



## **City of Santa Rosa**

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

### **HOUSING AUTHORITY REGULAR MEETING AGENDA AND SUMMARY REPORT AUGUST 26, 2024**

**1:30 P.M.**

**HOUSING AUTHORITY MEMBERS WILL BE PARTICIPATING IN THIS MEETING IN THE COUNCIL CHAMBER AT 100 SANTA ROSA AVENUE.**

**ALL PUBLIC COMMENTS WILL BE PROVIDED IN PERSON OR VIA EMAIL IN ADVANCE OF THE MEETING.**

**MEMBERS OF THE PUBLIC CAN PARTICIPATE IN THE MEETING BY ATTENDING IN-PERSON FROM THE COUNCIL CHAMBER AT 100 SANTA ROSA AVENUE (IT IS RECOMMENDED THAT SOCIAL DISTANCING BE OBSERVED).**

**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/86061786192](https://srcity-org.zoom.us/j/86061786192)  
OR BY DIALING 877-853-5257 AND ENTERING WEBINAR ID:  
860-6178-6192**
- 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)**  
**Comments from the public will be allowed on all agenda items at the time each item is called.**

**Email Public Comment:** To submit and emailed public comment to the Housing Authority Board, please send to: [apaul@srcity.org](mailto:apaul@srcity.org) by 5:00p.m, on or before August 23, 2024. Identify in the subject line of your email the Agenda Item Number on which you wish to comment. Email public comments will be provided to all Housing Authority members prior to the meeting.

**IN THE EVENT A BOARD MEMBER PARTICIPATES REMOTELY BASED  
ON JUST CAUSE OR  
EMERGENCY CIRCUMSTANCES PURSUANT TO AB 2449, THE CITY  
WILL ALSO ALLOW  
FOR PUBLIC COMMENT THROUGH THE ZOOM LINK OR DIAL-IN  
NUMBER ABOVE.**

**1. CALL TO ORDER**

**2. REMOTE PARTICIPATION UNDER AB 2449 (IF NEEDED)**

To consider and take action on any request from a Board Member to participate in a meeting remotely due to Just Cause or Emergency Circumstances pursuant to AB 2449 (Government Code Section 54953(f)).

**3. ROLL CALL**

**4. ELECTION OF OFFICERS**

**4.1 MOTION - ELECTION OF OFFICERS**

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Housing Authority elect a Chair and Vice-Chair to serve with a term of office commencing on August 26, 2024.

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

**5. STATEMENTS OF ABSTENTION**

**6. STUDY SESSION**

**7. 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 three minutes.

**8. APPROVAL OF MINUTES**

**8.1** Draft Minutes - June 17, 2024.

**Attachments:** [Draft Minutes - June 17, 2024](#)

**9. PROCLAMATIONS/PRESENTATIONS**

**9.1** PROCLAMATION - PROCLAMATION OF APPRECIATION FOR  
THOMAS LAPENNA

**Attachments:** [Proclamation](#)

**10. CHAIRMAN/ COMMISSIONER REPORTS**

**11. COMMITTEE REPORTS**

**12. EXECUTIVE DIRECTOR REPORTS/ COMMUNICATION ITEMS:**

**12.1** PENDING DEVELOPMENT PIPELINE UPDATE Provided for  
information.

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

**13. CONSENT ITEMS**

**14. REPORT ITEMS**

**14.1** REPORT - BURBANK HOUSING DEVELOPMENT CORPORATION  
AND BURBANK HOUSING NEIGHBORHOOD REVITALIZATION  
CORPORATION'S REQUEST FOR A CONDITIONAL  
CONSOLIDATION, EXTENSION AND MODIFICATION OF LOANS  
FOR 2862 AND 2866 APPLE VALLEY LANE, 2870 AND 2874 APPLE  
VALLEY LANE, PAPAGO COURT, PAULIN CREEK, AND OLIVE  
GROVE APARTMENTS

BACKGROUND: The Housing Authority has provided loans to Burbank Housing Development Corporation and Burbank Housing Revitalization Corporation (Burbank Housing) for five affordable housing properties in the total principal amount of \$13,868,472 representing a total of 228 units affordable to extremely low-, very low- and low-income households. The properties, identified as 2862 and 2866 Apple Valley Lane, 2870 and 2874 Apple Valley Lane, Papago Court, Paulin Creek

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and Olive Grove Apartments, are being consolidated into a “scattered site” application known as Apple Valley Scattered Sites to pursue tax exempt bonds and tax credits to access funds for rehabilitation of the project sites. The proposed consolidation includes a request to extend the terms of the loans to June 30, 2082, as well as extend the term of the Regulatory Agreements, securing long term affordability for 228 units for an additional 21 to 34 years through the extension of each regulatory agreement.

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Housing Authority, by five resolutions, conditionally approve a consolidation, extension and modification to the loans for 2862 and 2866 Apple Valley Lane, 2870 and 2874 Apple Valley Lane, Papago Court, Paulin Creek and Olive Grove Apartments to: 1) consolidate the existing loans that are secured on the five project sites; 2) forgive the accrued interest on the five project sites at the time of loan modification; 3) extend the loan term(s) for 57 years at the Applicable Federal Rate, with a floor of 3%; 4) extend the term of the Regulatory Agreements recorded against each project site to June 30, 2082; 5) assign the loans to Apple Valley Olive Grove, L.P.; and 6) authorize the Executive Director to enter into any and all agreements necessary to carry out the direction of the Housing Authority.

**Attachments:**    [Staff Report](#)  
[Attachment 1 - Burbank Housing Request, 6.27.24](#)  
[Attachment 2 - Modified Burbank Housing Request, 8.14.24](#)  
[Attachment 3 - Papago Paulin Feasibility 08.13.24.pdf](#)  
[Resolution - 1 2862 and 2866 Apple Valley Lane](#)  
[Resolution - 2 2870 and 2874 Apple Valley Lane](#)  
[Resolution - 3 Papago Court](#)  
[Resolution - 4 Paulin Creek](#)  
[Resolution - 5 Olive Grove](#)  
[Presentation](#)

## 15. ADJOURNMENT

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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>

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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.