



CONSOLIDATED PLAN ADVISORY BOARD (CPAB) AGENDA

WEDNESDAY, FEBRUARY 09, 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: January 12, 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 February 8, 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. **Discussion Item(s):**
 - a. **Affordable Housing Notice of Funding Availability (NOFA) – Status Update**

Economic Development Department staff will provide an update on the City’s Affordable Housing NOFA. The goal of the available funding is to support either new construction or the acquisition and rehabilitation of housing that will provide long-term affordability to individuals and families.
 - b. **HOME-ARP Introduction**

Economic Development Department staff will provide an introduction to the HOME Investment Partnerships American Rescue Plan (HOME-ARP).

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, February 09, 2022 at 10 a.m.
- Wednesday, **March 16, 2022 at 10 a.m.** (please note date change)
- 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

Wednesday, January 12, 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 • Patrick Batten, Council District 5 • 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

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. Mr. Peter Dennehy called the meeting to order at 10:04 a.m. Mr. 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 staff member Nadine Hassoun gave an update on the Request for Proposals (RFP) process. The Fiscal Year (FY) 2023 CDBG RFP deadline was Monday, January 10, 2022. 44 responses were received and staff is currently conducting an internal review of the responses. Applications deemed eligible will be moved to the CPAB for review by January 31st, 2022.

Approval of Minutes

4. Board member Rich Thesing made the motion to approve the November 11, 2021, meeting minutes. Board member Patrick Batten seconded the motion. The minutes were approved unanimously, 6-0.

Non-agenda Public Comment

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

Discussion Items**6. a. Conflict of Interest Policies**

The City's Attorney's office gave a brief presentation on the City's Conflict of Interest policies pertaining to CPAB members and staff.

Please see attached presentation for more information.

Board member Rich Thesing asked City Attorney Marguerite Middaugh whether CPAB members donating to applicant or subrecipient organizations would be considered a conflict of interest. Ms. Middaugh responded that this would not be considered a gift.

Board member Victoria Barba thanked Ms. Middaugh for the presentation and for consistently providing CPAB members with assistance.

b. CPAB Scoring Evaluation Handbook for Fiscal Year (FY) 2023 Request for Proposals (RFP)

CDD staff reviewed key elements in the CPAB Scoring Evaluation Handbook to be used when evaluating FY 2023 CDBG RFP submittals.

Please see attached presentation for more information.

Other Items

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

Adjournment

8. Mr. Dennehy adjourned the meeting at 10:38 a.m.

Economic Development Department

Affordable Housing Notice of Funding Availability (NOFA)-Status Update

Consolidated Plan Advisory Board

Discussion Item A

February 9, 2022

Overview

- Affordable Housing is a Critical Need in City of San Diego
- Unique opportunity due to influx of funding
- Two-Phase process to create efficient award of funding without heavy administrative burden

Request for Qualifications

- Create pool of qualified development teams
- Issued December 7, 2020 with responses due January 29, 2021
- Pass/Fail based on Developer Experience and Financial Capability
- City received 19 responses from interested Development Teams
 - 15 Passed/4 Failed – Placed on Emerging Developer List for partnerships

Notice of Funding Availability

- Open to Pre-qualified RFQ Teams or Partnering
- Issued May 7, 2021 with responses due July 16, 2021
- Rolling over next 2-3 years
- \$33M Available for First Round

Project Goals – City Objectives

- Increase and preserve affordable housing stock \leq 80% AMI
- Assist persons experiencing or at risk of homelessness
- Maximize quality unit production with limited resources
- Leverage City resources with other funding sources
- Revitalize neighborhoods and catalyze neighborhood improvement
- Invest in neighborhood amenities, provide positive economic impact
- Continue to implement current incentive programs

Project Eligibility

- Mixed-income projects eligible, however only the affordable housing component eligible for NOFA funding
- Priority to projects requesting less than \$100,000/unit
- Site Control
- Completion within 36 months or less
- Prevailing Wages



Project Eligibility – Summary Funding Source Requirements

USES	\$17M LMIHAF	\$5.5M PLHA	\$10.7M CDBG
New construction	X	X	
Acquisition		X	X
Rehabilitation		X	X
Demo/Site Clearance (includes Environmental)	X		X
Relocation during Rehabilitation			X
Site Improvements	X	X	X
Removal of Lead-based Paint/Hazardous Material		X	X

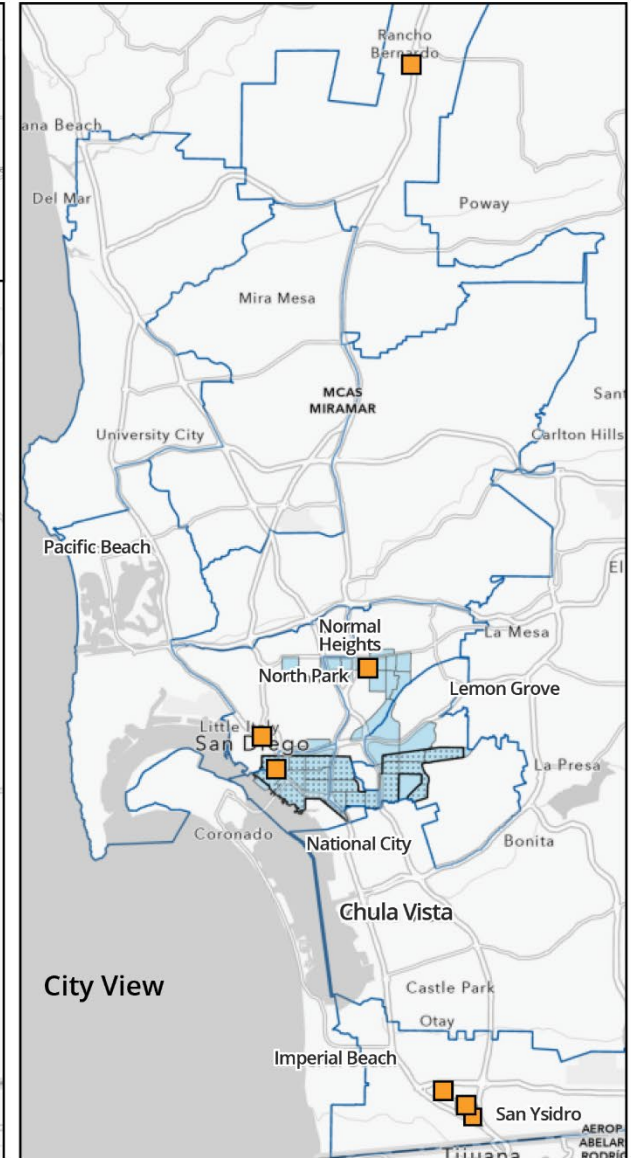
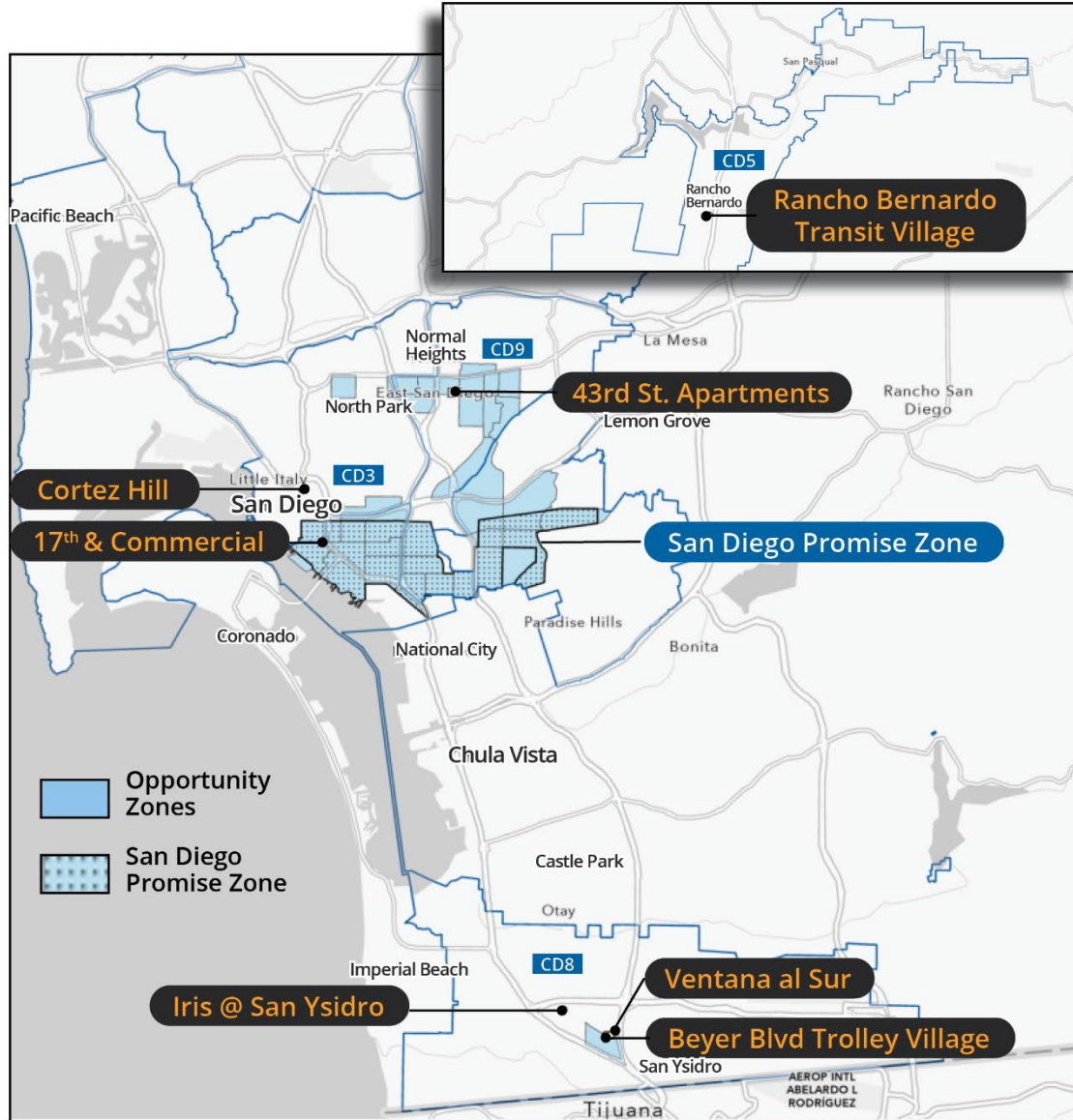
NOFA Schedule

Pre-submittal Meeting (non-mandatory)	May 21, 2021, 10:00 am
Question and Comments Due up to	June 18, 2021
Applications Accepted no later than	July 16, 2021, 5:00 pm
Application Review	July – August 2021
Notice to Successful Applicants	August – September 2021
City OPA or CDBG Loan Agreement Finalization	Beginning in August 2021
EDIR Committee	November 17, 2021

NOFA Submittal Overview

- Received 16 proposals totaling \$89M in requests
- Recommending 7 projects for 1st Round
- Creation/rehab of 662 affordable housing units
- Located in CD's 3, 5, 8, and 9
- Communities of Concern, Mobility, and Capacity Building prioritized

NOFA Projects



NOFA Recommended Project: Rancho Bernardo Transit Village



RANCHO BERNARDO TRANSIT VILLAGE

ELEVATION FROM GEORGE COOKE EXPRESS DRIVE



DATE: 05/14/14
SCALE: 1/8" = 1'-0"

Rancho Bernardo Transit Village



RANCHO BERNARDO TRANSIT VILLAGE
COURTYARD AND AMENITY VIEW

Council District	5
Number of Units	100
Recommended Loan Amount/Per Unit Cost	\$5,000,000 \$50,000 per unit
Funding Sources	LMIHAF
Population Served	Family
Emerging Partner	Compass for Affordable Housing
Includes PSH	No
Anticipated Completion Date	July 2024

NOFA Recommended Project: Beyer Boulevard Trolley Village



Beyer Boulevard Trolley Village



Council District	8
Number of Units	100
Recommended Loan Amount/Per Unit Cost	\$5,000,000 \$50,000 per unit
Funding Sources	LMIHAF
Population Served	Family
Emerging Partner	Compass for Affordable Housing
Includes PSH	No
Anticipated Completion Date	July 2024

NOFA Recommended Project: Ventana al Sur



SOUTH EXTERIOR ELEVATION

Ventana al Sur



Council District	8
Number of Units	101
Recommended Loan Amount/Per Unit Cost	\$5,000,000 \$49,505 per unit
Funding Sources	LMIHAF/PLHA
Population Served	Senior
Emerging Partner	MAAC
Includes PSH	Yes
Anticipated Completion Date	Jan 2024

NOFA Recommended Project: Iris at San Ysidro



Iris at San Ysidro



Council District	8
Number of Units	100
Recommended Loan Amount/Per Unit Cost	\$5,000,000 \$50,000 per unit
Funding Sources	LMIHAF/PLHA
Population Served	Family
Emerging Partner	Casa Familiar
Includes PSH	Yes
Anticipated Completion Date	June 2024

NOFA Recommended Project: Cortez Hill



Cortez Hill



Council District	3
Number of Units	88
Recommended Loan Amount/Per Unit Cost	\$1,400,000 \$15,909 per unit
Funding Sources	PLHA
Population Served	Family
Emerging Partner	N/A
Includes PSH	Yes
Anticipated Completion Date	May 2024

NOFA Recommended Project: 17th & Commercial



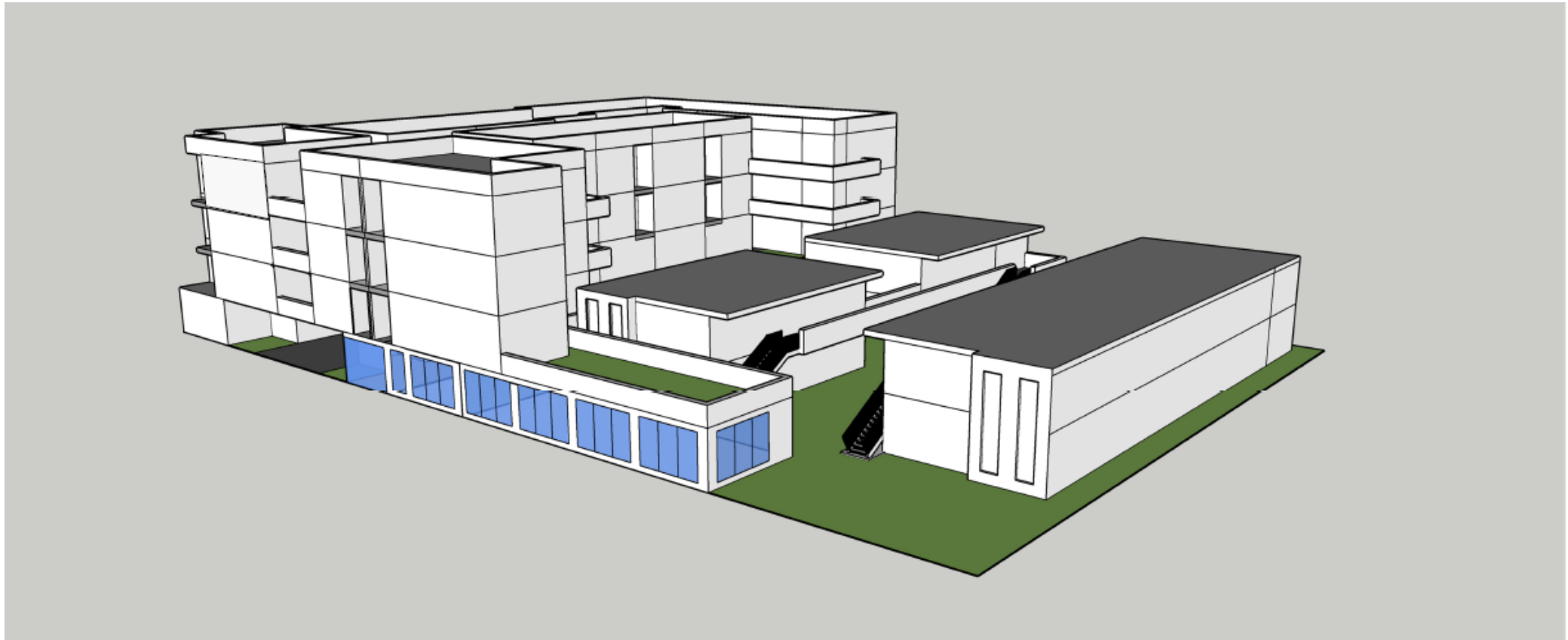
17TH STREET ELEVATION

17th & Commercial

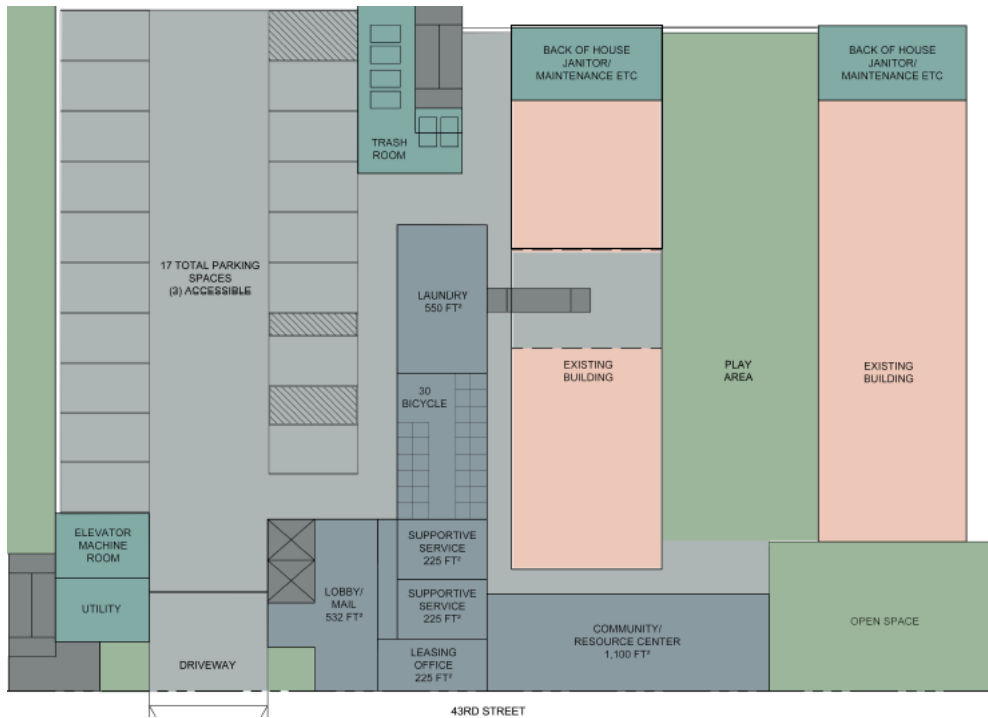


Council District	3
Number of Units	108
Recommended Loan Amount/Per Unit Cost	\$4,000,000 \$37,037 per unit
Funding Sources	CDBG
Population Served	Single Room Occupancy
Emerging Partner	N/A
Includes PSH	Yes
Anticipated Completion Date	August 2024

NOFA Recommended Project: Serenade on 43rd



Serenade on 43rd



Council District	9
Number of Units	65
Recommended Loan Amount	\$6,500,000 \$100,000 per unit
Funding Sources	CDBG
Population Served	Family
Emerging Partner	Housing Innovation Partners
Includes PSH	Yes
Anticipated Completion Date	March 2024

Proposed Terms & Loan Financing Details

- Owner Participation Agreement (OPA) or CDBG Loan Agreement
- 55 year term 3% interest payable annual from available residual receipts
- Subordinate to permanent loan financing
- Best efforts to secure tax credits
- 55 year restricted rent covenant
- Monitoring and Compliance

Next Steps

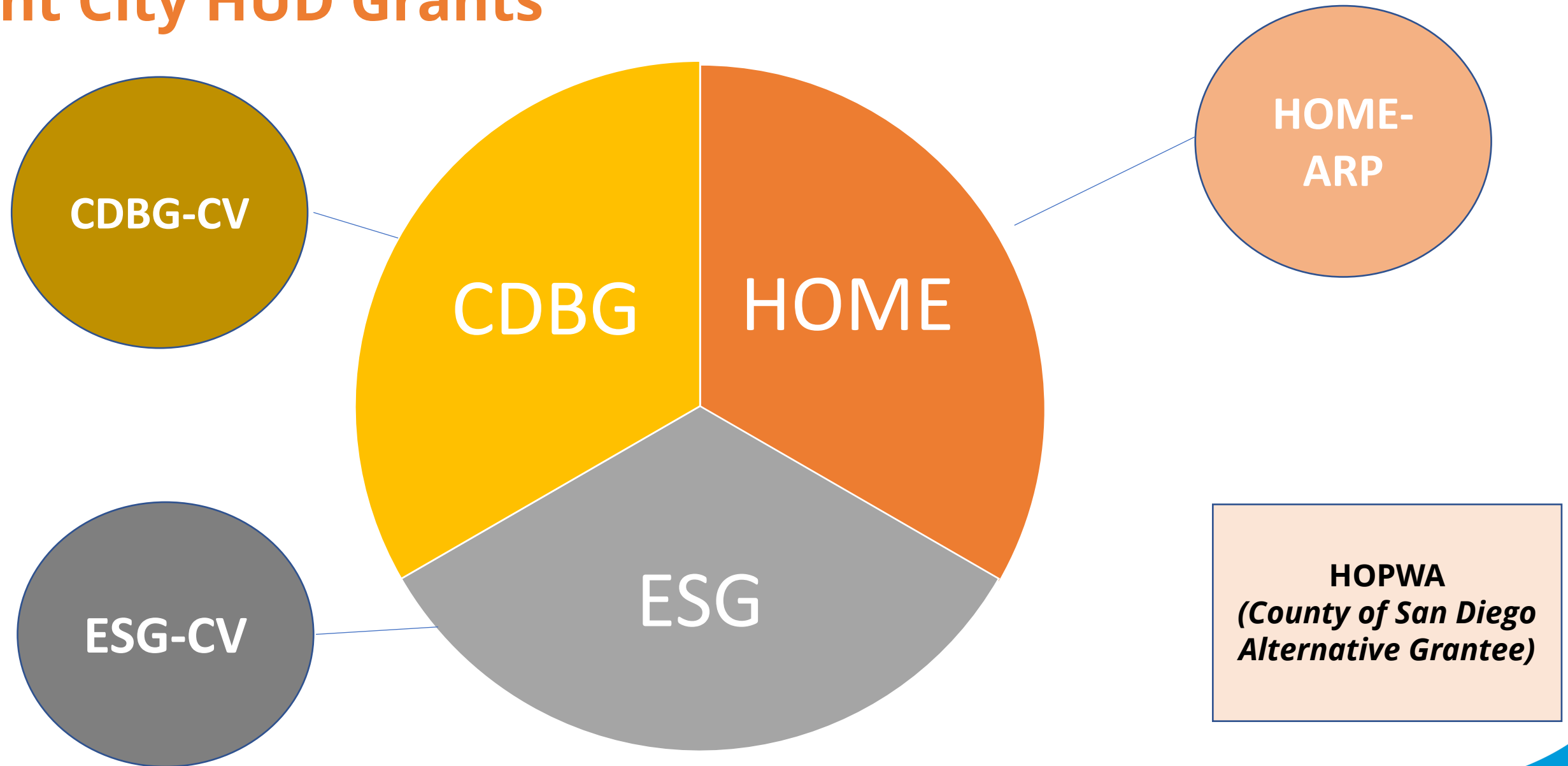
- Seven recommended projects for City Council consideration March-June 2022
- Second NOFA Release anticipated 1st Quarter 2022
- Projected \$15-20 Million

Economic Development

HOME Investment Partnerships American Rescue Plan Program (HOME-ARP): Introduction

Consolidated Plan Advisory Board
February 09, 2022

Current City HUD Grants





HOME-American Rescue Plan (ARP)

- Provides \$5 billion to assist individuals or households who are homeless or at risk of becoming homeless
- Allocations announced on April 8, 2021 to jurisdictions who receive HOME funds
- City of San Diego awarded \$20,956,979



HOME-ARP Eligible activities

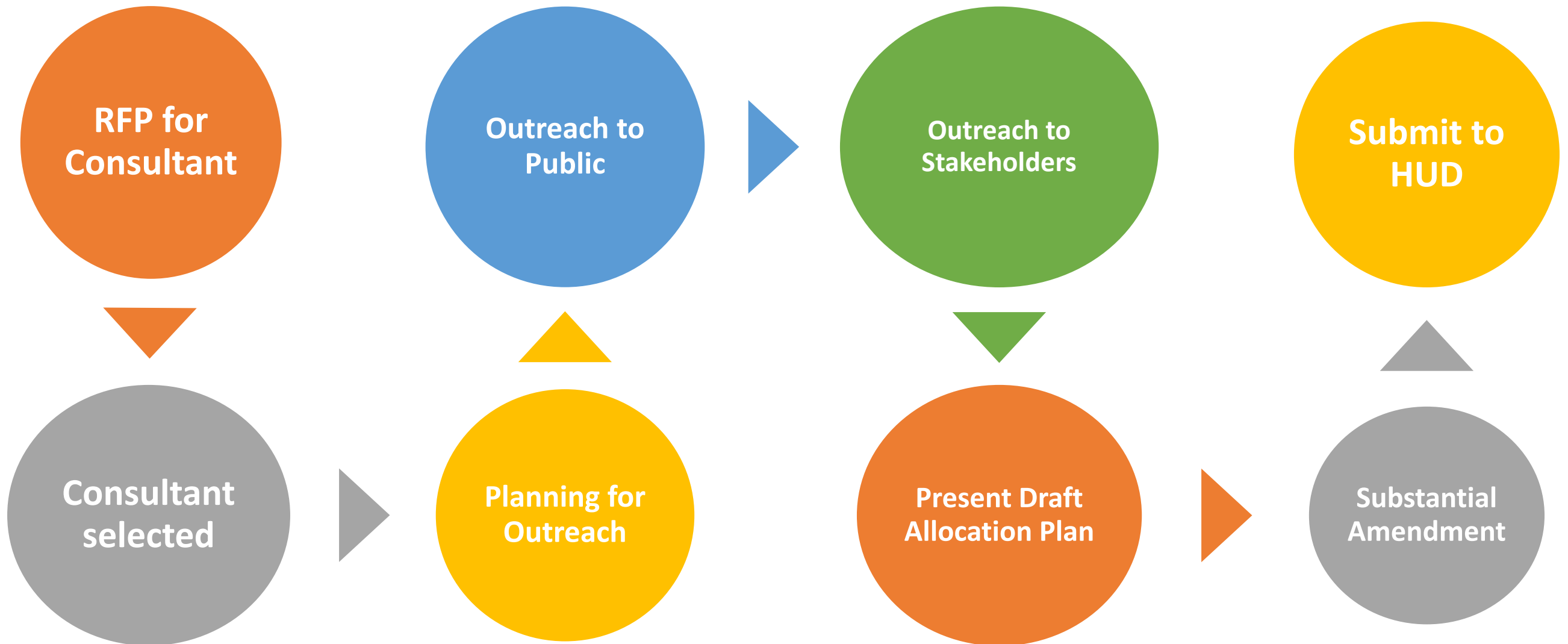
- Production or Preservation of Affordable Housing
- Tenant Based Rental Assistance (TBRA)
- Supportive Services, Homeless Prevention Services, Housing Counseling
- Purchase and Development of Non-Congregate Shelter (NCS)



HOME vs HOME-ARP

HOME	HOME-ARP
TBRA	TBRA
Rental Housing (Acquisition and/or Rehabilitation or new Construction)	Affordable Housing Construction or Preservation
Homeowner (Repair, Rehabilitation, or Reconstruction)	Purchase and Development of NCS
Homebuyer (Down Payment Assistance and/or Rehabilitation or New Construction)	Supportive Services and Homeless Services

Planning Steps





Related Key Information

- County of San Diego (as the HOME Consortium lead agency) already begun outreach process
- Will trigger Substantial Amendment to FY 2020-2024 Consolidated Plan & FY 2021 Annual Action Plan
 - Increase of 25% funding as outlined in Citizen Participation Plan
- Funds must be expended by 2030

Question or Comments

