

RESOLUTION NO.

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SANTA ROSA
ALLOCATING THIRTY (30) PROJECT-BASED HOUSING CHOICE VOUCHERS FOR
BENNETT VALLEY APARTMENTS, AWARDING TO FREEBIRD DEVELOPMENT
COMPANY, LLC, UNDER A TWENTY (20) YEAR PROJECT-BASED HOUSING
ASSISTANCE PAYMENTS (HAP) CONTRACT

WHEREAS, to increase housing opportunities and improve the financial feasibility of projects applying for Multifamily Housing Program (MHP) funds or other competitive financing, the City of Santa Rosa Housing Authority released a Request for Funding Proposals (RFP) on July 23, 2021 for Project-Based Voucher (PBV) funding targeted to projects dedicated to permanent supportive housing for people who have experienced homelessness; and

WHEREAS, up to thirty (30) vouchers were made available under the RFP and proposals were due on August 11, 2021; and

WHEREAS, to be eligible under the RFP the proposed PBV units must be for individuals and/or families that meet the definition of homeless under Section 103 of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11302) and contained in the Continuum of Care Interim Rule at 24 CFR §578.3; and

WHEREAS, on August 30, 2021 a Housing Authority Project-Based Voucher RFP Ad Hoc Review Committee consisting of Commissioners Burke, Rawhouser and McWhorter met to review the Project-Based Voucher proposals and make award recommendations to bring to the full Housing Authority Board of Commissioners; and

WHEREAS, the final award of Project-Based Voucher units under the RFP is conditioned upon the project receiving the funds the Project-Based Vouchers were used to leverage; and

WHEREAS, in the case of new construction projects, final awards are also contingent upon a successful completion of a Department of Housing and Urban Development (HUD) Subsidy Layering Review (SLR); and

WHEREAS, in addition, all projects must complete an environmental review and meet all other requirements outlined in the Project-Based Voucher regulations at 24 CFR 983, PIH Notice 2017-21 and related HUD guidance; and

WHEREAS, Freedbird Development Company, LLC submitted a proposal for Project-Based Vouchers under the RFP for Bennett Valley Apartments, a new sixty-two (62) unit affordable multifamily housing project located at 702 Bennett Valley Road, 716 Bennett Valley Road, 921 Rutledge Avenue and 927 Rutledge Avenue, Santa Rosa with an anticipated occupancy date of November 2024 and

WHEREAS, the Project-Based Voucher RFP Ad Hoc Review Committee

consisting of Commissioners Burke, Rawhouser and McWhorter unanimously recommended Bennett Valley Apartments for a conditional commitment of thirty (30) Project-Based Vouchers.

NOW, THEREFORE, BE IT RESOLVED that the Housing Authority of the City of Santa Rosa hereby approves:

1. Thirty (30) vouchers for commitment to a 20-year Housing Assistance Payments (HAP) contract term at Bennett Valley Apartments located at 702 Bennett Valley Road, 716 Bennett Valley Road, 921 Rutledge Avenue and 927 Rutledge Avenue, Santa Rosa, awarded to Freedbird Development Company, LLC; and
2. In the event the Project is not successful in additional funding competitions, the vouchers will remain committed for additional competitive funding rounds through September 2023. If the funding is not awarded by that date, the Housing Authority voucher commitment will be rescinded; and
3. The project is required to complete an environmental review and meet all other requirements outlined in the Project-Based Voucher regulations at 24 CFR 983, PIH Notice 2017-21 and related HUD guidance; and
4. The project is required to complete a Department of Housing and Urban Development (HUD) Subsidy Layering Review (SLR);
5. That staff may enter into an Agreement to Enter into a Housing Assistance Payments (AHAP) contract and Housing Assistance Payments (HAP) contract for the Project, as required under the PBV regulations at 24 CFR part 983; and
6. If the Project meets the condition in (2) above and enters into an Agreement to Enter into a Housing Assistance Payments (AHAP) contract with the Housing Authority, the AHAP shall contain provisions that states the contract will be terminated if construction has not commenced by January 1, 2023; and that no Housing Assistance Payments (HAP) contract will be established if construction is not complete by June 30, 2024, unless these dates are extended, in writing, by the Executive Director.

