



# City of Santa Rosa

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

## HOUSING AUTHORITY REGULAR MEETING AGENDA AND SUMMARY REPORT JANUARY 22, 2024

1:30 P.M.

**HOUSING AUTHORITY MEMBERS WILL BE PARTICIPATING IN THIS MEETING IN THE COUNCIL CHAMBER AT 100 SANTA ROSA AVENUE. MEMBERS OF THE PUBLIC CAN PARTICIPATE IN THE MEETING BY ATTENDING IN PERSON (IT IS RECOMMENDED THAT SOCIAL DISTANCING BE OBSERVED).**

**MEMBERS OF THE PUBLIC CAN ALSO VIEW OR LISTEN TO THE MEETING LIVE AT:**

- **VIA ZOOM BY VISITING  
[HTTPS://SRCITY-ORG.ZOOM.US/J/89401177800](https://srcity-org.zoom.us/j/89401177800)**
- **BY PHONE BY DIALING 877-853-5257 AND ENTERING WEBINAR ID:  
894-0117-7800**

**Comments from the public will be allowed on all agenda items at the time each item is called. Comments on public hearing items may be made when the hearing is opened.**

**Public Comment: Members of the public can provide comment on an Agenda Item In-Person from Council Chamber.**

**E-mail Public Comment: To submit an e-mailed public comment to the Housing Authority, please send to: [svbrown@srcity.org](mailto:svbrown@srcity.org) by 12:00 p.m., on or before January 21, 2024. Identify in the subject line of your e-mail the Agenda Item Number on which you wish to comment, provide your name in the body of the e-mail and your comment.**

**Public comments are limited to one comment per speaker per item.**

**In the event a Housing Authority Commissioner participates pursuant to AB2449, the Housing Authority will adhere to the requirements of that provision.**

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. STATEMENTS OF ABSTENTION**

**4. STUDY SESSION**

**4.1 FISCAL YEAR 2024/25 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](#)

**4.2 BAY AREA HOUSING FINANCE AUTHORITY (BAHFA) AND 2024 REGIONAL AFFORDABLE HOUSING BOND**

This study session will provide an overview of the Bay Area Housing Finance Authority (BAHFA) and its preparation of a \$10-20 billion Regional General Obligation Affordable Housing Bond for the November 2024 election.

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

**4.3 2024-2027 CONSOLIDATED PLAN OVERVIEW**

It is recommended that the Housing Authority holds a study session to obtain feedback and comments from the Housing Authority Commissioners and the public related to funding the 2024-27 Consolidated Plan. Staff will provide an overview of the Consolidated Plan's process, priorities, and timeline.

**Attachments:** [Staff Report](#)  
[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 Draft Minutes - November 27, 2023.

**Attachments:** [Draft Minutes - November 27, 2023](#)

## 7. CHAIRPERSON/ COMMISSIONER REPORTS

## 8. COMMITTEE REPORTS

## 9. EXECUTIVE DIRECTOR REPORTS/ COMMUNICATION ITEMS:

9.1 PENDING DEVELOPMENT PIPELINE UPDATE -Provided for information.

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

## 10. CONSENT ITEMS

10.1 RESOLUTION - HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME) TENANT BASED RENTAL ASSISTANCE

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Housing Authority, by resolution, approve the continued use of Home Investment Partnerships Program funds as a Tenant Based Rental Assistance (TBRA) program for the City of Santa Rosa.

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

10.2 RESOLUTION - MODIFICATION TO PRIOR FUNDING COMMITMENTS FOR VIGIL LIGHT SENIOR APARTMENTS TO

**EXTEND THE LOAN TERM AND AMEND AFFORDABILITY  
REQUIREMENTS AND BORROWER NAME**

**RECOMMENDATION:** It is recommended by the Housing and Community Services Department that the Housing Authority, by resolution, approve the following modifications to the funding commitments to PEP Housing, Inc. for Vigil Light Senior Apartments: 1) to extend the term of the loan and the regulatory agreement from 55 years to 60 years; 2) modify the affordability mix from 24 units at 30% Area Median Income and 24 units at 50% Area Median Income to all units to 50% of Area Median Income; and 3) allow the Borrower entity to be changed from PEP Housing to Caufield Lane Senior Housing Inc.

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

**11. REPORT ITEMS**

**12. ELECTION OF OFFICERS**

**12.1 REPORT - ELECTION OF OFFICERS**

**BACKGROUND:** The Housing Authority Bylaws Section 2.04 entitled “Election of Officers” establishes the annual election of officers on the next Regular Meeting of the Authority following City Council appointments to the Housing Authority board for the new calendar year.

**RECOMMENDATION:** It is recommended by the Housing and Community Services Department that the Housing Authority elect a Chair and Vice-Chair to serve with a term of office commencing on January 22, 2024.

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

**13. ADJOURNMENT**

## Housing Authority

**JANUARY 22, 2024**

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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>

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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.