

RESOLUTION NO. _____

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SANTA ROSA APPROVING A CONDITIONAL COMMITMENT OF LOAN FUNDS IN THE AMOUNT OF \$832,500 TO BRJE HOUSING PARTNERS, LP FOR PREDEVELOPMENT AND CONSTRUCTION-RELATED COSTS FOR LAUREL AT PERENNIAL PARK PHASE III, 3575 MENDOCINO AVENUE, SANTA ROSA, CALIFORNIA; APN 173-030-032

WHEREAS, the Housing Authority issued a Notice of Funding Availability (“NOFA”) on July 9, 2024, announcing approximately \$3,100,000 combined from federal, state, and local funds for acquisition, rehabilitation and new construction of affordable housing, and applications were due on August 9, 2024; and

WHEREAS, the Housing Authority received five applications requesting approximately \$4,580,000; and

WHEREAS, the five applications submitted were reviewed by a Housing Authority Ad-Hoc NOFA Application Review Committee (“Ad-Hoc”); and

WHEREAS, BRJE Phase 3 Housing Partners, LP submitted an application requesting \$832,500 for predevelopment and construction-related costs associated with 30 new affordable senior housing units, located at 502 Renaissance Way, Santa Rosa, California, APN 173-030-032 (“Project”); and

WHEREAS, Chair Newton appointed Commissioners Conte and Smith to the Ad-Hoc which met with staff on October 3, 2024 to review the applications and make a funding recommendation to the Housing Authority; and

WHEREAS, following review and ranking of the funding requests, the Project received a score of 73%, and was ranked second among the applications received, resulting in a full funding recommendation by the Ad-Hoc; and

WHEREAS, the Project has been reviewed in compliance with the California Environmental Quality Act (“CEQA”) in that a Sustainable Communities Environmental Assessment (“SCEA”) was prepared and circulated for public review for a 30-day period, and the SCEA determined that there would be no significant and unavoidable environmental impacts of the Project, and compliance; and was in compliance with standard measures and project-specific mitigation measures, as approved by the Santa Rosa City Council on December 15, 2020 via Ordinance No. ORD-2020-019; and

WHEREAS, the Project completed an Environmental Assessment under the National Environmental Policy Act of 1969 (“NEPA”) in July 2021 and further review will be conducted to add federal funds to the Phase III.

NOW, THEREFORE, BE IT RESOLVED that the Housing Authority of the City of Santa Rosa hereby approves the following:

1. A commitment of loan funds in the amount of Eight Hundred Thirty-Two Thousand Five Hundred and No/100 Dollars (\$832,500.00) for predevelopment and construction-related costs to BRJE Phase 3 Housing Partners LP for the Project, subject to the conditions and terms including but not limited to the items listed below.
2. The agreement to provide funds to the project is conditioned on the Responsible Entity's determination to proceed with, modify, or cancel the project based on the results of the subsequent environmental review that will be conducted in compliance with the National Environmental Policy Act of 1969 (NEPA), NEPA related laws and authorities, and the implementing regulations (24 CFR Part 58).
3. The commitment of the loan funds is subject to the General Loan Conditions adopted by the Housing Authority by Resolution No. 806 on January 23, 1995, including satisfaction of all loan underwriting conditions and the applicable funding guidelines.
4. The Low-Income Housing Production Subsidy Program Policy Maximum Cost Schedule and the Loan Schedule are waived, as costs have increased since the Policy was approved.
5. A loan term of 55 years at 3% simple interest per annum, with payments from residual cash receipts, secured by a Deed of Trust; and a 55-year term of affordability through a Regulatory Agreement recorded against the property.
6. Affordability mix that includes 8 units targeted to senior households with incomes up to 30% of Area Median Income ("AMI"), 15 units targeted to senior households with incomes up to 50% of AMI, and 7 units targeted to senior households with incomes up to 60% of AMI.
7. The proposed unit mix is anticipated to include 30 one-bedroom units.
8. The loan shall be due and payable in full if construction has not commenced by October 31, 2025, and is not completed by November 30, 2026, unless these dates are extended, in writing, by the Executive Director.

BE IT FURTHER RESOLVED that the Housing Authority hereby approves subordination of Housing Authority loan(s) to senior financing in a form approved by Housing Authority General Counsel, if required by other lenders.

BE IT FURTHER RESOLVED that the Housing Authority hereby authorizes the Executive Director to execute agreements and related loan documents for the Project consistent with this Resolution.

BE IT FURTHER RESOLVED that the Housing Authority hereby authorizes the Chief Financial Officer to pay all claims for the loan in an amount not to exceed Eight Hundred Thirty-Two Thousand Five Hundred and No/100 Dollars (\$832,500.00) to BRJE Housing Partners LP, from the following Key Number(s) or as otherwise determined by the Executive Director:

Source	Fund	Key	Loan No.	Amount
Housing Grant Fund	2282	340110	9921-3785-24	\$44,239.00
Real Property Transfer Tax	2284	340902	9921-3795-24	\$297,000.00
HOME	2293	340105	9921-3805-24	\$327,006.00
In Lieu/Impact	2294	340104	9921-3815-24	\$164,255.00
Total				\$832,500.00

IN HOUSING AUTHORITY DULY PASSED this 28th day of October, 2024.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____ APPROVED: _____
Secretary Chair

APPROVED AS TO FORM: _____
City Attorney