



City of Santa Rosa

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

HOUSING AUTHORITY REGULAR MEETING AGENDA AND SUMMARY REPORT - FINAL SEPTEMBER 22, 2025

1:30 P.M.

**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, SANTA ROSA.**

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/82627010956](https://srcity-org.zoom.us/j/82627010956), OR BY DIALING
877-853-5257 AND ENTERING WEBINAR ID: 826 2701 0956;**
- 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)**

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

Comments from the public will be allowed on all agenda items at the time each item is called. Comments on public hearing items may be made when the hearing is opened.

Public Comment: Members of the public can provide public comment on an Agenda Item In-Person from the Council Chamber.

E-mail Public Comment: To submit an e-mailed public comment to the Housing Authority, please send to apaul@srcity.org by 12:00 p.m., on or before September 19, 2025. Identify in the subject line of your e-mail the Agenda Item Number on which you wish to comment, provide your name in the body of the e-mail and your comment.

Public comments are limited to one comment per speaker per item.

1:30 P.M.

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. STATEMENTS OF ABSTENTION

5. STUDY SESSION

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

7. APPROVAL OF MINUTES

7.1 Draft Minutes - August 25, 2025.

Attachments: [Draft Minutes - August 25, 2025.](#)

8. CHAIRMAN/ COMMISSIONER REPORTS

9. COMMITTEE REPORTS

10. EXECUTIVE DIRECTOR REPORTS/ COMMUNICATION ITEMS:

10.1 PENDING DEVELOPMENT PIPELINE UPDATE - Provided for information.

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

11. CONSENT ITEMS

12. REPORT ITEMS

12.1 REPORT - FISCAL YEAR 2025-2026 NOTICE OF FUNDING AVAILABILITY - FUNDING RECOMMENDATIONS

BACKGROUND: In response to the Fiscal Year 2025-2026 Notice of Funding Availability (“NOFA”) announcing approximately \$3.5 million in funds for rehabilitation, acquisition, and development of affordable housing; the Housing Authority received four applications requesting approximately \$5.1 million for 307 affordable units. Two applications were received for rehabilitation projects and two applications were received for new construction projects.

The projects were evaluated and ranked based on project readiness, affordability, bedroom size, special needs set asides, leveraging, project competitiveness, developer and management experience, services and amenities, and other factors. A NOFA Ad-Hoc Committee comprised of Vice-Chair Downey and Commissioner Cappio met on three occasions between August 12, 2025, and August 26, 2025, to review the projects and scoring details. The Ad-Hoc Review Committee is recommending

funding for three of the four applications received.

RECOMMENDATION: The Housing and Community Services Department recommends that the Housing Authority, by three resolutions, approve conditional commitments of loan funds to: 1) Community Housing Sonoma County in the amount of \$489,228 for rehabilitation costs for Zane-Wolff Veterans Village located 665 Russel Avenue; 2) Apple Valley Olive Grove, LP, in the amount of \$1,238,310 for rehabilitation costs for Apple Valley Scattered Sites located at various addresses on West Steele Lane, Papago Court, Apple Valley Lane and Zinfandel Avenue; and 3) Ridley Avenue Apartments, LP, in the amount of \$2,000,000 for predevelopment and construction-related costs for Ridley Family Apartments located at 1801 Ridley Avenue.

Attachments: [Staff Report](#)
[Attachment 1 - Fiscal Year 2025-2026 Notice of Funding A](#)
[Attachment 2 - Final Fiscal Year 2025-2026 Points Scoring](#)
[Attachment 3 - Zane-Wolff Veterans Village](#)
[Attachment 4 - Apple Valley Scattered Sites](#)
[Attachment 5 - Ridley Family Apartments](#)
[Attachment 6 - Laurel at Perennial Park Phase III](#)
[Resolution - Zane Wolff Veterans Village 09.22.2025](#)
[Resolution -Apple Valley Scattered Sites 09.22.2025](#)
[Resolution - Ridley Family Apartments 09.22.2025](#)
[Presentation](#)

13. 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.