

RESOLUTION NO. _____

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SANTA ROSA
APPROVING A REQUEST FROM COMMUNITY HOUSING SONOMA COUNTY FOR
A PARTIAL RELEASE OF DEEDS OF TRUST AND REGULATORY AGREEMENTS
BETWEEN PARCELS FOR WEST HEARN AVENUE AND HEARN VETERANS
VILLAGE

WHEREAS, Community Housing Sonoma County (CHSC) is the owner of the West Hearn Avenue and Hearn Veterans Village projects located at 2149 West Hearn Avenue, made up of two parcels 134-011-012 and 134-011-013; and

WHEREAS, on October 22, 2007, the Housing Authority approved a \$245,407 loan to CHSC and Vietnam Veterans of California for acquisition-related costs of a vacant residential care facility located at 2149 West Hearn Avenue for the development of transitional housing facility for homeless veterans (West Hearn Avenue); and

WHEREAS, West Hearn Avenue is an existing permanent supportive housing project consisting of 15 beds for formerly homeless veterans, and the Hearn Veterans Village is a proposed 32 unit permanent supportive housing project; and

WHEREAS, CHSC and Vietnam Veterans of California each owned 50% of project and on February 15, 2008 a Release and Assumption Agreement was recorded to memorialize the transfer of the project to CHSC as the sole owner; and

WHEREAS, the two projects occupy adjacent lots with a portion of the Hearn Veterans Village situated on both parcels, CHSC is working to complete a lot line adjustment to allow each project to occupy its own parcel; and

WHEREAS, on February 25, 2019, the Housing Authority approved CHSC with a \$285,000 loan for predevelopment costs for a proposed project, Hearn Veterans Village, to be located next to the existing West Hearn Avenue project, and

WHEREAS, on February 22, 2021, the Housing Authority approved a \$77,498 loan for emergency rehabilitation costs of the transitional housing facility for the West Hearn Avenue project; and

WHEREAS, on December 13, 2021, the Housing Authority approved an additional loan of \$410,000 for acquisition and predevelopment costs for Hearn Veterans Village; and

WHEREAS, a Deed of Trust securing the \$245,407 loan and a Regulatory Agreement were recorded on parcel 134-011-012; and a First Amendment to Regulatory Agreement and Further Advance and Modification to Deed of Trust to secure an additional \$77,498 loan were recorded on parcels 134-011-012 and 134-011-013 for the West Hearn Avenue project.

WHEREAS, a Deed of Trust securing the \$285,000 loan, a Deed of Trust securing an additional \$410,000 loan and two Regulatory Agreements were recorded on parcels 134-011-012 and 134-011-013 for the Hearn Veterans Village project; and

WHEREAS, CHSC has requested a lot line adjustment to allow the West Hearn Avenue project to occupy only parcel number 134-011-012 for Hearn Veterans Village to only occupy parcel number 134-011-013; and

CHSC has requested that the Deeds of Trust and Regulatory Agreements which have been recorded against both parcels be partially released to only encumber each respective parcel for the project which the loan was approved; and

WHEREAS, this action is exempt from the California Environmental Quality Act ("CEQA") because administrative activities are not a project which has the potential for resulting in either a direct physical change in the environment, or reasonably foreseeable indirect physical change in the environment, pursuant to CEQA Guidelines Section 15378.

NOW, THEREFORE, BE IT RESOLVED that the Housing Authority of the City of Santa Rosa hereby approves the partial releases of Deeds of Trust and Regulatory Agreements to Community Housing Sonoma County for West Hearn Avenue from parcel number 134-011-013 and for Hearn Veterans Village from parcel number 134-011-012 to separate the loans associated with each project and as a result of a lot line adjustment.

BE IT FURTHER RESOLVED that the Housing Authority hereby authorizes the Executive Director, or designee to execute documents to partially release Deeds of Trust and Regulatory Agreements and other related documents associated with the lot line adjustment for the projects consistent with this Resolution.

DULY AND REGULARLY ADOPTED by the Housing Authority of the City of Santa Rosa this 23rd day of January, 2023.

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: _____
Chair

ATTEST: _____
Secretary

APPROVED AS TO FORM: _____
City Attorney