RESOLUTION NO. 1707

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SANTA ROSA ALLOCATING FOUR (4) PROJECT-BASED HOUSING CHOICE VOUCHERS FOR BURBANK AVENUE APARTMENTS, AWARDING TO WSA BURBANK HOUSING PARTNERS I, L.P. UNDER A TWENTY (20) YEAR PROJECT-BASED HOUSING ASSISTANCE PAYMENTS (HAP) CONTRACT

WHEREAS, to increase housing opportunities and improve the financial feasibility of projects applying for Community Development Block Grant – Disaster Recovery funds or other competitive financing, the City of Santa Rosa Housing Authority released a Request for Funding Proposals (RFP) on November 3, 2020 for Project-Based Voucher (PBV) funding; and

WHEREAS, up to 80 vouchers were made available under the RFP and proposals were due on December 3, 2020; and

WHEREAS, on January 11, 2021 and January 14, 2021 a Housing Authority Project-Based Voucher RFP Ad Hoc Committee of the Housing Authority Commissioners consisting of Commissioners Burke and Test met to review the Project-Based Voucher proposals in conjunction with the CDBG-DR applications and make funding recommendations to bring to the full Housing Authority Board of Commissioners; and

WHEREAS, the final award of PBV units under the RFP is conditioned upon the project receiving the funds the PBVs were used to leverage; and

WHEREAS, in the case of new construction projects, final awards are also contingent upon a successful completion of a Department of Housing and Urban Development (HUD) Subsidy Layering Review (SLR); and

WHEREAS, in addition, all projects must complete an environmental review and meet all other requirements outlined in the Project-Based Voucher regulations at 24 CFR 983, PIH Notice 2017-21 and related HUD guidance; and

WHEREAS, WSA Burbank Housing Partners I, L.P. submitted a proposal for four (4) Project-Based Vouchers under the RFP for Burbank Avenue Apartments, a new construction, sixty-four (64) unit affordable multifamily housing project located at 1780 Burbank Avenue in Southwest Santa Rosa with an anticipated occupancy date of July 2023; and

WHEREAS, the Project-Based Voucher RFP Ad Hoc Committee consisting of Commissioners Burke and Test unanimously recommended Burbank Avenue Apartments for a conditional commitment of four (4) Project-Based Vouchers.

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

1. Four (4) vouchers for commitment to a 20-year Housing Assistance Payments (HAP) contract term at Burbank Avenue Apartments located at 1780 Burbank Avenue in Southwest Santa Rosa, awarded to WSA Burbank Housing Partners I, L.P.; and

2. In the event the Project is not successful in additional funding competitions, the vouchers will remain committed for additional competitive funding rounds through June

30, 2022. If the funding is not awarded by that date, the Housing Authority voucher commitment will be rescinded; and

3. That staff may enter into an Agreement to Enter into a Housing Assistance Payments (AHAP) contract and Housing Assistance Payments (HAP) contract for the Project, as required under the PBV regulations at 24 CFR part 983; and

4. If the Project meets the condition in (2) above and enters into an Agreement Housing Assistance Payments (AHAP) contract with the Housing Authority, the AHAP shall contain provisions that states the contract will be terminated if construction has not commenced by September 30, 2022; and that no Housing Assistance Payments (HAP) contract will be established if construction is not complete by December 31, 2023, unless these dates are extended, in writing, by the Executive Director.

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

AYES: (4) Commissioner Burke, Commissioner Downey, Commissioner Olsen, Vice Chair Test

NOES:

ABSENT:

ABSTAIN: (1) Chair Owen

APPROVED: Diane Test
Diane Test (Jan 26, 2021 12:05 PST)
Vice Chair

ATTEST: Megan Basinger
Megan Basinger (Jan 26, 2021 12:06 PST)
Secretary

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