



City of Santa Rosa

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

HOUSING AUTHORITY REGULAR MEETING AGENDA AND SUMMARY REPORT JANUARY 27, 2020

1:30 P.M.

1. CALL TO ORDER
2. ROLL CALL
3. STATEMENTS OF ABSTENTION
4. STUDY SESSION

Study Session items are for in-depth discussion and possible direction to staff. No action will be taken.

- 4.1 FY 2020/21 BUDGET PROCESS AND PUBLIC INPUT
Early each year, the Housing Authority holds a study session to obtain feedback and comments from the Housing Authority Commissioners and public regarding the annual budget process. Staff will provide an overview of the budget process timeline and anticipated trends for the coming year.

Attachments: [Staff Report](#)
 [Attachment](#)
 [Presentation](#)

- 4.2 DOWNTOWN STATION AREA SPECIFIC PLAN UPDATE - PLAN
CONCEPT STUDY SESSION
The City has initiated an update to the Downtown Station Area Specific Plan, which was originally adopted in 2007. This study session will provide the Housing Authority with an opportunity to provide feedback and guidance on the preferred plan concept.

Attachments: [Staff Report](#)
[Attachment 1](#)
[Attachment 2](#)
[Attachment 3](#)
[Attachment 4](#)
[Attachment 5](#)
[Presentation](#)

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. To address the Housing Authority you are requested to complete an orange Speaker Card and give it to the Recording Secretary.

6. APPROVAL OF MINUTES

7. CHAIRMAN/ COMMISSIONER REPORTS

8. COMMITTEE REPORTS

9. EXECUTIVE DIRECTOR REPORT

10. COMMUNICATION ITEMS:

- 10.1 ANNUAL ADJUSTMENT TO THE MAXIMUM COST SCHEDULE FOR THE LOW INCOME HOUSING PRODUCTION PROGRAM - Provided for information.

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

- 10.2 HOUSING AUTHORITY FY 2019/20 QUARTER 1 FINANCIAL REPORT - Provided for information.

Attachments: [Memorandum](#)

- 10.3 HOUSING AND COMMUNITY SERVICES 2019 ACCOMPLISHMENTS - Provided for information.

Attachments: [Attachment](#)

11. CONSENT ITEMS

11.1 RESOLUTION - ROSELAND VILLAGE FAMILY HOUSING - ALLOCATION OF ARTICLE XXXIV UNITS

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Housing Authority, by resolution, approve an allocation of seventy-four (74) Article XXXIV Units, for the Roseland Village Family Housing Project located at 665 and 883 Sebastopol Road.

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

12. REPORT ITEMS

12.1 REPORT - 2019-2020 HOUSING AUTHORITY LOAN AND PROJECT BASED VOUCHER NOTICE OF FUNDING AVAILABILITY ADDITIONAL FUNDING RECOMMENDATIONS

BACKGROUND: The Housing Authority issued the 2019-2020 Notice of Funding Availability ("NOFA") announcing the availability of \$2,479,000 of local and federal funds and 75 Section 8 Project Based Vouchers ("PBVs") for affordable housing. In response to the NOFA, issued August 6, 2019, the Housing Authority received 11 project applications and one application from a Community Housing Development Organization ("CHDO") for operational funds. The requests total \$13,077,050, more than five times the available funding. In addition, there are requests for 128 PBVs, 53 more than available.

Based upon the NOFA selection criteria and the federal funding program criteria, three applications received funding by the Housing Authority on December 16, 2019, five projects were set aside for further review and consideration at the Housing Authority's January 2020 meeting, and four projects were dismissed from further consideration.

The NOFA Ad Hoc Committee and staff recommend funding two of the

five projects that received further evaluation. The recommendations are based upon the NOFA selection criteria and the restrictions, eligibility, procedures and rules of the federal funding sources.

RECOMMENDATION: It is recommended by the Housing Authority Ad Hoc Committee and the Housing and Community Services Department that the Housing Authority, by resolution, approve 1) a loan commitment of local funds to Santa Rosa Cannery, LLC, in the amount of \$450,000 for predevelopment costs for Cannery at Railroad Square, 114 multifamily units located at 3 West 3rd Street and 60 West 6th Street; and 2) a conditional loan commitment of Community Development Block Grant funds to PEP Housing in the amount of \$690,000 for acquisition of property for Linda Tunis Senior Apartments, 26 senior units located at 600 Acacia Lane.

Attachments: [Staff Report](#)
[Attachment 1](#)
[Attachment 2](#)
[Attachment 3](#)
[Attachment 4](#)
[Attachment 5](#)
[Attachment 6](#)
[Attachment 7](#)
[Attachment 8](#)
[Attachment 9](#)
[Resolution - Cannery](#)
[Resolution - Linda Tunis](#)
[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>

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.

Housing Authority

JANUARY 27, 2020
