



**Springs Municipal Advisory Council
Minutes of Hybrid Meeting In person/Zoom
June 12, 2024**



The Springs Municipal Advisory Council represents the people of the Springs in Sonoma Valley as the voice of the community to elected representatives. SMAC is committed to engage with all community members in meaningful and inclusive ways to promote the health and wellbeing of the Springs.

Contact: Zaira Enriquez, Field Representative to Supervisor Susan Gorin
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For viewing purposes: Supervisor Gorin's YouTube page w/ all meeting videos.
https://www.youtube.com/watch?v=AA_EnxdzEng

Springs MAC Meeting 06/12/24 - Sonoma TV You Tube (Audio glitches throughout)
<https://www.youtube.com/watch?v=gAPY6dtlidE>

1. Call to Order & Roll Call 6:31pm

Roll Call: Councilmember Reyes

Present: Winders, Dong, Barakat, Iturri

Absent: Allan, Norman

Present: Zaira Enriquez, Admin/Field Representative to Supervisor Gorin
Lin Marie deVincent, Minute Taker

(Audio begins @1:26)

Chair Iturri: welcomed Maria Barakat, newly appointed Councilmember At Large of MAC.

Acknowledged MAC's support team. Broadcasting on Facebook & Sonoma TV. Spanish translation available online. Reminder that the Springs MAC is an Advisory Council, all Councilmembers serve in a volunteer capacity.

Translators online: Carlos Radillo, Ricardo Delgado can be heard on zoom broadcast.

2. Approval of Minutes of May 8 and May 16, 2024 Meetings.

Councilmember Dong moved to approve May 8 & 16, 2024 Meeting Minutes, Councilmember Barakat seconded. Motion passed unanimously.

File: Springs MAC Minutes June 12, 2024 Hybrid can be found here:

3. Public Comment/zoom Items not on Agenda. 3 minutes (@2:35)

Iris Lombard, noted that there are two Mobilehome Park Regulations in works for Emergency Preparedness; if approved will be effective July 1, 2025. Bill will require parks to adopt an Emergency Preparation Plan w/ prescribed elements before renewal of Permit to Operate an existing park, &, before issuance of renewal of Permit to operate a park constructed after July 2025. Bill will require Emergency Plan to include an attestation by park owner or manager under penalty of perjury of compliance w/ Emergency Prep Plan & requirements. Bill would require park owner to include in the above described Annual Notice info on how to request a copy of Plan via internet. Bill would require an Enforcement Agency to ascertain compliance of those provisions & refuse to issue or renew a Permit to Operate if a violation is not corrected in 60 days of Notice of Violation, & to impose formal penalties. This issue is pertinent due to many parks in valley w/ concerns re: water and fire, especially Rancho Vista, which has only one way to exit, w/ over 100 spaces in park. This Bill also requires management to take into consideration people w mobility & handicap challenges. Also, RE: signage i.e. Parking Your Vehicle in own Driveway. Bill will prohibit management from removing vehicles used or required by homeowner for work or employment or which advertises any trade or services on vehicle from homeowners or resident's driveway or designated parking space or space provided by mgmt. for parking, unless any part of vehicle extends into park or roadway or otherwise poses significant danger. Also effective as of July 1, 2025. Important issue since residents use their vehicles to advertise their businesses or as work vehicles.

Dave Ransom, member of Valley Church; encouraged community & MAC to think ahead. Pray for best, plan for worst. Donald Trump has a plan for immigrants. His advisors at work writing up the Executive Directive he would give when elected. Plan is a list of 7 million names of undocumented folks in country, to round them up, put in concentration camps, send back to countries of birth. Also discussing legislation to take citizenship away from sons & daughters of undocumented folks. The Sonoma Valley Housing Group notes that half folks in Springs are Latino or more, half of those undocumented, many children. Would be a tremendous loss of Spring's people, & a tremendous disruption for everybody. And the Economic Summit will mess up economy of Valley. Our allies should include wine industry. 8 years ago when this happened, a community meeting was held at el Verano School, well attended, Anglo & Latino separated for translation purposes. Observed the fifty Anglos listen to boring presentation on immigration law, but waded through it, wanted to do something. Organized Sonoma Valley Action Council, one of 9 community groups formed to deal w/ immigration. Recommended MAC think about how to direct community's attention to this issue.

Fred Allebach, RE: comments from a county sponsored focus group on housing issues, all in Spanish. **Chair Iturri** recommended waiting for tonight's related Agenda Item.

Juan Fresse, Sonoma Valley ECE Partnership Director, Santa Rosa RE: need for infant toddler care, specifically in Springs, a child care desert. Did a presentation previously at MAC. Now 1.5 years later has been progress. Have added several new family childcare providers. Flowery Camp at 4Cs converting to a Toddler Site, 16 toddlers will be accepted, full day site. Able to address this issue, but will be compounding & continuing – need to address for future. Suggested MAC recommend idea of co-location of Childcare Services w/ new development/s. Not necessarily as big as SDC - smaller developments, space set aside on lower level for child care center, & especially low income development/s. Apartments have been put in for some family childcare providers specifically designed to be a family childcare unit. There are tax benefits for this; benefits community. Need more childcare for families. Keep this issue at forefront as community continues to expand & develop. Available to present to MAC for more details; there are other organizations involved. Need to plan for future; have places for families and children who have had to leave. Invited feedback. 707.522.1413 x228. jfresse@sonoma4cs.org; www.sonoma4cs.org. 131-A Stony circle, Suite 300, Santa Rosa 95401. Office 707.544.3077.

Public Comment/Zoom, none

4. Chair Iturri Update (@12:15)

- Maria Barakat appointed as At Large Member of MAC.
- Iris Lombard will be re-appointed at the July 9th Meeting
- Budget Fund requests are increasing. July Agenda Item discussion for proposal process; requests will all be accepted at same time, previewed at same time, decisions made. Create Ad hoc to improve process.

Public Comment

Iris Lombard, RE: recent Quetzalen Spring's community performance; enjoyed event & MAC's donations.

5. Supervisor Susan Gorin Update on zoom (@14:07)

Report from BoS:

- **Budget Hearings**, 2 more meetings on schedule. Agreement reached on Budget. Acknowledged all worthwhile community requests to Board e.g. Roseland Library, Family Resource Center. Funds limited; over-considered Budget by \$8million.

(You tube audio cut out until 15:54)

Worked on ways to add additional funding for Depts. E.g. Public Defender, Office of Equity, Probation, Victims' Advocates for the DA. Succeeded in adding many positions.

- **Board Budget Requests:** twice as many requests as available funds.
- For Sonoma Valley, agreed on use of Public Equity Funds for East County Services Center for tech equipment installation in 2 conference rooms. To add zoom; MAC meet there potentially in fall.
- Additional hours for Board Aide, Lupe Alvarez Topar. Started half time, will now be full time, but limited by One Year Funding.
- Evacuation Analysis for Los Guillicos not funded. Placing more individuals there, need better consideration especially if moving into Eliza's Village. Most will not have cars, so evacuation plan in emergency important. County responsibility to ensure safe evacuation. Campus already burned over twice. Looking at alternative funding.
- Legal Aide funded for \$500,000. Advocate for families; keep them in their homes. For Council on Aging/Elder Advocates to help navigate resources for seniors.

(Audio cut out on you tube video until 19:28)

- Pilot Project funded, one time, for navigator position for furniture & equipment at Services Center. Brainstorming w/ Supervisor Hopkins/Sebastopol, how to best use the two Regional Services Centers.
- Secure Families. Secured allocation of \$300,000 to work w/ immigrant families. Acknowledged Dave Ransom's Public Comment re former President Trump's threats to immigrants. Background on Secure Families – started by Bruce Goldstein, former County Counsel, county supportive of program including Sonoma Valley.
- COAD & Promotores funded (Committee Organized to Assist in Disasters); vaccinations for people w/o health insurance, or undocumented.
- Clean up rivers; i.e. Russian River, Sonoma Creek, Petaluma Valley, working w/ Sonoma Ecology Center, Russian River Keepers. Concern re debris from housing challenged encampments
- Funding for Service Districts to maintain community plaza/s or create a new Enhanced Infrastructure Financing District
- Future Springs Community Plaza; update. Community meeting held recently; will send out collected notes. Invited Spanish speaking business owners along corridor at Services Center. Good meeting participation/suggestions. Teresita Fernandez of la Michoacana, and Enrique's Wine Country Auto Tires supportive of Plaza. Will go forward w/ new District One Supervisor Hermosillo.

(Audio out till 23:44)

- Acknowledged all community involvement on upcoming Housing agenda items. Action Steps suggested being taken or in process.

Chair called for Council Questions, none

Public Comment, Zoom

Margaret DeMatteo, Legal Aid, thanked Supervisor Gorin for work & supporting Housing funds in a time of budget uncertainty. **Supervisor Gorin**, recognized everyone at Legal Aid for their great service; Jim Leddy, Operations Mgr. , Kendall Jarvis, others present at 2 days of meetings. Funding must be renewed annually, is an essential service.

6. Overview of Affordable Housing Issues in Sonoma Valley (@26:19)

Receive a general presentation on different aspects of affordable housing issues in Sonoma Valley. Topics may include application processes for rental assistance, eligibility requirements for vouchers, tenant rights, and various other programs and services. Invited presenters: Community Development Commission and Legal Aid of Sonoma County.

Rhonda Coffman (CDC) and Martha Cheever (Sonoma County Housing Authority) and Margaret DeMatteo (Legal Aid)

Chair Iturri, noted ongoing challenges re housing. Reported other county Districts making progress, not in declining enrollment; good models for Sonoma Valley.

Rhonda Coffman, Community Development Commission (CDC)

- **Background:** CDC Primary role to Produce, Preserve & Protect affordable housing. Administer State, Federal, local funding & rental subsidies and Mobilehome Rent Stabilization Ordinances. Help develop Housing Policy, support Fair Housing Services through community based organizations, including Legal Aid/partner Agency. Services include: new housing development & construction, sometimes acquire space, provide rehab loan programs to keep people in their own affordable homes, provide funding for Fair Housing Services. Other: Flood Elevation program in Guerneville area, earthquake resistance bracing program for mobilehomes.
- **How affordable housing is produced:** funding subsidies or development incentive programs requires developer to enter in agreement to provide certain number of affordable units, rents, income limits, & term of affordability restriction - typically between 30-55 years. Through subsidies & development incentives, CDC produced over 3,300 affordable housing units unincorporated county mostly rental (3,000), affordable ownership units (319) reserved for special needs i.e. chronically homeless or seniors,

and permanent supportive housing. All units restricted households w/ 30% or 120% of Area Median Income (AMI); i.e. mostly lower end, Extremely low or Very low Income.

- **Affordable Housing Agreements:** once recorded, then CDC does affordable housing compliance monitoring, assure Terms of Agreement being enforced. Agreements recorded on title to each property, affordable housing team collects annual reports from each property. Also w/ new property, when first leasing, monitor for proper set up, & each year thereafter.
- **Reports include:** Info on # of affordable units, household size, income, rent charges, utilities charged to tenants. Reviewed compared w/ Terms of Agreement, address concerns w/ property management through resolution. Monitor sites every 3 years. Review all tenant files/docs. Physical inspections of units & common area. Concerns identified, work w/ property management/owners to resolve. Monitoring conducted more frequently if there are concerns raised e.g. need for property mgmt. to understand the Terms of Agreement. A common concern is rents; assuring that right rents charged. Most affordable housing financed by multiple public subsidies, as many as 7 including Federal, State, private sources, each have own specific rent & income restrictions, complex; most property owners/managers want to understand & comply w/ requirements. Can refer to So Co Legal Aid, Fair Housing Advocates Northern CA.

Martha Cheever, Director of Housing Authority. Administers 6 different Rental Assistance Programs, to approx. 3,400 low income residents in county. Rental Assistance Vouchers means a voucher holder can lease a unit of their choice in private rental market, all areas in Sonoma County except incorporated City of Santa Rosa. Due to lack of available units, County using Project Basing as tool to find units for those w/ Vouchers. HUD rules allow project basing up to 30% of program, the basic Housing Voucher Program. This ties direct rental assistance to a specific unit in development for a period of 40 years. These are Project Based Vouchers, tools for developers to get their project funded. Provide a guaranteed source of income over life of project & aid developers in their tax credit applications, looked favorably on by banks & get better financing rates. Helps deepen the affordability of project. So Co Housing Authority has 453 active Project Based Vouchers, 47 in City of Sonoma. An additional 147 vouchers units in development process. 18 committed to (inaudible) project in pre-construction.

Acquiring Assistance through Housing Authority (HA): all Wait Listed. Held Housing Choice Voucher Lottery last fall (2023) randomly selected 750 applicants to be on Wait List; List will reopen in two years after 750 have been serviced. Also, HA maintains separate site-based Wait Lists for other Project Based Voucher Units. These Wait Lists more dynamic, open at irregular intervals. Gearing up to open several Wait Lists for 30% AMI 3 bdrm. Units, including Wait List for Feters Units & Madrone Units in Sonoma. Application period will open July 1-31. Can sign up for 3 bdrm. Wait List, then will open 2 bdrm. Wait List, then 1 bdrm. List. Spread out for

limited staff to process. Materials available in MAC meeting room. Can use QR Code, or call 707-565-7501 front desk, provide email address to sign up for Wait List. After a household is on Wait List, receive Rental Assistance Voucher, can look for unit; federal law requires tenant pay 30% of adjusted gross income in rent. HA covers remainder; but cannot approve if required to pay more than 40%.

Margaret DeMatteo (she/her), Housing Policy Attorney, Legal Aid (LA), Sonoma County.

LA continues to expand; many different community programs - Child Abuse Prevention program. Housing Stability Program/intersects w/ Homelessness Prevention Program. Justin Milligan, attorney, out in community working to remove barriers from opportunities or keep people in housing. A Domestic Violence Team. Most services require being income-qualified, based on Federal Poverty Guidelines.

Elder Law program. Welcomes referrals for seniors, income qualifications not required. Primarily do Elder Abuse Restraining Orders due to financial, physical or emotional abuse in homes.

Simple Estate Planning, Public Benefits, Financial abuse, credit issues, landlords/tenant eviction problems, employment & health, Disaster Relief, veterans, small business equity recovery to assist small LLCs to get going.

Biggest Program - Housing issues. Eviction defense. Potential issues e.g. lack of habitability, discrimination, retaliation, tenant harassment. Have had case successes e.g. landlord locked her tenant out, illegal. Can't just change the locks, must follow process. Many of these issues in So Co but primarily helping w/ evictions, how to respond to eviction notice. Defined requirements for Eviction Notice. In CA, notice to terminate tenancy must be in writing, served a certain way, say certain things. People think there are many renter protections in CA. One monumental State Law into effect January 1, 2020, still loopholes. Requires eviction for good cause, e.g. nonpayment of rent, breach of lease, owners want to move into their unit. Tenants need adequate notice. Noted important statistic: 52% of rental units in So Co are single family homes or ADU homes (Additional Dwelling Units). Those are typically exempt from state protections. LA campaigning w/ So Co BoS to close this loophole. Much objection as it is primary form of rental housing. Situation is a result of lack of production of enough affordable housing, multi-family housing. Unusual, most counties have more modes of multifamily housing. So Co a rural county.

LA advocating on all levels – city, county, state. Keeping people housed is more economical than homelessness. Have had success for mobilehome parks rent stabilization, primarily for seniors.

Noted event: Legal Aid & La Luz doing a comprehensive “Know your rights as Tenant” - food provided, bilingual, July 24, 5:30pm at La Luz Booker Hall. Also on zoom.

And, LA Will be at Aug 20th BoS meeting for additional presentation on Rent Protection Ordinance.

Chair called for Council questions. (@48:33)

Councilmember Dong, 2 questions. #1. Are the designated affordable housing units/apartments subject to rent increases, up to 10% year, or, does Development Agreement have a cap to prevent 10% annual increase? **DeMatteo**, under State Law 10% is the max a residential tenant can be charged as a rent increase. Doesn't apply to new developments, i.e. newer than 15 years – they are exempt from that because of State Law, Costa-Hawkins Rental Housing Act. Lower end can be 5%+ the change in CPI per year. Can be figured out online, senatepowertoolkit.com (inaudible). New tech is helping w/ rental housing issue. Also, State Law caps do not apply to subsidized housing. **Dong**, question relates to a local resident living in an apartment complex built a couple years ago who complained her rent increased 20%. Unsure if that complex is subsidized housing? #2. Does county have a map w/ locations in Sonoma Valley showing where all affordable housing units are? Is City proper considered different portion, or do you count housing unit total in Valley as whole up to South Santa Rosa? Curious about density in county – e.g. how many in Santa Rosa, Petaluma, or the Sonoma Valley? Looking at more of a Per Capita, comparison. E.g. are there 10 units in Sonoma Valley, 50 Santa Rosa, 25 Petaluma? Is Valley being shorted? **Coffman**, Commission has no updated map for subsidized affordable housing throughout county. Map is old, being updated. Yes, is an important visual for reference. But current So Co map only covers housing w/ a form of Agreement; would not capture any affordable housing projects in City of Sonoma, or other incorporated cities

Councilmember Winders, 3 questions. #1. Are there resources to help/monitor community residents w/ Section 8 Housing Vouchers, which are subject to annual recertification/renewal? They can sometimes struggle w/ literacy issues which makes it difficult to complete the recertification. If unable to complete, can lead to eviction & inability to pay rent. Knows someone this happened to. What supports are in place? **Cheever**, from Housing Authority perspective, anytime anyone asks for accommodation it is provided. E.g. county can call them & read material aloud to them as needed. Can do home visit, walk through paperwork. In business of keeping people housed; will do all possible to accommodate needs. **Winders**, still has concerns, will email. There can be stigmas around identifying oneself. #2. Since closing of SAY Dream Center, a big hole in safety net for transitional youth who do not qualify as transitional foster, can't access those funds. Currently nothing for them. Are there plans being developed to close gap, something in safety net for them? Been trying for a month to obtain

services in that w/o success. **Cheever**, Ending Homeless out of CDC, now at Dept. of Health Services. Is on Board of So Co Homeless Coalition, Continuing Care Board, this question/concern is a frequent issue. Directed her to Dept. of Health Services for more info on resources.

Winders, #3. Appreciates info re programs for individuals who are chronically houseless, what about families? Not enough emergency & urgent housing for families in county, & none in Sonoma Valley. A houseless family in Valley has to be taken out of Valley; even then struggling to find a place. **Cheever**, unfortunately CDC has no emergency resources; govt. is phasing out Emergency Housing Voucher Program. Can't issue Turnover Vouchers any longer. Have 8 homeless dedicated units at (inaudible) properties, but not for emergency. For houseless families or individuals, encouraged they be registered in Coordinated Entry System; where referrals are taken for homeless dedicated PBV (Project Based Voucher) units.

Chair Iturri, requested clarification on Wait List & eligibility. Is it a 2 year Wait List, i.e. people selected from List then eligible for Vouchers? **Cheever**, no, pulling someone off Wait List does not make them immediately eligible. Must meet income guidelines & get a background check; look back 3 years. Then go through an informal hearing process, treated w/ compassion, want people to find homes. People fall out of qualification for various reasons, i.e. got a new job, life change. **Chair Iturri**, Wait List is now 2 years? **Cheever**, right now 705 names on Wait List; each has a randomized position. Look at seniors and/or disabled first. Don't have enough HUD funding to pull more names right now. **Chair, RE: development**. Parcels are being developed for mixed use, higher, medium & lower end. Are there incentives for developers to create larger % of affordable than normal? **Coffman**, yes, many incentive development programs local & state; over 100 State Laws passed since 2017 related to affordable housing. Some relate to zoning and land use, e.g. if developer proposes 100% affordable housing they can have Entitlement Process streamlined avoiding usual challenges. Permit Sonoma better resource for more info, oversees Land Use & Entitlement Process. Also, Density Bonus Program where e.g. a site is zoned for 30 units per acre, developer proposes 60 units, if 15% will be affordable rates, Density Bonus may apply. Are additional programs.

Public Comment (@1:02:45)

Fred Allebach, RE: Siesta Way Apts. situation/concern of rent being raised too high. Requested if presenters will look into what Conditions of Approval are for tenants there? It was an unusual developer; a For-Profit developer building Affordable Housing, then hired other company to manage. Are those rents raised too high? Also, RE: Affirmatively Furthering Fair Housing in Sonoma Valley as whole. Springs has over-concentration of low income housing. Then in Urban Service Area w/ developable land, w/ highest resource opportunity area, up towards Sonoma Mountain, towards Glen Ellen, Arnold Drive, Sonoma there is an over concentration of wealth not being integrated w/ developments of lower income housing. Asked who oversees balance

in Spring's housing to not be loaded up w/ more low income, while other areas do not? This is unfair; pay attention to Affirmatively Furthering Fair Housing (AFFH). Also, RE: fire evacuation issue being used as a NIMBY bludgeon. There is a clause in AFFH says/in a law - disasters can't be reason to increase displacement. How are advocates for low income housing addressing the fire evacuation argument? They are same people trying to stop low income/affordable housing. Seems disingenuous.

Coffman, RE: Siesta Apts. Repeated info that any project can have a variety of funding sources & each comes w/ own rent & income restrictions. Siesta Apts. within this arrangement. County has restricted units there through a Density Bonus Incentive Program. Through county compliance processes have deemed that property to be in compliance w/ the Affordable Housing Agreement. For other concerns, have referred tenants to Legal Aid or Fair Housing Advocates of Nor Cal. RE: Affirmatively Furthering Fair Housing, & over-concentration of affordable housing in one area over another, & fire evacuation question. Through Entitlement process of a project, CEQA (CA Enviro Quality Act) analyzes all, or for Federal funding a review w/ a National Enviro Protection Act. In-depth analysis conducted, related to concentration, fire evacuation & other related resources. One particular area looked at for affordable housing can receive higher level of subsidy if it's near a transit oriented corridor, i.e. bus station, grocery store, medical center. More development of affordable housing might be seen in a downtown location or along corridors. Referred to Permit Sonoma for more info.

DeMatteo, Affirmatively Furthering Affordable Housing is looked at through the Housing Element (HE) lens. Legal Aid collaborates w/ HE implementation groups. Each jurisdiction has own AFFH requirements. City & county & Springs each have own, w/ different issues, that overlap. AFFH is an ongoing obligation for each municipality. There are groups who monitor. Public Interest Law Projects helps; will address municipalities for failure to comply w/ AFFH. Fair Housing Advocates of CA work on in-house discrimination issues. Other advocacy groups. HE just adopted a year ago, early in an 8 year cycle, premature to make assertions re over-concentration of new housing. There are people interested in enforcing as needed.

Dave Ransom, feels these programs are faulty; County unable to provide effective input on Valley problems or offer solutions. E.g. there are thousands of families in county qualify for HUD; only Federal program that even if you qualify you can't get it. This is a scandal & should be addressed by govt. & advisory committees. Also, newspaper coverage re home insurance crisis for affordable housing, saying that they are shutting down. What is health of HUD in county? Also, if renting to undocumented families/children, how will county defend against Trump's threats of deportations?

Supervisor Gorin, recognizes situation of many families in need of housing, but govt. does not build housing. It establishes the regulations & rules by which a private or nonprofit developer

might build housing. A nonprofit developer needs min 5 acres or more to build enough units. E.g. Fethers or Celestina Apts. The Verano Apts. moving forward, but MidPen Housing is handling number of different proposed projects, including Roseland Center, Santa Rosa development, & in Petaluma. Never enough govt. to public funding to finance projects. In response to statement by Fred - at recent North Son Val MAC meeting they advocated for 100% affordable housing on SDC; & have legitimate concerns about fire evacuation. She has personally experienced gridlock during a real fire evacuation. RE: Status of SDC - Permit Sonoma working w/ developer daily on proposal which will be coming soon as a Builders Remedy. Can thank the State legislators for number of housing programs, which enable building to move forward but also limit public discretions on project evaluations. Concerned about possibilities for future w/ these constraints on public input. Hanna Project & SDC will be coming forward this year.

Dave Fleming, Siesta Senior Apts. resident. Complex finished November 2023, first tenants moved in. Most signed a 12 month lease. There was an Addendum no one knew about, not even Property Mgr. Then a 10% increase. Most there 4-5 months, some less. Clarified, that 10% increase doesn't apply to new development? Is that a legitimate increase after 30 days or 4/5 months? Lease Agreement, 63pps was for 12 months. New 10% raise effective June 1st.

DeMatteo, difficult to evaluate over zoom, would need to see Lease & rent increase. Generally, only raise rent once a year on anniversary date. This is Senior and affordable housing. Recommended residents go to Legal Aid. **Sup Gorin**, other residents came in to MAC re this issue. Michelle Whitman, Exec Dir of CDC is involved, visited complex's Mgr. Encouraged CDC & Legal Aid to help.

Public comment/Zoom, none.

Councilmember Barakat, what is unit need in Valley & Springs? Current count? Can that help w/ Voucher allocations? Aware of federal complications. **Cheever**, no info on that. **Coffman**, Housing Element has info on county-wide needs. **Barakat**, can Housing Authority or CDC use racial equality criteria in processes re e.g. determining needs for Wait List? **Cheever**, no, not allowed to do that, base on ethnicity. Several years ago reviewed Wait List, found a problem, removed preference for ethnicity. Open to anyone in US. Do track it on the back end.

Councilmember Winders, Wait List opened up in US, but seeing side effect in So Co that staff doesn't have DEI training w/ black community members so as to engage positively. Tenants are experiencing bigotry, discrimination, racism. Encouraged county to review partner/agencies i.e. Mid Pen, w/ low, extremely low housing, re requirements for on-site managers. Community members feeling mistreated, unwelcome. **Cheever**, is aware of this issue. 100% on radar.

BREAK

7. Sonoma Valley Advocacy Organizations on Affordable Housing Issues (@1:34:39)

Receive a general presentation on different aspects of affordable housing issues in Sonoma Valley. Topics may include the different efforts being made by the groups that have emerged from these issues. Invited presenters: Sonoma Valley Housing Group and Sonoma Valley Collaborative.

Dave Ransom, (Sonoma Valley Housing Group/SVHG) & Caitlin Cornwall (Sonoma Valley Collaborative/SVC)

Dave Ransom, SVHG. Most members live in unincorporated county. Part of Sonoma Methodist Church, Spiritual Action Committee part of Housing Group. These are ongoing crisis times; not times for business as usual. SVHG asking City & County, as many times before, for urgent action to rectify horrific housing situation faced by working class majority in Springs, who are often Latino essential workers. Springs MAC can play important role in this. Have heard statistics on Spring's housing needs, heard them repeatedly, they are significant. A decade ago residents made suggestions many of which can still be implemented. Have provided list; most items already been done in other cities & counties in CA. Most important one is adopting rent control; freezing rents is an appropriate emergency action for county. Another, open up existing apartments at SDC for low income residents now. A detailed plan was done on this years ago. The current SDC process/project will go on for decades; get it open now. Ten years ago Supervisor Gorin called the housing situation desperate. At that time there was support from El Verano School, La Luz, North Bay Organizing Project, Methodist Spiritual Action Group. Now support from Methodists, SVC, Legal Aid, Generation Housing, Central de Popular, and the NAACP. Recently collaborated w/ county to create Housing Focus Group of a dozen Spring's Latinos. Have provided their testimonies. Crisis after crisis gone by; the Great Recession, the fires, the pandemic. Working class Latinos in Springs experienced disproportionate effects in all of them.

Urgently request MAC take steps to rectify situation. Recommend to BoS to pass rent control & Just Cause Eviction. Work on State to open SDC. Other steps: recognize MAC is an Advisory Body; officially advises all 5 BoS but probably only Sup Gorin pays attention. That has to change. Springs needs real political clout. Realize that the partition of the urban South Valley between city & county is a serious impediment to change. Fewer than 11,000 pop in Sonoma City w/ own City Council. More than 20,000 pop in unincorporated county & represented by one Supervisor, out of five total, & other folks in Santa Rosa also vote on that one Supervisor. Sup Gorin gone to bat for Valley to BoS many times, often gotten no support. His Santa Rosa Supervisor says getting a majority vote for issues is iffy at best. Together, City of Sonoma & Springs would be 4th largest city in county; bigger than Healdsburg, Cloverdale, Cotati, or Sonoma. Even if incorporated by itself, Springs would be twice size of City of Sonoma. If merged, there would be elections by District, as w/ School Board, some or all of MAC could be sitting on a Spring's City

Council. Recommend MAC actively support the movement for annexation to City of Sonoma, or incorporate on own. Then something can be accomplished.

Also have recognized that the major problem in getting affordable housing built is the lack of support from State & Federal Government. As our 2014 Declaration Points stated before Gov. Brown shut down the Redevelopment Agencies, State put a \$1.5Billion into housing every year. In the bail out of the banks in recent crisis, Federal Govt. created \$10Trillion out of thin air. Much of that money ended up in commercial real estate, driving up real estate prices & rents. Now commercial real estate is crashing, & the money invested is disappearing. If it had gone into building housing, we'd be much better off. Instead we have the HUD Voucher Program, where millions who qualify can't get it. Now that is being threatened due to massive rise in fire insurance rates. If Feds can manufacture money for banks they can do the same for housing. All it takes is political will. Recommended MAC aggressively advise State & Federal agencies to get funding. Invite Federal & State reps to come to Springs MAC, to provide options/solutions. Include So Co BoS in process.

Caitlin Cornwall, Director/Sonoma Valley Collaborative

- Background: a "coalition" i.e. group of unlike members who come together to accomplish goals & find agreement w/o abandoning their own different agendas. Approx. 30 members, e.g. Chamber of Commerce, Sonoma Ecology Center, Interfaith Ministerial Assoc., School District, Hospital, La Luz, SOS. A huge range in diversity of organizations & interests, coming together to pool social capital on issues they cannot tackle alone.
- The primary issue at top over last several years is housing affordability. SVC started working in 2017, on education, to understand what's working or not, what possibilities are in Sonoma Valley. Community has unique attributes, plus attributes shared by entire west coast of North America.
- Operation: 2 part time Staff who do research to learn about housing, use power of united voices to accomplish goals. Work on the 3 Housing P's: Production, Preservation, Protection. E.g. partner w/ Generation Housing on Production issues. Legal Aid on Preservation & Protection issues. Work on all three P's, locally, in Sonoma Valley.
- RE: previous Council question on need. Estimate for production need of new units = 5,800 units in Son Val. This statistic from Study done by Generation Housing for whole county. The estimated number for need for Preservation i.e. for subsidized units to have their protections & subsidies continued in perpetuity - is available in city & county docs. Will provide later.
- SVC focused for couple years on Housing Policy; city & county re-doing their Housing Elements. Successful in City of Sonoma, much improved. Now City re-doing General Plan w/ discussions on up-zoning; many of its parcels. Timely.

- Other solutions than Polices: bring in new programs & introduce to local philanthropy. New financing sources, creative approaches to complete projects. Valley has a kind of feudal economy w/ very rich & rest struggling. How to create pathways for philanthropy.
- Funding for affordable housing radically insufficient to need. Efforts by nonprofit housing developers insufficient. Efforts by CDC, Housing Authority at accessing available programs – not enough money in them.
- Previous question R: incentives, i.e. building more affordability into projects such as SDC. Most incentives are in form of newer State Laws, e.g. Density Bonus, many aimed at more housing in general, not more affordable housing. Rules promoting more housing are increasing market rate housing much faster. Not effective methods for affordability crisis.
- Suggestions for more specific strategies that can work here:
 1. Connection between transportation and housing. There are great housing funds that can be unlocked w/ good transit. Requirement: one bus that stops at least every 15 minutes; i.e. a 15 minute headway. Nothing in Sonoma Valley like that. Ask: what would it take for So CO Transit Authority to just increase one bus stop to 15 minutes? What funds could then be unlocked?
 2. There is a Pro-housing Designation by State, to achieve this gets better scores for potential grant monies. County moving in that direction; city not, should prioritize.
 3. Strategy for MAC - Springs is similar to Lower Russian River; i.e. dense, unincorporated, lower income. Supervisor Linda Hopkins (Sebastopol) would be good partner to collaborate. Also include Santa Rosa Supervisor to make 3 votes to accomplish things.
 4. Newer financing tools, to replace lost Redevelopment Agency Funds.
 - a. Sonoma County Housing Fund, w/ \$3Million; fundraising for \$10Million. Gives loans on front end of projects, which is where many die on permitting, defending, acquiring land, etc. Project developers would then pay back when they get their construction loans, which are easier to get.
 - b. A partnership w/ Housing Trust of Silicone Valley, already partnering in Sonoma County.

Important: Bay Area Housing for All Measure, region-wide in November. If approved, will provide meaningful amount of money for So Co & Springs. Covers building more housing, tenant protections, & subsidy protections.

In development, possibility of local Ballot Measures to cover e.g. a tax on vacant homes. Or reducing number of Vacation Rentals over time. These vacancies = 10% of housing stock not

available to residents. Not much motivation at Supervisors' level to change those rules, but is motivation among electorate in Sonoma Valley.

Chair Iturri called for Council questions.

Councilmembers Barakat, Reyes & Chair acknowledged speakers for presentations & tangible suggestions/information.

Councilmember Winders, emphasized urgent need for housing resources for families & transitional age youth in Sonoma Valley. Are literally losing children; have declining enrollment, school becomes only stable influence, now losing that. Feels frustrated to be repeating this for two years w/ no solution/s provided. Urgent housing needed. Been to the BoS, every housing agency, the Directors w/ no success, they pass the issue along. These families & youth need solutions now, they are experiencing trauma. There needs to at least be something in the planning stages. Now asking community for help, please contact her.

Councilmember Dong, good presentations, will review and take recommendations to BoS.

Public Comment

Fred Allebach, happy to be in Sonoma Valley Collaborative. Agreed w/ idea to bring 3 District Supervisors to work together, i.e. Gorin, Hopkins, Coursey. Create plan, bring to MAC. Been 10-15 years struggling w/ this issue. Needs action. Hopes MAC can help.

Read comments/quotes from Spring's Focus Group all Spanish/Latino:

In order to move or rent must provide all personal info & identification. This puts undocumented immigrants exposed if we need to change our apartment.

Experience w/ Trump & anti-immigrant politics has struck deep fear into community. This fear is used by landlord to take advantage of essential workers.

I feel insecure. If I have to move, prices are high & availability low, don't know what to do.

There is nowhere to go here. I feel trapped.

Our rent is \$500 per person per room. The room where he lives goes for \$1,300.

The rent has gone up & landlord hasn't made any improvements.

I don't say anything for fear my rent may go up. I look around & see other places cost more.

Owners know people don't want to move, they have a captive audience, so they charge more.

Work is very slow in winter months. Hard at this time, don't want to bother owner w/ my problems for fear of rent being raised.

I fix things myself. Buy new appliances myself, like a refrigerator I bought.

Life in high cost, low space rentals is very hard w/ little kids.

People don't know where to look for help. They fear moving out of area & losing support network.

Mario Castillo, Chair, Sonoma Valley Housing Group. Feeling cynical after so many years of disappointment; why bother to present to MAC? Everything has already been said many times.

Valuable to recognize those involved for years i.e. Fred & Dave; meeting every Sunday to bring this issue to people's attention. Feels political leaders have failed to address the needs & issue; they have been constant on these conversations. Is happy to know about La Luz meeting upcoming. But Sonoma Valley frustrated to have community work ignored. Hopes that the tangible idea/option of Annexation is a possible solution, but that issue is going nowhere in discussion, stuck in arguing. Those in power have status quo, while those who are hurt by issue are not heard. Recommended MAC make strong statement in favor of Annexation. That would be powerful & bring Sonoma Valley together.

Iris Lombard, this is a crisis. At last Sonoma Valley Housing Group meeting was idea/possibility to take over businesses that are standing empty. Preferably office buildings; these places have restrooms, some kitchen facilities. Could add showers. Convert on emergency basis. There are many in city; empty for long time. Also idea/possibility of Dunbar School's empty spaces being used.

Jim McFadden, Sonoma Valley Housing Group.

Read more quotes/comments from Focus Group meeting in Spanish:

Essential workers paying over 50% of income for rent. This is an emergency for county economy, just like COVID was.

We've got roaches, black mold, rent from agency, landlords unknown. Owners hide behind Rental Agency & let it do all dirty work.

Hard to qualify for affordable housing. If you make too much you don't qualify, so there's a perverse incentive to stay poor to get rent at a reasonable price. This makes it hard to get ahead.

If a tenant has rights, & calls Legal Aid, creates adversarial relationship w/ landlord & he/she has all the power.

Rights w/o money resources leaves tenants vulnerable. Eviction over a Legal Aid issue will permanently ruin your chances to rent in future.

Tenants can't afford to risk a legal showdown. Result is living w/ bad conditions. Tenants have very few cards to play.

Feels insecure, if I have to move prices are high, availability of units low. Don't know what to do. Is there really nowhere to go? I feel trapped.

Don't qualify for affordable housing. Where I live has few amenities. Cost of living way up. I have to work 7 days a week just to get by.

Mobilehomes are supposed to be affordable housing, but prices just as high as other rental or ownership housing. And they are old, 1960s, 1970s, cheaply made trailers. Increasingly not a good deal. Represent a denser, lower quality of life near streams & flooding.

Caitlin Cornwall, offered Sonoma Valley Collaborative to MAC for advice, info, etc. Encouraged continued conversation.

Public Comment/Zoom, none.

Chair Iturri, this issue is Receive Item only. Bring back to July Agenda, look at solutions, possible Ad hoc, letter, etc.

Chair called for Council Comments

Councilmember Barakat, thanked speakers, hopes to find ways to collaborate. Affordable Housing is a human right.

Chair Iturri, yes, sees potential action in near future. Yes, collaborate w/ both groups.

8. SVCAC update (@2:10:38)

Receive SVCAC informational update.

Vice Chair/Liaison Allan absent. No report.

9. Ad hoc and Community Projects Updates (@2:10:56)

Council Reports, Announcements, and updates

• **Adopt A Road**

Councilmember Reyes, Allan. Need videos for training volunteers. Location – from Verano Ave/Hwy 12 to Olive.

• **Bicycle Racks/Color Run 2.0**

Councilmember Norman absent, no report.

• **Emergency Preparedness 2.0**

Councilmember Winders, Reyes, working on pdf document, editing. Will send final.

• **Utility Boxes**

Zaira Enriquez, update - item went through Board Agenda on June 4th, approved. Next SoCoPi submit next month, few more documents needed. Will proceed.

Councilmember Reyes, will **Chief Akre be on July Agenda?** Fire season has started. County did brief overview re available resources. More comprehensive presentation at July BoS meeting. Chair Iturri, will add to Future Items.

• **Social Media and Outreach**

Chair Iturri, waiting for county to do Facebook page.

Zaira Enriquez, update – county not going to help. Zaira will create a Gmail account, generic so all can have access on Council, & will help create Facebook page, giving permission to all involved. Not managed by county.

• **Springs Farmers Market**

Councilmember Reyes, Norman - talking w/ Kelly from Community Markets, & also w/ Elise from Catalyst Fund research for Food Initiative. Will have update at next meeting.

Chair Iturri, will wait till July for any additional considerations, i.e. new Ad hocs.

Public comment, none.

10. Consideration of Future Agenda Items (@2:14:59)

Share ongoing list of future agenda items and note others of interest.

Chair Iturri, Larson Park update; Mental Health; Chief Akre; action/letter RE: housing; Mobile Crisis Service Regional Plan for So Co/Medical Mobile Crisis Services Benefits, Mobile Support Team Expansion; Michael Akre on Fairmont Landscaping; Springs Specific Plan; SDC Zaira Enriquez, some of these are on the Wish List.

Councilmember Dong, has county released its Point in Time Homeless count? Done in January. Looking for info. If broken down by Valley, see if there's been an increase here.

Councilmember Winders, need to examine situation of urgent need for families, why lack of resources. This is an emergency situation.

Public Comment

Mario Castillo, recommended MAC return Housing Item to Agenda ASAP; include Housing Group & Collaborative to draft something. Feels he is preaching to the choir, would like to see action from the choir. Hopes the MAC heard the presentations. Information presented tonight by County could just be googled. Encouraged MAC to bring the info home to community. Use Advisory power to advise county on this matter. Acknowledged speakers from Housing Group. **Fred Allebach**, agreed w/ Caitlin's suggestion to bring together Sup Gorin, Sup Hopkins, & Sup Coursey re housing. Could be productive way to get 3 votes towards substantial action on housing.

Dave Ransom, is there a MAC for that area? Suggested finding out & connecting.

Councilmember Winders, need an Ad hoc for Housing; on next month's Agenda. Reminder to community that anyone can participate & be members of this or any Ad Hoc committee.

Chair Iturri, also discussion on Budget Review process, and RE: Housing Item, suggested it be an individual Item for discussion. Then create an Ad hoc from Resolution.

Dave Ransom, RE: Wish List, addressing likelihood of deportation threat if Trump is re-elected.

11. Adjourned 8:53pm

Contact: [Zaira Enriquez](#), Field Representative to Supervisor Susan Gorin

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For viewing purposes: Supervisor Gorin's YouTube page w/ all meeting videos.

https://www.youtube.com/watch?v=AA_EnxdzEng

Springs MAC Meeting 06/12/24 - Sonoma TV You Tube (Some audio glitches throughout)

<https://www.youtube.com/watch?v=gAPY6dtlidE>

Materials related to an item on this Agenda submitted to the Springs Municipal Advisory Council after distribution of the agenda packet are available for public inspection in the Board of Supervisors' Office located at 575 Administration Drive, Room 100-AI, Santa Rosa, CA, during normal business hours. You may also find them on the Springs MAC website at <https://sonomacounty.ca.gov/springs-mac>

Note: Consideration of items will proceed as follows:

Presentation by proponent 2. Questions by Commissioners 3. Questions and comments from the public
4. Response by proponent, if required 5. Comments by Commissioners 6. Resolution, if indicated

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