

RESOLUTION NO. _____

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SANTA ROSA
APPROVING A FURTHER ADVANCE OF LOAN FUNDS IN THE AMOUNT OF
\$129,778 TO COMMUNITY ACTION PARTNERSHIP OF SONOMA COUNTY FOR
REHABILITATION OF 400 EARLE STREET – LOAN NUMBER 9914-3104-19

WHEREAS, the Housing Authority issued a Notice of Funding Availability (“NOFA”) on August 6, 2019, announcing the availability of \$2,479,000 of local and federal funds (Community Development Block Grant and HOME Investment Partnership Program) and 75 Project Based Vouchers (“PBVs”) for affordable housing; and

WHEREAS, Community Action Partnership of Sonoma County (“CAPSC”) submitted an application for funds in the amount of \$129,778 to rehabilitate its property located at 400 Earle Street, APN 037-131-027 (the “Property”); and

WHEREAS, CAPSC owns and operates on the Property an affordable housing development with eight 1-bedroom units targeted to households with income up to 50% of Area Median Income (“AMI”); and

WHEREAS, in 1998, the Housing Authority committed \$175,000 as a deferred payment loan to the borrower and in 1999 made a further commitment of deferred payment loan funds in the amount of \$37,626 (the “Prior Loans”), which are due with interest in May 2029; and

WHEREAS, the borrower filed an amendment to its Articles of Incorporation with the California Secretary of State in April 2002 changing its name from Sonoma County People for Economic Opportunity to Community Action Sonoma County and filed another amendment in December 2002 changing the name to Community Action Partnership of Sonoma County; and

WHEREAS, CAPSC requested that the Housing Authority extend the term of the Prior Loans to start a new 55-year term to align with the Further Advance; and

WHEREAS, the Housing Authority considered written materials, verbal presentations, recommendations of staff and an Ad Hoc committee appointed by the Housing Authority Chair, and comments by those wishing to be heard at the Housing Authority meeting of December 16, 2019; and

WHEREAS, the Project was reviewed for compliance with the California Environmental Quality Act (CEQA) and was found to qualify for a Class 1 Exemption – Exiting Facilities in that the project is rehabilitation with no expansion of use.

NOW, THEREFORE, BE IT RESOLVED that the Housing Authority of the City of Santa Rosa hereby approves the following:

1. A Further Advance of Loan Funds to Community Action Partnership of Sonoma County in the amount of One Hundred Twenty-Nine Thousand Seven Hundred Seventy-Eight and No/100 Dollars (\$129,778) for rehabilitation of the Property.
2. The Further Advance is subject to the General Loan Conditions adopted by the Housing Authority by Resolution No. 806 on January 23, 1995, including satisfaction of all loan underwriting conditions and the applicable funding guidelines.
3. A loan term of 55 years at 3% simple interest per annum, deferred payments, residual cash receipts, secured by a Deed of Trust; and a 55-year term of affordability recorded as a Regulatory Agreement.
4. The eight 1-bedroom units shall continue to be affordable to households with incomes up to 50% AML.
5. The loan shall be due and payable in full if construction has not commenced by March 15, 2020, and is not completed by June 15, 2020, unless these dates are extended by the Executive Director.
6. Extension of the term of the Prior Loans, starting a new 55-year term aligning with the Further Advance.

BE IT FURTHER RESOLVED that the Housing Authority hereby authorizes the Executive Director to execute agreements and related loan documents for the Project consistent with this Resolution.

BE IT FURTHER RESOLVED that the Housing Authority hereby authorizes the Chief Financial Officer to pay all claims for the loan in an amount not to exceed \$129,778 from the following Key Number(s) or as otherwise determined by the Executive Director:

Fund	Key	Source	Amount	Loan No.
2284-RPTT	340902-5373	RPTT	\$129,778	9914-3104-19
Total Loan Amount			\$129,778	

DULY AND REGULARLY ADOPTED by the Housing Authority of the City of Santa Rosa this 16th day of December 2019.

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: _____
Chair

ATTEST: _____
Secretary