

**HOUSING AUTHORITY OF THE CITY OF SANTA ROSA**  
**Council Chamber, City Hall**  
**100 Santa Rosa Avenue, Santa Rosa, California**

**SPECIAL MEETING**  
**December 19, 2016**

**MINUTES**

**1. CALL TO ORDER**

Chair Downey called the meeting to order at 1:36 p.m.

**2. ROLL CALL**

Commissioners present: Commissioners Olsen, Burke, Vice Chair Harris, and Chair Downey. Commissioners absent: Commissioners Gaitan, Bolduc, and Lemke.

**3. PUBLIC COMMENTS:**

Duane DeWitt spoke regarding the number of homeless people in Santa Rosa who are at risk this winter and suggested the Housing Authority and City Council utilize other facilities for shelter options.

**4. STATEMENTS OF ABSTENTION**

None

**5. PROCLAMATIONS**

**5.1 Proclamation of Appreciation – Nancy Gornowicz**

**6. APPROVAL OF MINUTES**

**6.1 October 24, 2016 Regular Meeting**

The minutes were approved as amended; including Commissioners Olsen and Bolduc in Item 2. Roll Call as present.

**6.2 November 14, 2016 Special Meeting**

The minutes were approved as amended; correcting “former Director of Economic Development and Housing” to “former Director of Housing and Redevelopment” in Item 3.1.

**7. CHAIRMAN / COMMISSIONER REPORTS**

Chair Downey reported out regarding his appreciation for the previous month's

Special Meeting to site visit the Apple Valley/Papago neighborhood and suggested scheduling site visits once to twice per year.

Commissioners Harris contributed that with approximately 200 developments, the site visits should be prioritized.

Commissioner Olsen made a motion to move to Item 10.1 and then resume with item 7, Commissioner Burke seconded.

Commissioner Burke, in response to Chair Downey's suggestion for regular site visits, agreed and suggested that if it was of interest to the entire board, perhaps an Ad-Hoc committee could work with staff to facilitate these site visits.

Commissioner Burke also reported out to express his interest in a tracking system of violent acts, possibly via the Police Department to be cross-referenced with property owner/landlord information to determine if there are trends in specific rental property owners and reported acts violence.

Chair Downey reported out about the interest of the new Mayor, Chris Coursey in affordable housing based on recent discussions.

## **8. COMMITTEE REPORTS**

## **9. DIRECTOR'S REPORT / COMMUNICATION ITEMS:**

### **9.1 MONTHLY ACTIVITIES REPORT**

Legal Counsel, Sue Gallagher advised at 2:35 p.m. that the board had lost their quorum.

### **9.2 FISCAL YEAR 2015-16 HOUSING SUCCESSOR AGENCY REPORT**

Commissioner Harris moved to hear item 9.2 Fiscal Year 2015-16 Housing Successor Agency Report at the next meeting.

## **10. REPORT ITEMS**

### **10.1 2016 CDBG NOTICE OF FUNDING AVAILABILITY – RECOMMENDATION AND COMMITMENT OF FUNDS FOR REHABILITATION OF PAPAGO COURT APARTMENTS, LOCATED AT 2820-2838 PAPAGO COURT AND 2852 AND 2860 APPLE VALLEY LANE**

BACKGROUND: A Housing Authority Subcommittee and staff reviewed two applications that were received in response to a Notice of Funding Availability for U.S. Department of Housing and Urban Development Community Development Block Grant funds: Papago Court Apartments ("Papago") rehabilitation and Northpoint Village Apartments ("Northpoint") rehabilitation. The consensus was

that the Papago project merits an award of funds because it will improve the living conditions for the tenants in a timely manner (by summer 2017) with a total budget tailored to the available funds. The rehabilitation project also continues Burbank Housing's long-standing commitment and effort to enhance the Apple-Valley Neighborhood Revitalization Program neighborhood. The Northpoint project, on the other hand, does not expend the CDBG funds in a timely manner because it relies upon a more complex resyndication and financing process that includes competitive 9% tax credits. If successful at obtaining 9% tax credits, the Northpoint project would not be completed until March 2019. This timing will most likely impact the City of Santa Rosa's ability to carry out its CDBG activities in a timely manner by having more undisbursed CDBG funds than allowed in 2018 and possibly in 2019. The Housing Authority has loaned funds to both projects in the past.

**RECOMMENDATION:** It is recommended by the Housing and Community Services Department that the Housing Authority, by Resolution, approve a commitment in the amount of \$1,295,646 as a Third Further Advance to Papago Court/Apple Valley Investors, L.P., a California limited partnership, for rehabilitation of Papago Court Apartments.

Presented by Frank Kasimov, Program Specialist

#### **PUBLIC COMMENT**

Sabrina Butler, Director of Portfolio Development for Bridge Housing thanked the Housing Authority for considering their proposal.

Duane DeWitt spoke regarding his concerns that CDBG funds are going to rehabilitation rather than production and made the request that this is the last CDBG award to Burbank Housing for the Papago Court development, suggesting to direct CDBG funds to the Roseland area soon to be annexed into Santa Rosa.

**Moved** by Commissioner Burke, seconded by Commissioner Olsen, and **Carried** (4, 0, 3, 0) (Commissioners Burke, Olsen, Vice-Chair Harris, and Chair Downey voting yes, Commissioners Bolduc, Lemke, and Gaitan absent) to waive reading of the text, and adopt:

**RESOLUTION NO. 1624 ENTITLED:** RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SANTA ROSA APPROVING A COMMITMENT OF COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS AS A THIRD FURTHER ADVANCE IN THE TOTAL AMOUNT OF \$1,295,646 TO PAPAGO COURT/APPLE VALLEY INVESTORS, L.P., FOR REHABILITATION OF

PAPAGO COURT APARTMENTS, LOCATED AT 2820-2838 PAPAGO COURT  
AND 2852 AND 2860 APPLE VALLEY LANE – LOAN NO. 9929-2505-14

Commissioner Olsen left the meeting at 2:24 p.m.

#### **11. ADJOURNMENT**

Chair Downey adjourned the meeting at 2:37 p.m.