



**SONOMA COUNTY
COMMUNITY DEVELOPMENT COMMITTEE**

**Public Hearing Room
1440 Guerneville Road
Santa Rosa, CA 95403**

Regular Meeting Minutes
January 8, 2008
3:30 p.m.

I. Call To Order And Roll Call:

The meeting was called to order at 3:43 p.m., and the roll was called.

CD Committee members present: Nichola Fuller (arrived at 4:10), Sara Malone, Emmie Morgan (arrived at 3:42), Peter O'Brien (Chair)(arrived at 3:42), Pat Stevens, and Paula Young

CD Committee members absent: Lawrence Jaffe, and Michael DeVore

CDC Staff present: Cathy Allyn, Community Development Associate; Tracy Becker, Supervising Community Development Specialist; Heather Bond, Community Development Specialist; Bob Branson, Community Development Associate; Kathleen Kane, Executive Director; Mark Krug, Community Development Manager; Boris Sztorch, Redevelopment Manager; Gary Tabbert, Community Development Associate; Carol Turner, Leased Housing Manager; and Frances Perdew, Recording Secretary

Guests present:

Peter Cameron, Vietnam Veterans of California
Paula Cook, Community Housing Sonoma County
Carol Lawton, Vietnam Veterans of California
Margo Merck, Community Housing Sonoma County

II. Public Comments

There were no public comments on any items not on the agenda.

III. Approval of Minutes

Sara Malone moved to approve the November 13, 2007 minutes, seconded by Peter O'Brien, none opposed, Emmie Morgan and Pat Stevens abstained, and the motion carried.

IV. General Administration Items

1. February and November 2008 Meeting Dates. Cathy Allyn, Community Development Associate, discussed the pre-public hearing meeting dates with the Committee, at which time two or three members at a time will review the process and procedures of the March public hearing. Sara Malone, Peter O'Brien, and Pat Stevens will meet February 19, 2008. The remaining Committee members will confer with Cathy Allyn to determine another date for their pre-hearing meeting.

Due to the 2008 holiday schedule, the Committee rescheduled two monthly meeting dates for February 19, and November 18, 2008.

V. Homelessness Assistance and Planning

1. There were no Homelessness Assistance and Planning items.

VI. Rental Assistance

1. Draft PHA Plan for FY 2008-2009. Carol Turner, Leased Housing Manager, described the PHA Plan, including the public review process. The Board of Supervisors will review the Plan for approval and forwarding to the U.S. Department of Housing and Urban Development (HUD) at the April 8, 2008 public hearing. Ms. Turner responded to questions from the Committee. Pat Stevens moved to approve the Draft PHA Plan for FY 2008-2009 as submitted, seconded by Emmie Morgan, none opposed, and the motion carried.
2. Grants Awarded. Ms. Turner introduced Tracy Becker, Supervising Community Development Specialist and Family Self-Sufficiency (FSS) Program Coordinator. Ms. Becker described the five-year Program to the Committee, and reported that the Commission has applied for, and been awarded, HUD FSS Coordinator funding for this program for several years. The grant amount received for 2008 is \$64,266.

Ms. Turner further described several HUD rental assistance grants that are applied for through the Continuum of Care Program, called Shelter Plus Care grants, including two new grants that will assist 2-4 households with serious mental illness. The Commission has also received two renewal grants, one grant for \$393,552 with Face-to-Face, which will assist 45 individuals and families for one year; and another grant for \$189,184 with Community Support Network (CSN) and Community Resources for Independence (CRI) that will assist 23 households. These two grants are already filed and are renewed annually.

3. Mobile Home Space Rent Assistance Program. Ms. Turner described this program for low-income households who own a mobile home within the County. Ms. Becker has been conducting outreach to advise people about the waiting list, which will open February 1, 2008 after being closed for an extended period.

VII. Affordable Housing Development & Preservation

1. Hearn Avenue Veterans Project: 2nd Funding Request. Bob Branson, Community Development Associate, described the additional funding request for the Hearn Avenue Veterans Transitional Housing Project. Paula Cook, Community Housing Sonoma County (previously called Community Housing Development Corporation of Santa Rosa), provided other detailed information, and answered Committee questions regarding the request. After Committee questions, Emmie Morgan moved to recommend approval of the Hearn Avenue Veterans Project: 2nd Funding Request of \$300,000, seconded by Sara Malone, none opposed, and the motion carried.
2. CalHome Housing Rehabilitation Program. Gary Tabbert, Community Development Associate, described the Notice of Funding Availability (NOFA) issued by the California Department of Housing and Community Development for owner-occupied housing rehabilitation programs under the CalHome Program, and the subsequent award of \$600,000 to operate the program in Sonoma County. Mr. Tabbert detailed the key differences between the new CalHome Housing Rehabilitation Program Design and the current CDBG and RDA-funded Countywide Housing Rehabilitation Program design, as noted in his memorandum. After answering Committee questions, Mr. Tabbert requested Committee approval to forward this item to the Board of Supervisors for approval. Pat Stevens moved to recommend approval of the CalHome Housing Rehabilitation Program design, seconded by Sara Malone, none opposed, and the motion carried.

VIII. Non-Housing Community & Economic Development

1. Sweetwater Springs Water District Redevelopment Grant. Boris Sztorch, Redevelopment Manager, described the Sweetwater Springs Water District Redevelopment funding request of \$983,500 to complete six infrastructure improvement projects over the next two fiscal years. This item was presented to the Board of Commissioners and approved December 11, 2007, and is presented for the Committee's information.
2. Sonoma Valley Mid-Term Implementation Plan Review. Mr. Sztorch reported that, on December 11, 2007, the Board of Commissioners received public testimony on the Redevelopment Plan Five-Year Implementation Plan for the Sonoma Valley Redevelopment Project for the purpose of reviewing the Implementation Plan, the use of funding, and to evaluate the progress of the Project Area. Mr. Sztorch reported that the total completed projects-to-date is slightly over \$5 million. He also stated that due to the lack of existing redevelopment funds for the area, the Commission is

in the process of preparing an amendment to the Redevelopment Plan for the Sonoma Valley Redevelopment Project, which would raise additional redevelopment funds by increasing the cap on the amount of tax increment revenue that can be received. This item is presented for the Committee's information.

3. Redevelopment Annual Report and Audit. Redevelopment Law requires that an Annual Report and Audit be filed with the State Controller's Office within six months of the end of each fiscal year. Mr. Sztorch reported that this Annual Report and Audit was presented to and approved by the Board of Supervisors/Commissioners December 4, 2007, and forwarded on to the State Controller's Office by the required deadline. This item is presented for the Committee's information.

Staff agreed to provide information to Pat Stevens regarding upcoming town hall meetings for the Sonoma Valley area.

IX. Executive Director's Report

Kathleen Kane provided the Committee with information regarding the passage of the federal budget for the current fiscal year. It appears from federal programs will receive fairly small reductions for 2008. At this time, the Commission does not know the status of the final award of CDBG or HOME funds. The Commission anticipates learning the status of the Section 8 funding amount by the end of January.

Ms. Kane reported that the Board of Supervisors appointed an ad hoc committee, consisting of Supervisors Mike Reilly and Paul Kelley, to discuss the use of redevelopment funding. The County Administrator has concerns about the level and types of funding for redevelopment projects throughout the County, because the County General Fund experiences a significant loss of funds, as do other taxing entities like schools and fire districts, to a lesser degree. Pat Stevens asked if the committee would establish policy guidance or set guidelines. Ms. Kane responded that the Russian River Redevelopment Project Area currently has no tax increment cap and that policy guidance could set a tax increment cap and create some guidelines and limitations.

X. Comments and/or Information Material

Mr. Stevens asked if the Committee would be required to take ethics training, and Ms. Kane replied that it would not because its members do not receive any compensation. She added that members of the Committee could attend if they chose to attend.

X. Adjournment

There being no further business for discussion the meeting was adjourned at 5:25 am.

Respectfully submitted,

Frances Perdew
Recording Secretary