



**SONOMA COUNTY
COMMUNITY DEVELOPMENT COMMITTEE**

Hearing Room
1440 Guerneville Road
Santa Rosa, CA 95403

Public Hearing Minutes
March 11, 2008
8:30 a.m.

For details on the proposals presented at this public hearing, please refer to the Sonoma County Community Development Commission Staff Report and Proposal Binder for Fiscal Year 2008-2009. These reports were distributed to the Committee members prior to the meeting and were available to members of the public present at the meeting. Copies are available for the public at the Community Development Commission office.

I. Call To Order And Roll Call:

Chair Peter O'Brien called the meeting to order at 8:39 a.m. and the roll was called.

Committee members present: Peter O'Brien (Chair), Lawrence Jaffe (Vice Chair), Michael DeVore, Nichola Fuller, Sara Malone, Emmie Morgan, Pat Stevens, and Paula Young

CDC staff present: Cathy Allyn, Community Development Associate; Heather Bond, Community Development Specialist; Kathleen Kane, Executive Director; Mark Krug, Community Development Manager; Cindy Rich, Senior Community Development Specialist; Crissy Tuidor, Senior Community Development Specialist; and Frances Perdew, Recording Secretary

Public present:

Molly Ackley, Community Action Partnership of Sonoma County
Nicholas Baker, Catholic Charities Homeless Service Center
Tracy Becker, Sonoma County Housing Authority
Gina Bell, Social Advocates for Youth (SAY), Coffee House
Tom Bieri, Social Advocates for Youth (SAY), Coffee House
Bob Branson, Sonoma County Community Development Commission
Adam Brown, Community Resources for Independence (CRI)

SONOMA COUNTY COMMUNITY DEVELOPMENT COMMITTEE

Regular Meeting and Public Hearing

March 11, 2008

Page 2

Gale Brownell, Sonoma County Homeless Task Force
Paula Cook, Community Housing Sonoma County
Donald Dakan, Sonoma County General Services
Chaney Delaire, Burbank Housing Development Corporation
Denise Frey, YWCA of Sonoma County
Jim Gattis, Sonoma County Adult & Youth Development (SCAYD)
Rebecca Hermosillo, Valley of the Moon Teen Center
Mary Kay Holiday, spoke on behalf of Catholic Charities
Kevin Howze, Sonoma County Transportation & Public Works
Mike Johnson, Mary Issak Center
Roger Kirkpatrick, Committee on the Shelterless (COTS)
Jennifer Lake, YWCA of Sonoma County
Carol Lawton, Vietnam Veterans of California
Mari Levin, spoke on behalf of Catholic Charities Homeless Service Center
John Lowry, Burbank Housing Development Corporation (BHDC)
Sharon McCarty, Catholic Charities
Steve McCoy, Sonoma County Community Development Commission
Margo Merck, Community Housing Sonoma County
Angie Moeller, Catholic Charities
Kai Nissley, Community Action Partnership of Sonoma County
Kim Page, Community Resources for Independence (CRI)
John Records, Committee on the Shelterless (COTS)
Dave Robertson, Sonoma County Transportation & Public Works
Christina Saldoval, spoke on behalf of Project H.E.R.O.
Craig Saxon, Burbank Housing Development Corporation (BHDC)
Stefanie Shackelford, Valley of the Moon Teen Center
Linda Swan, The Living Room
Gary Tabbert, Sonoma County Community Development Commission
Cat Taylor, Committee on the Shelterless (COTS)
Irene Terry, Mary Issak Center
Carol Turner, Sonoma County Housing Authority
Elizabeth Tyree, Sonoma County Regional Parks
Rick Uribe, Catholic Charities, Family Support Center
Cory Veltman, Sonoma County Adult & Youth Development (SCAYD)
Glen Weaver, Committee on the Shelterless (COTS)
Jerry & Nora Webster, Cloverdale Community Outreach Committee
Dave Welchman, Sonoma County Architect's Office

II. Public Comments:

There were no public comments.

SONOMA COUNTY COMMUNITY DEVELOPMENT COMMITTEE

Regular Meeting and Public Hearing

March 11, 2008

Page 3

III. Approval of Minutes:

Emmie Morgan moved approval of the February 19, 2008 minutes as presented, seconded by Lawrence Jaffe, none opposed, Nichola Fuller abstained, and the motion was carried.

IV. HUD HOME, CDBG & FESG Allocations

Mark Krug, Community Development Manager, acknowledged the Community Development staff for their hard work in preparing for this public hearing. He provided a brief description of the three different types of funding available from the U. S. Department of Housing and Urban Development (HUD), and he detailed the continuing decreases in this funding over the years since FY 2002-2003.

V. FY 2008-2009 HOME Investment Partnerships (HOME) Proposals

Staff Report on HOME Funding and Proposals. Cathy Allyn, Community Development Associate, stated that the total HOME funds available are \$1,122,102, of which 45% will be used for Tenant-Based Rental Assistance (TBA), and 45% will be used for Rental Housing Development, Rehabilitation Proposals, and/or operational support for Community Housing Development Organizations (CHDO). There was no proposal submitted for the CHDO category set aside of 15% for FY 2007-2008; therefore, \$173,088 was carried forward to be combined with this fiscal period's funding, making a total of \$678,034 HOME funds available for recommended allocation. Ms. Allyn also advised of some changes to funding requests prior to the public hearing.

- a) The amount requested by Community Housing Sonoma County (formerly known as Community Housing Development Corporation of Santa Rosa) for the Vida Nueva Project in Rohnert Park was changed to \$173,088.
- b) The amount requested by Community Housing Sonoma County for the West Hearn Santa Rosa project was changed to \$168,316.

1. Open Public Hearing.

Chair Peter O'Brien opened the public hearing and the following applicants spoke:

John Lowry and Chaney Delaire of Burbank Housing Development Corporation (BHDC) spoke on behalf of Windsor Redwoods.

No representative for the Cloverdale Garden Apartments/Vineyard Manor appeared; therefore, this project was not eligible to receive funding because no one was available to answer questions from the Committee.

SONOMA COUNTY COMMUNITY DEVELOPMENT COMMITTEE

Regular Meeting and Public Hearing

March 11, 2008

Page 4

Paula Cook and Margo Merck of Community Housing Sonoma County, and John Lowry of BHDC spoke on behalf of Vida Nueva in Rohnert Park.

Carol Lawton of Vietnam Veterans of California, and Margo Merck and Paula Cook of Community Housing Sonoma County spoke on behalf of West Hearn Santa Rosa.

Carol Lawton of Vietnam Veterans of California, and Margo Merck and Paula Cook of Community Housing Sonoma County spoke on behalf of the CHDO Operating Funds.

No representative for the Vintage Oaks project appeared; therefore, this project was not eligible to receive funding.

The Committee asked questions of all representatives during each presentation.

Mr. O'Brien asked if any public wanted to speak to any of these proposals and Gale Brownell of Sonoma County Task Force for the Homeless spoke in favor of Vida Nueva, West Hearn Santa Rosa, and Windsor Redwoods.

2. Close Public Hearing

Mr. O'Brien closed the public hearing.

3. Committee Discussion and Prioritization

Mr. O'Brien stated that each applicant that is eligible for funding received an Eligibility Letter, which advised the time and location of this public hearing, and the mandatory requirement that a representative must be present in order to receive funding . Two applicants failed to appear; therefore no funding recommendations were considered for Cloverdale Garden Apartments/Vineyard Manor and Vintage Oaks.

Mr. Krug provided an option to the Committee that these two organizations could be excluded from the process, or the Committee could make a request to the Board of Supervisors to waive that policy. The Committee agreed to follow the policy and that these two organizations would be excluded from any funding recommendations.

After Committee deliberation, Pat Stevens moved approval of the following FY 2008-2009 HOME Investment Partnerships (HOME) Proposals funding recommendations, seconded by Sara Malone, none opposed, and the motion carried.

Burbank Housing Development Corporation;

Windsor Redwoods, Windsor

\$286,630

CGVM Associates;

SONOMA COUNTY COMMUNITY DEVELOPMENT COMMITTEE

Regular Meeting and Public Hearing

March 11, 2008

Page 5

Cloverdale Garden Apartments/Vineyard Manor -0-

Community Housing Sonoma County;
Vida Nueva, Rohnert Park \$173,088

Community Housing Sonoma County;
West Hearn Santa Rosa \$168,342*

Community Housing Sonoma County;
CHDO Operating Funds \$50,000

Las Palmas Foundation; -0-
Vintage Oaks, Windsor

Carol Turner, Sonoma County Housing Authority, spoke on behalf of Tenant-Based Rental Assistance (TBA), Countywide.

Nichola Fuller moved approval of the following funding recommendations, seconded by Sara Malone, none opposed, and the motion carried.

Tenant-Based Rental Assistance;
Sonoma County Housing Authority \$504,972*

*After the Staff Report was finished, CDC staff was notified that additional HOME funding was allocated by HUD in the amount of \$57.00. A minimum of 15% must be allocated to a CHDO project and 45% to Tenant Based Rental Assistance. Therefore, \$26 each was added to the West Hearn Project and the Tenant Based Rental Assistance project, and \$5 will be used for administration.

The Committee adjourned for a break and reconvened at 9:50 a.m.

VI. FY 2008-2009 Community Development Block Grant (CDBG) County-Owned Public Facilities and Improvements Proposals

Mr. O'Brien reconvened the meeting at 10:15 a.m.

Staff Report on County-owned Public Facilities/Improvement Proposals: Mr. Krug stated that out of the total CDBG funds available, 15%, or \$295,283, are designated for County-owned public facilities and improvements, and that all proposals submitted are for Americans with Disabilities Act (ADA) improvements.

SONOMA COUNTY COMMUNITY DEVELOPMENT COMMITTEE

Regular Meeting and Public Hearing

March 11, 2008

Page 6

1. Open Public Hearing

Mr. O'Brien opened the public hearing and the following applicants spoke:

Dave Robertson and Kevin Howze, Sonoma County Transportation and Public Works, spoke on behalf of Penngrove Sidewalks ADA Improvements, and Graton Sidewalks ADA Improvements.

Elizabeth Tyree, Sonoma County Regional Parks, spoke on behalf of the Sport Fishing Center ADA Improvements. Ms. Tyree said the amount requested had been reduced to \$38,000 as a result of FY 2007-2008 contingency funding that had been received for this project. Paula Young noted that with this reduction in requested funds, the proposal requests submitted are less than the amount of funding available, and she asked what happens with the \$7,283 difference. Mr. Krug responded that it carries forward to the Countywide and Unincorporated Area Proposals request for CDBG funding.

Dave Robertson and Kevin Howze, Sonoma County Transportation and Public Works, spoke on behalf of Roseland Area Sidewalk ADA Improvements.

Don Dakan, Sonoma County General Services, spoke on behalf of Los Guilicos Restroom ADA Improvements.

The Committee asked each County representative questions for each of the proposals submitted.

2. The public hearing was closed

Mr. O'Brien closed the public hearing.

3. Committee Generates Funding Recommendations

Pat Stevens moved approval of FY 2008-2009 County-Owned Public Facilities and Improvements Proposals funding of their full requests as outlined below, and to make the remaining \$7,283 available to Countywide and Unincorporated Area CDBG projects to be considered next. Nichola Fuller seconded the motion, none opposed, and the motion carried.

Sonoma County Public Works;
Penngrove Sidewalks ADA Improvements *\$100,000*

Sonoma County Public Works;
Graton Sidewalks ADA Improvements *\$50,000*

Sonoma County Regional Parks;

SONOMA COUNTY COMMUNITY DEVELOPMENT COMMITTEE

Regular Meeting and Public Hearing

March 11, 2008

Page 7

*Sport Fishing Center ADA Improvements
Bodega Bay* \$38,000

Sonoma County Public Works;
Roseland Area Sidewalks ADA Improvements \$50,000

Sonoma County General Services;
*Los Guilicos Restroom ADA Improvements
Southeast Santa Rosa* \$50,000

VII. FY 2008-2009 Community Development Block Grant (CDBG) Countywide and Unincorporated Area Proposals

(Staff Report on Countywide and Unincorporated Area Proposals: Mr. Krug stated that three applicants submitted proposals for CDBG funds available for Countywide and Unincorporated Area Proposals. He added that \$7,283 of funding is added to the original amount available of \$383,869, making a revised total funds available of \$391,152.

1. Open Public Hearing

Mr. O'Brien opened the public hearing and the following applicants spoke:

John Lowry and Craig Saxon, Burbank Housing Development Corporation, spoke on behalf of the 2008 Sea Ranch 31 Roof, Window & Water Heater Repair proposal.

Adam Brown and Kim Page, Community Resources for Independence, spoke on behalf of the Housing Access Modification Program, Countywide.

Michael DeVore left the meeting at 11:15 a.m.

Bob Branson and Steve McCoy, Sonoma County Community Development Commission, spoke on behalf of the Countywide Housing Rehabilitation Program.

Peter O'Brien left the room at 11:55 a.m. and returned at 12:00 p.m.

2. Close Public Hearing

Mr. O'Brien closed the public hearing.

SONOMA COUNTY COMMUNITY DEVELOPMENT COMMITTEE

Regular Meeting and Public Hearing

March 11, 2008

Page 8

3. Committee Discussion and Prioritization

Ms. Allyn announced that Mr. DeVore would not be returning to the public hearing until after the lunch break.

After many questions directed to Community Resources for Independence, and other Committee deliberation, Sara Malone moved approval of the following FY 2008-2009 Countywide and Unincorporated Area Proposals funding recommendations, seconded by Emmie Morgan, one opposed, and the motion carried.

| | |
|---|------------------|
| <u>Burbank Housing Development Corporation;</u> <i>2008 Sea Ranch 31Roof, Window & Water Heater Repair</i> | <i>\$100,000</i> |
|---|------------------|

| | |
|---|-----------------|
| <u>Community Resources for Independence;</u> <i>Housing Access Modification Program Countywide</i> | <i>\$50,000</i> |
|---|-----------------|

| | |
|--|------------------|
| <u>Sonoma County Community Development Commission;</u> <i>Countywide Housing Rehabilitation Program</i> | <i>\$241,152</i> |
|--|------------------|

Mr. O'Brien adjourned the meeting for lunch at 12:20 pm, and he reconvened the public hearing with all CD Committee members present at 1:33 pm.

VIII. FY 2008-2009 CDBG/FESG Public Service Proposals

Staff Report: Mr. Krug reviewed the pie charts and graphs that were explained earlier in the public hearing morning session. He advised that there is \$329,910 available to this CDBG funding category. He reported that \$52,500 is set-aside for fair housing services, leaving a total of \$277,410 remaining to be allocated between 15 public service proposal applicants. He added that the Board of Supervisors has discretion on the use of 2.5% of the CDBG funding and will make its recommendations at the May 6, 2008 Board of Supervisors meeting.

1. Open Public Hearing

Mr. O'Brien opened the public hearing and the following applicants spoke:

Molly Ackley and Kai Nissley of Community Action Partnership of Sonoma County spoke on behalf of Fair Housing of Sonoma County.

Sharon McCarty and Rick Uribe of Catholic Charities spoke on behalf of the Family Support Center.

SONOMA COUNTY COMMUNITY DEVELOPMENT COMMITTEE

Regular Meeting and Public Hearing

March 11, 2008

Page 9

Nick Baker of Catholic Charities, and Mari Levin and Mary Kay Holiday spoke on behalf of the Homeless Services Center, and the Samuel Jones Hall Emergency Shelter.

Jerry and Nora Webster of Cloverdale Community Outreach Committee spoke on behalf of Wallace House Homeless Services.

Cat Taylor of Committee on the Shelterless (COTS) spoke on behalf of Services for Homeless Children and Parents.

John Records, Mike Johnson, and Glen Weaver of Committee on the Shelterless (COTS), and Irene Terry spoke on behalf of the Mary Isaak Center.

Molly Ackley and Kai Nissley of Community Action Partnership of Sonoma County spoke on behalf of the Sloan House Women's Shelter and HCA Emergency Rental Assistance.

Mr. O'Brien adjourned for a break at 2:30 p.m., and he reconvened the public hearing at 2:45 pm.

Tom Bieri and Gina Bell of Social Advocates for Youth (SAY) spoke on behalf of the Rev. James E. Coffee House Youth Shelter program.

Jim Gattis and Cory Veltman of Sonoma County Adult & Youth Development (SCAYD) spoke on behalf of the Rohnert Park/Cotati Homeless Prevention Program.

Carol Turner and Tracy Becker of Sonoma County Housing Authority, and Christina Saldovar spoke on behalf of Project H.E.R.O.

Linda Swan of The Living Room spoke on behalf of The Living Room.

Stefanie Shackelford and Rebecca Hermosia of Valley of the Moon Teen Center, spoke on behalf of the Futures Program

Denise Frey of YWCA of Sonoma County spoke on behalf of the Adobe Project and the Safe House.

2. Close Public Hearing

Mr. O'Brien closed the public hearing.

Mr. O'Brien adjourned the meeting for a break at 4:00 p.m., and he reconvened at 4:05 p.m.

SONOMA COUNTY COMMUNITY DEVELOPMENT COMMITTEE

Regular Meeting and Public Hearing

March 11, 2008

Page 10

3. Committee Generates Funding Recommendations

Peter O'Brien moved approval to fully fund Community Action Partnership for Fair Housing of Sonoma County at \$52,500; -0- funding for Catholic Charities for Samuel Jones Hall Shelter; and -0- funding for Valley of the Moon Teen Center for the Futures Program. Pat Stevens seconded the motion, none opposed, and the motion carried.

After Committee deliberation, Pat Stevens moved approval of the following FY 2008-2009 CDBG/FESG Public Service funding recommendations, seconded by Emmie Morgan, none opposed, and the motion carried.

| | |
|---|----------|
| <u>Community Action Partnership</u> <i>Fair Housing of Sonoma Count</i> | \$52,500 |
| <u>Catholic Charities</u> <i>Family Support Center</i> | \$60,000 |
| <u>Catholic Charities</u> <i>Homeless Services Center</i> | \$25,000 |
| <u>Catholic Charities</u> <i>Sam Jones Hall Shelter</i> | \$0 |
| <u>Cloverdale Community Outreach Committee</u> <i>Wallace House Homeless Services</i> | \$10,000 |
| <u>Committee on the Shelterless (COTS)</u> <i>Services for Homeless Children and Parents</i> | \$40,000 |
| <u>Committee on the Shelterless (COTS)</u> <i>Mary Isaak Center</i> | \$41,000 |
| <u>Community Action Partnership of Sonoma County</u> <i>Sloan House Women's Shelter</i> | \$10,000 |
| <u>Community Action Partnership of Sonoma County</u> <i>HCA Emergency Rental Assistance</i> | \$30,000 |
| <u>Social Advocates for Youth (SAY)</u> <i>Coffee House Youth Shelter</i> | \$10,000 |

SONOMA COUNTY COMMUNITY DEVELOPMENT COMMITTEE

Regular Meeting and Public Hearing

March 11, 2008

Page 11

| | |
|--|----------|
| <u>Sonoma County Adult & Youth Development</u> <i>Rohnert Park/Cotati Homeless Prevention</i> | \$10,000 |
| <u>Sonoma County Housing Authority</u> <i>Project H.E.R.O.: FSS</i> | \$10,000 |
| <u>The Living Room, Inc.;</u> <i>The Living Room</i> | \$10,000 |
| <u>Valley of the Moon Teen Center</u> <i>Futures Program</i> | \$-0- |
| <u>YWCA of Sonoma County</u> <i>Adobe Project</i> | \$10,000 |
| <u>YWCA of Sonoma County</u> <i>Safe House</i> | \$11,410 |

Ms. Allyn reminded the Committee that the recommendations by the CD Committee and the Technical Advisory Committee (TAC) would be submitted to the Board of Supervisors for its recommendations and approvals on May 6, 2008.

IX. Adjournment

Mr. O'Brien thanked the Community Development staff members for all of their hard work and effort in providing the information presented to the Committee in a concise and organized manner.

There being no further business or announcements, Pat Stevens moved to adjourn the meeting, seconded by Emmie Morgan, none opposed, and the meeting was adjourned at 5:20 pm.

Respectfully submitted,

Frances Perdew
Recording Secretary