

RESOLUTION NO. _____

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SANTA ROSA APPROVING A CONDITIONAL COMMITMENT OF LOAN FUNDS IN THE AMOUNT OF \$2,900,000 TO MID-PENINSULA THE FARM FOR ACQUISITION-RELATED COSTS FOR MAHONIA GLEN, 5173 HIGHWAY 12, SANTA ROSA, CALIFORNIA; APN 184-410-060

WHEREAS, the Housing Authority issued a Focused Notice of Funding Availability (“NOFA”) on March 29, 2021, announcing approximately \$8,900,000 of federal and local funds for affordable housing, and applications were due on April 16, 2021; and

WHEREAS, the Housing Authority received seven applications requesting over \$23,000,000; and

WHEREAS, Mid-Peninsula The Farm submitted an application requesting \$2,900,000 for acquisition costs associated with 99 new affordable multifamily housing units, located at 5173 Highway 12, Santa Rosa, California, APN 184-410-060; and

WHEREAS, the Housing Authority chair appointed commissioners Olsen and Test to a NOFA Ad Hoc Review Committee; the Committee and staff reviewed the applications on April 29, 2021, to make a funding recommendation to the Housing Authority; and

WHEREAS, the project was approved by the streamlined, ministerial approval process provided by Senate Bill 35 (SB-35), it has been determined that the project is exempt from environmental review pursuant to the to the California Environmental Policy Act (“CEQA”) Government Code Section 65913.4; and

WHEREAS, the NOFA Ad Hoc Review Committee and staff recommend funding for Mahonia Glen because it best meets the selection criteria evaluation and scoring factors described in the NOFA.

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

1. A conditional commitment of loan funds in the amount of Two Million Nine Hundred Thousand and No/100 Dollars (\$2,900,000.00) to Mid-Peninsula The Farm for Project acquisition-related costs, subject to the conditions and terms including but not limited to the items listed below.
2. The agreement to provide funds to the project is conditioned on the Responsible Entity’s determination to proceed with, modify, or cancel the project based on the results of the subsequent environmental review that will be conducted in compliance with the National Environmental Policy Act of 1969 (NEPA), NEPA related laws and authorities, and the implementing regulations (24 CFR Part 58).
3. The conditional commitment of the loan funds 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 the applicable funding guidelines.

4. The Low-Income Housing Production Subsidy Program Policy Maximum Cost Schedule and the Loan Schedule are waived, as costs have increased since the Policy was approved.
5. A loan term of 55 years at 3% simple interest per annum, deferred payments, residual cash receipts, secured by a Deed of Trust; and a 55-year term of affordability through a Regulatory Agreement recorded against the property.
6. Affordability mix that includes 26 units targeted to households with incomes up to 30% of Area Median Income (“AMI”), 22 units targeted to households with incomes up to 50% AMI, 50 units targeted to households with incomes up to 60% AMI, and one non-restricted manager unit.
7. The loan shall be due and payable in full if construction has not commenced by March 1, 2022, and is not completed by September 1, 2023, unless these dates are extended, in writing, by the Executive Director.

BE IT FURTHER RESOLVED that the Housing Authority hereby approves an allocation of 98 Article XXXIV units pursuant to locally approved Measure K of the California Constitution.

BE IT FURTHER RESOLVED that the Housing Authority that the Housing Authority hereby approves subordination of Housing Authority loan(s) to senior financing in a form approved by Housing Authority General Counsel, if required by other lenders.

BE IT FURTHER RESOLVED that the Housing Authority hereby authorizes the Executive Director 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 Two Million Nine Hundred Thousand and No/100 Dollars (\$2,900,000.00) to Mid-Peninsula The Farm, from the following Key Number(s) or as otherwise determined by the Executive Director:

Source	Fund	Key	Loan No.	Amount
CDBG	2280	340302	9025-3395-21	\$2,900,000
Total				\$2,900,000

IN HOUSING AUTHORITY DULY PASSED this 10th day of May, 2021.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____ APPROVED: _____
Secretary Chair

APPROVED AS TO FORM: _____
City Attorney