



# City of Santa Rosa

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

## Housing Authority Regular Meeting Minutes - Draft

---

Monday, May 21, 2018

1:30 PM

---

### 1. CALL TO ORDER

Chair Harris called the meeting to order at 1:35 p.m.

### 2. ROLL CALL

**Present** 5 - Chair David Harris, Commissioner Fran Bolduc, Commissioner Stephen Burke, Commissioner Wayne Downey Ph. D, and Commissioner Leora Johnson-Morgan

**Absent** 2 - Vice Chair Helga Lemke, and Commissioner Phil Olsen

### 3. STATEMENTS OF ABSTENTION

None.

### 4. STUDY SESSION

#### 4.1 REVIEW OF FY 2018/19 PROPOSED HOUSING AUTHORITY BUDGET

**BACKGROUND:** The Housing Authority's annual budget process runs concurrently with the City's process from January through June each year, and consists of two study sessions and the budget hearings. The Housing Authority held a study session at the February 26, 2018 meeting to provide direction and hear public commentary on the FY 2018/19 budget.

The Authority will review the proposed FY 2018/19 budget at study session today. Budget hearings will be held on June 18, 2018 where the Authority will be asked to approve the budget for FY 2018/19 before it goes to the City Council for final approval later that week.

Presented by: David Gouin, Housing and Community Services Director, and Kate Goldfine, Administrative Services Officer

#### Public Comment

Gregory Fearon spoke regarding the Housing Authority budget.

Duane Dewitt spoke regarding homeless issues.

**4.2 POTENTIAL RESOURCES FOR AFFORDABLE HOUSING  
ACQUISITION, DEVELOPMENT AND REHABILITATION**

BACKGROUND: Staff will provide an overview of various funding sources that may become available to the City of Santa Rosa and Housing Authority of the City of Santa Rosa for the acquisition, development, and rehabilitation of affordable housing units.

Presented by: Megan Basinger, Housing and Community Services Manager

Public Comment

Greg Fearon spoke regarding resources for affordable housing.

Duane Dewitt spoke regarding using city owned properties for temporary housing.

**4.3 OPPORTUNITIES UNDER THE HOUSING CHOICE VOUCHER  
PROGRAM TO ADDRESS HOMELESSNESS AND ENCOURAGE  
AFFORDABLE HOUSING DEVELOPMENT**

BACKGROUND: The purpose of this study session is to provide information regarding the resources in the Housing Choice Voucher program that may be leveraged to address critical housing needs in Santa Rosa, including homelessness and an affordable housing shortage. Staff will seek direction for future agenda items

Presented by: Rebecca Lane, Housing and Community Services Manager

Public Comment

Greg Fearon spoke regarding the Housing Choice Voucher and using incentives for the community.

Duane Dewitt spoke regarding using city owned properties for homeless.

**4.4 OPTIONS FOR TEMPORARY HOUSING**

BACKGROUND: The Chair of the Housing Authority has requested a study session for the Housing Authority to learn about the City's new Temporary Housing Ordinance in response to the October wildfires.

Presented by: Jessica Jones, Supervising Planner Planning and Economic Development

Public Comment

Duane DeWitt spoke regarding temporary housing and community need.

Debbie McKay spoke regarding the Housing Authority budget and funding.

Gregory Fearon spoke regarding community involvement for on temporary housing.

Stas Margaronis spoke regarding temporary housing options.

**5. PUBLIC COMMENTS**

Gregory Fearon spoke regarding homeless issues facing the community.

**6. APPROVAL OF MINUTES**

**6.1 FEBRUARY 26, 2018 - DRAFT MEETING MINUTES**

Chair Harris approved as submitted

**7. CHAIRMAN/ COMMISSIONER REPORTS**

Chair Harris reported out about temporary housing at Homes for Sonoma, and attending open house the Benton Street Veterans Village.

**8. COMMITTEE REPORTS**

None.

**9. EXECUTIVE DIRECTOR REPORT/ COMMUNICATION ITEMS:**

**9.1 HOUSING AUTHORITY MONTHLY ACTIVITIES REPORT - Provided for information.**

- 9.2** FY 2017/18 QUARTER 3 FINANCIAL REPORT - Provided for information.

## **10. REPORT ITEMS**

- 10.1** REPORT - AUTHORIZATION TO SUBMIT AN APPLICATION TO THE CALIFORNIA STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR FUNDING OF \$1.2 MILLION UNDER THE CALHOME DISASTER ASSISTANCE PROGRAM

BACKGROUND: On April 11, 2018, the State of California Department of Housing & Community Development (HCD) issued a Notice of Funding Availability (NOFA) to announce the availability of approximately \$6 million in CalHome Program funds for Disaster Rehabilitation Assistance. The funds, which can be used for rehabilitation or reconstruction, are available to jurisdictions impacted by the October 2017 wildfires. Jurisdictions must also be eligible to receive Federal Emergency Management Agency (FEMA) Individual Assistance for housing pursuant to Federal Disaster Declaration DR-4344. Applications are due to HCD on June 6, 2018. If authorized to do so by the Housing Authority, staff will apply for \$1.2 million for silent-second gap funding loans to qualified low-income owner-occupants. Awards will be announced in August 2018.

RECOMMENDATION: It is recommended by the Housing & Community Services Department that the Housing Authority, by resolution:

- Authorize submittal of an application to the State of California Department of Housing & Community Development (HCD) for Notice of Funding Availability Round 1, CalHome Program Disaster Assistance, in the amount of \$1.2 million;
- Authorize the Executive Director, or designee, to execute the HCD Standard Agreement, if selected for such funding, any amendments to the Standard Agreement, and any other related documents necessary to participate in the CalHome Disaster Assistance program;
- Authorize the use of such funding, if awarded, within the City of Santa Rosa for eligible activities under the CalHome Program Requirements which may include rehabilitation or reconstruction loans that do not exceed the amount of the funding gap between insurance proceeds, Small Business Assistance (SBA) loans, or Federal

Emergency Management Agency (FEMA) funding and the actual cost of said activities; and

- Authorize the Executive Director to submit renewal funding applications in subsequent funding cycles for continued operation of the CalHome Disaster Assistance Program.

Presented by: Nancy Manchester, Program Specialist and Megan Basinger, Housing and Community Services Manager

**A motion was made by Commissioner Burke, seconded by Commissioner Johnson-Morgan, to authorize submittal of an application to the State of California Department of Housing & Community Development for Notice of Funding Availability Round 1, CalHome Program Disaster Assistance, in the amount of \$1.2 million to authorize the Executive Director, or designee to execute the HCD standard agreement, including amendments, and any other documents necessary to participate in the program, authorize the use of such funding with in the Santa Rosa eligible activities under the CalHome Program Requirements, and to authorize the Execute Director to submit renewal funding applications in subsequent funding cycles, and waive reading of the text and adopt.**

**RESOLUTION NO. 1649 ENTITLED: RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SANTA ROSA AUTHORIZING SUBMITTAL OF AN APPLICATION TO THE CALIFORNIA STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR FUNDING UNDER THE CALHOME PROGRAM; THE EXECUTION OF A STANDARD AGREEMENT AND ANY AMENDMENTS THERETO IF SELECTED FOR SUCH FUNDING;AND ANY RELATED DOCUMENTS NECESSARY TO PARTICIPATE IN THE CALHOME PROGRAM.**

**Yes:** 5 - Chair Harris, Commissioner Bolduc, Commissioner Burke, Commissioner Downey Ph. D and Commissioner Johnson-Morgan

**Absent:** 2 - Vice Chair Lemke and Commissioner Olsen

**10.2 REPORT - CONVEYANCE OF FOUR PARCELS LOCATED AT 6th AND "A" STREETS TO THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF SANTA ROSA**

BACKGROUND: In 2011, the former Redevelopment Agency of the City of Santa Rosa (the "RDA") conveyed four parcels to the Housing Authority to increase the stock of affordable housing in Santa Rosa.

The parcels were left over from development of the Santa Rosa Plaza and realignment of 6th Street (the "Remnant Parcels"), a major downtown redevelopment project. Subsequently, the State Controller (the "SCO") found that the transfer of the Remnant Parcels was not allowable and ordered the Housing Authority to reverse the land transfer and turn over the assets to the RDA Successor Agency (the "Successor Agency") for disposition in accordance with Redevelopment Dissolution Law. The transfer of the Remnant Parcels to the Successor Agency is intended to satisfy the requirements of the State Controller's Report and Redevelopment Dissolution Law.

The State Controller's Report also states that successor agencies are required to transfer housing functions and assets to its housing successor which, in this case, is the Housing Authority. The Remnant Parcels were intended and are still intended to be used for affordable housing purposes. One opportunity would be to incorporate the Remnant Parcels in Caritas Village, a proposed development by Catholic Charities of the Diocese of Santa Rosa ("Catholic Charities"), located adjacent to the Remnant Parcels, that would enhance development concept for affordable housing and homeless services on the property.

**RECOMMENDATION:** It is recommended by the Housing and Community Services Department that the Housing Authority, by resolution, (a) convey the four Remnant Parcels located at 6th and "A" Streets to the Successor Agency to the Redevelopment Agency of the City of Santa Rosa, as required by order of the State Controller and Redevelopment Dissolution Law; (b) request that the Successor Agency reconfigure the Remnant Parcels and convey the right-of-way portion to the City of Santa Rosa for governmental purposes and the remainder to the Housing Authority, as the housing successor agency, for homeless and/or affordable housing purposes; and (c) request that the Successor Agency expeditiously forward its action to the Successor Agency Oversight Board and then to the California Department of Finance for their approvals.

Presented by Frank Kasimov, Housing and Community Services  
Program Specialist

Public Comment

Bert Bangsberg spoke regarding about redevelopment and project plans for the Caritas Village.

Duane Dewitt spoke regarding temporary housing and vacant city owned properties.

**A motion was made by Commissioner Burke, and seconded by Commissioner Buldoc to convey the four Remnant Parcels located at 6th and "A" Streets to the Successor Agency to the Redevelopment Agency of the City of Santa Rosa, and waive the reading of the text and adopt.**

**RESOLUTION NO. 1650 ENTITLED: RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SANTA ROSA APPROVE CONVEYANCE OF FOUR PARCELS LOCATED AT 6TH AND "A" STREETS TO THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF SANTA ROSA AND REQUESTING THAT THE SUCCESSOR AGENCY RECONFIGURE THE PARCELS AND CONVEY THE RIGHT-OF-WAY PORTION TO THE CITY FOR GOVERNMENTAL PURPOSES AND THE REMAINDER TO THE HOUSING AUTHORITY FOR HOMELESS AND/OR AFFORDABLE HOUSING PURPOSES.**

**Yes:** 5 - Chair Harris, Commissioner Bolduc, Commissioner Burke, Commissioner Downey Ph. D and Commissioner Johnson-Morgan

**Absent:** 2 - Vice Chair Lemke and Commissioner Olsen

**11. ADJOURNMENT**

Chair Harris adjourned the meeting at 5:09 p.m.

**/s/ Megan Lackie, Recording Secretary**