



City of Santa Rosa

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

HOUSING AUTHORITY SPECIAL MEETING NOTICE AND AGENDA DECEMBER 13, 2021

SPECIAL MEETING

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/85470536178, OR
- BY PHONE BY DIALING 877-853-5257 AND ENTERING WEBINAR ID:
854-7053-6178.

1. CALL TO ORDER
2. ROLL CALL
3. STATEMENTS OF ABSTENTION
4. STUDY SESSION
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 November 22, 2021 - Draft Minutes

Attachments: [November 22, 2021 - Draft Minutes](#)

7. CHAIRMAN/ COMMISSIONER REPORTS

8. COMMITTEE REPORTS

9. EXECUTIVE DIRECTOR REPORTS/ COMMUNICATION ITEMS:

10. CONSENT ITEMS

11. REPORT ITEMS

11.1 REPORT - FALL 2021 NOTICE OF FUNDING AVAILABILITY FUNDING RECOMMENDATIONS

BACKGROUND: The Fall 2021 Notice of Funding Availability ("NOFA") announced approximately \$2,260,000 of funds for affordable housing production in Santa Rosa, containing \$625,325 from the Permanent Local Housing Allocation (PLHA) program and \$1,565,675 from the HOME Investment Partnership program (HOME). The Housing Authority received two applications requesting \$2,670,000 for 96 total units. The projects were evaluated and ranked based on project readiness, affordability, bedroom size, special needs set asides, leveraging, project competitiveness, developer and management experience, on-site services, amenities, and other factors. Both projects are recommended to receive funding awards. The Hearn Veterans Village project was ranked first with a score of 80 and the Burbank Avenue Apartments project was ranked second with a score of 78.

RECOMMENDATION: It is recommended by the Housing Authority Ad-Hoc Review Committee and the Housing and Community Services Department that the Housing Authority, by resolutions, approve 1) a conditional commitment of loan funds to Community Housing Sonoma County in the amount of \$410,000 for acquisition and predevelopment-related costs for the Hearn Veterans Village project located at 2149 West Hearn Avenue; and 2) a commitment of loan funds to WSA Burbank Housing Partners I, LP in the amount of \$284,325 for construction-related costs for the Burbank Avenue Apartments project located at 1780 Burbank Avenue.

Attachments: [Staff Report](#)
 [Attachment 1](#)
 [Attachment 2](#)
 [Attachment 3](#)
 [Resolution - Hearn Veterans Village](#)
 [Resolution - Burbank Avenue Apartments](#)
 [Presentation](#)

**11.2 REPORT - UPDATE TO HOUSING CHOICE VOUCHER PROGRAM
ADMINISTRATIVE PLAN FOR THE ADDITION OF EMERGENCY
HOUSING VOUCHER PROGRAM POLICIES**

BACKGROUND: The Administrative Plan is the major policy document guiding the ongoing administration of the federally regulated Housing Choice Voucher (HCV) program. Where allowed under law, the U.S. Department of Housing and Urban Development (HUD) permits local jurisdictions to establish policies pertaining to the program. Revisions to the Administrative Plan must be adopted by the Housing Authority. The proposed change to the Administrative Plan will add Chapter 19 - Emergency Housing Vouchers to incorporate the initial program requirements for the Emergency Housing Voucher (EHV) program, which was authorized under the American Rescue Plan Act of 2021.

RECOMMENDATION: It is recommended by the Department of Housing and Community Services that the Housing Authority, by resolution, adopt the addition of Chapter 19 - Emergency Housing Vouchers to the Housing Choice Voucher Program Administrative Plan.

Attachments: [Staff Report](#)
 [Attachment 1 - HCV Administrative Plan Chapter 1](#)
 [Attachment 2 - EHV MOU with Continuum of Care](#)
 [Resolution](#)
 [Presentation](#)

12. ADJOURNMENT

Housing Authority

DECEMBER 13, 2021

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.