



# City of Santa Rosa

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

## HOUSING AUTHORITY REGULAR MEETING AGENDA AND SUMMARY REPORT JUNE 22, 2020

1:30 P.M.

**DUE TO THE PROVISIONS OF THE GOVERNOR'S EXECUTIVE ORDERS N-25-20 AND N-29-20 WHICH SUSPEND CERTAIN REQUIREMENTS OF THE BROWN ACT, AND THE ORDER OF THE HEALTH OFFICER OF THE COUNTY OF SONOMA TO SHELTER IN PLACE TO MINIMIZE THE SPREAD OF COVID-19, THE HOUSING AUTHORITY COMMISSIONERS WILL BE PARTICIPATING VIA ZOOM WEBINAR.**

**MEMBERS OF THE PUBLIC CAN PARTICIPATE IN THE MEETING BY VISITING [HTTPS://SRCITY-ORG.ZOOM.US/J/92618278111](https://srcity-org.zoom.us/j/92618278111) OR BY DIALING 888-475-4499 (Toll Free) AND ENTER WEBINAR ID: 926 1827 8111**

**THE MEETING WILL ALSO BE LIVE STREAMED AT [HTTPS://SANTA-ROSA.LEGISTAR.COM/CALENDAR](https://santa-rosa.legistar.com/calendar). CLICK ON THE "IN PROGRESS" LINK TO VIEW.**

**THE MEETING CAN ALSO BE VIEWED ON COMCAST CHANNEL 28, AT&T U-VERSE CHANNEL 99, AND AT [HTTPS://WWW.YOUTUBE.COM/CITYOFSANTAROSA](https://www.youtube.com/cityofsantarosa)**

**Public Comment for any agenda item can be submitted by 5:00 pm, the Friday before the Housing Authority Meeting via e-mail at [HAPublicComment@srcity.org](mailto:HAPublicComment@srcity.org). All comments will be read into the record (up to 3 minutes each) at the time that Agenda Item is discussed during the Housing Authority Meeting.**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. STATEMENTS OF ABSTENTION**
- 4. STUDY SESSION**

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

## 6. APPROVAL OF MINUTES

6.1 June 3, 2020 Special Meeting Minutes

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

## 7. CHAIRMAN/ COMMISSIONER REPORTS

## 8. COMMITTEE REPORTS

## 9. EXECUTIVE DIRECTOR REPORTS/ COMMUNICATION ITEMS:

## 10. CONSENT ITEMS

10.1 RESOLUTION - ALLOCATION OF ARTICLE XXXIV UNITS FOR MAHONIA GLEN APARTMENTS & CARITAS VILLAGE

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Housing Authority, by resolution, approve an allocation of (1) 83 Article XXXIV units for Mahonia Glen Apartments, an 84-unit affordable housing project, with 83 income-restricted units and one unrestricted manager's unit, located at 5173 Highway 12; and (2) 128 Article XXXIV units for Caritas Village, located at 437 - 507 A Street and 516 - 612 Morgan Street

**Attachments:** [Staff Report](#)  
[Resolution - Mahonia Glen](#)  
[Resolution - Caritas Village](#)

## 11. REPORT ITEMS

11.1 REPORT - FISCAL YEAR 2020/21 HOUSING AUTHORITY BUDGET

## ADOPTION

**BACKGROUND:** The Authority's annual budget preparation process runs concurrently with the City's process from January through June each year. The Executive Director of the Authority must submit an expenditure, revenue, and transfer budget for all Authority programs for approval by the Authority Commissioners, which then becomes the formal budget for the next fiscal year. The Authority is asked to adopt the budget at their June meeting annually.

**RECOMMENDATION:** It is recommended by the Housing & Community Services Department that the Housing Authority, by resolution, adopt the proposed budget for Fiscal Year (FY) 2020/21.

**Attachments:** [Staff Report](#)  
[Attachment 1 - Budget](#)  
[Attachment 2 - Narrative](#)  
[Resolution](#)  
[Presentation](#)

### 11.2 REPORT - 2020-2021 FOCUSED NOTICE OF FUNDING AVAILABILITY - FUNDING RECOMMENDATION FOR DETURK WINERY VILLAGE, 8 WEST 9TH STREET AND 808 DONAHUE STREET

**BACKGROUND:** In response to the 2020-2021 Focused Notice of Funding Availability (NOFA) announcing approximately \$4.2 million of funds for affordable housing, the Housing Authority received four applications requesting \$14,700,000 million for 391 new units. The NOFA focused on multifamily rental projects with application deadlines in July or September for two state funding programs. All four projects submitted applications in the special disaster recovery tax credit program pursuant to the Further Consolidated Appropriations Act of 2020 ("FCAA"). A NOFA Ad Hoc Committee and staff reviewed applications and recommend funding one project.

**RECOMMENDATION:** It is recommended by the Housing Authority NOFA Ad Hoc Committee and the Housing and Community Services Department that the Housing Authority, by resolution, approve a conditional commitment of funds to MAC 2, L.P. and Foundation for

Affordable Housing, Inc., in the amount of \$4,200,000 for acquisition, predevelopment and construction-related costs for DeTurk Winery Village, 136 multifamily rental units, located at 8 West 9th Street and 808 Donahue Street.

**Attachments:** [Staff Report](#)  
[Attachment 1 - NOFA](#)  
[Attachment 2 - Location Graphic](#)  
[Attachment 3 - Project Summary](#)  
[Attachment 4 - Project Narrative](#)  
[Attachment 5 - Loan Application](#)  
[Attachment 6 - Proforma](#)  
[Attachment 7 - General Plan Housing Policies](#)  
[Attachment 8 - Projects Not Recommended for Funding Resolution Presentation](#)

**11.3** REPORT - MAY 2020 REQUEST FOR PROPOSALS FOR PROJECT BASED VOUCHERS - FUNDING RECOMMENDATIONS FOR DETURK WINERY VILLAGE, BURBANK AVENUE APARTMENTS, AND CARITAS HOMES, PHASE I

BACKGROUND: On May 14, 2020, the City of Santa Rosa Housing Authority released a Request for Funding Proposals (RFP) for up to sixty (60) Project-Based Vouchers with the intent of making projects more competitive for Disaster Recovery Tax Credits or other competitive housing funding. The RFP deadline was May 27, 2020. Six proposals were received under the RFP; four of the applicants plan to apply for the special disaster relief tax credit application funding round. A total of 91 vouchers were requested leveraging a total of 669 affordable units. A total of 50 vouchers are recommended for funding across three projects. The Housing Authority approval of the proposals will authorize staff to enter into the appropriate Housing Assistance Payments contract(s) as required under the PBV regulations at 24 CFR part 983.

RECOMMENDATION: It is recommended by the Housing Authority NOFA and RFP Ad Hoc Committee and the Housing and Community

Services Department that the Housing Authority, by resolution, approve a conditional commitment of eight (8) Project Based Vouchers (PBVs) to MAC 2, L.P. (Meta Housing) for DeTurk Winery Village, with a total of 136 multifamily rental units, located at 8 West 9th Street and 808 Donahue Street.

In addition, it is recommended by the Housing and Community Services Department that the Housing Authority, by resolution, approve conditional voucher commitments to the projects seeking Disaster Recovery Tax Credits in July 2020 as follows: twelve (12) vouchers to Waterstone Residential, LLC for Burbank Avenue Apartments located at 1400 Burbank Ave and 1780 Burbank Ave; and thirty (30) vouchers to Burbank Housing Development Corporation for Caritas Homes Phase I located at A Street and Seventh Street.

**Attachments:**    [Staff Report](#)  
[Attachment 1 - Request for Proposals](#)  
[Attachment 2 - DeTurk Application](#)  
[Attachment 3 - Burbank Application](#)  
[Attachment 4 - Caritas Application](#)  
[Resolution - DeTurk](#)  
[Resolution - Burbank Avenue](#)  
[Resolution - Caritas Homes](#)  
[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>

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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.