

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

June 25th, 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

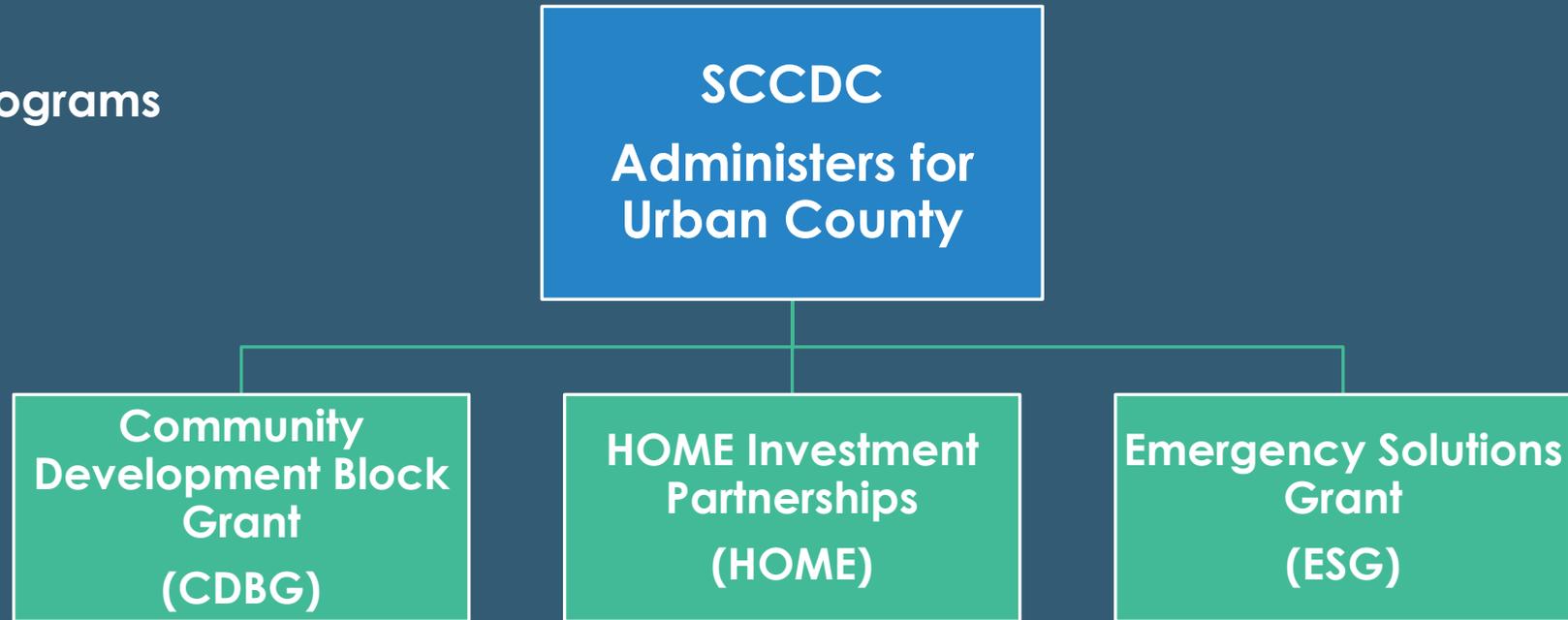
Presented by Veronica Ortiz-De Anda and Valerie Johnson, CDC Staff

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 23rd - June 22nd 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 LMHAF 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**

