



**SONOMA COUNTY
COMMUNITY DEVELOPMENT COMMITTEE**

Hearing Room
1440 Guerneville Road
Santa Rosa, CA 95403

Public Hearing Minutes
March 10, 2009
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 2009-2010. 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 Lawrence Jaffe called the meeting to order at 8:39 a.m. and the roll was called.

Committee members present: Lawrence Jaffe (Chair), Emmie Morgan (Vice Chair), Michael DeVore, Nichola Fuller, Sara Malone, Peter O'Brien, 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; Crissy Tuidar, Senior Community Development Specialist; and Frances Perdew, Recording Secretary

Public present:

Molly Ackley, Community Action Partnership of Sonoma County
Nicholas Baker, Catholic Charities
Gina Bell, Social Advocates for Youth (SAY), Coffee House
Bob Branson, Sonoma County Community Development Commission
Bill Burrell, Sonoma Overnight Support
Paula Cook, Community Housing Sonoma County

Donald Dakan, Sonoma County General Services
Chaney Delaire, Burbank Housing Development Corporation
Rob Duborough, InterFaith Shelter Network
Denise Frey, YWCA of Sonoma County
Jim Gattis, Sonoma County Adult & Youth Development (SCAYD)
Kent Gylfe, Sonoma County Water Agency
Vikki Halsted, West County Community Services
Vaughn Held, Disability Services and Legal Center (DSLCL)
Roger Kirkpatrick, Committee on the Shelterless (COTS)
Larry Lakes, Catholic Charities
Sy Lenz, Sonoma Overnight Support
Craig Meltzner, Craig Meltzner & Associates
Angie Moeller, Catholic Charities
Kai Nissley, Community Action Partnership of Sonoma County
Kim Page, Disability Services and Legal Center (DSLCL)
Kathleen Paley, PAM Companies
Shawn Patterson, Love, Inc.
Mary Stompe, PEP Housing
Linda Swan, The Living Room
Gary Tabbert, Sonoma County Community Development Commission
Alison Trapp, Catholic Charities
Carol Turner, Sonoma County Housing Authority
Elizabeth Tyree, Sonoma County Regional Parks
Cory Veltman, Sonoma County Adult & Youth Development (SCAYD)
Pam Wallace, InterFaith Shelter Network
Jerry Webster, Cloverdale Community Outreach Committee
Nora Webster, Cloverdale Community Outreach Committee
Lisa Yoshida, Burbank Housing Development Corporation (BHDC)
Ann Galantine, Disability Services and Legal Center

II. Public Comments:

Mr. Jaffe asked for public comments and no one stepped forward to speak.

III. Approval of Minutes:

Sara Malone moved approval of the February 10, 2009 minutes as presented, seconded by Emmie Morgan, none opposed, and the motion was carried.

IV. HUD HOME, CDBG & ESG Allocations:

Staff Report. Mark Krug, Community Development Manager, reported that the Community Development Commission (CDC) would be receiving some stimulus funding that would be different and in addition to today's funding actions. Staff anticipates receiving approximately \$530,000 in CDBG stimulus funding, which

will carry the usual CDBG funding criteria and possibly some other funding criteria that we are not aware of at this time. Staff also anticipates receiving approximately \$817,000 in ESG funding.

Mr. Krug explained that staff has not been notified of the exact amount of funding it will receive for FY 2009-2010; therefore, the figures presented for funding consideration today are 95% of the CDBG, HOME and ESG funding received in FY 2008-2009. He stated that the Committee must also provide contingency instructions to staff for their funding recommendations in each category of funding in the event the actual funding received from HUD is more or less than the 95% estimate of funds.

V. FY 2009-2010 CDBG/ESG Public Service Proposals:

Mr. Krug acknowledged the Community Development staff for their hard work in preparing for this public hearing. He reviewed the pie charts and graphs and a brief description of the three different types of funding available for distribution from the U. S. Department of Housing and Urban Development (HUD). Mr. Krug explained the continuing decreases in funding over the years since FY 2002-2003, which has been used as a benchmark. He advised that there is an estimated \$313,398 available in the CDBG Public Services funding category. He stated that \$52,500 is set-aside for fair housing services, leaving a remainder of \$260,898 to be allocated between 15 public service proposals.

Mr. Krug added that the other advisory committee, the Technical Advisory Committee (TAC), would hold its public hearing on March 16, 2009 to decide allocations of their share of CDBG funds to the seven (7) town/cities within the County.

He reminded the Committee and public that the Board of Supervisors has discretionary use of 2.5% of the CDBG funding and would make its recommendations at the May 5, 2009 Board of Supervisors meeting.

Staff has changed its process for all four hearing segments. Staff will briefly describe each proposal and ask representatives of each applicant to come forward and answer questions from the Committee, and then make a final brief comment. After all applicants have been heard, members of the audience will be invited to make brief comments. The public hearing would then be closed and the Committee will deliberate on its recommendations.

The Committee asked additional questions of Mr. Krug regarding the stimulus funding. Mr. Krug added that the City of Santa Rosa anticipates receiving over \$500,000 in ESG funding, and that County and City staff will try to coordinate the distribution and use of these funds.

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1. Open Public Hearing

Mr. Jaffe opened the public hearing and asked representatives for Community Action Partnership to step forward for questions from the Committee regarding Fair Housing of Sonoma County. Cathy Allyn, Community Development Associate, described the Fair Housing set-aside funding. Molly Ackley and Kai Nissley answered questions from the Committee.

Larry Lakes and Angie Moeller of Catholic Charities answered questions on behalf of the Family Support Center. Nick Baker of Catholic Charities answered questions on behalf of the Homeless Services Center and the Samuel Jones Hall Emergency Shelter.

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

John Records and Roger Kirkpatrick of Committee on the Shelterless (COTS) answered questions on behalf of Services for Homeless Children and Parents and Mary Isaak Center.

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

Pam Wallace and Rob Durborough of InterFaith Shelter Network answered questions on behalf of the Transitional Housing Program.

Gina Bell of Social Advocates for Youth (SAY) answered questions on behalf of the Coffee House Youth Shelter Program.

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

Chair Lawrence Jaffe adjourned for a break at 10:05 am and reconvened the meeting at 10:20 am.

Sy Lenz and William Burrell of Sonoma Overnight Support answered questions on behalf of The Haven.

Linda Swan of The Living Room answered questions on behalf of The Living Room.

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

Mr. Jaffe asked if any member of the public wanted to speak and John Records spoke on behalf of the HCA Emergency Rental Assistance Funds Program.

1. Close Public Hearing

Mr. Jaffe asked if any other public wanted to speak. No one came forward and Mr. Jaffe closed the public hearing.

2. Committee Discussion and Prioritization

Ms. Allyn asked the Committee to provide its rationales for its decisions at the time of its recommendations. Mr. Jaffe commented that the Committee recognizes that the need for funding is increasing at a time when funding is uncertain and declining. He said the final decisions have no reflection on the way the applicants are performing, because all the applicants are doing an excellent job, and his funding recommendations would be emphasizing emergency shelters. Other Committee members agreed that emergency shelters and homeless services should be the primary focus for funding.

Mr. Krug reminded the Committee that the County has executed a multi-year agreement with the City of Santa Rosa to fund Sam Jones Hall Shelter operations at \$100,000/year, inclusive of any CDBG and Human Services funding and the balance in County General Funds.

After Committee deliberation, Peter O'Brien moved approval of the following FY 2009-2010 CDBG/ESG Public Service funding recommendations, seconded by Emmie Morgan, none opposed, and the motion carried.

Community Action Partnership
Fair Housing of Sonoma County \$52,500

Catholic Charities
Family Support Center \$60,000

Catholic Charities
Homeless Services Center \$25,000

Catholic Charities
Sam Jones Hall Shelter \$0

Cloverdale Community Outreach Committee
Wallace House Homeless Services \$10,000

<u>Committee on the Shelterless (COTS)</u> <i>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</i>	\$10,000
<u>Community Action Partnership of Sonoma County</u> <i>HCA Emergency Rental Assistance</i>	\$24,898
<u>InterFaith Shelter Network</u> <i>Transitional Housing</i>	\$0
<u>Social Advocates for Youth (SAY)</u> <i>Coffee House Youth Shelter</i>	\$10,000
<u>Sonoma County Adult & Youth Development</u> <i>Rohnert Park/Cotati Homeless Prevention</i>	\$0
<u>Sonoma Overnight Support</u> <i>The Haven</i>	\$10,000
<u>The Living Room, Inc.</u> <i>The Living Room</i>	\$10,000
<u>YWCA of Sonoma County</u> <i>Adobe Project</i>	\$10,000
<u>YWCA of Sonoma County</u> <i>Safe House</i>	\$10,000

After discussion about how the funds would be allocated if the CDC receives more or less than the 95% estimated amount, Emmie Morgan moved that the \$10,000 awards should remain the same whether final funding received is more or less than the 95% estimated amount, and the motion was seconded by Pat Stevens. However, there was no Committee vote on this motion because of continued discussion.

After additional discussion about how the funds would be allocated if the CDC receives more or less than the 95% estimated amount, Peter O'Brien moved that if actual funding received is higher, \$20,000 should be allocated to Sam Jones Hall, \$10,000 awards should remain the same, and agencies receiving more than \$10,000 should be distributed pro-rata with no proposal funded at

an amount greater than the requested amount. Emmie Morgan seconded the motion, none opposed, and the motion carried.

Lawrence Jaffe moved that if actual funding received is less than the 95% estimated amount, the agencies receiving more than \$10,000 should be reduced pro-rata, Pat Stevens seconded the motion, none opposed, and the motion carried.

The Committee adjourned for lunch at 12:25 pm and reconvened at 1:15 pm without Michael DeVore.

VI. FY 2009-2010 Community Development Block Grant (CDBG) County-Owned Public Facilities and Improvements Proposals:

Staff Report on County-Owned Public Facilities/Improvement Proposals: Gary Tabbert, Community Development Associate, stated that out of the total CDBG funds available, 15% or \$280,500, is designated for County-owned public facilities and improvements projects. Mr. Tabbert explained that while many types of projects are eligible for funding in this funding category, Americans with Disabilities Act (ADA) improvement projects are well-suited and often in the majority. Mr. Tabbert further explained that the Board of Supervisors had previously authorized the submission of a proposal by the Department of Transportation and Public Works, and that the Department had decided to forego that application in order to concentrate on projects currently underway. As a result, the funds available are more than the funds requested by the three remaining applicants in this category. Mr. Tabbert said that at the end of this session the Committee would be asked to determine where the unallocated funding would be distributed and how the allocated funding should be distributed if the actual funding received is more or less than the 95% estimated amount.

1. Open Public Hearing

Mr. Jaffe opened the public hearing and the following applicants spoke:

Don Dakan, Sonoma County General Services, answered questions about the Los Guilicos Restroom ADA Improvements, Phase II.

Kent Gylfe, South Park County Sanitation District, answered questions about the Biwana Collection System Replacement Project.

Elizabeth Tyree, Sonoma County Regional Parks, answered questions about the Ragle Park Playground ADA Improvements.

2. The public hearing was closed

Mr. Jaffe asked if any other public wanted to speak. No one came forward and Mr. Jaffe closed the public hearing.

3. Committee Generates Funding Recommendations

Pat Stevens moved approval of FY 2009-2010 County-Owned Public Facilities and Improvements Proposals for full funding requests as outlined below, seconded by Emmie Morgan, none opposed, and the motion carried.

Sonoma County General Services

*Los Guillicos Restroom ADA Improvements,
Phase II* \$70,000

South Park County Sanitation District

Biwana Collection System Replacement Project \$125,000

Sonoma County Regional Parks

Ragle Park Playground ADA Improvements \$65,000

Emmie Morgan moved approval of the remaining \$20,500 of available funds, and any additional amounts if actual funding exceeds the current 95% estimate, to be applied to Countywide and Unincorporated Area CDBG projects. Peter O'Brien seconded the motion, none opposed, and the motion carried.

VII. FY 2009-2010 Community Development Block Grant (CDBG) Countywide and Unincorporated Area Proposals

Staff Report on Countywide and Unincorporated Area Proposals. Mr. Krug stated that two applicants submitted proposals for CDBG funds available for Countywide and Unincorporated Area Proposals. He added that \$20,500 of CDBG County-Owned Public Facilities and Improvements funding was added to the original amount available of \$364,650, making a revised total of funds available \$385,150.

1. Open Public Hearing

Mr. Jaffe opened the public hearing and the following applicants spoke:

Vaughn Held and Ann Galantine of Disability Service and Legal Center (DSLCL), formerly Community Resources for Independence (CRI), answered questions regarding the Housing Access Modification (HAM) Program, Countywide.

Gary Tabbert, Community Development Associate, answered questions regarding the Countywide Housing Rehabilitation Program.

2. Close Public Hearing

Mr. Jaffe asked if any other public wanted to speak. No one came forward and Mr. Jaffe closed the public hearing.

3. Committee Discussion and Prioritization

Peter O'Brien moved approval of the following FY 2009-2010 Countywide and Unincorporated Area Proposals funding recommendations, seconded by Pat Stevens, none opposed, and the motion carried.

Sara Malone moved that if actual funding received is more or less than the 95% estimated amount, the agencies should be increased or reduced pro-rata, Emmie Morgan seconded the motion, none opposed, and the motion carried.

Disability Service and Legal Center
Housing Access Modification Program,
Countywide

\$56,000

Sonoma County Community Development Commission
Countywide Housing Rehabilitation Program

\$329,150

Mr. Jaffe adjourned for a break at 2:20 pm, and the public hearing was reconvened at 2:30 pm.

VIII. FY 2009-2010 HOME Investment Partnerships (HOME) Proposals

- (Staff Report on HOME Funding and Proposals. Bob Branson, Community Development Associate, stated that the total HOME funds available are \$1,066,000, of which 45% may be used for Affordable Housing project funding and for Community Housing Development Organizations (CHDO) operating funds (up to a maximum of \$50,000) and 45% will be used for Tenant Based Rental Assistance (TBA). A 95% estimate of the FY 2008-2009 HOME funding equals \$479,700 available for recommended FY 2009-2010 allocations to each of those two areas. Mr. Branson explained that in early March 2009, Eden Investments released \$100,000 that it was awarded for the Healdsburg Family Housing project from the FY 2007-2008 funding allocations. As a result of this release, per Board of Supervisors policies, these reprogrammed funds will be added to the Tenant-Based Rental Assistance program for FY 2008-2009, and the 95% estimated funding available for TBA for FY 2009-2010 will be reduced by \$100,000, leaving the

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estimated funding available for TBA at \$379,700, and the estimated funding available to Affordable Housing and CHDO projects at \$579,700. Eden Investments also withdrew its proposal for this same project from this FY 2009-2010 funding cycle.

1. Open Public Hearing

Mr. Jaffe opened the public hearing and the following applicants answered questions from the Committee:

Paula Cook and Craig Meltzner representing Community Housing Sonoma County answered questions regarding the Guerneville Fifth Street project.

Chaney Delaire and Lisa Yoshida of Burbank Housing Development Corporation (BHDC) answered questions regarding Windsor Redwoods.

Kathleen Paley of PAM Company answered questions regarding Cloverdale Garden/Vineyard Manor Apartments.

Michael DeVore returned to the public hearing at 3:03 p.m.

Paula Cook of Community Housing Sonoma County (CHSC) distributed a handout regarding the projects recently completed or in development by CHSC. Ms. Cook answered questions from the Committee regarding its request for \$50,000 in CHDO Operating Funds.

Mary Stompe of Petaluma Ecumenical Properties (PEP) answered questions regarding the Shiloh Senior Apartments in Windsor.

Carol Turner of the Sonoma County Housing Authority answered questions regarding the Tenant-Based Rental Assistance (TBA) Program.

1. Close Public Hearing

Mr. Jaffe asked if any other public wanted to speak. Craig Meltzner came forward to speak in favor of Community Housing Sonoma County, and Petaluma Ecumenical Properties and their work in the County. Mr. Jaffe then closed the public hearing.

2. Committee Discussion and Prioritization

After Committee deliberation, Sara Malone moved approval of the following FY 2009-2010 HOME Investment Partnerships (HOME) Proposals funding recommendations, seconded by Emmie Morgan, none opposed, Michael DeVore abstained, and the motion carried.

The Committee recommended that if additional funding over the 95% estimate is received, the funds should be distributed pro-rata, between Windsor Redwoods and Shiloh Senior Apartments projects. CHSC's Guerneville 5th and Mill project shall receive 15% of HOME funding. CHDO Operating Funds program was funded to the maximum amount.

Pat Stevens moved approval that if less funding is received, the \$50,000 award to Community Housing Sonoma County should stay at \$50,000, and Windsor Redwoods and Shiloh Senior Apartments should be decreased pro-rata and the Guerneville 5th and Mill project shall receive 15% of HOME funding, seconded by Sara Malone, none opposed, and the motion carried.

<u>Burbank Housing Development Corporation</u> <i>Windsor Redwoods, Windsor</i>	\$269,800
<u>CGVM Associates</u> <i>Cloverdale Garden Apartments/Vineyard Manor</i>	-0-
<u>Community Housing Sonoma County</u> <i>Guerneville Fifth Street</i>	\$159,900
<u>Community Housing Sonoma County</u> <i>CHDO Operating Funds</i>	\$50,000
<u>Eden Investments (withdrawn)</u> <i>Healdsburg Family Housing</i>	-0-
<u>Petaluma Ecumenical Properties</u> <i>Shiloh Senior Apartments, Windsor</i>	\$100,000

Sara Malone moved approval of the following funding recommendation, seconded by Pat Stevens, none opposed, and the motion carried.

<u>Tenant-Based Rental Assistance</u> <i>Sonoma County Housing Authority</i>	\$379,700
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Peter O'Brien moved approval that if more or less than the 95% estimate of available funding is received, it should be increased/reduced from the Tenant-Based Rental Assistance Program, seconded by Emmie Morgan, none opposed, and the motion carried.

IX. Adjournment

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Mr. Jaffe 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 the meeting was adjourned at 3:52 pm.

Respectfully submitted,

Frances Perdew
Recording Secretary