

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

**June 25<sup>th</sup>, 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. PUBLIC HEARING: FY 2025-29 Con Plan, FY 2025-26 Annual Action Plan, FY 2020-21, 2022-23, 2023-24, and 2024-25 Action Plan Substantial Amendments
- CTAC Adjourns**
6. FY 2025-26 Non-Federal Funding Recommendations **(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**

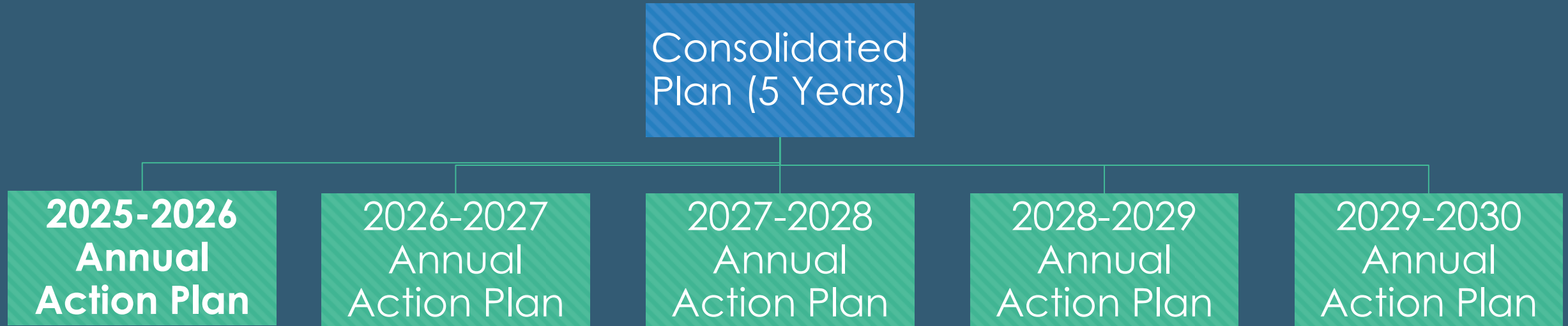
## 5. Five Year Consolidated Plan and FY 2025-26 Action Plan, FY 2020-2021, 2022-2023, 2023-2024 and 2024-2025 Action Plan Substantial Amendments

- ▶ 2025-29 Consolidated Plan
- ▶ FY 2025-26 Action Plan: One year use of funds for CDBG, HOME and ESG
- ▶ FY 2020-21 Action Plan Substantial Amendment: Use of CDBG-CV funds
- ▶ FY 2022-23, 2023-24 and 2024-25 Action Plan Substantial Amendment: Use of CDBG funds
  
- ▶ Actions Requested:
  1. Hold Public Hearing
  2. Recommend to Board of Supervisors approval of:
    - 2025-29 Consolidated Plan
    - FY 2025-26 Action Plan
    - FY 2020-21, 2022-23, 2023-24, and 2024-25 Action Plan Substantial Amendments

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

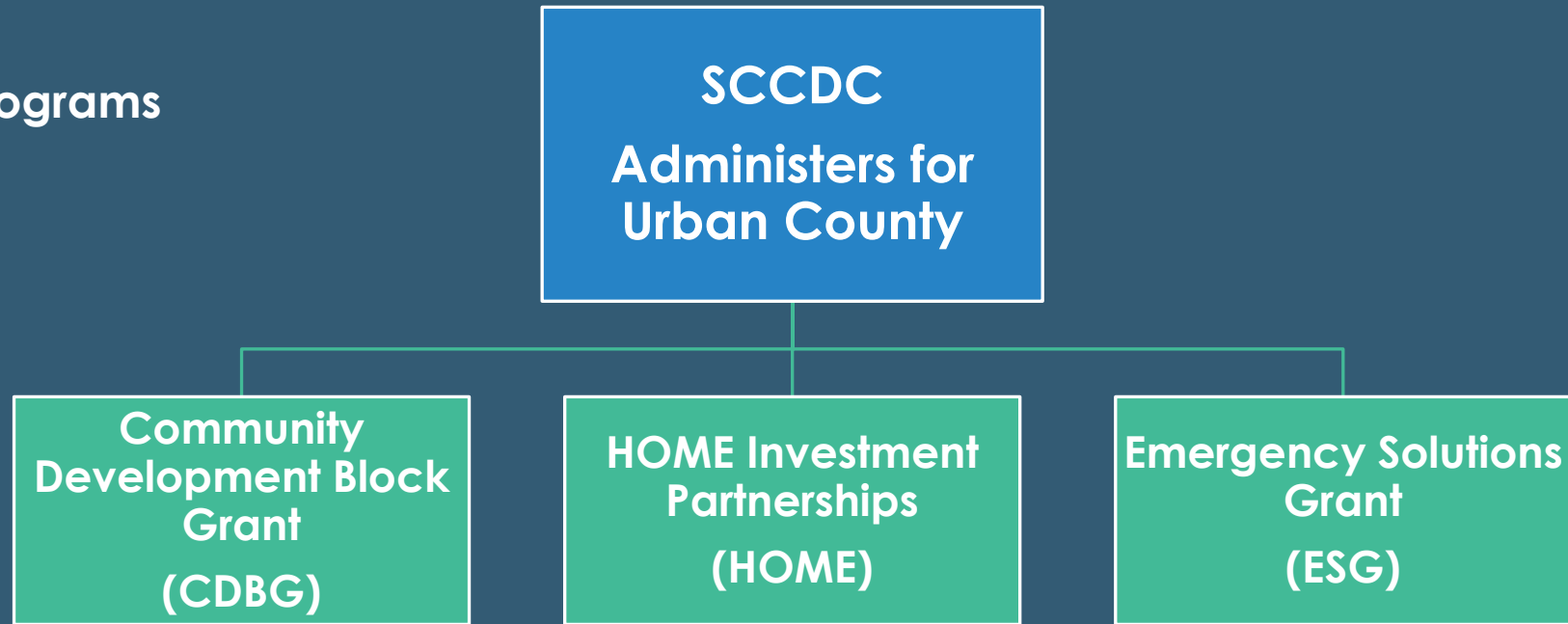


## HUD Requirements



- 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, recommended funding for projects and activities

## Federal Grant Programs



- Supplemental grants: CDBG-CV, HOME-ARP, ESG-CV
- Primarily serve residents of the Urban County

# 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
- 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)

# FY 2025 Action Plan & Action Plan Substantial Amendments: Affordable Housing Projects

Project Sponsor	Project Name	CDBG	CDBG-CV	HOME	HOME CHDO	ESG	Total Recommended
Burbank Housing	George's Hideaway			\$185,519	\$99,090		\$284,609
Sonoma County Housing Authority	Tenant Based Rental Assistance			\$309,931.32			\$309,931.32
SCCDC	Countywide Housing Rehab Programs	\$938,095					\$938,095

FY 2025 Action Plan & Action Plan Substantial Amendments:  
Economic Development and Non-Housing Capital Projects

Project Sponsor	Project Name	CDBG	CDBG- CV	HOME	HOME CHDO	ESG	Total Recommended
Community Child Care Council	Build Up Child Care	\$179,684					\$179,684
Sweetwater Springs Water District	PH 1 Wright Dr Watermain Replacement	\$759,183					\$759,183

# FY 2025 Action Plan & Action Plan Substantial Amendments: Fair Housing Services

Project Sponsor	Project Name	CDBG	CDBG-CV	HOME	HOME CHDO	ESG	Total Recommended
Legal Aid of Sonoma County	HOME – Housing Justice Program	\$123,936					\$123,936
Fair Housing Advocates	Fair Housing Education & Enforcement	\$123,936					\$123,936



# FY 2025 Action Plan & Action Plan Substantial Amendments: Public Services

Project Sponsor	Project Name	CDBG	CDBG-CV	HOME	HOME CHDO	ESG	Total Recommended
Fair Housing Advocates of Northern California	Coronavirus Education and Outreach		\$30,000				\$30,000
WCCS	Emergency Shelter-Navigation Center					\$80,865	\$80,865
WCCS	Rapid Rehousing					\$53,915	\$53,915

# Public Comment, Next Steps, and Actions Requested

- May 23<sup>rd</sup> - June 22<sup>nd</sup> 30-day public comment period of Consolidated Plan and Action Plans with funding recommendations
- July 8, 2025 – Board of Supervisors Meeting
- By July 18, 2025 – Submittal of Consolidated Plan and Action Plans to HUD

## CD Committee / CTAC Actions Requested:

To Recommend to Board of Supervisors Approval of:

- 2025-29 Consolidated Plan
- FY 2025-26 Action Plan
- FY 2020-21, 2022-23, 2023-24 & 2024-25 Action Plan Substantial Amendments

## 6. Adjournment – CTAC Only

**Next Scheduled Meeting:  
Wednesday, July 16, 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 CFH and LMIHAF funding recommendations to the Board of Commissioners. Recommend approval of the PLHA funding recommendations to the Board of Supervisors.**

**Presented by Madison Murray, CDC Staff**

## Funding Recommendations FY 2025-2026

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

# CFH, PLHA, and LMIHAF Funding Recommendations

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
Total	\$2,729,795



# Summary of Funding Recommendations

## **FY 2025-26 CFH: \$1,500,000**

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

## **FY 2025-26 PLHA: \$979,795**

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

## **FY 2025-26 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 Actions

- Recommend approval of the CFH and LMIHAF funding recommendations to the Board of Commissioners
- Recommend approval of the PLHA funding recommendations to the Board of Supervisors

**QUESTIONS**

## 7. Adjournment

**Next Scheduled Meeting:  
Wednesday, July 16, 2025**

