



Human Services Department Representative: Michelle Bendyk | Tenant Representatives: Judith Morgan, Naomi Campbell
1st District: Rena Wang | 2nd District: Jake Mackenzie | 3rd District: Chris Borr | 4th District: Teddie Pierce
5th District: VACANT | Executive Director: Michelle Whitman

Sonoma County Community Development Committee Special Meeting

PLEASE NOTE: This is a hybrid meeting and will be held in-person and online.

The meeting will be held in the Hearing Room of the Sonoma County Community Development Commission located at 141 Stony Circle, Suite 210, Santa Rosa, CA, 95401.

The Zoom webinar may be accessed at the following link:

<https://sonomacounty.zoom.us/j/97641042730?pwd=c3L07sssFew0BxHuY28ljlJCbFVimbs.1>

Telephone Option: (669) 444-9171

Webinar ID: 976 4104 2730

Passcode: 823071

Wednesday, June 25, 2025

10:00 am – 12:00 pm

AGENDA

1. Call to Order and Roll Call

2. Public Comment on Items Not on the Agenda

3. Approve Meeting Minutes from May 21, 2025 Meeting

The Committee will review, discuss, and may take action to approve the meeting minutes or may recommend changes.

Recommended Action: Approve minutes

4. Executive Director's Report

Michelle Whitman, Executive Director

The Executive Director will provide an update on agency business.

Information Only – No action item

5. PUBLIC HEARING: Fiscal Year (FY) 2025-2029 Consolidated Plan, FY 2025-2026 Annual Action Plan Federal Funding Recommendations, and Annual Action Plan Substantial Amendment for FY 2020-2021, 2022-2023, 2023-2024, and 2024-2025

The committees will hold a public hearing regarding the FY 2025-29 Consolidated Plan, the federal funding recommendations for the FY 2025-26 Annual Action Plan, and the Substantial Amendment to the Annual Action Plan for FY 2020-21, 2022-23, 2023-24, and 2024-25.

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

Recommended Action: Recommend approval of the FY2025-29 Consolidated Plan, FY2025-26 Annual Action Plan federal funding recommendations, and Annual Action Plan Substantial Amendments for FY 2020-21, 2022-23, 2023-24, and 2024-25 to the Board of Supervisors

6. FY 2025-2026 Funding Recommendations for County Fund for Housing (CFH), Low-Moderate Income Housing Asset Fund (LMIHAF), and Permanent Local Housing Allocation (PLHA)

The committee will take action on the funding recommendations for FY 2025-2026 for CFH, LMIHAF, and PLHA.

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

Recommended Action: Recommend approval of the CFH and LMIHAF funding recommendations to the Board of Commissioners, and recommend approval of the PLHA funding recommendations to the Board of Supervisors

7. Adjournment

**Next Regular Meeting:
July 16th, 2025, 10:00 am – 12:00 pm**

PUBLIC COMMENTS PRIOR TO THE COMMITTEE MEETING: Public comments may be submitted via email to CDC-8130-Public-Comment@sonoma-county.org. Virtual attendees are encouraged to submit their comments via email before the meeting.

PUBLIC COMMENTS DURING THE COMMITTEE MEETING: Any member of the audience that would like to address the committee - please raise your hand during the public comment period, which will be noted after staff have presented each item. When called by the Chair, please walk to the table that is labeled with the **Public Speaker** nameplate, then you may state your name and make your comments. Please be brief and limit your comments to the subject matter under discussion. Virtual attendees may raise their hand using Zoom, or dial *9 to raise their hand by telephone and will be directed to speak by the Chair. Each person is granted 3 minutes to speak; time limitations are at the discretion of the Chair.

MEETING DOCUMENTS: The associated documentation is available on the website at <https://sonomacounty.ca.gov/development-services/community-development-commission/boards-commissions-and-committees/community-development-committee>. Any changes to the date of the meeting, or any other updates, will be noticed on the above website.

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.

COMENTARIOS PÚBLICOS ANTES DE LA REUNIÓN DEL COMITÉ: Pueden enviarse por correo electrónico a Veronica.Ortiz-DeAnda@sonoma-county.org.

COMENTARIOS DEL PÚBLICO DURANTE LA REUNIÓN DEL COMITÉ: Cualquier miembro de la audiencia que desee dirigirse al Comité sobre un asunto de la agenda, por favor alze la mano cuando el presidente del comité anuncie el asunto y pregunte si hay alguien que quiera hacer un comentario. Cuando lo llame el presidente, diríjase a la mesa de comentarios públicos, diga su nombre y haga sus comentarios. Para que todas las partes interesadas tengan la oportunidad de hablar, sea breve y limite sus comentarios al tema en discusión. Generalmente a cada persona se le conceden 3 minutos para hablar; Las limitaciones de tiempo quedan a discreción del Presidente.

DOCUMENTOS DE LA REUNIÓN: La documentación asociada está disponible en el sitio web en <https://sonomacounty.ca.gov/development-services/community-development-commission/boards-commissions-and-committees/community-development-committee>.

Cualquier cambio en la fecha de la reunión, o cualquier otra actualización, se notificará en el sitio web mencionado anteriormente.

ALOJAMIENTO PARA DISCAPACITADOS: Si tiene una discapacidad que requiere un alojamiento, un formato alternativo o requiere que otra persona lo ayude mientras asiste a esta reunión, comuníquese con el Coordinador de la Sección 504 al (707) 565-7520 lo antes posible para garantizar los arreglos para alojamiento.

Los servicios lingüísticos están disponibles previa solicitud si se realizan al menos 48 horas antes de la reunión para ayudar a garantizar la disponibilidad. Para obtener más información o solicitar servicios, comuníquese con el Coordinador de la Sección 504 al (707) 565-7520.



Human Services Department Representative: Michelle Bendyk | Tenant Representatives: Judith Morgan, Naomi Campbell
1st District: Rena Wang | **2nd District:** Jake Mackenzie (Chair) | **3rd District:** Chris Borr (Vice Chair)
4th District: Teddie Pierce | **5th District:** VACANT | Executive Director: Michelle Whitman

**Sonoma County Community Development Committee
Concurrent Regular Meeting**

DRAFT Meeting Minutes

Wednesday, May 21, 2025
141 Stony Circle, Suite 210, Santa Rosa, CA 95401
10:00 a.m. - 12:00 p.m.
Hybrid Meeting

1. Call to Order and Roll Call

The meeting was called to order at 10:00 a.m. by Chair Mackenzie. Community Development Commission (CDC) staff conducted the roll call:

Community Development Committee Members

Rena Wang – District 1	Present
Jake Mackenzie, Chair – District 2	Present
Chris Borr, Vice Chair – District 3	Present
Teddie Pierce – District 4	Present
VACANT – District 5	Present
Judy Morgan – Tenant Representative	Present
Naomi Campbell – Tenant Representative	Present
Michelle Bendyk – Human Resources Representative	Present

CDC and Sonoma County Housing Authority Staff Present

Michelle Whitman, Executive Director
Rhonda Coffman, Deputy Director
Martha Cheever, Deputy Director
Veronica Ortiz-De Anda, Community Development Assistant Manager
Valerie Johnson, Community Development Program Coordinator
Madison Murray, Community Development Program Specialist
Jenna Schmidt, Community Development Program Technician II
Matthew Burns, Administrative Aide

2. Public Comments for Items Not on the Agenda

None.

3. Approval of March 19, 2025 Meeting Minutes

Public comments: None.

Action: The committee moved to approve the meeting minutes.

Motion: Borr
Second: Wang

Ayes: Wang, Mackenzie, Pierce, Morgan, Borr, Campbell, Bendyk
Noes: None
Abstain: None
Absent: None

Motion Passed.

4. Executive Director's Report

Michelle Whitman provided a report to the committee regarding recent agency business. Director Whitman discussed some recent groundbreaking ceremonies for Casa Roseland and George's Hideaway, both of which are local housing projects. Director Whitman also discussed the Consolidated Plan, the annual funding cycle, and some updates from the Housing Authority regarding new housing vouchers specifically for foster youth. Director Whitman concluded her presentation by highlighting some upcoming Board of Supervisors meetings related to the agency budget and the Casa Roseland housing project.

Public comments: None.

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

Madison Murray, Valerie Johnson, and Veronica Ortiz-De Anda gave a two-part presentation regarding the draft 2025-29 Consolidated Plan, the draft FY 2025-26 Annual Action Plan funding recommendations, and proposed substantial amendments to previous Action Plans. The presentation highlighted the requirements of the Consolidated Plan, including the public engagement process, and reviewed the proposed federal funding allocations along with a geographic distribution of the funds. Committee members asked questions and provided their input to staff.

Public comments: All organizations that applied for funding from the Commission were required to attend this meeting; several of these attendees provided comments in response to questions from members of the committee regarding their proposed projects. Many attendees provided further comments at the end of the staff presentation.

Action: Review and provide input on the draft Consolidated Plan and the federal funding recommendations as presented by staff.

Motion: Mackenzie
Second: Pierce

Ayes: Wang, Mackenzie, Pierce, Morgan, Borr, Campbell, Bendyk
Noes: None
Abstain: None
Absent: None

Motion Passed.

6. FY 2025-2026 Funding Recommendations for the County Fund for Housing (CFH), Low- and Moderate-Income Housing Asset Fund (LMIHAF), and Permanent Local Housing Allocation (PLHA)

Madison Murray and Veronica Ortiz-De Anda presented the non-federal funding recommendations for the FY 2025-2026. Staff explained the details of each funding request and each of the respective proposed projects, and any special needs populations that the project will serve. Staff concluded the presentation by reviewing a geographic distribution of the non-federal funds throughout Sonoma County.

Public comments: All organizations that applied for funding from the Commission were required to attend this meeting; several of these attendees provided comments in response to questions from members of the committee regarding their proposed projects.

Action: Review the preliminary non-federal funding recommendations and provide input to staff.

Motion: Mackenzie
Second: Bendyk

Ayes: Wang, Mackenzie, Pierce, Morgan, Borr, Campbell, Bendyk
Noes: None
Abstain: None
Absent: None

Motion Passed.

7. Adjournment

The meeting adjourned at 12:01 p.m.



**Sonoma County Community Development Commission
Sonoma County Housing Authority**

141 Stony Circle, Suite 210, Santa Rosa, CA 95401
P.O. Box 12025, Santa Rosa CA 95406-2025

*Members of the
Commission*

Lynda Hopkins
Chair

Rebecca Hermosillo
Vice Chair

**David Rabbitt
Chris Coursey
James Gore**

Michelle Whitman
Executive Director

MEMORANDUM

Date: June 25, 2025

To: Community Development Committee (CD Committee)
Cities and Towns Advisory Committee (CTAC)

From: Valerie Johnson, Community Development Program Coordinator
Veronica Ortiz-De Anda, Community Development Assistant Manager

Subject: Sonoma County 2025-2029 Consolidated Plan and Fiscal Year (FY) 2025-26 Annual Action Plan Funding Allocations for Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grants (ESG), and Substantial Amendments to FY 2020-21, 2022-23, 2023-24, and 2024-25 Action Plans

Draft 2025-2029 Consolidated Plan

At the last concurrent meeting of the CD Committee and the CTAC on May 21, 2025, CDC staff presented the draft 2025-2029 Consolidated Plan (ConPlan). This document is a requirement of the U.S. Department of Housing and Urban Development (HUD) of grantees of federal funds and will guide the County's investments of CDBG, HOME, and ESG funding for the next five years. Preparation of the ConPlan entails extensive public engagement and analysis of specific HUD data to formulate goals. The draft ConPlan contains the following sections:

- Public Engagement: input received from consultations with local stakeholders, agencies public outreach and a survey;
- Need Assessment: analysis of affordable and market rate housing, including housing needs by different demographic groups and household income, housing cost burden, overcrowding for both renters and owners; and assessment of non-housing community development needs;



- Market Analysis: analysis on the cost and supply of different housing types with consideration of tenure, accessibility, housing condition, and vacancy rate for both affordable and market rate housing;
- Strategic Plan: based on the outcome of the public engagement process and analyses, this section identifies the highest priority needs, which become the goals for the next five years. This section includes a discussion on administration and compliance management by CDC.

The goals in the draft ConPlan did not change significantly from those identified in the 2020-2025 ConPlan and are as follows:

- Affordable Housing: new rental units, rental assistance, and housing rehabilitation.
- Homelessness: homelessness services, including outreach, emergency shelter, homeless prevention, and rapid rehousing.
- Non-Homeless Special Needs: support lower income households and special needs households with housing retention resources.
- Non-Housing Community Development: public improvements benefiting low-income residents and persons with disabilities in the Urban County, including public facility improvements, removal of architectural barriers, and microenterprise assistance.

Following the meeting, the draft ConPlan was made available for a 30-day public review and comment period in accordance with the Community Participation Plan. Hardcopies were made available at the CDC office, County Library in Santa Rosa, and at the office of the Board of Supervisors. Public notices of availability and of this public hearing were posted on CDC's website, the main County of Sonoma website, and published in two local newspapers. Additionally, email notifications were sent to all CDC subscribers, which includes participants of the Housing Authority of Sonoma County. As of the date of preparation of this memorandum, June 13, 2025, no public comment has been received, however, all comments received before the June 25th meeting will be presented to the committees.

Due to a lack of participation in the ConPlan process by the Hispanic community, the Committees recommended staff contact several Hispanic based organizations in the area. The day after the committee meeting, CDC staff emailed notifications of the draft ConPlan and FY 2025-26 Action Plan to the following organizations: Los Cien, North Bay Organization Project, and the Hispanic Chamber of Commerce. To-date no response or comments have been received.

Fiscal Year 2025-2026 Annual Action Plan & Substantial Amendments

CDC staff prepared a draft Action Plan for FY 2025-26, and Substantial Amendments to the Action Plans for FY 2020-21, 2022-23, 2023-24, and 2024-25 based on the CDBG, HOME, ESG, and CDBG-CV funding recommendations made by the Committees on May 21, 2025.

HUD requires submission of the Annual Action Plans by July 18, 2025, to enable the "Urban County" entitlement jurisdiction to receive CDBG, HOME, and ESG grant funding. The Action Plans list the specific projects that are being approved to use a combined total of \$3,291,637.32 from these funding sources. The uses of these funds are for affordable housing development and preservation, public facilities and improvements, rental assistance, emergency shelter operations, and services related to fair housing, homelessness prevention, case management,

and financial stability, all to benefit lower-income residents, as well as administrative costs for CDC staff to operate these HUD-funded programs.

The following table includes the combined total of CDBG, HOME, ESG, and CDBG-CV funding recommended to support the activities listed in the draft FY 2025-26 Action Plan and the FY 2020-21, 2022-23, 2023-24, and 2024-25 Amended Action Plans as previously reviewed by the committees:

Table 1 – Combined Action Plan Funding

Project Sponsor	Project Name	Funding Source	Recommended Award
Sweetwater Springs Water District	Phase 1 -Wright Drive Watermain Replacement Project	CDBG	\$759,183
Community Child Care Council of Sonoma County	Build Up Childcare	CDBG	\$179,684
Sonoma County Community Development Commission	Countywide Housing Rehabilitation Programs	CDBG	\$938,095
Legal Aid of Sonoma County	HOME - Housing Justice Program	CDBG - Public Services	\$123,936
Fair Housing Advocates of Northern CA	Fair Housing Education & Enforcement	CDBG - Public Services	\$123,936
Burbank Housing Development Corporation	George's Hideaway	HOME	\$185,519
Sonoma County Housing Authority	Tenant-Based Rental Assistance	HOME	\$309,931.32
Burbank Housing	George's Hideaway	HOME-CHDO	\$99,090
West County Community Services	Emergency Shelter – Navigation Center	ESG	\$80,865
West County Community Services	Rapid Rehousing	ESG	\$53,915
Fair Housing Advocates of Northern California	Coronavirus Education and Outreach	CDBG-CV	\$30,000
CDC Administration and Planning Costs	Program Administrative Costs	CDBG, HOME, ESG	\$407,483
Total Funding			\$3,291,637.32

The draft FY 2025-26 Action Plan and Substantial Amendments to the FY 2020-21, 2022-23, 2023-24, and 2024-25 Action Plans were made available for a 30-day public comment period, as required by HUD. The comment period started on May 23, 2025, and concluded on June 22, 2025. Following the public comment period and the recommendation of the CD Committee and CTAC, the draft Action Plans will go to the Board of Supervisors for approval on July 8, 2025.

Requested Actions:

- Recommend approval of the draft 2025-2029 Consolidated Plan to the Board of Supervisors;
- Recommend approval of the draft FY 2025-26 Action Plan to the Board of Supervisors; and
- Recommend approval of the draft Substantial Amendments to the FY 2020-21, 2022-23, 2023-24, and 2024-25 Action Plans to the Board of Supervisors



**Sonoma County Community Development Commission
Sonoma County Housing Authority**

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Michelle Whitman
Executive Director

MEMORANDUM

Date: June 25, 2025

To: Community Development Committee (CD Committee)

From: Madison Murray, Community Development Program Specialist
Veronica Ortiz-De Anda, Community Development Assistant Manager

Subject: Final Funding Recommendations for Fiscal Year 2025-2026 – County Fund for Housing (CFH), Low- and Moderate-Income Housing Asset Fund (LMIHAF), and Permanent Local Housing Allocation (PLHA)

The Sonoma County Community Development Commission administers a variety of federal, state, and local funding programs that support affordable housing and local services. Among these programs are CFH and LMIHAF, two local funding sources, and PLHA, a state funding source. Both CFH and PLHA programs are designed to support the development and preservation of affordable housing while LMIHAF may only be used to support homeless prevention and rapid rehousing activities.

The total available funds under each program source are shown in the table below:

Funding Source	Amount Available
County Fund for Housing	\$1,500,000
Low-Moderate Income Housing Asset Fund	\$250,000
Permanent Local Housing Allocation	\$979,795
Total	\$2,729,795



Preliminary funding recommendations, as indicated below, were presented to the committee at the last meeting held on May 21, 2025. The committee is requested to make its final funding recommendations, which will be presented to the Board of Supervisors and Board of Commissioners in July of this year.

CFH Program – Available Funds: \$1,500,000

Applicant, Project Location, Total Units	Funding Recommended
Burbank Housing Development Corporation, Guerneville, 21 units George's Hideaway	\$159,583
Freebird Development Company, Healdsburg, 42 units Saggio Hills Phase 2	\$1,340, 417
Total	\$1,500,000

LMIHAF Program – Funds Available: \$250,000

Applicant, Project Location, Program Type, Total Proposed Number of Households Served	Funding Recommended
Committee on the Shelterless (COTS), Petaluma, Homelessness Prevention, 350 households	\$75,000
Scopa Has a Dream, Inc. (Corazon), Healdsburg, Homelessness Prevention/Rapid Rehousing, 425 households	\$50,000
The Living Room, Santa Rosa, Homelessness Prevention, 255 households	\$75,000
West County Community Services, Guerneville, Rapid Rehousing, 40 households	\$50,000
Total	\$250,000

PLHA Program - Funds Available: \$979,795

Applicant, Project Location, Total Units	Funding Recommended
Burbank Housing Development Corporation, Guerneville, 21 units George's Hideaway*	\$555,795
Habitat for Humanity, Sebastopol, 4 units Townhomes (affordable homeownership)	\$424,000
Total	\$979,795

*Applicant did not apply for PLHA, but the proposed project is eligible for this funding source, and to award all funds available to eligible projects, staff recommended PLHA funding.

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