

RESOLUTION NO. \_\_\_\_\_

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SANTA ROSA APPROVING AN ADDITIONAL ALLOCATION OF FIFTEEN (15) ARTICLE XXXIV UNITS FOR CANNERY AT RAILROAD SQUARE LOCATED AT 3 W. THIRD STREET AND APPROVING AN AMENDMENT TO THE REGULATORY AGREEMENT INCREASING THE NUMBER OF RESTRICTED UNITS FROM 113 TO 128 UNITS AND ADJUSTING THE INCOME ALLOCATIONS

In November 2002, the voters of the City of Santa Rosa approved Measure K – Santa Rosa Affordable Housing; Measure K specifically authorized the City of Santa Rosa to increase its approval of the development, construction or acquisition of affordable rental housing for low-income persons in an annual amount not to exceed one percent (1%) of the existing housing units in Santa Rosa; and

WHEREAS, the Santa Rosa City Council approved Resolution 25500 certifying the vote approved adoption of Measure K; the Housing Authority of the City of Santa Rosa regularly allocates affordable units consistent with the requirements of Article XXXIV of the California Constitution and Measure K; and

WHEREAS, in January 2020, the Housing Authority approved a predevelopment loan in the amount of \$450,000 and allocated 113 Article XXXIV units for the Cannery at Railroad Square located at 3 W. Third Street, the “Project”; and

WHEREAS, the Housing Authority’s loan was accompanied by a Regulatory Agreement restricting 113 units with the following unit allocation: 12 units at 30% of Area Median Income (AMI), 45 units @ 50% of AMI, 56 units @ 80% of AMI, and one unrestricted manager’s; and

WHEREAS, in August 2020, the Planning and Economic Development Department issued a Senate Bill 35 approval for the Project as a 129-unit multifamily development; and

WHEREAS, Santa Rosa Cannners, LLC has requested that the City of Santa Rosa provide an additional allocation of fifteen (15) Article XXXIV units to the Project to address the units that were added to the development; and

WHEREAS, it is necessary to amend the recorded Regulatory Agreement to address the additional units that will be constructed in the Project and to incorporate a change to the unit allocation that will reserve 25% of the units to formerly homeless households and increases the number of units for households at or below 50% of AMI; and

WHEREAS, the Project was reviewed for compliance with the California Environmental Quality Act (CEQA) and is exempt pursuant to CEQA Guidelines Section 15183; and

WHEREAS, approval of this action does not have a fiscal impact on any Housing Authority Funds.

NOW, THEREFORE, BE IT RESOLVED that the Housing Authority of the City of Santa Rosa hereby approves an additional allocation of fifteen (15) Article XXXIV Units to the Cannery at Railroad Square Project, for a total of one hundred twenty eight (128) Article XXXIV units in the Project.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Housing Authority of the City of Santa Rosa hereby approves the change of unit allocation to the following: 33 units @ 30% of AMI,

13 units @ 40% of AMI, 24 units @ 50% of AMI, 38 units @ 70% of AMI, 20 units @ 80% of AMI, and one unrestricted manager's unit.

DULY AND REGULARLY ADOPTED by the Housing Authority of the City of Santa Rosa this 14<sup>th</sup> day of December, 2020.

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: \_\_\_\_\_  
Chair

ATTEST: \_\_\_\_\_  
Secretary