

CITY OF SANTA ROSA  
HOUSING AUTHORITY

TO: HOUSING AUTHORITY COMMISSIONERS  
FROM: JULES PELICAN, PROGRAM SPECIALIST  
HOUSING AND COMMUNITY SERVICES  
SUBJECT: REQUEST TO ALLOCATE TEN (10) VETERANS AFFAIRS  
SUPPORTIVE HOUSING VOUCHERS FOR THE ALTAMIRA  
FAMILY APARTMENTS UNDER A FIFTEEN-YEAR PROJECT-  
BASED HOUSING ASSISTANCE PAYMENTS CONTRACT  
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 the allocation of ten (10) Veterans Affairs Supportive Housing (VASH) vouchers under a fifteen-year Project-Based Housing Assistance Payments (HAP) contract for the Altamira Family Apartments in the city of Sonoma, California.

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EXECUTIVE SUMMARY

The HUD-Veterans Affairs Supportive Housing (VASH) Vouchers for Sonoma County are allocated to the City of Santa Rosa Housing Authority. Under an existing agreement with the Sonoma County Housing Authority, the City of Santa Rosa administers the VASH vouchers outside Santa Rosa city limits.

The Altamira Family Apartments is a proposed development applying under a new construction application for the Project-Based Voucher program. The project proposed is a 48-unit affordable housing project located in the city of Sonoma. Under the existing Santa Rosa Housing Authority (SRHA) Request for Proposals (RFP), the project developer Satellite Affordable Housing Association (SAHA) is requesting an allocation of ten HUD-VASH vouchers to be included in the project.

Satellite Affordable Housing Association has developed 4,000 units of affordable housing across seven Northern California counties. SAHA has a comprehensive Resident Services division that connects residents to a variety of services beginning with case management and assessments that help residents meet their basic needs; SAHA also offers enrichment activities at its properties including exercise classes, music, book clubs and men's groups. On-site services similar to those offered in SAHA's other projects will

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be provided to the residents of Altamira Family Apartments in addition to the intensive case management services that are a component of the HUD-VASH program.

### BACKGROUND

The Project-Based Voucher (PBV) program is a component of the Housing Choice Voucher (HCV) program. Under this program, a Public Housing Authority can attach up to 20 percent of its budget authority under the Housing Choice Voucher program to specific housing units. Project-basing of VASH vouchers is allowed so long as the VA is in support of the project.

The low vacancy rates and high rent costs in Sonoma County have presented significant challenges to Veterans attempting to use VASH vouchers. The VASH program is targeted towards chronically homeless Veterans; the unique needs of the target population create additional barriers to successful long-term housing placements. The utilization rate for the program is currently 77 percent.

The Housing Authority approved the release of a Request for Proposals (RFP) for Project-Based VASH Vouchers in 2015 with up to 100 vouchers available. To date, 73 vouchers have been allocated under the RFP.

The Altamira Family Apartments proposal (Proposal) was reviewed by a committee consisting of two Housing Authority commissioners and a representative from the Veterans Administration. The committee supports the project moving forward to the full Housing Authority Board of Commissioners.

The Housing Authority approval of the Proposal will authorize staff to enter into the appropriate Housing Assistance Payments (HAP) contracts as required under the PBV regulations at 24 CFR Part 983 for the Altamira Family Apartments.

### PRIOR HOUSING AUTHORITY REVIEW

Not applicable.

### ANALYSIS

The parcel for the proposed Altamira Family Apartments located at 20269 Broadway in Sonoma. The location is within 0.1 miles of a bus stop, 0.2 miles of a supermarket and also near significant employers. The site is approximately 58 miles from the VA Clinic and VASH program offices, however, Veterans participating in the VASH program have expressed interest in finding housing in locations throughout Sonoma County and VASH vouchers are currently used in Sonoma, Cloverdale and other cities.

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The Proposal includes 48 total units including 22 one-bedroom, 14 two-bedroom units and 12 three-bedroom units. Ten Project-Based VASH units are proposed under a 15-year contract. In addition to the anticipated funding of \$872,047 from the vouchers, SAHA has negotiated a land donation from the Sonoma County Community Development Commission and an additional \$2,100,000 in committed funds. The total cost per unit, including construction, land and soft costs, is \$506,000.

#### FISCAL IMPACT

The City of Santa Rosa Housing Authority has an existing Project-Based Voucher program. Ten additional vouchers awarded to this project would bring the total PBV program size to approximately ten percent of the total HCV budget. Initial contract rents for the units are expected to be set at the payment standard in place at the time of occupancy, subject to rent reasonableness determination.

#### ENVIRONMENTAL IMPACT

Authorizing staff to enter into the appropriate HAP contracts as required under the PBV regulations at 24 CFR Part 983 does not constitute a project. An environmental review will be required prior to execution of the Agreement to Enter into a HAP Contract (AHAP).

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

A subcommittee of two Housing Authority commissioners and one VA representative met to review the Altamira Family Apartments proposal on February 14, 2018 and recommended that the proposal move forward for approval from the Housing Authority.

#### NOTIFICATION

Not applicable.

#### ATTACHMENTS

- Attachment 1 – HUD-VASH Project Based Voucher Application for Altamira Family Apartments
- Resolution

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