



City of Santa Rosa

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

HOUSING AUTHORITY REGULAR MEETING AGENDA AND SUMMARY REPORT MAY 21, 2018

1:30 P.M. - REGULAR SESSION (COUNCIL CHAMBER)

1. CALL TO ORDER

2. ROLL CALL

3. STATEMENTS OF ABSTENTION

4. STUDY SESSION

4.1 REVIEW OF FY 2018/19 PROPOSED HOUSING AUTHORITY BUDGET

BACKGROUND: The Housing Authority's annual budget process runs concurrently with the City's process from January through June each year, and consists of two study sessions and the budget hearings. The Housing Authority held a study session at the February 26, 2018 meeting to provide direction and hear public commentary on the FY 2018/19 budget.

The Authority will review the proposed FY 2018/19 budget at study session today. Budget hearings will be held on June 18, 2018 where the Authority will be asked to approve the budget for FY 2018/19 before it goes to the City Council for final approval later that week.

Attachments: [Staff Report](#)
[Attachment 1](#)
[PowerPoint Presentation](#)

4.2 POTENTIAL RESOURCES FOR AFFORDABLE HOUSING ACQUISITION, DEVELOPMENT AND REHABILITATION

BACKGROUND: Staff will provide an overview of various funding sources that may become available to the City of Santa Rosa and Housing Authority of the City of Santa Rosa for the acquisition, development, and rehabilitation of affordable housing units.

Attachments: [Staff Report](#)
[PowerPoint Presentation](#)

4.3 OPPORTUNITIES UNDER THE HOUSING CHOICE VOUCHER PROGRAM TO ADDRESS HOMELESSNESS AND ENCOURAGE AFFORDABLE HOUSING DEVELOPMENT

BACKGROUND: The purpose of this study session is to provide information regarding the resources in the Housing Choice Voucher program that may be leveraged to address critical housing needs in Santa Rosa, including homelessness and an affordable housing shortage. Staff will seek direction for future agenda items

Attachments: [Staff Report](#)
[PowerPoint Presentation](#)

4.4 OPTIONS FOR TEMPORARY HOUSING

BACKGROUND: The Chair of the Housing Authority has requested a study session for the Housing Authority to learn about the City's new Temporary Housing Ordinance in response to the October wildfires.

Attachments: [Staff Report](#)
[Attachment 1](#)

5. PUBLIC COMMENTS

6. APPROVAL OF MINUTES

6.1 FEBRUARY 26, 2018 - DRAFT MEETING MINUTES

Attachments: [Draft Minutes](#)

7. CHAIRMAN/ COMMISSIONER REPORTS

8. COMMITTEE REPORTS

9. EXECUTIVE DIRECTOR REPORT/ COMMUNICATION ITEMS:

9.1 HOUSING AUTHORITY MONTHLY ACTIVITIES REPORT - Provided for information.

Attachments: [Memorandum](#)

- 9.2** FY 2017/18 QUARTER 3 FINANCIAL REPORT - Provided for information.

Attachments: [Memorandum](#)

10. REPORT ITEMS

- 10.1** REPORT - AUTHORIZATION TO SUBMIT AN APPLICATION TO THE CALIFORNIA STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR FUNDING OF \$1.2 MILLION UNDER THE CALHOME DISASTER ASSISTANCE PROGRAM

BACKGROUND: On April 11, 2018, the State of California Department of Housing & Community Development (HCD) issued a Notice of Funding Availability (NOFA) to announce the availability of approximately \$6 million in CalHome Program funds for Disaster Rehabilitation Assistance. The funds, which can be used for rehabilitation or reconstruction, are available to jurisdictions impacted by the October 2017 wildfires. Jurisdictions must also be eligible to received Federal Emergency Management Agency (FEMA) Individual Assistance for housing pursuant to Federal Disaster Declaration DR-4344. Applications are due to HCD on June 6, 2018. If authorized to do so by the Housing Authority, staff will apply for \$1.2 million for silent-second gap funding loans to qualified low-income owner-occupants. Awards will be announced in August 2018.

RECOMMENDATION: It is recommended by the Housing & Community Services Department that the Housing Authority, by resolution:

- Authorize submittal of an application to the State of California Department of Housing & Community Development (HCD) for Notice of Funding Availability Round 1, CalHome Program Disaster Assistance, in the amount of \$1.2 million;
- Authorize the Executive Director, or designee, to execute the HCD Standard Agreement, if selected for such funding, any amendments to the Standard Agreement, and any other related documents necessary to participate in the CalHome Disaster Assistance program;
- Authorize the use of such funding, if awarded, within the City of Santa Rosa for eligible activities under the CalHome Program

Requirements which may include rehabilitation or reconstruction loans that do not exceed the amount of the funding gap between insurance proceeds, Small Business Assistance (SBA) loans, or Federal Emergency Management Agency (FEMA) funding and the actual cost of said activities; and

- Authorize the Executive Director to submit renewal funding applications in subsequent funding cycles for continued operation of the CalHome Disaster Assistance Program.

Attachments: [Staff Report](#)
 [Resolution](#)
 [PowerPoint Presentation](#)

10.2 REPORT - CONVEYANCE OF FOUR PARCELS LOCATED AT 6th AND "A" STREETS TO THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF SANTA ROSA

BACKGROUND: In 2011, the former Redevelopment Agency of the City of Santa Rosa (the "RDA") conveyed four parcels to the Housing Authority to increase the stock of affordable housing in Santa Rosa. The parcels were left over from development of the Santa Rosa Plaza and realignment of 6th Street (the "Remnant Parcels"), a major downtown redevelopment project. Subsequently, the State Controller (the "SCO") found that the transfer of the Remnant Parcels was not allowable and ordered the Housing Authority to reverse the land transfer and turn over the assets to the RDA Successor Agency (the "Successor Agency") for disposition in accordance with Redevelopment Dissolution Law. The transfer of the Remnant Parcels to the Successor Agency is intended to satisfy the requirements of the State Controller's Report and Redevelopment Dissolution Law.

The State Controller's Report also states that successor agencies are required to transfer housing functions and assets to its housing successor which, in this case, is the Housing Authority. The Remnant Parcels were intended and are still intended to be used for affordable housing purposes. One opportunity would be to incorporate the Remnant Parcels in Caritas Village, a proposed development by Catholic Charities of the Diocese of Santa Rosa ("Catholic Charities"), located adjacent to the Remnant Parcels, that would enhance

development concept for affordable housing and homeless services on the property.

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Housing Authority, by resolution, (a) convey the four Remnant Parcels located at 6th and "A" Streets to the Successor Agency to the Redevelopment Agency of the City of Santa Rosa, as required by order of the State Controller and Redevelopment Dissolution Law; (b) request that the Successor Agency reconfigure the Remnant Parcels and convey the right-of-way portion to the City of Santa Rosa for governmental purposes and the remainder to the Housing Authority, as the housing successor agency, for homeless and/or affordable housing purposes; and (c) request that the Successor Agency expeditiously forward its action to the Successor Agency Oversight Board and then to the California Department of Finance for their approvals.

Attachments: [Staff Report](#)
[Attachment 1](#)
[Attachment 2](#)
[Resolution](#)
[Exhibit A](#)
[PowerPoint Presentation](#)

11. 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.