



City of Santa Rosa

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

HOUSING AUTHORITY REGULAR MEETING AGENDA AND SUMMARY REPORT JANUARY 24, 2022

1:30 P.M.

PURSUANT TO GOVERNMENT CODE SECTION 54953(e) AND THE RECOMMENDATION OF THE HEALTH OFFICER OF THE COUNTY OF SONOMA, HOUSING AUTHORITY MEMBERS WILL BE PARTICIPATING IN THIS MEETING EITHER VIA ZOOM WEBINAR OR IN-PERSON, SOCIALLY DISTANCED, IN THE COUNCIL CHAMBER AT 100 SANTA ROSA AVENUE. MEMBERS OF THE PUBLIC CAN PARTICIPATE IN THE MEETING BY:

- **BY ZOOM BY VISITING
HTTPS://SRCITY-ORG.ZOOM.US/J/82915071485, OR**
- **BY PHONE BY DIALING 877-853-5257 AND ENTERING WEBINAR ID:
829-1507-1485.**

1. CALL TO ORDER

2. ROLL CALL

3. STATEMENTS OF ABSTENTION

4. STUDY SESSION

4.1 FY 2022/23 BUDGET PROCESS AND PUBLIC INPUT

Early each year, the Housing Authority holds a study session to obtain feedback and comments from the Housing Authority Commissioners and public regarding the annual budget process. Staff will provide an overview of the budget process timeline and anticipated trends for the coming year.

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

5. 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. .

6. APPROVAL OF MINUTES

6.1 December 13, 2021 - Draft Minutes

Attachments: [December 13, 2021 - Draft Minutes](#)

7. CHAIRMAN/ COMMISSIONER REPORTS

8. COMMITTEE REPORTS

9. EXECUTIVE DIRECTOR REPORTS/ COMMUNICATION ITEMS:

9.1 COMMUNICATION - PENDING DEVELOPMENT PIPELINE UPDATE
Provided for information.

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

10. CONSENT ITEMS

11. REPORT ITEMS

11.1 REPORT - BENNETT VALLEY APARTMENTS - MODIFICATION TO PRIOR FUNDING COMMITMENT TO ALLOW \$2,000,000 OF PREDEVELOPMENT LOAN FUNDS TO BE SECURED BY A REPAYMENT GUARANTY UNTIL THE PROPERTY IS PURCHASED BY DEVELOPER AND TO ALIGN THE TERM OF THE NOTE WITH THE TERM OF AFFORDABILITY

BACKGROUND: On May 10, 2021, the Housing Authority adopted Resolution No. 1717 conditionally committing loan funds in the amount of \$5,800,000 for construction-related costs for the Project. On June 21, 2021, the Housing Authority approved Resolution No. 1719 allowing the award to also be utilized for pre-development costs. The developer, Freebird Development Company, LLC, has requested \$2,000,000 for predevelopment-related costs to be secured by a repayment guaranty until the property is purchased from the City, at which time the full

award of \$5,800,000 would be secured against the property by a deed of trust. The developer also requested the term of the note align with the term of affordability for the Project, which is 55 years from commencement of term.

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Housing Authority, by resolution, allow \$2,000,000 of the conditional commitment of loan funds for predevelopment-related costs to be secured by a repayment guaranty until the property is purchased by the developer, and to align the term of the note with the term of affordability.

Attachments: [Staff Report](#)
[Attachment 1](#)
[Attachment 2](#)
[Attachment 3](#)
[Resolution](#)
[Presentation](#)

12. 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.