

CONSOLIDATED PLAN ADVISORY BOARD (CPAB)

MINUTES

Wednesday, November 8, 2023

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 • Rich Thesing, Council District 7 • Lauren Garces, Council District 5 • Jordan Beane, Council District 2 • Victoria Barba, Council District 8 	<ul style="list-style-type: none"> • Smith Sirisakorn, Council District 6 • VACANT, Council District 4 • VACANT, Council District 9

STAFF PRESENT	ATTENDANCE
<ul style="list-style-type: none"> • Michele Marano, Interim Assistant Deputy Director • Nadine Hassoun, Community Development Specialist • Ashley Gain, Community Development Project Manager • Nancy Luevano, Community Development Project Manager • Angela Nazareno-Clark, HUD Program Manager • Liza Fune, Contract Monitoring • Tina Hines, Contract Monitoring • Robert Ashton, Community Development Project Manager • Melissa Villalpando, Community Development Specialist 	<p style="text-align: center;"><i>One (1) member of the public joined the meeting.</i></p>

Call to Order

1. CPAB Co-Chair Abena Bradford called the meeting to order at 10:08 a.m. Abena Bradford took roll call; six board members were present. Quorum was achieved at the same time. Victoria Barba joined the meeting at 10:24am.

Date Prepared: 11/10/23 by N.Luevano
 Final Approved: 1/10/24
 Motion/Second by Thesing/Beane
 Vote: 6 in favor, 0 opposed, 1 abstention

Revisions to Draft: N/A
 Revisions Prepared: N/A

Board Member Announcements

2. Maya Rosas, Director of Strategic Initiatives from Council President Sean Elo-Rivera's office, presented former CPAB Chair Peter Dennehy with a special recognition award for his commitment and contribution to the Consolidated Plan Advisory Board (CPAB) from 2017-2023.
3. CPAB members thanked Peter Dennehy for his hard work and dedication during the three years that he served as Chair for the CPAB.
4. EDD staff also thanked Peter Dennehy for his time with CPAB.

Staff Announcements

5. Nancy Luevano, Community Development Project Manager shared that the Economic Development Department's Fiscal Year 2025 CDBG NOFA, RFQ applications for nonprofit organizations submittal deadline will be on November 9, 2023, at 5 p.m. (PST)
6. Nancy announced that there will be a mandatory Fair Housing Training for HUD Grant Subrecipients. The Legal Aid Society of San Diego, Inc. and City of San Diego will offer a mandatory Fair Housing Training to our funded HUD Grant Subrecipients through an on-demand webinar. This free training will provide an opportunity to explore topics regarding the organizations fair housing responsibilities. Topics will include updates to local, State, and Federal Housing Law, "Affirmatively Furthering Fair Housing," handling language barriers and accommodating disabilities. Organizations will have the opportunity to complete the online training from November 13th through December 9, 2023. Organizations that are unable to complete the mandatory training by the deadline, will need to attend an alternative Fair Housing training that meets the City of San Diego's requirements. In the past, organizations that failed to comply with the City's mandatory Fair Housing training requirement were required to attend the San Diego Regional Alliance for Fair Housing Conference in April 2024, which is a fee-based training. If you have any questions or need additional information, please contact Lydia Goularte at lgoularte@sandiego.gov.

Approval of Minutes

1. Motion to approve minutes from previous meeting October 11, 2023, by Abena Bradford seconded by Rich Thesing. Minutes approved, 6-0.

Non-agenda Public Comment

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

Action Items

1. **David Dollahon, DPD Solutions presented on the Draft FY25-29 Consolidated Plan Goals. Heidi Aggeler, Root Policy Researched joined the meeting via zoom. (Presentation attached)**

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Final Approved: 1/10/24

Motion/Second by Thesing/Beane

Vote: 6 in favor, 0 opposed, 1 abstention

Revisions to Draft: N/A

Revisions Prepared: N/A

Community Development

- a. CPAB member Abena Bradford asked how the combined goals in Goal 2 would complement each other? David Dollahon clarified that under each goal there were separate strategies that staff needed to report to HUD. David noted that administratively it was easier to account for the goal activities for the 5-year reporting period. Angela Nazareno-Clark shared that not all goals had the same results every year.
- b. Angela Nazareno-Clark shared that the FY 2025-2029 Consolidated Plan survey will end on January 7, 2024. Angela clarified that if the survey results were different and made an impact on the draft goals, EDD staff then will reconvene to make the appropriate revisions. In this situation, the revised goals will be presented to CPAB.
- c. David Dollahon revised Goal 2. David mentioned that he would replace the last “and” in Goal 2 with and replace it with an “or.” Angela Nazareno Clark shared that it would be fine to make the revision. The revised Goal 2: “Invest in inclusive economic growth initiatives that develop and strengthen small businesses, support local entrepreneurs, expand employment and workforce development programs *or* improve access to job opportunities.”
- d. CPAB member Yegin Chen suggested that additional goals may be revised using David Dollahon’s suggestion above. Yegin referred to Goal 1 -the word “and” in the last sentence. David Dollahon agreed that adding “by improving” would make sense. Goal 1: “Increase, protect and preserve affordable rental and homeownership housing opportunities by improving access to a diverse set of affordable housing opportunities to improve access to a diverse set of affordable housing, accessible in design and energy efficient with proximity to job centers, schools, parks and services.”
- e. CPAB member Abena Bradford asked how critical infrastructure was defined in Goal 3? David Dollahon explained that critical infrastructure referred to streets, streetlights, sidewalks and underground utilities. Anything that is not connected to a building. Angela Nazareno-Clark clarified that sidewalk improvements were an example of the NCIP category.
- f. CPAB member Victoria Barba asked if an “and/or” may be added in Goal 3 to separate the two categories. David agreed that by adding an and/or would be fine to the sentence: “Develop vibrant, equitable, and adaptable neighborhoods by investing in public facilities, critical infrastructure, *and/or* nonprofit facilities that provide increased accessibility, resiliency, and sustainability.”
- g. CPAB member Yegin Chen asked what “adaptable neighborhoods” in Goal 3 referred to? Heidi Aggeler, Root Policy Research shared that there were a lot of discussions in the community forums regarding climate change. Adaptable referred to the adaptability of neighborhoods. There were conversations in the stakeholder meetings regarding having canopies and cooling centers throughout San Diego during warm weather months. Heidi

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Motion/Second by Thesing/Beane

Vote: *6 in favor, 0 opposed, 1 abstention*

Revisions to Draft: N/A

Revisions Prepared: N/A

- shared that the word “adaptable” was added to support neighborhoods in a climate and economic perspective.
- h. CPAB member Abena Bradford suggested adding an and/or before the word nonprofit in Goal 3: “Develop vibrant, equitable, and adaptable neighborhoods by investing in public facilities, critical infrastructure *and/or* nonprofit facilities that provide increased accessibility, resiliency, and sustainability.”
 - i. CPAB members recommend removing the word “adaptable” from Goal 3.
 - j. Goal 4 was left as is.
 - k. Motion to approve of the FY 2025-2029 Consolidated Plan Goals with the proposed changes for the wording by Lauren Graces seconded by Victoria Barba. The Consolidated Plan Draft goals were approved, 7-0.
 - l. Michele Marano, Interim Deputy Director, clarified Goal 4 was missing a phrase. Michele noted that the original goal that EDD staff discussed with consultants was: “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.” Michele explained that this goal is meant to address the wrap-around services for individuals experiencing homelessness.
 - m. Motion to add the add the following phrase to Goal 4 - FY 2025-2029 Consolidated Plan: “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**” by Victoria Barba, second Lauren Graces. The revisions for Goal 4 were approved, 7-0.
2. **Nancy Luevano and Ashley Gain presented on the FY 2025 Revised Scoring Criteria Recommendations** (*Presentation attached*)
- a. Ashley Gain, Community Development Project Manager shared that the information regarding the points was not provided in the presentation slides however, it was provided in the handout.
 - b. Nadine Hassoun, Community Development Specialist shared that 1 point was removed from Project Benefits section 4a). The points decreased from 10 to 9 points. The extra point was added to section 4d) for a total of 2 points.
 - c. CPAB member Yegin Chen commended EDD staff for consolidating the comments made during the AD Hoc Committee meetings and incorporating the changes to the scoring criteria presentation.
 - d. CPAB member Lauren Graces asked if applicants were able to print a paper-format of the CDBG application. Melissa Villalpando, Community Development Specialist shared that the application at this time was only available on ED Grants. Angela Nazareno-Clark shared that applicants may do a “print-screen” option to print the copy of the application if they wished however, submission will only be accepted by ED Grants only.

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Motion/Second by Thesing/Beane

Vote: 6 in favor, 0 opposed, 1 abstention

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Revisions Prepared: N/A

Community Development

e. Motion to approve the FY 2025 Scoring Criteria Recommendations by Rich Thesing second Yegin Chen. FY 2025 Scoring Criteria Recommendation was approved, 7-0.

Other Items

1. CPAB Meeting for December 13, 2023, will be adjourned.

Adjournment

1. Meeting closed at 11:35am.

Date Prepared: 11/10/23 by N.Luevano
Final Approved: 1/10/24
Motion/Second by Thesing/Beane
Vote: *6 in favor, 0 opposed, 1 abstention*

Revisions to Draft: N/A
Revisions Prepared: N/A

City of San Diego, Consolidated Plan Advisory Board

2025-29 CONSOLIDATED PLAN | PROJECT UPDATE

HEIDI AGGELER, ROOT POLICY RESEARCH

DAVID DOLLAHON, DPD SOLUTIONS



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NOVEMBER 8, 2023

AGENDA

- Public Forum Highlights and Results
- Consolidated Plan Draft Goals
- Next Steps

PUBLIC FORUM HIGHLIGHTS AND RESULTS

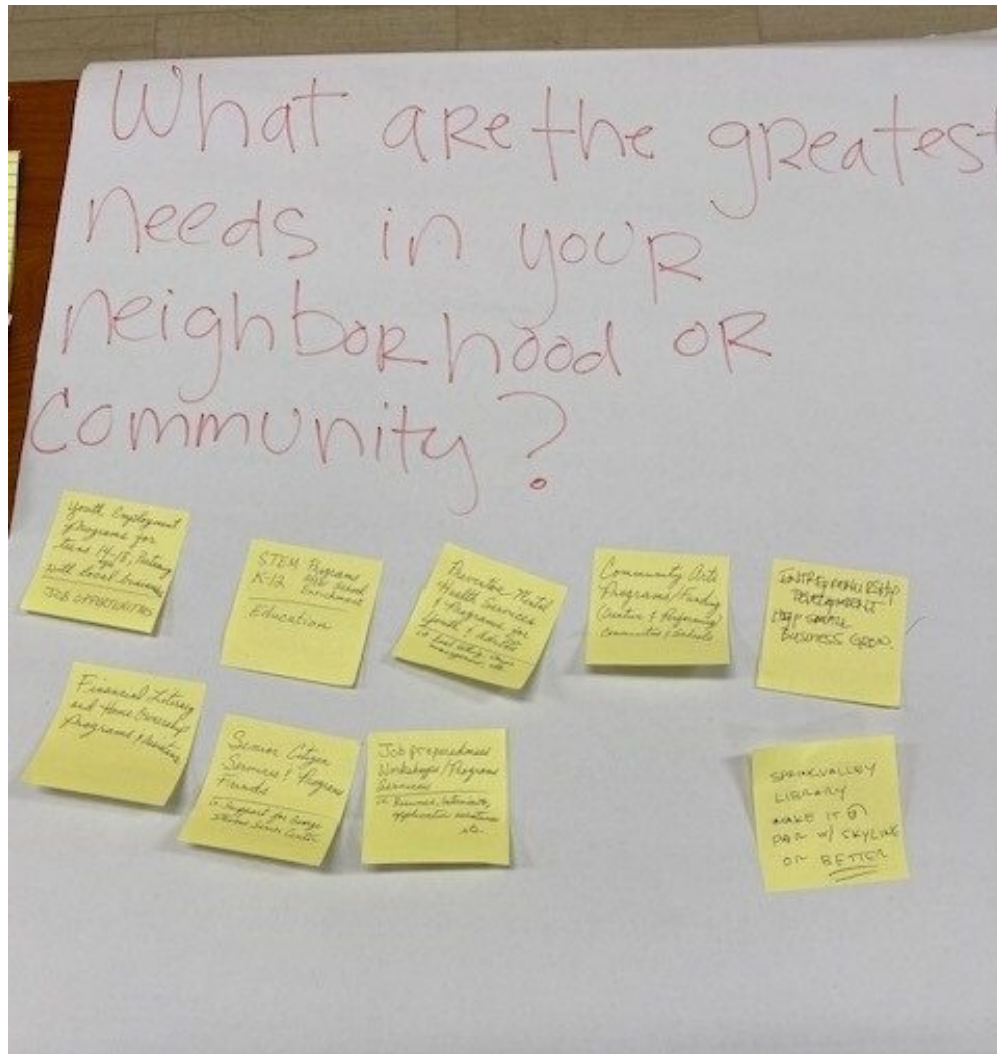
PUBLIC FORUMS

Public Forum Area	Date/Time	Location
City Heights	Mon., October 2 6 - 7:30 p.m.	City Heights Library 3795 Fairmount Avenue, San Diego CA 92105
Skyline	Tues., October 3 5:30 - 7 p.m.	Skyline Library 7900 Paradise Valley Rd, San Diego CA 92139
Linda Vista	Wed., October 4 6 - 7:30 p.m.	Bayside Community Center 2202 Comstock St, San Diego CA 92139
Valencia Park	Thurs., October 5 1 - 2:30 p.m.	Malcolm X Library, Performing Arts Ctr. and Multi-Purpose Room 5148 Market Street, San Diego, CA 92114
Downtown	Mon., October 9 6 - 7:30 p.m.	Central Library, Shiley Room 330 Park Blvd., San Diego, CA 92101
Logan Heights	Tues., October 10 6 - 7:30 p.m.	Logan Heights Library 567 S. 28th Street, San Diego, CA 92113
San Ysidro	Thurs., October 12 6 - 7:30 p.m.	Colonel Irving Salomon San Ysidro Community Activity Center 179 Diza Road, San Ysidro, CA 92173
Mountain View	Sat., October 21 Noon - 2:30 p.m.	Educational Cultural Complex, San Diego College of Continuing Ed. 4343 Ocean View Blvd., San Diego, CA 92113

PUBLIC FORUM HIGHLIGHTS

- Over 120 people attended the eight public forums.
- A diverse range of participants were represented in the forums, including people of color, monolingual Spanish and Vietnamese speakers, persons with disabilities, and seniors.
- Root/DPD gave a brief overview of the Consolidated Plan process, community engagement components, and next steps; Root and City staff facilitated three activities prepared for participants.

Activity #1: What are the greatest needs in your neighborhood or community?



“The top need is affordable housing.”

“We need more housing options and assistance for families/households that make too much money to qualify for subsidized, affordable housing but too little money to afford market rate housing.”

“[We need more] non-congregate shelters for homeless [populations].”

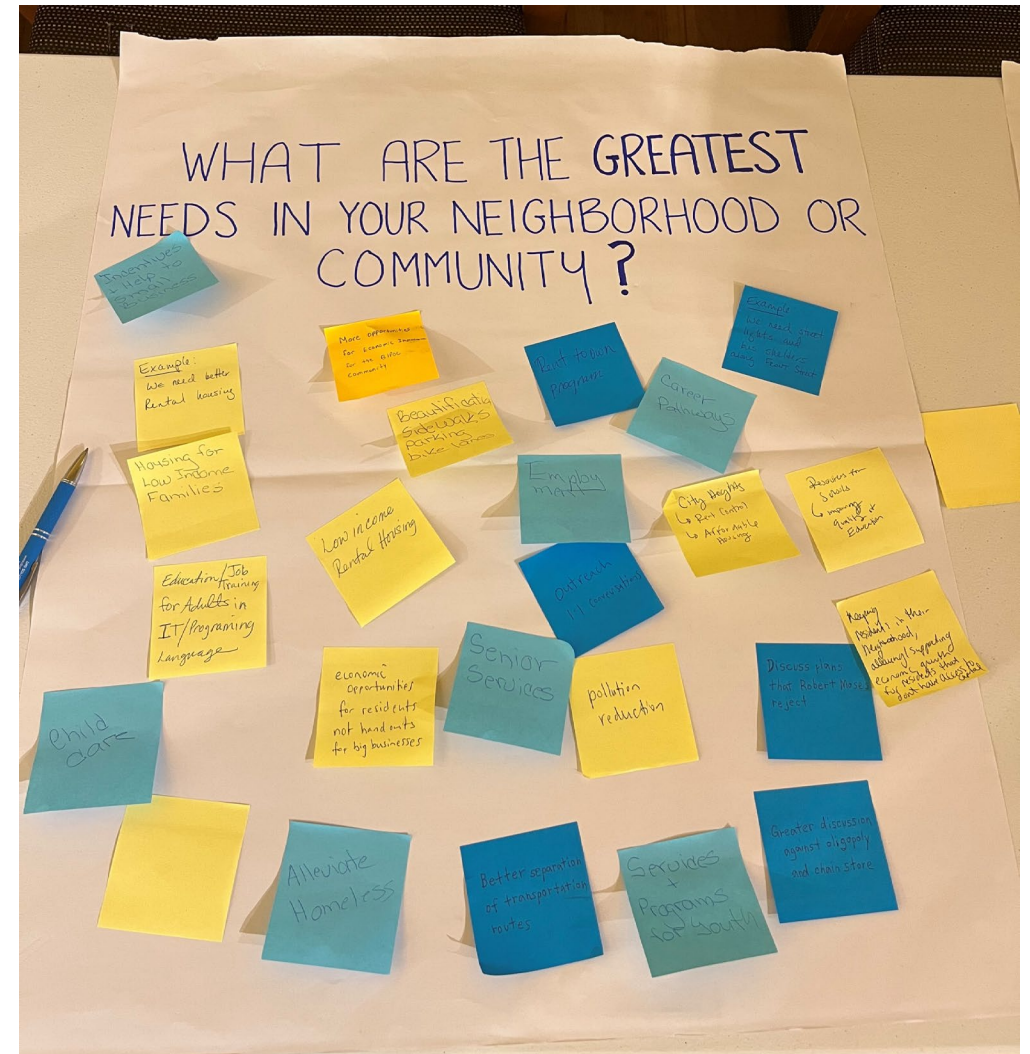
Activity #1: What are the greatest needs in your neighborhood or community?

“The sidewalks...[make it difficult for] people in wheelchairs and those pushing strollers [to walk around].”

“More investment in parks and recreation center facilities, particularly in low income areas.”

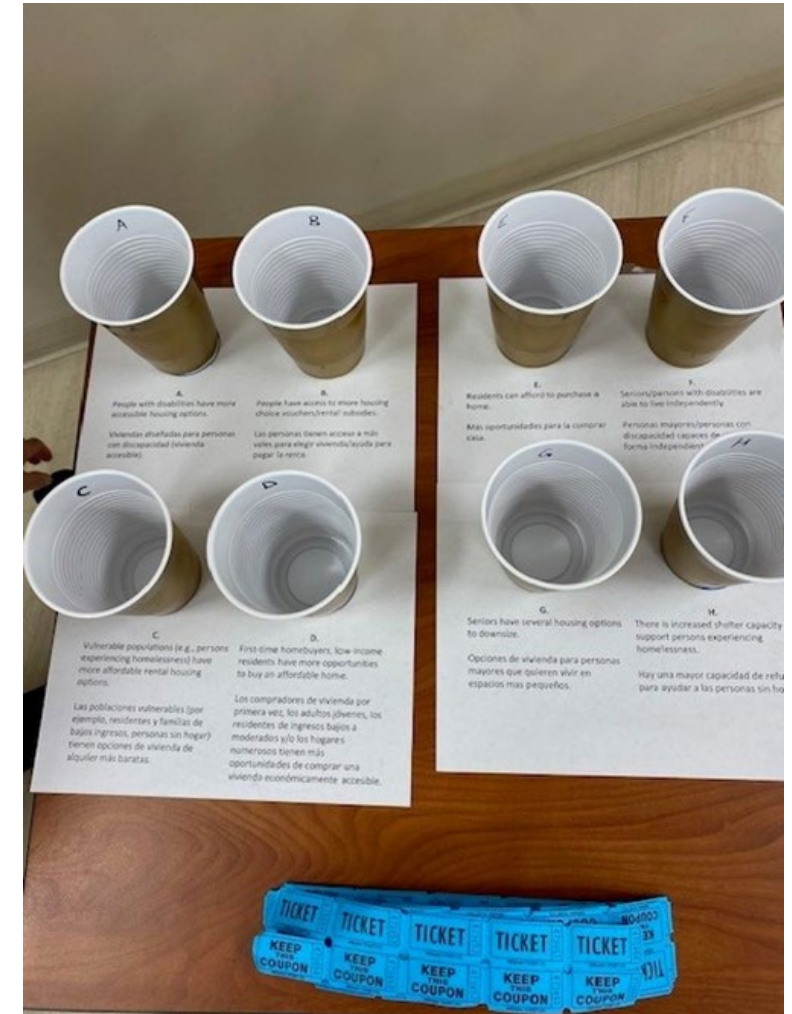
“Provide more opportunities for economic improvement for the BIPOC community.”

“[We need] space for people to come together and create community.”

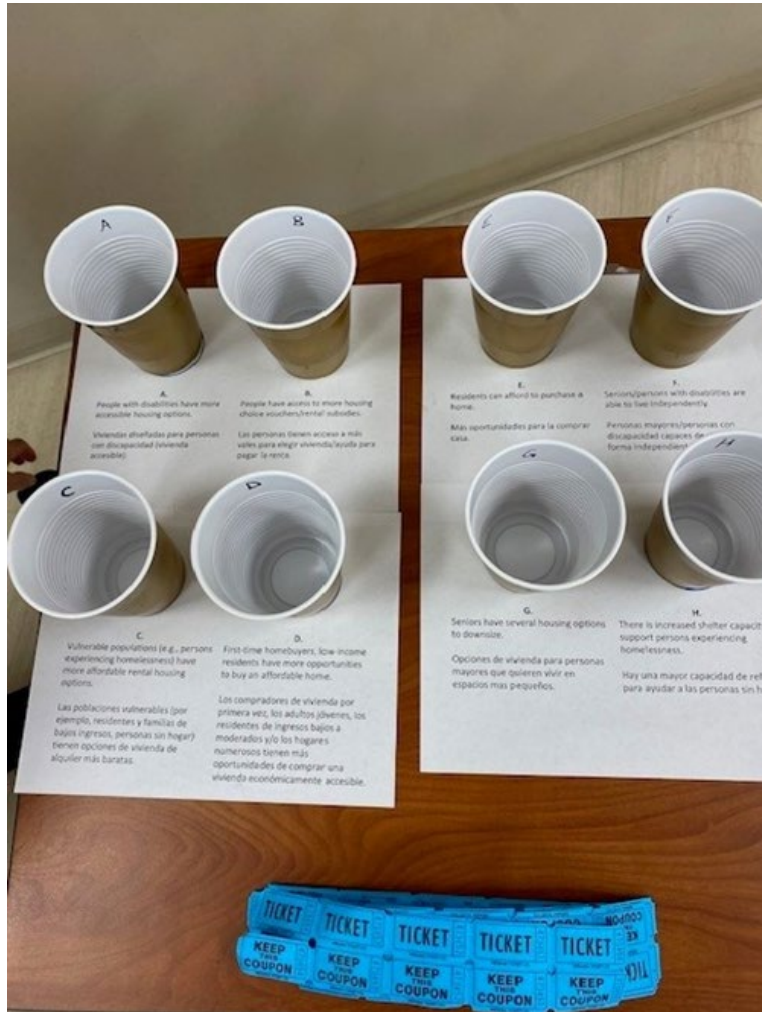


Activity #2: What outcomes do you want to see in your neighborhood or community?

1. Vulnerable populations have more affordable rental options (**Housing**)
2. First-time homebuyers, low-income residents have more opportunities to buy an affordable home (**Housing**)
3. Residents can afford to purchase a home (**Housing**)
4. Street and sidewalk improvements (**Community Development**)
5. More opportunities for start-up businesses, businesses looking to expand, or businesses looking to relocate (**Economic Development**)



Activity #2: What outcomes do you want to see in your neighborhood or community?



6. More job training programs or job training centers
(**Economic Development**)

7. Increased access to mental health care services
(**Public Services**)

8. Increased access to/more senior services and activities
(**Public Services**)

10. (**TIE**) Improving access to job opportunities (**Economic Development**) AND More affordable childcare options
(**Public Services**)

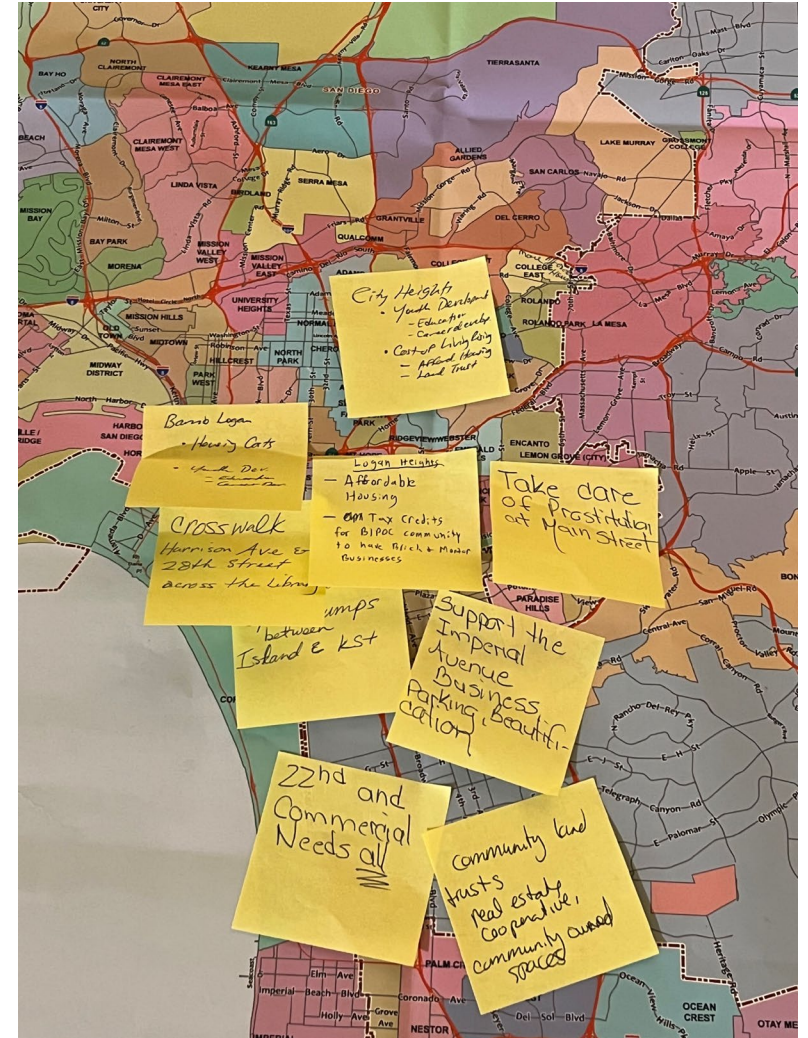
Activity #3: Where do you want to see these outcomes take place?

“Add sidewalks to District 4, District 8, and District 9 that are missing. Same for dirt roads.”

“Redo Emerald Hills Park and add senior center/teen center using universal design principles.”

“Road calming is needed on Linda Vista Road, Abbey Street, and Ulric.”

“We need more afterschool programming available for Smythe School in San Ysidro.”



Activity #3: Where do you want to see these outcomes take place?



“The area along 60th Street between Federal and Market Street is unsafe—drivers speed, make illegal turns, and lanes are crowded.”

“[We need] parks and recreation facilities for 92154 and 92173 (zip codes) [southern San Diego].”

“[I want to see] investment at the intersection of Commercial Street and 22nd Street.”

Housing Needs Consistent Across Forums

- **Affordable and accessible housing options** (both to rent and own) are a significant need throughout the city.
- Specific populations, such as **residents experiencing homelessness, seniors, and people living with disabilities**, need long-term housing options.
- **Housing rehabilitation programs** should be made available to renters and owners, as well as **more resources put towards making housing energy efficient and sustainable** (e.g., grants for low-income households to buy solar panels).

Community Development Needs Consistent Across Forums

- **Investment in streets and sidewalks** to improve street quality, walkability, and safety for alternative transportation modes is greatly needed.
- Safety improvements, including **more and better lighting, traffic calming measures and safe routes to schools**, are needed to make neighborhoods safer.
- More investment in **parks and recreation centers, community facilities and space** (e.g., community centers, libraries), **transportation, and arts and culture** is desired.

Public Services Needs Consistent Across Forums

- **Housing services**, including rental assistance programs, resources to find housing, and assistance with navigating government housing programs, **are** a significant need.
- Services related to **childcare and youth, seniors, food access, and mental health** are a high priority for residents.
- More investment in services related to **transportation, pollution reduction, and better resident communication/connection with the City** (both via technology and in-person) is desired.

Economic Development Needs Consistent Across Forums

- Education, training, and/or skills development to **enhance residents' ability to find employment and increase their economic opportunities** are significant needs for residents.
- Services related to **small business development and assistance and entrepreneurship support** are a high priority for residents.
- **More contracting opportunities** for Section 3 workers, MBEs, DBEs, and WBEs for city-supported development projects are desired.

GOAL SETTING

DRAFT GOALS OVERVIEW

- Draft goals 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)

DRAFT GOALS

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

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

DRAFT GOALS

Goal 3: Develop vibrant, equitable, and adaptable neighborhoods by investing in public facilities, critical infrastructure, and 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.

DRAFT GOALS

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

YOUR INPUT

YOUR INPUT

What **questions** does the CPAB have about the Consolidated Plan development?

What **comments** do CPAB members have about the proposed Consolidated Plan Goals?

ACTION REQUESTED

The CPAB is asked to recommend EDIR and City Council approval of the FY 2025- 2029 Consolidated Plan Draft Goals.

NEXT STEPS

NEXT STEPS

November 2023

- Community forums findings analysis

December 2023

- EDIR Committee and City Council presentations
- Finish stakeholder consultations
- Finalize needs assessment and market analysis

NEXT STEPS

January 2024

- Survey analysis (after survey closes on January 7)

Spring 2024

- Draft Plan reviews and revisions (internal and public) and Public Hearings
- Submit to HUD on May 15, 2023

THANK YOU!



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David: dpd@dpd-solutions.com

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Economic Development

Draft Fiscal Year 2025 CDBG Scoring Criteria: All RFP Categories

Consolidated Plan Advisory Board
November 8, 2023



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Economic Development

Scoring Criteria

- Council Policy 700-02, Item 18 states the following:

18. The CPAB shall annually review and approve a set of criteria to be used by the CPAB for scoring CDBG competitively-awarded funding applications, including, but not limited to, 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.

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SD Economic Development

RFP Categories for FY 2025

Public Services

Community and Economic Development:
Microenterprise Technical Assistance

Nonprofit Capital Improvement Projects:
Facilities

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SD Economic Development

RFP Budgets for FY 2025 (tentative)

Category	Estimated Budget
Public Services	\$2,580,000 HNO
Community & Economic Development	\$2,600,000
Nonprofit Capital Improvement Projects	\$3,000,000

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Slide 4

HNO FY25 Budgets: Public Services 2,580,000

CED: 2,600,000

NCIP: 3,000,000

Hassoun, Nadine, 2023-11-02T14:31:06.922



Economic Development

Scoring Criteria Recommended Revisions

- Section 1. c.: Organization Capacity
 - Collaboration: Applicant describes and provides specific examples of collaboration with similar organizations, peer to peer networks, potential subcontractors and/or partner agencies for referral purposes to benefit LMI/presumed LMI clients.

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Economic Development

Scoring Criteria Recommended Revisions

- Section 2. bii.: Project Characteristics
 - Applicant explains the rationale, including metrics and available data, used to make above determinization in **section b. i.** and describes how the project is providing or will provide an impact.

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Economic Development

Scoring Criteria Recommended Revisions

- Section 2. d.i. : Project Characteristics
 - Applicant includes the number of unduplicated COSD individuals, total number of LMI anticipated to be served below 80% AMI.

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Economic Development

Scoring Criteria Recommended Revisions

- Section 2. d.ii. : Project Characteristics
 - Applicant provides clear methodology on determining anticipated outcomes.

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Economic Development

Scoring Criteria Recommended Revisions

- Section 3. iv.: Project Specifics
 - A cost per beneficiary amount is provided and specifics are given on how costs are warranted. Costs are consistent with the proposed budget section and follows RFP Handbook guidelines on identifying eligible costs.



Economic Development

Scoring Criteria Recommended Revisions

- Section 4. a.: Project Benefits
 - Applicant describes how the project will provide services to high need populations and results in a positive impact for LMI individuals; provides references used for determinization; describes a success story or successful outcome. Public Service project must be considered a Low and Moderate Income Limited Clientele Activity (LMC) by serving one of the following populations:



Economic Development

Scoring Criteria Recommended Revisions

- Section 4.b. and 4.c.: Project Benefits
 - Federally Designated Promise/Opportunity Zone location: Applicant's office(s) providing project services is located in the Opportunity Zone or Promise Zone.*

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Economic Development

Scoring Criteria Recommended Revisions

- Section 4.d.: Project Benefits
 - Collateral Material: Applicant provides proof of positive impact through testimonial(s), annual report, photos/videos, social media or website postings, and/or marketing/promotional materials. Applicants shares materials that speak to the impact in the community.

¹²
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 Economic Development

Action Requested

The CPAB is asked to approve the revisions to the Fiscal Year 2025 CDBG Request for Proposal (RFP) Scoring Criteria. HNO

HNO 2025

Hassoun, Nadine, 2023-11-02T14:55:55.061