



# City of Santa Rosa

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

## HOUSING AUTHORITY SPECIAL MEETING NOTICE AND AGENDA JUNE 12, 2017

1:30 P.M.

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. PUBLIC COMMENTS**

**4. STATEMENTS OF ABSTENTION**

**5. APPROVAL OF MINUTES**

5.1 May 22, 2017, Regular Meeting

**Attachments** [Draft Minutes](#)

**6. CHAIRMAN/ COMMISSIONER REPORTS**

**7. COMMITTEE REPORTS**

**8. DIRECTOR'S REPORTS/ COMMUNICATION ITEMS:**

8.1 HOUSING AUTHORITY MONTHLY ACTIVITIES REPORT - Provided for information.

**Attachments** [Memo](#)

8.2 UPDATED INCOME GUIDELINES, AFFORDABLE HOUSING PROGRAM RENTS, MAXIMUM SALES PRICE CHARTS, AND UTILITY ALLOWANCES - Provided for information.

**Attachments** [Memo](#)

[Attachment 1](#)

[Attachment 2](#)

[Attachment 3](#)

[Attachment 4](#)

[Attachment 5](#)

[Attachment 6](#)

[Attachment 7](#)

**9. CONSENT ITEMS**

- 9.1** RESOLUTION - PROFESSIONAL SERVICES AGREEMENT WITH DISABILITY SERVICES & LEGAL CENTER FOR THE FISCAL YEAR 2017/2018 HOUSING ACCESSIBILITY MODIFICATION GRANT PROGRAM

RECOMMENDATION: It is recommended by the Department of Housing & Community Services that the Housing Authority approve, by resolution, a Professional Services Agreement with Disability Services & Legal Center for the administration of the Housing Accessibility Modification Grant Program in the amount of fifteen thousand dollars (\$15,000) for Fiscal Year 2017/2018 and authorize the Chief Financial Officer to pay all proper costs and claims from Key No. 340101.

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

[Attachment 1](#)

[Resolution](#)

[Exhibit A](#)

**10. REPORT ITEMS**

- 10.1** REPORT - FISCAL YEAR 2017/18 HOUSING AUTHORITY BUDGET ADOPTION

BACKGROUND: The Housing Authority's annual budget process runs concurrently with the City's process from January through June each year. The Executive Director of the Housing Authority is charged with submitting an expenditure, revenue, and transfer budget for all Housing Authority programs for approval by the Housing Authority Commissioners, which then becomes the formal budget for the next fiscal

year. The Housing Authority is asked to adopt the budget at their June meeting each year.

RECOMMENDATION: It is recommended by the Housing & Community Services Department that the Housing Authority, by resolution, adopt the proposed budget for Fiscal Year (FY) 2017/18.

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

**10.2 REPORT - GRANT AGREEMENTS FOR FISCAL YEAR 2017/2018  
PUBLIC SERVICES, FAIR HOUSING, AND HOUSING  
OPPORTUNITIES FOR PERSONS WITH AIDS PROGRAMS**

BACKGROUND: On May 2, 2017, via Resolution No. RES-2017-063 the City Council authorized submission of the Fiscal Year 2017/2018 Annual Action Plan and approved funding allocations for the Fiscal Year 2017/2018 public services, fair housing, and Housing Opportunities for Persons with AIDS (HOPWA) programs for a total commitment of \$619,908. The Annual Action Plan will be submitted as directed by the U.S. Department of Housing and Urban Development (HUD), as soon as funding is certain, but not later than August 16.

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Housing Authority, by resolution, approve the Fiscal Year 2017/2018 Grant Agreements for public services, fair housing, and Housing Opportunities for Persons with AIDS (HOPWA) programs, and authorize the Executive Director to execute the Agreements for a term of one year each.

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

[Attachment 1](#)

[Attachment 2](#)

[Attachment 3](#)

[Attachment 4](#)

[Attachment 5](#)

[Resolution](#)

[Exhibit A](#)

[Exhibit B](#)

[Exhibit C](#)

[Exhibit D](#)

**10.3** REPORT - HARRIS VILLAGE (FORMERLY COMSTOCK PLACE)  
MODIFICATION - 2863 WEST STEELE LANE

BACKGROUND: The Housing Authority adopted Resolution No. 1611 on June 13, 2016, approving a commitment of loan funds in the amount of \$180,000 to Habitat for Humanity of Sonoma County (“Habitat”) for Harris Village (formerly Comstock Place). At that time, the project included three new ownership houses for low-income households (up to 80% of Area Median Income); and Habitat planned to sell the existing house on the property at market rate to help finance the development. Habitat has since modified the project to rehabilitate the existing home for a low-income Habitat family, rather than sell it on the market. In addition to these project changes, the City Council conditionally committed Affordable Housing Incentive Fund Pilot Program funds for Harris Village on May 23, 2017. Some of the terms of the Council’s funding commitment differ from the terms of the Housing Authority’s funding commitment.

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Housing Authority, by resolution, modify certain terms of a previously approved loan commitment to Habitat for Humanity of Sonoma County for Harris Village (formerly Comstock Place), located at 2863 West Steele Lane, to align with project changes and with the terms of the Council’s Affordable Housing Incentive Fund Pilot Program funding commitment.

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

#### 10.4 REPORT - LANTANA PLACE STATUS REPORT

BACKGROUND: Lantana Place is a four-acre site located at 2975 Dutton Avenue owned by Burbank Housing Development Corporation (BHDC). In 2007, the project received a loan from the Housing Authority that included Community Development Block Grant (CDBG) funds for site acquisition and pre-development. The project has not proceeded with development due to funding constraints at the state and local level; the financing of the project was structured with Multifamily Housing Program (MHP) funding, oversubscribed and now exhausted, from the State and approximately \$7 million in local subsidy no longer available due to the loss of Redevelopment and the recession. The U.S. Department of Housing and Urban Development's Office of the Inspector General (OIG) is reviewing the project because of nine years with no measurable project activity. BHDC and staff continue to evaluate alternatives to the proposed multifamily rental development to provide affordable housing units as soon as possible, with the least local subsidy.

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Housing Authority receive a report on the status of Lantana Place and direct staff, by motion, to continue working on developing Lantana Place as an ownership development and advocacy plan.

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

#### 11. 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.*