



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 26, 2018

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

1. CALL TO ORDER

2. ROLL CALL

3. SEATING OF NEW TENANT COMMISSIONER AND HOUSING AUTHORITY REORGANIZATION

- 3.1 ADMINISTRATION OF OATH OF OFFICE FOR NEWLY APPOINTED TENANT COMMISSIONER

4. PUBLIC COMMENTS

5. STATEMENTS OF ABSTENTION

6. APPROVAL OF MINUTES

February 26, 2018 - Draft Meeting Minutes

Attachments: [Draft Minutes](#)

7. CHAIRMAN/ COMMISSIONER REPORTS

8. COMMITTEE REPORTS

9. EXECUTIVE DIRECTOR'S REPORTS/ COMMUNICATION ITEMS:

- 9.1 HOUSING AUTHORITY MONTHLY ACTIVITIES REPORT - Provided for information.

Attachments: [Memorandum](#)

10. REPORT ITEMS

- 10.1 REPORT - CONVEYANCE OF FOUR PARCELS LOCATED AT 6th AND "A" STREETS TO THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF SANTA ROSA

BACKGROUND: In 2011, the former Redevelopment Agency of the City of Santa Rosa (the “RDA”) conveyed four parcels to the Housing Authority to increase the stock of affordable housing in Santa Rosa. The parcels were left over from development of the Santa Rosa Plaza and realignment of 6th Street (the “Remnant Parcels”), a major downtown redevelopment project. Three years after the official dissolution of redevelopment agencies in California, the State Controller found that the transfer of the Remnant Parcels was not allowable and ordered the Housing Authority to reverse the land transfer and turn over the assets to the RDA Successor Agency (the “Successor Agency”) for disposition in accordance with Redevelopment Dissolution Law.

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Housing Authority, by resolution, convey the four Remnant Parcels located at 6th and “A” Streets to the Successor Agency to the Redevelopment Agency of the City of Santa Rosa.

Attachments: [Staff Report](#)
[Attachment 1](#)
[Attachment 2](#)
[Resolution](#)
[Exhibit A](#)
[Presentation](#)

10.2 REPORT - HOUSING AUTHORITY LOAN MODIFICATION/
CONVERSION CRITERIA

BACKGROUND: At its November 27, 2017 meeting, the Housing Authority requested a report from staff recommending criteria for evaluation of future loan conversion or modification requests. This item will review recommended criteria for evaluating requests from individuals and developer/nonprofit borrowers to convert or modify their existing loans to grants. Criteria currently exist for evaluation of loan modification or conversion requests from developer/nonprofit borrowers, but not for evaluation of loan modification or conversion requests from individual borrowers.

RECOMMENDATION: It is recommended by the Housing & Community

Services Department that the Housing Authority, by resolution, establish guidelines for considering requests for modification or conversion of Housing Authority loans to grants on a case-by-case basis.

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

10.3 REPORT - REQUEST TO ALLOCATE TEN (10) VETERANS AFFAIRS SUPPORTIVE HOUSING VOUCHERS FOR THE ALTAMIRA FAMILY APARTMENTS UNDER A FIFTEEN-YEAR PROJECT-BASED HOUSING ASSISTANCE PAYMENTS CONTRACT

BACKGROUND: The Project-Based Voucher (PBV) program is a component of the Housing Choice Voucher (HCV) program. Under this program, a Public Housing Authority can attach up to 20 percent of its budget authority under the Housing Choice Voucher program to specific housing units. Project-basing of VASH vouchers is allowed so long as the VA is in support of the project.

The low vacancy rates and high rent costs in Sonoma County have presented significant challenges to Veterans attempting to use VASH vouchers. The VASH program is targeted towards chronically homeless Veterans; the unique needs of the target population create additional barriers to successful long-term housing placements. The utilization rate for the program is currently 77 percent.

The Housing Authority approved the release of a Request for Proposals (RFP) for Project-Based VASH Vouchers in 2015 with up to 100 vouchers available. To date, 73 vouchers have been allocated under the RFP.

The Altamira Family Apartments proposal (Proposal) was reviewed by a committee consisting of two Housing Authority commissioners and a representative from the Veterans Administration. The committee supports the project moving forward to the full Housing Authority Board of Commissioners.

The Housing Authority approval of the Proposal will authorize staff to

enter into the appropriate Housing Assistance Payments (HAP) contracts as required under the PBV regulations at 24 CFR Part 983 for the Altamira Family Apartments.

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Housing Authority, by resolution, approve the allocation of ten (10) Veterans Affairs Supportive Housing (VASH) vouchers under a fifteen-year Project-Based Housing Assistance Payments (HAP) contract for the Altamira Family Apartments in the city of Sonoma, California.

Attachments: [Staff Report](#)
 [Resolution](#)
 [Attachment 1](#)
 [PowerPoint Presentation \(Added 3/26/18\)](#)

10.4 REPORT - REQUEST TO ALLOCATE TEN (10) VETERANS AFFAIRS SUPPORTIVE HOUSING VOUCHERS FOR THE HERITAGE PARK 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 approximately 30 vouchers are still available. MW Development, Inc. submitted a proposal under the RFP for Heritage Park Apartments, a permanent supportive housing new construction project to be located at 8685 Old Redwood Highway in Windsor. Under an agreement with the Sonoma County Housing Authority, the City of Santa Rosa Housing Authority administers VASH vouchers throughout Sonoma County. MW Development is requesting ten (10) VASH PBVs for the project. The proposal was reviewed by a committee consisting of two (2) Housing Authority commissioners and a representative from the Veterans Administration. The committee recommended the Proposal move forward for review by the Housing Authority. 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.

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Housing Authority, by resolution, approve the allocation of ten (10) Veterans Affairs Supportive Housing (VASH) vouchers under a fifteen-year Project-Based Housing Assistance Payments (HAP) contract for the Heritage Park Apartments.

Attachments: [Staff Report](#)
[Resolution](#)
[Attachment 1](#)
[PowerPoint Presentation \(Added 3/26/18\)](#)

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.