

Sonoma County Community Development Committee



Human Services Dept. Representative: Oscar Chavez (Chair), Tenant Representatives: Stephanie Hiller, Jessica Vega  
1<sup>st</sup> Dist: Betzy Chavez (Vice Chair) 2<sup>nd</sup> Dist: Vacant 3<sup>rd</sup> Dist: Karin Davis 4<sup>th</sup> Dist: Willie Lamberson 5<sup>th</sup> Dist: Linda Garcia  
Executive Director: Margaret Van Vliet

**Public Meeting**  
**Wednesday, January 16, 2019**

**10:00am-11:30am**

SCCDC Hearing Room  
1440 Guerneville Road  
Santa Rosa, California 95403

**Agenda**

**1. Call to Order and Roll Call**

**2. Public Comments for Items Not on the Agenda**

**3. Approval of Minutes from October 17, 2018 Meeting (Page 3)**

The Committee will discuss and may take action to approve the minutes from October 17, 2018 or may recommend changes to these minutes.

**4. Action Item: Amend Bylaws (Page 9)**

The Committee will discuss the proposed revisions and any other desired changes to the Community Development Committee bylaws, including to state that meetings shall be conducted according to Rosenberg's Rules of Order.

**5. Housing Authority Update: Tentative Awards for Project-Based Vouchers (Page 13)**

The Housing Authority Manager will update Committee members on the recent decision to award 93 project-based vouchers to five projects.

**6. Affordable Housing Update (Page 14)**

The Affordable Housing Director will update the Committee members on affordable housing projects and initiatives that have recently passed significant milestones including Village Green II, Roseland Village and 2150 West College Ave.

**7. Update on Affirmatively Furthering Fair Housing (AFH) and Consolidated Planning (Page 16)**

The Federal Funding Manager will explain the AFH and Consolidated Planning process to preface the CDC's planned activities for each of these in the coming year.

**8. Assistant Executive Director's Update**

## Sonoma County Community Development Committee



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**1st Dist:** Betzy Chavez (Vice Chair) **2nd Dist:** *Vacant* **3rd Dist:** Karin Davis **4th Dist:** Willie Lamberson **5th Dist:** Linda Garcia  
Executive Director: Margaret Van Vliet

### 9. Adjournment

Next Meeting  
All Day Public Workshop  
February 20, 2019  
9:00am – 4:00pm  
Public Hearing Room  
1440 Guerneville Road  
Santa Rosa, CA

Any writings or documents presented to a majority of the Community Development Committee regarding any item on this agenda will be made available for public inspection in the Sonoma County Community Development Commission office located at 1440 Guerneville Road, Santa Rosa, CA 95403 during normal business hours.

**DISABLED ACCOMMODATION:** If you have a disability which requires an accommodation, an alternative format, or requires another person to assist you while attending this meeting, please contact the Administrative Services Officer at (707) 565-7520, as soon as possible to ensure arrangements for accommodation.

*Sonoma County Community Development Committee*



**Human Services Dept. Representative:** Oscar Chavez (Chair), **Tenant Representatives:** Stephanie Hiller, Jessica Vega  
**1<sup>st</sup> Dist:** Betzy Chavez **2<sup>nd</sup> Dist:** *Vacant* **3<sup>rd</sup> Dist:** Karin Davis **4<sup>th</sup> Dist:** Willie Lamberson **5<sup>th</sup> Dist:** Linda Garcia  
**Executive Director:** Margaret Van Vliet

**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 Weissenborn, 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 was 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 14<sup>th</sup>. 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

Absent: Oscar Chavez, Jessica Vega, Karin Davis

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



## MEMORANDUM

Date: January 16, 2019  
To: The Community Development Committee  
From: Holly Trujillo, Senior Community Development Specialist  
Subject: Proposed Revisions to Bylaws

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Given the current practices of the Community Development Committee, staff is proposing the following changes to the Committee bylaws to memorialize this change and to better reflect the way that the Committee conducts business:

So that the bylaws are reflective of the process actually used for conducting meetings, staff recommends amending Article V, Section 3 to state that meetings be conducted according to Rosenberg's Rules of Order, rather than by Robert's Rules of Order. Rosenberg's Rules of Order more closely mirror procedures actually used by the Committee, are recommended for use by the California League of Cities, are simpler to understand, explicitly state how to incorporate public input into the process at meetings, and explain how to run a public hearing. The Guidelines can be found at the following link: [https://www.cacities.org/Resources/Open-Government/RosenbergText\\_2011.aspx](https://www.cacities.org/Resources/Open-Government/RosenbergText_2011.aspx)

Attached are marked up bylaws for committee consideration. Staff recommends adopting the marked up changes.



## **BYLAWS OF THE SONOMA COUNTY COMMUNITY DEVELOPMENT COMMITTEE**

### **ARTICLE I PURPOSE**

#### **Section 1.**

- (a) To review and make recommendations on all matters to come before the Sonoma County Community Development Commission prior to Commission action, except: emergency matters; matters involving the Sonoma County Successor Agency Consolidated Oversight Board and the leadership council for the Homeless System of Care and matters which the Committee by resolution or other action excludes from Committee review and recommendation.
- (b) To perform such other functions as the Board of Supervisors or the Commission may, by ordinance, resolution or minute order delegate to it.
- (c) To perform other functions as the Board of Supervisors or Commission may delegate to it.

### **ARTICLE II ORGANIZATION**

**Section 1.** The Committee shall be composed of eight (8) voting members. Seven (7) members shall be appointed by the Board of Supervisors, two of whom shall be tenants of the Sonoma County Housing Authority. One such tenant shall be at least 62 years of age. One member shall be appointed by the Sonoma County Human Services Department Director. Each member of the Board of Supervisors shall nominate one person from his or her Supervisorial district. The tenant members of the Committee shall also be nominated by the Sonoma County Board of Commissioners or Commission staff. Each tenant member shall, subject to conditions prescribed by law, serve for a term of two years or until a successor is appointed and qualified. Each of the other five (5) Board-appointed members of the committee shall serve at the pleasure of the Board of Supervisors, provided that unless sooner terminated by the Board, the term of each such member shall be coterminous for the term of the supervisor by whom he or she was nominated and until his or her successor is appointed and qualified. The Human Services Department Director appointee shall serve at the pleasure of the Department Director.

### **ARTICLE III MEETINGS**

**Section 1. Regular Meetings.** There shall be one (1) regular meeting each month. The meeting shall be held on the third (3rd) Wednesday of the month. Whenever it is necessary to alter this schedule, the public shall be notified through mailings and notices to all media. The meetings will commence at 10:00 a.m.

Section 2. Special Meetings.

- (a) Special meetings shall be held on the call of the Chairperson of the Committee or upon the call of the majority of the group or upon the request of the Board of Supervisors following 48-hour written notice to each member of the Committee.
- (b) The Committee shall receive public testimony at a series of public hearings annually. The purpose of these hearings shall be to obtain the public's views and to respond to proposals and questions, and to review housing and community development needs, proposed policies and procedures and past program performance, per the requirements of the Community Development Commission's Citizen Participation Plan.

Section 3. Notification--Regular Meetings. Each member shall be notified of the time and place of each regular meeting. Said notice shall be given by the staff and shall be served in writing, emailed, mailed or hand-delivered to the last known address of each member or deposited in the post office at least three days prior to the date appointed for the meeting.

Section 4. Notification--Special Meetings. Each Committee member shall be notified of the time, place and purpose of each special meeting. Said notice shall be given by the staff and shall be served personally or in writing at least 48 hours before the time appointed for each meeting.

Section 5. Quorum. A quorum shall be required for official actions of the Committee. A majority of the voting members of the Committee shall constitute a quorum. If a Committee member's seat is vacant, it shall not be counted either way. Actions of the Committee shall be determined by a majority vote of the quorum present at any duly constituted meeting.

Section 6. Adjournment. The Committee may adjourn from time to time, absentees being notified thereof, and in event there shall be no quorum present on the day fixed for a regular, adjourned or special meeting, the Committee members present may adjourn from time to time until a quorum is obtained.

Section 7. State Laws. All provisions of the Government Code (including Sections 54950-54960, the Ralph M. Brown Act) shall be followed in the scheduling, notification and conduct of all meetings of the Committee.

Section 8. Unexcused Absences: After three unexcused absences from any 12 month period, written notice shall be sent to the appointing Supervisor(s) by the Executive Director. An unexcused absence is defined as when the person is absent without notifying the Community Development Commission, by no later than 5 o' clock in the afternoon on the day of the meeting.

ARTICLE IV  
OFFICERS

Bylaws Of The Sonoma County Community  
Development Committee

Section 1. The officers of the Sonoma County Community Development Committee shall consist of a Chairperson and a Vice-Chairperson, elected by a majority vote of the committee.

Section 2. Election of Officers. Election of officers shall take place annually on the third Wednesday of September or the next closest date on which the Committee meets. The elected officers will assume their positions beginning immediately or the next closest date on which the Committee meets.

Section 3. Term of Office. The officers shall hold office for twelve (12) months until their successors are appointed and qualify.

Section 4. Duties. The Chairperson shall chair the meetings. In the absence of the Chairperson, the Vice-Chairperson shall chair the meetings. In the absence of the Vice-Chairperson, a volunteer from among the Committee members present shall chair the meeting.

ARTICLE V  
CONDUCT OF BUSINESS

Section 1. Business at Special Meetings. No business shall be transacted at any special meeting other than that named in the call thereof.

Section 2. Meeting Attendance and Records. The staff shall be responsible for keeping a record of those Committee members present and those absent, and for recording the events of the meetings in the form of minutes.

Section 3. Meetings shall be conducted according to Rosenberg's~~Robert's~~ Rules of Order.

ARTICLE VI  
AMENDMENTS

Section 1. Amending Bylaws. These Bylaws may be added to or amended at any regular meeting on motion, duly seconded and carried by at least five of the eight Committee members.

DULY ADOPTED AND PASSED by the Sonoma County Community Development Committee the 26<sup>th</sup> day of October 1993; amended the 27<sup>th</sup> day of February 1996; as further amended on the 24<sup>th</sup> day of August 1999; as further amended on the 14<sup>th</sup> day of September 1999; as further amended on the 8<sup>th</sup> day of November, 2005; as further amended on the 15<sup>th</sup> day of January 2013; as further amended on the 18<sup>th</sup> day of April 2018; as further amended on the 19<sup>th</sup> day of September, 2018; as further amended on the 16<sup>th</sup> day of January, 2019.-

SO ORDERED.



**Sonoma County Community Development Commission**  
 Sonoma County Housing Authority  
 1440 Guerneville Road, Santa Rosa, CA 95403-4107

*Members of the Commission*

**David Rabbitt**  
Chair

**Susan Gorin**  
Vice Chair

**Shirlee Zane**  
**James Gore**  
**Lynda Hopkins**

**Margaret Van Vliet**  
Executive Director

**MEMORANDUM**

Date: January 16, 2019  
 To: Community Development Committee  
 From: Martha Cheever, Housing Authority Manager  
 Subject: Item 5: Conditional Award of Project-Based Vouchers

On September 8, 2015, as part of the Housing Authority's Five Year Plan, the Community Development Committee authorized 141 Housing Choice Vouchers to be used as Project-Based Vouchers. The Commission made 100 of these Project-Based Vouchers available to property owners and developers through a competitive process in early October. In response to the Request for Proposals (RFP), seven proposals were received, two of which were deemed ineligible due to lack of adequate site control and/or inadequate documentation of secured financing. The proposals were reviewed and ranked in accordance with the criteria outlined within the RFP.

On December 4, 2018, the Board of Commissioners authorized the Executive Director to award Project-Based Vouchers to five projects, with a total of 93 Project-Based Vouchers awarded. Project awards are contingent upon final California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) clearance as well as confirmation that the projects meet all applicable accessibility requirements. A list of the projects presented for award is included below. All projects meet the overall goal of increasing the affordable housing stock in the County, providing affordable housing in areas outside of poverty concentration, and providing housing in areas that are transit oriented.

<b>Project (shown in alphabetical order)</b>	<b>Developer</b>	<b>Location</b>	<b>Number of Project Based Vouchers</b>
<b>Altamira</b>	<b>Satellite Affordable Housing Associates</b>	<b>Sonoma</b>	<b>11</b>
<b>Downtown River Apts</b>	<b>Downtown River Associates, LP</b>	<b>Petaluma</b>	<b>16</b>
<b>Kings Valley Senior Apts</b>	<b>Eden Housing</b>	<b>Cloverdale</b>	<b>22</b>
<b>Palms Inn</b>	<b>Casbar Entrepreneurs, LLC</b>	<b>Santa Rosa</b>	<b>40</b>
<b>Riverfield Homes</b>	<b>Eden Housing</b>	<b>Healdsburg</b>	<b>4</b>
		<b>Total Contingent Awards</b>	<b>93</b>





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**Margaret Van Vliet**  
Executive Director

MEMORANDUM

Date: January 16, 2019

To: Community Development Committee

From: Benjamin Wickham, Affordable Housing Director

Subject: Item 6: Affordable Housing Update

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The Affordable Housing Team has been working diligently to move a number of significant development projects forward. These include properties the Commission owns along with key projects financed through funds administered by the Commission.

**Development Project Highlights**

2150 West College:

After a thorough and intensive RFP process, on December 11, 2018, the Sonoma County Board of Supervisors approved the Commission's County Fund for Housing award recommendations and approved the Commission's recommendation to enter into an Exclusive Right to Negotiate Agreement with USA Properties to develop the property at 2150 West College Avenue, Santa Rosa.

Village Green II:

In order to preserve this important affordable housing asset, the Commission is seeking a qualified housing developer/sponsor to take over ownership and carry out a substantial rehabilitation project on the property. This will require recapitalization of project financing. The outcome will be a revitalized property, sustainable for many years to come.

On December 19, 2018, the Affordable Housing Team published a Request for Proposals for Ownership Transfer of the Village Green II property with the goal of loan assumption and ownership transfer of the 34-unit, United States Department of Agriculture (USDA) Rural Development (RD) apartment complex in the City of Sonoma.

Roseland Village:

- The Roseland Village Development project will go before the Santa Rosa Planning Commission on January 24, 2019, seeking Temporary Map approval. This approval will fix the layout of the 7-acre project and allow work to begin on infrastructure and improvements.
- On January 29, 2019, the Sonoma County Community Development Commission (Commission) will go to the Sonoma County Board of Supervisors to seek authorization

to allow the Commission to enter into a Disposition and Development Agreement (DDA) with MidPen Housing Corporation and Urban Mix Development LLC for construction of mixed-use development on the Roseland Village site. Additionally, the Commission will seek Board Approval for the disbursement \$250,000 to the Sonoma County Library to offset costs of relocation and \$250,000 to the Boys and girls Clubs of central Sonoma County to offset the cost of relocating the Roseland Village Teen Club. Development LLC for construction of mixed-use development on the Roseland Village site.

Partnership HealthPlan of California (PHC):

The Sonoma County Community Development Commission entered into a Memorandum of Understanding with Partnership HealthPlan of California to administer \$1,265,596 in private funds for affordable housing targeting the most vulnerable populations in Sonoma County.

**Current Funded Project Highlights**

- Windsor Veterans' Village (Windsor, CA) – 60 affordable apartments
  - Construction to commence 2019 Q2
  - Awarded \$9.9 in VHHP Funding from State of CA
- Duncan Village (Windsor, CA) – 16 affordable single-family homes
  - Entitlement approval 11/27/2018
  - Awarded \$400,000 in County Fund for Housing funds
  - Construction to commence 2019 Q3
- Celestina Apartments (Fettters, CA) – 40 affordable senior apartments
  - 9% tax credit award
  - Construction began 2018 Q3
  - Ground Breaking Ceremony 10/19/2018
- Altamira Apartments (Sonoma, CA) – 48 affordable apartments
  - Project approved by City of Sonoma
  - 9% application 2019 Round 1
- Veterans' Village/Tiny Homes (Santa Rosa, CA) – 14 affordable cottages
  - Construction to be completed 2019 Q1
  - Grand Opening 12/21/2018
- Crossroads (Santa Rosa, CA) – 79 affordable apartments
  - Construction completed 2018 Q2
  - Fully occupied
- Green Valley Village (Graton, CA)-2 new ownership housing opportunities
  - Affordable Housing Sales Agreement executed
- Carriage Lane (Larkfield, CA)-3 new ownership housing opportunities
  - Affordable Housing Sales Agreement executed
- Roseland Village (Santa Rosa, CA)-75 affordable rental apartments
  - Awarded \$537,500 in County Fund for Housing funds
- Brandon Broll (Larkfield, CA)-96 rental apartments, 70 are to replace units lost in the 2017 Sonoma Complex fire, and 6 of which are designated affordable
- **These funded projects amount to a total of 433 units, 338 of which are affordable.**



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Executive Director

MEMORANDUM

Date: January 16, 2019

To: Community Development Committee

From: Felicity Gasser, Federal Funding Administrator

Subject: Item 7: Update on Affirmatively Furthering Fair Housing (AFH) and Consolidated Planning

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In May 2020, the Commission will adopt a new Five-Year Consolidated Plan that describes how the Commission will use Community Development Block Grant (CDBG), Home Investment Partnership (HOME), and Emergency Solutions Grant (ESG) funds to meet identified affordable housing and community development needs in the Urban County.

The process of creating a Consolidated Plan includes a robust community input process during which the Commission will ensure close coordination of all of its divisions including the Housing Authority, Homeless System of Care, Construction Services and Affordable Housing, and with its partners in the Cities of Petaluma and Santa Rosa, and with its community partners to identify programs, projects and funding sources that best leverage resources to meet identified community needs. The Consolidated Plan is informed by an analysis of market conditions and housing needs so that investments are data-driven.

As a precursor to the preparation of the Consolidated Plan, the Commission will partner with the City of Petaluma, the City of Santa Rosa, and the Santa Rosa Housing Authority to prepare an Assessment of Fair Housing. The Assessment starts with the use of data provided by HUD, and the use of locally generated data that will start the conversation with community members. An inclusive community participation process will be used to identify barriers to access to opportunity, and will be used to develop fair housing goals. These goals will then be fully integrated into the 2020 Consolidated Plan.

The Commission anticipates releasing a timeline for the Assessment within the next month, and will need to complete the Assessment of Fair Housing by the end of this year.

The Commission will engage the Community Development Committee, Cities and Town Advisory Committee, the Leadership Council to identify community stakeholders and help us to develop an Assessment of Fair Housing and Consolidated Plan that serve as roadmaps for meeting our community goals over the next five years.