



City of Santa Rosa

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

Housing Authority Regular Meeting Minutes - Draft

Monday, October 22, 2018

1:30 PM

1:30 P.M. - REGULAR SESSION (COUNCIL CHAMBER)

1. CALL TO ORDER

Chair Harris called the meeting to order at 1:36 PM.

2. ROLL CALL

Present 6 - Chair David Harris, Vice Chair Helga Lemke, Commissioner Stephen Burke, Commissioner Wayne Downey Ph. D, Commissioner Leora Johnson-Morgan, and Commissioner Phil Olsen

3. STATEMENTS OF ABSTENTION

None.

4. PUBLIC COMMENTS:

Jennifer Estrella, Habitat for Humanities, spoke regarding Habitat for Humanities' application for the NOFA review, and the creativity they used. Ms. Estrella hopes the application will be given consideration during the next round of funding.

Duane DeWitt spoke regarding the Benton Street Veteran's Village grand opening, and the cost of the building being prohibitive. Mr. DeWitt also spoke regarding the NOFA process.

5. MATTERS FROM HOUSING AUTHORITY REGARDING FUTURE AGENDA ITEMS

This time is reserved for Housing Authority to discuss whether to place matters on a future agenda for further discussion.

5.1 REQUEST FOR AGENDA ITEM REGARDING PRELIMINARY AGENDAS

BACKGROUND: At the September 24, 2018, Housing Authority Meeting, Chair Harris requested a future agenda item to discuss and make a decision about the timeline of the release of the agenda and

supporting items, specifically aligning with Council policy regarding preliminary agendas. Commissioner Johnson-Morgan concurred with the request.

Duane DeWitt spoke regarding his support of the preliminary agenda process and the Open Government Task Force.

A motion was made by Chair Harris, seconded by Commissioner Johnson-Morgan, directed staff to put on an item on a future agenda to discuss and make decisions about the preliminary agenda and supporting items.

The motion carried by the following vote:

Yes: 4 - Chair Harris, Commissioner Burke, Commissioner Downey Ph. D and Commissioner Johnson-Morgan

No: 2 - Vice Chair Lemke and Commissioner Olsen

6. CHAIRMAN/ COMMISSIONER REPORTS

Commissioner Burke reported out on the opening of the Benton Street Veteran's Village, and the multi-agency representation that was involved in the event and project.

Chair Harris spoke regarding the housing bond, and City Attorney, Sue Gallagher cautioned him that he was free to state a personal opinion outside of City premises. Chair Harris also noted that he did not receive a copy of the NOFA when it was issued on October 2nd, and would appreciate better communication in the future. Chair Harris also spoke regarding HOTMA changes in 2016 that change the way Project Based Voucher projects can be done. He also discussed the Brown Act study session from the last meeting, and research he had done. City Attorney, Sue Gallagher cautioned that this type of discussion should be placed on a future agenda by the full Housing Authority and that she would not be able to engage in the discussion at this meeting.

7. COMMITTEE REPORTS

None.

8. EXECUTIVE DIRECTOR REPORTS/ COMMUNICATION ITEMS:

PUBLIC COMMENT: Duane Dewitt spoke regarding the Housing Authority's separation from the City of Santa Rosa and the need for better noticing of PBV wait lists.

8.1 MONTHLY ACTIVITIES REPORT - Provided for information.

9. REPORT ITEMS

9.1 REPORT - 2018 NOTICE OF FUNDING AVAILABILITY - FUNDING RECOMMENDATIONS (1) ACQUISITION OF PARKWOOD APARTMENTS, 6899 MONTECITO BLVD AND (2) PREDEVELOPMENT, CONSTRUCTION AND MORTGAGE ASSISTANCE LOANS FOR LANTANA PLACE, 2979 DUTTON MEADOW

BACKGROUND: In response to a Notice of Funding Availability ("NOFA") announcing approximately \$4.1 million of federal and local funds for affordable housing, the Housing Authority received 11 applications requesting almost \$22 million. The applications are for a range of projects, including new multifamily rental housing for families, homeless veterans, and seniors displaced by the 2017 wildfires, new home ownership housing and rehabilitation. The NOFA Ad Hoc Committee and staff reviewed the applications and recommend funding two projects at this time. Recommendations for remaining funds will be made at a future Housing Authority meeting following consideration of full or partial funding of one or more additional projects.

RECOMMENDATION: It is recommended by the Housing Authority NOFA Ad Hoc Committee and the Housing and Community Services Department that the Housing Authority, by two resolutions, (1) approve a conditional commitment of funds to Burbank Housing Development Corporation in the amount of \$2,400,000 for acquisition of 56-unit Parkwood Apartments and conversion from market rate to affordable housing; and (2) approve a Third Further Advance in the amount of \$1,300,000 to Burbank Housing Development Corporation for

pre-development and construction costs for Lantana Place, 48 single family ownership homes, and a conversion of the loan to homebuyer mortgage assistance loans.

A motion was made by Vice Chair Lemke, seconded by Commissioner Burke, made a motion to hear the item on the agenda.

The motion carried by the following vote:

Yes: 4 - Vice Chair Lemke, Commissioner Burke, Commissioner Downey Ph. D and Commissioner Olsen

No: 2 - Chair Harris and Commissioner Johnson-Morgan

A motion was made by Vice Chair Lemke, seconded by Commissioner Burke, to waive reading of the text and adopt:

Resolution No. 1654, entitled: RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SANTA ROSA APPROVING A CONDITIONAL COMMITMENT OF FUNDS IN THE AMOUNT OF \$2,400,000 TO BURBANK HOUSING DEVELOPMENT CORPORATION FOR ACQUISITION OF MARKET RATE UNITS AND CONVERSION TO AFFORDABLE HOUSING, LOCATED AT 6899 MONTECITO BLVD, APN 183-060-049, LOAN NOS. 9025-2985-18, 9925-2995-18 AND 9925-3005-18.

The motion carried by the following vote:

Yes: 5 - Vice Chair Lemke, Commissioner Burke, Commissioner Downey Ph. D, Commissioner Johnson-Morgan and Commissioner Olsen

No: 1 - Chair Harris

A motion was made by Vice Chair Lemke, seconded by Commissioner Burke, to waive reading of the text and adopt:

Resolution No. 1655, entitled: RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SANTA ROSA APPROVING A THIRD FURTHER ADVANCE IN THE AMOUNT OF \$1,300,000 TO BURBANK HOUSING DEVELOPMENT CORPORATION FOR PREDEVELOPMENT AND CONSTRUCTION FOR LANTANA PLACE HOMES, 2979 DUTTON MEADOW LOAN NO. 9932-2801-17, AND CONVERSION OF THE LOAN FUNDS TO SILENT SECOND MORTGAGE ASSISTANCE LOANS

The motion carried by the following vote:

Yes: 4 - Vice Chair Lemke, Commissioner Burke, Commissioner Downey Ph. D and Commissioner Johnson-Morgan

No: 2 - Chair Harris and Commissioner Olsen

10. ADJOURNMENT

Chair Harris adjourned the meeting at 3:28 PM.