

RESOLUTION NO. ____

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SANTA ROSA APPROVING A COMMITMENT OF LOAN FUNDS IN THE AMOUNT OF \$4,400,000 TO WSA BURBANK HOUSING PARTNERS I, LP FOR CONSTRUCTION RELATED COSTS FOR BURBANK AVENUE APARTMENTS, 1780 BURBANK AVENUE, SANTA ROSA, CALIFORNIA; APN 125-361-003

WHEREAS, the Housing Authority issued a Notice of Funding Availability (“NOFA”) on April 4, 2022, announcing approximately \$10,600,000 of federal and local funds for rehabilitation and new construction of affordable housing, and applications were due on April 29, 2022; and

WHEREAS, the Housing Authority received ten applications requesting over \$21,000,000; and

WHEREAS, WSA Burbank Housing Partners I. L.P. submitted an application requesting \$6,000,000 for acquisition costs associated with 64 new affordable multifamily housing units, located at 1780 Burbank Avenue, Santa Rosa, California, APN 126-361-003; and

WHEREAS, the project is exempt from the California Environmental Policy Act (“CEQA”) Government Code Section pursuant to Government Code Section 65457 and CEQA Guidelines Sections 15182(a) and 15183; and

WHEREAS, the Housing Authority chair appointed commissioners LaPenna, Owen and Rawhouser to a NOFA Ad Hoc Review Committee; the Committee and staff reviewed the applications on June 13, 2022, to make a funding recommendation to the Housing Authority; and

WHEREAS, following review and ranking of the funding requests, the Project was offered a reduced funding amount of \$4,400,000 to address its funding needs; and

WHEREAS, the NOFA Ad Hoc Review Committee and staff recommend funding for Burbank Avenue Apartments because it meets the selection criteria evaluation and scoring factors described in the NOFA.

NOW, THEREFORE, BE IT RESOLVED that the Housing Authority of the City of Santa Rosa hereby approves the following:

1. A commitment of loan funds in the amount of Four Million Four Hundred Thousand and No/100 Dollars (\$4,400,000.00) to WSA Burbank Housing Partners I, LP for construction-related costs, subject to the conditions and terms including but not limited to the items listed below.
2. The commitment of the loan funds is subject to the General Loan Conditions adopted by the Housing Authority by Resolution No. 806 on January 23, 1995, including satisfaction of all loan underwriting conditions and the applicable funding guidelines.

3. The Low-Income Housing Production Subsidy Program Policy Maximum Cost Schedule and the Loan Schedule are waived, as costs have increased since the Policy was approved.
5. A loan term of 55 years at 3% simple interest per annum, deferred payments, residual cash receipts, secured by a Deed of Trust; and a 55-year term of affordability through a Regulatory Agreement recorded against the property.
6. Affordability mix that includes 24 units targeted to households with incomes up to 30% of Area Median Income (“AMI”), 27 units targeted to households with incomes up to 50% AMI, 12 units targeted to households with incomes up to 60% AMI, and one non-restricted manager unit.
7. The loan shall be due and payable in full if construction has not commenced by October 31 2023, and is not completed by January 31, 2025, unless these dates are extended, in writing, by the Executive Director.

BE IT FURTHER RESOLVED that the Housing Authority that the Housing Authority hereby approves subordination of Housing Authority loan(s) to senior financing in a form approved by Housing Authority General Counsel, if required by other lenders.

BE IT FURTHER RESOLVED that the Housing Authority hereby authorizes the Executive Director to execute agreements and related loan documents for the Project consistent with this Resolution.

