

RESOLUTION NO. \_\_\_\_\_

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SANTA ROSA ALLOCATING FIVE (5) PROJECT-BASED HOUSING CHOICE VOUCHERS FOR LINDA TUNIS SENIOR APARTMENTS, AWARDING TO PETALUMA ECUMENICAL PROPERTIES, DBA PEP HOUSING, UNDER A TWENTY (20) YEAR PROJECT-BASED HOUSING ASSISTANCE PAYMENTS (HAP) CONTRACT

WHEREAS, to increase housing opportunities and improve the financial feasibility of projects applying for Community Development Block Grant – Disaster Recovery funds or other competitive financing, the City of Santa Rosa Housing Authority released a Request for Funding Proposals (RFP) on November 3, 2020 for Project-Based Voucher (PBV) funding; and

WHEREAS, up to 80 vouchers were made available under the RFP and proposals were due on December 3, 2020; and

WHEREAS, on January 11, 2021 and January 14, 2021 a Housing Authority Project-Based Voucher RFP Ad Hoc Committee of the Housing Authority Commissioners consisting of Commissioners Burke and Test met to review the Project-Based Voucher proposals in conjunction with the CDBG-DR applications and make funding recommendations to bring to the full Housing Authority Board of Commissioners; and

WHEREAS, the final award of Project-Based Voucher units under the RFP is conditioned upon the project receiving the funds the Project-Based Vouchers were used to leverage; and

WHEREAS, in the case of new construction projects, final awards are also contingent upon a successful completion of a Department of Housing and Urban Development (HUD) Subsidy Layering Review (SLR); and

WHEREAS, in addition, all projects must complete an environmental review and meet all other requirements outlined in the Project-Based Voucher regulations at 24 CFR 983, PIH Notice 2017-21 and related HUD guidance; and

WHEREAS, PEP Housing submitted a proposal for Project-Based Vouchers under the RFP for Linda Tunis Senior Apartments, a new construction, twenty-six (26) unit affordable multifamily housing project located at 600 Acacia Lane in Northeast Santa Rosa with an anticipated occupancy date of April 2022; and

WHEREAS, the Project-Based Voucher RFP Ad Hoc Committee consisting of Commissioners Burke and Test unanimously recommended Linda Tunis Senior Apartments for a conditional commitment of five (5) Project-Based Vouchers.

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

1. Five (5) vouchers for commitment to a 20-year Housing Assistance Payments (HAP) contract term at Linda Tunis Senior Apartments located at 600 Acacia Lane in Northeast Santa Rosa, awarded to Petaluma Ecumenical Properties, dba PEP Housing; and
2. In the event the Project is not successful in additional funding competitions, the vouchers will remain committed for additional competitive funding rounds through June 30, 2022. If the funding is not awarded by that date, the Housing Authority voucher commitment will be rescinded; and

3. That staff may enter into an Agreement to Enter into a Housing Assistance Payments (AHAP) contract and Housing Assistance Payments (HAP) contract for the Project, as required under the PBV regulations at 24 CFR part 983; and
4. If the Project meets the condition in (2) above and enters into an Agreement to Enter into a Housing Assistance Payments (AHAP) contract with the Housing Authority, the AHAP shall contain provisions that states the contract will be terminated if construction has not commenced by February 28, 2022; and that no Housing Assistance Payments (HAP) contract will be established if construction is not complete by October 31, 2022, unless these dates are extended, in writing, by the Executive Director.

DULY AND REGULARLY ADOPTED by the Housing Authority of the City of Santa Rosa this 25<sup>th</sup> day of January, 2021.

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

\_\_\_\_\_ Chairman

ATTEST:

\_\_\_\_\_ Secretary