

Concurrent Regular Meeting Community Development Committee and Cities and Towns Advisory Committee

May 21st, 2025



Ground Rules

- ▶ PLEASE NOTE: This meeting is being recorded. If you would like to make a public comment, please wait until the public comment period is noted after each item; each speaker is allotted up to three minutes.
- ▶ Please be respectful and hold your comments until it is your turn to speak. Be mindful of what you say.
- ▶ Hate speech, derogatory remarks, deliberate disruptions and other forms of behavior designed to intimidate others or incite violence will not be tolerated.

Meeting Agenda (Summarized)

1. Call to Order & Roll Call
2. Public Comment on Non-Agenda Items
3. Approval of Prior Meeting Minutes
4. Executive Director's Report
5. FY 2025-29 Con Plan, FY 2025-26 Annual Action Plan Funding Recommendations

CTAC Adjourns

6. FY 2025-26 Funding Recommendations: CFH, LMIHAF, PLHA – **CD Committee Only**
7. Adjournment

1. Call to Order & Roll Call

► Roll Call:

1. Community Development Committee
2. Cities and Towns Advisory Committee

2. Public Comment – Non-Agenda Items

Members of the Public

- ▶ If you would like to comment on items that are not on the agenda, please fill out a comment card and give it to Matthew Burns. The meeting chair will invite you to speak once it is your turn.

NOTE: All comments should relate to **non-agenda items**. Further public comment will be facilitated during the meeting after each item has been presented.

3. Approval of Prior Meeting Minutes

Each Committee:

- ▶ Committee Questions/Corrections
- ▶ Public Comment
- ▶ Motion
- ▶ Roll Call Vote

Recommended Action: Approve meeting minutes

4. Executive Director's Report

- ▶ Relevant business information and/or updates from the Executive Director.
- ▶ Questions/Comments from each committee.
- ▶ Public Comment
- ▶ Information only – No Action Item

Presented by Michelle Whitman, Executive Director

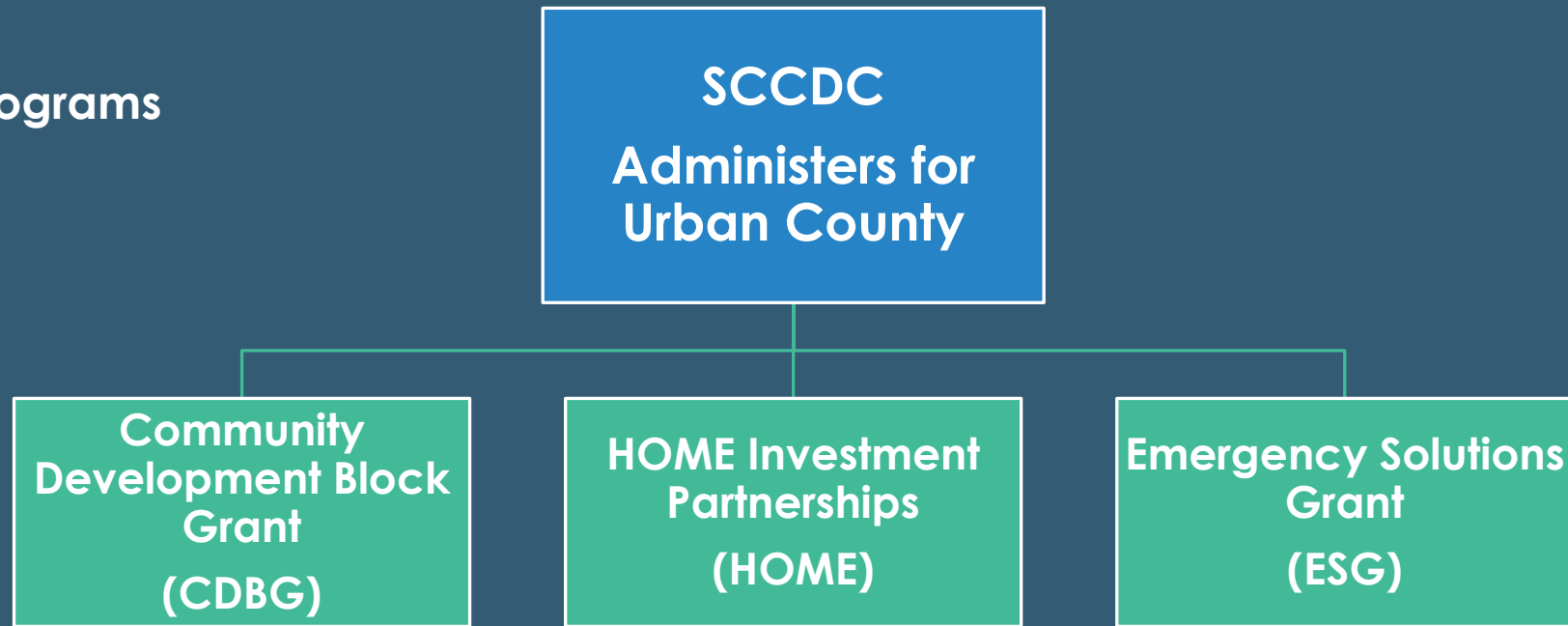
5. Fiscal Year (FY) 2025-2029 Consolidated Plan, FY 2025-2026 Annual Action Plan Funding Recommendations

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

Recommended Action: Recommend approval of draft FY 2025-29 Consolidated Plan and FY 2025-26 Action Plan preliminary funding recommendations and related Action Plan Substantial Amendments

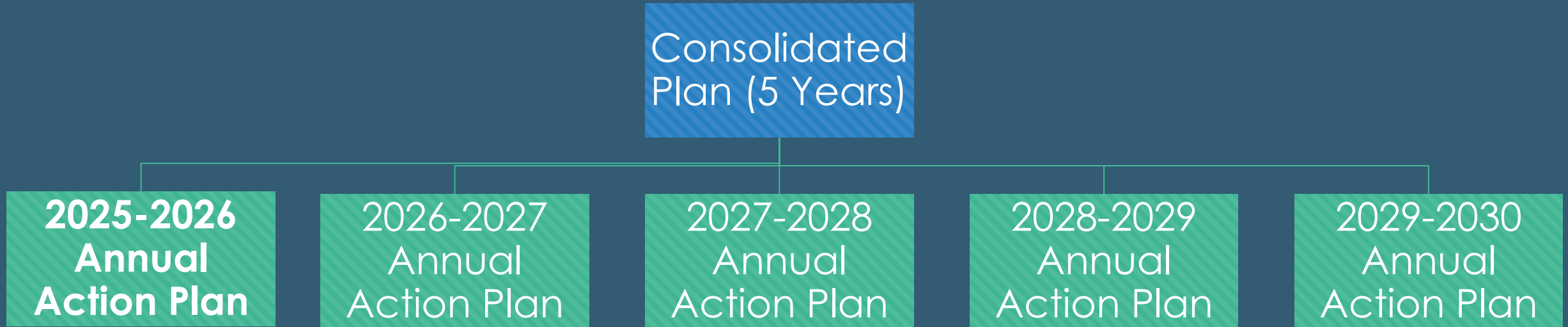
Presented by Valerie Johnson and Veronica Ortiz-De Anda, CDC Staff

Federal Grant Programs



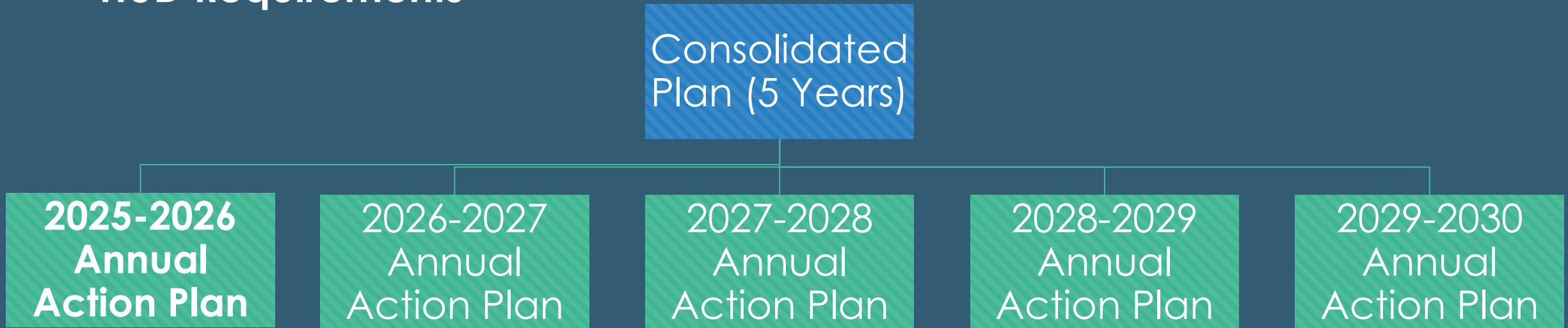
- CDBG: affordable housing projects, non-housing capital projects, microenterprise assistance, fair housing services, \$1.6 million estimate
- HOME: development and preservation of affordable housing, Tenant-Based Rental Assistance, \$600k
- ESG: emergency shelter, street outreach, homelessness prevention, rapid rehousing, \$149K
- Supplemental grants: CDBG-CV, HOME-ARP, ESG-CV
- Primarily serve residents of the Urban County

HUD Requirements



- **Consolidated Plan – Required for all entitlement jurisdictions:**
 - **Community Engagement – public participation (CPP), stakeholder & agency consultations**
 - **Needs Assessment – housing, homelessness, special needs populations, community development**
 - **Market Analysis - housing, homelessness, special needs populations, community development**
 - **Strategic Plan – anticipated resources, priority needs, quantified goals**
 - **First Action Plan – anticipated resources, priority needs, goals, recommended funding for projects and activities**

HUD Requirements



- **Funding Policies**
 - Fund sources
 - Project Selection Process
 - Threshold Criteria
 - Eligible uses for funds
 - Eligible applicants
- **Notice of Funding Availability (NOFA) published annually**
- **Funding recommendations = Action Plan → approved by Board of Supervisors**
- **Outcomes reported to HUD via Consolidated Annual Performance Evaluation Report (CAPER)**

Community Engagement Process

- Stakeholder Consultations
 - Homelessness service providers (March 12th)
 - Affordable housing developers (March 13th)
 - Fair housing services (March 18th)
 - Service providers for victims of domestic violence, assault, etc. (March 27th)
- Public Meetings
 - In-Person with Spanish translation (April 2nd , 8th)
 - Remote via Zoom, one in English, one in Spanish (April 10th, 15th)

Community Engagement Process

- Consultation with Agencies
 - Sonoma County Housing Authority (May 9th)
 - City of Santa Rosa (May 7th)
 - Department of Health Services (May 1st)
- Online Survey
 - Rank housing, community development, and public services needs from 1 to 5
 - Published on March 25th, last day April 30th
 - 419 responses

2025-2029 Consolidated Plan Goals

- Affordable Housing
 - New rental units
 - Rental assistance
 - Housing rehabilitation
- Address Homelessness
 - Services, includes outreach and homeless prevention
 - Emergency shelter
 - Rapid Rehousing

2025-2029 Consolidated Plan Goals

- Non-Homeless Special Needs
 - Housing retention for lower income and special needs households
- Non-Housing Community Development
 - Public improvements for lower income households, person with accessibility needs
 - Microenterprise assistance (aka: economic development)

2025-2029 Consolidated Plan

Recommended Action:

- Review and provide input on the draft 2025-2029 Consolidated Plan, which will be available for 30-day public comment period following this meeting.

2025-2029 Consolidated Plan

Questions and comments

Preliminary Funding Recommendations

2025-2026 Action Plan Process; Action Plan Substantial Amendments

FY

- February 21, 2025- Published Notice of Funding Availability
- March 11 & 13, 2025 - Technical assistance workshops
- April 17, 2025 - Applications due
- Received 12 funding requests – includes 2 CDC requests
- Application review, staff report summary, staff funding recommendation
- Ineligible/no funding recommendation

Preliminary Funding Recommendations

FY 2025-2026 Action Plan Process; Action Plan Substantial Amendments

- Program Sources:
 - Community Development Block Grant (CDBG) Capital Projects - Housing and non-housing
 - CDBG Public Services – Fair Housing
 - Home Investment Partnerships (HOME) – Affordable Housing
 - HOME Community Housing Development Organization (CHDO)
 - Emergency Solutions Grant (ESG) – homelessness activities
 - Community Development Block Grant Cares Act (CDBG-CV)

Application Evaluation

- Support the goals of the 5-Year Consolidated Plan
- Comply with FY 2025-2026 Federal Funding Policies
- Comply with HUD program regulations

Application Evaluation Criteria

Threshold Criteria

- Complete application
- Project benefits Urban County
- Meet National Objectives (CDBG)
- Eligible activities under program source
- Eligible expenses/ proposed use of funds
- Eligible applicant
- Consistency with General Plan
- Applicant experience and capacity
- For homelessness-related requests: project significantly impact HEARTH system-wide performance measures and shortens homeless episodes, decrease returns to homelessness, or increase placements in permanent housing.

Application Evaluation Criteria

Selection Criteria

- Meet one or more Funding Priorities:
 - Creating or preserving affordable housing
 - Building infrastructure or public facilities that support creation or preservation of affordable housing
 - Building infrastructure or public facilities that support low-income communities
 - Promote effective and proven strategies for homelessness prevention and intervention countywide and align with Homeless Coalition Strategic Plan goals
 - Emphasize self sufficiency of agencies and or life skills for beneficiaries

Application Evaluation Criteria

Selection Criteria:

- Prevent displacement in high opportunity areas
- Alleviates the impact of climate change on low-income populations
- Consider mobility needs of low-income populations (i.e. transportation needs)
- Ready to proceed
- Demonstrate need
- Financially feasible, financial commitments
- Defined and measurable outcomes

Application Evaluation Criteria

Continued Selection Criteria:

- Leverage funds
- Developer experience
- Project cost
- Proposed number of units and rents
- Jurisdiction support
- Serve populations with special needs
- Preference to non-profit developers

Application Evaluation Criteria

Continued Selection Criteria

- Homeless services:
 - Reduce the number of homeless episodes
 - Engage homeless persons with access to services and housing
 - Provide stable housing with supportive services to homeless populations
 - Provide homeless prevention services to households at-risk of homelessness

Application Evaluation Criteria

► The following funding recommendations:

- Support furthering the priorities approved in the FY 2025-2026 Funding Policies;
- Support the 5-year Consolidated Plan goals;
- Reflect projects that will be able to:
 - Comply with all regulatory requirements
 - Meet the defined objectives and eligibility criteria of each funding source
 - Timely expenditure of funds awarded

Total Funds Available

FUND SOURCE	FY 2025-2026 Action Plan Estimated amounts	FY 2022-2023, 2023-2024 & 2024-2025 Action Plan Substantial Amendments	FY 2020-2021 Action Plan Substantial Amendment
CDBG	\$1,077,626	\$802,846	
CDBG Public Services set aside	\$248,683		
HOME	\$495,519		
HOME – CHDO	\$99,103		
ESG	\$138,724		
CDBG-CV			\$132,483.64

Community Development Block Grant (CDBG) Capital Projects (Non-Housing)

Total CDBG Funds Available: \$1,880,472

Applicant	Project/Activity	Amount Requested	Staff Funding Recommended
Sweetwater Springs Water District	PH 1 Wright Dr. Watermain Replacement Project	\$759,183	\$759,183
Upwards Care, Inc.	Boost (economic development)	\$184,000	\$0
Community Child Care Council of Sonoma County	Build Up Childcare	\$179,684	\$179,684
Total		\$1,122,867	\$938,867

Community Development Block Grant (CDBG) Housing

Total Funds Available \$ 1,880,472

Applicant	Project/Activity	Amount Requested	Staff Funding Recommended
CDC	Countywide Housing Rehabilitation	\$1,000,000	\$941,605
	Total	\$1,000,000	\$941,605

CDBG – Public Services Set Aside

Total Funds Available \$248,683

Applicant	Project/Activity	Amount Requested	Staff Funding Recommended
Fair Housing Advocates of Northern California	Fair Housing Education and Enforcement	\$248,683	\$124,341
Legal Aid of Sonoma County	HOME – Housing Justice Project	\$248,683	\$124,342
Total		\$497,366	\$248,683

HOME Investment Partnerships (HOME) Housing Projects

Total Funds Available: \$495,519

Applicant	Project/Activity	Amount Requested	Staff Funding Recommended
Burbank Housing Development Corporation	George's Hideaway in Guerneville	\$495,519	\$185,519
Sonoma County Housing Authority	Tenant Based Rental Assistance Urban County	\$310,000	\$310,000
Total		\$805,519	\$495,519

HOME-CHDO

Total Funds Available: \$99,103

Applicant	Project/Activity	Amount Requested	Staff Funding Recommended
Burbank Housing	George's Hideaway	\$99,103	\$99,103
Total		\$99,103	\$99,103

Emergency Solutions Grant (ESG)

Total Funds Available \$138,724

Applicant	Project/Activity	Amount Requested	Staff Funding Recommended
Living Room Center Inc	The Living Room Homelessness Prevention Program	\$78,618	\$0.00
West County Community Services (WCCS)	Emergency Shelter – Navigation Center	\$138,724	\$83,234*
West County Community Services (WCCS)	Rapid Rehousing	\$0.00	\$55,490*
Total		\$217,342	\$138,724

* Due to the 60% ESG Emergency Shelter/Outreach Services Cap, staff is funding West County Community Services ESG funding for their Rapid ReHousing Program in addition to LMIHAF funding

CDBG-CV

Total Funds Available: \$132,483.64

Applicant	Project/Activity	Amount Requested	Staff Funding Recommended
Fair Housing Advocates of Northern California	Coronavirus Education and Outreach	\$30,000	\$30,000
Total		\$30,000	\$30,000

Recommended Action

- Review and approve preliminary funding recommendations that will be integrated into the draft FY 2025-2026 Action Plan and FY 2020-2021, 2022-2023, 2023-2024, and 2024-2025 Action Plan Substantial Amendments; and published for a 30-day public comment period

Next Steps

- Draft 2025-2029 Consolidated Plan and FY 2025-2026 Action Plan 30-day public comment period;
- Proposed FY 2020-2021, 2022-2023, 2023-2024, and 2024-2025 Action Plan Substantial Amendments 30-day public comment period;
- June 25th - Concurrent public hearings for final recommendation to Board of Supervisors
- July 8th – Tentative Board of Supervisors meeting
- Submittal of Action Plan to HUD before July 18th.

6. Adjournment – CTAC Only

**Next Scheduled Meeting:
Wednesday, June 25, 2025**



6. FY 2025-26 Funding Recommendations: County Fund for Housing (CFH), Low- and Moderate-Income Housing Asset Fund (LMIHAF), and Permanent Local Housing Allocation (PLHA)

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

Recommended Action: Recommend approval of FY 2025-2026 Preliminary Funding Recommendations for CFH, LMIHAF, and PLHA to the Board of Supervisors

Presented by Veronica Ortiz-De Anda and Madison Murray, CDC Staff

FY 2025-2026

- **County Fund for Housing (CFH)**
- **Permanent Local Housing Allocation (PLHA)**
- **Low-and Moderate-Income Housing Asset Fund (LMIHAF)**

Funding Recommendations

FY 2024-2025 CFH, PLHA, and LMIHAF Recommendations

Notice of Funds Availability (NOFA) published February 21, 2025

Funding Program	Total Amount Available
Low-and Moderate-Income Housing Asset Fund (LMIHAF)	\$250,000
Permanent Local Housing Allocation (PLHA)	\$979,795
County Fund for Housing (CFH)	\$1,500,000

FY 2024-2025 CFH, PLHA, and LMIHAF Recommendations

- Two Technical Assistance workshops: March 11th and 13th, 2025
- Applications due: April 17, 2025
- 10 applications received:
 - LMIHAF (countywide, homelessness related services): 6
 - CFH (countywide, affordable housing): 2
 - PLHA (excludes Petaluma & Santa Rosa, affordable housing): 2

Application Evaluation Criteria

CFH and PLHA Funding Criteria:

- Creation or preservation of the greatest number of affordable housing units, affordable to the lowest-income populations
- Demonstrate requested funds can be leveraged
- Advanced readiness of project
- Developer capacity, experience with affordable housing projects
- Adhere to CDC loan policies and program guidelines

LMIHAF Funding Criteria:

- Eligible Activity – homelessness prevention and rapid rehousing
- Eligible Applicant – non-profit organization, local govt. jurisdiction
- Needed services and organization capacity, experience

Burbank Housing Development Corporation

George's Hideaway, Guerneville

- CFH funds requested: \$1,000,000 total from combined sources
- 21 units, Permanent Supportive Housing; studios
- Targeted income population: homeless with zero up to 30% AMI
- CDC joint project in west county
- Navigation center operated on-site, case management

- Staff Recommendation:
 - \$159,583 – CFH
 - \$555,795 – PLHA*
 - \$185,519 – HOME
 - \$99,103 – HOME CHDO

Freebird Development Company, LLC

Saggio Hills Phase 2, Healdsburg

- CFH funds requested: \$1,500,00
- New construction, 42 units, mixed studio, 1, 2, 3 bedrooms
- Targeted income population: 30%-50% AMI households
- 25% of units designated for households with intellectual and developmental disabilities
- Supportive services available on-site
- Staff Recommendation: \$1,340,417 - CFH

Habitat For Humanity of Sonoma County

Blankenship Place

Ownership Townhomes, Sebastopol

- PLHA funds requested: \$424,000
 - New construction, 4 units
 - Unit sizes: 3-BR, 2-BTH
 - Target Income Population: up to 80% AMI households
 - Lower-income workforce housing, 500 sweat-equity hours by homebuyers
-
- Staff Recommendation: \$424,000 - PLHA

LMIHAF

Public Services

Applicant, Type of Service, Target Location of Beneficiaries	Funds Requested	Funds Recommended
Committee on the Shelterless (COTS), Homeless Prevention, Petaluma and countywide	\$150,000	\$75,000
COTS, Rapid Rehousing, Petaluma and countywide	\$50,000	\$0
Scopa Has a Dream (Corazon), Homelessness Prevention and Rapid Rehousing, Healdsburg and north county	\$50,000	\$50,000
The Living Room, Homelessness Prevention, Santa Rosa	\$196,330	\$75,000
West County Community Services, Rapid Rehousing, west county	\$250,000	\$50,000
Total		\$250,000

Summary of Funding Recommendations

FY 2025-2026 CFH: \$1,500,000

- George's Hideaway, Guerneville - \$159,583
- Saggio Homes Phase 2, Healdsburg - \$1,340,417

FY 2025-2026 PLHA: \$979,795

- George's Hideaway, Guerneville - \$555,795
- Habitat for Humanity Townhomes, Sebastopol - \$424,000

FY 2025-2026 LMIHAF: \$250,000

- COTS Homeless Prevention - \$75,000
- Corazon Homeless Prevention & Rapid Rehousing - \$50,000
- The Living Room Homeless Prevention - \$75,000
- WCCS Rapid Rehousing - \$50,000

Recommended Action

- PLHA: Review, provide input, and make funding recommendations as presented by staff
- CFH: Review, provide input, and make funding recommendations as presented by staff
- LMIHAF: Review, provide input, and make funding recommendations as presented by staff

QUESTIONS

7. Adjournment

**Next Scheduled Meeting:
Wednesday, June 25th, 2025**

