

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
Executive Director: Geoffrey M. Ross

Wednesday, November 20, 2019
10:00am-11:30am

Minutes

1. Call to Order and Roll Call

Oscar Chavez called the meeting to order at 10:05AM and roll was called
CD Committee Members Present: Oscar Chavez, Betzy Chavez, Willie Lamberson, Linda Garcia
CD Committee Members Absent: Michael Regan, Stephanie Hiller, Jessica Vega
CDC Staff Present: Carrie Kronberg, Assistant Executive Director; Benjamin Wickham, Affordable Housing Director; Felicity Gasser, Equity and Compliance Manager; Holly Kelley, Senior Community Development Specialist; Darrin O'Hara, Administrative Aide

Oscar Chavez announced at the beginning of the meeting that Karin Davis has resigned from the Committee, and that staff has begun the process of finding a new representative from District 3.

2. Introduction of Assistant Executive Director

Carrie Kronberg was welcomed as the new Assistant Executive Director of the Community Development Commission.

3. Public Comments for Items Not on the Agenda

No comments were made.

4. Approval of Minutes from September 18, 2019 and October 16, 2019 Meetings

Betzy moved to approve the minutes for September 18 and October 16 meetings. Willie Lamberson seconded.

Ayes: Oscar Chavez, Betzy Chavez, Willie Lamberson

Noes: None

Abstain: Linda Garcia

Absent: Michael Regan, Stephanie Hiller, Jessica Vega

5. Selection of New Chair and Vice Chair

Linda Garcia moved to nominate Oscar Chavez as Chair and Betzy Chavez as Vice Chair for another 12- month term each, Willie Lamberson seconded

Ayes: Oscar Chavez, Betzy Chavez, Willie Lamberson, Linda Garcia

Noes: None

Abstain: None

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Absent: Michael Regan, Stephanie Hiller, Jessica Vega

6. Approval of FY 2020-2021 Federal Funding Policies

Felicity Gasser presented marked-up FY 2020-2021 Funding Policies showing the changes from last year's policies and ask the committee to approve their use for the FY 2020-2021 Funding Cycle. The Committee sought clarification on the role of the Committee as provided by the Citizen Participation Plan, what kinds of changes might trigger a public hearing, and how much discretion the Commission has to make decisions without Committee approval.

Public Comment

Gregory Fearon, SAVS, recommended that staff look at the marriage of low-income housing, homeless services and homeless housing. The County of Sonoma has two distinct committees making decisions staffed by the same agency. Gregory advocated for a better integration of the two bodies, and asked that policies pay more attention to helping move homeless clients into low income housing. We should look at how well low-income housing integrates moving homeless from shelters or street into housing. It's important to me and to those on the HOME Sonoma County Leadership Council. You are trying to deal with everyone

Our AMI keeps rising as a County. If leadership council is trying to help those in the 0-30%, CD Committee is trying to help those in the 80%-120%, we are left with a missing middle. We have to figure out a way to bridge the gap, and figure out a way for those who enter at one level to rise to the next and give them more stability. I think recommendations are spot on and you do need to be looking at how much leverage they have and how much they integrate from a rent level those who are just below the threshold to get into these projects. There are a lot of people who may someday qualify for these projects, I want to make sure you're making that possible.

7. Discussion of FY2020-2021 Funding Cycle Calendar

This was moved to the end of the meeting due to time certain of following item.

8. Public Hearing: 2019 County Fund for Housing Awards (Time Certain: 10:30AM)

Benjamin Wickham, Director of Housing and Community Investments, presented recommendations for County Fund for Housing awards. Three projects were recommended for funding. Most of those not recommended for funding are preservation projects while those recommended are new developments. This is not to say the Commission doesn't prioritize preservation projects, but right now we are prioritizing new development. The NOFA included criteria of leveraging, readiness, experience and local support. When staff looked at these two projects in Petaluma, both have strong support from the City of Petaluma including financial commitments, and Mill District Apartments has huge support from Healdsburg City Council.

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The Committee had several questions for staff and for the developers present regarding the applications.

Public Comment

Gregory Fearon reiterated his previous point on looking at how connected these projects are to homeless alleviation. He endorsed the staff recommendation. We think that's the right match and possibility.

Mary Stompe, Executive Director of PEP Housing, thanked the Committee for their support for River City Senior Apartments. We look forward to providing 54 units of senior housing. Regarding Linda Tunis, CDC staff has suggested that it can't be funded because the City of Santa Rosa issued a temporary use permit. The City informed us that that should have no bearing on the ability of the CDC to lend us funds. If the temporary housing was not converted to permanent housing, the loan would become payable.

Staff responded that for 5 years the Linda Tunis project would be under a temporary use permit. The CFH policy approved by the Board set as a program requirement that the CDC has to be able to record a Deed of Trust and Affordable Housing Rental Agreement and that cannot be done with this project.

Sue Castellucci, Housing Administrator for City of Petaluma, thanked staff and the Committee for recommending two projects in Petaluma.

Aly Gaylord, Director of Housing Developer for Midpen Santa Rosa, thanked staff for their decision to partially fund the 414 Petaluma project.

Andrea Osgood, Eden Housing, reiterated thanks to staff and the Committee to come together to consider these projects, including Eden Housing's Mill St. Apartments in Healdsburg.

After staff and Committee discussed the projects, Linda Garcia moved to approve the staff recommendation for funding. Betzy Chavez seconded

Ayes: Oscar Chavez, Linda Garcia, Betzy Chavez

Noes: Willie Lamberson

Abstain: None

Absent: Michael Regan, Stephanie Hiller, Jessica Vega

9. Discussion of FY2020-21 Funding Cycle Calendar

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Felicity Gasser presented the funding cycle calendar for CDBG and HOME Capital Projects funding which will be released on December 4th with a due date of January 24th. There will be a workshop with this Committee and the CTAC in February 19th and then a funding recommendation on March 18th and April 15th Public Hearing for the Action Plan.

10. Adjournment

Oscar Chavez adjourned the meeting at 11:25 AM.

Respectfully submitted,

Holly Kelley, Senior Community Development Specialist