



**SONOMA COUNTY COMMUNITY
DEVELOPMENT COMMISSION
1440 Guerneville Road
Santa Rosa, CA**

Concurrent Public Hearing & Regular Meeting
April 14, 2009
Public Hearing Room
3:30 p.m.

I. CALL TO ORDER AND ROLL CALL

Chair Lawrence Jaffe called the meeting to order at 3:35 p.m. and the roll was called.

CD Committee members present: Lawrence Jaffe (Chair); Emmie Morgan (Vice Chair); Michael DeVore; Gabe Kearney (replaces Sara Malone); and Paula Young

CD Committee members absent: Nichola Fuller (resigned), Peter O'Brien and Pat Stevens

TAC members present: Carol Giovanotto, City of Sonoma; Brian Goodman, City of Rohnert Park; Sue Kelly, City of Sebastopol; Bruce Kibby, City of Cloverdale; Marsha Sue Lustig, City of Cotati; Richard Spitler, City of Healdsburg
(Note: The Technical Advisory Committee (TAC) held a public hearing concurrently with the CD Committee hearing. Minutes of the TAC hearing are available for review at the CDC office.)

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

Public present:

Jenny Abramson, Continuum of Care Coordinator
Molly Ackley, Community Action Partnership of Sonoma County
Megan Basinger, City of Santa Rosa
Cecelia Belle, Sonoma County Adult & Youth Development (SCAYD)
Paula Cook, Community Housing Sonoma County
Rikkie Fonseca, EAH, Housing
David Grabill, Sonoma County Housing Advocacy Group



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Jeffery Hoffman, Cal Rural Legal Assistance
Mary Northey, West County Community Services
Dee Dee Robbins, The Living Room
Donna Roper, River to Coast Child's Services
Ronit Rubinoff, Sonoma County Legal Aid
Derek Spikerman, Buckelew Programs
Katrina Thurman, West County Community Services
Cory Veltman, Sonoma County Adult & Youth Development

II. PUBLIC COMMENTS

There were no public comments at this time.

III. APPROVAL OF MINUTES

Emmie Morgan moved to approve the minutes of March 10, 2009 as presented, Michael DeVore seconded the motion, Gabe Kearney abstained, and the motion carried

IV. HOMELESS ASSISTANCE AND PLANNING

1. Homelessness Prevention and Rapid Re-Housing Stimulus Program Public Hearing

Staff Report on Stimulus Program. Mark Krug, Community Development Manager, explained that the County of Sonoma is to receive \$817,575 and the City of Santa Rosa is to receive \$516,527 of federal economic stimulus funding as provided under the Homelessness Prevention and Rapid Re-Housing Program (HPRP). The County and the City of Santa Rosa intend to work cooperatively in the distribution of this \$1,334,099 McKinney-Vento homeless services funding to be used in the entire County area. Staff requested this concurrent public hearing with the CD Committee and the Technical Advisory Committee for several reasons, 1) to present staff's proposal to the Committees, 2) to describe the process, 3) answer any questions from the Committees, and 4) to hear public testimony. Mr. Krug described the general criteria for the stimulus funding as it has been defined



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so far. Mr. Krug described each of the six separate elements within the Local Proposed Program, consisting of 1) Financial Assistance, Homeless Prevention, 2) Financial Assistance, Rapid Re-Housing, 3) HPRP Case Manager/Coordinator, 4) HPRP Housing Placement Specialist, 5) Data Collections, HMIS and Evaluation, and 6) Program Administration. Mr. Krug responded to questions from both Committees during his explanation of these elements.

- a. Open Public Hearing. Mr. Jaffe opened the hearing to the public. Mr. Jaffe asked if any public would like to speak on anything not on the agenda.

Ronit Rubinoff, Esq., Sonoma County Legal Aid, asked the Committee to consider specific stimulus funding for legal services for persons affected by the housing crisis. She also specifically stated that legal services can address housing issues for those tenants that are currently housed, thereby saving more funding for direct financial assistance for those who need it. Her agency is familiar with unfair eviction practices as well as mediation to maintain housing.

Donna Roper, River to Coast Child's Services, addressed the Committee about regional accessibility of all services specifically in the West County, and all the unincorporated areas of the County.

David Grabill, Esq., Sonoma County Housing Advocacy Group, addressed the Committee regarding specific stimulus funding for legal services for persons affected by the housing crisis. Mr. Grabill suggested 10% of the HPRP funding would be adequate to ease the economic crisis for low-income individuals whose housing has been affected.

Katrina Thurman, West County Community Services, addressed the Committee to echo Donna Roper's comments about regional accessibility of all services specifically in the West County, and all the unincorporated areas of the County.



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Jeffery Hoffman, Esq., Cal Rural Legal Assistance, addressed the Committee about a legal services component for specific stimulus funding to assist people affected by the housing crisis. He echoed Ms. Rubinoff's and Mr. Grabill's comments regarding the effectiveness of legal services to maintain housing.

Molly Ackley, Community Action Partnership of Sonoma County, also addressed the Committee requesting a legal services component for specific stimulus funding to assist people affected by the housing crisis. She also spoke about how the CAPSC HCA program works with several other agencies on a partnership basis to provide one-time assistance to people who are in danger of losing their housing.

- b. Close Public Hearing. Mr. Jaffe closed the public comment portion of the hearing.
- c. Committee Discussion and Recommendations. The Committee discussed outreach, geographical issues of accessibility, funding for legal issues related to housing, issuing a Request for Proposal (RFP) for a one-agency approach versus multiple agencies and multiple tasks. Kathleen Kane added it was staff's concept to optimize flexibility while maintaining administrative control. It was generally agreed that an RFP issued for the administration by a single contractor, possibly working with other agencies, is the best approach. It was also agreed that some sort of funding for legal services was needed. Staff emphasized the break out of funding illustrated in the charts presented in the agenda packet.

Michael DeVore moved that one Request for Proposal would be issued including a legal funding component, and that \$35,000 for legal services funding should come from the Financial Assistance; Homelessness Prevention category of funding, and another \$35,000 would come from the Financial Assistance; Rapid Re-Housing category (total of \$70,000), and this \$70,000 should be added to the \$120,000 set up for Housing Relocation and Stabilization Services totaling \$190,000. Emmie Morgan seconded the motion, none opposed, and the motion carried.



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Staff reminded the Committee that this funding would be utilized during a two-year period, not one-year. Mr. DeVore amended his motion that \$50,000 should be taken from each of the two categories identified earlier (totaling \$100,000), and that the remainder of the earlier motion would remain the same, seconded by Emmie Morgan, none opposed, and the motion carried.

The CD Committee took a brief recess and reconvened at 5:25 pm.

2. FY 2009-2010 CDBG, ESG and HOME Funding Recommendations Summary of Rationales. Cathy Allyn, Community Development Associate, asked the Committee if they agreed with staff's draft rationales from the March 10, 2009 public hearing. Michael DeVore moved to approve the draft rationales, seconded by Gabe Kearney, none opposed, and the motion carried.
3. March Public Hearing Feedback. The Committee agreed that the set up and having the Public Service Proposals in the morning session was an improvement. Staff asked if the Committee had enough time to review the proposal binders and the Committee agreed that 'two weekends' to review the material was sufficient but they would appreciate the entire binder at one time, rather than getting sections at different times.

V. GENERAL ADMINISTRATION ITEMS

Kathleen Kane advised the Committee that Nichola Fuller had submitted her resignation and she thanked the Committee for allowing her to participate for the last year. Housing Authority staff will publicize the opening for the tenant representative seat on the Committee to Section 8 Program participations. To comply with HUD regulations for the ESG Program, there must be one person on the Committee who is homeless or formerly homeless. If no other Committee member meets this criteria, the new Tenant Representative must have been homeless at some point in the past. A subcommittee of the Committee will be formed to interview interested applicants and to make a recommendation for appointment to the full Committee. The Committee will subsequently vote to move a recommendation to the Board of Supervisors.



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VI. RENTAL ASSISTANCE

1. Housing Authority Public Housing Agency Annual Plan. Ms. Kane reminded the Committee that it had already reviewed this item and recommended it for approval. The Board of Commissioners approved it April 7, 2009.

VII. AFFORDABLE HOUSING DEVELOPMENT & PRESERVATION

1. Affordable Housing Week. Ms. Kane reported that this is the ninth year of recognition for Affordable Housing Week in May. Gabe Kearney moved to recommend forwarding this item to the Board of Supervisors for approval, seconded by Emmie Morgan, none opposed, and the motion carried.

VIII. NON-HOUSING COMMUNITY & ECONOMIC DEVELOPMENT

There were no non-housing community and economic development items.

IX. MONTHLY ACTIVITIES REPORT

Ms. Kane described the Monthly Activities Report as a new addition to the Committee's monthly agenda and said that it provides a summary of activities in the Commission's various divisions that are not usually covered under the formal project or program-related agenda items for the Committee. It could also include activities occurring just before the regular monthly meetings.

Ms. Kane again mentioned the resignation of Nichola Fuller and added that staff would be working to identify individuals who might be interested in serving on the Committee. The Committee's May meeting will include an action item for the formation of a subcommittee for recruitment for this position. Ms. Morgan asked about monetary provision for childcare costs for a potential candidate. Ms. Kane said she would research that issue and report back to the Committee.

X. EXECUTIVE DIRECTORS REPORT

Ms. Kane reported that staff still hasn't been notified of the HUD budget for CDBG, HOME and ESG funding for FY 2009-2010 or for the Section 8 Program for CY 2009.



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It appears that the Commission's County budget will be reduced by 15%; however, this reduction should not have a significant impact on the current level of services.

The Commission expects to submit to the Board of Supervisors on May 12, 2009, the agenda item for the Homeless Prevention and Rapid Re-Housing Program (HPRP) for the federal stimulus funding.

Staff plans to report on the data from the 2009 Homeless County at the May Committee meeting.

Ms. Kane reported that the Board of Supervisors is now providing links to most agenda items on its website on the internet. This information can now be downloaded by the public.

XI. COMMENTS, CORRESPONDENCE & INFORMATION MATERIALS

There were no comments, correspondence or information materials discussed.

XII. ADJOURN

There being no other items for discussion, Emmie Morgan moved to adjourn, seconded by Gabe Kearney, none opposed, and the meeting adjourned at 5:58 pm.