



CONSOLIDATED PLAN ADVISORY BOARD (CPAB) AGENDA

WEDNESDAY, APRIL 13, 2022

10:00 A.M. – 11:30 A.M.

ONLINE VIRTUAL MEETING

YOUTUBE PUBLIC LINK BELOW

[CLICK HERE](#)

1. **Call to Order**
2. **Approval of CPAB Virtual Meeting Minutes: March 15, 2022**
3. **Board Member Announcements**
4. **Staff Announcements**
5. **Non-Agenda & Agenda Public Comments:** Public comments can be received live, using the “attendee” link, which can be found [here](#). Public comments can also be submitted using the Office of Boards and Commission form, which can be found [here](#). All public comments will need to be submitted by April 12, 2022 by 4:00 p.m. Public comments received will be read aloud by City staff during the virtual meeting. Comments should be able to be read in three (3) minutes.

6. **Action Item(s):**

a. **[Draft Fiscal Year \(FY\) 2023 Annual Action Plan](#)**

The City of San Diego’s Draft FY 2023 Annual Action Plan identifies the projects and programs to be funded by the following programs: Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and the Emergency Solutions Grant (ESG).

The CPAB will be asked to recommend the FY2023 Annual Action Plan to City Council for approval.

THIS INFORMATION IS AVAILABLE IN ALTERNATIVE FORMATS UPON REQUEST.

To request an alternative format, or to request a sign language or oral interpreter for the meeting, please contact the Meeting Coordinator in the Economic Development Department at least five (5) working days before the meeting at (619) 236-6700 to ensure availability. Assistive Listening Devices (ALDs) are available for the meeting upon request.

7. Other Items

This Item will be open for CPAB to comment or request future agenda items.

8. Adjournment

Unfinished business shall be tabled and placed on the agenda of the following meeting.

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Tentative Future Meeting Dates/Times

Subject to change. CPAB meetings are usually scheduled the second Wednesday of the month.

*Check CDBG website at <http://www.sandiego.gov/cdbg>
for latest information, locations, and special meetings.*

Please note, all CPAB meetings will be held virtually for the near future.

- Wednesday, April 13, 2022 at 10 a.m.
- Wednesday, May 11, 2022 at 10 a.m.
- Wednesday, June 08, 2022 at 10 a.m. *(possible adjournment)*
- Wednesday, July 13, 2022 at 10 a.m.
- Wednesday, August 10, 2022 at 10 a.m.
- Wednesday, September 14, 2022 at 10 a.m.
- Wednesday, October 12, 2022 at 10 a.m.
- Wednesday, November 09, 2022 at 10 a.m.
- Wednesday, December 14, 2022 at 10 a.m. *(possible adjournment)*

CONSOLIDATED PLAN ADVISORY BOARD (CPAB)

MINUTES

Tuesday, March 15, 2022

VIRTUAL CPAB MEETING

([LINK](#))

BOARD MEMBERS PRESENT	BOARD MEMBERS ABSENT
<ul style="list-style-type: none"> • Eileen Gonzales, Council District 3 • Brenda Campbell, Council District 4 • Rich Thesing, Council District 7 • Victoria Barba, Council District 8 • Peter Dennehy, Council District 9 	<ul style="list-style-type: none"> • VACANT, Council District 1 • VACANT, Council District 2 • VACANT, Council District 6 • Patrick Batten, Council District 5

STAFF PRESENT	ATTENDANCE
<ul style="list-style-type: none"> • Monica Hardman, Deputy Director • Angela Nazareno Clark, Program Manager • Michele Marano, Community Development Coordinator • Leonardo Alarcón, Community Development Project Specialist • Nadine Hassoun, Community Development Project Manager 	<p><i>(Public had access to meeting via Zoom Webinar and youtube link)</i></p>

Call to Order

1. CPAB Chair Peter Dennehy called the meeting to order at 10:10 a.m. Peter Dennehy took role call; five board members were present. Quorum was achieved at the same time.

Board Member Announcements

2. *No board member announcements were made*

Staff Announcements

3. Community Development Project Manager Nadine Hassoun announced the Legal Aid Society of San Diego, Inc. and the City of San Diego are offering free Fair Housing Trainings via webinar on Friday, March 25 at 10:00 a.m. and on Tuesday, April 26 at 2 p.m. Additional details and registration information can be found on the events calendar on the CDBG website, www.sandiego.gov/cdbg

Nadine Hassoun also announced, that in celebration of National Fair Housing Month in April the San Diego Regional Alliance for Fair Housing (SDRAFFH) is co-sponsoring the 7th Annual Fair Housing Conference on Wednesday, April 20th and Thursday, April 21st titled “Unraveling Segregation: A New Era in Fair Housing” It will be a virtual webinar. For more info and to register, please visit the San Diego Housing federation website [at housingsandiego.org](http://at.housingsandiego.org).

Approval of Minutes

4. Board member Rich Thesing made the motion to approve the February 9, 2022, meeting minutes. Peter Dennehy seconded the motion. Four board members voted to approve the minutes, and one board member abstained, 4-0-1 (Campbell). The February meeting minutes will be kept for reference only.

Non-Agenda and Agenda Public Comments

5. Jessie Stein, Institutional Giving Manager at Voices for Children, thanked the CPAB and Economic Development Department staff for their consideration of their proposal and recommendation for funding. Voice of Children’s mission is to transform the lives of children in foster care by providing them with trained, volunteer Court Appointed Special Advocates (CASAs). Last year, more than 1,700 in the City of San Diego spent time in foster care. With the support of the City’s CDBG program, Voices for Children will be able to provide CASAs to an additional 30 City of San Diego children in foster care. Jessie commented that she knows the City has many pressing needs and does not take the City’s support lightly, and again thanked staff for their work.

Action Item

6. Fiscal Year (FY) 2023 CDBG Application Scores and Rankings

The CPAB was asked to approve the lists of project proposals ranked by average score in descending order, forward the lists for consideration by the City Council for FY 2023 funding, and recommend the same projects for incorporation into the City’s Draft FY 2023 Annual Action Plan.

Please see attached presentation for more information.

CPAB member comments:

Rich Thesing thanked staff for their work and for responding accordingly to issues that came up during the CPAB scoring process. Mr. Thesing also acknowledged the work of the CPAB members, who put in a lot of time in scoring applications in a short period of time. He was satisfied with the scores and hoped that it would be moved forward to City Council for approval.

Eileen Gonzales commended the applicants. She noticed that many applicants included supplementary documents such as annual reports or testimonials from their clients, and made a difference when scoring applications. The supplementary attachments illustrate the impact organizations are making in their local community and with their clients.

Rich Thesing made a motion to approve the list of projects proposed. Eileen Gonzales seconded the motion.

The action item was approved unanimously, 5-0.

Discussion Item(s)

7. a. FY 2023 Scoring Criteria and Request for Proposal Review

Staff reviewed the updates to the FY 2023 Scoring Criteria and Request for Proposal (RFP) questions and identified possible revisions

Please see attached presentation for more information.

CPAB member comments:

Eileen Gonzales suggested to include a notification in the system if organizations include supplementary materials in their application, so that reviewers are alerted to check attachments.

Dr. Brenda Campbell commented that, on the question on “new or continuing services”, applicants provide great narratives to discuss why their programs or services are needed. However, they do not emphasize how they gathered more data to justify why they need to continue the services or justify why there is a new need for the service. She commented that applicants don’t provide adequate community-level data to illustrate how they have made an impact on the community or why the service is still needed.

Peter Dennehy asked whether staff screen applicants to determine they are based in the City. Leonardo Alarcón, Community Development Project Specialist, responded that part of the eligibility process is to determine that applicants are serving City of San Diego residents.

Eileen Gonzales commented that she is not so concerned with the collection of data on a community level, however she noticed a lot of variable answers to question 2b. This question should be reworded. In addition, the second part of the question on metrics was not always answered by applicants. She asked if there would there be a way to create a framework for applicants to choose the metrics used that explains why the program or service applicants are providing is needed.

Angela Nazareno-Clark, HUD Program Manager, proposed that a future working meeting group with CPAB members be scheduled to continue discussing scoring criteria and application questions.

Other Items

8. a. This item was open for CPAB to comment or request future agenda items.

Adjournment

9. Peter Dennehy adjourned the meeting at 10:42 a.m.

Economic Development Department

Fiscal Year (FY) 2023 Annual Action Plan and Associated Actions

Consolidated Plan Advisory Board

April 13, 2022

Requested Actions (CPAB)

The CPAB is asked to recommend Council approval of the FY 2023 Annual Action Plan, as presented by Staff.

Overview

- HUD Considerations
- NOFA Awards
- Existing and Eligible Activities
- City Infrastructure Projects
- HOME Allocations
- ESG Allocations

FY 2023 Annual Action Plan | Purpose

- Informed by the City's 5-Year Consolidated Plan
- Must address 7 Consolidated Plan goals
- Identifies FY 2023 projects and programs
- Includes budgets for 3 HUD entitlement grant programs



FY 2023 Annual Action Plan | HUD Entitlement Grants

Community Development Block Grant (CDBG) Program

FY 23 - \$12,478,662*
Program Income - \$15,433,667
Reprogramed Funds - \$0
Total = \$27,912,329

Home Investment Partnership Program (HOME)

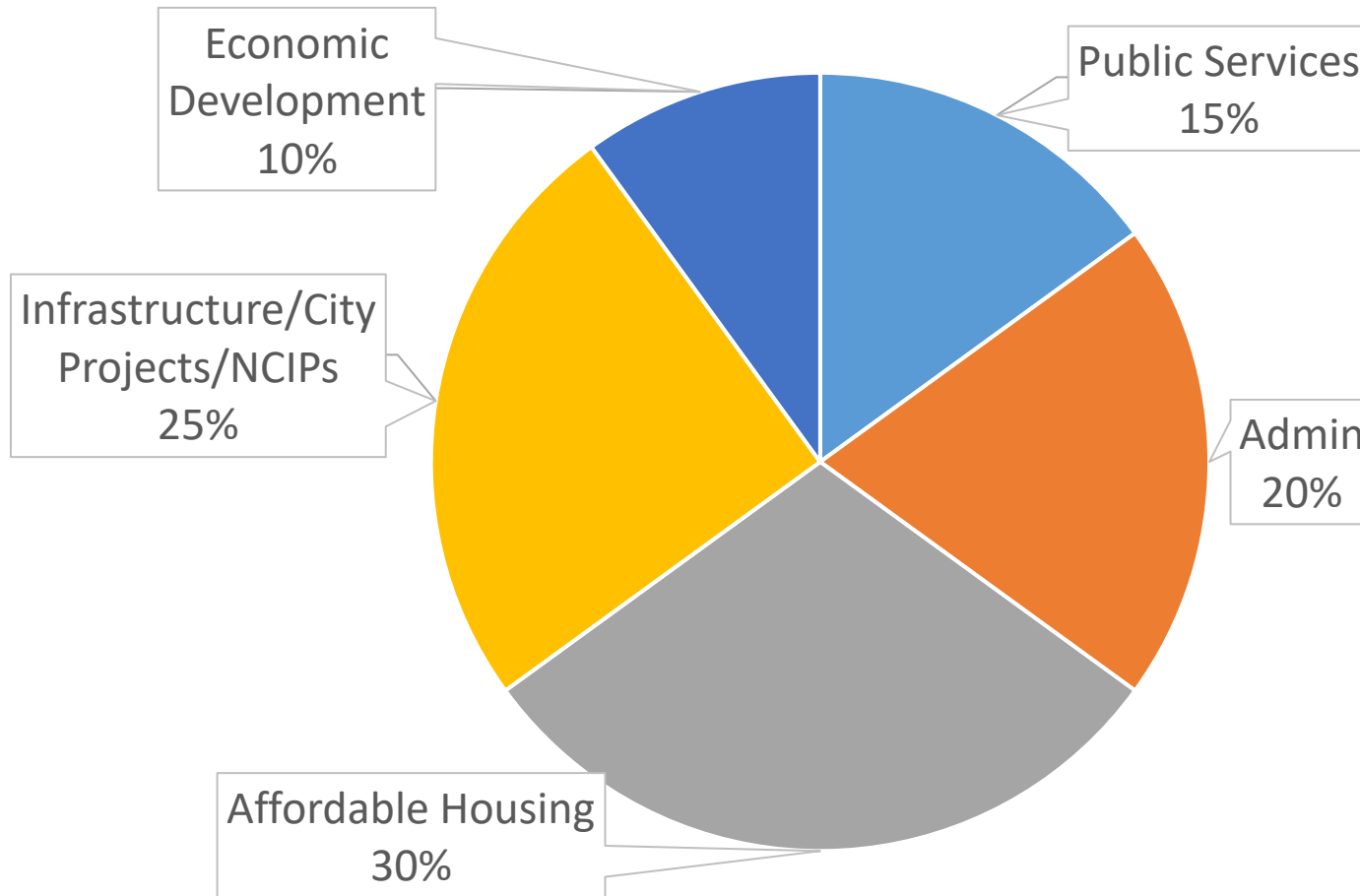
FY 23 - \$5,344,299*
Program Income - \$3,232,447
Prior Years - \$12,923,303
Total = \$21,500,048

Emergency Solutions Grant (ESG)

FY 23 - \$1,047,275*

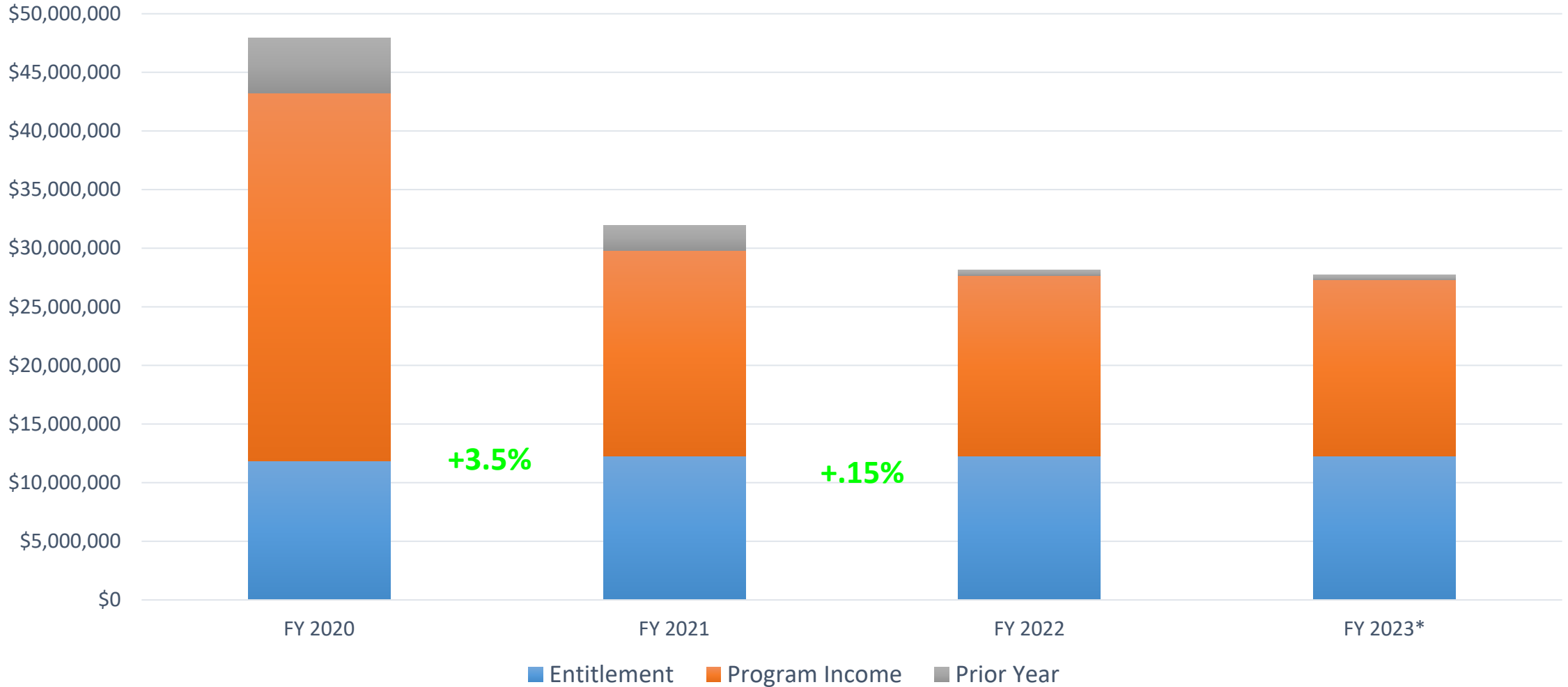
*FY 2023 amounts are estimates only and are based on FY 2022 entitlement amounts. HUD has not yet released FY 2023 entitlement amounts to jurisdictions.

FY 2023 Annual Action Plan | CDBG Budgetary Priorities

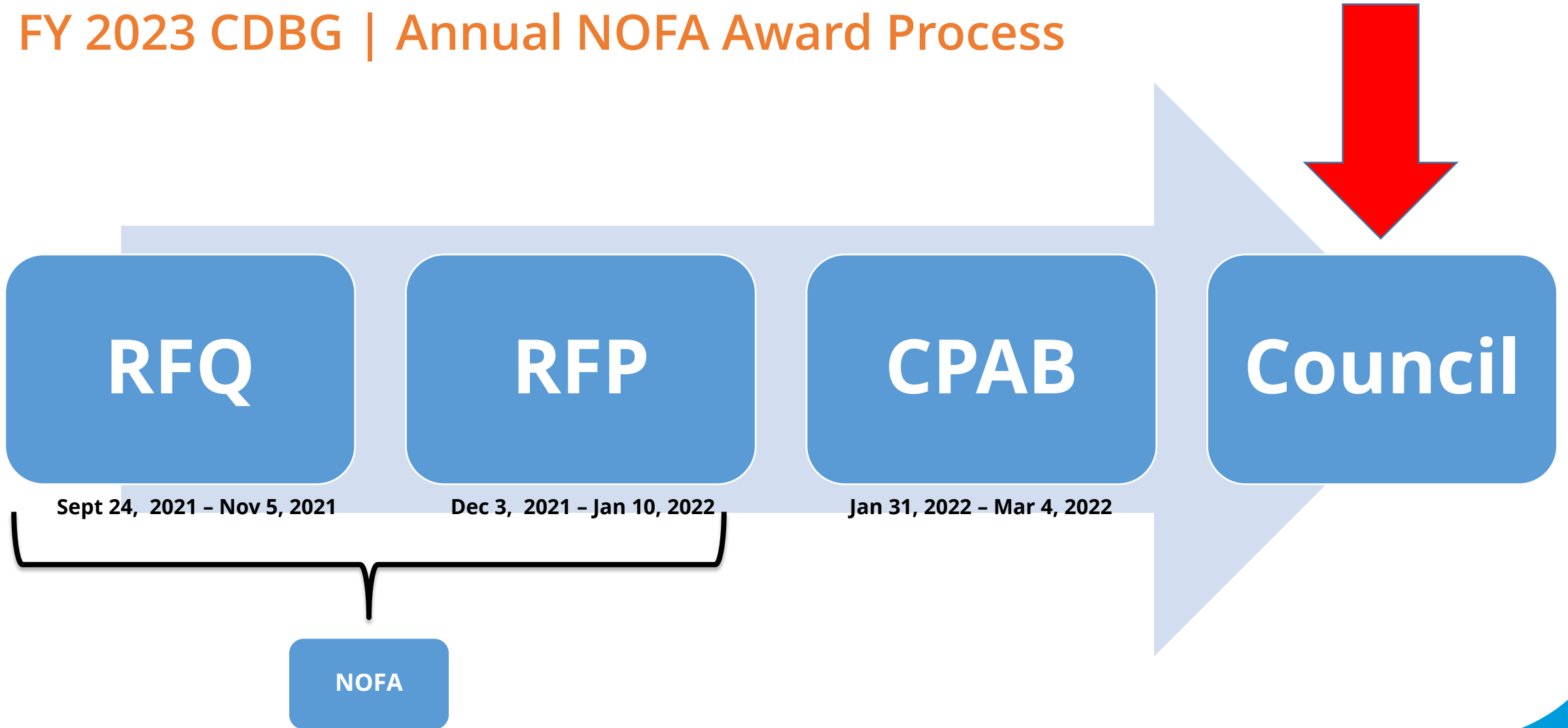




FY 2020-2023 Anticipated Resources



FY 2023 CDBG | Annual NOFA Award Process





Economic Development

FY 2023 Award Recommendations: NOFA Process

Public Services	
Reality Changers	Ocean Discovery
Kitchens for Good	Home Start, Inc.
Interfaith Shelter Network	Access Youth Academy
San Diego Continuing Ed.	Family Health Centers
Workshops for Warriors	SD LGBT Community Ctr.
Serving Seniors	La Maestra
Bayside Community Ctr	Wesley House
Voices for Children	

Econ. Dev.	NCIP-F
Accessity	La Maestra
Horn of Africa	Centro de Salud de la Comunidad de San Ysidro
Karen Organization	Neighborhood House Association
USD	
Mission Edge	
Somali Family Service of SD	

FY 2023 CDBG NOFA Award Recommendations

Public Services

- 15 Projects – Totaling \$1,774,321

Nonprofit Facility Improvements

- 3 Projects – Totaling \$2,230,136

Community Economic Development

- 6 Projects - Totaling \$1,083,147

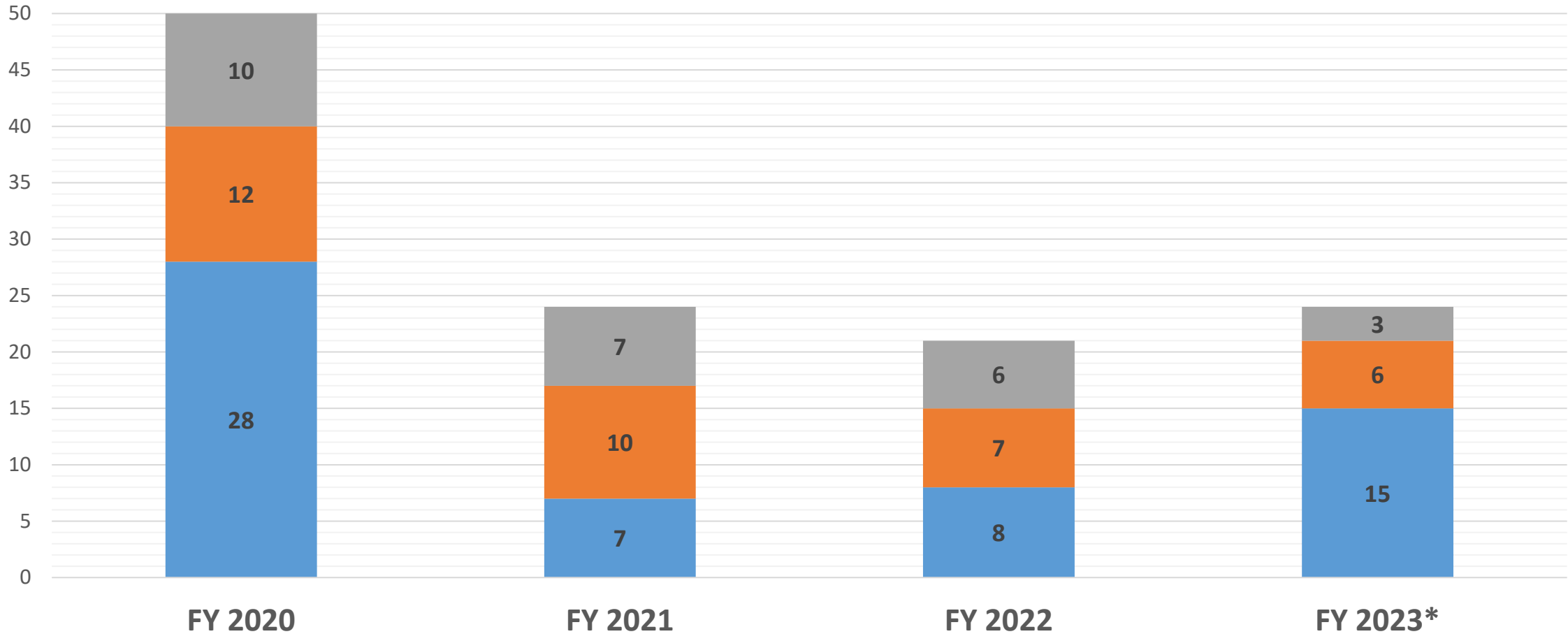


23 unique nonprofit organizations and **24** projects!
A total of **\$5,087,604!**



FY 2020-2023 NOFA Process Awardees

■ PS ■ CED ■ NCIP





FY 2023 Homeless Programs | CP 700-02

Project Title	Proposed FY 23 CDBG Funds
Paul Mirabile Center Interim Shelter	\$245,477
Day Center for Adults Experiencing Homelessness	\$541,250
City of San Diego Family Shelter Program	\$531,351
TOTAL	\$1,318,078

**Individual project allocations subject to change, based upon need throughout the fiscal year.
Amounts listed reflect the historical need.*

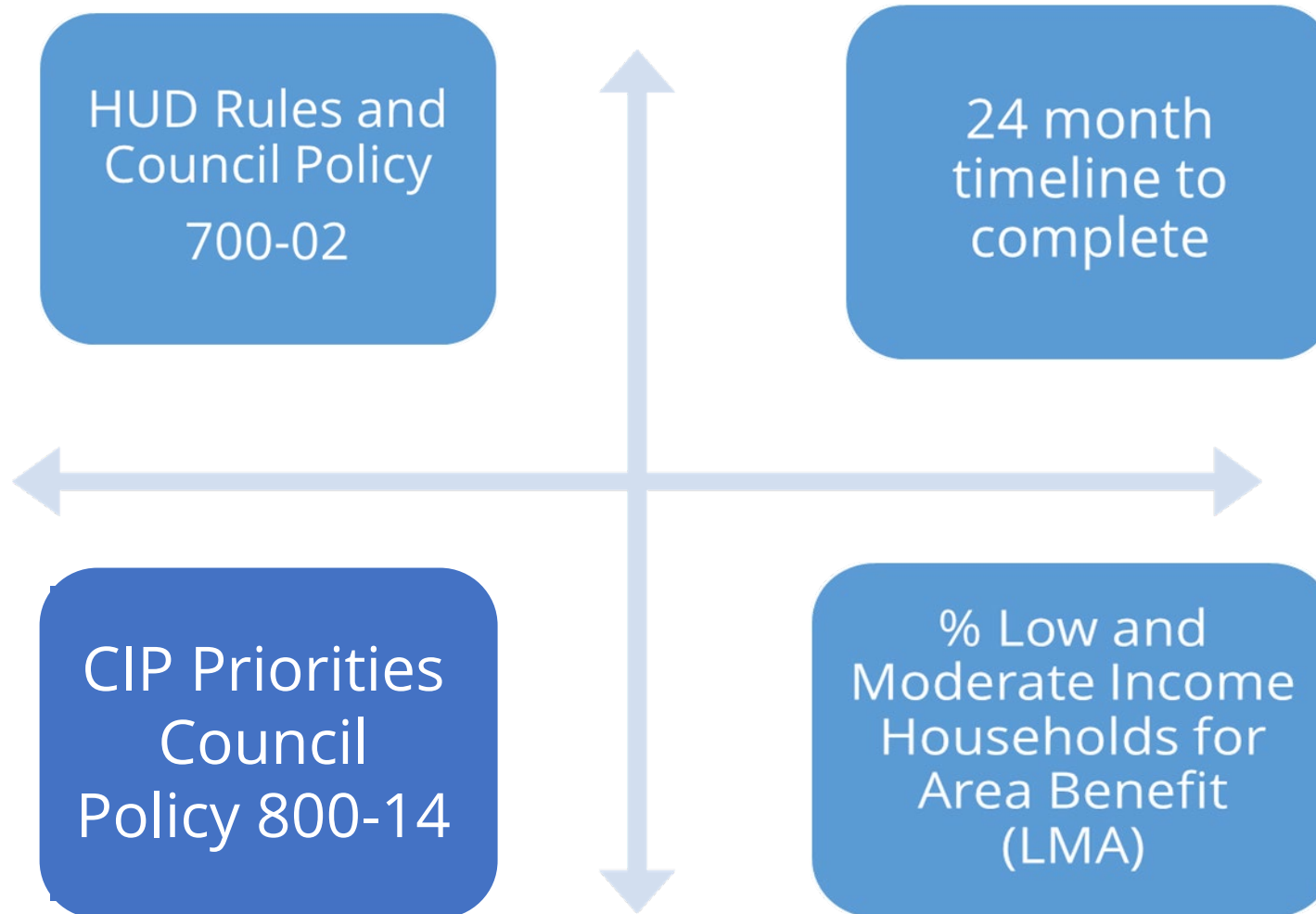


FY 2023 Continuing Projects and Eligible Activities

Continuing Projects	Proposed FY 2023 CDBG Funds
Affordable Housing NOFA	\$8,243,598
Homelessness Response Center Operations	\$1,000,000
TOTAL	\$9,373,699

Eligible Activities	Proposed FY 2023 CDBG Funds
Infrastructure Project to Promote Economic Development	\$500,000
TOTAL	\$500,000

Eligibility Considerations for CDBG-funded City CIPs

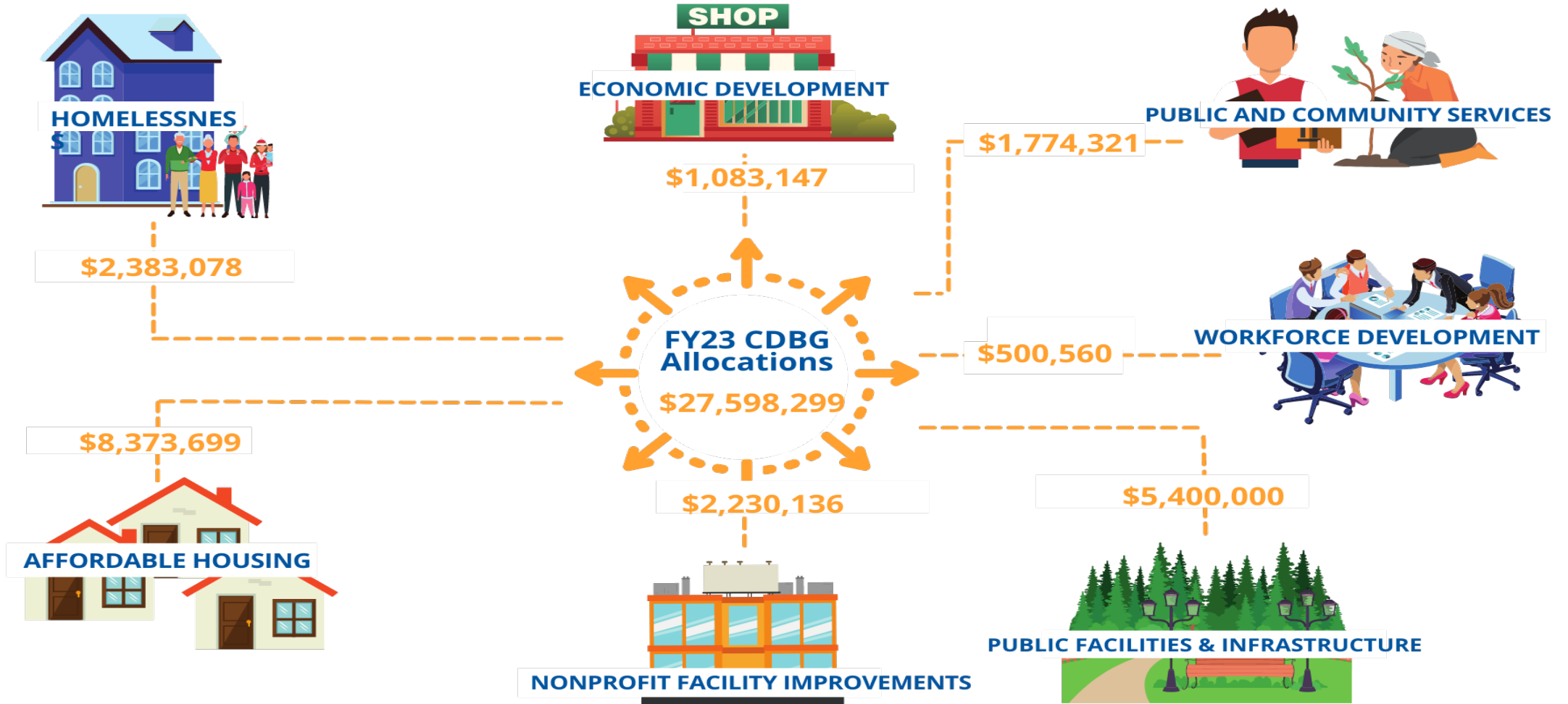




FY 2023 CDBG Funding for City CIPs

Project Title	Council District	Proposed FY 23 CDBG Funds
Beyer Park Development	8	\$2,500,000
Eggers/South Bay Community Park ADA Improvements	8	\$2,900,000
TOTAL		\$5,400,000

CDBG Allocations by Con Plan Goal





SAN DIEGO
HOUSING
COMMISSION

We're About People

San Diego Housing Commission (SDHC)
City of San Diego Fiscal Year (FY) 2023
HOME Investment Partnerships Program (HOME)
Presentation to the Consolidated Plan Advisory Board (CPAB)
April 13, 2022

Liliana Caracoza
Senior Program Analyst
Real Estate Division
San Diego Housing Commission





HOME Investment Partnerships Program

SDHC Contract Administrator

- The Federal HOME Investment Partnerships Program (HOME) was created in 1990.
- HOME funds are awarded by the U.S. Department of Housing and Urban Development (HUD) to the City of San Diego and are administered by SDHC.
- HOME provides federal funds from HUD for the following housing activities:
 - Construction of affordable housing
 - Acquisition and rehabilitation of affordable housing
 - Owner-occupied housing rehabilitation
 - First-time homebuyer down-payment assistance and counseling
 - Tenant-based rental assistance (TBRA)
- In Fiscal Year (FY) 2023 (July 1, 2022 – June 30, 2023), SDHC proposes allocating HOME funds to affordable rental housing unit production and first-time homebuyer assistance.



HOME Investment Partnerships Program

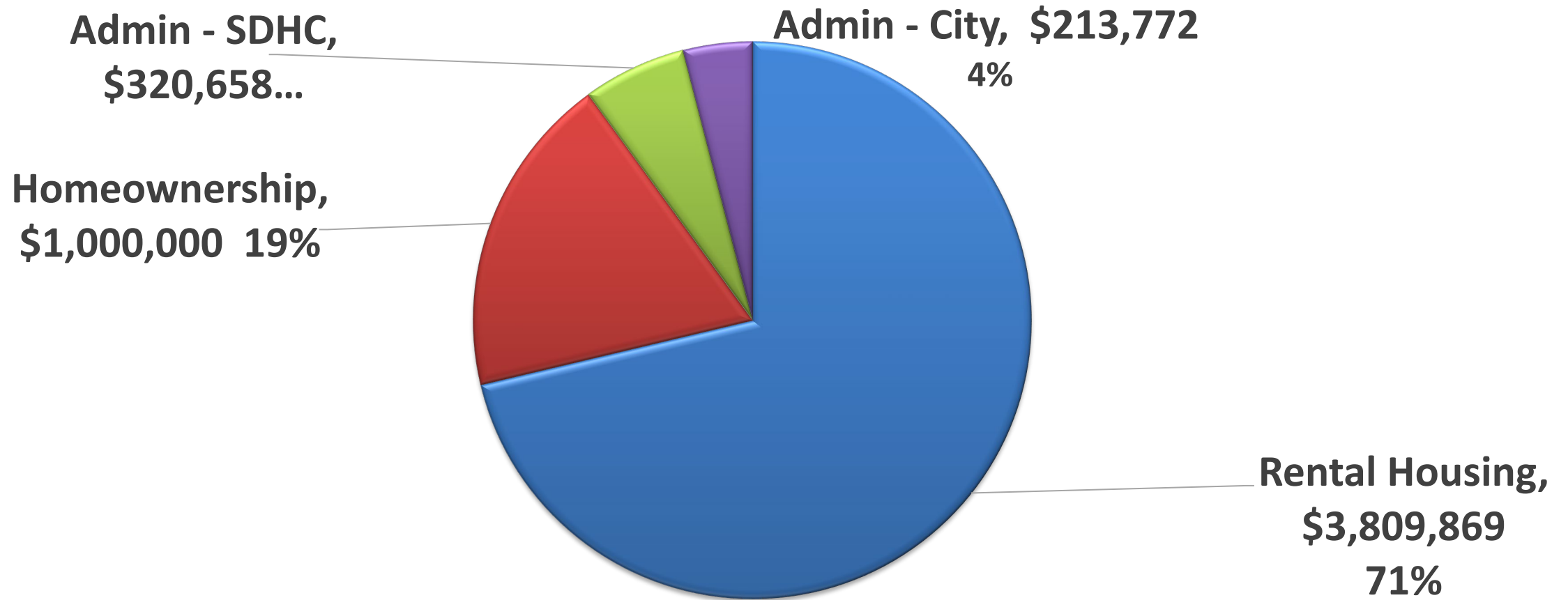
FY 2023 Sources and Uses of HOME Funds

Activity	FY 23 Estimated Grant Allocation	Anticipated Program Income	Prior Years' Grant Allocation	Prior Years' Program Income	Funding by Activity
Rental Housing	\$3,809,869	\$919,786	\$12,340,539	\$1,301,025	\$18,371,219
Homeownership	1,000,000	-	-	-	1,000,000
Admin – SDHC	320,658	102,198	-	909,438	1,332,294
Admin – City	213,772	-	582,763	-	796,535
Subtotal	\$5,344,299	\$1,021,984	\$12,923,303	\$2,210,463	
FY 2023 Total					\$21,500,048



HOME Investment Partnerships Program

Estimated FY 2023 Budget



HOME Investment Partnerships Program Rental Housing Properties



Architect's Rendering
The Orchard
\$4,300,000 HOME Funds
113 Total Units

Saint Teresa of Calcutta Villas
\$6,7000,000 HOME Funds
407 Total Units
Grand Opening: February 10, 2022





SAN DIEGO
HOUSING
COMMISSION

We're About People

San Diego Housing Commission
City of San Diego FY 2023
Emergency Solutions Grant (ESG)
Consolidated Plan Advisory Board
April 13, 2022

Jessica Adamo, Housing Programs Manager
Marc d'Hondt, Senior Housing Programs Analyst

Homeless Housing Innovations Division
San Diego Housing Commission

Emergency Solutions Grant SDHC Contract Administrator

- U.S. Department of Housing and Urban Development (HUD) formula-based grant to municipalities, states, and urban counties to provide funding for homelessness activities.
- Plans for use of funds must be included in the Consolidated Plan Action Plan and reported in the Consolidated Annual Performance and Evaluation Report (CAPER).
- Activities must be coordinated with the local homeless Continuum of Care.
- Eligible homelessness services activities include:
 - Outreach and Engagement
 - Shelter Operations
 - Homelessness Prevention
 - Rapid Rehousing



Emergency Solutions Grant

Local Funded Programs

- **Interim Shelters:**
 - Shelters operated individually by nonprofit organizations
 - Provide safe and low-barrier interim housing:
 - Stabilization and supportive services to prepare individuals and families for the most appropriate longer term or permanent housing
 - Basic needs: beds and residential furnishings, meals, access to showers and restrooms, laundry facilities, mail services, belongings storage
- **Rapid Rehousing:**
 - Permanent housing for households experiencing homelessness
 - Housing navigation and case management services
 - Payment of utility arrears for up to 6 months
 - Payment of security and utility deposits
 - Rental and utility payment assistance for up to 24 months
 - Security Deposit Plus (SD+) Program
 - Security deposits, utility/rental arrears, and pre-housing costs



Emergency Solutions Grant Interim Shelters

Interim Housing for Adults Experiencing Homelessness

- Located at the Paul Mirable Center (PMC) at St. Vincent de Paul Village's Downtown San Diego Campus
- Provides up to 350 beds
- Serves a minimum of 886 single adults annually

Connections Housing Interim Bed Program

- Located at the Connections Housing Facility in Downtown San Diego, operated by People Assisting the Homeless
- Provides up to 65 beds
- Serves a minimum of 207 single adults annually



Emergency Solutions Grant Rapid Rehousing Program

PATH ESG Rapid Rehousing Program

- Houses a minimum of 32 families experiencing homelessness each year
- Located in scattered sites throughout City
 - Providers work with independent landlords to help secure housing
 - Must pass habitability inspection
- Clients referred through the San Diego's Regional Continuum of Care Coordinated Entry System (CES)

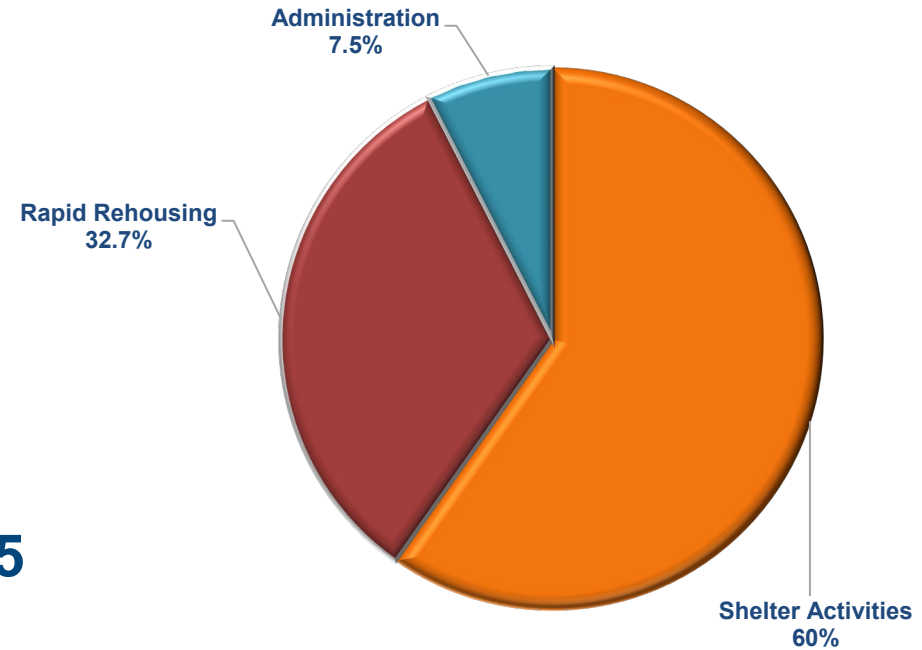
Security Deposit Plus Program

- Provides assistance with security deposit payment, rental application fee, utility deposits, rental arrears



Emergency Solutions Grant Proposed FY2023 Activities

Shelter Activities	\$626,110
Rapid Rehousing/SD+	\$342,619
Administration	\$78,546
<i>SDHC Admin</i>	<i>\$62,837</i>
<i>City Admin</i>	<i>\$15,709</i>
Total ESG Allocation	\$1,047,275





Important Benchmarks

Date	Benchmark
April 1, 2022	30-Day Public Comment Period Starts
April 7, 2022	Actions Presented to PSLN
April 13, 2022	CPAB Recommendations
April 26, 2022	Actions Presented to City Council
April 30, 2022	30-Day Public Comment Period Ends
May 13, 2022	Final Documents Submitted to HUD*

Requested Actions (CPAB)

The CPAB is asked to recommend Council approval of the FY 2023 Annual Action Plan, as presented by Staff.