



Human Services Dept. Representative: Oscar Chavez (Chair), Tenant Representatives: Stephanie Hiller, Jessica Vega
1st Dist: Betzy Chavez 2nd Dist: Vacant 3rd Dist: Karin Davis 4th Dist: Willie Lamberson 5th Dist: Linda Garcia
Executive Director: Margaret Van Vliet

**Public Hearing & Committee Workshop
Concurrent with Cities and Towns Advisory Committee
Wednesday, February 20, 2019**

Minutes

1. Call to Order and Roll Call

Oscar Chavez called the meeting to order at 9:06 am.

CD Committee Members Present: Oscar Chavez, Betzy Chavez, Karin Davis, Linda Garcia, Stephanie Hiller, Willie Lamberson

CD Committee Members Absent: Jessica Vega

CDC Staff Present: Geoffrey Ross, Assistant Executive Director; Felicity Gasser, Federal Funding Manager; Martha Cheever, Housing Authority Manager; Benjamin Wickham, Affordable Housing Director; Valerie Johnson, Asset Management and Compliance Specialist; Diedre Duncan, Affordable Housing Development & Preservation Specialist; Maria Contreras, Loan Management & Finance Specialist; Marc Chandler, Housing Rehabilitation Specialist; Darrin O'Hara, Administrative Aide; Shelley Ticehurst, Administrative Aide; Holly Trujillo, Senior Community Development Specialist;

Guests Present

Caterina G, Catholic Charities

John Kessel, Sonoma County Office of Recovery and Resiliency

Duane De Witt, resident

Gerry La Londe Berg, Resident

Bryce Jones, Geyserville Planning Committee

Jim Wallen, PEP Housing

Dominic Roybal, PEP Housing

Mark Krug, Burbank Housing

Adam Brown, DSLC

Angie Moeller, Catholic Charities

Mark Cleveland, Regional Parks

2. Public Comments for Items Not on the Agenda

No comments were made for items not on the agenda.

3. Approval of Minutes from January 16, 2019 Meeting

The Committee discussed the minutes from **January 16, 2019**.

Linda Garcia moved to approve the minutes, Willie Lamberson seconded

Ayes: Oscar Chavez, Betzy Chavez, Stephanie Hiller, Karin Davis

Noes: None

Sonoma County Community Development Committee



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Abstain: None

Absent: Jessica Vega

4. HOME & CDBG for Capital Projects – The Inside Story

Felicity Gasser, Federal Programs Manager, delivered a concise presentation to inform the public and committees about the process by which staff analyzes project proposals and ensures that these federal programs are making high impact investments to improve housing and neighborhoods in Sonoma County.

5. Public Hearing: Draft FY 18-19 Action Plan Amendment

Felicity Gasser, Federal Programs Manager, presented the proposed change to the 18-19 Action Plan. The amendment was presented by staff because of the need to ensure timely spending of CDBG funds and maximize the yield of CDBG funds for high priority community needs. Staff determined that approximately \$600,000 needed to be spent by April, and requested that the Committee recommend that they spend the money on the acquisition of surplus Water Agency property on Hewett Street. Committee members asked about the assessed value of the property, the potential number of new units and whether there were alternatives to spending down the money. The assessed value was \$680,000 and the lot could hold approximately 9 single family homes, though staff would not pre-ordain a number and would welcome proposals for more density. No other opportunities for spending the money have come up that are as promising. If the money isn't spent, CDC will fail the timeliness test for a second year and run the risk of losing that money in the future. Willie Lamberson expressed that he resented that staff was only bringing this to the Committee's attention with 6 weeks to make a decision and no alternatives. Staff assured that there was no way to know of the excess money until they could review the projects that were failing to meet their timeliness, but in the future staff will know more in advance and have more options for the Committee.

Public Comment

Gerry La Londe Berg, resident, came forward and expressed that he is in favor of the Committee recommending spending the \$600,000. He asked if the Water Agency owns the parcel if the Board of Supervisors can figure out a way to transfer the properties to the CDC so any extra value will be used by staff and developers to pencil out the project. The Water Agency originally paid \$350,000 for the property – can the difference be kept to invest in the project?

Geoffrey Ross responded that the Water Agency charter specifies that property sales must settle for Fair Market price. In response to concerns expressed by the Committee, increased density can be added to the scoring criteria for the project.

Linda Garcia motioned that the Committee approve the recommend Action Plan Amendment to include the planned acquisition of the Hewett property. Stephanie Hiller seconded

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Ayes: Oscar Chavez, Betzy Chavez, Willie Lamberson, Karin Davis

Noes: None

Abstain: None

Absent: Jessica Vega

6. Committee Workshop

A. Teambuilding Exercise

Committees members participated in an interactive team building exercise

B. Facilitated Discussion on FY 19-20 Funding Priorities

As a prelude to reviewing individual proposals, the committees engaged in a staff-facilitated conversation about priority setting and identifying areas of concern related to the pool of proposed projects. The goal of the facilitated discussion will be to frame the review of individual project proposals

C. Review Project Proposals

i. HOME proposals:

Staff presented summaries of each eligible HOME proposal. Following staff summaries, all applicants were invited to respond to questions from members of both committees.

ii. CDBG proposals:

Staff presented summaries of each eligible CDBG proposal. Following staff summaries, all applicants were be invited to respond to questions from members of both committees.

D. Wrap-up (2:30pm-3:00pm)

Staff will incorporate themes, priorities and committee work into recommendations to be brought to the Community Development Committee at the March 20, 2019 Public Meeting, and ultimately incorporated into the draft Action Plan for presentation to the public and the Community Development Committee and Cities and Towns Advisory Committee at the April 17, 2019 concurrent Public Hearing.

7. Adjournment

Oscar Chavez adjourned the meeting at 2:59pm.

Respectfully submitted,
Holly Trujillo, Senior Community Development Specialist