



City of Santa Rosa

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

HOUSING AUTHORITY REGULAR MEETING AGENDA AND SUMMARY REPORT - FINAL AUGUST 25, 2025

1:30 P.M.

**ALL PUBLIC COMMENTS WILL BE PROVIDED IN PERSON
OR VIA EMAIL IN ADVANCE OF THE MEETINGS.**

**MEMBERS OF THE PUBLIC CAN PARTICIPATE IN THE MEETING
BY ATTENDING IN-PERSON FROM THE COUNCIL CHAMBER AT
100 SANTA ROSA AVENUE, SANTA ROSA.**

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

- 1. [HTTPS://SANTA-ROSA.LEGISTAR.COM/CALENDAR](https://santa-rosa.legistar.com/calendar). CLICK ON THE
"IN PROGRESS" LINK TO VIEW;**
- 2. VIA ZOOM WEBINAR BY VISITING
[HTTPS://SRCITY-ORG.ZOOM.US/J/82627010956](https://srcity-org.zoom.us/j/82627010956), OR BY DIALING
877-853-5257 AND ENTERING WEBINAR ID: 826 2701 0956;**
- 3. COMCAST CHANNEL 28, AT&T U-VERSE CHANNEL 99; AND**
- 4. VIA YOUTUBE AT [HTTPS://WWW.YOUTUBE.COM/CITYOFSANTAROSA](https://www.youtube.com/cityofsantarosa)**

**IN THE EVENT A BOARD MEMBER PARTICIPATES REMOTELY BASED
ON JUST CAUSE OR EMERGENCY CIRCUMSTANCES PURSUANT
TO AB 2449, THE BOARD WILL ALSO ALLOW FOR PUBLIC COMMENT
THROUGH THE ZOOM LINK OR DIAL-IN NUMBER ABOVE.**

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 public comment on an Agenda Item In-Person from the Council Chamber.

E-mail Public Comment: To submit an e-mailed public comment to the Housing Authority, please send to apaul@srcity.org by 12:00 p.m., on or before August 22, 2025. 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.

1:30 P.M.

1. CALL TO ORDER

2. REMOTE PARTICIPATION UNDER AB 2449 (IF NEEDED)

To consider and take action on any request from a Board Member to participate in a meeting remotely due to Just Cause or Emergency Circumstances pursuant to AB 2449 (Government Code Section 54953(f)).

3. ROLL CALL

4. STATEMENTS OF ABSTENTION

5. STUDY SESSION

6. 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. To address the Housing Authority you are requested to complete an orange Speaker Card and give it to the Recording Secretary.

7. APPROVAL OF MINUTES

7.1 Draft Minutes - July 28, 2025.

Attachments: [Draft Minutes - July 28, 2025.](#)

8. CHAIRMAN/ COMMISSIONER REPORTS

9. COMMITTEE REPORTS

10. EXECUTIVE DIRECTOR REPORTS/ COMMUNICATION ITEMS:

PENDING DEVELOPMENT PIPELINE UPDATE - Provided for information.

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

11. REPORT ITEMS

11.1 REPORT - BURBANK HOUSING DEVELOPMENT CORPORATION AND BURBANK HOUSING NEIGHBORHOOD REVITALIZATION CORPORATION'S REQUEST FOR A CONDITIONAL CONSOLIDATION, EXTENSION AND MODIFICATION OF LOAN TERMS FOR 2862 AND 2866 APPLE VALLEY LANE, 2870 AND 2874 APPLE VALLEY LANE, PAPAGO COURT, PAULIN CREEK, AND OLIVE GROVE APARTMENTS

BACKGROUND: The Housing Authority has provided loans to Burbank Housing Development Corporation and Burbank Housing Neighborhood Revitalization Corporation (Burbank Housing) for five affordable housing properties in the total principal amount of \$13,868,472 representing a total of 232 units, with 226 units affordable to extremely low-, very low- and low-income households. The properties, identified as 2862 and 2866 Apple Valley Lane, 2870 and 2874 Apple Valley Lane, Papago Court, Paulin Creek and Olive Grove Apartments, are being consolidated into a "scattered site" application known as Apple Valley Scattered Sites to pursue tax exempt bonds and tax credits to access funds for rehabilitation of the project sites. The proposed consolidation includes a request to extend the terms of the loans to

June 30, 2083, as well as extend the term of the Regulatory Agreements and updates to the affordability mix, securing long term affordability for 228 income restricted units for an additional 21 to 34 years through the extension of each regulatory agreement.

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Housing Authority, by five resolutions, conditionally approve a consolidation, extension and modification to the loans for 2862 and 2866 Apple Valley Lane, 2870 and 2874 Apple Valley Lane, Papago Court, Paulin Creek and Olive Grove Apartments to: 1) consolidate the existing loans that are secured on the five project sites into a single loan; 2) change the interest rate from 3% to the Applicable Federal Rate as of the date of execution of the consolidated Loan Agreement with a floor of 3%; 3) extend the loan term(s) for 57 years; 4) extend the term of the Regulatory Agreements recorded against each project site to June 30, 2083; and 5) assign the loans and loan agreements to Apple Valley Olive Grove, L.P.

Attachments: [Staff Report](#)
 [Attachment 1 - Burbank Housing Loan Modification Request](#)
 [Attachment 2 - Housing Authority Letter for Burbank Housing](#)
 [Resolution 1 - 2862 and 2866 Apple Valley](#)
 [Resolution 2 - 2870 and 2874 Apple Valley](#)
 [Resolution 3 - Papago Court](#)
 [Resolution 4 - Paulin Creek](#)
 [Resolution 5 - Olive Grove Apartments](#)
 [Presentation](#)

11.2 REPORT - CHANGE TO TARGETED UNIT MIX ON PRIOR AWARD OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS FOR WEST AVENUE APARTMENTS

BACKGROUND: West Avenue Apartments (Project) is a 40-unit apartment building located at 1400 West Avenue in Santa Rosa. The Project was built in 1986 and is owned by Burbank Housing and includes 39 affordable units currently rented to households at or below 60% of AMI and one manager unit. There are 34 2-bedroom units and five 3-bedroom units in the Project. Burbank Housing has secured a conditional commitment of Portfolio Reinvestment Program (PRP) funds

from the California Department of Housing and Community Development (HCD) to rehabilitate the property, in addition to the conditional award of Community Development Block Grant (CDBG) funds from the Housing Authority committed to the project on October 28, 2024. HCD is requiring Burbank Housing to update the targeted unit mix from 29 units at 60% of Area Median Income (AMI), one unit at 50% of AMI and nine units at 30% of AMI, which is the unit mix that was approved by the Housing Authority in the CDBG award, to increase the number of units affordable to households at 50% of AMI by one unit. The new targeted affordable unit mix is 28 units at 60% of AMI, two units at 50% of AMI, and nine units at 30% of AMI. The unit mix change must be approved, by resolution, by the Housing Authority.

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Housing Authority, by resolution, approve a change to the targeted affordable unit mix for West Avenue Apartments identified in Resolution No. 1783, dated October 28, 2024, to align the targeted affordable unit mix with the requirements of the state funding sources supporting West Avenue Apartments.

Attachments: [Staff Report](#)
 [Resolution - West Ave Apts Unit Mix Change](#)
 [Presentation](#)

12. 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.