

CONSOLIDATED PLAN ADVISORY BOARD (CPAB)

MINUTES

Wednesday, June 12, 2024

1200 3rd Avenue, 14th Floor, San Diego, CA 92101

BOARD MEMBERS PRESENT	BOARD MEMBERS ABSENT
<ul style="list-style-type: none"> • Abena Bradford, Council District 3 • Yegin Chen, Council District 1 • Lauren Garces, Council District 5 • Jordan Beane, Council District 2 • Smith Sirisakorn, Council District 6 • Victoria Barba, Council District 8 	<ul style="list-style-type: none"> • VACANT, Council District 4 • VACANT, Council District 9 • VACANT, Council District 7

STAFF PRESENT	ATTENDANCE
<ul style="list-style-type: none"> • Nadine Hassoun, Community Development Specialist • Michele Marano, Assistant Deputy Director • Angela Nazareno-Clark, HUD Program Director • Sean Karafin, Interim Deputy Director • Nancy Luevano, Community Development Project Manager • Melissa Villalpando, Community Development Specialist • Ashley Gain, Community Development Project Manager • Liza Fune, Contract Monitoring • Alicia Martinez-Higgs, Project Manager • La Tisha Thomas, Community Development Specialist • Krissy Maier, Community Development Coordinator • Emma Mattingly, Community Development Project Manager 	<p><i>6 members of the public joined the meeting.</i></p>

Date Prepared: 6/14/24 by N. Luevano

Final Approved: 9/11/24

Motion/Second by Garces/Barba

Vote: 6 votes in favor, 0 opposed, 0 abstentions

Revisions to Draft: N/A

Revisions Prepared: N/A

1. CPAB Co-Chair Abena Bradford called the meeting to order at 10:03a.m. Abena Bradford took roll call; five board members were present. Quorum was achieved at the same time.

Board Announcements

2. CPAB member Abena Bradford congratulated Victoria Barba for being honored during the 2024 Annual Roosevelt Dinner.

Staff Announcements

3. Nancy Luevano, Community Development Project Manager shared that Nick Gulino has been appointed to the Consolidated Plan Advisory Board to represent District 7. Nancy mentioned that Nick had extensive experience in law, housing, and economic development at all levels of government. Nick is also the CEO and Founder of Recover, a telehealth platform that makes substance use and behavioral health treatment accessible to low-income and unhoused residents of California. Welcome to CPAB, Nick Guilino!
4. Nancy shared that Monica Hardman was promoted to Assistant Director and Sean Karafin as interim Deputy Director of the Economic Development Department. Nancy shared that Monica joined the City of San Diego in March 2020 and has served the roles of Assistant Deputy Director of Community Development and Deputy Director. Monica also played an instrumental in creating and executing Mayor Todd Gloria's, Bridge to Home Program. Next, Sean joined the City of San Diego in September 2019 and has served as Program Manager overseeing the Small Business Engagement Team a community-serving assessment district. Sean has also worked in the Promise Zone Program and served as interim in the Real Estate division to assist in stabilization and continuity of operations.
5. Ashley Gain, Community Development Project Manager, provided a comprehensive update on the upcoming Nonprofit Academy. This two-day program, presented by The Nonprofit Institute at the University of San Diego and the City of San Diego, will equip participants with the necessary knowledge and skills for effective community development. The dates for this important event are June 28th and 29th, 2024.

Approval of Minutes

6. Motion to approve minutes from previous meeting March 13, 2024, by Lauren Garces and seconded by Jordan Beane. Minutes approved, 6-0.

Non-agenda Public Comment

1. *No non-agenda public comments were received.*

Action: Council Policy 700-02

1. **Nadine Hassoun, Community Development Specialist, reviewed recommended revisions for Council Policy 700-02. (Presentation slides attached).**
 - a. CPAB member Yegin Chen thanked EDD staff for the clarifications in the revised document. Yegin commented that the document was much more straightforward.
2. Motion to approve the Council Policy 700-02 by Yegin Chen and seconded by Lauren Garces. Approved, 6-0.

Action: Fiscal Year (FY) 2025 -FY 2029 Consolidated Plan and FY 2025 Annual Action Plan

1. Nadine Hassoun, Community Development Specialist, reviewed the FY 2025-FY 2029 Consolidated Plan and FY 2025 Annual Action Plan. (Presentation slides attached).

Nadine introduced Frankie Lewington, Root Policy and Jessica Adamo, San Diego Housing Commission. Both joined the meeting virtually and will review a portion of the presentation.

- a. CPAB member Abena Bradford asked if interim housing programs were included in the Consolidated Plan, more specifically, services that would benefit flood victims who are currently housed in hotels and will soon exhaust their funds. Abena also asked if the City Council did not approve the Kettner and Vine project, would \$6 million go directly toward the San Diego Housing Commission to assist homeless prevention programs?
- b. San Diego Housing Commission Staff Response: The funds will not be reallocated to flood victims; however, they may apply through another funding program to benefit them. Four million dollars were allocated toward this program, which directly assists families by placing them in permanent housing. To qualify, applicants must be homeless according to HUD guidelines for homelessness.
- c. Michele Marano, Assistant Deputy Director, shared that as of Jun 11, 2024, \$6 million was allocated to the San Diego Housing Commission toward the affordable housing NOFA.
- d. CPAB member Yegin Chen commented on the FY 2025-2029 Consolidated Plan draft, page 7. Yegin asked if a summary of public comments received would be added to this section since a description was not provided.
- e. Nadine Hassoun, Community Development Specialist, clarified that members of the public may provide public comment during today's meeting and during the upcoming City Council hearing on June 24, 2024. Nadine shared that after this process, the public comments received will be compiled and submitted to HUD. Nadine disclosed that written public comments were not received during the public comment period from April 1-30, 2024.
- f. Yegin asked if additional Public Service projects will be added to FY 2025 if so, will the three projects listed after the cut-off line: Ocean Discovery, Bridge Housing and Home Start be funded?
- g. Michele Marano, Assistant Deputy Directory, shared that 3 additional projects (after the cut-off line) may be funded depending on the outcome of the City Council meeting on June 24th.
- h. Michele Marano commented that CPAB's scoring was very important since the application ranking will be used to select additional projects receiving CDBG funding.
- i. CPAB member Jordan Beane asked why the Kettner and Vine proposal project was referred as affordable housing and not as a shelter.
- j. Michele Marano clarified that the project was a one-time special project and if passed, funding will be allocated as a one-time purpose.
- k. Motion to approve the FY 2025 -FY 2029 Consolidated Plan and FY 2025 Annual Action Plan was put forward by Yegin Chen and seconded by Lauren Garces. Approved, 6-0.

Action: HOME-ARP Substantial Amendment

1. Michele Marano, Assistant Deputy Director, reviewed the HOME-ARP Substantial Amendment. (Presentation slides attached).

- a. CPAB member Abena Bradford asked what the \$2 million in Acquisition Development of the Non-Congregate Shelters includes.
- b. Michele Marano, Assistant Deputy Director, clarified that a specific project had not been identified for the Non-Congregate Shelter. In addition, Marano noted that

- staff and the Council recommended using the budget activity for affordable housing programs.
- c. Abena Bradford asked what HHSD and ED&IR stood for.
 - d. Michele Marano shared that HHSD was the Homeless Strategies Solutions Department. In addition, ED&IR was the Economic Development and Intergovernmental Relations Committee.
 - e. Lauren Garces asked where Presidio Palms was located.
 - f. Sean Karafin, Interim Deputy Director, shared that Presidio Palms was located at Hotel Circle South, previously the Extended Stay America Hotel.
 - g. Abena Bradford inquired about 30% of a single-person household's AMI median income based on HUD's guidelines.
 - h. Ashley Gain, Project Manager, shared that it was \$0 - \$31,850.
 - i. Motion to approve HOME-ARP Substantial Amendment was put forward by Smith Sirisakorn and seconded by Lauren Graces. Approved 6-0.

Discussion: CPAB Meeting Time & Frequency

1. Nadine Hassoun, Community Development opened the discussion regarding the CPAB meeting time and frequency. Nadine shared that presently calendar year meetings adjourned in July and December meetings however, additional meetings may be added.

Michele Marano, Assistant Deputy Directory shared that the new appointment member of District 7 will help address meeting quorum concerns. Michele suggested to CPAB members, to confirm their attendance by Friday before the scheduled meeting on the 2nd Wednesday of the month.
 - a. CPAB member Abena Bradford shared that she would like to continue the monthly meetings with two adjournments per year.
 - b. CPAB member Smith Sirisakorn announced that he will be leaving CPAB due to work obligations. Smith thanked the board and EDD staff.
 - c. EDD staff and CPAB members expressed their gratitude to Smith for serving on CPAB.
 - d. Jordan Bean commented that he recently accepted a new position and did not know if he will be able to continue to serve as a CPAB member.
 - e. Angela Nazareno Clark mentioned that exploring adjourning additional meetings may be ideal.
 - f. CPAB member Lauren Graces confirmed that she will continue to serve on the board.
 - g. CPAB member Victoria Barba confirmed that she will continue to serve on the board however, expressed her support in adjourning future meetings if there were no action items.
 - h. CPAB member Yegin Chen mentioned that he was in favor of longer meetings instead of monthly meetings.
 - i. Nadine commented that there are currently three months in the calendar year without action items. These meetings may be adjourned.
 - j. Michele noted that the two meetings will be necessary for CPAB to make recommendations to the City Council during September and April of each year. In addition, Michele shared that the Scoring Criteria will be discussed every Feb/March.

Michele commented that there are also HUD documents that will need to be presented to CPAB such as the Annual Action Plan and the CAPER.

Discussion: Fiscal Year (FY) 2025 CDBG Application Process Review

1. Nancy Luevano, Community Development Project Manager reviewed the FY 2025 CDBG Application Process and Survey Responses. *(Presentation slides are attached)*
 - a. CPAB member Abena Bradford thanked EDD staff for surveying applicants regarding the FY 2025 CDBG Application Process. Abena commented that it was imported to receive feedback from the CDBG applicants.
 - b. CPAB member Lauren Graces commented that the FY 2025 CDBG Application process received more qualified applicants than in previous years.
 - c. CPAB member Victoria Barba asked if returning subrecipients completed the same application as new applicants.
 - d. Melissa Villalpando clarified that all applicants are required to submit the same application process. Melissa shared that applicants may request a copy of their application to review their scores and feedback.

Discussion: Items for Future Agendas

1. Michele Marano, Assistant Deputy Director confirmed that July's meeting would be adjourned.
2. CPAB member Abena Bradford shared that she would like additional information for future meetings about how homeless projects are funded with the HOME-ARP.

Adjournment

1. Meeting ended at 11:00am.

Economic Development

Council Policy 700-02
Recommended Revisions

Consolidated Plan Advisory Board
June 12, 2024



Purpose

CP 700-02 establishes general guidelines by which the City will select and implement activities utilizing CDBG funds allocated to the City by HUD.

Background

The most recent amendment to Council Policy 700-02

- City Council Resolution R-310812, effective December 16, 2016

Staff has received comments and suggestions from the CPAB.

- Considered best practices and lessons learned
- Reviewed past performance of CDBG-awarded agencies and incorporated general clarification language

Highlights

- Language added to provide clarity and additional detail.
- Up to 25% of the City's annual CDBG Public Service budget, not to exceed \$1 million, shall be set aside for the City's homelessness programs.
- Awarded nonprofit organization must complete CDBG construction or rehabilitation project before it may submit a subsequent NCIP project.
- CDBG applicants proposing construction/rehabilitation projects must attend an RFP technical assistance appointment
- The minimum allocation of CDBG funds for a construction or rehabilitation project will be \$200,000.



Action

Staff is asking CPAB to recommend approval of the Council Policy 700-02 revisions by the City Council.

CITY OF SAN DIEGO, CALIFORNIA
COUNCIL POLICY

SUBJECT: COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

POLICY NO.: 700-02

EFFECTIVE DATE: ~~December 16, 2016~~ TBD

BACKGROUND:

The federal Housing and Community Development Act of 1974 established the Community Development Block Grant (CDBG) Program. The enabling legislation has been reviewed and amended by Congress periodically since 1974. The purpose of the CDBG program is to provide an annual source of funds to local governments for the purpose of implementing activities to develop viable urban communities, including decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low and moderate income. Federal administration of the CDBG program is the responsibility of the U.S. Department of Housing and Urban Development (HUD). The City of San Diego has participated in the CDBG program, as an entitlement jurisdiction, since the program's inception.

Capitalized terms not defined in this Council Policy shall have the meaning given to them in the current five-year CDBG Consolidated Plan.

PURPOSE:

To establish the general guidelines by which the City will select and implement activities utilizing CDBG funds.

POLICY:

It is the policy of the City Council to allocate CDBG funds in accordance with the following standards.

1. Only activities that meet the specific eligibility requirements of the CDBG program, as set forth in the federal legislation enacting the CDBG program and associated regulations adopted by HUD, will be ~~selected and~~ implemented.
2. Funding will be allocated on a ~~City~~ fiscal year basis (July 1 through June 30), or more frequently if required by City Council action or to address a local, state, or federal emergency declaration.

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COUNCIL POLICY

3. Funding will be allocated as prioritized by the City Council in the City's then current approved ~~5~~five-year Consolidated Plan.
4. Funding for CDBG Program Administration, as defined by HUD regulations (which may include planning, administration, and fair housing), will be taken from the City's overall annual CDBG program budget prior to funding being made available to address other Consolidated Plan goals.
5. ~~A portion of the CDBG Program Administration funds may be allocated for the purpose of proactive outreach to previously non-participating non-profit organizations to attempt to get these organizations to apply for future CDBG funding.~~ Up to 25 percent of the City's annual CDBG public service budget, not to exceed \$1 million, shall be set aside for the City's homeless programs.
6. ~~The minimum allocation of CDBG funds made to a public service, community economic development or other non-capital improvement project will be \$50,000.~~ The City uses certain CDBG funds to support activities carried out by nonprofit organizations, or other partner agencies, based on a competitive application process described in the Consolidated Plan. Before the City considers an organization for an allocation of CDBG funds, the organization must submit to the City an application or response to a Request for Qualifications (RFQ) and subsequent Request for Proposals (RFP) in accordance with the requirements of the then current Notice of Funding Availability (NOFA).
7. ~~The minimum allocation of CDBG funds made to a capital improvement project (either for non-profit facility improvements, non-profit housing rehabilitation projects or City neighborhood infrastructure projects) will be \$100,000, unless funding for a City neighborhood infrastructure project at a lesser amount is necessary to complete a project and the project will be completed and closed out within 24 months after the start of the City fiscal year for which the funds are allocated.~~ A nonprofit organization must complete a construction or rehabilitation project that was previously awarded CDBG funds before it may submit an RFP for a subsequent construction or rehabilitation project through the annual CDBG NOFA process. Project completion is confirmed by the City's issuance of a Notice of Completion for the construction or rehabilitation project.
8. ~~Priorities of the City's Capital Improvements Program will be determined irrespective of whether or not the City is to receive CDBG funds. CDBG funds, if received, are to be used to supplement the City's Capital Improvements Program and not as a substitute for other City funds.~~ Before the City will consider a CDBG program funding application, a CDBG applicant shall either attend a mandatory RFP workshop hosted by the City during the annual CDBG RFP period or view a recording of the workshop. City staff will confirm an applicant's attendance at the RFP workshop. If an applicant does not

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attend the RFP workshop, the applicant must certify at the time they submit their RFP application that they have viewed the workshop recording in full.

9. ~~No allocation of CDBG funds will be made to a project for which a CDBG application has not been received by the City.~~CDBG applicants proposing a construction or rehabilitation project must attend a mandatory RFP technical assistance appointment.
10. ~~A Community Based Development Organization (CBDO) certification process will be conducted in an effort to fund eligible project activities, as defined in the applicable HUD regulations.~~The minimum allocation of CDBG funds made to a public service, community economic development, or other non-capital improvement project will be \$50,000. All CDBG funds allocated for these project types shall be expended within 12 months after the start of the City fiscal year for which the funds are allocated.
11. ~~The minimum allocation of CDBG funds made to a construction or rehabilitation project will be \$200,000. All CDBG funds allocated to public service, community economic development or other non-capital improvement for these projects types shall be expended within 1224 months after the start of the City fiscal year for which the funds are allocated, or such funds will be subject to reprogramming in accordance with the then current 5-Year Consolidated Plan.~~
12. ~~All CDBG funds allocated to capital improvement projects (non-profit facility improvements or City neighborhood infrastructure projects) shall be expended within 24 months after the start of the City fiscal year for which the funds are allocated, or such funds will be subject to reprogramming in accordance with the then current 5-Year Consolidated Plan.~~The scope of work for projects allocated CDBG funds will be specifically defined in an agreement between the City and subrecipient.
13. ~~A non-profit facility improvement project awarded CDBG funds must be completed before a subsequent non-profit facility improvement application may be submitted for the same location in a subsequent fiscal year. (It is the intent of the City Council that this policy will ensure completion of non-profit facility improvements at a given location before an application is submitted for an additional non-profit facility improvement project at the same location.)~~CDBG funds not spent by a subrecipient by the end of a City fiscal year within the applicable timeframe will be subject to reprogramming in accordance with the then current five-year Consolidated Plan and applicable City Council resolutions.
14. ~~Improvements to real property using CDBG funds in the non-profit facility improvement and City neighborhood infrastructure categories shall benefit low/moderate income persons for a minimum of five (5) years from the date of project completion, or longer if required by HUD regulations. Real property restrictions or real property security for performance documents will be recorded on real property in the non-profit facility~~

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improvement category to secure the term of the low/moderate income benefit.

15. ~~The public services category of activities shall be open to all eligible applicants, including City programs. Up to \$1,318,078 of the annual public service funds shall be set aside for the City's homeless programs, subject to change by Council Resolution. The City will determine its priorities for Capital Improvement Projects regardless of whether the City will receive CDBG funds. If received, CDBG funds shall not replace funding from the City's general fund or substitute for other City funds.~~
16. ~~A~~The Consolidated Plan Advisory Board (CPAB) will review all applications for CDBG fundings proposed for certain activities carried out by nonprofit organizations and other partner agencies based on a competitive application process described in the Consolidated Plan. The CPAB will provide recommendations to the Council regarding funding allocations to applicants and other activities related to the Consolidated Plan.
17. ~~All CDBG applicants shall, as a condition to consideration of their CDBG program funding application, attend a mandatory technical assistance workshop hosted by City staff during the annual CDBG application period.~~
- ~~1817.~~ The CPAB shall annually review and approve a set of criteria to be used by the CPAB for scoring it will use to score CDBG competitively-awarded funding applications, including, but not limited to, which may include an evaluation of past performance and regulatory compliance (if applicable), how the proposed project will address areas of the City identified to have the highest levels of need, eligibility of proposed expenditures and budget, and the amount or percentage of leveraged funding contributed to the proposed project. The criteria may also include an option to waive the scoring of applications in a certain CDBG award category if the total dollar amount of funds requested by all applicants in the category is less than the total amount of funds allocated to the category, provided the applications still meet minimum CDBG eligibility requirements.
- ~~1918.~~ City staff will review tThis Council Policy will be reviewed at a minimum during the adoption process of each 5five- Year Consolidated Plan and recommend changes to the Council Policy as needed.

HISTORY:

“Leasing of City-owned Property in Industrial Park”

Adopted by Resolution R-174133 1/10/1963

Repealed by Resolution R-208090 - 06/05/1973

“Community Development Block Grant Program (CDBG)”

Adopted by Resolution R-259072 - 08/15/1983

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Amended by Resolution R-281638 - 03/22/1993
Amended by Resolution R-282395 - 07/26/1993
Amended by Resolution R-287559 - 06/25/1996
Amended by Resolution R-303367 - 02/11/2008
Amended by Resolution R-305413 - 11/24/2009
Amended by Resolution R-307328 - 03/28/2012
Amended by Resolution R-310812 – 12/16/2016

Economic Development
**Fiscal Year 2025 – Fiscal Year 2029
Consolidated Plan and FY 2025 Annual
Action Plan**

Consolidated Plan Advisory Board
June 12, 2024

Requested Actions

Staff will be asking CPAB to recommend City Council approval of the FY 2025 – 2029 Consolidated Plan and FY 25 Annual Action Plan for submission to the Department of Housing and Urban Development (HUD).

Changes Since Community and Neighborhood Services (CNS) Meeting

- Updated estimated entitlement amounts to actual entitlement amounts received from HUD for CDBG, HOME, and ESG programs.
- Proposed Action Added: Accept additional program income receipted after presentation to CNS.
- Proposed Action Added: Repay \$99,553 to the CDBG program with non-federal funds to release the Epicenter property from HUD's National Objective requirement.
- Proposed Action Added: Adopt the revisions to Council Policy 700-02.

Consolidated Planning Process

**Home Investment
Partnership Program
(HOME)**

Expansion and preservation of
affordable housing

**Community Development
Block Grants
(CDBG)**

Focuses on low income individuals,
households and communities

**Housing Opportunities for
Persons with AIDS (HOPWA)**

Supportive services for persons
living with HIV/AIDS

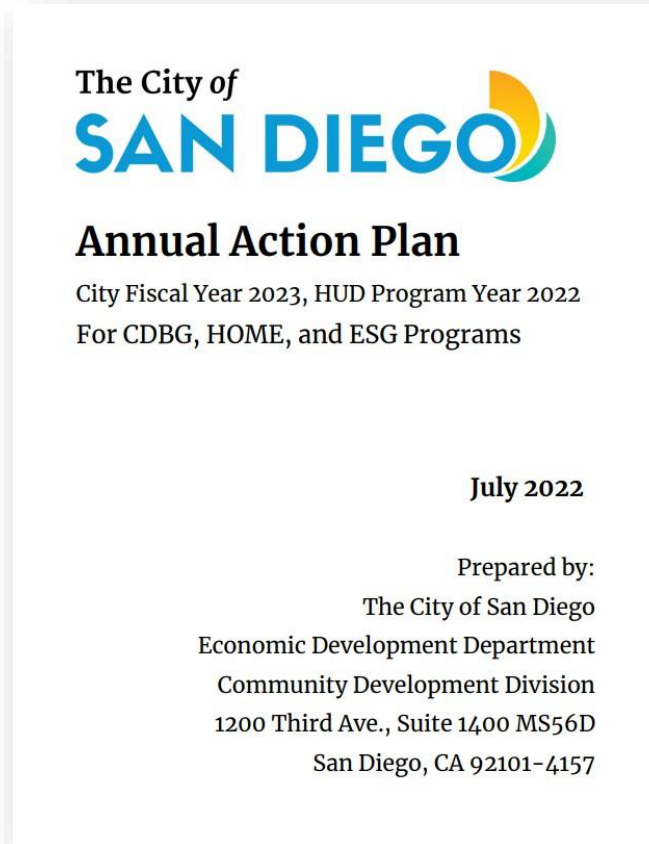
**Emergency Solutions
Grant (ESG)**

Homeless shelters, services and
rapid-rehousing programs

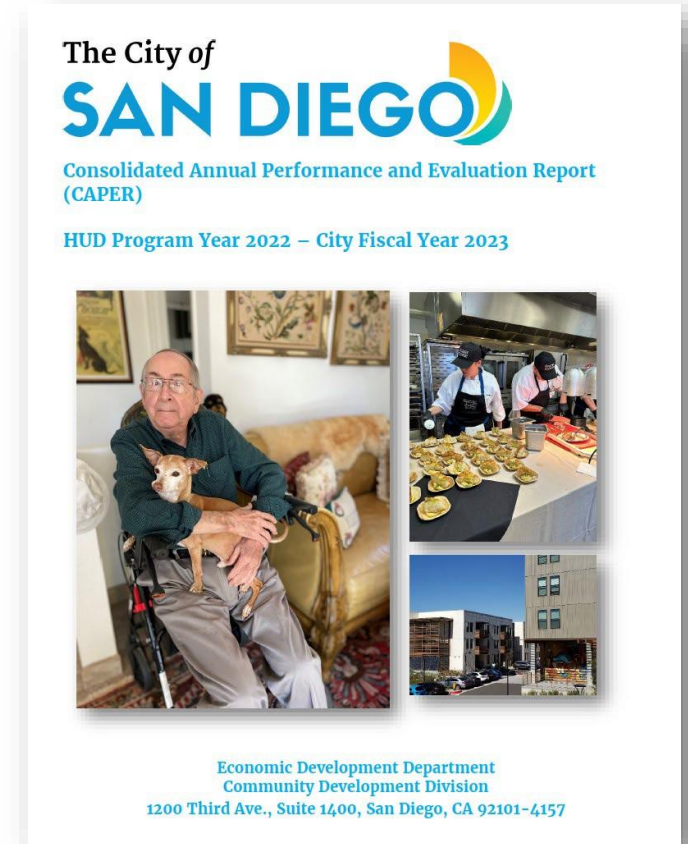
Consolidated Planning Process



5-Year Consolidated Plan



Annual Action Plan



CAPER

SUMMARY

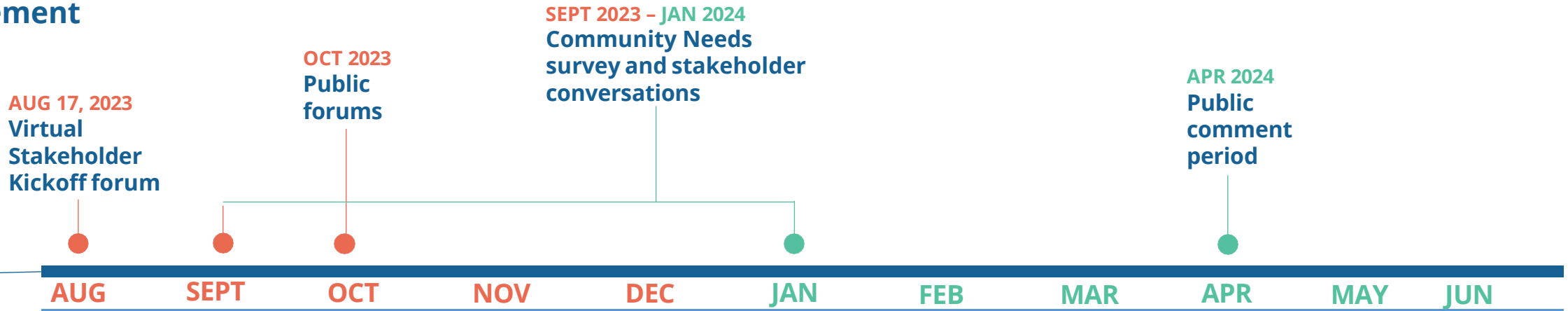


- Community Engagement Timeline
- Needs Assessment and Market Analysis
- Consolidated Plan Goals
- Annual Action Plan Projects

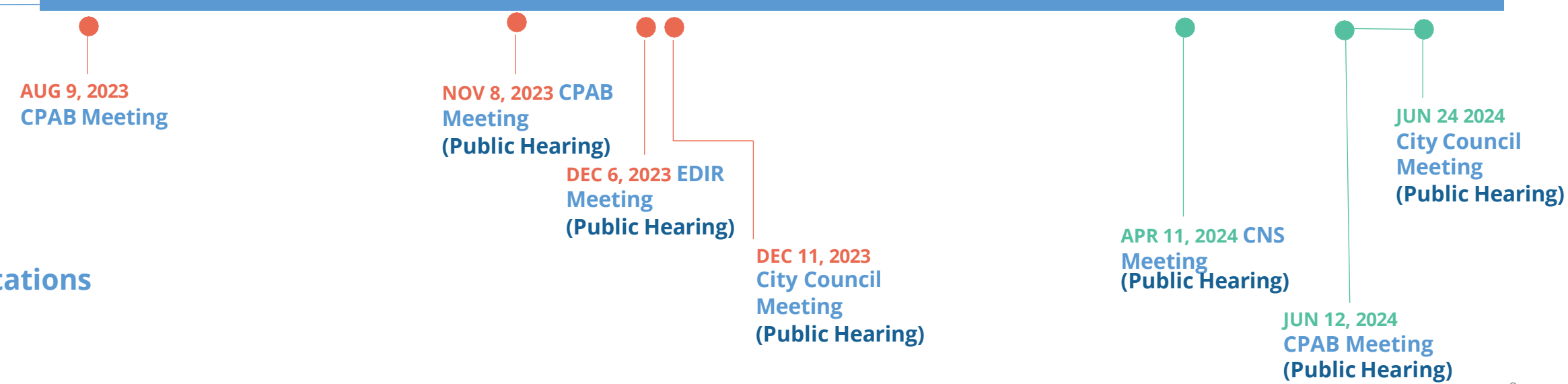
COMMUNITY ENGAGEMENT TIMELINE

COMMUNITY ENGAGEMENT TIMELINE

Community Engagement



Presentations



NEEDS ASSESSMENT AND MARKET ANALYSIS

PRIMARY FINDINGS: NEEDS ASSESSMENT

- **Cost burden** is the most common problem among low income households
- Challenges of rising housing costs are disproportionately falling on certain populations, including **people with disabilities, people experiencing domestic violence, single parents with young children, and people with mental health challenges.**
- The number of homeless individuals recorded in the most recent PIT counts suggests this **population has been rising over the past 5 years;** 66% of those counted in the past year were unsheltered.

PRIMARY FINDINGS: NEEDS ASSESSMENT

- Residents who are victims of domestic violence, have young children in their households, are single men who have been chronically homeless, and/or have past experiences with drug or alcohol addiction **face the highest barriers to finding stable housing.**
- These populations' greatest needs include more access to both **supportive housing** and **supportive services.**

PRIMARY FINDINGS: MARKET ANALYSIS

- Renters making below \$50,000 **do not have an adequate supply of affordable housing**. The gap is largest for renters with extremely low incomes who live on fixed incomes, and renters with incomes between \$25,000 and \$35,000.
- **Homeownership is unaffordable** to those making less than \$150,000.

PRIMARY FINDINGS: MARKET ANALYSIS

- Rental subsidies, such as the Housing Choice Voucher program, have become less effective due to limited available housing for rent. This has a **disproportionate negative effect on single parents and children.**
- Current population trends and job projections **will exacerbate employers' challenges** finding lower and moderate wage workers who can afford to live in the city.

CONSOLIDATED PLAN GOALS

GOALS OVERVIEW

- Goals were developed in conjunction with City staff, City department directors, and consultant team; informed by community engagement efforts.
- Each draft goal is aligned with one or more of the City's Strategic Plan goals
- Goal numbers are for organizational purposes; not prioritization (e.g. Goal #1 **is not** the highest priority goal)

CONSOLIDATED PLAN GOALS

Goal 1: Increase, protect and preserve affordable rental and homeownership housing opportunities by improving access to a diverse set of affordable housing, accessible in design and energy efficient, with proximity to job centers, schools, parks, and services.

Goal 2: Invest in inclusive economic growth initiatives that develop and strengthen small businesses, support local entrepreneurs, expand employment and/or workforce development programs, and improve access to job opportunities.

CONSOLIDATED PLAN GOALS

Goal 3: Develop vibrant and equitable neighborhoods by investing in public facilities, critical infrastructure, and/or nonprofit facilities that provide increased accessibility, resiliency, and sustainability.

Goal 4: Improve housing stability for individuals and households with critical needs, including persons experiencing or at-risk of homelessness, by providing appropriate housing and service solutions grounded in best practices.

CONSOLIDATED PLAN GOALS

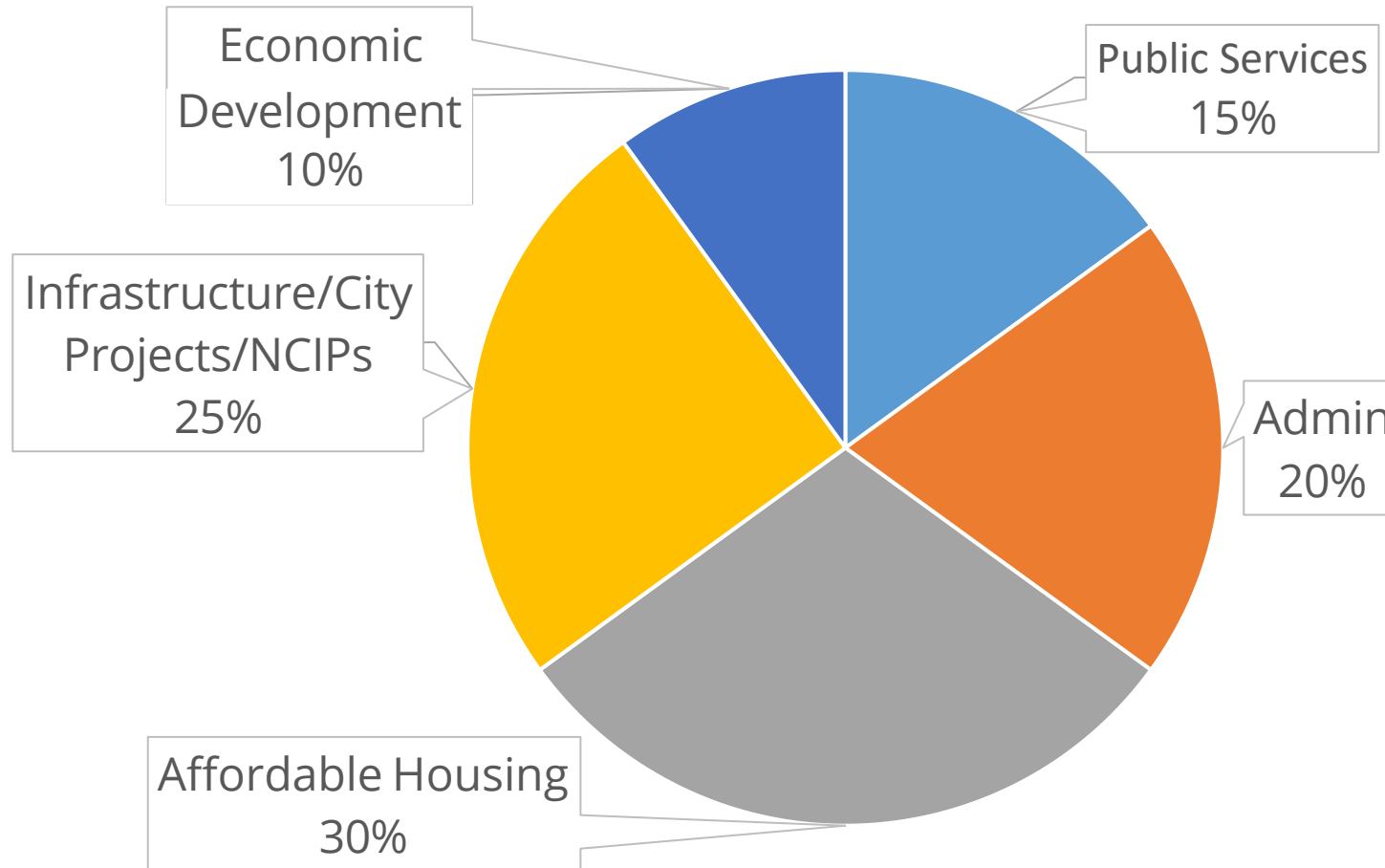
Goal 5: Improve community services by addressing critical needs and promoting equity through improved or increased access to community programming.

ANNUAL ACTION PLAN PROJECTS

Annual Action Plan | Purpose

- Informed by the City's 5-Year Consolidated Plan (FY 2025 – FY 2029)
- Must address 5 Consolidated Plan goals
- Identifies FY 2025 projects and programs
- Includes budgets for 3 HUD entitlement grant programs

Consolidated Plan | CDBG Budgetary Priorities



CDBG Annual Competitive Award Process



Economic Development Activities

Accessity

Mission Edge

City Heights
Community
Development
Corporation

Karen Organization
of San Diego

Horn of Africa
Community

Kitchens for Good

Somali Family
Service of San
Diego

Southwestern
Community
College

International
Rescue Committee

Nonprofit Capital Improvement Projects (Facilities)

Alliance for
African
Assistance

Center for
Community
Solutions

Family Health
Centers of San
Diego Inc.

Stepping Stone
San Diego

Public Services Activities

Serving Seniors

Reality Changers

Voices for
Children

Kitchens for Good

Rise Up Industries

San Diego LGBT
Community
CenterAccess Youth
AcademyTravelers Aid
Society of San
DiegoFamily Health
Centers of San
Diego IncWesley House
Student
Residences, IncSupport the
Enlisted ProjectJunior
Achievement of
San Diego CountyBayside
Community
CenterUrban Life
Ministries, Inc

Mama's Kitchen

Chicano
Federation of San
Diego CountyInterfaith Shelter
Network of San
DiegoJewish Family
Service

CDBG NOFA: Category Allocation Totals

Public Services

- 18 Projects – Totaling \$2,747,594
- Additional projects may be funded based upon final available budget
- Based upon scores and rankings, fully-funded projects

Nonprofit Facility Improvements

- 4 Projects – Totaling \$1,905,104

Community Economic Development

- 8 Projects - Totaling \$2,273,790

Annual Action Plan | HUD Entitlement Grants

Community Development Block Grant (CDBG) Program

FY 25 - \$11,646,756

*Program Income - \$15,560,193**Reprogramed Funds - \$0***Total = \$27,206,949****Home Investment Partnership Program (HOME)**

FY 25 - \$6,017,634

*Program Income - \$1,154,120**Prior Year Program Income - \$1,000,000**Prior Years - \$20,120,591***Total = \$28,292,345****Emergency Solutions Grant(ESG)**

FY 25 - \$1,036,314

Entitlement budgets are estimated until HUD releases the City's FY 2025 federal allocations.

CDBG | Additional Allocations

- Homeless Services from the CP 700-02 set aside
- Affordable Housing Efforts
 - Special Project – Shelter at Kettner and Vine
 - Bridge to Home NOFA
- City Capital Improvement Projects



Homeless Programs | Council Policy 700-02

Project Title	Proposed FY 25 CDBG Funds
City of San Diego Family Shelter Program	\$1,000,000
TOTAL	\$1,000,000

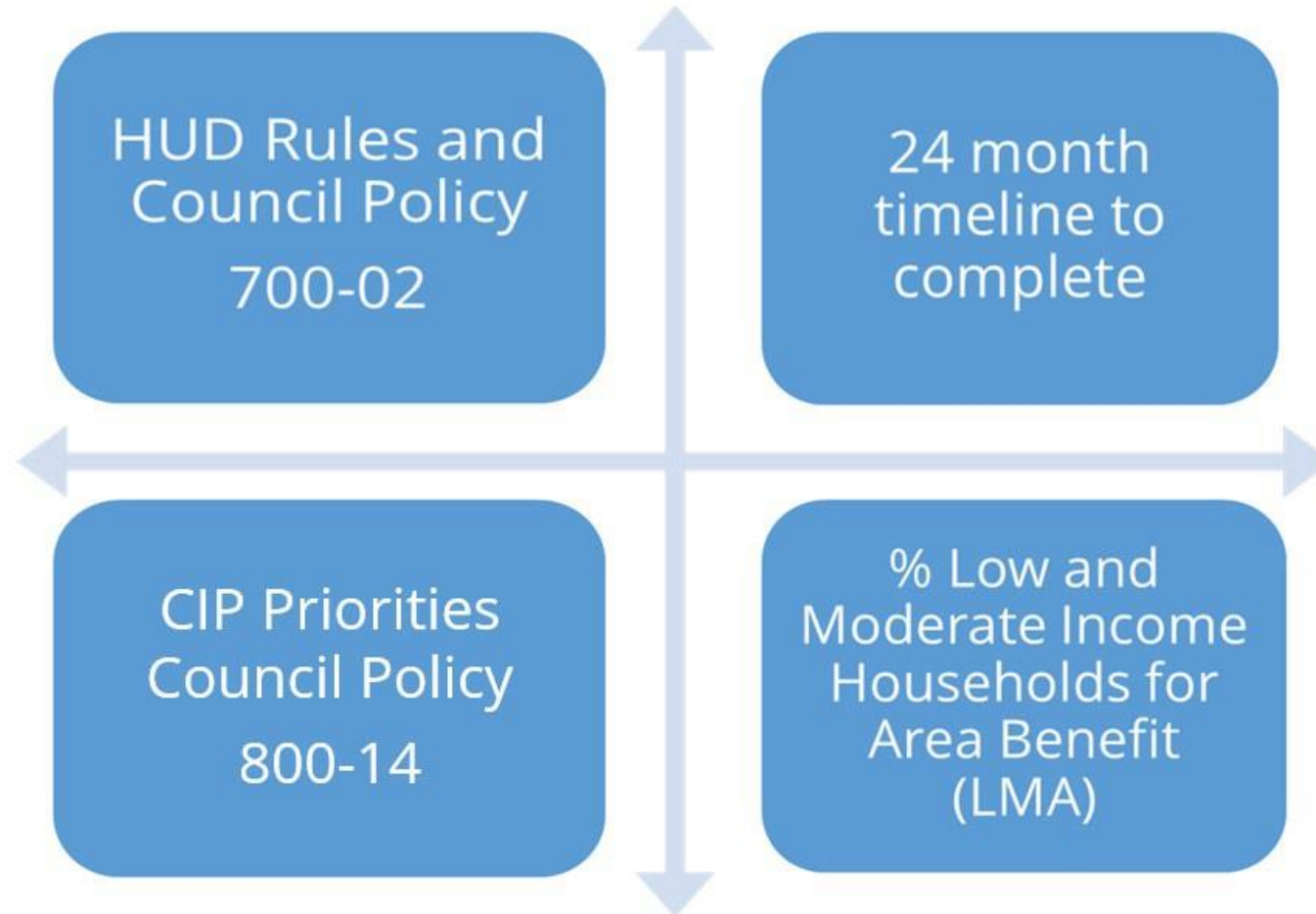


Affordable Housing Project

Project Title	Proposed FY25 CDBG Funds
Affordable Housing – Special One-Time Allocation to Kettner and Vine Project*	\$10,424,476
TOTAL	\$10,424,476

*Bridge to Home NOFA will receive the affordable housing allocation if the Kettner and Vine Project is not approved.

Eligibility Considerations for Capital Improvement Projects





City Capital Improvement Projects

Project Title	Council District	Proposed FY24 CDBG Funds
Old Logan Heights Library Renovation	8	\$3,616,000
TOTAL		\$3,616,000

HOME Investment Partnerships Program SDHC Contract Administrator

- The Federal HOME Investment Partnerships Program (HOME) was created in 1990.
- The U.S. Department of Housing and Urban Development (HUD) awards HOME funds to the City of San Diego, and SDHC administers the funds.
- HOME provides HUD funds 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) 2025 (July 1, 2024 – June 30, 2025), SDHC proposes allocating HOME funds to affordable rental housing unit production and first-time homebuyer assistance.



HOME Investment Partnerships Program

FY 2025 Sources and Uses of HOME Funds

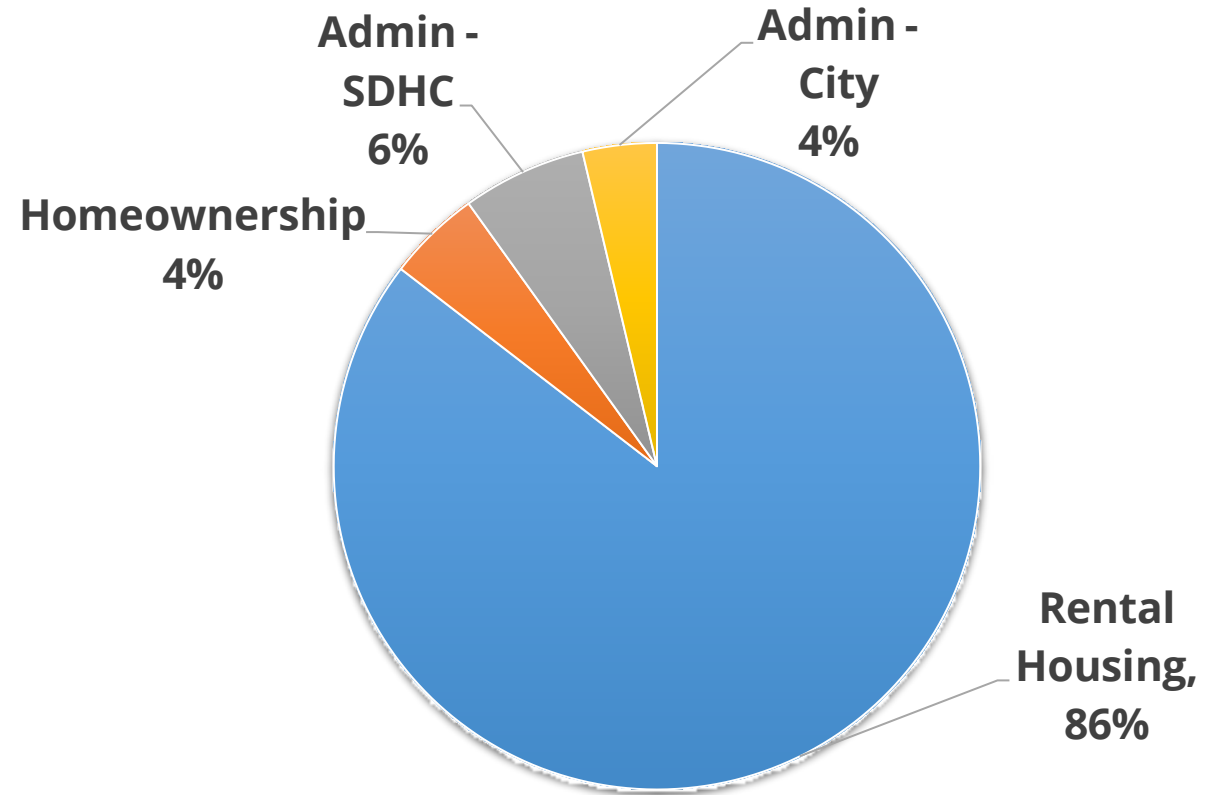
Activity	FY 25 Grant Allocation	Anticipated Program Income	Prior Years' Grant Allocation	Prior Year Program Income	Funding by Activity
Rental Housing	\$4,439,864	\$ 1,038,708	\$18,055,726	\$ -	\$23,534,298
Homeownership	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000
Admin – SDHC	\$ 295,991	\$ 115,412	\$ 1,203,715	\$ -	\$ 1,615,118
Admin – City	\$ 197,327	\$ -	\$ 861,150	\$ -	\$ 1,058,477
Subtotal	\$4,933,182	\$ 1,154,120	\$20,120,591	\$1,000,000	
FY 25 Total					\$27,207,893



HOME | Budget



Rental Housing	\$ 23,534,298
Homeownership	\$1,000,000
Administration	\$2,673,595
<i>SDHC Admin</i>	<i>\$1,615,118</i>
<i>City Admin</i>	<i>\$1,058,477</i>
Total HOME Allocation	\$27,207,893





SAN DIEGO
HOUSING
COMMISSION

We're About People

San Diego Housing Commission
City of San Diego
FY25 Emergency Solutions Grant (ESG)
Consolidated Plan Advisory Board
June 12, 2024

Jessica Adamo, Housing Programs Manager

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 Action Plan and reported in the Consolidated Annual Performance and Evaluation Report (CAPER).
- Activities must be coordinated with the regional Continuum of Care.
- Eligible 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



Emergency Solutions Grant Paul Mirable Center Interim Shelter

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 1,390 single adults annually



Emergency Solutions Grant Rapid Rehousing Program

PATH ESG Rapid Rehousing Program

- Houses a minimum of thirteen (13) households experiencing homelessness each year

SDHC Moving Home ESG Rapid Rehousing Program

- Houses a minimum of five (5) households experiencing homelessness each year

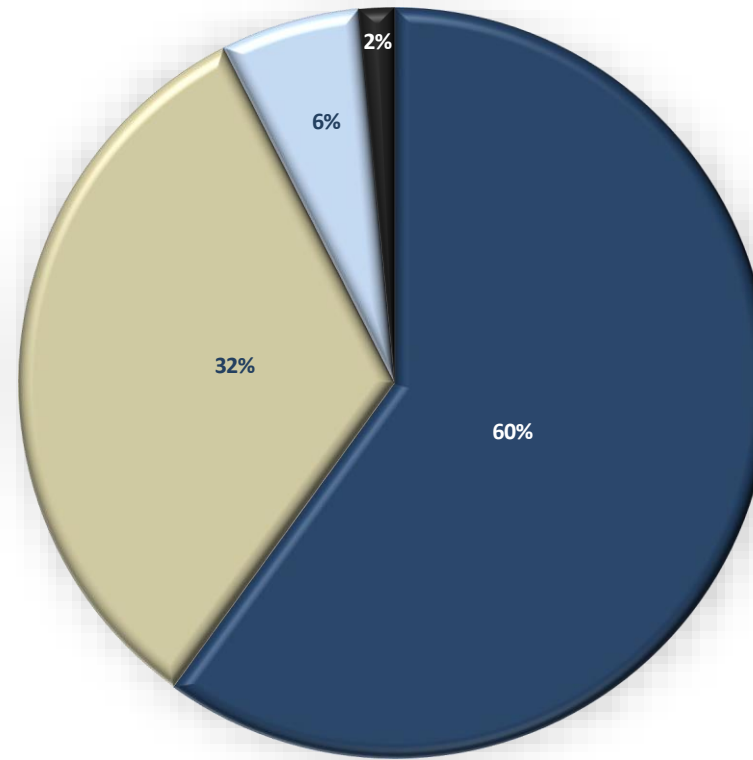
ESG RRH:

- 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)



Emergency Solutions Grant Proposed FY2025 Activities

Shelter Activities	\$614,176
Rapid Rehousing	\$332,679
SDHC Admin	\$61,418
EDD Admin	\$15,354
Total ESG Allocation	\$1,023,627



■ Shelter Activities ■ Rapid Rehousing ■ SDHC Admin ■ EDD Admin





Important Benchmarks

Date	Benchmark
April 1, 2024	30-Day Public Comment Period Starts
April 11, 2024	Actions Presented to CNS
April 30, 2024	30-Day Public Comment Period Ends
June 12, 2024	Actions Presented to CPAB
June 24, 2024	Actions Presented to City Council
July 2024	Final Documents Submitted to HUD

Requested Actions

Staff will be asking CPAB to recommend City Council approval of the FY 2025 – 2029 Consolidated Plan and FY 25 Annual Action Plan for submission to the Department of Housing and Urban Development (HUD).

Comments
and
Questions

Economic Development Department

Substantial Amendment to the HOME-ARP Allocation Plan

Consolidated Plan Advisory Board

Item #7

June 12, 2024



Requested Actions

The Consolidated Plan Advisory Board is asked to recommend City Council approval of the Substantial Amendment to the City's HOME-ARP Allocation Plan.

HOME-ARP Highlights

HOME – American Rescue Plan 2021

- One-time allocation of funds to reduce homelessness and increase housing stability in response to the COVID-19 pandemic
- \$20,956,979 from the U.S. Department of Housing and Urban Development
- Primary beneficiaries are defined as specific qualifying populations
- Council approved HOME-ARP Allocation Plan
 - Funds to be used as a local match for State of California Homekey Program awards
 - Projects using HOME-ARP presented to Council for approval

Qualifying Populations

- Homeless and At-risk of Homelessness
- Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking
- Other populations who do not qualify under any of the populations above but meet one of the following criteria:
 - Other families requiring services or housing assistance to prevent homelessness
 - Those at greatest risk of housing instability

Eligible HOME-ARP Activities

- Development and support of affordable housing
- Tenant-based rental assistance (TBRA)
- Provision of supportive services
- Acquisition and development of non-congregate shelter units (NCS)
- Administration and planning (capped at 15% of the grant)

Approved and Pending HOME-ARP Projects

Affordable Housing | Homekey Local Match



Abbott Street – 13 affordable units

\$1,465,000

Council Approved March 2024



Pacific Village – 62 affordable units

\$921,281

Council Approved April 2024



Presidio Palms – 161 affordable units

\$17,806,432

ED&IR Committee 6/12/2024

Council Meeting 6/25/2024

HOME-ARP Allocation Plan

Affordable Rental Housing Budget v. Expenses

Activity	Approved Budget	Expenses	Variance
Affordable Rental Housing (Development)	\$18,433,055	-	-
<i>Abbott Street Apartments</i>	-	\$1,465,000	-
<i>Pacific Village</i>	-	\$921,281	-
<i>Presidio Palms</i>	-	\$17,806,432	-
TOTAL	\$18,433,055	\$20,192,713	(\$1,759,658)



HOME-ARP Allocation Plan

Substantial Amendment | Staff Recommended

Activity	Approved Budget	Proposed Budget	Variance
Non-Congregate Shelters <i>(Acquisition and Development)</i>	\$2,000,000	\$0	(\$2,000,000)
Affordable Rental Housing <i>(Development)</i>	\$18,433,055	\$20,192,713	\$1,759,658
Admin and Planning	\$523,924	\$764,266	\$240,342
TOTAL	\$20,956,979	\$20,956,979	\$0

Public Comment and Next Steps

- Public Comment Period
 - June 13 – June 28
- ED&IR on June 12, 2024
- Council on June 25, 2024
- Submit to HUD for approval (45 days)



Requested Actions

The Consolidated Plan Advisory Board is asked to recommend City Council approval of the Substantial Amendment to the City's HOME-ARP Allocation Plan.