Proposal (RFP). Notes for the special meeting will be kept for record.

## Approval of Minutes

Mr. Dennehy did not call for January minutes to be approved since there was no quorum.

## Board Announcements

N/A

## Staff Announcements

- Mr. Leonardo Alarcon announced a free training for housing consumers in the City of San Diego on Saturday, February 15<sup>th</sup> at the City Heights Library. The training will be hosted by the Legal Aid Society and will cover rent cap regulations, just cause evictions, source of income protections and any other local, state, and federal housing law updates. More information can be found [here](#).
- Mr. Alarcon also announced the 14<sup>th</sup> Annual Project Homeless Connect event on February 26, 2020, in the San Diego Concourse building. The event is a one-day resource fair for San Diegans experiencing homelessness.
- Mr. Alarcon announced that there are still spots available for [Nonprofit Academy Workshop Series](#) for dates in March and April. The workshops assist non-profit organizations improve their capacity, recruit individuals to serve on their Boards, and other essential characteristics needed for a nonprofit organization to be successful. Registration is available online.
- Mr. Alarcon reminded the CPAB board that Fiscal Year (FY) 2021 CDBG RFP scores are due in the ED grants system by March 5<sup>th</sup>, and that the next CPAB meeting will take place on March 16<sup>th</sup>, 2020.
- Ms. Michele Marano announced that registration is now open for the Fair Housing Conference which will take place on April 2<sup>nd</sup>, 2020 in partnership with the San Diego Regional Alliance for Fair Housing and the San Diego Housing Federation.
- Ms. Marano introduced a new staff member to the Community Development Division, Albert Cuevas, who will be leading the capacity building team and leading the efforts of the Nonprofit Academy Series.

## Non-Agenda Public Comment

Comments were not taken at the meeting due to lack of quorum.

## Agenda Item(s)

Discussion Item 6a:***Fair Housing Request for Proposal Presentations***

The City of San Diego issued a Request for Proposal (RFP) for a Fair Housing Service Provider. The responsive organizations, Legal Aid Society of San Diego and CSA San Diego County, each gave a presentation on their Fair Housing services for the CPAB to consider and score. *Please see the attached presentations for more information. CPAB members not in attendance were provided an audio file of the presentation.*

Adjournment
-------------

- Meeting adjourned at 9:36 a.m.

## WHO WE ARE

CSA is a HUD Approved Nonprofit Housing Counseling Agency that advocates for equality, diversity, inclusion, civil rights and fair housing. CSA is also a HUD Fair Housing Initiatives Program (FHIP) Private Enforcement Grantee and has a 3-year contract to perform fair housing testing, enforcement and education in San Diego.



1

## ABOUT US

- CSA is recognized as a regional leader in civil rights and housing services with experienced staff and the necessary knowledge to provide fair housing services that will benefit the residents of the city of San Diego.
- The agency maintains current fair housing information and is involved in regional planning.
- CSA has a strong footprint in the community and collaborates with other organizations providing fair housing and related services.

2

## OUR EXPERIENCE



- With 50 years of experience in providing dependable and high-quality fair housing and Human Relation services in San Diego County, CSA is a well-established fair housing agency in the San Diego community.
- Our agency has (4) languages available in-house to clients:
  - English
  - Spanish
  - Arabic
  - Farsi

3

## EXPERIENCE, cont.

- CSA's Executive Director, Estela De Los Rios, has more than 32 years of experience in all aspects of Fair Housing.
- Fair Housing Manager, Dr. Nasir Al Sammaraie has worked with CSA for the past 4 years.
- CSA has a staff attorney that is knowledgeable in fair housing and housing issues.
- CSA's Testing Coordinator, Cynthia Valencia has legal background and experience as well
- CSA has seasoned fair housing counselors

4

## HOW WE ARE DIFFERENT



- Unlike other agencies, CSA San Diego County is not limited to who is served, and how we service our community.
- **CSA has well-established partnerships:**
  - On a **national-level**, CSA is member to the National Fair Housing Alliance.
  - On a **local level**, CSA participates with the San Diego Regional Alliance for Fair Housing (SDRAFFH) and have been partners since it was founded.
  - CSA's Executive, Estela de Los Rios is the President of SDRAFFH

5

## Other local partnerships



- United States Department of Housing and Urban Development (HUD)
- California Department of Fair Employment and Housing (DFEH)
- Alliance San Diego
- San Diego Housing Federation
- San Diego Renter's Coalition
- International Rescue Committee
- Jewish Family Services
- LGBTQ Center
- Crisis House
- Regional Task Force on the Homeless San Diego

6

## Welcome Newcomer Network

- Welcome Newcomer Network (CSA ED is Chair) was formed as a coalition of over 50 social service agencies, school districts, and faith based organizations serving East County. Their mission is to embrace, empower and engage with self and others by providing resources to everyone who is a newcomer as an immigrant or refugee to the East region



7

## Areas of Service

- Fair Housing Testing which includes investigations, tester training, and enforcement activities
- Tenant/landlord services
- Referrals for mediation, litigation, and other support services
- First Homebuyer's Program

8

## Areas of Service, Cont.

- **Fair Housing Counseling**

-Intakes:

- CSA San Diego County has live (Bilingual) counselors who are available to all incoming calls and walk-ins.
- Counselors answer all after-hour calls within a 24-hour period.

- **Educational Workshops & Outreach**

- CSA has an experienced community organizer or "promotora," bilingual in English/Spanish and assists CSA with our all our Outreach, Education and Marketing activities.
- Conduct educational events and meetings annually

9

## COMMUNITY OUTREACH AND EDUCATION

1. Fair Housing Hotline:

CSA will continue to maintain a dedicated toll-free fair housing, toll free hotline 24 hours a day, 7 days a week, to field calls and make referrals to the appropriate agencies for further assistance

2. Fair Housing Counseling
3. 2-1-1 Collaboration
4. Public Education and Training
5. General Housing and Landlord/Tenant Referrals
6. Public Information and Outreach

10



## IMPLEMENTATION STRATEGIES

### 1. Database

CSA will utilize data collection and Technology to Share Data to capture, maintain and share data and measure program success

### 2. Documentation of Requests for Assistance

CSA will track all incoming calls, Internet-based or walk-in requests with the following information: date, client name, address, zip code, city council district, problem or issue, action taken or referral, how the client heard about CSA, and demographic data

11

## IMPLEMENTATION STRATEGIES, Cont.

### 3. Documentation of Discrimination Complaints

CSA will keep uniform statistics to permit analysis of housing discrimination complaints, problems and trends. CSA will also document whether the property is subject to local, state, or federal Rent Stabilization Ordinance

12

## CSA's Collaborative Scope

- CSA's programs work collaboratively with our communities to deliver community-driven solutions to improve the quality of life and housing opportunities for San Diego residents.

13

## CSA Office Locations

- CSA San Diego – City Heights Office –  
4389 El Cajon Blvd, San Diego 92105
- CSA San Diego – El Cajon Office-  
327 Van Houten, El Cajon, CA, 92020
- CSA Chula Vista – Chula Vista Office –  
1653 Albany Ave, Chula Vista, 91911

14



1

# Request for Proposal for Fair Housing Services

Legal Aid San Diego, Inc.



2

## Legal Aid Society of San Diego

- We are the largest direct legal service provider in the county
- Our most requested service is representation with housing issues
- Last year we received over 5,000 calls requesting housing-related assistance.
- We specialize in screening these calls for fair housing issues and we ensure that fair housing rights are enforced throughout the City.

3

## Legal Aid Society of San Diego: Fair Housing Team

- Our fair housing team has been a recipient of HUD Fair Housing Initiative Program funds (FHIP) for the past 6 years.
- We have been designated by HUD as a "Qualified Fair Housing Organization" by HUD.
- We have an experienced team that includes 3 attorneys, 2 fair housing testing coordinators, and 3 advocates.

4

## How is the Fair Housing Act enforced?

- Education/Outreach
  - Our team conducted over 175 outreaches in the last year where over 4,030 people were trained on fair housing laws.
  - A continued focus of our fair housing services will be our education and outreach program where we inform diverse populations of the City of San Diego about their rights and obligations under the federal Fair Housing Act and state related laws.
    - Expansion: Source of Income (state and local)

5

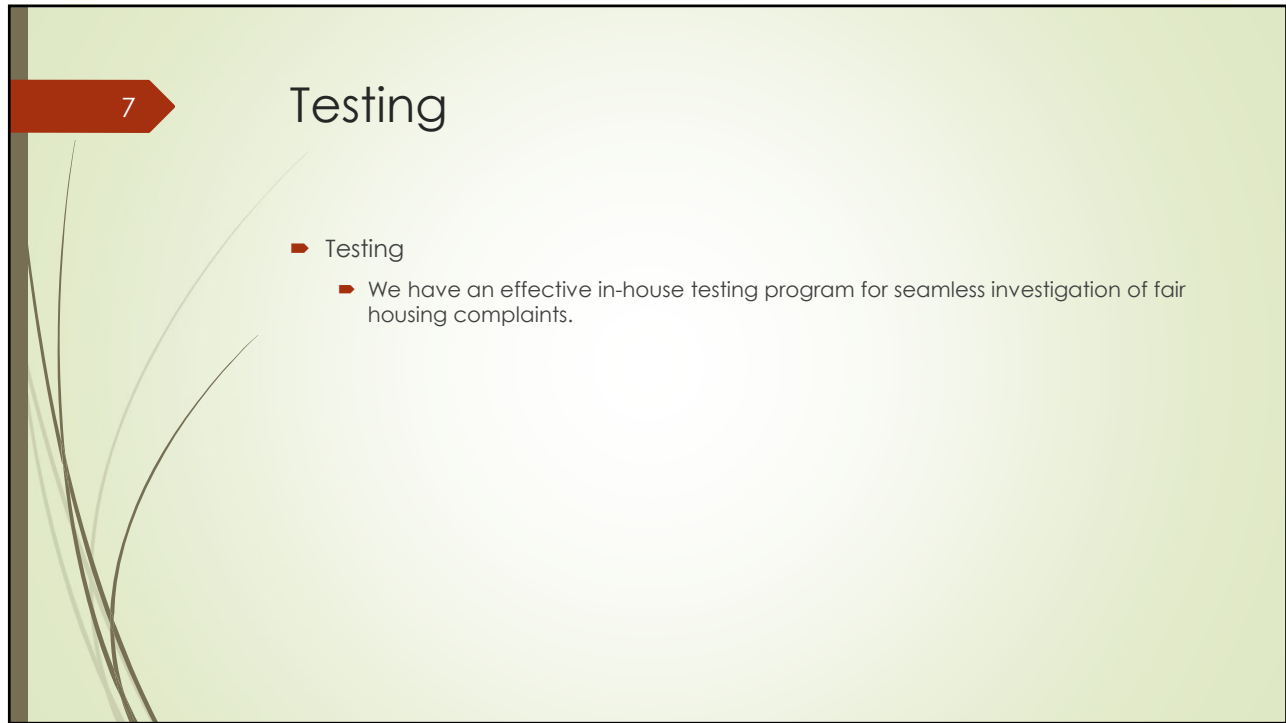
## Complaint Intake

- Complaint intake
  - Increase in number of calls, considering fair housing right expansions
    - Military/Veteran
    - Source of Income – state and city ordinance

6

## Enforcement

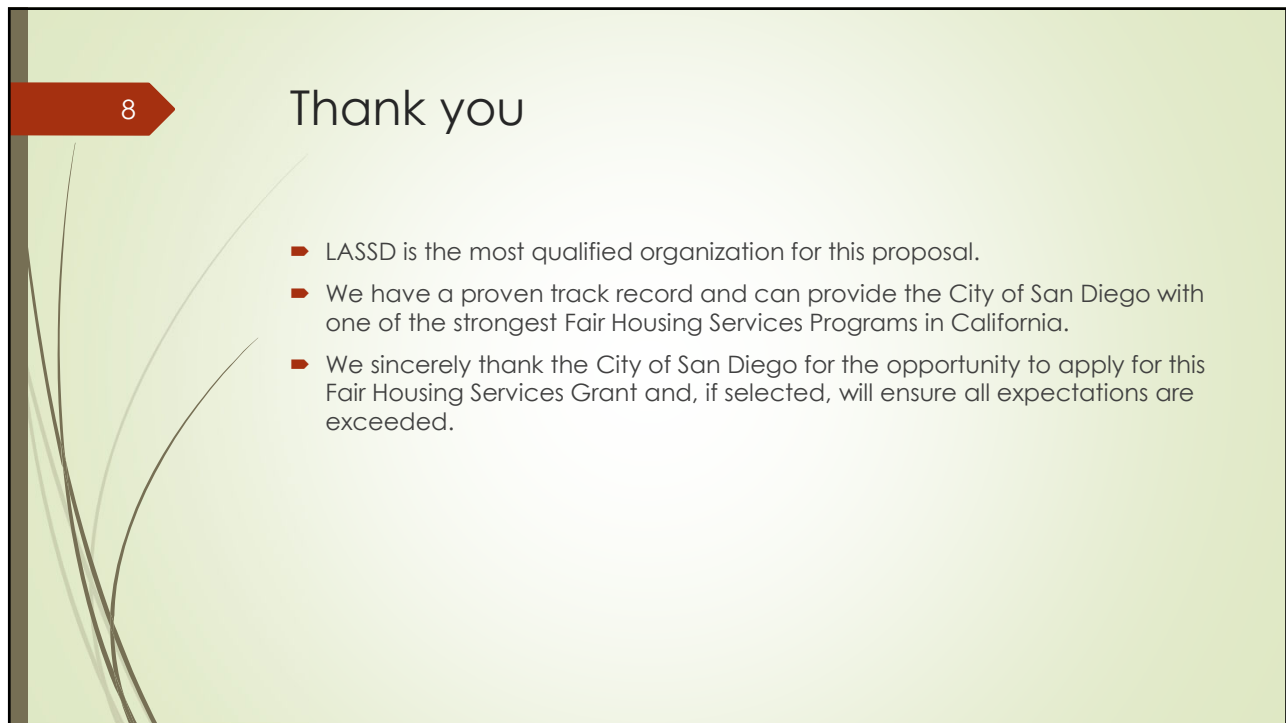
- Conciliations, Administrative Complaints, Lawsuits
  - We work in a progressive model where we try and resolve at an early stage



7

## Testing

- Testing
  - We have an effective in-house testing program for seamless investigation of fair housing complaints.



8

## Thank you

- LASSD is the most qualified organization for this proposal.
- We have a proven track record and can provide the City of San Diego with one of the strongest Fair Housing Services Programs in California.
- We sincerely thank the City of San Diego for the opportunity to apply for this Fair Housing Services Grant and, if selected, will ensure all expectations are exceeded.