



Revision to Prior Award Resolution Clarifying Loan Security for Zane-Wolff Veterans Village

January 26, 2026

Background

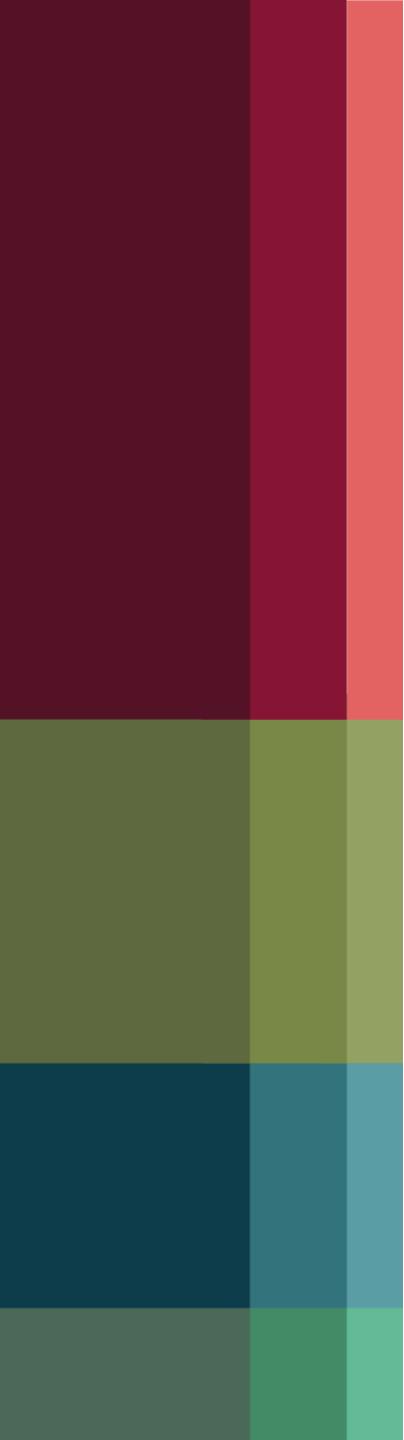
- Project for homeless Veterans that received conditional commitment of funds (\$489,228) under Fiscal Year 2025-2026 NOFA
- Community of 14 “tiny homes” with 13 units at 30% of AMI and one unit at 80% of AMI
- The homes are built on land owned by the County of Sonoma and leased to the developer, Community Housing Sonoma County (CHSC)

Analysis

- CHSC cannot enter into a traditional Deed of Trust because CHSC does not own the land on which the project is built
- The loan will be secured by a Leasehold Deed of Trust
- The resolution approving the conditional loan commitment must be amended to reflect the change to the security instrument

Recommendation

The Housing and Community Services Department recommends that Housing Authority, by resolution, approve a revision to the conditional commitment of loan funds in the amount of \$489,228 to Community Housing Sonoma County for rehabilitation costs for Zane-Wolff Veterans Village. The revision clarifies that the loan will be secured by a Leasehold Deed of Trust.



Questions?