



# City of Santa Rosa

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

## HOUSING AUTHORITY REGULAR MEETING AGENDA AND SUMMARY REPORT FEBRUARY 24, 2020

1:30 P.M.

### 1. CALL TO ORDER

### 2. ROLL CALL

### 3. STATEMENTS OF ABSTENTION

### 4. STUDY SESSION

#### 4.1 CONTINUOUS NOTICE OF FUNDING AVAILABILITY FOR AFFORDABLE HOUSING ASSISTED WITH HOME INVESTMENT PARTNERSHIP ACT (HOME) FUNDING

The Housing Authority has been issuing annual Notices of Funding Availability (NOFAs) for its federal HOME Investment Partnership Act (HOME) funds. As a result of the requirements placed on the HOME funds which include that the funding be the last dollars into the project and that it begin construction with twelve (12) months of funding commitment, staff would like to open a Continuous NOFA for HOME funds to improve the ability of developers to access the funds and for staff to support the use of the funds in compliance with federal regulations. If supported, staff will release a NOFA for approximately \$550,000 in HOME funds in March 2020.

**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. 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 August 26, 2019 Draft Minutes.

**Attachments:** [August 26, 2019 Draft Minutes](#)

6.2 November 5, 2019 Draft Minutes.

**Attachments:** [November 5, 2019 Draft Minutes](#)

6.3 December 16, 2019 Draft Minutes.

**Attachments:** [December 16, 2019 Draft Minutes](#)

6.4 January 27, 2020 Draft Minutes.

**Attachments:** [January 27, 2020 Draft Minutes](#)

## 7. CHAIRMAN/ COMMISSIONER REPORTS

## 8. COMMITTEE REPORTS

## 9. EXECUTIVE DIRECTOR REPORT

## 10. COMMUNICATION ITEMS

10.1 2020 DISASTER RECOVERY AND RESILIENCY AWARD - Provided for information.

**Attachments:** [Recovery & Resiliency Award](#)

10.2 DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S 2020 VETERANS AFFAIRS SUPPORTIVE HOUSING PROGRAM OF THE YEAR AWARD - Provided for information.

**Attachments:** [VASH Program of the Year Award](#)

10.3 AFFORDABLE HOUSING PIPELINE - Provided for information.

**Attachments:** [Housing Pipeline 02.2020](#)

## 11. CONSENT ITEMS

11.1 RESOLUTION - EXTENSION OF THE REGULATORY AGREEMENT FOR QUAIL RUN APARTMENTS

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Housing Authority, by resolution, modify the Regulatory Agreement approved by Resolution 1571 to extend the Term of Affordability by six (6) years to April 2075, and to increase the number of residential manager units from one (1) to two (2) for Quail Run Apartments at 1018 Bellevue Avenue.

**Attachments:** [Staff Report](#)  
[Attachment 1 - Letter of Request](#)  
[Resolution](#)  
[Presentation](#)

## 12. REPORT ITEMS

### 12.1 REPORT - REPORT FROM THE HOUSING AUTHORITY NOMINATING COMMITTEE

BACKGROUND: Annually the Housing Authority Chair appoints the Nominating Committee to make recommendations for a Chair and Vice Chair.

RECOMMENDATION: It is recommended by the Department of Housing and Community Services that the Housing Authority hear a report from members of the Nominating Committee for Housing Authority Chair and Vice Chair for the 2020 calendar year. Action by way of motion may be taken.

### 12.2 REPORT - 2019-2020 HOUSING AUTHORITY LOAN AND PROJECT BASED VOUCHER NOTICE OF FUNDING AVAILABILITY ADDITIONAL RECOMMENDATIONS - LINDA TUNIS SENIOR APARTMENTS, 600 ACACIA LANE

BACKGROUND: The Housing Authority issued the 2019-2020 Notice of Funding Availability ("NOFA") announcing the availability of \$2,479,000 of local and federal funds and 75 Section 8 Project Based Vouchers ("PBVs") for affordable housing. In response to the NOFA, issued August 6, 2019, the Housing Authority received 11 project applications and one application from a Community Housing Development Organization ("CHDO") for operational funds. The requests total \$13,077,050, more than five times the available funding. In addition,

there are requests for 128 PBVs, 53 more than available.

On December 16, 2019, the Housing Authority committed funding to three applications. Five projects were set aside for further review and consideration at the Housing Authority's January 2020 meeting and four projects were dismissed from further consideration. At the January 2020 meeting, the Housing Authority approved a commitment of loan funds to one project and continued consideration of Linda Tunis Senior Apartments to the February meeting.

RECOMMENDATION: It is recommended by the Housing Authority Ad Hoc Committee and the Housing and Community Services Department that the Housing Authority, by resolution, approve a loan of Community Development Block Grant funds in the amount of \$690,000 and an allocation of eight (8) Project Based Vouchers to Caulfield Lane Senior Housing, Inc. for Linda Tunis Senior Apartments, 26 senior units located at 600 Acacia Lane.

**Attachments:** [Staff Report](#)  
[Attachment 1 - Notice of Funding and PBV Availability](#)  
[Attachment 2 - Linda Tunis Locational Graphic](#)  
[Attachment 3 - Linda Tunis Loan Application](#)  
[Attachment 4 - Linda Tunis Loan Application Amend Ltr](#)  
[Attachment 5 - Project Summary](#)  
[Attachment 6 - General Plan Housing Policies](#)  
[Resolution](#)  
[Presentation](#)

**12.3** REPORT - SAGE COMMONS SECTION 8 PROJECT BASED  
VOUCHERS - 6 AND 80 COLLEGE AVENUE

BACKGROUND: Sage Commons is an approved 54-unit permanent supportive housing facility serving extremely low and very low-income people who are homeless or at risk of homelessness. The project applicant, Danco Communities, has received an allocation of competitive 9% tax credits, as well as other funding commitments. The tax-credit investor's underwriting guidelines dictate that they underwrite the special needs population of Sage Commons to less than the Low-Income Housing Tax Credit rents. The addition of eight Project

Based Vouchers (“PBVs”) is projected to provide sufficient additional rental income over the 15-year tax credit compliance period.

RECOMMENDATION: It is recommended by the Housing Authority Ad Hoc Committee and the Housing and Community Services Department that the Housing Authority, by resolution, allocate eight (8) Project Based Vouchers to Santa Rosa College Avenue LP for Sage Commons, located at 6 and 80 College Avenue.

**Attachments:** [Staff Report](#)  
[Attachment 1 - Locational Graphic](#)  
[Attachment 2 - Application](#)  
[Attachment 3 - Project Narrative](#)  
[Attachment 4 - Tax Investor Letter](#)  
[Resolution](#)  
[Presentation](#)

**12.4** REPORT - CONVEYANCE OF FOUR PARCELS LOCATED AT 6th AND “A” STREETS TO THE CITY OF SANTA ROSA

BACKGROUND: Prior to and in anticipation of the dissolution of the Redevelopment Agency, the former Redevelopment Agency of the City of Santa Rosa (RDA) conveyed four parcels to the Housing Authority in 2011. The parcels were remnants from development of the Santa Rosa Plaza and realignment of 6th Street (Remnant Parcels). The parcels were, and still are, intended to be used for affordable housing purposes. The State Controller (SCO) found that the transfer of the Remnant Parcels was not allowable and directed that the Housing Authority return the assets to the Successor Agency to the Redevelopment Agency of the City of Santa Rosa (Successor Agency) for disposition in accordance with Redevelopment Dissolution Law.

As a result of the SCO’s determination, staff has spent several years obtaining the necessary approvals from City, County and State bodies to allow conveyance of the Remnant Parcels in a manner consistent with Redevelopment Law and that would continue to facilitate use of the parcels to support affordable housing goals. Final approvals have been provided by the California Department of Finance (DOF) which approve and direct conveyance of the Remnant Parcels to the City of Santa

Rosa (City).

RECOMMENDATION: It is recommended by the Department of Housing and Community Services that the Housing Authority, by resolution, approve the conveyance of the four “Remnant Parcels” located at 6th and “A” Streets to the City of Santa Rosa consistent with direction provided by the State Controller and Redevelopment Dissolution Law, and as approved by the Successor Agency to the Redevelopment Agency of the City of Santa Rosa, the Sonoma County Consolidated Oversight Board, and the California Department of Finance.

**Attachments:**    [Staff Report](#)  
[Attachment 1 - Aerial](#)  
[Attachment 2 -Letter from California Department of Finance](#)  
[Attachment 3 - Resolution No. SA-RES-2019-001](#)  
[Attachment 4 - Sonoma County Consolidated Board Resol](#)  
[Attachment 5 - Letter from California Department of Financ](#)  
[Resolution](#)  
[Presentation](#)

### 13. 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.