

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
Acting Interim Director: Tina Rivera

Joint Public Meeting with Cities & Towns Advisory Committee

Wednesday, June 16, 2021

10:00am-12:00pm (extended 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=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 May 19, 2021 CD Committee meeting – 5 min**
The Community Development Committee will discuss and may take action to approve or may recommend changes to these minutes.
- 4. Approval of minutes from May 19, 2021 CTAC meeting – 5 min**
The Cities & Towns Advisory Committee will discuss and may take action to approve or may recommend changes to these minutes.
- 5. Swearing In of New Community Development Committee Member – 5 min**
Welcome and swear in Judith Morgan as the newest member of the Community Development Committee, representing tenants.
- 6. Interim Director's Report – 5 min**
- 7. Presentation & Discussion: Community Development Block Grant and HOME Investments Partnership Capital Projects for Fiscal Year 2021-22 – 20 min**
CDC staff will present an overview of applicant projects, next steps, and timeline for funding award recommendations. Committee members will have the opportunity for Q&A with project applicants.



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CTAC adjournment

8. Community Development Block Grant - Disaster Recovery Multi-Family Housing Program Awards (CDBG-DR MHP) Update – 10 min

CDC staff member Maria Contreras will present a summary of program applicants, next steps, and timeline for application review and staff recommendations to CD Committee.

9. Emergency Housing Voucher Program – 15 min

CDC staff member Martha Cheever will present an overview of this new Sonoma County Housing Authority program.

Reconvene CTAC

10. Report Presentation: Assessment of Housing and Homeless Services – 60 min

Consulting firm KPMG will present an overview of this report prepared for and presented to the Sonoma County Board of Supervisors in April 2021.

11. Adjournment

Special CD Committee Meeting
June 30, 2021 | 10:00 am (Virtual)

Next Regular Meeting: Joint CD-CTAC Meeting
July 21, 2021 | 10:00 am (Virtual)

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

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

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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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Dept. of Health Services Representative: Tina Rivera

Community Development Committee & Cities & Towns Advisory Committee Joint Monthly Meeting

Wednesday, May 19, 2021

10:00AM-11:30AM

Meeting Recording:

[https://sonomacounty.ca.gov/Community-Development-Committee/Calendar/Community-Development-Committee-and-Cities-and-Towns-Advisory-Committee-Joint-Meeting-May-19-](https://sonomacounty.ca.gov/Community-Development-Committee/Calendar/Community-Development-Committee-and-Cities-and-Towns-Advisory-Committee-Joint-Meeting-May-19-2021/)

[2021/](https://sonomacounty.ca.gov/Community-Development-Committee/Calendar/Community-Development-Committee-and-Cities-and-Towns-Advisory-Committee-Joint-Meeting-May-19-2021/)

[Minutes](https://sonomacounty.ca.gov/Community-Development-Committee/Calendar/Community-Development-Committee-and-Cities-and-Towns-Advisory-Committee-Joint-Meeting-May-19-2021/)

1. Call to Order and Roll Call (10:00AM – Quorum reached)

Community Development Committee Attendees:

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

Absent:

Betzy Chavez (1st District)
Jessica Vega (Tenant Representative)

Vacant:

2nd District
4th District
2nd Tenant Representative

Cities & Towns Advisory Committee Attendees (CTAC):

Cloverdale	Kevin Thompson
Cotati	Noah Housh
Rohnert Park	Jenna Garcia
Town of Windsor	Jessica Jones

Absent:

Healdsburg	Stephen Sotomayor
Sebastopol	Kari Svanstrom
Sonoma	David Storer



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

A community member requested that the County of Sonoma to place \$1 million into a strategy for the Community Development Commission to fund transitional funding.

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

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

Ayes:

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

Absent:

Betzy Chavez (1st District)
Jessica Vega (Tenant Representative)

Vacant:

2nd District
4th District
2nd Tenant Representative

4. Approval of minutes from March 17, 2021 CTAC meeting, Cities & Towns Advisory

Kevin Thompson motioned to approve minutes, Noah Housh seconded.

Ayes:

Cloverdale	Kevin Thompson
Cotati	Noah Housh
Rohnert Park	Jenna Garcia
Town of Windsor	Jessica Jones

Absent:

Healdsburg	Stephen Sotomayor
Sebastopol	Kari Svanstrom
Sonoma	David Storer

Betzy Chavez joined the meeting.



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5. Interim Director's Report

Tina Rivera briefly discussed California Governor, Gavin Newsom's plan for homelessness. The plan is the largest homeless initiative in California history and focuses on ending homelessness in five years and investing to clean California streets. \$8.7 billion will be allocated towards providing 46,000 homeless housing units. \$1.5 billion will be allocated to help transform public spaces and clean streets. \$7 billion will be allocated for Home Key and \$40 million will be allocated for government support. Tina also shared a report about staffing. The Community Development Commission (CDC) is looking for a new director and has identified someone.

Martha Cheever reported that staff was working on vouchers for rapid rehousing and adding staff for Housing Authority. Tina would like to begin offering special presentations at future meetings.

Public Comments:

None

6. Presentation: Countywide Community Engagement Report for the Assessment of Fair Housing

Ana Lugo from Equity First Consulting presented the community engagement report with feedback and input from diverse communities about the Assessment of Fair Housing process in Sonoma County. This report is critical for informing the development of local jurisdictions' housing elements. Ms. Lugo walked the committee through a review of the report's methodology and findings.

Summary of future direction and lessons learned:

- Future community engagement must continue to evolve culturally responsive strategies in order to capture voices from subpopulations such as Indigenous communities, LGBTQIIA+, People with Functional Needs, migrant workers without documentation, youth experiencing homelessness, etc.
- Substandard housing is directly linked to health consequences. Future research must include a focus on these types of living conditions that housing features alone was not able to capture.
- Redesign and expand questions focused on identity markers of participants, in order to support them in self-determining the ways in which they want to identify themselves.



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The full report is available on the CDC web site here:

https://sonomacounty.ca.gov/Community-Development-Committee/Calendar/PDFs/4--210105-CDC_AFFH-Community-Engagement_REPORT_FINAL-DRAFT-pdf/

CTAC committee members requested a permanent link to an online version of the report and presentation to include on their own website, with the survey as a separate document.

Public Comment:

None

7. CDBG-CV3 Funding

The Department of Housing and Urban Development (HUD) had concerns about the direction Sonoma County received to suspend CDBG-CV 1 and 3 grants for rental assistance. All CDB-CB1 dollars have been expended except \$53,000. HUD is asking CTAC to consider reallocating funds for other COVID-related assistance programs not related to rental assistance. Additional rental assistance funding will be coming from the American Rescue Plan Act (ARPA). The CDBG-CV3 funds are eligible to be used for economic development and COVID. Public facilities, healthcare, housing, and business assistance tied to COVID are eligible expenses. Staff is encouraging CTAC to consider a Notice of Funding Availability (NOFA) to be released for economic development, assistance for struggling businesses, or resiliency grants. Committee members requested that this discussion be brought back to a future meeting.

Public Comment: None

8. Emergency Rental Assistance Program

Staff and partnering organizations were introduced and thanked for the accelerated rollout of this program that has disbursed \$32 million in assistance to date. As of this meeting, staff have Staff has received 761 individual applications and 374 landlord applications. Information was presented broken down by jurisdiction, ethnicity, and race. Nonprofit partners participating in ERAP addressed questions from committee members.

Committee members requested:

- Copies of program promotional and outreach material developed by the County.
- Dedicating a full hour of the next monthly meeting agenda to reporting and



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discussing the ERAP.

- A monthly progress report with demographics information that includes a breakdown of assistance provided by community-based organizations participating in the program.

Staff will monitor and report back on a proposed extension to the deadline for disbursing funds.

The meeting adjourned at 12:30PM

**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

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DRAFT



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COMMUNITY DEVELOPMENT BLOCK GRANT – DISASTER RECOVERY – MULTIFAMILY HOUSING PROGRAM

The Sonoma County Community Development Commission received five applications for local multi housing projects.

Applicant Sponsor	Project Name	Project Location	Project Ask	Use of funds
Burbank Housing	Caritas Homes	340 7th Street, Santa Rosa	\$1,000,000	Predevelopment and Construction
Burbank Housing	3575 Mendocino Avenue Phase II	3575 Mendocino Avenue, Santa Rosa	\$2,436,753	Predevelopment and Construction
Burbank Housing	Petaluma River Place Apartments	1601 Petaluma Blvd South, Petaluma	\$1,000,000	Predevelopment and Construction
MidPen Housing	414 Petaluma	414 Petaluma Blvd. North, Petaluma	\$3,000,000	Predevelopment and Construction
Danco Communities	Meridian at Corona Station	890 N. McDowell Blvd, Petaluma	\$4,228,928	Predevelopment and Construction
		Total Ask:	\$11,665,681	
		Funds available:	\$4,228,928	



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

Tina Rivera
Acting Interim
Director

MEMORANDUM

Date: June 16, 2021
To: Community Development Committee
From: Martha Cheever, Housing Authority Manager
Subject: Emergency Housing Vouchers

To combat homelessness and help mitigate the spread of COVID-19, the American Rescue Plan Act provided Emergency Housing Vouchers (EHV) to Housing Authorities throughout the Nation. The Sonoma County Housing Authority received of 150 of these vouchers.

The EHV program is intended to assist individuals and families who are:

- Homeless,
- At risk of homelessness,
- Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, or
- Were recently homeless or have a high risk of housing instability.

These vouchers are unlike traditional Housing Authority vouchers in that the target populations will be set by the Sonoma County Continuum of Care (CoC) in collaboration with the Housing Authority. Once target populations are set, the Housing Authority will be entering into a Memorandum of Understanding (MOU) with the CoC. This MOU will outline the target populations, the referral process, and the background check requirements for the program.

HUD has provided an abbreviated time-line between notification of availability of the EHV's (May 10, 2021 and the expected implementation of the EHV program (July 1, 2021). Due to the abbreviated period, there will not be time to bring the program back before the Community Development Committee prior to implementation.

In the coming months, the Housing Authority will be working to update its Administrative Plan to allow for the implementation of the EHV program. Staff will bring the amended Administrative Plan to the Community Development Committee at its September meeting for consideration.

This item is informational only and there is no requested action at this time.

