



City of Santa Rosa

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

HOUSING AUTHORITY REGULAR MEETING AGENDA AND SUMMARY REPORT JANUARY 23, 2023

1:30 P.M. - CLOSED SESSION

1:45 P.M. - REGULAR SESSION

PURSUANT TO GOVERNMENT CODE SECTION 54953(e) AND THE RECOMMENDATION OF THE HEALTH OFFICER OF THE COUNTY OF SONOMA, HOUSING AUTHORITY MEMBERS WILL BE PARTICIPATING IN THIS MEETING EITHER VIA ZOOM WEBINAR OR IN-PERSON, SOCIALLY DISTANCED, IN THE COUNCIL CHAMBER AT 100 SANTA ROSA AVENUE. MEMBERS OF THE PUBLIC CAN PARTICIPATE IN THE MEETING BY:

- **BY ZOOM BY VISITING
[HTTPS://SRCITY-ORG.ZOOM.US/S/84223778425](https://srcity-org.zoom.us/j/84223778425), OR**
- **BY PHONE BY DIALING 877-853-5257 AND ENTERING WEBINAR ID:
842 2377 8425**

1. CALL TO ORDER

2. ROLL CALL

3. ANNOUNCEMENT OF CLOSED SESSION ITEMS

Following the announcement of Closed Session items and prior to recess into Closed Session, the public may speak up to three minutes on items to be addressed in Closed Session.

3.1 CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Government Code Section 54956.8)

Property: 983 Sonoma Avenue, Santa Rosa. APN 009-171-029

Agency Negotiator: Megan Basinger, Executive Director

Negotiating Parties: Housing Authority - Lessor

City of Santa Rosa - Lessee

Under Negotiations: Terms of Lease.

RECESS CLOSED SESSION AND RECONVENE TO OPEN SESSION

4. ANNOUNCEMENT OF ROLL CALL

5. REPORT, IF ANY, ON CLOSED SESSION ITEMS

6. STATEMENTS OF ABSTENTION

7. STUDY SESSION

7.1 FY 2023/24 BUDGET PROCESS AND PUBLIC INPUT

Early each year, the Housing Authority holds a study session to obtain feedback and comments from the Housing Authority Commissioners and public regarding the annual budget process. Staff will provide an overview of the budget process timeline and anticipated trends for the coming year.

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

7.2 REVIEW OF 2022 HOUSING AUTHORITY PLANNING DAY THEMES AND OUTCOMES

The Housing Authority held a “Planning Day” on September 28, 2022, to plan for the future and identify strategies to support and invest in the development of affordable housing in Santa Rosa. This item is to review the focus areas that emerged and have a discussion on how to proceed with additional strategies.

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

8. 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.

9. APPROVAL OF MINUTES

9.1 Draft Minutes - December 19, 2022

Attachments: [Draft Minutes - December 19, 2022](#)

10. CHAIRPERSON/ COMMISSIONER REPORTS

11. COMMITTEE REPORTS

12. EXECUTIVE DIRECTOR REPORTS/ COMMUNICATION ITEMS:

12.1 COMMUNICATION - PENDING DEVELOPMENT PIPELINE UPDATE
Provided for information only

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

13. CONSENT ITEMS

14. REPORT ITEMS

14.1 REPORT - PARTIAL RELEASE OF DEEDS OF TRUST AND REGULATORY AGREEMENTS BETWEEN PARCELS FOR WEST HEARN AVENUE AND HEARN VETERANS VILLAGE

BACKGROUND: Community Housing Sonoma County (CHSC) owns the Hearn Veterans Village and West Hearn Avenue projects located at 2149 West Hearn Avenue located on Assessor's Parcel Numbers 134-011-012 and 134-011-013. West Hearn Avenue is an existing supportive housing project for formerly homeless veterans and Hearn Veterans Village is a proposed project that would provide 32 permanent supportive housing units. The two projects are located on adjacent lots, with a portion of the Hearn Veterans Village project situated on both parcels. CHSC is working to complete a lot line adjustment to allow each project to occupy its own parcel and has requested that the Deeds of Trust and Regulatory Agreements which have been recorded against both parcels be partially released to only encumber the respective parcel for which the loan was awarded.

RECOMMENDATION: It is recommended by the Housing and

Community Services Department that the Housing Authority, by resolution, approve partial releases of Deeds of Trust and Regulatory Agreements to Community Housing Sonoma County for West Hearn Avenue from APN 134-011-013 and for Hearn Veterans Village from APN 134-011-012 to separate the loans associated with each project, as adjusted through a lot line adjustment.

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

14.2 REPORT - REQUEST TO RELEASE THE REGULATORY AGREEMENT ON 3555 SONOMA HIGHWAY UPON SALE AND REPAYMENT OF LOAN

BACKGROUND: In 2010, California Human Development Corporation (CHDC) received a loan from the Housing Authority for the acquisition of the Stonehouse/Athena House located at 3555 Sonoma Highway (Property). The loan, accompanied by a recorded Regulatory Agreement, required that 28 of the 40 beds at the Property be reserved for individuals at or below 80% of area median income. CHDC has ceased operations at the site and is selling the property. CHDC is requesting the Regulatory Agreement be released upon sale of the Property and repayment of the outstanding loans.

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Housing Authority, by resolution, authorize the termination and release of the 30-Year Regulatory Agreement for Stonehouse/Athena House upon the repayment of the outstanding principal and interest of the Housing Authority loans.

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

Housing Authority

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15. 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.