



## **City of Santa Rosa**

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

### **HOUSING AUTHORITY REGULAR MEETING AGENDA AND SUMMARY REPORT - FINAL NOVEMBER 24, 2025**

**1:30 P.M.**

**ALL PUBLIC COMMENTS WILL BE PROVIDED IN PERSON  
OR VIA EMAIL IN ADVANCE OF THE MEETINGS.**

**MEMBERS OF THE PUBLIC CAN PARTICIPATE IN THE MEETING  
BY ATTENDING IN-PERSON FROM THE COUNCIL CHAMBER AT  
100 SANTA ROSA AVENUE, SANTA ROSA.**

**THE PUBLIC CAN ALSO VIEW OR LISTEN TO THE MEETING LIVE AT:**

- 1. [HTTPS://SANTA-ROSA.LEGISTAR.COM/CALENDAR](https://santa-rosa.legistar.com/calendar). CLICK ON THE  
"IN PROGRESS" LINK TO VIEW;**
- 2. VIA ZOOM WEBINAR BY VISITING  
[HTTPS://SRCITY-ORG.ZOOM.US/J/82627010956](https://srcity-org.zoom.us/j/82627010956), OR BY DIALING  
877-853-5257 AND ENTERING WEBINAR ID: 826 2701 0956;**
- 3. COMCAST CHANNEL 28, AT&T U-VERSE CHANNEL 99; AND**
- 4. VIA YOUTUBE AT [HTTPS://WWW.YOUTUBE.COM/CITYOFSANTAROSA](https://www.youtube.com/cityofsantarosa)**

**IN THE EVENT A BOARD MEMBER PARTICIPATES REMOTELY BASED  
ON JUST CAUSE OR EMERGENCY CIRCUMSTANCES PURSUANT  
TO AB 2449, THE BOARD WILL ALSO ALLOW FOR PUBLIC COMMENT  
THROUGH THE ZOOM LINK OR DIAL-IN NUMBER ABOVE.**

**Comments from the public will be allowed on all agenda items at the time each item is called. Comments on public hearing items may be made when the hearing is opened.**

**Public Comment: Members of the public can provide public comment on an Agenda Item In-Person from the Council Chamber.**

**E-mail Public Comment: To submit an e-mailed public comment to the Housing Authority, please send to [apaul@srcity.org](mailto:apaul@srcity.org) by 12:00 p.m., on or before November 21, 2025. Identify in the subject line of your e-mail the Agenda Item Number on which you wish to comment, provide your name in the body of the e-mail and your comment.**

**Public comments are limited to one comment per speaker per item.**

**1:30 P.M.**

**1. CALL TO ORDER**

**2. REMOTE PARTICIPATION UNDER AB 2449 (IF NEEDED)**

To consider and take action on any request from a Board Member to participate in a meeting remotely due to Just Cause or Emergency Circumstances pursuant to AB 2449 (Government Code Section 54953(f)).

**3. ROLL CALL**

**4. STATEMENTS OF ABSTENTION**

**5. STAFF BRIEFING**

**5.1 HOUSING AUTHORITY FY 2025/26 QUARTER 1 FINANCIAL UPDATE**

This memo summarizes Housing Authority ("Authority") expenditures and funding for July 1, 2025 - September 30, 2025.

**Attachments:** [Memorandum](#)

**6. STUDY SESSION**

## 7. 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 up to three minutes. To address the Housing Authority you are requested to complete an orange Speaker Card and give it to the Recording Secretary.

## 8. APPROVAL OF MINUTES

8.1 Draft Minutes October 27, 2025.

**Attachments:** [Draft Minutes October 27, 2025.](#)

## 9. CHAIRMAN/ COMMISSIONER REPORTS

## 10. COMMITTEE REPORTS

## 11. EXECUTIVE DIRECTOR REPORTS/ COMMUNICATION ITEMS:

11.1 PENDING DEVELOPMENT PIPELINE UPDATE - Provided for information.

**Attachments:** [Memorandum](#)  
[Attachment 1](#)

## 12. CONSENT ITEMS

## 13. REPORT ITEMS

13.1 REPORT - APPROVAL OF TRANSFER OF OWNERSHIP AND ASSUMPTION OF HOUSING AUTHORITY REGULATORY AGREEMENT, DENSITY INCREASE AGREEMENT, AND LOANS FOR ASTON AVENUE APARTMENTS - 623 ASTON AVENUE

BACKGROUND: Sonoma CAN is selling 623 Aston Avenue, known as Aston Avenue Apartments (Project), and has entered into a letter of intent (LOI) with Crosscourt Properties, a Bay Area-based multifamily housing owner/operator. The Project is a ten (10) unit apartment

complex affordable to households with incomes at 50%, 60% and 80% of area median income (AMI). The Housing Authority has two (2) loans on the property, in the principal amount of \$558,071, maturing on December 31, 2032, and a Regulatory Agreement and Density Increase Agreement securing affordability through June 2, 2061. Subject to Housing Authority approval, Sonoma CAN and Crosscourt Properties will enter into a purchase agreement for the property. As part of this transaction, Crosscourt Properties is seeking the Housing Authority's approval to assume the Regulatory Agreement, Density Increase Agreement, and loans.

**RECOMMENDATION:** The Housing and Community Services Department recommends that the Housing Authority, by resolution, conditionally approve 1) the transfer of ownership from Sonoma Community Action Network (Sonoma CAN, formerly Community Action Partnership of Sonoma County) to Colin Hooper DBA Crosscourt Properties (Crosscourt Properties); 2) the assumption of the Housing Authority's Regulatory Agreement, Density Increase Agreement, and loans, in the principal amount of \$558,071 by Crosscourt Properties; and 3) extension of the Housing Authority's loans from December 31, 2032 to June 2, 2061 to align with the terms of the Regulatory Agreement

**Attachments:**    [Staff Report](#)  
[Attachment 1 - Letter from Crosscourt Properties, September 16, 2025](#)  
[Attachment 2 - Letter Request for Extension of Loan Agreement](#)  
[Resolution](#)  
[Presentation](#)

**13.2**      **REPORT - APPROVAL OF TRANSFER OF OWNERSHIP AND ASSUMPTION OF HOUSING AUTHORITY LOANS AND REGULATORY AGREEMENT FOR EARLE STREET APARTMENTS - 400 EARLE STREET**

**BACKGROUND:** The Project consists of eight (8) one-bedroom units affordable to households up to 50% AMI, secured by a Regulatory Agreement to September 16, 2075. The balance of the Housing

Authority loans as of November 30, 2025 is \$533,294 (\$341,650 principal plus \$191,644 interest).

Sonoma CAN is no longer interested in being a housing provider and has decided to sell its properties, including those with Housing Authority loans and Regulatory Agreements (Aston Avenue Apartments, Earle Street Apartments, Given Avenue Transitional Housing, and Sloan House Shelter). Sonoma CAN has entered into a LOI with HHNB for the Project. Sale of the property and assumption of the Housing Authority's Regulatory Agreement and loans by a new owner requires Housing Authority approval.

RECOMMENDATION: The Housing and Community Services Department recommends that the Housing Authority, by resolution, conditionally approve the following for Earle Street Apartments, located at 400 Earle Street: 1) transfer of ownership from Sonoma Community Action Network (Sonoma CAN, formerly Community Action Partnership of Sonoma County) to Humanity Housing North Bay (HHNB); 2) assumption of the Housing Authority's Regulatory Agreement and loans, in the principal amount of \$341,650 by HHNB; and 3) subordination of the Housing Authority loans to a first mortgage, in the approximate amount of \$600,000, to allow HHNB to purchase the property.

**Attachments:**    [Staff Report](#)  
                              [Attachment 1 - Letter from Humanity Housing North Bay](#)  
                              [Resolution](#)  
                              [Presentation](#)

## 14. 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.