

RESOLUTION NO. _____

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SANTA ROSA APPROVING AN ASSIGNMENT OF THE AGREEMENT TO ENTER A HOUSING ASSISTANCE PAYMENTS CONTRACT (AHAP) FOR TEN PROJECT BASED VOUCHERS FROM HERITAGE PARK, L.P. TO LINC WINDSOR PARK, L.P. AND AN EXTENSION OF THE TERM OF THE AHAP TO DECEMBER 31, 2026 FOR HERITAGE PARK APARTMENTS, 8685 OLD REDWOOD HIGHWAY, WINDSOR, APN 164-100-023

WHEREAS, Housing Authority of the City of Santa Rosa released a Request for Funding Proposals on June 1, 2015, for up to 100 units of Project-Based Voucher (PBV) Veterans Affairs Supportive Housing (VASH) funding, which had a rolling deadline; and

WHEREAS, MW Development, Inc. submitted a proposal for ten (10) Project-Based VASH Vouchers under the Request for Proposals for Heritage Park Apartments, a thirty-three (33) unit new construction affordable multifamily housing project including permanent supportive housing units for Veterans located 8685 Old Redwood Highway Avenue in Windsor, California (the “Project”); and

WHEREAS, on March 26, 2018, by Resolution No. 1648, the Housing Authority conditionally awarded ten (10) PBV VASH vouchers for commitment to a 15-year Project-Based Housing Assistance Payments Contract term for the Project; and

WHEREAS, the Agreement to Enter into a Housing Assistance Payments (AHAP) Contract was executed effective November 15, 2022 between the Housing Authority of the City of Santa Rosa and Heritage Park, L.P., the Project owner at the time of the execution of the AHAP Contract; and

WHEREAS, the Project encountered delays that led to the restructuring of the financing and the establishment of a new legal owner entity; and

WHEREAS, the Project is anticipating closing on the new financing structure by the end of calendar year 2024 and to begin construction in early 2025; and

WHEREAS, On December 5, 2024, Heritage Park, L.P. requested that the Housing Authority authorize the assignment of the AHAP Contract for the ten (10) Project Based Vouchers from Heritage Park, L.P. to Linc Windsor Park, L.P. to accurately reflect the new ownership of the property in advance of the construction financing closing; and

WHEREAS, in addition, Heritage Park, L.P. requested that the Housing Authority extend the term of the AHAP Contract through an anticipated construction completion in 2026; and

WHEREAS, the assignment of the AHAP Contract has no financial impact or increased risk on the Project; and

WHEREAS, extending the AHAP Contract has no negative financial impact on the

VASH program; and

WHEREAS, the Town of Windsor, as the lead agency, prepared an Initial Study/Mitigated Negative Declaration for the Project, which was adopted by the Town of Windsor Planning Commission on July 28, 2020 in accordance with the California Environmental Quality Act (CEQA) (“MND”).

NOW, THEREFORE, BE IT RESOLVED that the Housing Authority of the City of Santa Rosa has considered the MND adopted by the Town of Windsor pursuant to CEQA Guidelines Section 15096 and hereby determines that the MND adequately analyzed the potential environmental effects of the Project; that none of the criteria in CEQA Guidelines Section 15162 requiring additional review have been triggered and that no further environmental review is required.

BE IT FURTHER RESOLVED that the Housing Authority hereby approves the assignment of the AHAP Contract for ten (10) Project Based VASH Vouchers for Heritage Park Apartments from Heritage Park, L.P. to Linc Windsor Park, L.P. and approves the extension of the term of the AHAP Contract through December 31, 2026, or a later date if approved, in writing, by the Executive Director. All other provisions of Resolution No. 1648 and the AHAP Contract remain unchanged.

BE IT FURTHER RESOLVED that the Housing Authority hereby authorizes the Executive Director to execute agreements and documents for the Project consistent with this Resolution, subject to approval as to form by the Authority General Counsel.

IN HOUSING AUTHORITY DULY PASSED this 16th day of December 2024.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____ APPROVED: _____
Secretary Chair

APPROVED AS TO FORM: _____
Authority General Counsel