

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, MPP, JD, CHC

Public Meeting and Workshop
Concurrent with Cities & Towns Advisory Committee
Wednesday, February 19, 2020

Minutes

1. Call to Order and Roll Call

Oscar Chavez called the meeting to order at 10:09AM and roll was called

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

Committee Members Absent: Jessica Vega

CD Staff Present: Tina Rivera, Interim Assistant Director; Felicity Gasser, Equity and Compliance Manager; Martha Cheever, Housing Authority Manager; Angela Morgan, Finance Associate; Diedre Duncan, Affordable Housing Asset Manager; Maria Contreras, Affordable Housing Finance Specialist; Holly Kelley, Equity and Compliance Program Specialist; Valerie Johnson, Jason Gaddis, Housing Rehabilitation Specialist; Darrin O'Hara, Administrative Aide.

2. Public Comments for Items Not on the Agenda

No comments were made

3. Approval of Minutes from January 15, 2020 Meetings

Betzy Chavez moved to approve the minutes from January 15, 2020. Linda Garcia seconded:

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

Nays: None

Abstain: None

Absent: Jessica Vega

4. Staff Update: Continuum of Housing

This item was postponed to the end of the agenda.

5. Housing Authority Landlord Incentive Program & Risk Mitigation Pool

Martha Cheever, Housing Authority Manager, asked for CD Committee approval of \$300K of Housing Authority Administrative funds to set up a landlord risk mitigation pool. She



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expanding on the additional services and expansions made by the Housing Authority in the past year, and though these have been successful, clients trying to exit homelessness have more barriers when trying to be accepted into housing. The incentive would include a landlord lease signing bonus of up to \$1000, risk mitigation funds of up to \$1500 for damages beyond wear and tear and vacancy loss protection if damages identified requires that unit is not available. Because funding is limited, this will only be available for those seeking to exit homelessness verified by HMIS, IMDT or CE. Committee members asked for more specifics on the proposed budget and a timeline for reporting outcomes of the program. Martha agreed to bring a budget back to the subsequent meeting for Committee review.

No public comment was made about this item.

Linda Garcia moved to approve setting up the landlord risk mitigation pool with Housing Authority Administrative funds. Michael Regan seconded
Ayes: Oscar Chavez, Betzy Chavez, Stephanie Hiller, Michael Regan, Willie Lamberson, Linda Garcia
Nays: None
Abstain: None
Absent: Jessica Vega

6. FY2020-21 HOME and CDBG for Capital Projects Workshop

Felicity Gasser, Equity and Compliance Manager, gave a brief overview of the role of the Committees and staff in the decision-making process for CDBG and HOME funded projects. Felicity described where we are in the Consolidated Planning Process. Each year we have requirements to engage the public and have hearing to figure out what needs are in the community. Staff presented summaries of each project that applied for 2020-21 CDBG and/or HOME funding (see project summaries in 2/19 CD Committee Full Packet) Committee members had several questions for staff and applicants regarding their ability to leverage project funds, obtain financial and process support from their respective cities, project readiness, and whether the proposal would be eligible for the disaster funding allocation Sonoma County is expecting to receive in the spring.

Public Comment

Bert Bangsberg, Project Manager for Caritas Center and Housing, gave an update on the scale of the Caritas project and where the project was in the entitlement process. This center will include Nightingale program. He handed out a map to Committee members (see attached)



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7. Continuum of Housing Update

Benjamin Wickham, Director of Affordable Housing, provided an update on the status of projects that have received funding recommendations from this Committee in the past: Since 2015, the number of affordable units constructed is 500 in five years. We're seeing now a pipeline that is growing and will deliver more units:

- Celestina in Sonoma Springs – over several years they were awarded \$3.7 million in CFH funds. Construction is completing soon and the development will be occupied soon – 40 units for seniors
- Robinson Road in Sebastopol - is actually completed and provides 11 units of permanent supportive housing. The project was funded with \$740K of CFH and CDBG funds
- Windsor Veteran's Village – started construction last summer and will provide 60 units of supportive housing for veterans. The project was funded with \$1.9 million in CFH.
- Altamira Apartments in Sonoma – is breaking ground on Monday, February 24th. The project will provide 48 units and was funded with over \$2 million in CFH, HOME, CDBG, and LMIHAF and funds from the City of Sonoma.
- Lantana will provide 48 single family affordable homes and is now under construction. The project was funded with \$500K of CFH and \$600K of TOT.

In total, approximately 225 units of affordable housing, 80 of which are permanent supportive housing, are all under construction or nearing completion. That's \$10 million investment from the county and accounts for almost half of the units created by the Commission in the past 5 years. Other projects underway will provide 100 units of low and units for extremely low-income residents.

Committee Members commended staff for these accomplishments, and expressed concern by the lack of transparency and accountability in the new leadership since Geoffrey Ross' resignation. As representatives of the Commission, Committee members want to see the same level of transparency from the interim leadership as they did from Geoffrey and Margaret, and they want to see that leadership in the room at these meetings.

8. Adjournment

Oscar Chavez adjourned the meeting at 12:01PM.



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Respectfully submitted,

Holly Kelley, Equity and Compliance Program Specialist



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Caritas Village
Santa Rosa, CA



CARITAS VILLAGE

PLANNING DEPARTMENT SUBMITTAL - SEPTEMBER 18, 2018

