



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

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Commission*

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**COMMUNITY DEVELOPMENT COMMITTEE**  
**Monthly Activities Report**  
**for December 2011**

*Highlights of activity not covered through CD Committee meeting agenda items.*

**Community Development Division**

- Construction Services staff prepared and submitted a funding application to the State Housing and Community Development Department for \$1 million in additional CalHome funds to support the Owner-Occupant Housing Rehabilitation Program.
- HUD announced the renewal of over \$2.2 million in Continuum of Care funding awards for local agencies serving the homeless. All existing awards were renewed. The announcement from HUD regarding awards for new proposals expected in January or February.
- The Annual Homeless Assessment Report (AHAR) report submissions were marked as Complete for six out of seven on January 3, 2012. We anticipate all reports to be deemed “usable” by HUD.
- HMIS – we have incorporated two new Providers into the system. They are Vietnam Veteran’s Supportive Services for Veteran’s and Families program and the DAAC Residential Support Center.

**Housing Authority Division**

- Housing Choice Voucher Program (HCV). During the month of December, the Housing Authority completed an update of the waiting list. Nearly 9000 inactive applications were removed from the waiting list, leaving 6032 current applicants of which 3120 work or reside within the jurisdiction of the Housing Authority. The HCV program achieved a 100% lease-up rate for the calendar year ending December 31, 2011.
- HOME Tenant-Based Assistance (TBA). At the end December 2011, there were 95 households assisted, two applicants in process and eleven supportive service partner agencies working with the program.
- Shelter Plus Care Program (S+C). At the end December 2011, there were 127 households on the program. Another five households were searching for housing.
- Family Unification Program (FUP). At end December 2011, there were 45 households on the program. Four households were searching for housing and one more application was in process. The Housing Authority partners with Family Youth and

Children's Services to identify families that need appropriate and affordable housing in order to have children returned to the household. FUP is a subset of the HCV program.

- Family Self Sufficiency (FSS). At end December 2011, the FSS program had 40 participants, of which 25 had escrow account balances. The program is designed to help families become independent of public assistance and save towards education, home ownership, or small business start-up. FSS is a subset of the HCV program.

## **Redevelopment Agency**

### ***All Project Areas:***

- Commercial Rehabilitation Loan Program (CRLP):  
In the Springs Project Area the Construction Services staff has four projects that are in retention and nearing completion and 8 projects that are moving forward at this time. There have been eight project completions to date and two projects applications have been withdrawn. In the Russian River Project Area, we have 15 projects in the design phase, three in the bid phase, three under construction, four completed, and a number of active applications. In Roseland five applications have been received in the project area, with three projects in the design stage and two completed. However, as a result of the recent California Supreme Court's decision to dissolve redevelopment agencies statewide, the CDC is prohibited from entering into any new agreements.

### **Russian River Redevelopment Project Area:**

- Branding & Marketing & Wayfinding Signage: The CDC has posted the following links for the wayfinding signage project on the Russian River webpage: project objectives, wayfinding signage design concepts, sign location map, sign message schedule and a Google Map along with a feedback form. The consultant will also consider suggestions made regarding town gateways and continues to work on those designs. Funding for the fabrication and installation of the wayfinding signage is uncertain at this point as a result of the California Supreme Court's decision to dissolve redevelopment agencies statewide.
- Public Restrooms: The public restrooms have been operational since Nov. 21<sup>st</sup> with daily janitorial service provided by Brokate Janitorial Services. The CDC staff has received positive reports from our Public Restroom Task Group on the use and maintenance of the facility.
- Creekside Park (former Monte Rio School) Phase I: The MRRPD and Prunuske Chatham Inc. completed the scoping meeting last month and PCI is coordinating the CEQA Initial Study Checklist which includes reports related to environmental, biotic and cultural resources, traffic, noise, and water quality. Huffman Engineering is proceeding with development of the on-site wastewater system and is coordinating with the PRMD Well and Septic Division. The MRRPD met with Sweetwater Springs Water District Board in November to continue discussions about the surplus lands on Starrett Hill and how to create public access through a proposed trail system.

- **RRROC Election:** The RRROC Election was held on December 16<sup>th</sup> at the Guerneville Veterans Building. The following candidates were elected and/or reelected to the RRROC:

Justin J Raymond Lacy - Business property Owner - 2 year term

Gary Getchell - Business property Owner - 4year term

Charles H Ramsey - Business property Owner - 4year term

Tim Lipinski - Residential Owner-Occupant/Residential Property Owner - 2 year term

Kim Holliday - Residential Owner-Occupant/Residential Property Owner - 2 year term

Dan Fein - Residential Owner-Occupant/Residential Property Owner - 4 year term

Lance M Sprague - Residential Tenant - 2 year term

Catherine Young - Residential Tenant - 2 year term

The election results must still be certified by the Board of Supervisors.

- **Fife Creek Commons:** Construction is nearly 80% complete. Exterior painting, with the exception of the community building is complete. The plaster scratch coat will be started this week. The precast stairs are installed and look beautiful. The elevator has been delivered with installation by mid-December. The PV panels have been installed on the roofs. The buildings are in various stages of completion. Buildings 9 & 10 will be finished the first week in January, followed by buildings 1 & 2. New estimated completion date for all buildings is February 23<sup>rd</sup>.

***The Springs Redevelopment Project Area:***

- **Hwy 12 Project:** The Department of Transportation and Public Works (D.T.P.W.) continues to prepare the 65% level plan set and studies. The Foundation Study is complete. The Drainage Study is complete and will be submitted with 65% plans. The Stormwater Data Report is in the works. PRMD Environmental Review Division is preparing an agreement with the Sonoma Ecology Center to plant and maintain the Oak trees in the Maxwell Farms Regional Park. They plan on planting the trees as soon as we get some rain to avoid watering. The utility undergrounding project is proceeding. The main trench is complete. PG&E and others are making the conversion to each individual parcel removing the overhead supply when they are complete. PG&E is topping poles once they are off. Once the other utility companies have converted their services from overhead to underground PG&E will return and pull the remaining pole out. They expect to be complete by the end of the year.
- **RAC Election:** The CDC did not receive any eligible candidate declaration forms for the RAC election and as such an election was not held on December 1<sup>st</sup> as originally noticed to the public.

The three vacant categories include Residential Owner-Occupant, Residential Tenant, and Business Operator. Current RAC members will serve through the January 5, 2012. The appointment of new RAC members to fill vacancies is on hold until further notice as a result of the recent State Supreme Court's decision to dissolve redevelopment agencies statewide.

***Roseland Redevelopment Project Area:***

- *Roseland Village Plaza Project.* As a follow-up to the CDC hosted Community Meeting held on Nov. 9<sup>th</sup> at Roseland Elementary School, the preliminary master plan studies for the Roseland Village presented by Mission Housing have been posted to the CDC Roseland Shopping Plaza Project webpage at the following link:

[http://www.sonoma-county.org/cdc/rd\\_rl\\_rspp.htm](http://www.sonoma-county.org/cdc/rd_rl_rspp.htm)

- *Small Business Development Center.* The Small Business Development Center is in the process of doing follow-up to businesses and individuals who attended the series of “So You Want to Start A Business Workshops” held in conjunction with the business association Negocios Unidos and Wells Fargo Bank on November 7th, 14th, and 21<sup>st</sup>.and Nov. 30<sup>th</sup>. The consultant continues to meet with individual clients such as David’s Shoes and Cielo Azul Farm. Activities slowed as the SRJC campus was closed during the holidays.