

RESOLUTION NO. 1544RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SANTA ROSA
ADOPTING HOUSING AUTHORITY OF THE CITY OF SANTA ROSA PROCESSING
FEES AND CHARGES (FEE SCHEDULE).

WHEREAS, the Housing Authority of the City of Santa Rosa (Authority) is undergoing financial pressures due to the loss of low-mod funds previously received from the Redevelopment Agency for the City of Santa Rosa, which was dissolved earlier this year, in addition to a significant reduction in in-lieu fees and transfer tax revenues supporting affordable housing programs in the City of Santa Rosa; and

WHEREAS, the Authority held a duly noticed public hearing on June 11, 2012, where it considered whether to adopt a schedule of fees and charges for certain services provided by the Authority, including consideration of a staff report and presentation, public comment written and oral, and other information presented to the Authority at the public hearing on this issue; and

WHEREAS, the Authority finds it necessary and appropriate to adopt a schedule of fees and charges for certain services provided by the Authority in order to sustain the continuing efforts of the Authority to promote and support affordable housing programs in the City of Santa Rosa to be administered by the Santa Rosa Housing Trust.

NOW, THEREFORE, BE IT RESOLVED that the Housing Authority of the City of Santa Rosa hereby adopts the following fees and charges (Fee Schedule) for the services and work specified in the Fee Schedule:

HOUSING AUTHORITY of the CITY OF SANTA ROSA PROCESSING FEES & CHARGES*		
Single Family Residence (includes condominium or mobilehome)	Subordination (existing fee is \$75)	\$100
	Reconveyance/Release	\$100
	Loan Payoff Demand	\$100
Project Management Services	Loan application to Housing Authority Board	\$1,500
	Other request for Housing Authority Board approval (any matter that requires staff to seek Housing Authority Board approval, except where Housing Authority Board approval is included in another fee for service in this fee schedule)	\$1,500
	Loan/Contract document processing (fee amount may be included as project cost to be paid at closing or as reimbursable cost)	\$5,500

	Housing Authority conduit State or Federal loan or grant application submitted on behalf of a developer (such as RDLP, BEGIN)	\$5,500
	Request for change of property management	\$2,200
	Request for change of project ownership (including withdrawal and replacement of Limited Partner)	\$2,200
	Request for change of ownership with loan revision (such as resyndication; includes request for Housing Authority Board approval and loan document processing - fee may be included as project cost payable at closing or as reimbursable cost)	\$10,000
	Request for loan payoff demand & deed of trust reconveyance	\$250
	Request for Housing Authority consent within the authority of the Executive Director (such as subordinations, option extensions, easements, non-disturbance agreements - if Housing Authority Board approval is required, a separate fee for that service will apply)	\$2,000
	Request for further advance or loan modification (includes request for Housing Authority Board approval and loan document processing - fee may be included as project cost payable at closing or as reimbursable cost)	\$4,250
Compliance	Application or annual renewal for temporary rental of owner-occupancy restricted unit	\$500
	Request for amendment or revision to existing Regulatory Agreement within approval authority of Executive Director; if Housing Authority Board approval is required, a separate fee for that service will apply)	\$600
	Monitoring fee for Housing Authority subsidized projects (per unit; not applicable for Bond projects where the City is the issuer). The fee applies to any projects approved after the effective date.	\$25

* 1) Fees will increase 3% annually from the effective date; 2) Fees will not be charged if prohibited by funding source; 3) Unless otherwise expressly stated in this fee schedule, fee is due with submission of request.

BE IT FURTHER RESOLVED, that the Fee Schedule shall become effective on the later of (i) sixty (60) days following the date of its adoption, or (ii) October 1, 2012.

BE IT FURTHER RESOLVED, that the Authority hereby directs and authorizes the Executive Director of the Housing Authority to charge and collect the fees consistent with and as set forth in the Fee Schedule as of the effective date thereof.

BE IT FURTHER RESOLVED, that the Authority finds that the Fee Schedule approved in this resolution is for the purposes of meeting operating expenses and, accordingly, the Authority finds this resolution exempt from the provisions of the

California Environmental Quality Act under section 21080(b) and State CEQA Guidelines section 15273(a). The Housing Authority further finds that the Fee Schedule adopted by the resolution is not subject to the California Environmental Quality Act under the provisions of the State CEQA Guidelines section 15061(b)(3) in that the Housing Authority finds that there is no possibility such Fee Schedule will have a significant effect on the environment.

DULY AND REGULARLY ADOPTED by the Housing Authority of the City of Santa Rosa this 11th day of June, 2012.

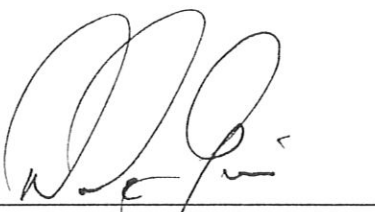
AYES: Burke, Olsen, Arnone, and Vice-Chairman Gonzalez

NOES: Harris

ABSENT: Lemke and Chairperson Castro

ABSTAIN:

APPROVED: 
Chairman

ATTEST: 
Secretary