



# City of Santa Rosa

City Hall, Council  
Chamber  
100 Santa Rosa Avenue  
Santa Rosa, CA

## HOUSING AUTHORITY SPECIAL MEETING NOTICE AND AGENDA DECEMBER 19, 2022

Special Meeting

1:30 P.M.

PURSUANT TO GOVERNMENT CODE SECTION 54953(e) AND THE RECOMMENDATION OF THE HEALTH OFFICER OF THE COUNTY OF SONOMA, HOUSING AUTHORITY MEMBERS WILL BE PARTICIPATING IN THIS MEETING EITHER VIA ZOOM WEBINAR OR IN-PERSON, SOCIALLY DISTANCED, IN THE COUNCIL CHAMBER AT 100 SANTA ROSA AVENUE. MEMBERS OF THE PUBLIC CAN PARTICIPATE IN THE MEETING BY:

- BY ZOOM BY VISITING  
HTTPS://SRCITY-ORG.ZOOM.US/J/87495480903, OR
- BY PHONE BY DIALING 877-853-5257 AND ENTERING WEBINAR ID:  
874 9548 0903

1. CALL TO ORDER
2. ROLL CALL
3. STATEMENTS OF ABSTENTION
4. STUDY SESSION
5. PUBLIC COMMENTS (ON NON-AGENDA ITEMS)

Comments from the public will be allowed on all agenda items at the time each item is called. This is the time when any person may address the Housing Authority on matters not listed on this agenda, but which are within the subject matter jurisdiction of the Housing Authority. Each speaker will be allowed three minutes.

### 6. APPROVAL OF MINUTES

- 6.1 November 28, 2022 - Draft Minutes.

**Attachments:** [November 28, 2022 - Draft Minutes](#)

## 7. PROCLAMATIONS/PRESENTATIONS

- 7.1 PROCLAMATION - PROCLAMATION OF APPRECIATION FOR JEFF BERK

**Attachments:** [Proclamation](#)

## 8. CHAIRMAN/ COMMISSIONER REPORTS

## 9. COMMITTEE REPORTS

## 10. EXECUTIVE DIRECTOR REPORTS/ COMMUNICATION ITEMS:

- 10.1 COMMUNICATION - PENDING DEVELOPMENT PIPELINE UPDATE  
Provided for information only

**Attachments:** [Memorandum](#)  
[Attachment 1](#)

## 11. CONSENT ITEMS

## 12. REPORT ITEMS

- 12.1 REPORT - BENNETT VALLEY APARTMENTS - \$272,000  
REDUCTION TO PRIOR FUNDING COMMITMENT FOR COSTS  
ASSOCIATED WITH THE DEMOLITION OF THE SITE PRIOR TO  
DEVELOPER ACQUISITION

BACKGROUND: On May 10, 2021, the Housing Authority approved a conditional commitment of \$5,800,000 in loan funds for construction-related costs for Bennett Valley Apartments (the "Project"). On October 20, 2022, a fire occurred, which resulted in the City's Building Division "red-tagging" the City-owned site and necessitating the demolition of the site before the anticipated April 2023 sale to the Developer. The Developer has agreed to reduce the conditional commitment of loan funds awarded by the Housing Authority by up to \$272,000 so that those funds may be utilized by the City for costs associated with the demolition of the site.

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Housing Authority, by

resolution, approve a reduction up to \$272,000 to a prior conditional commitment of loan funds in the amount of \$5,800,000 to Freebird Development Company, LLC for the Bennett Valley Apartments project to allow funds to be utilized for demolition of the site prior to developer acquisition.

**Attachments:**    [Staff Report](#)  
                              [Attachment 1](#)  
                              [Resolution](#)  
                              [Presentation](#)

### **13. ADJOURNMENT**

The City of Santa Rosa does not discriminate on the basis of disability in the admissions or access to, or treatment of or employment in, its programs or activities. Disability-related aids or services, including printed information in alternate formats, to enable persons with disabilities to participate in public meetings and programs are available by contacting the Housing Authority Recording Secretary at (707) 543-3300 one week prior to the meeting/program.

This information can also be accessed via the internet at: <http://www.srcity.org>

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NOTE: Any writings or documents provided to a majority of the Housing Authority regarding any item on this agenda will be made available for public inspection in the Department of Housing and Community Services located 90 Santa Rosa Avenue during normal business hours.