



**Housing Authority
Special Meeting Minutes - Draft**

Monday, May 10, 2021

1:00 PM

SPECIAL MEETING

1. CALL TO ORDER

Chair Owen called the meeting to order at 1:01PM

2. ROLL CALL

Chair Owen announced that Commissioner Burke will not be in attendance and read Commissioner Burke's statement for abstaining from the only item on the agenda due to a possible conflict of interest.

Present 4 - Commissioner Wayne Downey Ph. D, Commissioner Phil Olsen, Vice Chair Diane Test, and Chair Jeffrey Owen

Absent 1 - Commissioner Stephen Burke

3. REPORT ITEMS

3.1 REPORT - FISCAL YEAR 2021-2022 FOCUSED NOTICE OF FUNDING AVAILABILITY - FUNDING RECOMMENDATIONS

BACKGROUND: In response to the Fiscal Year 2021-2022 Focused Notice of Funding Availability ("NOFA") announcing approximately \$8,900,000 of funds for affordable housing, the Housing Authority received seven applications requesting \$23 million for 454 total units. Five applications were received for new construction projects, and two applications were received for rehabilitation and acquisition projects. The projects were evaluated and ranked based on project readiness, affordability, bedroom size, special needs set asides, leveraging, project competitiveness, developer and management experience, services and amenities, and other factors. The top two ranking projects are recommended to receive funding awards. The Bennett Valley Apartments project was ranked first and earned 82% of the total points possible; the Mahonia Glen project was ranked second, having earned 77% of total points possible.

RECOMMENDATION: It is recommended by the Housing Authority

Ad-Hoc Review Committee and the Housing and Community Services Department that the Housing Authority, by resolutions, approve a conditional commitment of loan funds to: 1) Freebird Development Company, LLC, in the amount of \$5,800,000 for construction-related costs for the Bennett Valley Apartments project at 702 and 716 Bennett Valley Road and 921 and 927 Rutledge Avenue; and 2) Mid-Peninsula The Farm, Inc. in the amount of \$2,900,000 for acquisition-related costs for the Mahonia Glen project at 5173 Highway 12 in Santa Rosa.

Nicole Rathbun, Program Specialist in Housing and Community Services, gave a presentation and answered commissioner's questions.

Public Comments:

Jim Wallen from Pep Housing commented that the bedroom count in the City matrix does not take into account senior bedroom requirements. He requested that the Housing Authority reconsider the distribution of funds.

Devon Neary from Mid Pen Housing stated that she appreciates and supports the scoring matrix for the distribution of funding.

Robin Zimbler from Freebird Development made comment that she appreciates the funding of their bid and looks forward to working with the City on the project.

Duane Dewitt submitted a voicemail comment that the west side of the city is overburdened with construction and that more should be routed to the east side of the city.

A motion was made by Commissioner Downey Ph. D, seconded by Commissioner Olsen, to waive reading of the text and adopt:

RESOLUTION NO. 1717 ENTITLED: RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SANTA ROSA APPROVING A CONDITIONAL COMMITMENT OF LOAN FUNDS IN THE AMOUNT OF \$5,800,000 TO FREEBIRD DEVELOPMENT COMPANY, LLC FOR CONSTRUCTION-RELATED COSTS FOR THE BENNETT VALLEY APARTMENTS, 702 BENNETT VALLEY ROAD, SANTA ROSA, CALIFORNIA.

The motion carried by the following vote:

Yes: 4 - Commissioner Downey Ph. D, Commissioner Olsen, Vice Chair Test and Chair Owen

Absent: 1 - Commissioner Burke

**A motion was made by Commissioner Olsen, seconded by Vice Chair Test, to waive reading of the text and adopt:
RESOLUTION NO. 1718 ENTITLED: RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SANTA ROSA APPROVING A CONDITIONAL COMMITMENT OF LOAN FUNDS IN THE AMOUNT OF \$2,900,000 TO MID-PENINSULA THE FARM FOR ACQUISITION-RELATED COSTS FOR MAHONIA GLEN, 5173 HIGHWAY 12, SANTA ROSA, CALIFORNIA.**

The motion carried by the following vote:

Yes: 4 - Commissioner Downey Ph. D, Commissioner Olsen, Vice Chair Test and Chair Owen

Absent: 1 - Commissioner Burke

4. ADJOURNMENT

Seeing no further business, Chair Owen adjourned the meeting at 2:10PM.

Approved on:

**{Steven V. Brown }
Recording Secretary**