



**Housing Authority
Regular Meeting Minutes - Final**

Monday, October 28, 2024

1:30 PM

1. CALL TO ORDER

Chair Newton called the meeting to order at 1:32pm.

2. REMOTE PARTICIPATION UNDER AB 2449 (IF NEEDED)

NONE

3. ROLL CALL

Present 4 - Chair Jeremy Newton, Commissioner Angela Conte, Commissioner Jeffrey Owen, and Commissioner Andrew Smith

Absent 2 - Vice Chair Wayne Downey Ph. D, and Commissioner Doug Shivananda Friedman

4. STATEMENTS OF ABSTENTION

Commissioner Owen stated that he will abstain from item twelve.

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.

Annette Anthony, Manager, gave a presentation and answered Commissioner questions.

Public Comments:

Duane DeWitt made comments regarding his previous requests for HUD VASH information, the services provided by Vet-Connect, and recommended that City Staff do a better job of connecting with veteran's services.

Commissioner Friedman joined the meeting at 1:41pm.

6. PUBLIC COMMENTS (ON NON-AGENDA ITEMS)

Duane DeWitt made comments regarding land set aside for building affordable housing for veterans, the need to designate a liaison to reach out with more information about project based vouchers, and cautioned that projects being proposed for Roseland are being built on old junkyards.

7. APPROVAL OF MINUTES

7.1 Draft Minutes - September 23, 2024.

Public Comments:

None

Approved as submitted.

8. CHAIRMAN/ COMMISSIONER REPORTS

NONE

9. COMMITTEE REPORTS

NONE

10. EXECUTIVE DIRECTOR REPORTS/ COMMUNICATION ITEMS:

10.1 PENDING DEVELOPMENT PIPELINE UPDATE

Provided for Information.

Megan Basinger, Director, provided information and answered Commissioner questions.

Public Comments:

Duane DeWitt made comments regarding Stony Oak Apartments being affordable housing without requesting assistance from the Housing Authority, the need for affordable housing in all areas of Santa Rosa, and the necessity for amenities such as public parks.

11. CONSENT ITEMS

NONE

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.

Rebecca Lane, Program Specialist, gave a presentation and answered Commissioner questions.

Nick Wilder, Related California, assisted in providing information to the Commissioners.

Public Comments:

Duane DeWitt made comments regarding the projects listed in the NOFA, raised questions about funding and the contaminated land where they are proposed, and expressed concerns regarding the cost of building the affordable units.

David Harris made comments regarding the funding recommendations for the NOFA, questioned the discrepancy between the amount requested and the availability of funds, and raised concerns about the quality of life and cost of living not included in the funding requests.

A motion was made by Commissioner Smith, seconded by Commissioner Conte, to waive reading of the text and adopt:

RESOLUTION 1783 ENTITLED: RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SANTA ROSA APPROVING A CONDITIONAL COMMITMENT OF LOAN FUNDS IN THE AMOUNT OF \$1,000,000.00 TO BURBANK HOUSING DEVELOPMENT CORPORATION FOR REHABILITATION COSTS FOR WEST AVENUE APARTMENTS, 1400 WEST AVENUE, SANTA ROSA, CALIFORNIA; APN 125-351-027

RESOLUTION 1784 ENTITLED: RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SANTA ROSA APPROVING A CONDITIONAL COMMITMENT OF LOAN FUNDS IN THE AMOUNT OF \$600,000.00 TO STONY POINT FLATS, LP FOR CONSTRUCTION-RELATED COSTS FOR STONY POINT FLATS, 2270 STONY POINT ROAD, SANTA ROSA, CALIFORNIA; APN 125-521-008

RESOLUTION 1785 ENTITLED: 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

RESOLUTION 1786 ENTITLED: RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SANTA ROSA APPROVING A CONDITIONAL COMMITMENT OF LOAN FUNDS IN THE AMOUNT OF \$750,000.00 TO DANCO COMMUNITIES FOR PREDEVELOPMENT AND CONSTRUCTION-RELATED COSTS FOR PONDEROSA VILLAGE, 250 ROSELAND AVENUE, SANTA ROSA, CALIFORNIA; APN 125-043-002.

The motion carried by the following vote:

Yes: 4 - Chair Newton, Commissioner Conte, Commissioner Friedman and Commissioner Smith

Absent: 1 - Vice Chair Downey Ph. D

Abstain: 1 - Commissioner Owen

13. ADJOURNMENT

Seeing no further business, Chair Newton adjourned the meeting at 2:54pm.

Approved on: December 16, 2024

/s/ Steven V. Brown, Recording Secretary