



Human Services Department Representative: Oscar Chavez, Tenant Representatives: Judith Morgan, *Vacant*
1st District: Betzy Chavez (Vice Chair) | 2nd District: Jake Mackenzie | 3rd District: Susan Adams (Chair) | 4th District: *Vacant*
5th District: Linda Garcia | Interim Executive Director: Dave Kiff

Sonoma County Community Development Committee Regular Meeting and Concurrent Public Hearing

February 16, 2022

10:00 am – 12:00 pm

This meeting will be held virtually to comply with the Governor's Executive Order N-29-20

Please see Page 3 for instructions on making public comments

MEMBERS MAY NOT ATTEND THIS MEETING IN PERSON

General public meeting access:**

<https://sonomacounty.zoom.us/j/97524347081?pwd=amVXVEpPbWlrZFZFF0cVZiTG90bitTZz09>

Webinar ID: 975 2434 7081 #

Passcode: 229472 #

Phone: 669 900 9128

***CD Committee members and presenters will receive unique Zoom links
the day before the meeting to participate.*

AGENDA

- 1. Call to Order and Roll Call (5 minutes)**
- 2. Public Comment on Items Not on the Agenda (5 minutes)**
- 3. Approve Meeting Minutes of November 17, 2021 (5 minutes)**
The Committee will review, discuss, and may take action to approve the meeting minutes or may recommend changes.
 - Committee Questions/Discussion
 - Public Comments
 - Motion
 - Roll Call Vote

Recommended Action: Approve minutes
- 4. Interim Director's Report (10 minutes) - Dave Kiff**

Information only - No Action Item
- 5. Public Hearing – Concurrently with the Cities and Town Advisory Committee:**

Review and Recommend Approval of FY 2021-22 Action Plan Substantial Amendment (10 minutes)

Staff (Rhonda Coffman, Community Development Assistant Manager) will present a draft Substantial Amendment to the FY 2021-22 Action Plan to commit \$444,500 in reprogrammed FY 2017-18 and FY 2018-19 HOME funds to the Sonoma County Housing Authority's Tenant-Based Rental Assistance Program.

- Staff Presentation
- Committee Questions
- Open Public Hearing
- Close Public Hearing
- Committee Discussion
- Motion
- Roll Call Vote

6. Summary of CDBG-HOME Applications Received (5 Minutes)

Staff (Rhonda Coffman, Community Development Assistant Manager) Brief overview of applications received.

Information only - No Action Item

7. Items Board Members Would Like Placed on a Future Agenda

CTAC adjournment

8. Award of Project-Based Vouchers (15 minutes)

Staff (Martha Cheever, Housing Authority Manager)

- Staff Presentation
- Committee Questions
- Public Comment
- Committee Discussion
- Motion
- Roll Call Vote

Recommended Action: Review recommended awards of Project-Based Vouchers and recommend to the Board of Commissioners for approval.

**Next Regular Meeting:
March 16, 2022 | 10:00 am – 12:00 pm (Virtual)**

PUBLIC COMMENT PRIOR TO THE COMMITTEE MEETING: May be submitted via email to Veronica.Ortiz-DeAnda@sonoma-county.org.

PUBLIC COMMENT DURING THE BOARD MEETING: Members of the public who join the Zoom meeting, either through their web browser online or by calling in, will be able to provide live public comment at specific points throughout the meeting.

Any writings or documents presented to a majority of the Community Development Committee regarding any item on this agenda may be requested by email.

DISABLED ACCOMMODATION: If you have a disability that requires an accommodation, an alternative format, or requires another person to assist you while attending this meeting, please contact the Section 504 Coordinator at (707) 565-7520 as soon as possible to ensure arrangements for accommodation.

Language Services are available upon request if made at least 48 hours in advance of the meeting to help ensure availability. For more information or to request services, please contact the Section 504 Coordinator at (707) 565-7520.

Servicios de idiomas se pueden proveer para esta junta. Para más información o para solicitar servicios de traducción llame al (707) 565-7520 por lo menos 48 horas (2 días) antes de la fecha de la junta.

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Human Services Department Representative: Oscar Chavez, Tenant Representatives: Judith Morgan, Jessica Vega
1st District: Betzy Chavez (Vice Chair) | 2nd District: Jake Mackenzie | 3rd District: Susan Hollingsworth Adams (Chair)
4th District: Vacant | 5th District: Linda Garcia | Interim Executive Director: Dave Kiff

**Sonoma County Community Development Committee
Regular Meeting**

DRAFT Meeting Minutes

Wednesday, November 17, 2021

10:00 am - 12:00 pm

Meeting Recording:

<https://www.youtube.com/watch?v=AnDScE08dho>

1. Call to Order and Roll Call

The meeting was called to order at 10:02 a.m. by Chair Hollingsworth Adams. Community Development Commission (CDC) staff conducted roll call.

Community Development Committee Members Present

Betzy Chavez (1st District) *arrived late*
Jake Mackenzie (2nd District)
Susan Hollingsworth Adams (3rd District)
Linda Garcia (5th District) *arrived late*
Oscar Chavez (Human Services Department)
Judith Morgan (Tenant Representative)

Vacant Seat:
4th District

Absent:
Jessica Vega (Tenant Representative)

CDC Staff Present

Dave Kiff, Interim Executive Director
Kathleen Kane, Interim Assistant Executive Director
Susan Vahlstrom, Executive Secretary
Martha Cheever, Housing Authority Manager
Marc Chandler, Acting Community Development Manager
Rhonda Coffman, Community Development Assistant Manager
Dawn Chandler, Supervising Accountant
Shelley Ticehurst, Administrative Aide
Matthew Burns, Administrative Aide
Valerie Johnson, Community Development Associate
Veronica Ortiz-De Anda, Community Development Associate

Guests

John Bigley	Brad Long	David Paredes	Evan Livingstone	Mark Bigley
Ana Rangel	Calina B.	Thomas Stuebner	Gregory Fearon	Natalie T.
Annie Falanders	Calum Weeks	Dino Adelfio	Mark Irving	"John"
Bette Fleischacker	Craig Meltzner	Doug Snyder	"Nancy"	"Josh"
Susan Hertel	Wayne Kleefeld			

2. Public Comment on Items Not on the Agenda

No public comment.

3. Approval of October 20 Meeting Minutes

Moved by Committee member Mackenzie, seconded by Committee member Morgan. There was no public comment. There was no discussion or correction to the draft minutes.

Roll Call Vote

Ayes:

Betzy Chavez (1st District)
 Jake Mackenzie (2nd District)
 Susan Hollingsworth Adams (3rd District)
 Oscar Chavez (Human Services Department)
 Judith Morgan (Tenant Representative)

Vacant Seat:

4th District

Absent:

Jessica Vega (Tenant Representative)

4. Interim Director's Report

Interim Director Kiff provided an update on the emergency rental assistance program (ERAP). Generally, he explained that the agency met all federal deadlines for round 1 funds; the agency is still working on meeting deadlines for federal round 2 funds; state round 1 funds requirements were not met and the agency missed using these funds, but staff is considering applying for excess round 1 funds not used by other agencies. This would have to be done this month [November] and he thinks staff will pursue these funds; state round 2 funds have not been all spent.

Interim Director Kiff showed a slide indicating the amounts obligated and distributed by source. A different slide showed the distribution progress being made by the community based organizations, which implement the program; another slide showed cases by zip code and a breakdown by ethnicity. Committee members posed questions to Interim Director Kiff and he answered them accordingly. Committee members also thanked him for providing the update. Interim Director Kiff indicated that the presentation will be shared with the Board of Supervisors and afterwards will be posted on the website.

Interim Director Kiff provided the Committee an update on the affordable housing monitoring and compliance report. He stated the report and recommendations would be presented to the Board of Supervisors in December and once the report is published, he would share it with the Committee. Chair Hollingsworth Adams asked for public comment on the Interim Director's Report. There was none.

5. Items Committee Members Would Like To Place on Future Agendas

Committee member Jake Mackenzie expressed his desire for the Committee to be kept apprised of the outcome of the report going to the Board of Supervisors regarding affordable housing monitoring and compliance.

6. Concurrent Public Hearing – Revised Federal Funding Policies

CDC Staff, Veronica Ortiz-De Anda, presented the revised funding policies that were previously vetted and approved by the Committee on September 15, 2021. Staff provided an overview of the proposed changes and recommended that the Committee approve the revised policies subject to additional changes noted below:

Change	Section of Funding Policies
Replace “Commissioners” with “Supervisors” in Board of Commissioners	Sect. 1.1.1.1, Sect 7.3.1, Sect 8.2.1, Sect. 8.2.2
Undelete and keep text approved on Sept. 15, 2021	Section 3.4 Table – HOME Program Income and Reprogrammed Funds

The Committee did not have any questions.

Chair Hollingsworth Adams opened the public hearing. There was no public comment. Chair Hollingsworth Adams closed the public hearing.

Committee member Morgan pointed out that the City of Cotati was omitted in the definitions of “CDBG Recipient” and “HOME Participating Jurisdiction”. Staff clarified that is was an inadvertent omission and they will make those corrections.

Committee member Mackenzie moved to approve the revised funding policies subject to the additional changes as outlined above. The motion was seconded by Committee member Oscar Chavez.

Roll Call Vote

Ayes:

Betzy Chavez (1st District)
 Jake Mackenzie (2nd District)
 Susan Hollingsworth Adams (3rd District)
 Oscar Chavez (Human Services Department)
 Judith Morgan (Tenant Representative)

Vacant Seat:

4th District

Absent:

Jessica Vega (Tenant Representative)

Linda Garcia (5th District)

7. CDBG-HOME Notice of Funding Availability (NOFA)

CDC Staff, Rhonda Coffman, provided a background of how the Action Plan fits into the Consolidated Plan and provided information on the estimated funds that will be received from HUD for the Fiscal Year 2022-2023 cycle. Included in this presentation was information about CDBG-Corona Virus funds, HOME CHDO, CDBG-PublicServices, HOME, and CDBG funds. She also reviewed the upcoming NOFA date schedule.

The Committee posed questions to staff and made comments. Staff answered their questions accordingly.

Chair Hollingsworth Adams asked if anyone in the public wished to speak about this topic. There was no public comment.

8. Public Hearing – Housing Authority Amendments to Administrative Plan

CDC Staff, Martha Cheever, made a presentation about the changes to the Administrative Plan. This Plan serves as the implementation tool for the Housing Authority rental assistance programs. She indicated that during COVID, HUD allowed the Housing Authority to make changes to the Plan without formal approval from the Board of Commissioners and that was used as well to implement the emergency housing voucher program. Most of the proposed changes apply to the emergency housing voucher program, including the removal of the requirement for a fixed foundation, thereby allowing tiny houses to be eligible for this program provided they meet other criteria. Staff recommended approval of the proposed changes.

There were no questions from the Committee to staff.

Chair Hollingsworth Adams opened the public hearing. Staff member Cheever read out loud a public comment received after the staff report was published. The comment was made by I. Collin Thomas on behalf of the Disability Services and Legal Center. Gregory Fearon from the public asked about the reference made to fixed foundations and whether this would be allowed. Staff member Cheever responded that it would apply to the emergency rental program as well as other rental programs. She explained that other housing quality requirements would still apply such as, but not limited to, access to sewer and water services. Chair Hollingsworth Adams closed the public hearing.

Committee member Mackenzie posed a question about process since the comment read out loud included certain requested changes to be made to the Plan. Staff member Cheever responded by saying that the public comment had been considered. The Chair asked for the “Community Voice” newspaper in Rohnert Park to be added to the list of newspapers where this information will be published. Staff member Cheever said that could be done.

Committee member Betzy Chavez moved to approve the amended Administrative Plan; the motion was seconded by Committee member Mackenzie.

Roll Call Vote

Ayes:

Betzy Chavez (1st District)
 Jake Mackenzie (2nd District)
 Susan Hollingsworth Adams (3rd District)
 Linda Garcia (5th District) joined
 Oscar Chavez (Human Services Department)
 Judith Morgan (Tenant Representative)

Vacant Seat:

4th District

Absent:

Jessica Vega (Tenant Representative)

9. Public Hearing – County Fund for Housing (CFH) Applications and Award Recommendations

CDC staff, Marc Chandler, made a presentation including a summary of the applicants and their respective projects, including the requested amount of funds. As indicated in his staff report included with the meeting agenda packet, he explained that two of the eight applicants withdrew their applications and a third was determined to be ineligible because the proposed income levels of the project exceed those allowed by the program. He then distributed a revised staff report in which he informed the Committee that the applicant of Ortiz-Plaza II contacted him the day before this meeting and indicated that they no longer had control of the project site. Mr. Chandler explained that this automatically makes the project ineligible for funding and therefore could no longer be considered for an award. Mr. Chandler then presented more details of each of the remaining four projects.

At the end of the presentation, Staff member Chandler shared two potential award scenarios for the Committee's consideration (see below). Committee members then asked questions to staff and staff answered them accordingly.

Project Name	Recommended CFH	Recommended PLHA	Total Funding Recommended
Meridian at Corona	0	\$0	\$0
Shiloh Terrace	\$600,000	\$0	\$600,000
Cherry Creek Village	\$310,577	\$289,423	\$600,000
Veterans Village	\$201,567.79	\$648,432.21	\$850,000
Totals	\$1,112,144.79	\$937,855.21	\$2,050,000

Project Name	Recommended CFH	Recommended PLHA	Total Funding Recommended
Meridian at Corona	\$0	\$755,000	\$755,000
Shiloh Terrace	\$600,000	\$0	\$600,000
Cherry Creek Village	\$310,577	\$289,423	\$600,000
Veterans Village	\$201,567.79	\$0	\$201,567.79
Totals	\$1,112,144.79	\$1,044,423	\$2,156,567.79

Chair Hollingsworth Adams opened the public hearing. John Beagly with Urban Housing Communities, the applicant of Veteran's Village at Windsor, spoke about the financial situation of their project, which is built and occupied. He stated they applied for CFH funds to assist them to convert their construction loan into permanent financing. He explained that they were able to raise funds to partially cover the gap and what would happen if they do not receive CFH funds to assist with the remaining gap financing.

CDC staff informed the Committee that a public comment was submitted via email the morning of the meeting and the comment was read out loud. Mr. Brad Long, who is affiliated with the Veteran's Village Project, invited the Committee to attend their grand opening.

Thomas Stuebner with California Human Development, a partner of Ortiz Plaza II project, spoke about the project, which lost site control. He explained that their partner in the project is currently working with the seller of the site and he thanked staff and the Committee for their consideration.

Chair Hollingsworth Adams closed the public hearing.

The Committee members deliberated amongst themselves. Committee member Mackenzie moved to recommend funding as noted below; the motion was seconded by Committee member Oscar Chavez:

Project Name	Recommended CFH	Recommended PLHA	Total Funding Recommended
Ortiz Plaza II		0	0
Shiloh Terrace	\$600,000		\$600,000
Cherry Creek Village	\$310,577	\$289,423	\$600,000
Veterans Village	\$201,567.79	\$648,432.21	\$850,000
Totals	\$1,112,144.79	\$937,855.21	\$2,050,000

Roll Call Vote

Ayes

Betzy Chavez (1st District)
 Jake Mackenzie (2nd District)
 Susan Hollingsworth Adams (3rd District)
 Linda Garcia (5th District) joined at 10:45
 Oscar Chavez (Human Services Department)
 Judith Morgan (Tenant Representative)

Vacant Seat:

4th District

Absent:

Jessica Vega (Tenant Representative)

Chair Hollingsworth Adams adjourned the meeting at 11:46 am.



Sonoma County Community Development Commission
Sonoma County Housing Authority
 1440 Guerneville Road, Santa Rosa, CA 95403-4107

Members of the Commission

James Gore
Chair

Chris Coursey
Vice Chair

Susan Gorin
Lynda Hopkins
David Rabbitt

Dave Kiff
Interim Executive Director

MEMORANDUM

Date: February 16, 2022
 TO: Community Development Committee
 FROM: Kathleen H. Kane, Interim Assistant Executive Director
 SUBJECT: FY 2021-22 Action Plan Substantial Amendment for Reprogrammed HOME Program Funds

On July 10, 2018, the Board of Supervisors approved the FY 2018-19 Action Plan One-Year Use of Funds, including a commitment of \$444,500 in HOME Program funds for Habitat for Humanity of Sonoma County to assist in financing their planned Duncan Village homeownership project in Windsor. This commitment included HOME funds from both FY 2017-18 (\$102,346) and FY 2018-19 (\$342,154). The project has encountered significant delays and Habitat is not able to use the HOME funds before the expenditure deadlines required by the U.S. Department of Housing and Urban Development (HUD) and the Sonoma County Funding Policies. The funding commitment was therefore rescinded and the HOME funds are now available to be reprogrammed for use on another project.

The Funding Policies, Section 3.4, state the following about reprogrammed HOME funds:

“At the (Commission) Executive Director’s discretion, funds will be reallocated to the Sonoma County Housing Authority’s Tenant-Based Rental Assistance Program, reallocated through an Action Plan Amendment, or rolled forward to the next fiscal year allocation. If the amendment to the Action Plan is substantial, as defined in the Commission’s Citizen Participation Plan, it is subject to Board of Supervisors approval following a recommendation from the Cities and Towns Advisory Committee (CTAC) and the Community Development Committee.”

The regulatory deadline to expend the FY 2017-18 funds is July 2022, and the FY 2018-19 funds must be fully expended by July 2023, or they will be recaptured by HUD. Given these tight timeframes, the funds need to be committed as soon as possible to a new project that can expend all monies within the next 5 -17 months. Therefore, rather than rolling the funds forward for inclusion in the competitive funding cycle for next fiscal year, staff recommends committing them to the Housing Authority’s Tenant-Based Rental Assistance (TBRA) Program, which can begin using the funds immediately after final approval of the Action Plan Substantial Amendment.

Most of the Sonoma County Housing Authority’s programs, including its main “Section 8” Housing Choice Vouchers and several smaller programs that assist specific special needs populations, make payments for a portion of the tenant’s rent directly to the rental property



owner each month. With few exceptions, funds from these programs may not be used to pay security deposits. Because rental property owners typically charge up to two month's rent for a security deposit, this can pose a hardship on many very low-income households who do not have significant savings. If a tenant cannot pay the security deposit, they cannot lease a unit and they lose the opportunity to receive any rental assistance through the Housing Authority. The \$444,500 in HOME Program funds would help to overcome this obstacle by paying security deposits for up to 140 Housing Authority program participant households.

Because reprogramming the HOME Program funds would represent a Substantial Amendment to the FY 2021-22 Action Plan, HUD regulations require a 30-day comment period and public hearing prior to Board approval. The comment period was initiated through a notice published in the Press Democrat on February 2, 2022, and runs through March 3, 2022. The Community Development Committee will hold a public hearing, concurrently with the CTAC, on February 16, 2022. Following consideration of any comments received prior to and during the hearing, Commission staff will ask the CD Committee to recommend approval of the proposed FY 2021-22 Action Plan Substantial Amendment.



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Susan Gorin
Lynda Hopkins
David Rabbitt

Dave Kiff
Interim Executive Director

MEMORANDUM

Date: February 16, 2022

To: Community Development Committee (CD Committee)

From: Valerie Johnson, Community Development Associate

Subject: Fiscal Year (FY) 2022-2023 Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME) and FY 2021-2022 HOME and CDBG Cares Act (CDBG-CV) applications received

Project Applications Summary

The annual FY 2022-2023 Notice of Funding Availability (NOFA) was published on December 8th 2021, requesting applications for eligible capital projects, affordable housing projects, tenant based rental assistance, supportive services, fair housing, non-congregate shelter and economic development activities. Community Development Commission (CDC) staff held a virtual Technical Assistance (TA) session for prospective applicants on January 12th 2022; all applicants were strongly encouraged to attend. There were approximately 50 attendees at the TA session which included a presentation of application requirements, eligible activities, fund sources available and concluded with an opportunity for attendees to present questions and obtain responses from staff. CDC staff also provided technical assistance individually to many prospective applicants before, during and after the TA session. Applications were due to the CDC on Friday, January 21st at 2:00 PM in both electronic and hard copy form. Table 1 lists the applications and CDC administered program funding requests that were submitted in response to the NOFA.

Table 1	
CDBG - Capital Projects	Amounts
Sweetwater Springs Water District – Wright Drive Water Main, Natoma Tank, and Edgehill Booster Replacement	\$169,472
Disability Service & Legal Center – Housing Accessibility Modification	\$45,000
City of Sebastopol – Luther Burbank Farm ADA Restroom Facility	\$146,000
Burbank Housing – Dry Creek Commons	\$900,000
Homes 4 the Homeless – Fulton Valley Home	\$682,130
CDC – Countywide Housing Rehabilitation Programs	\$500,000



Total CDBG Capital Projects amount requested	\$2,442,602
Total estimated amount available (FY 2022-2023)	\$1,206,948
CDBG – Public Services Set Aside (Fair housing activities)	
Legal Aid of Sonoma County – HOME – Housing Justice Project	\$195,000
Fair Housing Advocates of Northern California – Fair Housing Education and Enforcement	\$85,000
Total CDBG Public Services amount requested	\$280,000
Total estimated amount available (FY 2022-2023)	\$278,526
HOME	
Burbank Housing – Dry Creek Commons	\$400,000
Homes 4 the Homeless – Fulton Valley Home	\$682,130
CDC – Tenant Based Rental Assistance	\$500,000
Total HOME amount requested	\$1,582,130
Total estimated amount available (FY 2022-2023 and FY 2021-2022)	\$1,188,806
HOME – Community Housing Development Organizations (CHDO) Set Aside	
No CHDO applications received	\$0
Total CHDO amount requested	\$0
Total estimated amount available (FY 2022-2023 and FY 2021-2022)	\$254,252
CDBG - CV	
Fair Housing Advocates of Northern California – Fair Housing Education and Enforcement	\$25,000
Housing and Economic Rights Advocates – Financial Stability Legal Services	\$25,650
Community Action Partnership – HCA Family Fund	\$33,000
Community Action Partnership – Sloan House Woman’s Shelter	\$57,368
Homes 4 the Homeless – Homes4 the Homeless Showers & Vocational Training	\$994,000
Homes 4 the Homeless – Case Management Program	\$682,000
Total amount requested	\$1,817,018
Total estimated amount available (FY 2021-2022 and FY 2020-2021)	\$1,536,871

Based on the funding requests for each category, with the exception of the HOME CHDO funds, the total amount requested exceeds the amount available. The funding amounts for FY 2022-2023 are estimated as the U.S. Department of Housing and Urban Development (HUD) has not published the FY 2022 CDBG

and HOME allocations, which are based on the adoption of a federal budget enacted by Congress. The estimated amounts are based on prior year amounts received by Sonoma County. There may be additional CDBG and HOME funds available from prior years and from program income received that must be reprogrammed that will be added to the total funds available with the application materials included in the March agenda. These updated amounts will increase the total amount available to allocate to new activities and funding applications.

CDC staff are conducting a review and evaluation of the applications received to determine eligibility for the funding requested and conformance with the revised FY 2022-2023 Funding Policies approved by the Community Development (CD) Committee and Cities and Town Advisory Committee (CTAC) on November 17, 2021. A staff analysis of each application will be prepared for the March 16, 2022 meeting of the CD Committee and CTAC, which will be conducted in a workshop format. At the workshop the committees will review staff analyses of proposals submitted under the competitive funding categories, take testimony from applicants, and provide feedback to staff that will be integrated into the draft FY 2022-2023 Action Plan and FY 2021-2022 Action Plan Substantial Amendment. All applicants must be present at the public workshop to be considered for funding.



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Dave Kiff
Interim Executive
Director

MEMORANDUM

Date: February 16, 2022

To: Community Development Committee

From: Martha Cheever, Housing Authority Manager

Subject: Award of Project-Based Vouchers

The U.S. Department of Housing and Urban Development (HUD) allows Housing Authorities to use up to 20% of its Section 8 Housing Choice Voucher program funding for specific housing units via project-based vouchers. In contrast to the tenant-based voucher program, project-based housing subsidy remains with the unit after a tenant moves out. Project-Based Vouchers (PBV) are an important resource providing predictable operating revenue to new and existing affordable multifamily rental housing ensuring the most vulnerable members of our community have stable, affordable housing. In order to be eligible for PBVs, the owner of a project must agree to rent the unit to eligible tenants for the duration of the Housing Assistance Payments (HAP) contract, which is often up to 20 years.

In keeping with the Board of Commissioners' goal to reduce the County's overall homeless population by enhancing services through improved coordination and collaboration, the Housing Authority released a Request for Proposals (RFP) making available up to 200 PBVs to property owners and developers. The RFP prioritized Permanent Supportive Housing proposals and proposals that were for existing housing or housing that would be ready for use within 12 months. In response to the RFP, 17 applications were received for a total of 372 PBVs requested. One application was deemed non-responsive and was not ranked.

A panel consisting of the Sonoma County Housing Authority Manager, the Sonoma County Community Development Commission's Community Development Assistant Manager, and the Housing Authority Manager from the City of Santa Rosa reviewed and ranked the proposals in accordance with the criteria outlined in the RFP. Following careful review of the 17 applications received, seven projects are being recommended for award. Four of the recommended projects will create 190 units of Permanent Supportive Housing in the County and three of the projects being recommended will ensure that existing affordable housing will remain affordable.

Because two of the recommended projects, George's Hideaway and Redwood Inn, are owned by the Sonoma County Community Development Commission, the Housing Authority must gain approval from HUD for an independent entity to be the administrator of the resulting Project-



Based Voucher Housing Assistance Payment contracts. These projects may not be awarded by the Board of Commissioners until that approval is received.

Collectively, the projects recommended for award meet the goals of increasing the affordable housing stock within the County, providing affordable housing in areas outside of poverty concentration, and providing housing in areas that are transit oriented.

Staff is requesting the Committee’s review and recommendation of award of PBVs to the projects listed below in Table A. If all projects are awarded by the Board of Commissioners, the Housing Authority will have committed 23% of its Housing Choice Voucher program (651 vouchers) as PBVs.

Table A - Recommended Projects for PBVs listed in alphabetical order.

Project	Developer	Project Type	Number of PBVs	Location	Construction Type
579 Vallejo Street	PEP	Senior	4	Petaluma	Preservation
Fisher I	PEP	Senior	5	Petaluma	Preservation
Fisher II	PEP	Senior	7	Petaluma	Preservation
George's Hideaway	SCCDC	PSH	21	Guerneville	Sub. Rehab/New
The Studios at Montero	Burbank	PSH	60	Petaluma	Rehab
Providence RP House	Providence	PSH	69	Rohnert Park	New Construction
Redwood Inn	SCCDC	PSH	34	Santa Rosa	Sub. Rehab/New

Ten applications, which are listed in Table B below, are not being recommended for funding at this time based upon the ranking of applications.

Table B - Projects not being recommended for PBVs listed in alphabetical order.

Project	Developer	Project Type	Location	Construction Type
1405 Caulfield	PEP	Senior	Petaluma	Preservation
414 Petaluma	MidPen	Mixed Pop	Petaluma	Preservation
575 Vallejo Street	PEP	Senior	Petaluma	Preservation
Corona Ranch	Eden Housing	Family	Petaluma	Preservation
Dry Creek Commons	Burbank	Family	Healdsburg	New Construction
Foss Creek	Eden Housing	Family	Healdsburg	Preservation
Mountainview Senior Apts	PEP	Senior	Petaluma	New Construction
Petaluma River Place	Burbank	Family & PSH	Petaluma	New Construction
Summer Oaks	Midpen	Family & PSH	Sonoma	New Construction
Washington Creek	Eden Housing	Family	Petaluma	Preservation

Recommended Actions:

- 1) Approve staff's recommendation to award 200 Project-Based Vouchers as indicated in Table A above;
- 2) Direct staff to present all of the recommendations, except the Community Development Commission-owned projects, to the Board of Commissioners for award at an upcoming meeting; and
- 3) Direct staff to present the recommendation of award to the Board of Commissioners after an independent entity is approved by HUD for administration of the PBV Housing Assistance Payment contracts involving George's Hideaway and Redwood Inn projects.