

CITY OF SANTA ROSA
HOUSING AUTHORITY

TO: HOUSING AUTHORITY COMMISSIONERS
FROM: MEGAN BASINGER, EXECUTIVE DIRECTOR
SUBJECT: ACKNOWLEDGEMENT OF PROJECT COMPLETION FOR LINDA
TUNIS SENIOR APARTMENTS – COMMUNITY DEVELOPMENT
BLOCK GRANT – DISASTER RECOVERY FUNDED,
AFFORDABLE SENIOR HOUSING COMPLEX LOCATED AT 600
ACACIA LANE, SANTA ROSA, CALIFORNIA; A PORTION OF
APN 182-520-088

AGENDA ACTION: RESOLUTION

RECOMMENDATION

It is recommended by the Housing and Community Services Department that the Housing Authority, by resolution, approve a resolution acknowledging the completion of Linda Tunis Senior Apartments under the Community Development Block Grant Program – Disaster Recovery administered by the California Department of Housing and Community Development.

EXECUTIVE SUMMARY

In response to the 2017 wildfires, the United States Department of Housing & Urban Development (HUD) allocated Community Development Block Grant – Disaster Recovery (CDBG-DR) funds to the State of California Department of Housing & Community Development (HCD) to be distributed to disaster-affected areas. HCD appropriated \$66 million to multifamily housing and up to \$38,469,772 was allocated to the City of Santa Rosa for rehabilitation, reconstruction, and/or new construction of affordable multifamily housing. The City Council then delegated program administration to the Housing Authority (Authority). HCD issued Linda Tunis Senior Apartments (Project) a Final Notice to Proceed in May of 2022. The Project completed construction and was issued a Certificate of Occupancy in December of 2022. Prior to issuance of their final reimbursement request, HCD requires a resolution from the Housing Authority acknowledging the project completion and closeout.

BACKGROUND

1. In March 2019, HUD awarded HCD \$66 million for a state-wide Disaster Recovery Multifamily Housing Program (DR-MHP) with \$38,469,772 allocated to

the City of Santa Rosa for the rehabilitation, reconstruction, and/or new construction of affordable multifamily housing. In October of 2020 the City Council approved the funding allocation, authorization to enter into a Master Standard Agreement with HCD and delegated the program administration to the Authority.

2. The Authority released a Notice of Funding Availability (NOFA) in November of 2020 and awarded five affordable housing developments CDBG-DR funds on January 25, 2021. Linda Tunis Senior Apartments was awarded \$2,190,340 in CDBG-DR funds for construction-related costs associated with the development of 26 affordable housing rental units for seniors.
3. Linda Tunis Senior Apartments was the first DR-MHP project to break ground in Santa Rosa, leading the way for a large-scale disaster recovery effort. The Project commenced construction in December of 2021, completed construction and was issued a Certificate of Occupancy in December of 2022. The Project, named in memory of Linda Tunis, a victim of the 2017 Tubbs fire, provides 26 studio units to seniors, age 62 and older, at or below 50% of area median income with affordability restricted for 55 years. HCD is requiring the Authority to approve, by resolution, an acknowledgement of project completion for Linda Tunis Senior Apartments which will allow the staff to submit the final financial reports to HCD for reimbursement and issue the 10% retention payment to the developer.

PRIOR HOUSING AUTHORITY REVIEW

On January 27, 2020, the Housing Authority by Resolution No. 1683, approved a commitment of Community Development Block Grant (CDBG) loan funds in the amount of \$690,000 and an allocation of eight Project Based Vouchers to Caulfield Lane Senior Housing, INC. for Linda Tunis Senior Apartments.

On January 25, 2021, the Housing Authority by Resolution No. 1710, approved an allocation of an additional five Project Based Vouchers to Linda Tunis Senior Apartments.

On January 25, 2021, the Housing Authority by Resolution No. 1705, approved a commitment of Disaster Recovery – Multifamily Housing Program loan funds in the amount of \$2,190,340 to Caulfield Lane Senior Housing, INC. for Linda Tunis Senior Apartments.

ANALYSIS

HUD allocated CDBG-DR funds to HCD to distribute statewide, of which, up to \$38,469,772 was allocated to Santa Rosa for the Disaster Recovery – Multifamily

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Housing Program (DR-MHP). Linda Tunis Senior Apartments was awarded \$2,190,340 in CDBG-DR funds by the Authority. The Project has completed construction, been issued a Certificate of Occupancy and is fully leased.

Acknowledgment of the completion of the Linda Tunis Senior Apartments completes the requirements set forth in the Master Standard Agreement and Notice to Proceed for the DR-MHP Program and fulfills the Project Closeout Checklist required for submittal of the final financial report for reimbursement of the remaining 10% retention of the project award.

FISCAL IMPACT

Approval of this action positions the Authority to receive up to \$219,034.00 from HCD in DR-MHP Program funds for the Linda Tunis Senior Apartments project.

ENVIRONMENTAL IMPACT

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

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable.

NOTIFICATION

Not applicable.

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ATTACHMENTS

- Resolution

PRESENTER

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