



COUNTY OF SONOMA

575 ADMINISTRATION
DRIVE, ROOM 102A
SANTA ROSA, CA 95403

SUMMARY REPORT

Agenda Date: 12/10/2024

To: Board of Commissioners

Department or Agency Name(s): Community Development Commission

Staff Name and Phone Number: Martha Cheever, 707-565-7521

Vote Requirement: Majority

Supervisorial District(s): All

Title:

Project Based Vouchers for Permanent Supportive Housing and Community Development Committee Appointment.

Recommended Action:

- A. Adopt a Resolution Committing Project-Based Vouchers to Support the Development of Permanent Supportive Housing Units in Sonoma County
- B. Approve the Appointment of Naomi Campbell to the Sonoma County Community Development Committee as a Housing Choice Voucher Tenant Representative and Emergency Solutions Grant Lived-Experience Representative to serve a term of two years beginning December 10, 2024, or until a successor is appointed and qualified.

Executive Summary:

The California Department of Housing and Community Development (HCD) has released a Notice of Funding Availability (NOFA), Homekey+, for the development of permanent supportive housing units. Through this NOFA, cities and counties may enter into partnerships and apply for a portion of the \$2.25Billion that is being made available. As with previous Homekey application processes, HCD requests applicants to demonstrate the financial viability of proposed projects. A key form of support may be in the form of project-based vouchers.

Due to a current shortfall of funding, the Housing Authority is unable to issue a Request for Proposals for Project Based Vouchers at this time. However, approval of this item will adopt a resolution committing 150 future project-based vouchers (PBVs) to support the development of permanent supportive housing units in Sonoma County. This resolution may be submitted with Homekey+ applications to show Sonoma County's support of the development of permanent supportive housing. A Request for Proposals for these PBVs will be issued when funding is available through the United States Department of Housing and Urban Development.

This item will also approve the appointment of Naomi Campbell to the Community Development Committee as a Housing Choice Voucher Tenant Representative and Emergency Solutions Grant Lived-Experience Representative.

Discussion:

Project Based Vouchers

Project Based Vouchers (PBV) are an important tool in the development of affordable housing. PBVs provide predictable and sustainable operating revenue and ensure that the most vulnerable members of our

community have safe and affordable housing. This predictable revenue is even more important when developing permanent supportive housing as these projects require additional funding to provide enhanced services for the tenants in the units.

The Sonoma County Board of Supervisors has prioritized the need to end homelessness in Sonoma County. The Five-Year Strategic Plan approved in March of 2021 and the Homeless Coalition of Sonoma County Strategic Plan to Prevent and End Homelessness, both identify a goal to expand permanent supportive housing in Sonoma County.

The California Department of Housing and Community Development has made \$2.25 Billion available for the development of permanent supportive housing through the Homekey+ program. While the Housing Authority is not in a financial position to release a request for proposals (“RFP”) for PBVs at this time, a resolution committing 150 project-based vouchers to permanent supportive housing will be beneficial to Homekey+ applicants from Sonoma County. When funding is available, the Housing Authority will release an RFP for 150 PBVs specifically designated for permanent supportive housing. Following the RFP period, any project-specific recommendations for award of project-based vouchers will be brought before the Board for approval.

Appointment of Community Development Committee Tenant Representative

Federal, State, and local law require that two participants of the Housing Choice Voucher program and one person who has experienced homelessness serve on the Community Development Committee (“Committee”). The Community Development Commission County ordinance states that tenant representatives must be nominated by the Community Development Committee and then appointed by the Board of Commissioners.

In June 2024, tenant representative Erin McDermott resigned from the Committee. To fill the vacancy, staff implemented a recruitment process. All Housing Choice Voucher participants who were homelessness at entry into the program were notified of the opportunity. Thirteen applications were received in response to the solicitation. A selection panel interviewed three applicants and considered such things as the applicants’ knowledge, skills, and experience. Staff put forth applicant Naomi Campbell for nomination by the Committee at its November 20, 2024, meeting. The Committee voted unanimously to approve the nomination and respectfully requests that your Board appoint Naomi Campbell to serve as tenant representative to the Committee as provided by Committee bylaws.

Strategic Plan:

This item directly supports the County’s Five-year Strategic Plan and is aligned with the following pillar, goal, and objective.

Pillar: Healthy and Safe Communities

Goal: Goal 3: In collaboration with cities, increase affordable housing development near public transportation and easy access to services.

Objective: Objective 2: Identify and leverage grant funding sources for permanent supportive and affordable housing development.

Racial Equity:

Was this item identified as an opportunity to apply the Racial Equity Toolkit?

No

Prior Board Actions:

03/21/2021: Board approval of Sonoma County Five-Year Strategic Plan (2021-2026)

12/14/2022: Board approval of the Sonoma County 5 Year Strategic Plan to Prevent and End Homelessness (2022-2027)

FISCAL SUMMARY

Expenditures	FY23-24 Adopted	FY24-25 Projected	FY25-26 Projected
Budgeted Expenses			
Additional Appropriation Requested			
Total Expenditures			
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources			

Narrative Explanation of Fiscal Impacts:

This item has no fiscal impacts. A separate item will be brought forth for approval when PBVs are recommended for award to specific projects.

Staffing Impacts:			
Position Title (Payroll Classification)	Monthly Salary Range (A-I Step)	Additions (Number)	Deletions (Number)

Narrative Explanation of Staffing Impacts (If Required):

This item has no staffing impacts

Attachments:

Resolution

Related Items "On File" with the Clerk of the Board:

None.