



**SONOMA COUNTY  
COMMUNITY DEVELOPMENT COMMITTEE**

Public Hearing Room  
1440 Guerneville Road  
Santa Rosa, CA 95403

Public Hearing and Regular Meeting Minutes  
October 14, 2008  
3:30 p.m.

**I. Call To Order And Roll Call:**

The meeting was called to order at 3:31 p.m., and the roll was called.

CD Committee members present: Michael DeVore, Nichola Fuller (arrived at 4:00 pm), Lawrence Jaffe, Sara Malone, Emmie Morgan, Peter O'Brien, and Paula Young

CD Committee members absent: Pat Stevens

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; Carol Turner, Leased Housing Manager; and Frances Perdew, Recording Secretary

Guests:

Robert Berg, Community Housing Sonoma County  
Bill Burrell, Sonoma Overnight Support  
Paula Cook, Community Housing Sonoma County  
David Kelley, Town of Windsor  
Steve Shenton, Urban Housing Communities  
Lori Zito-Klose, Urban Housing Communities

**II. Public Comments**

There were no public comments.

**III. Staff Report (with TAC starting at 3:30 pm)**

1. Submission of Consolidated Annual Performance Evaluation Report (CAPER) to HUD (with Technical Advisory Committee (TAC)). Cathy Allyn distributed a copy of the 2007-2008 Consolidated Annual performance Evaluation Report (CAPER). This report was made available for public review and comment, and was submitted to the U. S. Department of Housing & Urban Development (HUD) on September 26, 2008. Ms. Allyn advised that maps showing activity locations and details on each project could be found following the narrative. She added that the Executive Summary narrative of the CAPER is published on the CDC website.

**IV. Public Hearing Concurrently with the Technical Advisory Committee**

1. Staff Report on Draft FY 2009-2010 Funding Policies. Mr. Krug, Community Development Manager, reminded the two Committees that these policies had been discussed for the last two to three months. There were not a lot of substantive changes to the policies; the main revision was the combining of the three policies into one policy document.
2. Open Public Hearing. Lawrence Jaffe opened the public hearing and asked for public comments.
3. Close Public Hearing. Hearing no public comments, Mr. Jaffe closed public hearing.
4. Joint CD/TAC Committee Discussion. Each Committee has already discussed the policies in prior meetings and had no further revisions.
5. Recommendations to Board of Supervisors. Peter O'Brien moved to recommend the FY 2009-2010 Funding Policies to the Board of Supervisors for approval, seconded by Sara Malone, none opposed, and the motion carried.

**V. Approval of Minutes**

Sara Malone moved approval of the September 9, 2008 minutes, seconded by Peter O'Brien, none opposed, Emmie Morgan abstained, and the motion carried.

**VI. General Administration Items**

1. November Tour. Cathy Allyn reminded the Committee of the annual tour of CDBG public service projects/programs scheduled for Tuesday, November 18, 2008 and distributed a draft Public Service Schedule. The regular meeting date of November 11, 2008 was changed due to the Veterans Day Holiday. The regular monthly meeting will begin at 8:30 am, adjourning by 9:00 am to begin the tour. The Committee and staff discussed the possibility of providing a disabled-accessible van and Ms. Allyn said that staff would rent such a vehicle if the County Fleet Operations Division does not have one available.

Sara Malone advised that she had a conflict early in the day and would join the tour at approximately 9:30 am at the Vida Nueva location in Rohnert Park. The tour will

continue to the north County, Cloverdale area to visit the newly renovated Wallace House, and then return to Santa Rosa.

**VII. Homelessness Assistance and Planning**

1. Sonoma County Continuum of Care Submission 2008. Crissy Tuidier, Senior Community Development Specialist, reported on the 2008 Continuum of Care Submission that was prepared by Jenny Abrahamson, Coordinator. The City of Santa Rosa and the County of Sonoma jointly submit the Continuum of Care. Because the application process was changed to an electronic submission, there were a few electronic malfunctions; therefore, the deadline for submission was moved back to October 23, 2008.

**VIII. Rental Assistance**

1. Housing Authority's Energy Efficient Allowances. Carol Turner, Leased Housing Manager, provided additional information to the Committee regarding the housing authority's energy efficient utility allowances. Ms. Turner reported that Windsor Redwoods is a complex that will be built by Burbank Housing Development Corporation (BHDC) and will contain 65 energy efficient units. Some of the rental amounts will be going up slightly; however, the energy savings will more than offset rent increases, so tenants will be paying a little less for their total rent and utility fees. These energy calculations are determined by a fairly complicated method, and will apply only to new projects being built using these energy efficient building standards.

Ms. Turner answered questions from the Committee regarding the types of energy methods to be used, such as solar panels and windows and insulation. Ms. Turner explained that the housing authority would allow a higher rent for these improvements, allowing more of the tenant's rent to flow to the developer, which is an incentive for the developer to build more energy efficient units.

Emmie Morgan and Lawrence Jaffe requested copies of the Energy Efficiency-Based Utility Allowance report, which was prepared by Heschong Mahone Group, Inc.

**IX. Affordable Housing Development & Preservation**

1. There were no Affordable Housing Development & Preservation items.

**X. Non-Housing Community & Economic Development**

1. There were no Non-Housing Community & Economic Development items.

**XI. Executive Director's Report**

Ms. Kane reported that the state budget was finalized, and she added that the County Redevelopment Agency has cash on hand to pay the approximately \$460,000 due to the

state for Educational Revenue Augmentation Funds (ERAF) covering the three redevelopment project areas. Ms. Kane said the reduction in redevelopment funding through ERAF wouldn't have an impact on any existing redevelopment projects, although there will now be less funding for future projects.

Highway 12 improvements construction is scheduled to begin at the end of October 2008. A groundbreaking ceremony is scheduled for October 20, 2008 at 11:00 am and the Committee is invited to attend. The Redevelopment Agency plans to issue bonds in November to generate financing for the Highway 12 improvement and other redevelopment projects. The Board of Supervisors is scheduled to consider a board agenda item on October 21, 2008 giving the CDC authority to move forward with the bond issuance process.

The Board of Supervisors will also consider a Commission agenda item on October 21, 2008 concerning revisions to the Russian River Redevelopment Oversight Committee (RRROC) Procedures.

Ms. Kane reported that emergency federal CDBG funding, through HR 3221, is available to address the home foreclosure problem in communities with a lot of foreclosures and abandoned homes. Sonoma County is in better condition than many California counties regarding this issue and will not be receiving any of these funds directly from HUD. It is as yet unknown whether Sonoma County would be eligible to receive a portion of the funds available through the State HCD.

Mr. Krug added that the City of Santa Rosa, for this fiscal year, has cut back its homeless funds considerably and is looking to cut back even more funding. A recommendation to the Santa Rosa City Council is proposing to do some kind of consolidation of Santa Rosa shelters. Some possible changes could be to move some beds from Brookwood Shelter to Sam Jones Hall, and also move some or all of the day services to Sam Jones Hall.

Ms. Allyn added that the Family Connection would be moving its office from the Catholic Charities South A /Morgan Street area of Santa Rosa to Vida Nueva in Rohnert Park.

Ms. Kane added that she would not be joining the public services tour next month, as she will be attending a National Association of Housing & Redevelopment Officials – Pacific Southwest Region conference in San Francisco on that day.

Ms. Kane added that the State legislature is becoming more active in passing legislation that affects the operations of public housing authorities. She reported that one piece of legislation passed without the knowledge of housing authorities which makes it a misdemeanor for a public housing tenant or landlord to defraud a public housing authority for \$400 or more. The Governor recently vetoed a piece of 'demolition/rebuild' legislation for publicly owned housing, which would have had a significant negative impact on housing authorities with public housing units had it been enacted into law. The

state's housing authorities are joining together in an attempt to educate state legislators about public housing authority operations.

**XII. Comments and/or Information Material**

Paula Young reported that she had been invited to attend a symposium at the Federal Reserve on community asset building in an environment of foreclosed homes. She said she would report back to the Committee.

Ms. Allyn announced an open house for the Valley of the Moon Teen Center October 26, 2008, from 2:00 to 5:00 pm. The Committee is invited to attend.

**XIII. Adjournment**

There being no further business for discussion, Sara Malone moved to adjourn the meeting, seconded by Nichola Fuller, and the meeting was adjourned at 4:51 pm.

Respectfully submitted,

Frances Perdew  
Recording Secretary