



# City of Santa Rosa

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

## HOUSING AUTHORITY REGULAR MEETING AGENDA AND SUMMARY REPORT OCTOBER 28, 2024

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 (IT IS RECOMMENDED THAT SOCIAL DISTANCING BE  
OBSERVED).**

**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/85143436093](https://srcity-org.zoom.us/j/85143436093), OR BY DIALING  
877-853-5257 AND ENTERING WEBINAR ID: 851 4343 6093;**
- 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.**

**Live Public Comment: Members can provide comment on an Agenda Item In-Person from Council Chamber by completing a Speaker Card or signing up with the Administrator in Council Chamber.**

**E-mail Public Comment: To submit an e-mailed public comment to the Housing Authority, please send to [svbrown@srcity.org](mailto:svbrown@srcity.org) by 12:00 p.m., on or before October 25, 2024. 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. 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. STUDY SESSION**

**5.1 HUD-VETERANS AFFAIRS SUPPORTIVE HOUSING (VASH) PROGRAM - UPDATE TO HUD-VASH OPERATING REQUIREMENTS.**

The purpose of this study session to provide information on the HUD-VASH program and its operating requirements which were updated on August 13, 2024.

**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 Draft Minutes - September 23, 2024.

**Attachments:** [Draft Minutes - September 23, 2024](#)

## 8. CHAIRMAN/ COMMISSIONER REPORTS

## 9. COMMITTEE REPORTS

## 10. EXECUTIVE DIRECTOR REPORTS/ COMMUNICATION ITEMS:

10.1 PENDING DEVELOPMENT PIPELINE UPDATE

Provided for Information.

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

## 11. CONSENT ITEMS

## 12. REPORT ITEMS

12.1 REPORT - FISCAL YEAR 2024-2025 NOTICES OF FUNDING AVAILABILITY - FUNDING RECOMMENDATIONS

BACKGROUND: In response to the Fiscal Year 2024-2025 Notice of Funding Availability ("NOFA") announcing approximately \$3,100,000 and the HOME Investment Partnership Program (HOME) NOFA announcing approximately \$440,000 of funds for acquisition, development, and rehabilitation of affordable housing; the Housing Authority received five applications requesting approximately \$4.6 million for 230 total affordable units. Four applications were received for

new construction projects and one application was received for a rehabilitation project.

The projects were evaluated and ranked based on project readiness, affordability, bedroom size, special needs set asides, leveraging, project competitiveness, developer and management experience, services and amenities, and other factors. A NOFA Ad-Hoc Committee comprised of Commissioners Conte and Smith met on October 3, 2024, to review the projects and scoring details. The Ad-Hoc Review Committee is recommending funding for four of the five applications received.

**RECOMMENDATION:** It is recommended by the Housing and Community Services Department that the Housing Authority, by resolutions, approve conditional commitments of loan funds to: 1) Burbank Housing Development Corporation in the amount of \$1,000,000 for rehabilitation costs for West Avenue Apartments located 1400 West Avenue; 2) Stony Point Flats, L.P. in the amount of \$600,000 for construction-related costs for Stony Point Flats located at 2270 Stony Point Road; 3) BRJE Phase 3 Housing Partners, L.P. in the amount of \$832,500 for predevelopment and construction-related costs for Laurel at Perennial Park Phase III located at 250 Renaissance Way; and 4) Danco Communities in the amount of \$750,000 for predevelopment and construction-related costs for Ponderosa Village located at 250 Roseland Avenue.

**Attachments:** [Staff Report](#)  
[Attachment 1 - Santa Rosa Housing Trust NOFA FY2024-25](#)  
[Attachment 2 - Santa Rosa Housing Trust 2024-2025 HOM](#)  
[Attachment 3 - FINAL FY 2024-2025 Points Scoring System](#)  
[Attachment 4 - West Avenue Apartments Summary](#)  
[Attachment 5 - Stony Point Flats Summary](#)  
[Attachment 6 - Laurel at Perennial Park Phase III Summary](#)  
[Attachment 7 - Ponderosa Village Summary](#)  
[Attachment 8 - Caritas Homes Phase II Summary](#)  
[Attachment 9 - Locational Graphic of Recommended Projects](#)  
[Attachment 10 - Correspondence](#)  
[RESOLUTION - West Avenue Apartments](#)  
[RESOLUTION - Stony Point Flats](#)  
[RESOLUTION - Laurel at Perennial Park Phase III](#)  
[RESOLUTION - Ponderosa Village](#)  
[Presentation](#)

### 13. 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.