



# City of Santa Rosa

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

## HOUSING AUTHORITY REGULAR MEETING AGENDA AND SUMMARY REPORT - FINAL MARCH 25, 2019

1:30 P.M. - REGULAR SESSION (COUNCIL CHAMBER)

1. CALL TO ORDER
2. ROLL CALL
3. PRESENTATION FOR OUTGOING COMMISSIONERS
4. STATEMENTS OF ABSTENTION
5. PUBLIC COMMENTS:

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

6.1 SEPTEMBER 24, 2018 - DRAFT MEETING MINUTES

**Attachments:** [Draft Meeting Minutes](#)

6.2 OCTOBER 22, 2018 - DRAFT MEETING MINUTES

**Attachments:** [Draft Meeting Minutes](#)

6.3 NOVEMBER 26, 2018 - DRAFT MEETING MINUTES

**Attachments:** [Draft Meeting Minutes](#)

6.4 FEBRUARY 25, 2019 - DRAFT MEETING MINUTES

**Attachments:** [Draft Meeting Minutes](#)

### 7. CHAIRMAN/ COMMISSIONER REPORTS

## 8. COMMITTEE REPORTS

## 9. EXECUTIVE DIRECTOR REPORTS/ COMMUNICATION ITEMS:

9.1 MONTHLY ACTIVITIES REPORT- Provided for information.

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

## 10. REPORT ITEMS

10.1 REPORT - FISCAL YEAR 2019-2020 FOCUSED NOTICE OF FUNDING AVAILABILITY FOR AFFORDABLE HOUSING

BACKGROUND: In response to the need for additional affordable housing and in an effort to expedite the funding process, the Department of Housing and Community Services is requesting that the Housing Authority consider issuing a Focused Notice of Funding Availability (NOFA) for Projects pursuing Multifamily Housing Program (MHP) funds in June 2019 or 9% Tax Credits in July 2019. If supported, staff will release a NOFA for approximately \$3.7 Million in local funds in April 2019 and present recommendations to the Housing Authority in June 2019.

RECOMMENDATION: It is recommended that the Housing Authority, by motion, approve proceeding with a Focused Notice of Funding Availability for FY 2019/2020 to stimulate the submittal of either Multifamily Housing Program (MHP) applications in June 2019 or 9% Tax Credit applications in the July 2019 funding round and appoint an Ad-Hoc subcommittee to work with staff on funding recommendations.

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

10.2 REPORT - ADDITIONAL LIMITED PREFERENCES FOR THE HOUSING CHOICE VOUCHER PROGRAM WAITING LIST

BACKGROUND: The Department of Housing and Community Services administers the federal Housing Choice Voucher program in the City of Santa Rosa. The U.S. Department of Housing and Urban Development (HUD), requires that each local Housing Authority administering the voucher program maintain an Administrative Plan outlining local policies

for the program. Housing and Community Services wishes to increase the number of vouchers available under the Limited Preference for the Housing Choice Voucher program for families affected by the October 2017 wildfire disaster from 24 to 48 vouchers. By HUD requirement, any changes in the Administrative Plan must be adopted by Housing Authority resolution during a public meeting.

RECOMMENDATION: The Department of Housing and Community Services recommends that the Housing Authority, by resolution, adopt the revision to Chapter 4, Section 4-III.C of the Housing Choice Voucher Program Administrative Plan dated March 25, 2019.

**Attachments:** [Staff Report](#)  
[Attachment 1](#)  
[Attachment 2](#)  
[Resolution](#)

**10.3** REPORT - REQUEST TO ALLOCATE NINETEEN (19) VETERANS AFFAIRS SUPPORTIVE HOUSING VOUCHERS FOR THE RIVER CITY APARTMENTS UNDER A 15-YEAR PROJECT-BASED HOUSING ASSISTANCE PAYMENTS CONTRACT

BACKGROUND: On June 1, 2015, the City of Santa Rosa Housing Authority released a Request for Funding Proposals (RFP) for Project-Based Veterans Affairs Supportive Housing (VASH) funding with the goals of increasing housing opportunities for Veterans and increasing utilization of VASH vouchers. The RFP is operating under a rolling deadline and 19 vouchers are still available. Petaluma Ecumenical Properties (PEP Housing) submitted a proposal under the RFP for River City Apartments, a permanent supportive housing new construction project to be located at 951 Petaluma Boulevard South in Petaluma, California. Under an agreement with the Sonoma County Housing Authority, the City of Santa Rosa Housing Authority administers VASH vouchers throughout Sonoma County. PEP Housing is requesting 19 VASH PBVs for the project. The proposal was reviewed by a subcommittee of three Housing Authority commissioners and was independently reviewed by the VA; both the subcommittee and the VA support the project. The Housing Authority approval of the proposal will authorize staff to enter into the appropriate Housing

Assistance Payments contract(s) as required under the PBV regulations at 24 CFR part 983. This allocation of vouchers will also close the RFP for Project-Based VASH vouchers.

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Housing Authority, by resolution, approve the allocation of nineteen (19) Veterans Affairs Supportive Housing (VASH) vouchers under a fifteen-year Project-Based Housing Assistance Payments (HAP) contract for the River City Senior Apartments.

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

**10.4**      REPORT - REQUEST TO ALLOCATE TWENTY-ONE (21) VOUCHERS FOR THE PARKWOOD APARTMENTS UNDER A FIFTEEN-YEAR PROJECT-BASED HOUSING ASSISTANCE PAYMENTS CONTRACT

BACKGROUND: The City of Santa Rosa Housing Authority released a Request for Funding Proposals (RFP) for Project-Based Vouchers in September 2018. Burbank Housing Development Corporation submitted a proposal under the RFP for Parkwood Apartments, an existing 56-unit apartment complex located at 6899 Montecito Boulevard in the Rincon Valley area of east Santa Rosa. Burbank Housing is requesting 21 PBVs for the project. The proposal was reviewed by a subcommittee of three Housing Authority commissioners and recommended for approval by the full Housing Authority. The Housing Authority approval of the proposal will authorize staff to enter into the Housing Assistance Payments contract as required under the PBV regulations at 24 CFR part 983.

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Housing Authority, by resolution, approve the allocation of twenty-one (21) vouchers under a fifteen-year Project-Based Housing Assistance Payments (HAP) contract for the Parkwood Apartments.

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

## 11. 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.