



City of Santa Rosa

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

HOUSING AUTHORITY REGULAR MEETING AGENDA AND SUMMARY REPORT JANUARY 25, 2021

1:00 P.M. -CLOSED SESSION

1:30 P.M. -REGULAR SESSION

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/99480645176](https://srcity-org.zoom.us/j/99480645176) OR BY DIALING 888-475-4499 (Toll Free) AND ENTER WEBINAR ID: 994 8064 5176

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. 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.

1:00 P.M. (Video Conference)

- 1. CALL TO ORDER**
- 2. ROLL CALL**

3. ANNOUNCEMENT OF CLOSED SESSION ITEMS

Following the announcement of Closed Session items and prior to recess into Closed Session, the public may speak up to three minutes on items to be addressed in Closed Session.

3.1 CONFERENCE WITH REAL PROPERTY NEGOTIATOR
(Government Code Section 54956.8)

Property: 983 Sonoma Avenue, Santa Rosa. APN 009-171-029
Agency Negotiator: Megan Basinger, Interim Director
Negotiating Parties: Southwest Community Health Center dba Santa Rosa Community Health Centers
Under Negotiations: Terms of Lease

RECESS CLOSED SESSION AND RECONVENE TO OPEN SESSION VIA ZOOM.

1:30 P.M. (Video Conference)

4. ANNOUNCEMENT OF ROLL CALL

5. REPORT, IF ANY, ON CLOSED SESSIONS

6. STATEMENTS OF ABSTENTION

7. STUDY SESSION - NONE.

8. PUBLIC COMMENTS (ON NON-AGENDA ITEMS)

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. For this meeting, public comments are limited to 3 minutes.

9. APPROVAL OF MINUTES

9.1 December 14, 2020 - Draft Minutes

Attachments: [Draft Minutes](#)

10. CHAIRMAN/ COMMISSIONER REPORTS

11. COMMITTEE REPORTS

12. EXECUTIVE DIRECTOR REPORTS/ COMMUNICATION ITEMS:

12.1 ACCEPTING APPLICATIONS FOR HOUSING AUTHORITY COMMISSIONER VACANCIES - Provided for Information Only.

The Housing Authority is now accepting applications for two Commissioner vacancies. Applications can be found online at <https://srcity.org/183> or a hard copy can be obtained by calling Steve Brown at 707-543-4310.

The purpose of the Housing Authority is to ensure adequate, decent, safe and sanitary housing for qualified people within Santa Rosa consistent with federal, state and local laws. The Housing Authority primarily consists of the Santa Rosa Housing Trust, and Rental Housing Assistance programs, both of which are responsible for improving the quality and affordability of housing in the City. Key objectives include:

- Commit funds to developers of new affordable units
- Administer contracts with developers of new affordable units pursuant to the Housing Allocation Plan.
- Provide rental assistance to approximately 2,000 families with the funds allocated by HUD to the City of Santa Rosa.

12.2 HOUSING AUTHORITY FY 2020-21 Q1 FINANCIAL REPORT - Provided for information.

Attachments: [Memorandum](#)

13. CONSENT ITEMS - NONE.

14. REPORT ITEMS

14.1 REPORT - COMMUNITY DEVELOPMENT BLOCK GRANT - DISASTER RECOVERY NOTICE OF FUNDING AVAILABILITY - FUNDING RECOMMENDATIONS

BACKGROUND: In response to the Community Development Block

Grant - Disaster Recovery (CDBG-DR) Notice of Funding Availability (“NOFA”) for the Disaster Recovery - Multifamily Housing Program (DR-MHP) announcing approximately \$38 million of funds for affordable housing, the Housing Authority received seventeen applications requesting \$149 million for 1,283 total new units. A separate Request for Proposals (RFP) for Project-Based Vouchers was conducted simultaneously with the intent to improve the financial feasibility of projects seeking DR-MHP or other competitive financing. The timelines for both the NOFA and the RFP were expedited in an effort to position projects applying for 4% tax credits in February 2021. A joint City Council and Housing Authority Ad-Hoc Review Committee comprised of Councilmembers Sawyer and Schwedhelm and Housing Authority Commissioners Burke and Test met to review the projects that had responded to the DR-MHP NOFA.

RECOMMENDATION: It is recommended by the joint City Council and Housing Authority Ad-Hoc Review Committee and the Housing and Community Services Department that the Housing Authority, by resolutions, approve conditional commitments of funds to: 1) BRJE Phase I Housing Partners, L.P. in the amount of \$11,917,110 for construction-related costs for 3575 Mendocino Avenue Phase I; 2) Caritas Homes Phase I L.P. in the amount of \$8,945,657 for construction-related costs for Caritas Homes Phase I; 3) The Cannery at Railroad Square, L.P. in the amount of \$10,300,000 for construction-related costs for The Cannery at Railroad Square; 4) WSA Burbank Housing Partners I, L.P. in the amount of \$5,000,000 for construction-related costs for Burbank Avenue Apartments; and 5) Caufield Lane Senior Housing, Inc. in the amount of \$2,190,340 for construction and rehabilitation-related costs for Linda Tunis Senior Apartments, and authorize staff to submit the respective project applications to the California Department of Housing and Community Development for approval.

Attachments: [Staff Report](#)
[Attachment 1- Notice of Funding Availability](#)
[Attachment 2 – Project Summaries](#)
[Attachment 3 – Project Narratives](#)
[Attachment 4 – Project Applications](#)
[Attachment 5 – Projects Not Selected](#)
[Resolution 1- 3575 Mendocino Avenue](#)
[Resolution 2- Caritas Homes Phase I](#)
[Resolution 3- The Cannery at Railroad Square](#)
[Resolution 4- Burbank Avenue Apartments](#)
[Resolution 5- Linda Tunis Senior Apartments](#)
[Resolution 5- Linda Tunis Senior Apartments Redline \(upload\)](#)
[Resolution 5- Linda Tunis Senior Apartments FINAL \(upload\)](#)
[Presentation](#)
[Late Correspondence \(Uploaded 1-26-21\)](#)
[Late Correspondence - Mahonia Glen appeal \(Uploaded 1-](#)

14.2 REPORT - DECEMBER 2020 REQUEST FOR PROPOSALS FOR PROJECT BASED VOUCHERS - FUNDING RECOMMENDATIONS FOR 3575 MENDOCINO AVE PHASE I, BURBANK AVENUE APARTMENTS, THE CANNERY AT RAILROAD SQUARE, DEL NIDO APARTMENTS AND LINDA TUNIS SENIOR APARTMENTS

BACKGROUND: On November 3, 2020, the City of Santa Rosa Housing Authority released a Request for Funding Proposals (RFP) for up to 80 Project-Based Vouchers (PBVs) with the intent to improve the financial feasibility of projects seeking Community Development Block Grant - Disaster Relief (CDBG-DR) or other competitive financing. The RFP was released in conjunction with a separate, concurrent NOFA for approximately \$38 million in CDBG-DR funds. All final awards of vouchers will be contingent upon the project receiving the competitive funding the PBVs are being used to leverage; in the case of new construction projects, final awards are also contingent upon a successful completion of a Department of Housing and Urban Development (HUD) Subsidy Layering Review (SLR), and all projects must complete an environmental review. The RFP deadline was December 3, 2020; 15 proposals were initially received with requests

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for a total of 259 vouchers. A Housing Authority Ad-Hoc Review Committee comprised of Housing Authority Commissioners Burke and Test met to review the projects and made unanimous recommendations for a total of 80 vouchers across five 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 Project-Based Voucher (PBV) Request for Proposal (RFP) Ad Hoc Committee and the Department of Housing and Community Services that the Housing Authority, by resolutions, approve conditional commitments of: 1) thirty (30) vouchers to BRJE Phase I Housing Partners, L.P. (Related California) for 3575 Mendocino Avenue Phase 1 located at 3575 Mendocino Avenue; 2) four (4) vouchers to WSA Burbank Housing Partners I, L.P., (Waterstone Residential) for Burbank Avenue Apartments located at 1780 Burbank Avenue; 3) thirty-three (33) vouchers to The Cannery at Railroad Square, L.P. for The Cannery at Railroad Square located at 3 West Third Street and 60 West 6th Street; 4) eight (8) vouchers to Eden Housing Development, Inc. for Del Nido Apartments located at 850 Russell Avenue; and 5) five (5) vouchers to Petaluma Ecumenical Properties, dba PEP Housing for Linda Tunis Senior Apartments located at 600 Acacia Lane.

Attachments: [Staff Report](#)
[Attachment 1 - Request for Proposals](#)
[Attachment 2 - 3575 Mendocino Avenue Phase 1 Proposal](#)
[Attachment 3 - Burbank Avenue Apartments Proposal](#)
[Attachment 4 - The Cannery at Railroad Square Proposal](#)
[Attachment 5 - Del Nido Apartments Proposal](#)
[Attachment 6 - Linda Tunis Senior Apartments Proposal](#)
[Attachment 7 - Summary of projects not recommended for](#)
[Resolution 1- 3575 Mendocino Ave Ph I](#)
[Resolution 2- Burbank Avenue](#)
[Resolution 3- Cannery at Railroad Square](#)
[Resolution 4- Del Nido Apartments](#)
[Resolution 5- Linda Tunis Senior Apartments](#)
[Presentation](#)

15. 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.