



Human Services Department Representative: Michelle Bendyk, Tenant Representatives: Judith Morgan, Nicky McDermott
1st District: *Vacant* | 2nd District: Jake Mackenzie (Chair) | 3rd District: Chris Borr
4th District: Teddie Pierce | 5th District: *Vacant* | Executive Director: Michelle Whitman

Sonoma County Community Development Committee Concurrent Special Meeting

Approved Meeting Minutes

Wednesday, February 14, 2024
1440 Guerneville Road, Santa Rosa, CA 95403
10:00 a.m. - 12:47 p.m.
Hybrid Meeting

1. Call to Order and Roll Call

The meeting was called to order at 10:02 a.m. by Chair Mackenzie;
Community Development Commission (CDC) staff conducted the roll call:

Community Development Committee Members

District 1	Vacant
Jake Mackenzie, Chair – District 2	Present
Chris Borr, Vice Chair – District 3	Present
Teddie Pierce – District 4	Present
John Valdivinos (joined remotely) – District 5	Present
Judy Morgan – Tenant Representative	Present
Nicky McDermott – Tenant Representative	Absent
Michelle Bendyk – Human Services Representative	Present

CDC Staff Present

Michelle Whitman, Executive Director
Martha Cheever, Housing Authority Division Director
Rhonda Coffman, Community Development Division Director
Matthew Burns, Administrative Aide
Madison Murry, Senior Community Development Specialist
Laurie Dinwiddie, Community Development Program Specialist
Krista Fotou, Affordable Housing Finance Associate
Valerie Johnson, Community Development Associate
Veronica Ortiz-De Anda, Community Development Associate

2. Public Comments for Items Not on the Agenda

There were no public comments on non-agenda items.

3. Approval of November 15, 2023 Meeting Minutes

Chris Borr moved to approve the minutes of the November 15, 2023 meeting, seconded by Teddie Pierce.

Public comments:

There was no public comment.

Action

Ayes: Teddie Pierce, Judy Morgan, Michelle Bendyk, Chris Borr, John Valdovinos, and Chair Mackenzie

Noes: None

Abstain: None

Absent: Nicky McDermott

Motion Passed.

4. Fiscal Year 2024-2025 Action Plan – Funding Recommendations

Valerie Johnson and Veronica Ortiz-De Anda, CDC staff, presented the funding recommendations for Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) program, Emergency Solutions Grant (ESG), HOME American Rescue Plan Act program (HOME-ARP), and Low-Moderate Income Housing Asset (LMIHAF) funding program. After the presentation, committee members disclosed any outside communications they had with applicants and or project sponsors. Staff answered questions from the committee.

Public comments:

Public comments were made by several applicants regarding their respective funding application and they answered questions from the committee.

Committee member Pierce moved to approve the funding recommendations subject to the following changes: designating SAVS' ESG funding application for the Water Protection Outreach program as a contingency project of ESG funds; modify the LMIHAF funding recommendation to the Living Room Center from \$150,000 to \$50,000 and fund TLC \$100,000 for parent transition-aged youth; and under the HOME program, remove Saint Vincent de Paul's application as the contingency project. There was no second to the motion. The motion failed.

Chair Mackenzie moved to approve the funding recommendations as presented by CDC staff. Committee member Borr amended the motion as follows: approve the funding recommendations

as presented by CDC staff subject to designating Burbank Housing’s application for Elderberry Commons as the contingency project instead of Saint Vincent de Paul’s application for Gravenstein Commons Affordable Housing project under the HOME program. The amended motion was seconded by committee member Bendyk.

Action

- Ayes: Judy Morgan, Michelle Bendyk, Chris Borr, John Valdovinos, and Chair Mackenzie
- Noes: Teddie Pierce
- Abstain: None
- Absent: Nicky McDermott

The amended motion passed. The Cities and Towns Advisory Committee made a funding recommendation that was different from the Community Development Committee. The Community Development Committee decided to change their motion so that it aligned with the other committee. The Chair asked if there was any discussion on the amended motion, there was none. The Chair called for a vote on the amended motion.

Action

- Ayes: Judy Morgan, Michelle Bendyk, Chris Borr, John Valdovinos, and Chair Mackenzie
- Noes: Teddie Pierce
- Abstain: None
- Absent: Nicky McDermott

The motion passed.

5. Affirmatively Furthering Fair Housing

Due to time constraints, Chair Mackenzie received the update without a presentation made by staff.

Public comments:

There was no public comment.

6. Public Hearing – Updates to the Sonoma County Housing Authority Administrative Plan

Martha Cheever, CDC staff, presented the proposed changes to the Administrative Plan and answered questions from the committee.

Public comments:

There was no public comment.

Chair Mackenzie moved to approve the changes to the Administrative Plan, subject to clarification that will be provided to the committee, on the differences between felonies and misdemeanors for the 5-year background check, seconded by Chris Borr.

Action

Ayes: Judy Morgan, Michelle Bendyk, Chris Borr, John Valdovinos, Teddie Pierce, and Chair Mackenzie

Noes: None

Abstain: None

Absent: Nicky McDermott

The motion passed.

7. Future Agenda Items

Chair Mackenzie requested information on the HOME-ARP program, particularly, the funding requirements. Committee member Pierce informed the group that she would like to invite a speaker of the Homeless Coalition Board to this committee to speak about their strategic plan. Committee Pierce also asked for a presentation about the Notice of Funding Availability process and eligibility requirements before the next funding cycle.

The meeting was adjourned at 12:47 p.m.