



**EXTENSION OF LOAN AND
REGULATORY AGREEMENT FOR
CALIFORNIA PROGRAMS
FOR THE AUTISTIC'S
BENTON HOUSE – 325 MAJOR DR.**

July 27, 2026

Housing & Community Services

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Background

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- California Programs for the Autistic, Inc., (CPA) a local nonprofit organization founded in 1978, offers life-long supportive services for adults with developmental disabilities.
- CPA serves clients at two homes in Santa Rosa, Benton House and Hurley House.
- Benton House is an existing four-bedroom home, comprised of 6 beds affordable to low-income households at or below 80% of Area Median Income (AMI)
- Housing Authority loan due September 1, 2026
- \$30,899.53 principal plus \$24,823.20 accrued interest as of maturity date, combined balance of \$55,722.73

Background

- Regulatory Agreement securing affordability expires September 1, 2031
- CPA 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, well maintained, and recently painted.

Analysis

- Existing Financing:
 - \$1,656.58 – Existing First Mortgage, matures September 2026
 - \$55,722.73 – HA loan at maturity (includes principal and accrued interest)
 - \$57,379.31
- If approved, the Housing Authority loan will be the only loan secured against the property following the payoff of the first mortgage.
- Monthly savings will be used for needed property repairs such as electrical and HVAC needs.
- CPA to finance a medical support coordinator vehicle urgently needed for tenant medical appointments.

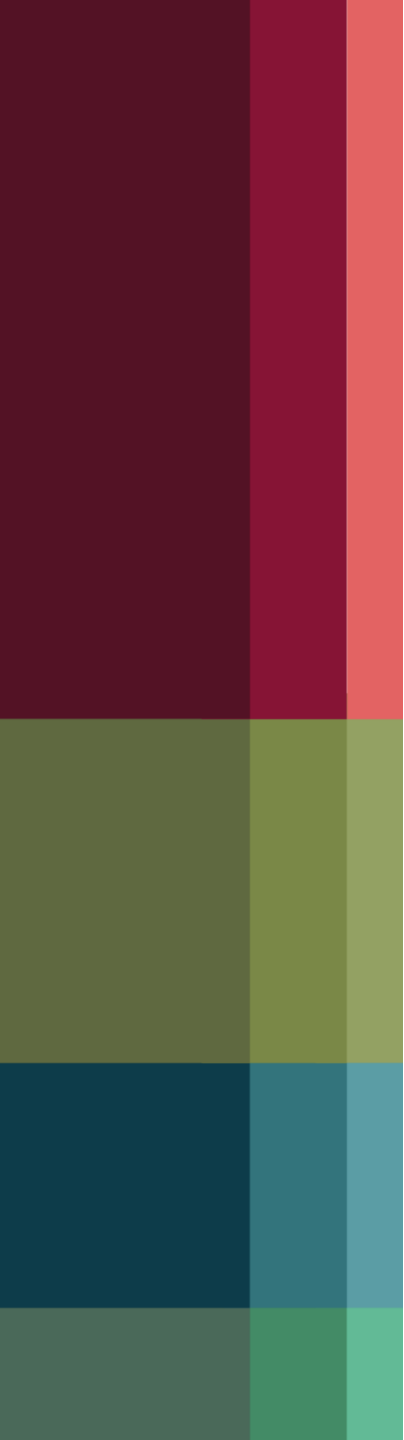
Analysis

- If approved, CPA will continue to own and operate the property consistent with the Housing Authority Regulatory Agreement through September 1, 2056.
- Approval of this item ensures affordability of the Project and the continuity of services and housing to a 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 the following for California Programs for the Autistic's Benton House, located at 325 Major Drive: 1) approve an extension for the maturing loan, in the principal amount of \$30,899.53, by thirty (30) years from September 1, 2026 to September 1, 2056; and 2) extend the term of the Regulatory Agreement by twenty-five (25) years from September 1, 2031 to September 1, 2056 to align with the loan term.

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Questions?