

6.29.2021 CD-CTAC Special Meeting Q&A
CDC Responses to Questions in bold.

McKenzie Dibble - Danco Communities 12:33 PM
Hi all,

McKenzie Dibble - Danco Communities 12:33 PM
McKenzie and Chris from Danco are here. Are we, as developers, supposed to be able to be seen on the call? We seem to just be viewers at this time.

Thanks!

All applicants were required to attend the meeting. The invitation was as “attendees” not as “panelists”.

Mary Stompe 12:53 PM

Staff is incorrect on their assessment of the use of CDBG funds. I confirmed this with Felicia who worked at the CDC for 10 years and works for HCD in the Federal Grants division and shared that the Caritas project received CDBG funds in the past and you can use CDBG funds for Santa Rosa. The HUD regulations say it is okay to award outside of the jurisdiction. It is incorrect to say they would be only Santa Rosa residents. That would violate fair housing rules.

This is a comment, not a question requiring a response.

Mary Stompe 12:54 PM

Applicants were not informed of this until yesterday morning. This item should be pulled and legal advice should be obtained because the County has given funding to projects in Santa Rosa in the past. The CDC is mistaken on this.

This is a comment, not a question requiring a response.

Mary Stompe 01:00 PM

The Linda Tunis project also has homeless units and uses coordinated entry.

This is a comment, not a question requiring a response.

Mary Stompe 01:02 PM

Where is the written HUD determination? It is not accurate.

HUD’s feedback was not a formal review of the projects and therefore not an official HUD determination. Staff interpreted it as guidance.

Mary Stompe 01:02 PM

HCD says it CAN be funded. More research is needed.

This is a comment, not a question requiring a response.

Anonymous Attendee 01:15 PM

Why is staff asking the Committee to do staff work? Aren't some Committee members applicants? Are you asking them to un-award themselves to fund the housing projects and then write up a defense for their decision?

CDC staff reviews applications and provides funding recommendations based on the project's eligibility guidelines. Staff made recommendations to the committees based on HUD's feedback concerning projects being proposed in cities not within the Urban County. The committees are not required to decide consistent with staff' recommendation. As communicated to the committees at the meeting, staff's initial intent was to recommend funding to all projects. However, after receiving HUD's feedback, the recommendation changed.

Mary Stompe 01:16 PM

Linda Tunis has homeless units and uses coordinated entry. HOMELESS UNITS SET ASIDE.

This is a comment, not a question requiring a response.

Anonymous Attendee 01:19 PM

Can staff please share how the projects were shared with HUD to help make their decision. Was this done via email, how long was HUDs review of the project? Were determinations from HUD made in writing, if so, can those be shared to help provide context?

Staff initiated communication with HUD via email. A description of the projects and eligibility questions were presented to HUD's representative . HUD's feedback was not a formal review of the projects and therefore not an official determination. The committees' recommendation will go before the County Board of Supervisors, who will make a final determination on funding allocations. This was explained by staff at the meeting.

Mary Stompe 01:49 PM

The CDC has funded projects in the housing projects in the past. Lumber prices are still very high and even though they are going down in the market, our projects are still paying the extra 250%. We have another housing project that cost us \$500K in extra lumber costs and it just closed with construction just starting.

This is a comment, not a question requiring a response.

Krista, PEP (she/her) 02:05 PM

Linda Tunis has been awarded a \$690K loan from the City of Santa Rosa.

This is a comment, not a question requiring a response.