

*Sonoma County Community Development Commission
Cities and Towns Advisory Committee
City of Cloverdale, City of Cotati, City of Healdsburg, City of Rohnert Park, City of Sebastopol, City of
Sonoma, Town of Windsor*



**Public Meeting
Concurrent with Community Development Committee
Wednesday, February 20, 9am-3pm**

Minutes

1. Call to Order and Roll Call

Joe Irvin, City of Healdsburg, called the meeting to order at 9:07am.

CTAC Members Present: Kevin Thompson, City of Cloverdale; Craig Scott, City of Cotati; Joe Irvin, City of Healdsburg; Jeffrey Beiswenger, City of Rohnert Park; Henry Mikus, City of Sebastopol; Kristina Owens, Town of Windsor

CTAC Members Absent: City of Sonoma

CDC Staff Present: Geoffrey Ross, Assistant Executive Director; Felicity Gasser, Federal Funding Administrator; Martha Cheever, Housing Authority Manager; Benjamin Wickham, Affordable Housing Director; Valerie Johnson, Asset Management and Compliance Specialist; Diedre Duncan, Affordable Housing Development & Preservation Specialist; Maria Contreras, Loan Management & Finance Specialist; Marc Chandler, Housing Rehabilitation Specialist; Darrin O'Hara, Administrative Aide; Shelley Ticehurst, Administrative Aide; Holly Trujillo, Senior Community Development Specialist;

Guests Present

Caterina G, Catholic Charities
John Kessel, Office of Recovery and Resiliency
Duane De Witt, Resident
Gerry La Londe Berg, Resident
Bryce Jones, Geyserville Planning Committee
Jim Wallen, PEP Housing
Dominic Roybal, PEP Housing
Mark Krug, Burbank Housing
Adam Brown, DSLC
Angie Moeller, Catholic Charities
Mark Cleveland, Regional Parks

2. Public Comments for Items Not on the Agenda

No comments were made for items not on the agenda.

3. Approval of Minutes from November 20, 2018 Meeting

The Committee discussed the minutes from **November 20, 2018**.

City of Cloverdale moved to approve the minutes, Town of Windsor seconded
Ayes: City of Healdsburg, City of Sebastopol

Noes: None

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Abstain: City of Cotati, City of Rohnert Park

Absent: City of Sonoma

4. HOME & CDBG for Capital Projects – The Inside Story

Felicity Gasser, Federal Programs Manager, delivered a concise presentation to inform the public and committees about the process by which staff analyzes project proposals and ensures that federal community development funds are making high impact investments to improve housing and neighborhoods in Sonoma County.

5. Public Hearing: Draft FY 18-19 Action Plan Amendment

Felicity Gasser, Federal Programs Manager, presented the proposed change to the 18-19 Action Plan.

Committee members asked about the assessed value of the property, the potential number of new units and whether there were alternatives to spending down the money. The assessed value was \$680,000 and the lot could hold approximately 9 single family homes, though staff would not pre-ordain a number and would welcome proposals for more density. No other opportunities for spending the money have come up that are as promising. If the money isn't spent, CDC will fail the timeliness test for a second year and run the risk of losing that money in the future. City of Cotati expressed concern that staff was only bringing this to the Committee's attention with 6 weeks to make a decision and no alternatives. They asked that staff would include more information about reasons for needing to spend this money right away would be included in the packet. Staff assured that in the future they will know more in advance and have more options for the Committee.

Public Comment

Gerry La Londe Berg, resident, came forward and expressed that he is in favor of the Committee recommending spending the \$600,000. He asked if the Water Agency owns the parcel if the Board of Supervisors can figure out a way to transfer the properties to the CDC so any extra value will be used by staff and developers to pencil out the project. The Water Agency originally paid \$350,000 for the property – can the difference be kept to invest in the project?

Geoffrey Ross responded that the Water Agency charter specifies that property sales must settle for Fair Market price. In response to concerns expressed by the Committee, increased density can be added to the scoring criteria for the project.

Cities and Towns Committee expressed support for the planned acquisition of the Hewett property.

6. Committee Workshop

A. Teambuilding Exercise

Members of both committees participated in an interactive team building exercise

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B. Facilitated Discussion on FY 19-20 Funding Priorities

As a prelude to reviewing individual proposals, the committees engaged in a staff-facilitated conversation about priority setting and identifying areas of concern related to the pool of proposed projects.

C. Review Project Proposals

HOME proposals:

Staff presented summaries of each eligible HOME proposal. Following staff summaries, all applicants were invited to respond to questions from members of both committees.

CDBG proposals:

Staff presented summaries of each eligible CDBG proposal. Following staff summaries, all applicants were invited to respond to questions from members of both committees.

D. Wrap-up (2:30pm-3:00pm)

Staff captured themes, priorities and committee work into recommendations to be incorporated into the draft Action Plan for presented to the public and the Community Development Committee and Cities and Towns Advisory Committee at the April 17, 2019 concurrent Public Hearing.

7. Adjournment

Joe Irvin adjourned the meeting at 2:59pm.