

RESOLUTION NO. RES-2026-090

RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA AUTHORIZING THE SUBMITTAL OF AN APPLICATION TO THE STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT'S HOMEKEY PLUS GRANT PROGRAM WITH BURBANK HOUSING DEVELOPMENT CORPORATION, CARITAS HOMES PHASE II, LLC AND CARITAS HOMES PHASE II L.P. AS CO-APPLICANTS FOR CARITAS HOMES PHASE II IN AN AMOUNT NOT TO EXCEED \$30 MILLION; AND AUTHORIZING THE MAYOR OR DESIGNEE TO EXECUTE THE APPLICATION, STANDARD AGREEMENT AND ANY AMENDMENTS THERETO AND THE HOMEKEY PLUS DOCUMENTS

WHEREAS, the California Department of Housing and Community Development (Department) has issued a Notice of Funding Availability (NOFA) dated November 26, 2024, as amended March 27, 2026, for the Homekey Plus Program ("Homekey+" or "Program"); the Department has issued the NOFA for Homekey+ grant funds pursuant to Health and Safety Code Section 50675.1.3 (Assem. Bill No. 140 (2021-2022 Reg. Sess.); Health and Safety Code Section 50675.1.5 (Assem. Bill No. 531 (2023-2024 Reg. Sess.); Section 14184.402 of the Welfare and Institutions Code; Section 5891.5 of the Welfare and Institutions Code; and Round 5 and 6 of the Homeless Housing, Assistance and Prevention (HHAP) grant program. (Assem. Bill No. 129 (Chapter 40, Statutes 2023) and Assem. Bill No. 166 (Chapter 48, Statutes 2024), respectively; and

WHEREAS, the City of Santa Rosa (Applicant) desires to jointly apply for Homekey+ grant funds with Burbank Housing Development Corporation, Caritas Homes Phase II, LLC and Caritas Homes Phase II L.P. ("Co-Applicants"). Therefore, Applicant is joining Co-Applicants in the submittal of an application for Homekey+ funds ("Application") to Department for review and consideration; and

WHEREAS, the Department is authorized to administer Homekey+ pursuant to the Multifamily Housing Program (Chapter 6.7 (commencing with Section 50675) of Part 2 of Division 31 of the Health and Safety Code. Homekey+ funding allocations are subject to the terms and conditions of the NOFA, the Application, the Department-approved STD 213, Standard Agreement ("Standard Agreement"), and all other legal requirements of the Homekey+ Program; and

WHEREAS, Co-Applicants are developing 360 7th Street in Santa Rosa as a sixty-four (64) unit affordable housing development for persons experiencing or at risk of homelessness, with thirty-two (32) units targeted to households at 20% of Area Median Income (AMI) and thirty-one (31) units targeted to households at 30% of AMI and one unrestricted manager's unit; and

WHEREAS, the Caritas Village Project, including Caritas Homes Phase II, was reviewed in the Final Environmental Impact Report certified by the Council on March 3, 2020, State Clearinghouse No. 2019012040, and the recommended action does not approve any changes to the previously approved project or authorize new physical development beyond the scope of the prior environmental review, and none of the circumstances requiring subsequent or supplemental environmental review under CEQA Guidelines Section 15162 are present.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Santa Rosa hereby authorizes the submission of a joint Application to the Department in response to the NOFA, and to jointly apply for Homekey+ grant funds in a total amount not to exceed \$30 million.

BE IT FURTHER RESOLVED that the Council hereby authorizes Applicant to enter into, execute, and deliver a Standard Agreement in a total amount not to exceed \$30 million, and any and all other documents required or deemed necessary or appropriate to secure the Homekey+ funds from the Department and to participate in the Homekey+ Program, and all amendments thereto, (collectively, the “Homekey+ Documents”), subject to approval as to form by the City Attorney.

BE IT FURTHER RESOLVED that Applicant acknowledges and agrees that it shall be subject to the terms and conditions specified in the Standard Agreement, and that the NOFA and the Application will be incorporated in the Standard Agreement by reference and made a part thereof. Any and all activities, expenditures, information, and timelines represented in the Application are enforceable through the Standard Agreement. Funds are to be used for the allowable expenditures and activities identified in the Standard Agreement.

BE IT FURTHER RESOLVED that the Mayor or designee is hereby authorized to execute the Homekey+ Documents on behalf of the Applicant for participation in the Homekey+ Program.

IN COUNCIL DULY PASSED this 28th day of July, 2026.

AYES: (6) Mayor Stapp, Vice Mayor Okrepkie, Council Members Bañuelos, Fleming, MacDonald, Rogers

NOES: (0)

ABSENT: (1) Council Member Alvarez

ABSTAIN: (0)

RECUSE: (0)

The undersigned, Dina Manis, City Clerk of Applicant does hereby attest and certify that the foregoing is a true and full copy of a resolution of the governing body adopted at a duly convened meeting on the date above-mentioned, and that the resolution has not been altered, amended or repealed.

ATTEST: _____ APPROVED: _____
City Clerk Mayor

APPROVED AS TO FORM: _____
City Attorney