



City of Santa Rosa

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

Housing Authority Special Meeting Minutes - Draft

Monday, September 13, 2021

1:30 PM

SPECIAL

1. CALL TO ORDER

Chair Test called the meeting to order at 1:30PM

2. ROLL CALL

Present 7 - Chair Diane Test, Vice Chair Jeffrey Owen, Commissioner Stephen Burke, Commissioner Wayne Downey Ph. D, Commissioner Thomas LaPenna, Commissioner Scott McWhorter, and Commissioner Yvonne Rawhouser

3. STATEMENTS OF ABSTENTION

NONE

4. REPORT ITEMS

Megan Basinger, Interim Director Housing and Community Services, introduced item 4.1.

4.1 REPORT - JULY 2021 PROJECT BASED VOUCHER REQUEST FOR PROPOSALS - FUNDING RECOMMENDATION FOR BENNETT VALLEY APARTMENTS

BACKGROUND: The PBV RFP was published on July 23, 2021 with proposals due on August 11, 2021 (see Attachment 1). Thirty (30) PBVs were made available for projects specifically dedicated to permanent supportive housing for people who have experienced homelessness, with the intent to improve the financial feasibility of projects seeking other competitive financing. The July 2021 PBV RFP rating criteria used to score applications is consistent with HUD Guidance on the Project Based Voucher Program at 24 CFR. §983.3. The rating criteria included in this RFP was amended from past RFPs for Project Based Vouchers released by the Santa Rosa Housing Authority to align with the RFP target population and upcoming competitive funding rounds. The PBV RFP was targeted to project proposals that will be 100% affordable, and for projects in which at least 50% of the units will be dedicated to

permanent supportive housing for individuals and families who have experienced homelessness. To qualify, the proposed PBV units must be for individuals and/or families that meet the definition of homeless under Section 103 of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11302) and contained in the Continuum of Care Interim Rule at 24 CFR §578.3.

RECOMMENDATION: It is recommended by the Housing Authority Ad Hoc Review Committee and the Housing and Community Services Department that the Housing Authority, by resolution, approve a conditional commitment of thirty (30) Project Based Vouchers to Freebird Development Company, LLC for Bennett Valley Apartments located at 702 Bennett Valley Road, 716 Bennett Valley Road, 921 Rutledge Avenue and 927 Rutledge Avenue, Santa Rosa, California.

Julie Garen, Program Specialist Housing and Community Services, provided information and answered Commissioner questions.

Rebecca Lane, Housing and Community Services Manager, assisted in answering Commissioner questions.

Public Comments:

Mary Haynes, Site Director Nation's Finest, requested a rescoring of the section labeled as supportive services.

Robin Zimble, Manager of Freebird Development, thanked the Housing Authority for support of their proposal.

Craig Meltzner, Consultant to Project Sonoma County, stated his concerns about the scoring used for awarding funding by the City.

Trevor Thomson, Assistant Site Director of Nation's Finest, made comment about the services offered for veterans through Nation's Finest and why their proposal should be reconsidered.

A motion was made by Commissioner Burke, seconded by Vice Chair Owen, to waive reading of the text and adopt

RESOLUTION NO. 1726 ENTITLED: RESOLUTION OF THE HOUSING

**AUTHORITY OF THE CITY OF SANTA ROSA ALLOCATING THIRTY (30)
PROJECT-BASED HOUSING CHOICE VOUCHERS FOR BENNETT VALLEY
APARTMENTS, AWARDING TO FREEBIRD DEVELOPMENT COMPANY,
LLC, UNDER A TWENTY (20) YEAR PROJECT-BASED HOUSING
ASSISTANCE PAYMENTS (HAP) CONTRACT.**

The motion carried by the following vote:

Yes: 7 - Chair Test, Vice Chair Owen, Commissioner Burke, Commissioner
Downey Ph. D, Commissioner LaPenna, Commissioner
McWhorter and Commissioner Rawhouser

5. ADJOURNMENT

Seeing no further business, Chair Test adjourned the meeting at
2:19PM.

Approved on:

_____**Steven V. Brown**
Recording Secretary