



City of Santa Rosa

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

HOUSING AUTHORITY SPECIAL MEETING NOTICE AND AGENDA DECEMBER 18, 2017

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

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENTS

4. STATEMENTS OF ABSTENTION

5. APPROVAL OF MINUTES

5.1 November 27, 2017, Regular Meeting Minutes

Attachments: [Draft Minutes](#)

6. CHAIRMAN/ COMMISSIONER REPORTS

7. COMMITTEE REPORTS

8. DIRECTOR'S REPORTS/ COMMUNICATION ITEMS:

8.1 DISCUSSION - HOUSING AUTHORITY RETREAT

8.2 HOUSING AUTHORITY MONTHLY ACTIVITY REPORT - Provided for information.

Attachments: [Memorandum](#)

8.3 ANNUAL ADJUSTMENT TO THE MAXIMUM COST SCHEDULE FOR THE LOW INCOME HOUSING PRODUCTION PROGRAM. Provided for information.

Attachments: [Communication Memo](#)
[Attachment](#)

9. CONSENT ITEMS - NONE

10. REPORT ITEMS

10.1 REPORT - 2017 CDBG NOTICE OF FUNDING AVAILABILITY -
RECOMMENDATION AND CONDITIONAL COMMITMENT OF FUNDS
FOR REHABILITATION OF CHELSEA GARDENS I & II, LOCATED AT
1220 MCMINN AVENUE AND 919 DELPORT AVENUE AND FOR
APPLE VALLEY APARTMENTS, LOCATED AT 2862, 2866, 2870 AND
2874 APPLE VALLEY LANE, AND EXTENSION OF DUE DATES OF
EXISTING APPLE VALLEY APARTMENTS LOANS

BACKGROUND: Two applications were submitted in response to a Notice of Funding Availability ("NOFA") of U.S. Department of Housing and Urban Development ("HUD") Community Development Block Grant ("CDBG") funds in the amount of \$1,161,162. Chelsea Gardens Associates, L.P. submitted an application requesting \$787,652 to rehabilitate Chelsea Gardens I & II ("Chelsea Gardens"), 120 units located at 1220 McMinn Avenue and 919 Delport Avenue within the Sunset McMinn Neighborhood Revitalization Program ("NRP") area. Burbank Housing Development Corporation ("Burbank Housing") submitted an application requesting \$744,321 to rehabilitate eight units at Apple Valley Apartments, located at 2862, 2866, 2870 and 2874 Apple Valley Lane, continuing the rehabilitation effort of its properties in the Apple Valley-Papago Court NRP area.

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Housing Authority, by two resolutions, (1) approve a conditional commitment of CDBG funds in the amount of \$560,236 to Chelsea Gardens Associates, L.P. for rehabilitation of Chelsea Gardens I and II; and (2) approve a conditional commitment of CDBG funds in the amount of \$600,926 to Burbank Housing Development Corporation for rehabilitation of Apple Valley Apartments and extend the due date of the existing loans on the properties to align with the term of this CDBG loan.

Attachments: [Staff Report](#)
 [Attachment 1](#)
 [Attachment 2](#)
 [Attachment 3](#)
 [Attachment 4](#)
 [Attachment 5](#)
 [Attachment 6](#)
 [Attachment 7](#)
 [Attachment 8](#)
 [Attachment 9](#)
 [Attachment 10](#)
 [Attachment 11](#)
 [Attachment 12](#)
 [Attachment 13](#)
 [Resolution - Chelsea Gardens](#)
 [Resolution - Apple Valley](#)

10.2 REPORT - REQUEST TO ALLOCATE FIFTY-FIVE (55) VETERANS AFFAIRS SUPPORTIVE HOUSING VOUCHERS FOR THE WINDSOR VETERANS VILLAGE UNDER A FIFTEEN-YEAR PROJECT-BASED HOUSING ASSISTANCE PAYMENTS CONTRACT

BACKGROUND: On June 1, 2015, the City of Santa Rosa Housing Authority released a Request for Funding Proposals (RFP) for Project-Based Veterans Affairs Supportive Housing (VASH) funding with the goals of increasing housing opportunities for Veterans and increasing utilization of VASH vouchers. The RFP is operating under a rolling deadline and approximately 85 vouchers are still available. Urban Housing Communities, LLC submitted a proposal under the RFP for Windsor Veterans Village, a permanent supportive housing new construction project to be located at 9500 Oak Street in Windsor. Under an agreement with the Sonoma County Housing Authority, the City of Santa Rosa Housing Authority administers VASH vouchers throughout Sonoma County. Urban Housing Communities, LLC is requesting 55 VASH PBVs for the project. The proposal was reviewed by a committee consisting of two Housing Authority commissioners and a representative from the Veterans Administration. The committee recommended the

Housing Authority

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Proposal move forward for review by the Housing Authority. The Housing Authority approval of the proposal will authorize staff to enter into the appropriate Housing Assistance Payments contract(s) as required under the PBV regulations at 24 CFR part 983.

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Housing Authority, by resolution, approve the allocation of fifty-five (55) Veterans Affairs Supportive Housing (VASH) vouchers under a fifteen-year Project-Based Housing Assistance Payments (HAP) contract for the Windsor Veterans Village

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

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.