



City of Santa Rosa

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

HOUSING AUTHORITY SPECIAL MEETING NOTICE AND AGENDA MAY 20, 2019

1:30 P.M. (COUNCIL CHAMBER)

1. CALL TO ORDER

2. ROLL CALL

3. STATEMENTS OF ABSTENTION

4. STUDY SESSION

4.1 REVIEW OF FY 2019/20 PROPOSED HOUSING AUTHORITY BUDGET

BACKGROUND: The Housing Authority's annual budget process runs concurrently with the City's process from January through June each year, and consists of two study sessions and the budget hearings. The Housing Authority held a study session at the February 25, 2019 meeting to provide direction and hear public commentary on the FY 2019/20 budget. The Authority will review the proposed FY 2019/20 budget at study session today. Budget hearings will be held on June 17, 2019 where the Authority will be asked to approve the budget for FY 2019/20 before it goes to the City Council for final approval later that week.

Attachments: [Staff Report](#)
[Attachment 1 \(Updated 5/16/2019\)](#)
[Presentation](#)

5. PUBLIC COMMENTS ON NON-AGENDA MATTERS:

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. To address the Housing Authority you are requested to complete an orange Speaker Card and give it to the Recording Secretary.

6. APPROVAL OF MINUTES

6.1 MARCH 25, 2019 - DRAFT MEETING MINUTES.

Attachments: [Draft Meeting Minutes](#)

7. CHAIRMAN/ COMMISSIONER REPORTS

8. COMMITTEE REPORTS

9. EXECUTIVE DIRECTOR REPORTS/ COMMUNICATION ITEMS:

9.1 FY 2018/19 QUARTER 3 FINANCIAL REPORT - Provided for information.

Attachments: [Memorandum](#)

9.2 HOUSING AUTHORITY MONTHLY ACTIVITIES REPORT - Provided for information.

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

10. REPORT ITEMS

10.1 REPORT - REQUEST FROM COMMUNITY SUPPORT NETWORK TO EXTEND THE TERM OF THE HOUSING AUTHORITY LOAN FOR 933 GRAND AVENUE IN THE PRINCIPAL AMOUNT OF \$50,000 FOR AN ADDITIONAL 20 YEARS

BACKGROUND: 933 Grand Avenue (Property) is a five-bed permanent housing facility serving mentally ill and homeless adults at or below 50% of Area Median Income (AMI). In 1989, Community Support Network (CSN) received a Housing Authority loan in the principal amount of \$50,000 for acquisition and rehabilitation of the Property. CSN is requesting extension of the term of its Housing Authority Loan (#9014-0464-90) in the principal amount of \$50,000 from July 18, 2019 to July 18, 2039, deferred payment, at 3% simple interest per year.

RECOMMENDATION: It is recommended by the Housing & Community Services Department that the Housing Authority, by resolution, approve an extension of the term of the \$50,000 loan made to Community

Support Network (Loan #9014-0464-90) for 933 Grand Avenue from July 18, 2019 to July 18, 2039, deferred payment, at 3% simple interest per year.

Attachments: [Staff Report](#)
[Resolution](#)
[Attachment 1](#)
[Presentation](#)

10.2 REPORT - HOUSING AUTHORITY LOAN PROGRAM GUIDELINES UPDATE

BACKGROUND: To evaluate loan applications, the Housing Authority currently relies on the Low-Income Housing Production Subsidy Policy that was approved in 2000. To modernize the guiding principles of the Housing Authority, staff is recommending that the Housing Authority approve updated, streamlined guidelines to assist with the review and ultimate decision-making on loan applications.

RECOMMENDATION: It is recommended by the Housing & Community Services Department that the Housing Authority, by motion, approve the updated Affordable Housing Program Guidelines.

Attachments: [Staff Report](#)
[Attachment 1](#)
[Attachment 2](#)
[Presentation](#)

10.3 REPORT - REVISION OF LIMITED PREFERENCE POLICY FOR DISASTER-AFFECTED FAMILIES ON THE HOUSING CHOICE VOUCHER WAITING LIST

BACKGROUND: The Department of Housing and Community Services administers the federal Housing Choice Voucher program in the City of Santa Rosa. The U.S. Department of Housing and Urban Development (HUD) requires that each local Housing Authority administering the voucher program maintain an Administrative Plan outlining local policies for the program. The Department of Housing and Community Services is recommending a change to the local Administrative Plan to revise the Limited Preference for Disaster-Affected families. The change would

allow households displaced by the October 2017 wildfires from any Sonoma County address to qualify for the Limited Preference. By HUD requirement, any changes in the Administrative Plan must be adopted by Housing Authority resolution during a public meeting.

RECOMMENDATION: It is recommended by the Department of Housing and Community Services that the Housing Authority, by resolution, approve a revision to Chapter 4, Section 4-III.C. of the Housing Choice Voucher Program Administrative Plan which would revise the policy for the Waiting List Limited Preference for Disaster-Affected Families. The change would allow households displaced by the October 2017 wildfires from any Sonoma County address to qualify for the Limited Preference.

Attachments: [Staff Report](#)
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11. 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>

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.