

RESOLUTION NO. _____

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SANTA ROSA APPROVING A CONDITIONAL COMMITMENT OF DISASTER RECOVERY – MULTIFAMILY HOUSING PROGRAM LOAN FUNDS IN THE AMOUNT OF \$2,190,340 TO CAULFIELD LANE SENIOR HOUSING, INC. FOR CONSTRUCTION-RELATED COSTS FOR THE LINDA TUNIS SENIOR APARTMENTS, 600 Acacia LANE, SANTA ROSA, CALIFORNIA; a portion of APN 182-520-088; LOAN NO. 5922-3305-21

WHEREAS, the Housing Authority issued a Community Development Block Grant – Disaster Recovery/Disaster Recovery – Multifamily Housing Program Notice of Funding Availability (“NOFA”) on November 3, 2020, announcing up to \$38,353,107 in federal Community Development Block Grant – Disaster Recovery funding, and applications were due on December 3, 2020; and

WHEREAS, the Housing Authority received seventeen applications requesting \$148.9 million; and

WHEREAS, Caulfield Lane Senior Housing, Inc., submitted an application requesting \$2,190,340 for construction costs associated with 26 new affordable, senior housing units, located at 600 Acacia Lane, Santa Rosa, California, a portion of APN 182-520-088, (the “Project”); and

WHEREAS, the Project has received acquisition funds from the Housing Authority of the City of Santa Rosa, as well as private donations to assist with the construction costs;

WHEREAS, in February 2020 through Housing Authority Resolution 1683 the Project was allocated a total of 25 Article XXXIV units, pursuant to locally approved Measure K of the California Constitution; and

WHEREAS, a Joint Ad-Hoc Review Committee comprised of two City Council Members and two Housing Authority Commissioners reviewed the applications on January 11 and January 14, 2021, to develop funding recommendations to the Housing Authority; and

WHEREAS, the Joint Ad Hoc Review Committee and staff recommend funding for the Linda Tunis Senior Apartments because it is one of five projects which best meet the selection criteria evaluation factors described in the NOFA, including project readiness, status of entitlements, status of National Environmental Policy Act review, and percentage of total development cost from committed funding sources.

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 Two Million One Hundred Ninety Thousand Three Hundred Forty and No/100 Dollars (\$2,190,340) to the Caulfield Lane Senior Housing, Inc. for construction-related costs, subject to the conditions and terms including but not limited to the items listed below.
2. The Project is subject to completion of an Environmental Assessment pursuant to the National Environmental Policy Act.
3. HCD’s issuance of a Notice to Proceed and execution of loan documents with the Housing Authority of the City of Santa Rosa.

4. The loan term will be 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 Regulatory Agreements recorded against the property.
5. The approved Affordability Mix for the 26 units is: 5 units targeted to households with incomes up to 30% of Area Median Income (“AMI”) and 20 units targeted to household incomes up to 50% AMI, and one non-restricted manager unit.
6. The loan shall be due and payable in full if construction has not commenced by August 2021, and is not completed by March 2022, unless these dates are extended, in writing, by the Executive Director.

BE IT FURTHER RESOLVED that the Housing Authority hereby approves subordination of the 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.

BE IT FURTHER RESOLVED that the Housing Authority hereby authorizes staff to submit the final application for the Project to the State of California Department of Housing and Community Development (HCD) in conformance with the Policies and Procedures of the Multifamily Housing Program – Disaster Recovery.

BE IT FURTHER RESOLVED that the upon approval from HCD, the Housing Authority hereby authorizes the Chief Financial Officer to pay all claims for the loan in an amount not to exceed \$2,190,340 to Caulfield Lane Senior Housing, Inc. from the following Key Number or as otherwise determined by the Executive Director:

Fund	Key	Source	Amount	Loan No.
2286	42134	CDBG-DR Loans	\$2,190,340	5922-3305-21

DULY AND REGULARLY ADOPTED by the Housing Authority of the City of Santa Rosa this 25th day of January 2021

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

Chair

ATTEST:

Secretary

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