



City of Santa Rosa

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

HOUSING AUTHORITY SPECIAL MEETING NOTICE AND AGENDA JUNE 21, 2021

SPECIAL

1:30 P.M.

DUE TO THE PROVISIONS OF THE GOVERNOR'S EXECUTIVE ORDERS N-25-20 AND N-29-20 WHICH SUSPEND CERTAIN REQUIREMENTS OF THE BROWN ACT, THE HOUSING AUTHORITY COMMISSIONERS WILL BE PARTICIPATING VIA ZOOM WEBINAR.

MEMBERS OF THE PUBLIC CAN PARTICIPATE IN THE MEETING BY VISITING [HTTPS://SRCITY-ORG.ZOOM.US/J/92329834201](https://srcity-org.zoom.us/j/92329834201) OR BY DIALING 888-475-4499 (Toll Free) AND ENTER WEBINAR ID: 923 2983 4201

THE MEETING WILL ALSO BE LIVE STREAMED AT [HTTPS://SANTA-ROSA.LEGISTAR.COM/CALENDAR](https://santa-rosa.legistar.com/calendar). CLICK ON THE "IN PROGRESS" LINK TO VIEW. THE MEETING CAN ALSO BE VIEWED ON COMCAST CHANNEL 28, AT&T U-VERSE CHANNEL 99, AND AT [HTTPS://WWW.YOUTUBE.COM/CITYOFSANTAROSA](https://www.youtube.com/cityofsantarosa)

Public Comment for any agenda item can be submitted by 5:00 pm, the Friday before the Housing Authority Meeting via e-mail at HAPublicComment@srcity.org. Email public comments received by the deadline will be distributed to Commissioners and uploaded to the agenda prior to the start of the Housing Authority Meeting for public access.

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

4.1 REPORT - 2050 GENERAL PLAN VISION STATEMENTS

BACKGROUND: The Vision Statements will help shape the goals and policies of the 2050 General Plan which is branded as the “Santa Rosa Forward” project. The presented draft Vision Statements, which came out the Santa Rosa Forward Community Advisory Committee, will be refined by the project team using input collected from surveys, at public workshops, meetings with community groups, presentations to City boards and commissions, and at a joint City Council and Planning Commission study session on July 20, 2021. The final Vision Statements will be used by the project team to build land use alternatives for multiple General Plan scenarios. The project team will present these alternatives in the Fall of 2021 for public review. Based on comments received one alternative will be chosen by the Council to move forward to the environmental review phase (2022). In this way, the preparation of the Vision Statements is a vital step to help ensure that Santa Rosa Forward represents the desires of the community.

RECOMMENDATION: It is recommended by the Planning & Economic Development Department the Housing Authority receive and provide input on the 2050 General Plan Vision Statement Report.

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

4.2 HOUSING CHOICE VOUCHER PROGRAM WAITING LIST

The Housing and Community Services Department administers the Housing Choice Voucher (HCV) program on behalf of the City of Santa Rosa Housing Authority. The HCV program has 1,903 vouchers under an Annual Contributions Contract (ACC) with the Department of Housing and Urban Development (HUD), and administers additional vouchers from Housing Authorities outside the jurisdiction of the City of Santa Rosa under the portability guidelines of the HCV program.

The resources of the HCV program do not meet the demand for vouchers, so there is a Waiting List for receiving assistance. The study session will review the Waiting List policies and procedures.

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

4.3 REVIEW OF FISCAL YEAR 2021-2022 NOTICE OF FUNDING AVAILABILITY PROCESS AND POINT SYSTEM

This study session is intended to review the Point System that was used in the Fiscal Year 2021-2022 NOFA and receive feedback from the public, developers and Housing Authority Commissioners

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

6. APPROVAL OF MINUTES

6.1 April 26, 2021 - Draft Minutes.

Attachments: [Draft Minutes](#)

6.2 May 10, 2021 - Draft Minutes

Attachments: [Draft Minutes](#)

7. STAFF BRIEFINGS

7.1 EMERGENCY HOUSING VOUCHERS

Overview of the U.S. Department of Housing and Urban Development's New Emergency Housing Voucher Program.

7.2 HOUSING AUTHORITY FY 2020-21 Q3 FINANCIAL REPORT

Summarizing the Housing Authority ("Authority") expenditures and funding sources through Quarter 3 of Fiscal Year 2020-21 (July 1, 2020 - March 31, 2021)

Attachments: [Memorandum](#)

8. CHAIRMAN/ COMMISSIONER REPORTS

9. COMMITTEE REPORTS

10. EXECUTIVE DIRECTOR REPORTS/ COMMUNICATION ITEMS:

- 10.1** COMMUNICATION - PENDING DEVELOPMENT PIPELINE (Provided for information)

Attachments: [Memorandum](#)
[Attachment 1](#)

11. CONSENT ITEMS

- 11.1** RESOLUTION - BENNETT VALLEY APARTMENTS - MODIFICATION TO PRIOR FUNDING COMMITMENT TO ALLOW FUNDS TO BE USED FOR PRE-DEVELOPMENT AND/OR CONSTRUCTION RELATED COSTS

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Housing Authority, by resolution, modify a prior conditional commitment of loan funds in the amount of \$5,800,000 to Bennett Valley Apartments, Freebird Development Company, LLC to allow funds to be utilized for project costs including predevelopment and/or construction-related costs.

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

- 11.2** RESOLUTION - SECOND AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT WITH DISABILITY SERVICES & LEGAL CENTER TO INCREASE THE FUNDING FOR THE HOUSING ACCESSIBILITY MODIFICATION GRANT PROGRAM BY \$20,000

RECOMMENDATION: It is recommended by the Housing & Community

Services Department that the Housing Authority, by resolution, approve a Second Amendment to Professional Services Agreement with Disability Services and Legal Center (DSLCL) for the administration of the Housing Accessibility Modification Grant Program in the additional amount of Twenty Thousand Dollars (\$20,000) and authorize the Chief Financial Officer to pay all proper costs and claims from Key No. 340101.

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

12. REPORT ITEMS

12.1 REPORT - REPORT - REQUEST TO REALIGN PROJECT BASED VOUCHER ALLOCATION FOR 3575 MENDOCINO AVENUE ACROSS TWO PROJECT PHASES

BACKGROUND: On January 25, 2021, BRJE Phase I Housing Partners, L.P. was awarded an allocation of 30 Project Based Vouchers (PBVs) for Phase I of 3575 Mendocino Avenue, an affordable senior development within a master plan for the 13.3 acre site where the Journey's End Mobile Home Park stood before it was destroyed in the October 2017 Tubbs fire. At the time of the proposal selection, all 30 PBVs were needed to make Phase I of the project feasible. Since that time, the project has received additional funds and created design efficiencies to reduce construction costs, resulting in a request to move 13 PBVs from Phase I to Phase II of the project. The net allocation of 30 PBVs for the entire project remains the same, with 17 vouchers allocated to Phase I and 13 vouchers allocated to Phase II.

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Housing Authority, by resolution, approve a realignment of the January 25, 2021 allocation of Project-Based Vouchers awarded to 3575 Mendocino Avenue from 30 vouchers for 3575 Mendocino Avenue Phase I to 17 vouchers for 3575 Mendocino Avenue Phase I and 13 vouchers for 3575 Mendocino Avenue Phase II.

Attachments: [Staff Report](#)
[Attachment 1](#)
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12.2 REPORT - FISCAL YEAR 2021/22 HOUSING AUTHORITY BUDGET ADOPTION

BACKGROUND: The Authority's annual budget preparation process runs concurrently with the City's process from January through June each year. The Executive Director of the Authority must submit an expenditure, revenue, and transfer budget for all Authority programs for approval by the Authority Commissioners, which then becomes the formal budget for the next fiscal year. Annually, the Authority is asked to adopt the budget at their June meeting.

RECOMMENDATION: It is recommended by the Housing & Community Services Department that the Housing Authority, by resolution, adopt the proposed budget for Fiscal Year (FY) 2021/22.

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