

Sonoma County Community Development Committee



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

Public Meeting
Wednesday, April 21, 2021
10:00am-11:30am

This meeting will be held virtually to comply with the Governor's Executive Order N-29-20. Please see page 2 for instructions on making public comment

MEMBERS MAY NOT ATTEND THIS MEETING IN PERSON

General public meeting access:**

<https://sonomacounty.zoom.us/j/97524347081?pwd=amVXVEpPbWlrZFF0cVZiTG90bitTZz09>

Webinar ID: 975 2434 7081 #

Passcode: 229472 #

Phone: +1 669 900 9128

AGENDA

- 1. Call to Order and Roll Call – 5 min**
- 2. Public Comments for Items Not on the Agenda – 5 min**
- 3. Approval of Minutes from March 17, 2021 CD Committee meeting – 5 min**
The Community Development Committee will discuss and may take action to approve the minutes from March 17, 2021 or may recommend changes to these minutes.
- 4. Interim Director's Report – 20 min**
- 5. Approval of Project-Based Vouchers - 15 min**
Review and approval of staff recommendations to award Project-Based Vouchers to two housing projects with dedicated units for homeless veterans. See attached memo.
- 6. Adjournment**

Next Regular Meeting (Virtual)

May 19, 2021

10:00 am

**CD Committee members and presenters will receive unique zoom links to participate in this meeting.



Telephone (707) 565-7500
FAX (707) 565-7583 • TDD (707) 565-7555



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Public Meeting

Wednesday, March 17, 2021

10:00am-11:30am

Meeting Recording:

<https://sonomacounty.ca.gov/Community-Development-Committee/Calendar/Combined-Community-Development-and-Cities-and-Towns-Advisory-Committee-Meeting-March-17-2021/>

Minutes

1. Call to Order and Roll Call

Community Development Committee Attendees:

Betzy Chavez (1st District)
Susan Hollingsworth Adams (3rd District)
Linda Garcia (5th District)
Oscar Chavez (Human Services Department)
Jessica Vega (Tenant Representative)

Vacant:

2nd District
4th District
2nd Tenant Representative

Cities & Towns Advisory Committee Attendees:

Cloverdale	Kevin Thompson
Cotati	Noah Housh
Healdsburg	Stephen Sotomayor
Rohnert Park	Jenna Garcia
Sebastopol	Kari Svanstrom
Town of Windsor	Jessica Jones

Absent:

Sonoma David Storer

2. Public Comments for Items Not on the Agenda

No public comment.



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3. Approval of Minutes from February 17 and February 19, 2021 CD Committee meetings

Susan Adams motioned to approve both minutes, Betzy Chavez seconded.

Ayes:

Betzy Chavez (1st District)
Susan Hollingsworth Adams (3rd District)
Linda Garcia (5th District) ABSTAIN from Feb 17.
Oscar Chavez (Human Services Department)
Jessica Vega (Tenant Representative)

Vacant:

2nd District
4th District
2nd Tenant Representative

4. Approval of Minutes from February 17, 2021 CTAC meeting

Stephen Sotomayor motioned to approve the minutes, Noah Housh seconded:

Ayes:

Cloverdale	Kevin Thompson
Cotati	Noah Housh
Healdsburg	Stephen Sotomayor
Rohnert Park	Jenna Garcia
Sebastopol	Kari Svanstrom
Town of Windsor	Jessica Jones

Absent:

Sonoma David Storer

5. Interim Director's Report

Tina Rivera provided an update on Federal and State funding opportunities, as well as Community Development Commission staffing. Barbie Robinson will become the public health director for Harris County, Texas as of May 21, 2021. Staff will keep the committees updated on leadership transition plans.

The Community Development Commission (CDC) has promoted four staff to positions



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within the department and is hiring two additional staff. CDC has also hired three administrative aides, a department analyst, and a supervising accountant. Recruitment to fill other vacant positions is in progress. Staffing changes are noted on CDC website.

CDC staff is working with Housing and Urban Development (HUD) staff on the processes and timeline for the consolidated NOFA. Staff to meet with the state for CDBG-DR and will update the CDC website and distribute an email announcement when timing is known.

Rohish Lal, Legislative Policy and External Affairs Officer (Department of Health Services), provided an update from the California Department of Housing and Community Development (HCD) on Senate Bill 5, the Affordable Housing Bond Act of 2022. Amendments would authorize \$6.5 billion in bonds pursuant to state general obligation for affordable rental housing and home ownership programs. HCD also announced the multi-family housing program and the infrastructure grant program will both be ending. Lastly, the HCD has posted Round 6 guidelines for the Affordable Housing and Sustainable Communities (AHSC) program with an amendment to CDBG for Coronavirus response for Round 2 guidelines.

HUD has allocated \$1.25 billion for tribal housing programs as follows:

- \$498 million for home owner assistance program
- \$450 million for Indian house block grant
- \$280 million for Indian community development block grant
- \$15 million for technical assistance .

HCD is working on the next infrastructure bill, likely for \$1 trillion, to be confirmed during summer 2021.

Tina Rivera gave an update on HUD emergency rental assistance. Sonoma County has received \$14.7 million to date and is eligible to apply for an additional \$16 million. The CDC has opted to administer its own program and is currently conducting community outreach among relevant organizations, stakeholders, and the Board of Supervisors. CDC is also working with vendor that designed software specific to this program, available in several languages. Acceptance of these federal rental assistance funds and authorization of program development will go to the Board of Supervisors on April 6, 2021.

Stephen Sotomayor made a motion requesting monthly meetings with Santa Rosa and Petaluma about the rental assistance program. Kari Svanstrom seconded.



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Ayes:

Cloverdale	Kevin Thompson
Cotati	Noah Housh
Healdsburg	Stephen Sotomayor
Rohnert Park	Jenna Garcia
Sebastopol	Kari Svanstrom
Town of Windsor	Jessica Jones

Absent:

Sonoma	David Storer
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6. Public Hearing:

Tina Rivera presented the Consolidated Annual Performance and Evaluation Report (CAPER) for Committee review, providing an overview of accomplishments for the Urban County with CDBG, HOME, and ESG grants relative to Consolidated Plan and Annual Plan goals. The report is available online at: <https://sonomacounty.ca.gov/CDC/News/Consolidated-Annual-Performance-and-Evaluation-Report/>

Public hearing opened at 11:12 AM and closed at 11:27am.

Noah Housh moved for CTACT to approve/accept the report. Kevin Thompson seconded.

Ayes:

Cloverdale	Kevin Thompson
Cotati	Noah Housh
Healdsburg	Stephen Sotomayor
Rohnert Park	Jenna Garcia
Sebastopol	Kari Svanstrom
Town of Windsor	Jessica Jones

Absent:

Sonoma	David Storer
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Linda Garcia moved for CD Committee to accept the report. Betzy Chavez seconded.

Ayes:



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Jessica Vega (Tenant Representative)

Vacant:
2nd District
4th District
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CTAC adjourned at 11:31 AM

7. Public Hearing:

Staff presented the Public Housing Authority (PHA) Annual Plan for Fiscal Year 2021-2022 for CD Committee review and recommendations, and public comment. The annual plan is available online at: <https://sonomacounty.ca.gov/CDC/News/Notice-of-Public-Hearing-Sonoma-County-Housing-Authority--Annual-PHA-Plan-for-FY-2021-2022/>

Public hearing opened at 11:32am and closed at 11:35am (no comments).

Betzy Chavez motioned to accept the annual plan; Susan Adams seconded.

Ayes:
Betzy Chavez (1st District)
Susan Hollingsworth Adams (3rd District)
Linda Garcia (5th District) ABSTAIN from Feb 17.
Oscar Chavez (Human Services Department)
Jessica Vega (Tenant Representative)

Vacant:
2nd District
4th District
2nd Tenant Representative

8. CD Committee Adjournment

Adjourned at 11:38am



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Next Regular Meeting

April 21, 2021

10:00 am

Virtual

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

Members of the Commission

Lynda Hopkins
Chair

Chris Coursey
Vice Chair

David Rabbitt
James Gore
Susan Gorin

Barbie Robinson,
MPP, JD, CHC
Interim Executive
Director

MEMORANDUM

Date: April 21, 2021
To: Community Development Committee
From: Martha Cheever, Housing Authority Manager

Subject: Award of Project Based Vouchers

The U.S. Department of Housing and Urban Development (HUD) allows Housing Authorities to attach up to 20% of its Section 8 Housing Choice Voucher program funding to specific housing units by project-basing vouchers. With this award, the Housing Authority will have project based 12% of its Housing Choice Voucher program. In contrast to the tenant-based voucher program, project-based housing subsidy remains with the unit after a tenant moves out. The owner must agree to rent the unit to eligible tenants for the duration of the Housing Assistance Payments (HAP) contract, which is often up to 20 years. After residing in a project-based unit for one year, a tenant may request to transfer to the Housing Choice Voucher program. If a voucher is available, the Housing Authority will allow the tenant to transfer programs and move with continued assistance.

In 2017, the Commission released a rolling application for homeless-dedicated Project-Based Vouchers available to property owners and developers. In response to the Request for Proposals (RFP), two applications were received requesting a total of 14 project-based vouchers. Applications were reviewed by Community Development Commission staff to ensure that each met the criteria outlined in the RFP. Each of these projects meet the goals of increasing the affordable housing stock within the County, providing affordable housing in areas outside of poverty concentration, and providing housing in areas that are transit-oriented.

Staff are requesting the Committee’s review and recommendation of award of PBVs to the projects listed in this memo. With these vouchers, the Housing Authority will have committed 12% of its Housing Choice Voucher program (348 vouchers) as PBVs.

Recommended Projects are listed in alphabetical order.

Project	Developer	Number of PBVs	Unit Type	Location	Project Type
Heritage Park	W&J Investments	8	8 PSH Units; Dedicated for Homeless Veterans	Windsor	New Construction



Windsor Veterans	Veterans Housing	6	6 Units Dedicated for	Windsor	New
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Recommended Action: Approve staff recommendation of on the award of 14 Project Based Vouchers and direct staff to present the recommendation to the Board of Commissioners.