



## **City of Santa Rosa**

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

### **HOUSING AUTHORITY REGULAR MEETING AGENDA AND SUMMARY REPORT - FINAL JANUARY 26, 2026**

**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, SANTA ROSA.**

**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/82627010956](https://srcity-org.zoom.us/j/82627010956), OR BY DIALING  
877-853-5257 AND ENTERING WEBINAR ID: 826 2701 0956;**
- 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 UNDER THE BROWN ACT, THE CITY  
WILL 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.**

**Public Comment: Members of the public can provide public comment on an Agenda Item In-Person from the Council Chamber.**

**E-mail Public Comment: To submit an e-mailed public comment to the Housing Authority, please send to [apaul@srcity.org](mailto:apaul@srcity.org) by 12:00 p.m., on or before January 23, 2026. 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.**

**1:30 P.M.**

**1. CALL TO ORDER**

**2. REMOTE PARTICIPATION UNDER THE BROWN ACT (Gov. Code § 54953.8)**

This time is reserved for any Board Member to announce remote participation under the “Just Cause” provision of Government Code Section 54953.8.

**3. ROLL CALL**

**4. STATEMENTS OF ABSTENTION**

**5. STUDY SESSION**

**5.1 FY 2026/27 BUDGET PROCESS AND PUBLIC INPUT**

Each year, the Housing Authority holds a study session to obtain feedback and comments from the Housing Authority Commissioners and public regarding the annual budget process. Staff will provide an overview of the budget process timeline and anticipated trends for the coming year.

**Attachments:** [Staff Report](#)  
[Attachment 1 - Housing Authority Programs Summary](#)  
[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 up to three minutes. To address the Housing Authority you are requested to complete an orange Speaker Card and give it to the Recording Secretary.

## 7. APPROVAL OF MINUTES

7.1 Draft Minutes November 24, 2025.

**Attachments:** [Draft Minutes November 24, 2025.](#)

## 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 - REVISION TO PRIOR AWARD RESOLUTION CLARIFYING LOAN SECURITY FOR ZANE-WOLFF VETERANS VILLAGE

BACKGROUND: Zane-Wolff Veterans Village (Project) is an affordable housing development consisting of 14 single-family dwellings of

approximately 250 square feet commonly known as “tiny homes.” The developer of the Project is Community Housing Sonoma County (CHSC). Through the Fiscal Year 2025-2026 Notice of Funding Availability (NOFA), CHSC received a conditional commitment of \$489,228 in local funds for rehabilitation-related costs for the Project under Resolution 2025-014. The resolution states that the \$489,228 loan will be secured by a Deed of Trust, which is part of the standard loan documents used by the Housing Authority for loans to developers. However, CHSC cannot enter into a traditional Deed of Trust for the Project because CHSC does not own the land on which the Project is built. CHSC has a leasehold interest in the real property, which is owned by the County of Sonoma. The loan to CHSC must be secured by a Leasehold Deed of Trust, and a revised resolution clarifying the loan security must be approved by the Housing Authority.

**RECOMMENDATION:** The Housing and Community Services Department recommends that the Housing Authority, by resolution, approve a revision to the conditional commitment of loan funds in the amount of \$489,228 to Community Housing Sonoma County for rehabilitation costs for Zane-Wolff Veterans Village. The revision clarifies that the loan will be secured by a Leasehold Deed of Trust.

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

**12.2 REPORT - APPROVAL OF TRANSFER OF OWNERSHIP AND ASSUMPTION OF HOUSING AUTHORITY REGULATORY AGREEMENT, DENSITY BONUS HOUSING AGREEMENT, PROJECT-BASED VOUCHER HOUSING ASSISTANCE PAYMENTS CONTRACT, AND LOANS FOR BENTON VETERANS' VILLAGE - 1055 BENTON STREET**

**BACKGROUND:** Community Housing Sonoma County (CHSC) is selling 1055 Benton Street, known as Benton Veterans Village (Project), and has entered into a purchase agreement with PEP Housing. The Project is a seven (7) unit apartment complex affordable to households with incomes between 30% and 80% of area median income (AMI). The Housing Authority has three (3) loans on the property, in the

principal amount of \$1,572,294 due on July 28, 2071, a Regulatory Agreement and Density Bonus Housing Agreement securing affordability through October 22, 2073, and a Project-Based Voucher Housing Assistance Payments (PBV HAP) contract expiring on August 21, 2033. Additionally, the City of Santa Rosa provided the Project with a loan in the principal amount of \$895,448 due on January 9, 2073. As part of this transaction, PEP Housing is seeking the Housing Authority's approval to assume the Regulatory Agreement, Density Bonus Housing Agreement, PBV HAP contract, the Housing Authority's loans and City loan, and to extend the loans to October 22, 2073 to align with the terms of the Regulatory Agreement and Density Bonus Housing Agreement. City Council Resolution Number 2017-080 approving the \$895,448 loan authorized the Director of Housing and Community Services to execute agreements on behalf of the City, including assignment and assumption agreements.

**RECOMMENDATION:** The Housing and Community Services Department recommends that the Housing Authority, by resolution, conditionally approve the following for Benton Veterans Village, located at 1055 Benton Street: 1) the transfer of ownership from Community Housing Sonoma County to PEP Housing or an affiliate Limited Liability Company (LLC); 2) the assumption of the Housing Authority's Regulatory Agreement, Density Bonus Housing Agreement, Project-Based Voucher Housing Assistance Payments contract, and loans, in the principal amount of \$1,572,294, plus a City of Santa Rosa loan in the principal amount of \$895,448 by PEP Housing or an affiliate LLC; and 3) extension of the Housing Authority's loans and City loan to October 22, 2073 to align with the terms of the Regulatory Agreement and Density Bonus Housing Agreement.

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

[Attachment 1 - Letter from PEP Housing](#)

[Resolution](#)

[Presentation](#)

## 12.3 REPORT - ELECTION OF OFFICERS

**BACKGROUND:** Each year, the Authority, by motion, elects a Chair and Vice-Chair to serve for the remainder of the calendar year, and until a

new Chair and Vice-Chair are elected.

**RECOMMENDATION:**

The Housing and Community Services Department recommends that the Housing Authority elect a Chair and Vice-Chair to serve with a term of office commencing on January 26, 2026..

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

**13. ADJOURNMENT**

The City of Santa Rosa does not discriminate against individuals (including member(s) of a legislative body) with disabilities in its employment, services, benefits, facilities, programs, or activities. Requests for accommodations, auxiliary aids, or services necessary to participate in a City program, service, or activity, including printed information in alternate formats, are available by contacting the Recording Secretary at (707) 543-3300 (TTY Relay at 711) or [ENTER EMAIL ADDRESS]. The e-mail subject line should read "ADA Accommodation Request" or "Language Assistance" and the email should include your name, address, telephone number, and a description of the request. If the request is received at least seven (7) business days prior to the board meeting, the copy shall be provided no later than two (2) business days prior to the board meeting. Meeting information can also be accessed via the internet at <http://srcity.org>.