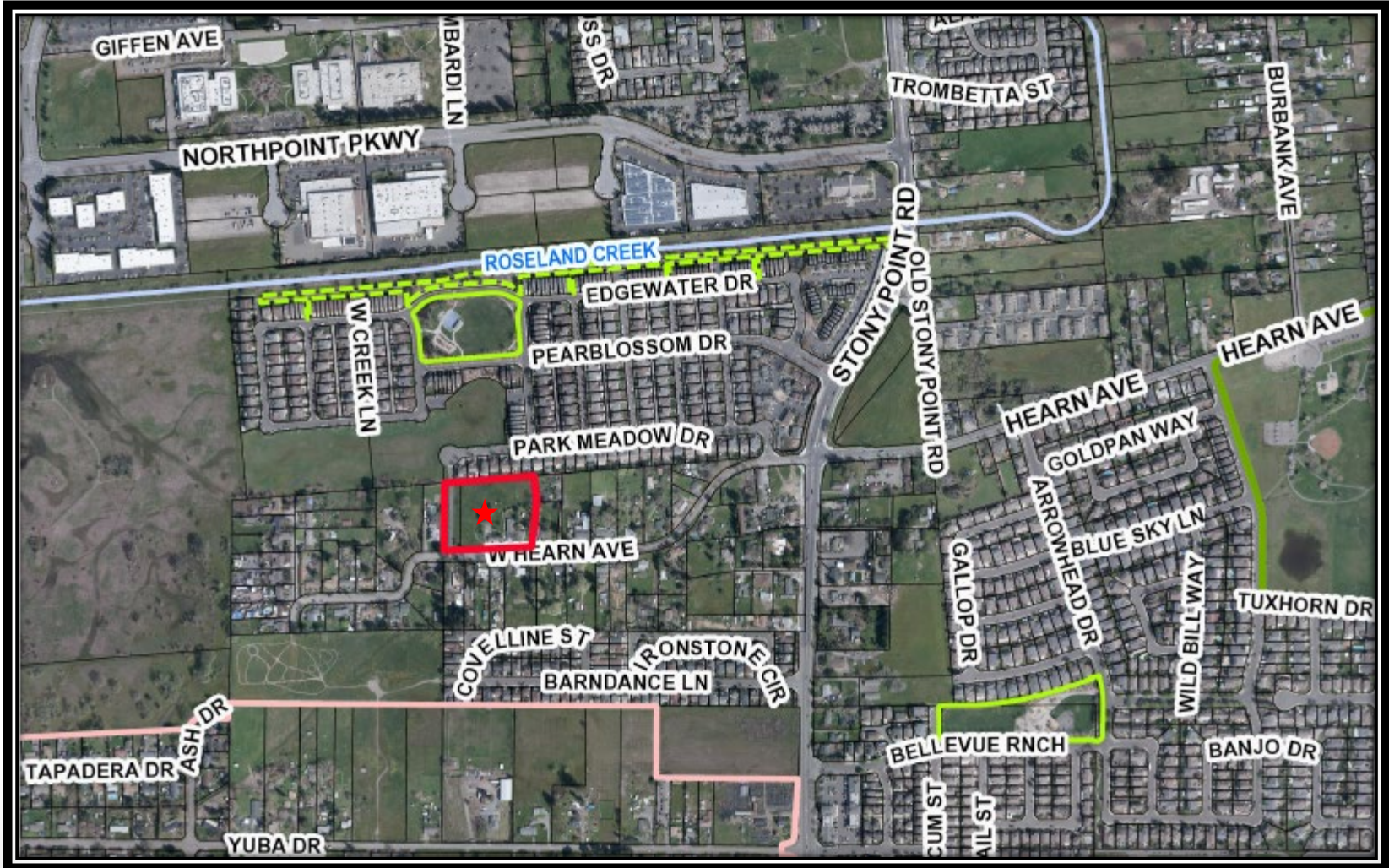# HEARN HOUSE COMMITMENT OF REHABILITATION FUNDS

Housing Authority Meeting

HA 02-22-2021

Angela Morgan

Program Specialist, Housing & Community Services Department

2149 HEARN AVENUE, SANTA ROSA

CURRENT

- Community Housing Sonoma County (CHSC), local non-profit, owner of Hearn House, located at 2149 Hearn Avenue.

- 15-bed transitional housing facility for homeless veterans seeking drug and alcohol treatment.

- Project placed in service in 2013.

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CURRENT

- Leak discovered in main restroom in October, all residents have been temporarily relocated.

- CHSC obtained an estimate received for repairs.

- Rehabilitation to be completed within 6 weeks from commencement.

- Tenants to be relocated back to Hearn House within 30 days of construction completion.

Prior Housing Authority Approvals

- October 22, 2007, Housing Authority by Resolution No 1399, approved a loan in the amount of $245,407 for acquisition of Hearn House

- February 25, 2019, Housing Authority by Resolution No 1656, approved a conditional loan in the amount of $285,000 for predevelopment expenses for Phase II, to create an additional 24 units

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PROPOSED

- Approve rehabilitation funding for emergency repairs

- Loan to be secured against property

- Extend affordability restrictions for an additional 13 years from 2068 to 2081

BENEFIT

- **Hearn House**
  - 15 bed permanent supportive housing
    - Transitional housing for homeless veterans seeking drug and alcohol treatment
  - Affordability mix: 15 beds @30% AMI
  - Preserve/rehabilitate existing investment
  - Extend affordability for vulnerable population for an additional 13 years

RECOMMENDATION

- It is recommended by the Housing and Community Services Department that the Housing Authority, by resolution, to approve a commitment of rehabilitation funds necessary for emergency bathroom repairs in the amount of $77,498 to Community Housing Sonoma County for Hearn House, a 15-bed transitional housing facility for homeless veterans seeking drug and alcohol treatment.

QUESTIONS?