

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

Joint Public Meeting with Cities & Towns Advisory Committee

Wednesday, May 19, 2021

10:00am-12:00pm (Extended meeting time)

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=amVXVEpPbWlrZFF0cVZiTG90bitTz09>

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 April 21, 2021 CD Committee meeting – 5 min**
The Community Development Committee will discuss and may take action to approve the minutes from April 21, 2021 or may recommend changes to these minutes.
- 4. Approval of minutes from March 17, 2021 CTAC meeting – 5 min**
The Cities & Towns Advisory Committee will discuss and may take action to approve the minutes from March 17, 2021 or may recommend changes to these minutes.
- 5. Interim Director's Report – 15 min**
- 6. Presentation: Countywide Community Engagement Report for the Assessment of Fair Housing – 30 min**
Ana Lugo, Equity First Consulting, will present feedback and input from diverse communities on the assessment of fair housing process in Sonoma County.
- 7. CDBG-CV3 Funding – 20 min**
Discussion and action on use of remaining funds from Community Development Block Grant-CARES Act allocation.



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8. Emergency Rental Assistance Program – 30 min

Staff will present an overview of new countywide rental assistance program, launched in April, including outreach/promotion efforts and initial enrollment data.

9. Adjournment

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

Next Regular CD Committee Meeting

June 16, 2021 | 10:00 am (Virtual)

Next CTAC Meeting TBD

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

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Cities & Towns Advisory Committee
Sonoma County Community Development Commission

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.



Cities & Towns Advisory Committee
 Sonoma County Community Development Commission

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

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 minutes

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 within the department and is hiring two additional staff. CDC has also hired three



Cities & Towns Advisory Committee
 Sonoma County Community Development Commission

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, Sonoma County Legislative Affairs Manager, 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.

Ayes:

Cloverdale
 Cotati

Kevin Thompson
 Noah Housh



Cities & Towns Advisory Committee
 Sonoma County Community Development Commission

Healdsburg	Stephen Sotomayor
Rohnert Park	Jenna Garcia
Sebastopol	Kari Svanstrom
Town of Windsor	Jessica Jones

Absent:
 Sonoma David Storer

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

Linda Garcia moved for CD Committee to accept the report. 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)



Cities & Towns Advisory Committee
Sonoma County Community Development Commission

Vacant:

2nd District

4th District

2nd Tenant Representative

CTAC adjourned at 11:31 AM

Next Regular Meeting TBD

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Interim Executive Director: Barbie Robinson, CHC, JD, MPP

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 project-based vouchers.



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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

Virtual



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