Public Hearing & Regular Meeting  
Wednesday, October 17, 2018

Minutes

1. Call to Order and Roll Call
Betzy Chavez called the meeting to order at 10:02am and roll was called
CD Committee Members Present: Betzy Chavez, Stephanie Hiller, Linda Garcia, Willie Lamberson
CD Committee Members Absent: Oscar Chavez, Jessica Vega, Karin Davis
CDC Staff Present: Margaret Van Vliet, Executive Director; Geoffrey Ross, Assistant Executive Director; Benjamin Wickham, Affordable Housing Director; Martha Cheever, Housing Authority Manager; Felicity Gasser, Interim Federal Funding Manager; Angela Morgan, Affordable Housing Finance Associate; Holly Trujillo, Senior Community Development Specialist; Valerie Johnson, Senior Community Development Specialist; Housing Darrin O’Hara, Affordable Housing Administrative Aide,

Guests
Olivia Ortiz, Brookwood
David Brigode, Habitat for Humanity
Cheryl Parkinson, The Living Room
Jennifer Estrella, Habitat for Humanity
Caryl Sherman, Senior Advisory Commission of Rohnert Park
Mark Krug, Burbank Housing
Mary Stompe, PEP Housing
Jim Wallen, PEP Housing
Pamela Swan, Catholic Charities
Riley Weissborn, Midpen Housing
Jeff Kelly, Community Lender
Diane Nelson, PEP Housing
Debbie McKay, resident
Duane De Witt, resident
Shelley Clark, Legal Aid
Ali Gaylord, Midpen Housing
Kate Blessing-Kawamura, Eden Housing
Adrian Chorley, C Community Lender
Chris Dart, Danco Communities
Susie Criscimagna
2. Public Comments for Items Not on the Agenda

Duane Dewitt introduced himself as a resident of Roseland. He helped the Commission get a grant from the EPA for 395,000. He was concerned that the grant had not been used for authentic community engagement. The bulletin board outside the Library hasn’t been updated. Most outreach is done online – Roseland needs non-web-based methods to reach people. He then went on to talk about community meetings in general, that they should be held at hours when the community could actually attend and be part of the decision-making process. Duane also talked about the need to engage veterans in discussions on veteran’s affordable housing.

3. Approval of Minutes from September 19 Meeting

Linda Garcia moved to approve the minutes from September 19, 2018. Stephanie Hiller seconded this motion

Ayes: Betzy Chavez, Willie Lamberson
Nays: None
Abstain: None
Absent: Oscar Chavez, Jessica Vega, Karin Davis

4. Public Hearing: Housing Authority Administrative Plan Updates

Martha Cheever presented on the proposed updates to the administrative plan. The change would create a super preference for individuals who are in place in units that are losing their rent restrictions. Loss of restrictions put those living in the units at risk of precious housing and homelessness. This change lines up well with safety net programs.

Public Comment

Debbie McKay, resident, asked if the Housing Authority knew if the landlord in Rohnert Park is willing to accept the vouchers. Yes, 41 residents at the Oak View Apartments would immediately be assisted through this program. She applauded the Housing Authority for a creative solution to keep people housed in Rohnert Park and for others who have a time limit on affordability

Duane Dewitt, resident, thanked staff for this update. He encouraged staff to reach out to all the jurisdictions and advertise what is being done with this program. There are still difficulties for Roseland with cooperative activities between jurisdictions.

Linda Garcia moved to approve the updates, Willie Lamberson seconds

Ayes: Betzy Chavez, Stephanie Hiller
Nays: None
Abstain: None
Absent: Oscar Chavez, Jessica Vega, Karin Davis
5. Housing Authority: Agreement for Housing Quality Services Inspections

The Housing Authority Manager presented the recommendation for Nan McKay to be the consultant in charge of performing federally mandated inspections on HUD-funded units for habitability. Members of the Committee asked how many units would be inspected. One-thousand one hundred units are inspected on an annual basis, which is about 80-90 per month.

Public Comment

Duane Dewitt, resident, commented that he lives in Section 8 Housing and recently failed an inspection. One thing he found problematic was that the deficiencies were not explained well enough for Duane to correct the problem and pass next time. Inspectors in the past would explain what they wanted corrected. This time he received a blanket notice that there was too much clutter. He wants specifics and recommends that deficiencies be explained to the tenant at the time of service.

Shelley Clark, housing policy attorney at Legal Aid, commented that the City of Santa Rosa is contemplating rolling out a housing inspection program. She encouraged that whoever was selected to do inspections would coordinate with the City of Santa Rosa to streamline inspections in a meaningful way.

The Housing Authority manager responded that Sonoma County vouchers were separate from the City of Santa Rosa, and so whatever they do would be an independent contract, but if we happened to choose the same inspector we could coordinate inspection days.

Carol Sherman, senior advisory commissioner for the City of Rohnert Park, received a notice of inspections on September 14th. Typically this hasn’t been a problem. A woman who called herself Betsy came to her door four days later with no identification, no notice, and took pictures of the interior of the apartment. This was at Copeland Creek, and the inspection was sanctioned by Reliant Property Management Company. The inspection was not conducted by the Housing Authority or their representatives. Carol recognized that this was not a representation of a normal inspection and suspected that Reliant is trying to eliminate HUD housing tenants.

The Assistant Executive Director responded and urged that if someone claiming to be an inspector is not carrying ID, the tenant has every right not to let them in. All contractors working for the Housing Authority carry badges.

Linda Garcia moved to approve the recommendation, Willie Lamberson seconded.

Ayes: Betzy Chavez, Stephanie Hiller
Nays: None
Abstain: None
6.

a) Public Hearing: County Fund for Housing Awards
The Committee heard a summary of Commission staff’s recommendations for County Fund for Housing funding and comments from each of the applicant developers. Altogether, application requests amounted to $15 million while there was $4 million available. Staff made their recommendation based on the criteria of serving the most people at the lowest income level, ability of the project to leverage funds and readiness to proceed.

Applicant Comments

Mary Stompe, Executive Director of PEP Housing, discussed the merits of the PEP senior housing project.

Kate Blessing, Eden Housing, talked about the merits of the Quail Run Apartments rehabilitation project.

Riley Weissenborn, MidPen Housing, wanted to express gratitude for the staff recommendation to provide funding for the Roseland Village project.

Larry Florin, CEO of Burbank Housing, expressed appreciation for the recommendation and ask for reconsideration on their full ask due to a miscommunication regarding the amount of funding being awarded by the City of Santa Rosa’s Housing Authority.

Chris Dart, Danco Communities, expressed gratitude for the recommendation for funding of his Boyd Road project.

Susie Criscimagna, Eden Housing, introduced the Del Nido project and discussed the merits of the project.

Sheryl Parkins, Executive Director, Living Room, commented on the merits of the services of the Living Room and thanked the Commission for recommending their housing project for funding.

Public Comment

Duane Dewitt supported the comments made by the developers, and added that a large concentration of affordable housing for the County has been in Roseland, thus adding burden to an overburdened area. He suggested splitting up the funds and giving some to projects
outside Roseland such as Journey’s End.

The Committee discussed proposals, and Linda Garcia moved to fund Burbank’s Lantana project at their full ask of $500,000 and take the difference from Danco bringing that project down to $1.5 million. Stephanie Hiller seconded this motion.

Ayes: Willie Lamberson, Betzy Chavez
Nays: None
Abstain: None
Absent: Oscar Chavez, Jessica Vega, Karin Davis

b) **Action: Approve Substantial Amendment of the FY 18-19 Action Plan**

Felicity Gasser presented on the substantial amendment made to the action plan with plans for reallocating additional federal funds and the anticipation of disaster funding.

**Public Comment**

Duane Dewitt asked that an excel spreadsheet be created. Expressed that more should be done with disaster funding to help 65 residents of Journey’s End.

Linda Garcia asked if there is another County department where individuals could go, such as the Office of Recovery and Resilience.

Jennifer Estrella, Habitat for Humanity, spoke to the benefits of the Duncan Village project and the history of funding asks. They have been working hard to get funding for their project.

7. **Approval of FY 19-20 Federal Funding Policies for Housing and Capital Projects**

The Committee reviewed and made a recommendation on the proposed changes to the Federal Funding policies.

**Public Comment**

Duane Dewitt said that the public process is not transparent. We really need to look at low income census tracts. Disaster Recovery funds could be used in ways that better serve, and are more creative ways to use them.

Linda moved to approve the Federal Funding policy changes, Willie Lamberson seconded.

Ayes: Betzy Chavez, Stephanie Hiller
Nays: None
Abstain: None
Absent: Oscar Chavez, Jessica Vega, Karin Davis

8. **Review 2019-2020 Federal Funding Cycle Calendar**

Staff reviewed the timeline of important dates in the Affordable Housing and Capital Projects
Funding calendar. Staff will come to the Committee with a calendar for the new year including a tour.

Stephanie Hiller left the meeting at 12:15 pm.

9. **Assistant Executive Director’s Update: CDBG-DR**  
The Assistant Executive Director provided an update on proposed use of CDBG-DR funds.

10. **Adjournment**  
The meeting was adjourned at 12:31 PM.

Respectfully Submitted,  
Holly Trujillo, Senior Community Development Specialist