

CITY OF SANTA ROSA  
HOUSING AUTHORITY

TO: HOUSING AUTHORITY COMMISSIONERS  
FROM: ALEXIS MACULLAR, HOUSING & COMMUNITY SERVICES  
TECHNICIAN  
SUBJECT: ROSELAND VILLAGE FAMILY HOUSING – ALLOCATION OF ARTICLE  
XXXIV UNITS

AGENDA ACTION: RESOLUTION

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RECOMMENDATION

It is recommended by the Housing and Community Services Department that the Housing Authority, by resolution, approve an allocation of seventy-four (74) Article XXXIV Units, for Roseland Village Family Housing Project located at 665 and 883 Sebastopol Road.

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EXECUTIVE SUMMARY

On June 25, 2019, the City Council approved the development of the Roseland Village Mixed Use Project (the “Project”), sponsored by MidPen Housing Corporation (MidPen Housing). The affordable housing component of the Project is called Roseland Village Family Housing and will include one hundred (100) market rate rental units, seventy-four (74) rental units designated for very low and low-income households, and one (1) unrestricted unit for the resident manager.

BACKGROUND

- On February 28, 2019, the Planning Commission of the City of Santa Rosa approved the Roseland Village Mixed Use Project, located at 665 and 883 Sebastopol Road.
- On June 25, 2019, the City Council of the City of Santa Rosa affirmed the decision of the Planning Commission and approved the Project.
- MidPen Housing is applying to the California Department of Housing and Community Development (HCD) for funding through the Affordable Housing and Sustainable Communities Program for the affordable component of the Project, which will comprise seventy-four (74) newly constructed multifamily rental affordable units and one (1) unrestricted unit for the resident manager. MidPen Housing must have approval of the allocation of seventy-four (74) Article XXIV Units included with their application to HCD for funding; the deadline for their application is February 11, 2020.
- Brief history of Article XXXIV: Article XXXIV of the California Constitution was originally adopted by voters in 1950. Article XXIV states that “no low rent housing project” can be constructed without the electoral approval of a majority of voters. Article XXXIV defines “low rent housing project” as “...any development composed of urban or rural dwellings,

apartments or other living accommodations for persons of low income, financed in whole or part by the Federal Government or a state public body or to which the Federal Government or a state public body extends assistance by supplying all or part of the labor, by guaranteeing the payment of liens, or otherwise...”

In 2002, the voters of the City of Santa Rosa approved Measure K which allowed the number of approved Article XXXIV allocated units to increase from one-half of one percent of the existing housing units in the City to one percent (1%) of the existing housing units in the City. Currently, per the State of California, Department of Finance, the total number of residential units in Santa Rosa is 68,927; therefore, we are allowed 689 Article XXXIV units annually.

#### PRIOR HOUSING AUTHORITY REVIEW

Not applicable

#### ANALYSIS

The allocation of the seventy-four (74) Article XXXIV units will assist the City of Santa Rosa in fulfilling its requirement of voter approved Measure K and allow MidPen Housing to apply for State Funding in February 2020 for Roseland Village Family Housing.

#### FISCAL IMPACT

Approval of this action does not have a fiscal impact on any Housing Authority Funds.

#### ENVIRONMENTAL IMPACT

This action is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15183.

#### COUNCIL/BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable.

#### NOTIFICATION

MidPen Housing and the Community Development Commission, County of Sonoma, were notified.

#### ATTACHMENTS

- Attachment 1 - December 31, 2019 correspondence from MidPen Housing

#### CONTACT

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