

RESOLUTION NO. _____

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SANTA ROSA APPROVING A CONDITIONAL COMMITMENT OF LOAN FUNDS IN THE AMOUNT OF \$410,000 TO COMMUNITY HOUSING SONOMA COUNTY FOR ACQUISITION AND PREDEVELOPMENT-RELATED COSTS FOR THE HEARN VETERANS VILLAGE PROJECT, 2149 WEST HEARN AVENUE; APNs 131-011-012 and 131-011-013

WHEREAS, the Housing Authority issued a Notice of Funding Availability (“NOFA”) on October 1, 2021, announcing approximately \$2,260,000 of Permanent Local Housing Allocation and HOME Investment Partnership funds for affordable housing production with applications due on October 22, 2021; and

WHEREAS, the Housing Authority received two applications requesting \$2,670,000; and

WHEREAS, Community Housing Sonoma County submitted an application requesting \$410,000 for acquisition/land cost and predevelopment-related costs associated with 31 new affordable housing units, located at 2149 West Hearn Avenue, Santa Rosa, California, APN’s 131-011-012 and 131-011-013; and

WHEREAS, the Housing Authority Chair appointed commissioners McWhorter, Rawhouser and Chair Test to a NOFA Ad Hoc Review Committee; the Committee and staff reviewed the applications on November 18, 2021, to make a funding recommendation to the Housing Authority; and

WHEREAS, the project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and all potentially significant environmental impacts of the project were previously considered and analyzed as part of the 2016 Roseland Area/Sebastopol Road Specific Plan Environmental Impact Report. On December 9, 2021, the Planning Commission of the City of Santa Rosa adopted an Addendum to the Roseland Area/ Sebastopol Road Specific Plan and Roseland Area Annexation Projects Final Environmental Impact Report pursuant to CEQA Guidelines section 15164; and

WHEREAS, the NOFA Ad Hoc Review Committee and staff recommend funding for Hearn Veterans Village project because it best meets the selection criteria evaluation and scoring factors described in the NOFA.

NOW, THEREFORE, BE IT RESOLVED that the Housing Authority of the City of Santa Rosa hereby approves the following:

1. A conditional commitment of Permanent Local Housing Allocation (PLHA) program loan funds in the amount of Four Hundred Ten Thousand and No/100 Dollars (\$410,000.00) to Community Housing Sonoma County for acquisition land-related costs and predevelopment costs, subject to the conditions and terms including but not limited to the items listed below.

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2. The conditional commitment of the loan funds is subject to the General Loan Conditions adopted by the Housing Authority by Resolution No. 806 on January 23, 1995, including satisfaction of all loan underwriting conditions and the applicable funding guidelines.
3. The Low-Income Housing Production Subsidy Program Policy Maximum Cost Schedule and the Loan Schedule are waived, as costs have increased since the Policy was approved.
4. A loan term of 55 years at 3% simple interest per annum, deferred payments, residual cash receipts, secured by a Deed of Trust; and a 55-year term of affordability through a Regulatory Agreement recorded against the property.
5. Affordability mix that includes 31 units targeted to households with incomes up to 30% of Area Median Income (“AMI”), and one non-restricted manager unit.
6. The loan shall be due and payable in full if construction has not commenced by August 1, 2023, and is not completed by August 30, 2024, unless these dates are extended, in writing, by the Executive Director.
7. The conditional commitment of \$410,000 in Permanent Local Housing Allocation (PLHA) funds is subject to successful completion of the entitlement process, which includes compliance with the California Environmental Quality Act.
8. The loan shall be due and payable in full if the project has not secured a funding commitment(s) for rental assistance or operating subsidy to address ongoing operating deficits by June 30, 2023, unless extended, in writing, by the Executive Director.

BE IT FURTHER RESOLVED that the Housing Authority that the Housing Authority hereby approves subordination of Housing Authority loan(s) to senior financing in a form approved by Housing Authority General Counsel, if required by other lenders.

BE IT FURTHER RESOLVED that the Housing Authority hereby authorizes the Executive Director to execute agreements and related loan documents, including Subordination Agreements, for the Project consistent with this Resolution.

BE IT FURTHER RESOLVED that the Housing Authority hereby authorizes the Chief Financial Officer to pay all claims for the loan in an amount not to exceed Four Hundred Ten Thousand and No/100 Dollars (\$410,000.00) to Community Housing Sonoma County from the following Key Number(s) or as otherwise determined by the Executive Director:

Source	Fund	Project Key	Loan No.	Amount
Permanent Local Housing Allocation Program	2282	42137	9933-3415-21	\$410,000

Total	\$410,000
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IN HOUSING AUTHORITY DULY PASSED this 13th day of December, 2021.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____ APPROVED: _____
Secretary Chair

APPROVED AS TO FORM: _____
City Attorney