

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
Assistant Director: Tina Rivera

Community Development Committee Monthly Meeting

Wednesday, April 21, 2021

10:00AM-11:30AM

Meeting Recording: <https://youtu.be/w-J9MbeD52o>

Minutes

1. Call to Order and Roll Call (10:04AM – Quorum reached)

Community Development Committee Attendees:

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

Absent:

Betzy Chavez (1st District)

Vacant:

2nd District
4th District
2nd Tenant Representative

2. Public Comments for Items Not on the Agenda (10:05am)

No public comment.

3. Approval of Minutes from March 17, 2021 CD Committee meeting

Linda Garcia motioned to approve minutes, Susan Hollingsworth Adams seconded.

Ayes:

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

Absent:

Betzy Chavez (1st District)



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4. Interim Director's Report

- Tina Rivera stated there has been no transition for an interim CDC director yet. KPMG, a consulting firm, has provided a comprehensive report assessing housing and homelessness services and programs in Sonoma County that was presented to the Board of Supervisors on April 2, 2021. The Board is conducting closed-door sessions regarding leadership transition for both the CDC and Department of Health Services (DHS), since former director Barbie Robinson was leading both agencies jointly.
- The annual Community Development Block Grant and Home Annual Fund timeline is as follows:
 - NOFA to be released May 3, 2021
 - Deadline to submit is June 4, 2021
 - Action plan is due August 21, 2021.
- New NOFA funding for disaster recovery, CDBG-DR MHP (Multifamily Housing Program) have been approved by the state and will be posted on April 26, 2021. The plan includes funds for both incorporated and unincorporated areas in Sonoma County. Applications are due May 28, 2021. Available funds are \$4.6 million.

Rohish Lal, Legislative Policy and External Affairs Officer (Department of Health Services), provided an update that the California Department of Housing and Community Development has updated its ministerial approval process for Senate Bill 35 from 2017. The final newly released guidelines by ATB update and provide clarity to assist communities and developers. A coalition of the state's 13 most populous cities just sent to the state legislature a letter asking to approve over \$16 billion dollars to build more than 100,000 homes for the unhoused in California in major cities.

Tina Rivera mentioned a special meeting being scheduled for the new Emergency Rental Assistance Program (ERAP). Tina was advised by the Board of Supervisor and the County Administrator's office to meet with local city managers and provide reports for the Board and cities, as well as CD and CTAC members. ERAP launched on Monday, April 19, 2021. There have been no problems processing applications. Tina Rivera noted that this support is for all of Sonoma County. A special meeting about ERAP will be organized for both committees. A virtual community briefing is scheduled on Wednesday, April 21, 2021 to be livestreamed on the County of Sonoma Facebook page, and will be conducted in Spanish and translated into English.



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Committee Questions:

Oscar Chavez highlighted three major recommendations from KPMG report.

1. Combine the affordable housing with the Renewable Enterprise District (RED), currently jointly managed by this City of Santa Rosa and the County to better align resources and expand available funds to support more housing development.
2. Combine the Sonoma County and City of Santa Rosa housing authorities into one agency.
3. Better align homeless services under DHS to leverage internal support systems to help improve outcomes and results for how to deliver coordinated services to better support the county's homeless population.

Tina Rivera confirmed that ongoing discussions about these recommendations are underway. Oscar Chavez requested ongoing updates to the CD Committee and CT moving forward. He also asked whether reports would be provided about the distribution of ERAP funds and the timeline for spending these funds. Tina Rivera confirmed there will be reports and ensured outreach to outlying areas. The deadline for spending ERAP funds is December 31, 2021. There have been conversations with the State about potentially extending the deadline, if necessary. ERAP funds can be used for utilities, deposits, energy, and Internet services costs in addition to rent.

Public Comments:

No committee questions.

5. Approval of Project-Based Vouchers

Martha Cheever provided an update on Housing & Urban Development (HUD) Section 8 Housing Choice vouchers. HUD allows housing authorities to attach up to 20% of vouchers to projects instead of specific units. In 2016-2017, the CDC released a rolling application for homeless dedicated project-based vouchers. Two applications were received, requesting 14 project-based vouchers (eight for Heritage Park Apartments, six for Windsor Veteran's Village). All 14 project-based vouchers will be designated for veterans seeking to exit homelessness and will be coupled with supportive services at these sites. The 14 vouchers are being utilized by developers to support the development of 91 units for housing for veterans (60 units -Windsor Veteran's Village, 31 units - Heritage Park Apartments). The voucher awards were never formalized by the committee. Staff recommended awarding six project based vouchers to Windsor Veteran's Village and eight to Heritage Park Apartments. With those awards, the Housing Authority will have formally committed 12% of its voucher program (348 vouchers) as



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project-based vouchers.

Committee Questions:

Susan Hollingsworth Adams asked how many applicants were invited to apply. Martha responded applications were made open to the public in 2016. However, only two applications were received. Since then, numerous applications have been received for 200 additional project-based vouchers.

Oscar Chavez asked for motion to approve the award. Linda Garcia moved for CD Committee to accept the item. Jessica Vega seconded.

Ayes:

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

Absent: Betzy Chavez

Vacant:

2nd District
4th District
2nd Tenant Representative

Final Committee Questions:

Oscar Chavez asked for the date of the special meeting on the Emergency Rental Assistance Program. Tina Rivera responded this meeting is still to be scheduled and that more information will be provided soon.

The meeting adjourned at 10:35AM.

Next Regular Meeting
May 19, 2021
10:00 AM



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Virtual

PUBLIC COMMENT PRIOR TO THE COMMITTEE MEETING: Public Comment may be submitted via email to Shelley.Ticehurst@sonoma-county.org.

PUBLIC COMMENT DURING THE BOARD MEETING: PUBLIC COMMENT USING WEBEX: Members of the public who join the Webex meeting, either through their web browser online or by calling in, will be able to provide live public comment at specific points throughout the meeting.

One may also email public comment to Andrew.Akufo@sonoma-county.org throughout the meeting. All emailed public comments will be read into the record.

Any writings or documents presented to a majority of the Community Development Committee regarding any item on this agenda may be requested by email.

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