



City of Santa Rosa

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

HOUSING AUTHORITY REGULAR MEETING AGENDA AND SUMMARY REPORT OCTOBER 25, 2021

1:30 P.M.

PURSUANT TO GOVERNMENT CODE SECTION 54953(e) AND THE RECOMMENDATION OF THE HEALTH OFFICER OF THE COUNTY OF SONOMA, HOUSING AUTHORITY MEMBERS WILL BE PARTICIPATING IN THIS MEETING EITHER VIA ZOOM WEBINAR OR IN-PERSON, SOCIALLY DISTANCED, IN THE COUNCIL CHAMBER AT 100 SANTA ROSA AVENUE. MEMBERS OF THE PUBLIC CAN PARTICIPATE IN THE MEETING BY:

- **BY ZOOM BY VISITING
HTTPS://SRCITY-ORG.ZOOM.US/J/85946221444, OR**
- **BY PHONE BY DIALING 877-853-5257 AND ENTERING WEBINAR ID:
859-4622-1444.**

1. CALL TO ORDER

2. ROLL CALL

3. STATEMENTS OF ABSTENTION

4. STUDY SESSION

4.1 REVIEW OF ROSENBERG'S RULES OF ORDER

The Housing Authority By-Laws state that meetings will follow Rosenberg's Rules of Order. With three new Housing Authority Commissioners on board, a review of Rosenberg's Rules of Order will be provided to aid with meeting facilitation.

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.

6. APPROVAL OF MINUTES

6.1 September 27, 2021 - Draft Minutes.

Attachments: [September 27, 2021 - Draft Minutes](#)

7. CHAIRMAN/ COMMISSIONER REPORTS

8. COMMITTEE REPORTS

9. EXECUTIVE DIRECTOR REPORTS/ COMMUNICATION ITEMS:

9.1 APPOINTMENT OF NOFA APPLICATION REVIEW AD-HOC COMMITTEE - Provided for information.

Attachments: [Memorandum](#)

10. CONSENT ITEMS

NONE

11. REPORT ITEMS

11.1 REPORT - LOAN MODIFICATION REQUEST FROM CATHOLIC CHARITIES FOR "THE BLOCK" AND RELEASE OF LOAN AND REGULATORY AGREEMENT FROM PARCELS TO BE DEVELOPED WITH CARITAS HOMES PHASE I AND II

BACKGROUND: A loan of Community Development Block Grant (CDBG) funds, approved by the Housing Authority on September 22, 2014, was used to acquire 11 parcels between Morgan Street, 6th Street, 7th Street, and A Street, which comprised "The Block." Since 2015, Catholic Charities has acquired the two remaining privately owned parcels within the confines of the block, and the City of Santa Rosa has sold Catholic Charities additional bordering land, otherwise known as remnant parcels. Catholic Charities obtained development approval and is proceeding with the development of Caritas Village which will include a homeless support services facility named Caritas Center, and an affordable housing development named Caritas Home Phases I and II. As a result of the new development, Catholic Charities

is requesting the Housing Authority's existing loan for "The Block" which is secured against the entire development site be moved to the newly created parcel for Caritas Center and release the remaining parcels (Tracts B and C) from the Housing Authority loan. Tracts B and C will be developed with Caritas Homes Phases I and II and will be subject to separate regulatory restrictions.

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Housing Authority, by resolution, approve the following modifications to Loan No. 9020-2525-15 to Catholic Charities of the Diocese of Santa Rosa for "The Block:" 1) partial termination and release the Deed of Trust and Regulatory Agreement on APNs 010-041-001, 010-041-015, 010-014-016, 010-041-041 and a portion of 010-041-020 Tract B (Caritas Homes Phase I) and a portion of APN 010-041-020 Tract C (Caritas Homes Phase II); 2) require Catholic Charities to enter into and record an Affordability Agreement for Caritas Homes Phase II to preserve the future affordability; 3) modify the existing Regulatory Agreement to eliminate the six (6) rental units that have been demolished; 4) release the Mitigation Declaration recorded against the Block; and 5) approve modification to the terms of the loan to reflect Caritas Center on APNs 010-041-004, 010-041-005, 010-041-011, 010-041-013, 010-041-017, 010-041-018, 010-041-014 and portions of 010-041-010, 010-041-008, and 010-41-019 (Tract A).

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

Housing Authority

OCTOBER 25, 2021
