



# PARTIAL RELEASE OF DEEDS OF TRUST AND REGULATORY AGREEMENTS BETWEEN PARCELS FOR WEST HEARN AVENUE AND HEARN VETERANS VILLAGE

Housing Authority Meeting  
January 23, 2023

Angela Morgan  
Program Specialist, Housing Trust

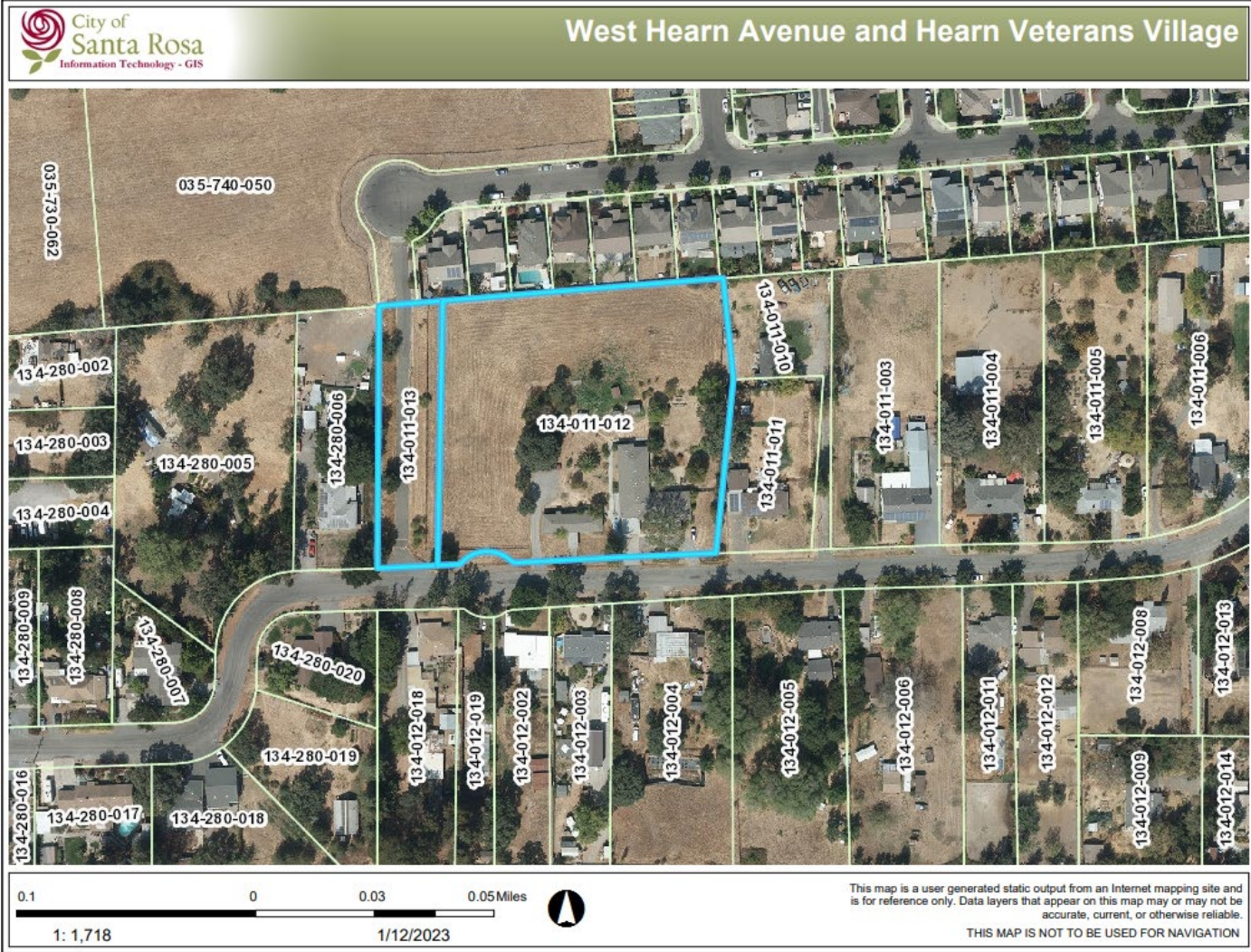
# BACKGROUND

- Community Housing Sonoma County (CHSC), owner of the Hearn Veterans Village and West Hearn Avenue projects located at 2149 West Hearn Avenue is made up of two parcels 134-011-012 and 134-011-013.
- West Hearn Avenue is an existing permanent supportive housing project for formerly homeless veterans.
- Hearn Veterans Village is a proposed 32 unit permanent supportive housing project.

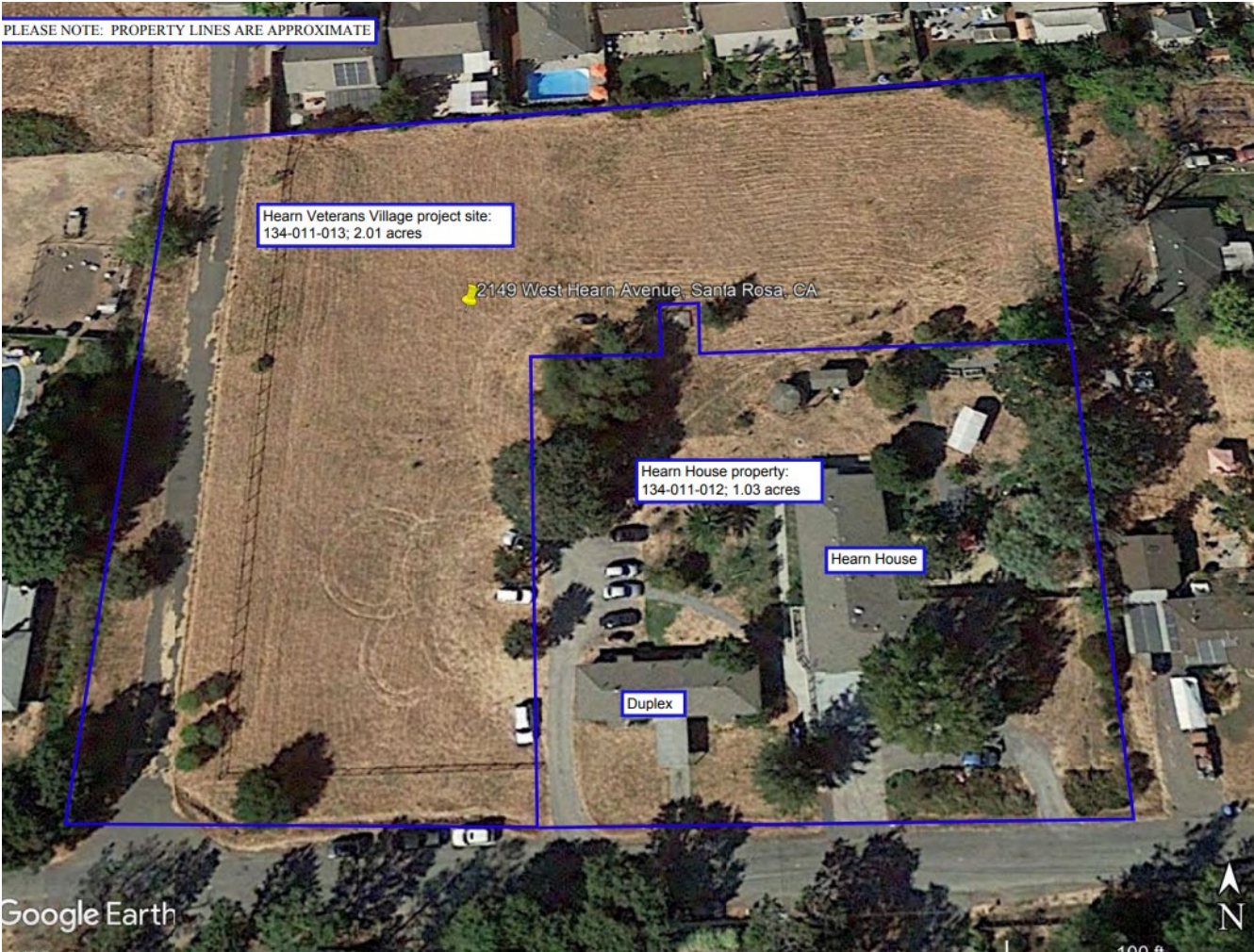
# BACKGROUND

- The two projects occupy adjacent lots, with a portion of the future Hearn Veterans Village project situated on both parcels.
- CHSC is working to complete a lot line adjustment to allow each project to occupy its own parcel and requested that the Deeds of Trust and Regulatory Agreements recorded against both parcels be partially released to only encumber each respective parcel.

# WEST HEARN AVENUE AND HEARN VETERANS VILLAGE Current Lot Lines



# WEST HEARN AVENUE AND HEARN VETERANS VILLAGE Post Lot Line Adjustment



# ANALYSIS

- West Hearn Avenue:
  - On October 22, 2007, the Housing Authority approved a \$245,407 loan for the project to assist with acquisition-related costs.
  - On February 22, 2021, the Housing Authority approved a loan for emergency rehabilitation costs in the amount of \$77,498.
  - The initial Regulatory Agreement and Deed of Trust were recorded on parcel 134-011-012, but the additional Deed of Trust and First Amendment to the Regulatory Agreement were recorded on 134-011-012 and 134-011-013.

The two loans for West Hearn Avenue totals \$322,905

# ANALYSIS

- **Hearn Veterans Village:**
  - On February 25, 2019, the Housing Authority approved a \$285,000 loan for predevelopment-related costs.
  - On December 13, 2021, the Housing Authority approved a \$410,000 loan for acquisition and predevelopment-related costs.
  - The Regulatory Agreements and Deeds of Trust securing loans both loans were recorded on both parcels 134-011-012 and 134-011-013, encumbering the entire project.

The two loans for Hearn Veterans Village totals \$695,000

# ANALYSIS

- Upon completion of lot line adjustment West Hearn Avenue project shall be situated on parcel number 134-011-012 and Hearn Veterans Village project will be situated on 134-011-013.



# RECOMMENDATION

- It is recommended by the Housing and Community Services Department that the Housing Authority, by resolution, approve partial releases of Deeds of Trust and Regulatory Agreements to Community Housing Sonoma County for West Hearn Avenue from APN 134-011-013 and for Hearn Veterans Village from APN 134-011-012 to separate the loans associated with each project and as a result of a lot line adjustment.

# QUESTIONS?