

RESOLUTION NO. _____

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SANTA ROSA
APPROVING AN EXTENSION OF THE LOAN AND REGULATORY AGREEMENT FOR
CALIFORNIA PROGRAMS FOR THE AUTISTIC'S BENTON HOUSE, LOCATED AT 325
MAJOR DRIVE

WHEREAS, California Programs for the Autistic, Inc. (CPA) owns and operates Benton House, an existing four-bedroom, six-bed residential facility located at 325 Major Drive ("Project"); and

WHEREAS, on November 7, 1997, the Housing Authority, by Resolution Number 973, approved a loan in the amount of \$12,500 for the rehabilitation of the Project, three percent (3%) simple interest, deferred for 15 years or until a change in use of the property; and

WHEREAS, on October 25, 1999, the Housing Authority, by Resolution Number 1078, approved an additional loan for the rehabilitation of the Project in the amount of \$20,000, three percent (3%) simple interest, deferred for 15 years or until change of use of the property; and

WHEREAS, the two loans were subsequently consolidated into a single loan with a balance of \$33,248.97, consisting of \$32,500 in principal and \$748.97 in accrued interest, due and payable on November 14, 2012; and

WHEREAS, on October 22, 2012, the Housing Authority, by Resolution No. 1547, extended the loan maturity date from November 14, 2012, to September 1, 2026, at three percent (3%) simple interest and required execution of a Regulatory Agreement securing affordability restrictions for households at or below 80% of Area Median Income (AMI) through September 1, 2031; and

WHEREAS, the balance due on September 1, 2026, is \$55,722.73, consisting of \$30,899.53 in principal and \$24,823.20 in accrued interest, reflecting a payment of \$2,349.44 made by CPA in 2000 that reduced the principal balance to \$30,899.53; and

WHEREAS, CPA has requested an extension of the loan maturity date to September 1, 2056, and an extension of the Regulatory Agreement through the same date; and

WHEREAS, the extensions will preserve the affordability of the Project through September 1, 2056, and allow CPA to continue operating Benton House for adults with developmental disabilities; and

WHEREAS, pursuant to CEQA Guidelines section 15378, the proposed action is not a "project" subject to the California Environmental Quality Act because it does not have the potential to result in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment; and, in the alternative, the action is exempt pursuant to CEQA Guidelines section 15061(b)(3) because it can be seen with certainty that there is no possibility that the action may have a significant effect on the environment.

NOW, THEREFORE, BE IT RESOLVED that the Housing Authority of the City of Santa Rosa hereby approves the following, subject to the terms and conditions as stated in the agreements and related loan documents:

1. Extension of the maturity date of the Housing Authority loan, with a principal balance of \$30,899.53, from September 1, 2026, to September 1, 2056, at three percent (3%) simple interest per annum, with payments from residual cash receipts; and
2. Extension of the term of the Housing Authority Regulatory Agreement from September 1, 2031, to September 1, 2056.

BE IT FURTHER RESOLVED that the Housing Authority of the City of Santa Rosa authorizes the Executive Director, or designee, to execute all agreements, amendments, and related loan documents necessary to implement this resolution, in forms approved by the Housing Authority's General Counsel.

IN HOUSING AUTHORITY DULY PASSED this 27th day of July, 2026.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____ APPROVED: _____
Secretary Chair

APPROVED AS TO FORM: _____
City Attorney