



City of Santa Rosa

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

HOUSING AUTHORITY REGULAR MEETING AGENDA AND SUMMARY REPORT DECEMBER 16, 2024

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 (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/82891900906](https://srcity-org.zoom.us/j/82891900906), OR BY DIALING
877-853-5257 AND ENTERING WEBINAR ID: 828 9190 0906;**
- 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 Friday, December 13, 2024. 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. 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. STAFF BRIEFING

5.1 Housing Authority Financial Report

Housing Authority FY 2024/2025 Quarter 1 Financial Report

Attachments: [Memorandum](#)

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

8. APPROVAL OF MINUTES

8.1 Draft Minutes - October 28, 2024

Attachments: [Draft Minutes - October 28, 2024](#)

9. CHAIRMAN/ COMMISSIONER REPORTS

10. COMMITTEE REPORTS

11. EXECUTIVE DIRECTOR REPORTS/ COMMUNICATION ITEMS:

11.1 PENDING DEVELOPMENT PIPELINE UPDATE - Provided for information.

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

12. CONSENT ITEMS

12.1 RESOLUTION - MODIFICATION OF LOAN TERMS FOR STONY POINT FLATS APARTMENTS

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Housing Authority, through two resolutions: 1) modify the terms of the loan, in the amount of \$1,200,000, to Stony Point Flats, L.P. for Stony Point Flats Apartments, located at 2270 Stony Point Road, to increase the interest rate from 3% to the current Applicable Federal Rate of 4.10%; and 2) modify the terms of the further advance of \$600,000, to increase the interest rate from 3% to the current Applicable Federal Rate of 4.10%; and revise the source of loan funds from state funds (Permanent Local Housing Allocation funds) to a local funding source (In-Lieu Fee Funds) to expedite conversion to permanent financing.

Attachments: [Staff Report](#)
[Attachment 1 – Housing Authority Resolution No. 1742](#)
[Attachment 2 – Housing Authority Resolution No. 1784](#)
[Attachment 3 – Interest Rate Adjustment Request letter da](#)
[Resolution 1](#)
[Resolution 2](#)

**12.2 RESOLUTION - ASSIGNMENT AND EXTENSION OF THE
AGREEMENT TO ENTER A HOUSING ASSISTANCE PAYMENTS
CONTRACT FOR HERITAGE PARK APARTMENTS**

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Housing Authority, by resolution, 1) approve an assignment of the Agreement to Enter a Housing Assistance Payments Contract (AHAP) for ten (10) Project Based Vouchers for Heritage Park Apartments from Heritage Park, L.P. to Linc Windsor Park, L.P. and 2) extend the term of the AHAP through December 31, 2026.

Attachments: [Staff Report](#)
[Attachment 1 - Resolution No.1648.pdf](#)
[Attachment 2 - Request for Name Change and Extension](#)
[Attachment 3 - Initial Study/Mitigated Negative Declaration](#)
[Resolution](#)

13. REPORT ITEMS

14. 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.