



# City of Santa Rosa

## Legislation Details

<b>File #:</b>	18-0769	<b>Version:</b>	1	<b>Name:</b>	Authorization of Purchase Option Agmt with CalPFA for Acq. of 1020 Jennings Ave
<b>Type:</b>	CC- Report	<b>Status:</b>			Agenda Ready
<b>File created:</b>	9/25/2018	<b>In control:</b>			City Council
<b>On agenda:</b>	10/16/2018	<b>Final action:</b>			

**Title:** REPORT - AUTHORIZATION OF PURCHASE OPTION AGREEMENT WITH THE CALIFORNIA PUBLIC FINANCE AUTHORITY (CALPFA) FOR 1020 JENNINGS AVENUE; SUPPORT FOR CALPFA'S ISSUANCE OF TAX-EXEMPT BONDS FOR ACQUISITION OF 1020 JENNINGS AVENUE; AND APPROPRIATION OF ANY SURPLUS CASH RECEIVED FROM THE PROJECT INTO FUND 2282 FOR AFFORDABLE HOUSING PURPOSES

BACKGROUND: CalPFA, in conjunction with Catalyst Housing, is in the process of acquiring the market-rate multi-family rental complex at 1020 Jennings Avenue (Property) in Santa Rosa. CalPFA is a public agency that will own and operate the complex and is requesting that the City enter into a Purchase Option Agreement for the Property. If approved by the Council, the Purchase Option Agreement may be exercised by the City, if the City so desires, between years 15 and 35 of CalPFA's ownership. The Property will be restricted by a CalPFA Regulatory Agreement to households earning 80%, 100%, or 120% of Area Median Income (AMI). Support for the Project by the City will help address the housing needs of a segment of the population that generally does not benefit from the creation of affordable housing units.

RECOMMENDATION: It is recommended by the Housing & Community Services Department (HCS) that the Council, by resolution, authorize the Director of HCS to execute a Purchase Option Agreement between the City of Santa Rosa and the California Public Finance Authority (CalPFA) associated with the potential acquisition of 1020 Jennings Avenue (Property), support CalPFA's issuance of tax-exempt bonds for the acquisition of the Property, and appropriate any surplus cash and sales proceeds received from the Project into Fund 2282 to be used by HCS for the acquisition, construction, preservation, and rehabilitation of affordable housing units in Santa Rosa. Participation in the Purchase Option Agreement does not have a financial impact on the City.

**Sponsors:** Housing and Community Services

**Indexes:** Not a Project

**Code sections:**

**Attachments:** 1. Staff Report, 2. Attachment 1, 3. Resolution, 4. Exhibit A, 5. Presentation

Date	Ver.	Action By	Action	Result
10/16/2018	1	City Council	to waive reading of the text and adopt	Pass