



City of Santa Rosa

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

Housing Authority Regular Meeting Minutes - Draft

Monday, August 26, 2019

1:30 PM

1. CALL TO ORDER

Chair Burke called the meeting to order at 1:31 p.m.

2. ROLL CALL

Present 6 - Commissioner Stephen Burke, Commissioner Wayne Downey Ph. D, Commissioner Leora Johnson-Morgan, Commissioner Phil Olsen, Commissioner Diane Test, and Commissioner Jeffrey Owen

3. STATEMENTS OF ABSTENTION

None.

4. STUDY SESSION

4.1 HOUSING ALLOCATION PLAN ORDINANCE UPDATE AND NEW COMMERCIAL LINKAGE FEE

BACKGROUND: Receive and comment on the policy implications of updating the Housing Allocation Plan Ordinance and consideration of a new Commercial Linkage Fee to increase affordable housing production.

Presented by: Jessica Jones, Supervisor Planner; Andy Gustavson, Senior Planner; and Raissa De La Rosa, Economic Development Manager.

Sara Graham, a consultant from Strategic Economics offered clarifying answers.

Commissioner Olsen left the dais at 1:50 p.m. and returned at 1:55 p.m.

PUBLIC COMMENT: Rich Wallach, Burbank Housing, spoke regarding a non-profit organization's perspective of the outreach. Spoke in support of private-public partnerships for affordable housing.

4.2 HOUSING AUTHORITY RETREAT DISCUSSION

BACKGROUND: Periodically, the Housing Authority has agendized a special meeting to review and discuss subjects associated with the Housing Choice Voucher Program, Santa Rosa Housing Trust, and other related topics to assist the Commission and staff in the performance of their roles.

This Study Session allows the Commission to have this discussion and if there is interest to proceed, the Chair would appoint an ad hoc committee to work with staff and develop an agenda and associated materials

Executive Director Gouin asked for feedback regarding planning a Housing Authority retreat in early fall.

Chair Burke will appoint a subcommittee to create an agenda with Staff.

4.3 HOUSING ANTI-DISCRIMINATION ORDINANCE

BACKGROUND: The purpose of this Study Session is to provide the Housing Authority Board information regarding the Housing Anti-Discrimination Ordinance Based on Source of Income that was proposed to City Council on August 13.

The Council of the City of Santa Rosa adopted a comprehensive housing strategy as part of its Tier 1 housing goals. A component of the housing strategy is to adopt a local ordinance that prohibits rental housing discrimination against tenants using Section 8 Housing Choice Vouchers and other forms of rental assistance

Presented by Carmelita Howard, Deputy Director of Housing and Community Services, and Rebecca Lane, Housing and Community Services Manager.

Sue Gallagher, City Attorney offered clarifying answers.

Commissioner Owen left the dais at 4:25 p.m. and returned at 4:27 p.m.

PUBLIC COMMENT: Paula Cook, Community Housing Sonoma County spoke regarding supporting the Housing Choice Voucher program and their practices.

Commissioner Olsen left the dais at 4:33 p.m. and returned at 4:35 p.m.

Duane Dewitt spoke in support of the Housing Anti-Discrimination Ordinance with the hope it will help veterans using vouchers attain housing.

5. PUBLIC COMMENTS (ON NON-AGENDA ITEMS)

Duane Dewitt spoke regarding the need for the City to utilizing the residential lots it owns to create affordable housing.

6. APPROVAL OF MINUTES

Chair Burke approved the minutes of June 17, 2019 as submitted.

6.1 June 17, 2019 - Draft Meeting Minutes

7. CHAIRMAN/ COMMISSIONER REPORTS

Chair Burke reported that there would be an upcoming Bennett Valley Senior Center Ad Hoc Committee meeting. He also reported that City Council will be presenting Community Merit Awards, and that the Mayor will be organizing a training for Board & Commissions on conducting meetings.

8. COMMITTEE REPORTS

None.

9. EXECUTIVE DIRECTOR REPORTS/ COMMUNICATION ITEMS:

Executive Director Gouin reported out on communication items for the Housing Authority.

9.1 Letter to HUD Re: Mixed Family Rule Comments - Provided for information.

9.2 MONTHLY ACTIVITIES REPORT - Provided for information.

10. CONSENT ITEMS

10.1 RESOLUTION - ACCEPTANCE AND APPROPRIATION OF \$10,000 DONATION FROM BEDFORD LODGING

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Housing Authority, by resolution, accept the \$10,000 donation from Bedford Lodging and appropriate the monies to Fund 2130 - Operating Reserves, Key 340708 - Housing Reserve Transfers.

Chair Burke pulled the item from the consent calendar for discussion by the Housing Authority.

A motion was made by Vice Chair Johnson-Morgan, seconded by Commissioner Test, to waive reading of the text and adopt

Resolution No. 1667 Entitled: Resolution of the Housing Authority of the City of Santa Rosa Accepting the \$10,000 Donation from Bedford Lodging and Appropriating the Monies to Fund 2130 – Operating Reserves, Key 340708- Housing Reserve Transfers.

The motion carried by the following vote:

Yes: 6 - Commissioner Burke, Commissioner Downey Ph. D, Commissioner Johnson-Morgan, Commissioner Olsen, Commissioner Test and Commissioner Owen

11. REPORT ITEMS

11.1 REPORT - HEARN VETERANS VILLAGE LOAN MODIFICATION - 2149 WEST HEARN AVENUE

BACKGROUND: In 2007, the Housing Authority approved a loan in the amount of \$245,407 to assist Community Housing Sonoma County ("CHSC") and Vietnam Veterans of California acquire an existing, vacant residential care facility for the development of a 12-bed transitional housing facility for homeless veterans. The loan was assumed by CHSC. On February 25, 2019, the Housing Authority approved a conditional Further Advance to CHSC in the amount of \$285,000 for predevelopment costs associated with the second phase of the Hearn Veterans Village Project for 24 permanent supportive housing units for veterans who are homeless or at risk of

homelessness. In June 2019, CHSC informed staff that the organization wants to maintain distinct and separate loans and loan documentation for finances, operation and management for each project phase, so that they function as separate projects. The Further Advance approved in February adds funds to the existing Phase 1 loan, thereby blending the two phases. Modifying the loan commitment made by Resolution No. 1656 to a new loan will financially separate the phases with loan documents, achieving the borrower's request.

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Housing Authority, by resolution, modify the Further Advance approved by Resolution No. 1656 to a new loan for the Phase 2 Project at Hearn Veterans Village, 2149 West Hearn Avenue, allowing for two separately financed projects for homeless veterans: Phase 1 an existing 12-bed transitional housing facility and Phase 2, a 24-bedroom/efficiency unit permanent supportive housing facility to be constructed.

Presented by: Frank Kasimov, Program Specialist.

A motion was made by Commissioner Owen, seconded by Commissioner Johnson-Morgan, to waive reading of the text and adopt as amended with language clarifying Community Housing Sonoma County's intent to subdivide the project property into separate parcels, to allow for the two project phases to be pursued independently,

Resolution No. 1668 Entitled: Resolution of the Housing Authority of the City of Santa Rosa Approving a Modification of a previously approved conditional further advance to a conditional commitment of fund for a new Loan – Hearn Veterans Village 2149 West Hearn Avenue, Loans No 9933-3035-18 and 9933-3045-18.

The motion carried by the following vote:

Yes: 6 - Commissioner Burke, Commissioner Downey Ph. D, Commissioner Johnson-Morgan, Commissioner Olsen, Commissioner Test and Commissioner Owen

12. ADJOURNMENT

Chair Burke adjourned the meeting at 5:12 p.m. The next regular scheduled meeting will be on September 23, 2019 at 1:30 p.m.