



City of Santa Rosa

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

HOUSING AUTHORITY REGULAR MEETING AGENDA AND SUMMARY REPORT - FINAL AUGUST 26, 2019

1:30 P.M.

1. CALL TO ORDER

2. ROLL CALL

3. STATEMENTS OF ABSTENTION

4. STUDY SESSION

4.1 HOUSING ALLOCATION PLAN ORDINANCE UPDATE AND NEW COMMERCIAL LINKAGE FEE

BACKGROUND: Receive and comment on the policy implications of updating the Housing Allocation Plan Ordinance and consideration of a new Commercial Linkage Fee to increase affordable housing production.

Attachments: [Staff Report](#)
[Attachment 1 - HAP Ordinance Update White Paper](#)
[Attachment 2 - Residential Impact Fee Nexus and Feasibili](#)
[Attachment 3 - Commercial Linkage Fee Nexus and Feasibil](#)
[PowerPoint Presentation](#)

4.2 HOUSING AUTHORITY RETREAT DISCUSSION

BACKGROUND: Periodically, the Housing Authority has agendized a special meeting to review and discuss subjects associated with the Housing Choice Voucher Program, Santa Rosa Housing Trust, and other related topics to assist the Commission and staff in the performance of their roles.

This Study Session allows the Commission to have this discussion and if there is interest to proceed, the Chair would appoint an ad hoc committee to work with staff and develop an agenda and associated materials

Attachments: [Staff Report](#)

4.3 HOUSING ANTI-DISCRIMINATION ORDINANCE

BACKGROUND: The purpose of this Study Session is to provide the Housing Authority Board information regarding the Housing Anti-Discrimination Ordinance Based on Source of Income that was proposed to City Council on August 13.

The Council of the City of Santa Rosa adopted a comprehensive housing strategy as part of its Tier 1 housing goals. A component of the housing strategy is to adopt a local ordinance that prohibits rental housing discrimination against tenants using Section 8 Housing Choice Vouchers and other forms of rental assistance

Attachments: [Staff Report](#)
[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. To address the Housing Authority you are requested to complete an orange Speaker Card and give it to the Recording Secretary.

6. APPROVAL OF MINUTES

6.1 June 17, 2019 - Draft Meeting Minutes

Attachments: [Draft Meeting Minutes](#)

7. CHAIRMAN/ COMMISSIONER REPORTS

8. COMMITTEE REPORTS

9. EXECUTIVE DIRECTOR REPORTS/ COMMUNICATION ITEMS:

9.1 Letter to HUD Re: Mixed Family Rule Comments - Provided for information.

Attachments: [Communication Item](#)

9.2 MONTHLY ACTIVITIES REPORT - Provided for information.

Attachments: [Memorandum](#)

10. CONSENT ITEMS

10.1 RESOLUTION - ACCEPTANCE AND APPROPRIATION OF \$10,000 DONATION FROM BEDFORD LODGING

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Housing Authority, by resolution, accept the \$10,000 donation from Bedford Lodging and appropriate the monies to Fund 2130 - Operating Reserves, Key 340708 - Housing Reserve Transfers.

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

11. REPORT ITEMS

11.1 REPORT - HEARN VETERANS VILLAGE LOAN MODIFICATION - 2149 WEST HEARN AVENUE

BACKGROUND: In 2007, the Housing Authority approved a loan in the amount of \$245,407 to assist Community Housing Sonoma County ("CHSC") and Vietnam Veterans of California acquire an existing, vacant residential care facility for the development of a 12-bed transitional housing facility for homeless veterans. The loan was assumed by CHSC. On February 25, 2019, the Housing Authority approved a conditional Further Advance to CHSC in the amount of \$285,000 for predevelopment costs associated with the second phase of the Hearn Veterans Village Project for 24 permanent supportive housing units for veterans who are homeless or at risk of homelessness. In June 2019, CHSC informed staff that the organization wants to maintain distinct and separate loans and loan documentation for finances, operation and management for each project phase, so that they function as separate projects. The Further Advance approved in February adds funds to the existing Phase 1 loan, thereby blending the two phases. Modifying the loan commitment made by Resolution No. 1656 to a new loan will financially separate the

phases with loan documents, achieving the borrower's request.

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Housing Authority, by resolution, modify the Further Advance approved by Resolution No. 1656 to a new loan for the Phase 2 Project at Hearn Veterans Village, 2149 West Hearn Avenue, allowing for two separately financed projects for homeless veterans: Phase 1 an existing 12-bed transitional housing facility and Phase 2, a 24-bedroom/efficiency unit permanent supportive housing facility to be constructed.

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