



City of Santa Rosa

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

HOUSING AUTHORITY REGULAR MEETING AGENDA AND SUMMARY REPORT SEPTEMBER 27, 2021

1:30 P.M.

DUE TO THE PROVISIONS OF THE GOVERNOR'S EXECUTIVE ORDERS N-25-20 AND N-29-20 WHICH SUSPEND CERTAIN REQUIREMENTS OF THE BROWN ACT, THE HOUSING AUTHORITY COMMISSIONERS WILL BE PARTICIPATING VIA ZOOM WEBINAR.

MEMBERS OF THE PUBLIC CAN PARTICIPATE IN THE MEETING BY VISITING [HTTPS://SRCITY-ORG.ZOOM.US/J/83192621786](https://srcity-org.zoom.us/j/83192621786) OR BY DIALING 888-475-4499 (Toll Free) AND ENTER WEBINAR ID: 831 9262 1786

THE MEETING WILL ALSO BE LIVE STREAMED AT [HTTPS://SANTA-ROSA.LEGISTAR.COM/CALENDAR](https://santa-rosa.legistar.com/calendar). CLICK ON THE "IN PROGRESS" LINK TO VIEW. THE MEETING CAN ALSO BE VIEWED ON COMCAST CHANNEL 28, AT&T U-VERSE CHANNEL 99, AND AT [HTTPS://WWW.YOUTUBE.COM/CITYOFSANTAROSA](https://www.youtube.com/cityofsantarosa)

Public Comment for any agenda item can be submitted by 5:00 pm, the Friday before the Housing Authority Meeting via e-mail at HAPublicComment@srcity.org. Email public comments received by the deadline will be distributed to Commissioners and uploaded to the agenda prior to the start of the Housing Authority Meeting for public access.

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. STATEMENTS OF ABSTENTION**
- 4. STUDY SESSION - NONE**
- 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 August 23, 2021 - Draft Minutes

Attachments: [August 23, 2021 - Draft Minutes](#)

6.2 September 13, 2021 - Draft Minutes.

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

7. PROCLAMATIONS/PRESENTATIONS

7.1 PROCLAMATION - PROCLAMATION OF APPRECIATION FOR PHIL OLSEN

Attachments: [Proclamation](#)

8. STAFF BRIEFINGS

8.1 FY 2020/21 QUARTER 4 FINANCIAL REPORT

Housing Authority (“Authority”) expenditures and funding sources for Fiscal Year 2020-21 (July 1, 2020 - June 30, 2021).

Attachments: [Memorandum](#)

8.2 HOUSING CHOICE VOUCHER PROGRAM WAITING LIST UPDATE

This briefing will provide information about the current status of the Housing Choice Voucher Program waiting list.

Attachments: [Presentation](#)

9. CHAIRMAN/ COMMISSIONER REPORTS

10. COMMITTEE REPORTS

11. EXECUTIVE DIRECTOR REPORTS/ COMMUNICATION ITEMS:

- 11.1** COMMUNICATION - NOTICE OF FUNDING AVAILABILITY (NOFA)
POINTS SYSTEM UPDATE - Provided for information.

Attachments: [Memorandum](#)

12. CONSENT ITEMS

13. REPORT ITEMS

- 13.1** REPORT - REQUEST TO HOUSING AUTHORITY FOR RECOMMENDATION TO CITY COUNCIL THAT CITY OWNED PROPERTY LOCATED AT 625 AND 637 3RD STREET APN 009-013-011 & -012, 700 5TH STREET APN 009-012-025 AND 500 5TH STREET APN 010-053-028 BE DECLARED SURPLUS AS REQUIRED BY THE STATE SURPLUS LANDS ACT, AND A NOTICE OF AVAILABILITY TO THE STATE DEPARTMENT OF HOUSING AND COMMUNITY SERVICES FOR AVAILABILITY FOR AFFORDABLE HOUSING BE SUBMITTED

BACKGROUND:

The City is actively initiating new development in Downtown Santa Rosa to further the City's housing, planning and economic development objectives while also ensuring continued availability of public parking to the serve the public's needs. To assist in new development of consolidated mixed use projects that include affordable housing, City owned parcels are being evaluated, recommended for surplus status when appropriate, and made available to housing sponsors for affordable housing through a notice of availability to the State Department of Housing and Community Services (HCD), as required by Government Code Section 54222 and the State's Surplus Lands Act. Three (3) City owned parcels are being evaluated for potential surplusage for just such affordable housing and/or mixed-use projects with replacement of public parking. Those sites are: 1) 625 and 637 3rd Street (Parking Garage 5); 2) 700 5th Street (Parking Lot 10); and 3) 500 5th Street (Parking Lot 11). City Council Policy 000-10 for sale or long-term lease of surplus land requires that City owned land capable of independent development, be referred to the Housing Authority pursuant to Government Code 54222. The Parcels will also be referred to the Planning Commission for a similar recommended

action.

RECOMMENDATION: It is recommended by Real Estate Services, the Transportation & Public Works, and Planning & Economic Development Departments that the Housing Authority, by resolution, recommend to the City Council that the property located at 625 and 637 3rd Street (Parking Garage 5), 700 5th Street (Parking Lot 10), and 500 5th Street (Parking Lot 11) be declared as surplus as required by the State Surplus Lands Act, and a notice of availability for affordable housing on public land be submitted to the State Department of Housing and Community Services.

Attachments: [Staff Report](#)
[Attachment 1 - Parcels](#)
[Attachment 2 - CC Surplus Policy](#)
[Resolution](#)
[Presentation](#)

13.2 REPORT - REQUEST FOR EXTENSION OF HOUSING AUTHORITY LOAN AND REGULATORY AGREEMENT TERMS NORTHPOINT APARTMENTS PHASES I AND II, 2121 STONY POINT ROAD, AND SUBORDINATION OF THE HOUSING AUTHORITY'S LOANS TO REFINANCED SENIOR MORTGAGES.

BACKGROUND: Bridge Housing submitted a loan modification application to support its refinancing efforts for Northpoint Apartments Phases I and II, including a request for loan and regulatory period extensions, as well as subordination of the Authority loans to the refinanced senior mortgages.

The project consists of Phase I, a 70-unit multifamily rental development of which 69 are affordable to very low-, and low-income households. The Phase I loan due date is August 2029 and the thirty-year term of the Regulatory Agreement ends in October 2029. Phase II, a 40-unit multifamily rental development all of which affordable to very low-, and low-income households has loan due dates of September 2029 and December 2030 and the thirty-year term of the Regulatory Agreement ends in September 2030.

If approved, the extension will bring the loan due dates and Regulatory Agreement end dates for Phases I and II to December 31, 2031.

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Housing Authority, by resolution, approve a request for extension of loan and Regulatory Agreement terms for Northpoint Apartments Phases I and II, located at 2121 Stony Point Road, as follows: 1) extend Northpoint Phase I loan due dates from August 2029 to December 31, 2031 and extend the Regulatory Agreement from October 2029 to December 31, 2031; 2) extend Northpoint Phase II loan due dates from December 2029 and September 2030 to December 31, 2031 and extend the Regulatory Agreement from September 2030 to December 31, 2031; and 3) authorize subordination of the Housing Authority loans to refinanced senior mortgages.

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

14. 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.