

RESOLUTION NO. \_\_\_\_\_

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SANTA ROSA APPROVING A MODIFICATION TO LOAN TERMS FOR STONY POINT FLATS APARTMENTS, 2270 STONY POINT ROAD, SANTA ROSA; CALIFORNIA; APN 125-521-008

WHEREAS, the Housing Authority approved Resolution No. 1742 on June 20, 2022 conditionally awarding \$1,200,000 at 3% interest for a 55-year term to Stony Point Flats, L.P. for construction-related costs associated with Stony Point Flats Apartments (Project), and subsequently entered into a Promissory Note, Loan Agreement, Deed of Trust and Regulatory Agreement in conjunction with this award of funds; and

WHEREAS, the Project completed construction in April 2024 and is converting to permanent financing in December 2024.; and

WHEREAS, the Project's tax credit investor has identified the 3% interest rate as problematic as it is less than the current U.S. Treasury Applicable Federal Rate (AFR) of 4.10% which may result in income for the tax credit investor; and

WHEREAS, as a condition to convert to permanent financing, the Project representatives are requesting that the interest rate on the Housing Authority loans be increased from 3% to the current AFR of 4.10%; and

NOW, THEREFORE, BE IT RESOLVED that the Housing Authority of the City of Santa Rosa hereby approves a modification of the terms of the \$1,200,000 loan approved by Resolution Number 1742 to Stony Point Flats, L.P. for Stony Point Flats Apartments, located at 2270 Stony Point Road, to increase the interest rate from 3% to the current AFR of 4.10%. All other terms of the loan shall remain the same.

IN HOUSING AUTHORITY DULY PASSED this 16<sup>th</sup> day of December 2024.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: \_\_\_\_\_ APPROVED: \_\_\_\_\_  
Secretary Chair

APPROVED AS TO FORM: \_\_\_\_\_  
City Attorney

