

CITY OF SANTA ROSA
HOUSING AUTHORITY

TO: HOUSING AUTHORITY COMMISSIONERS
FROM: ANGELA MORGAN, PROGRAM SPECIALIST
HOUSING AND COMMUNITY SERVICES DEPARTMENT
SUBJECT: COMMITMENT OF REHABILITATION FUNDS FOR HEARN
HOUSE, LOCATED AT 2149 HEARN AVENUE

AGENDA ACTION: RESOLUTION

RECOMMENDATION

It is recommend by the Housing and Community Services Department that the Housing Authority, by resolution, approve a commitment of rehabilitation funds necessary for emergency bathroom repairs in the amount of \$77,498 to Community Housing Sonoma County for Hearn House, a 15 bed transitional housing facility for homeless veterans seeking drug and alcohol treatment.

EXECUTIVE SUMMARY

Community Housing Sonoma County a local non-profit submitted an application requesting \$90,000 in rehabilitation funds for emergency bathroom repairs of Hearn House, a 15-bed transitional housing facility for homeless veterans. The funding request has been reduced to \$77,498 based on available funding and will be able to address the Project needs. The Project, which opened in 2013, developed a leak in the main bathroom beneath the shower floor causing damage and necessitating repairs to shower, floor, subfloor, and walls.

BACKGROUND

Hearn House is a 15-bed transitional housing facility for homeless veterans seeking drug and alcohol treatment which is owned by Community Housing Sonoma County. The Housing Authority initially assisted the Project in 2007 and the site opened in 2013.

The Santa Rosa Housing Trust received and accepted a funding application from Community Housing Sonoma County outside of any funding cycle. The application is being recommended for funding due to the urgent bathroom repairs needed at Hearn House that has resulted in the temporary relocation of tenants until the rehabilitation work can be completed.

Due to prior Housing Authority funding for acquisition costs of \$245,407 in 2007, the 15 beds are currently restricted to homeless veterans with incomes up to 30% Area Median Income. The additional funding will extend the affordability period for 13 years, from 2068 to 2081.

PRIOR HOUSING AUTHORITY REVIEW

On October 22, 2007, the Housing Authority, by Resolution No 1399, approved a loan in the amount of \$245,407 for the acquisition of Hearn House.

On February 25, 2019, the Housing Authority, by Resolution No. 1656, approved a conditional further advancement of funds in the amount of \$285,000 to pay a portion of the predevelopment expenses for Phase 2 of the project which will create an additional 24 permanent supportive housing units.

ANALYSIS

The emergency bathroom repair at Hearn House has resulted in the residents of the property having to relocate to other facilities until the repairs can be made; due to the displacement of residents, the funding request is being taken outside of the normal funding cycle. The total project rehabilitation funding available for the application is \$77,498. Community Housing Sonoma County's initial total project costs totaled \$90,000 but due to the balance of funds available the project budget has been revised to either identify gap funding from another source, or scale down the scope of work to be consistent with the available funds.

The requested rehabilitation funds would be used to pay for both soft costs and hard costs. The funds will be used to pay for the following scope of work:

- Demolition – remove and dispose tile flooring in bathroom and shower, demo shower tile walls and shower pan.
- Estimated dry rot repairs – remove existing subfloor under shower and bathroom where damage is present, inspect floor joists and replace where needed, install new plywood subfloor, replace damaged framing at shower walls as needed, and install blocking for grab bars.
- Plumbing – remove and replace shower controls and valves, and replace shower drain.
- Shower and tile – waterproof and prepare shower for new tiles, install tiles to shower floor, install tiles to shower walls, install tiles to floor at bathroom entry, waterproof floor in all areas and install grab bars.
- Project administration – staff costs associated with overseeing the rehabilitation and repopulation of the facility.

Upon approval and loan closing the commencement of the rehabilitation work can begin and is projected to complete within six weeks. Service provider Nation's Finest will

relocate the tenants back to Hearn House within 30 days from project completion.

FISCAL IMPACT

The one-time funds are included in the Housing Authority's FY 2020/2021 budget in the Low-Mod Housing Funds and In-Lieu Housing Fees.

ENVIRONMENTAL IMPACT

This action is exempt from review under the California Environmental Quality Act ("CEQA"), Section 15301, Class 1 Existing Facilities, in that the activity involves the repair and rehabilitation of existing structures with no expansion of use.

COUNCIL/BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable

NOTIFICATION

Not applicable

ATTACHMENTS

- Attachment 1 – Project Description and Scope of Work
- Attachment 2 – Locational Graphic
- Resolution

CONTACT

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