

RESOLUTION NO. _____

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SANTA ROSA APPROVING A CONDITIONAL COMMITMENT OF REHABILITATION FUNDS NECESSARY FOR EMERGENCY REPAIRS OF HEARN HOUSE, LOCATED AT 2149 HEARN AVENUE; LOAN Nos 9933-3315-21 and 9933-3325-21.

WHEREAS, Community Housing Sonoma County, a local non-profit submitted an application requesting \$90,0000 in rehabilitation funds for bathroom emergency repairs of Hearn House (the "Project"), a 15 bed transitional housing facility for homeless veterans seeking drug and alcohol treatment located at 2149 Hearn Avenue, APN 134-011-012; and

WHEREAS, Community Housing Sonoma County was provided a loan from the Housing Authority in 2007, acquired the property in February 2008, and opened the Project in 2013; and

WHEREAS, since 2013, the Project has provided 15 formerly homeless individuals with housing in a facility that has a shared communal bathroom; and

WHEREAS, a leak beneath the shower floor was identified in the main bathroom at Hearn House, causing damage and necessitating emergency repairs to the shower, floor, subfloor, and walls, resulting in all residents vacating the Project and moving off-site; and

WHEREAS, as a result of funds available, the request is reduced to \$77,498 which will address the necessary repairs and allow occupancy of the Project to be restored; and

WHEREAS, the rehabilitation funds will be secured against the Project and providing the Housing Authority the opportunity to extend the affordability period for an additional 13 years from 2068 to 2081; and

WHEREAS, the activity is exempt from review under the California Environmental Quality Act ("CEQA"), Section 15301, Class 1 Existing Facilities, in that the activity involves the repair and rehabilitation of existing structures with no expansion of use; and

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

1. A conditional commitment of funds in the amount of seventy seven thousand four hundred ninety eight dollars (\$77,498) for emergency repairs.
2. The terms include three percent (3%) simple interest deferred for fifty-five (55)

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years per annum, secured by a deed of trust, and residual receipts payments. Interest shall commence with the recordation of loan documents. The term of affordability shall be extended 13 years to 2081.

3. The loan shall become due and payable if the emergency repair work is not completed by September 1, 2021.
4. The conditional commitment is subject to the General Loan Conditions adopted by the Housing Authority by Resolution No. 806 on January 23, 1995, including satisfaction of all loan underwriting conditions and applicable funding guidelines.
5. The loan shall be due and payable in full project does not meet timeliness requirements, unless extended by Executive Director or designee.

BE IT FURTHER RESOLVED that the Housing Authority hereby authorizes the Executive Director or designee to execute agreements and related loan documents for the Project consistent with this Resolution.

BE IT FURTHER RESOLVED that the Housing Authority hereby authorizes the Chief Financial Officer to pay all claims for the loan in an amount not to exceed \$77,498 from the following Key Number(s) or as otherwise determined by the Executive Director or designee:

Fund	Key	Source	Amount	Loan No.
2291	340405	Low-Mod Funds	\$61,000	9933-3315-21
2296	340104	In-Lieu Fees	\$16,498	9933-3325-21
Total Loan Amount			\$77,498	

DULY AND REGULARLY ADOPTED by the Housing Authority of the City of Santa Rosa this 22nd day of February, 2021.

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: _____
Chair

ATTEST: _____
Secretary