

Sonoma County Community Development Committee



Human Services Dept. Representative: Oscar Chavez (Chair), Tenant Representatives: Stephanie Hiller, Jessica Vega
1st Dist: Betzy Chavez (Vice Chair) 2nd Dist: Michael Regan 3rd Dist: *Vacant* 4th Dist: Willie Lamberson 5th Dist: Linda Garcia
Interim Executive Director: Barbie Robinson, CHC, JD, MPP

Special Meeting
Wednesday, June 3, 2020
10:00am-11:30am

Minutes *Approved July 15, 2020*

1. Call to Order and Roll Call

Oscar Chavez called the meeting to order at 10:10 AM and roll was called.

Committee Members Present: Oscar Chavez, Betzy Chavez, Stephanie Hiller, Michael Regan, Willie Lamberson, Linda Garcia

Committee Members Absent: Jessica Vega

CDC Staff Present: Barbie Robinson, Interim Executive Director; Tina Rivera, Assistant Manager; Felicity Gasser, Equity and Compliance Manager; Martha Cheever, Housing Authority Manager; Kirsten Larsen, Environmental Compliance Manager; Darrin O'Hara, Administrative Aide; Holly Kelley, Equity and Compliance Program Specialist

Guests: Paul Sevy, Bridge Housing; Michelle Whitman, Renewal Enterprise District; Jim W.; Kristaf; Colleen Halbohm; Jessica Jones, Town of Windsor; Martin Leung; Mary Stompe, PEP Housing; Gant Bowman; D. Rogers; Jim Nameny; Craig Meltzner; Colin Birkenstock; R. Wallach; Belen Grady; Dominic Roybal; A. Chorley; Vasko; Mikhaela Alcasabas; J. Moline; Gus Wolter; Truth; Kay Trieseberg

2. Public Comments for Items Not on the Agenda

Committee Member Linda Garcia asked that agenda items be provided with packet materials on time, and that items being added to the agenda go through the chair to avoid surprises.

3. Public Hearing: Amendment to the 2019-2020 Action Plan and Citizen Participation Plan

Felicity Gasser, Equity and Compliance Manager, presented on the Substantial Amendment and revisions to the Citizen Participation Plan. The resolution has a broad range of program types, and the Commission has not yet defined how the dollars will be spent. The amendment will enable the Commission to receive approval from HUD to receive the dollars, and how the dollars will be spent will be determined after. Changes to the Citizen Participation Plan are those granted by HUD and the State through waivers to accommodate the changes to citizen participation during shelter-in-place (e.g. allowing for teleconferencing instead of in-person meetings, shortening the required noticing period for amendments to plans as new funding



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streams arise in short notice).

Committee members asked where Housing Authority gets authority to spend money and about the process the Commission will use to determine how the money is spent.

Felicity Gasser explained that the funds are block grant funds, which are designed to serve low-income people and can meet a variety of community-based needs. Funds flow through the Committee as a function of being an advisory body to the Board of Supervisors. These funds don't flow through the Housing Authority, they flow through the County as the entitlement jurisdiction.

Committee members also asked if there was a plan to use funds to assist the Latinx community, which has been disproportionately impacted by the COVID-19 crisis.

Barbie Robinson, Interim Executive Director, responded that the Commission is absolutely looking at how to deploy resources in a coordinated streamlined way especially for the Latinx and disproportionately affected communities.

Stephanie Hiller: Is there any way we can say for the individual needs for the Cities (like Sonoma) if there are individual needs to consider?

Oscar Chavez: The NOFA should identify the need and solicit proposals for that specific to the COVID emergency.

Felicity Gasser: Right, which the DHS would be most in tune with.

Stephanie Hiller: So the DHS is doing all the outreach?

Director Robinson: A number of needs have been identified, including a group working on how to mitigate and prevent COVID spread among Latinx community, whether it's outreach education or other. Teaching people to go to SSU to quarantine comes with a full planning process, including addressing the needs of the Latinx community. Could be financial assistance due to the fact that they would be out of work for 14 days. Planning is underway, and we need to make sure it's resourced. People are participating from all over the County, so any and everybody in the County can benefit from the programs being put in place. There are different buckets of money and plugging those buckets in to where the needs are. We are coming to you to say there are a lot of needs, and we want you to understand where the resources should go.

Betzy Chavez requested that the Commission include outreach partnerships and efforts in their reports, and consider perhaps looking into the undocumented folks that have not been able to pay rent over the last few months and how to support this community to prevent homelessness.

Linda Garcia moved to recommend the Substantial Amendment to the 2019 Action Plan.

Michael Regan seconded this motion

Ayes: Oscar Chavez, Betzy Chavez, Stephanie Hiller, Michael Regan, Willie Lamberson, Linda Garcia

Nays: None



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Abstain: None

Absent: Jessica Vega

4. Project-Based Voucher Request for Proposals

Martha Cheever, Housing Authority Manager, sought Committee's review and recommendation on the award of 100 Project Based Vouchers (PBV) to multiple housing developments throughout Sonoma County. Nine housing developments are being recommended for awards of various numbers of Project-Based Vouchers, which will make that number of units affordable.

Willie Lamberson asked what income levels would benefit from these vouchers.

Martha Cheever responded that the vouchers would mostly subsidize units for people at 30% (extremely low), and some at 50% (very low) incomes.

Public Comment

Jason Turner, Vice Mayor of City of Cloverdale, emailed a public comment on item 4: "I just wanted to drop a quick email that I support Wallace House being provided the 23 vouchers that have been recommended for the Sonoma County Community Development Board. It was described to me that these vouchers will allow them to fund construction and provide services upon completion. I continue to believe this project will be an asset to the City of Cloverdale and these vouchers will go a long way to provide the resources needed to bring this project to reality."

Willie Lamberson moved to recommend the Housing Authority's awards for Project-Based Vouchers. Linda Garcia seconded this motion

Ayes: Oscar Chavez, Betzy Chavez, Stephanie Hiller, Michael Regan, Willie Lamberson, Linda Garcia

Nays: None

Abstain: None

Absent: Jessica Vega

5. Housing Authority CARES Act Administrative Fees – Martha Cheever

Martha Cheever, Housing Authority manager, explained that the Housing Authority has received funding through the CARES Act that needs to be spent by December 2020. Recommendations to utilize these funds are to create a \$500 signing bonus for all landlords that sign on to the program, backdated to May 1, 2020; and pay for administrative funding in place of using reserves to have a consultant help with administrative responsibilities of running the program.

Linda Garcia asked if consideration was given to hiring a new permanent employee rather than a consultant. **Interim Director Robinson** explained that in light of the budget concerns due to COVID, there will likely be a hiring freeze. At this point, the Housing Authority is trying to catch



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up on work that they are already understaffed to perform. If this source of funds was permanent and there was no concern of a hiring freeze, a permanent hire be the first choice.

Linda Garcia moved to recommend the Housing Authority's proposed uses for CARES Act Funds to be used for landlord signing bonuses and administrative assistance. Betzy Chavez seconded.
Ayes: Oscar Chavez, Betzy Chavez, Stephanie Hiller, Michael Regan, Willie Lamberson, Linda Garcia

Nays: None

Abstain: None

Absent: Jessica Vega

6. Proposed Changes to the CD Committee Ordinance and Bylaws

This item will be continued to July 15, 2020 Agenda.

7. Adjournment

Oscar Chavez adjourned the meeting at 11:13AM.

Respectfully Submitted,
Holly Kelley, Equity and Compliance Program Specialist



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