



City of Santa Rosa

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

HOUSING AUTHORITY REGULAR MEETING AGENDA AND SUMMARY REPORT FEBRUARY 28, 2022

1:30 P.M.

PURSUANT TO GOVERNMENT CODE SECTION 54953(e) AND THE RECOMMENDATION OF THE HEALTH OFFICER OF THE COUNTY OF SONOMA, HOUSING AUTHORITY MEMBERS WILL BE PARTICIPATING IN THIS MEETING EITHER VIA ZOOM WEBINAR OR IN-PERSON, SOCIALLY DISTANCED, IN THE COUNCIL CHAMBER AT 100 SANTA ROSA AVENUE. MEMBERS OF THE PUBLIC CAN PARTICIPATE IN THE MEETING BY:

- **BY ZOOM BY VISITING
HTTPS://SRCITY-ORG.ZOOM.US/J/82374871929, OR**
- **BY PHONE BY DIALING 877-853-5257 AND ENTERING WEBINAR ID:
823-7487-1929.**

1. CALL TO ORDER

2. ROLL CALL

3. STATEMENTS OF ABSTENTION

4. STAFF BRIEFING

4.1 HOUSING AUTHORITY FY 2021/22 Q2 FINANCIAL REPORT

This memo summarizes Housing Authority (“Authority”) expenditures and funding for July 1, 2021 - December 31, 2021.

Attachments: [Memorandum](#)

5. STUDY SESSION

5.1 FISCAL YEAR 2022-23 NOTICE OF FUNDING AVAILABILITY PRIORITIES

The Housing Authority issues Notices of Funding Availability (NOFAs) for its federal, state, and local funds for affordable housing activities annually and as new funding opportunities arise. Over the past three years, six NOFAs have been issued, five of which have focused on

providing funds for new construction and to leverage Housing Authority funds to make projects more competitive for state funding sources. This Study Session will provide the Housing Authority the ability to discuss the funding priorities for the upcoming Fiscal Year 2022-23 NOFA and provide direction to staff to either: 1) continue focusing on new construction projects; or 2) allocate a portion of the funds available for rehabilitation and/or preservation of affordable housing units in accordance with applicable funding source eligible uses.

Attachments: [Staff Report](#)
[Presentation](#)

6. 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 three minutes.

7. APPROVAL OF MINUTES

7.1 January 24, 2022 - Draft Minutes.

Attachments: [January 24, 2022 - Draft Minutes](#)

8. CHAIRMAN/ COMMISSIONER REPORTS

9. COMMITTEE REPORTS

10. EXECUTIVE DIRECTOR REPORTS/ COMMUNICATION ITEMS:

11. CONSENT ITEMS

12. REPORT ITEMS

12.1 REPORT - 3575 MENDOCINO AVENUE PHASE II- FUNDING RECOMMENDATION

BACKGROUND: The Fall 2021 Notice of Funding Availability (NOFA) was published on October 1, 2021 and made available \$694,325 in Permanent Local Housing Allocation (PLHA) program funds and

\$1,565,675 in HOME Investment Partnership (HOME) program funds. Of the applications received, there were no projects eligible to receive HOME funds. At the time that applications were due for the NOFA, the 3575 Mendocino Avenue Phase II project was anticipated to be fully funded and BRJE Phase 2 Housing Partners, LP (the Developer) did not submit an application for funding. In late January, the Developer became aware of and advised Housing Authority staff of a funding shortfall due to a lower-than-expected tax credit equity amount from investors and increased construction costs. The disaster tax credit award requires the project to begin construction by April 10, 2022, which does not allow the time for the project to apply for funding from a future NOFA and retain their \$20 Million disaster tax credit award. The Developer has requested that the Authority consider the request for HOME program loan funds in the amount of \$1,560,000 to address the recently identified funding shortfall to allow the project to proceed on time without jeopardizing the disaster tax credit award.

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Housing Authority, by resolution, approve a conditional commitment of loan funds to BRJE Phase 2 Housing Partners, LP in the amount of \$1,560,000 in HOME funds for construction related costs of 37 affordable housing units and 1 unrestricted managers unit for 3575 Mendocino Avenue Phase II located at 3575 Mendocino Avenue Santa Rosa, CA.

Attachments: [Staff Report](#)
[Attachment 1 - Fall 2021 NOFA](#)
[Attachment 2 - Affordable Housing Loan Application](#)
[Attachment 3 - BRJE Phase 2 Housing Partners Loan Req](#)
[Attachment 4 - 3575 Mendocino Phase II Project Summary](#)
[Resolution](#)
[Presentation](#)

13. ADJOURNMENT

Housing Authority

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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.