



**EXTENSION OF LOAN AND  
REGULATORY AGREEMENT FOR  
COMMUNITY SUPPORT NETWORK'S  
DUTTON HOMES  
1548, 1550, & 1552 DUTTON AVE.**

July 27, 2026

Housing & Community Services

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# Background

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- Community Support Network (CSN), local nonprofit incorporated in 1982, which offers a variety of supportive services such as case management, behavioral health, social rehabilitation, residential treatment, substance abuse, supportive housing, and community job skills training for adults countywide.
- Dutton Homes is an existing single-dwelling unit and a duplex, comprised of 8 beds affordable to households at or below 80% of Area Median Income (AMI)
- Housing Authority loan due November 26, 2026
- \$128,000 principal plus \$115,315.73 accrued interest as of maturity date, combined balance of \$243,315.73

# Background

- Regulatory Agreement securing affordability expires November 26, 2026
- CSN is in good standing and has continually complied with quarterly reporting, pursuant to Regulatory Agreement.
- Staff performed onsite inspection and found the property in good condition with some normal wear-and-tear expected for the property age and usage.

# Analysis

- Existing Financing:
  - \$108,237– WaFd Bank, first mortgage balance
  - \$243,315.73 – HA loan balance (includes principal and accrued interest)
  - \$351,552.73– Total
- WaFd Bank loan terms (30-year amortized loan, variable rate of 7.6% not to exceed 10.6%, matures 11/1/2034)
- Loan-to-Value with First Mortgage = 0.14 using the estimated value of \$750,000 (online sources)
- Combined Loan-to-Value = 0.46

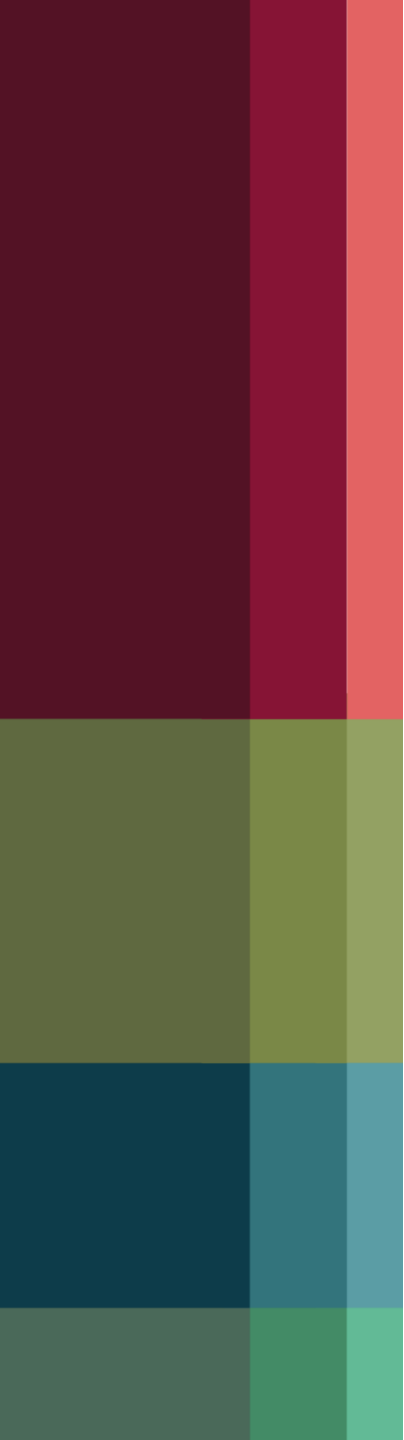
# Analysis

- If approved, CSN will continue to own and operate the property consistent with the Housing Authority Regulatory Agreement through November 26, 2056.
- Approval of this item ensures affordability of the Project and the continuity of services and housing to vulnerable population of individuals in Santa Rosa.

# Recommendation

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The Housing and Community Services Department recommends that the Housing Authority, by resolution, approve an extension for the maturing loan, in the principal amount of \$128,000, and Regulatory Agreement for Community Support Network's Dutton Homes located at 1548, 1550, and 1552 Dutton Avenue, to extend the term by thirty (30) years from November 26, 2026 to November 26, 2056.

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**Questions?**