

**HOUSING AND COMMUNITY SERVICES  
M E M O R A N D U M**

DATE: October 28, 2019  
TO: HOUSING AUTHORITY COMMISSIONERS  
FROM: DAVID E. GOUIN, EXECUTIVE DIRECTOR  
HOUSING AUTHORITY  
SUBJECT: HOUSING AUTHORITY MONTHLY ACTIVITIES REPORT

- Dutton Flats: The 2019-2020 Focused Notice of Funding Availability successfully positioned Dutton Flats to be awarded an allocation of competitive 9% tax credits by the California Tax Credit Allocation Committee (CTCAC) on September 25, 2019. The project is now fully funded with the tax credits together with a \$3,100,000 loan commitment approved by the Housing Authority on June 17, 2017, and other sources. The Housing Authority selected Dutton Meadows from a field of six applications based on a variety of criteria, including the project's CTCAC tie-breaker score. Dutton Flats will be a five-story building with 40 extremely low, very low and low-income housing units and one residential manager unit. Located at the corner of Dutton Avenue and West Third Street, the site is close to public transportation, services, retail, bicycle/pedestrian paths and other amenities. The co-general partners, Integrity Housing and Phoenix Development Company, are working with the architect on the detailed drawings and selecting the lender and tax credit investor. Construction is anticipated to begin in January 2020 and be completed in March 2021.
- On September 24, 2019 the Santa Rosa City Council voted to approve the local ordinance banning rental housing discrimination based on source of income (Ordinance to Amend the Santa Rosa City Code adding a new Chapter 10-46, Housing Anti-Discrimination Code). The ordinance will take effect on October 31, 2019. On October 8, 2019 Governor Gavin Newsom approved Senate Bill 329, providing similar source of income protections at the state level. Staff is working with Sonoma County Legal Aid, the California Apartment Association and other partners on community outreach and education regarding these pieces of legislation.