



**SONOMA COUNTY
COMMUNITY DEVELOPMENT COMMITTEE**

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

Regular Meeting Minutes
February 19, 2008
3:30 p.m.

I. Call To Order And Roll Call:

The meeting was called to order at 3:32 p.m., and the roll was called.

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

CD Committee members absent: Nichola Fuller

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

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 January 8, 2008 minutes, seconded by Emmie Morgan, none opposed, Lawrence Jaffe abstained, and the motion carried.

IV. General Administration Items

1. Lunch Menus for March Public Hearing. Fran Perdew referred to the lunch menu form and requested each Committee member and appropriate staff to complete the form and return it to her at the end of the meeting.

Kathleen Kane reminded the Committee that they are prohibited from discussing the funding proposals that are the subject of the public hearing amongst themselves during the lunch period.

V. Homelessness Assistance and Planning

1. CDBG/HOME/FESG March Public Hearing Logistics. Cathy Allyn, Community Development Associate, explained the large binders before the Committee, which contain the Staff Report and Proposal Binders, as well as some other inserts to help in the Committee's decision-making process during the public hearing March 11, 2008. Ms. Allyn requested that the Committee reserve writing any notes or comments to the first part of the binder only (the Staff Report), as the actual funding proposals contained in the binders will be collected and recycled for additional use.

Fran Perdew added that the minutes of today's meeting would be delivered to the Committee under separate cover for the March meeting and public hearing.

VI. Rental Assistance

1. Project Based Voucher Program – Administrative Plan Revision. Mark Krug, Community Development Manager, reported on behalf of Carol Turner. Mr. Krug reviewed some of the changes made to the Administrative Plan, and he explained the difference between using Section 8 Housing Choice Vouchers for the typical tenant-based assistance purpose versus the option to "attach" a small percentage of the Vouchers to an apartment complex to function as project-based assistance. These Administrative Plan changes are being made to comply with revisions in HUD's project-based voucher regulations and were explained for the Committee's information; no action requested or taken.

VII. Affordable Housing Development & Preservation

1. Hearn Avenue Veterans Project Update. Mr. Krug described the status and some of the changes to the Hearn Avenue Project for Homeless Veterans, which includes some rehabilitation to the building, sewer city water hook ups, and updating accessibility to the property. The property acquisition closed within the last week. This funding item was approved by the Board of Supervisors/Commissioners on January 29, 2008 and is provided for the Committee's information.

VIII. Non-Housing Community & Economic Development

Sonoma Valley Redevelopment Plan Amendment. Kathleen Kane reported that the Sonoma Valley (Springs) Redevelopment Plan Amendment is scheduled to go before the Board of Supervisors at a public hearing March 18, 2008, and Ms. Kane invited the Committee members to attend. Nothing has changed in the Plan Amendment; however, the mayor of Sonoma is talking about the possibility of annexation of the Springs area. Ms. Kane added that the annexation of the Springs area may or may not have an affect on the Board of Supervisors decision of raising the revenue cap in the redevelopment project area.

Michael DeVore requested information from the February 20, 2008 Sonoma City Council meeting during which possible annexation will be discussed, and Ms. Kane said staff would send an email with any information that is available.

IX. Executive Director's Report

Ms. Kane reported that the U. S. Department of Housing and Urban Development (HUD) has approved a 2008 budget; however, the Housing Authority still does not know its new Section 8 budget. Ms. Kane said the Housing Authority is anticipating approximately the same funding level that it received last year. The California State budget is being severely cut back and expects the same reductions next fiscal year as well. While these state cutbacks do not directly affect the Community Development Commission (CDC), it does have a large impact on the County's budget going forward.

X. Comments and/or Information Material

There were no comments or information materials.

XI. Adjournment

There being no further business for discussion the meeting was adjourned at 4:25 pm.

Respectfully submitted,

Frances Perdew
Recording Secretary