

RESOLUTION NO. 1709

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SANTA ROSA ALLOCATING EIGHT (8) PROJECT-BASED HOUSING CHOICE VOUCHERS FOR DEL NIDO APARTMENTS, AWARDING TO EDEN DEVELOPMENT, INC. UNDER A TWENTY (20) YEAR PROJECT-BASED HOUSING ASSISTANCE PAYMENTS (HAP) CONTRACT

WHEREAS, to increase housing opportunities and improve the financial feasibility of projects applying for Community Development Block Grant – Disaster Recovery funds or other competitive financing, the City of Santa Rosa Housing Authority released a Request for Funding Proposals (RFP) on November 3, 2020 for Project-Based Voucher funding; and

WHEREAS, up to 80 vouchers were made available under the RFP and proposals were due on December 3, 2020; and

WHEREAS, on January 11, 2021 and January 14, 2021 a Housing Authority Project-Based Voucher RFP Ad Hoc Committee of the Housing Authority Commissioners consisting of Commissioners Burke and Test met to review the Project-Based Voucher proposals in conjunction with the CDBG-DR applications and make funding recommendations to bring to the full Housing Authority Board of Commissioners; and

WHEREAS, the final award of Project-Based Voucher units under the RFP is conditioned upon the project receiving the funds the Project-Based Vouchers were used to leverage; and

WHEREAS, all projects must complete an environmental review and meet all other requirements outlined in the Project-Based Voucher regulations at 24 CFR 983, PIH Notice 2017-21 and related HUD guidance; and

WHEREAS, Eden Developments, Inc. submitted a proposal for eight (8) Project-Based Vouchers under the RFP for Del Nido Apartments, an existing affordable two hundred and six (206) unit affordable multifamily housing project located at 850 Russell Avenue in Northwest Santa Rosa; and

WHEREAS, Eden Development, Inc. intends to leverage the Project-Based Voucher award for four percent Tax Credits in late 2021 to fund rehabilitation of the property; and

WHEREAS, the Project-Based Voucher RFP Ad Hoc Committee consisting of Commissioners Burke and Test unanimously recommended Del Nido Apartments for a conditional commitment of eight (8) Project-Based Vouchers.

NOW, THEREFORE, BE IT RESOLVED that the Housing Authority of the City of Santa Rosa hereby approves:

1. Eight (8) vouchers for commitment to a 20-year Housing Assistance Payments (HAP) contract term at Del Nido Apartments located at 850 Russell Avenue in Northwest Santa Rosa, awarded to Eden Development, Inc.; and
2. In the event the Project is not successful in additional funding competitions, the vouchers will remain committed for additional competitive funding rounds through June

30, 2022. If the funding is not awarded by that date, the Housing Authority voucher commitment will be rescinded; and

3. That staff may enter into a Housing Assistance Payments (HAP) contract for existing units for the Project, as required under the PBV regulations at 24 CFR part 983; and
4. If the Project meets the condition in (2) above that the Housing Assistance Payments (HAP) Contract must be established by December 31, 2021 unless this date is extended, in writing, by the Executive Director.

DULY AND REGULARLY ADOPTED by the Housing Authority of the City of Santa Rosa this 25<sup>th</sup> day of January, 2021.

AYES: (4) Commissioner Burke, Commissioner Downey, Commissioner Olsen, Vice Chair Test

NOES:

ABSENT:

ABSTAIN: (1) Chair Owen

APPROVED: *Diane Test*  
Diane Test (Jan 26, 2021 12:02 PST)  
Vice Chair

ATTEST: *Megan Basinger*  
Megan Basinger (Jan 26, 2021 12:03 PST)  
Secretary









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Final Audit Report

2021-01-26

Created:	2021-01-26
By:	Kali Mahre (KMahre@srcity.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAASgj-YaNyZQNUwUFTAhbq2Ew01106p4z

## "20210125\_HA\_Reso\_1709 (14.2 Res 4- Del Nido Apartments)" History

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2021-01-26 - 7:32:02 PM GMT- IP address: 12.249.238.210
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2021-01-26 - 7:32:29 PM GMT
-  Email viewed by Diane Test (Dtest@srcity.org)  
2021-01-26 - 8:01:22 PM GMT- IP address: 173.228.82.53
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Signature Date: 2021-01-26 - 8:02:28 PM GMT - Time Source: server- IP address: 173.228.82.53
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Signature Date: 2021-01-26 - 8:03:10 PM GMT - Time Source: server- IP address: 12.249.238.210
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2021-01-26 - 8:03:10 PM GMT