

RESOLUTION NO. _____

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SANTA ROSA APPROVING A CONDITIONAL COMMITMENT OF LOAN FUNDS IN THE AMOUNT OF \$3,500,000 TO WSA BURBANK HOUSING PARTNERS I, LP FOR ACQUISITION AND CONSTRUCTION-RELATED COSTS FOR BURBANK AVENUE APARTMENTS, 1780 BURBANK AVENUE, SANTA ROSA, CALIFORNIA; APN 125-361-003

WHEREAS, the Housing Authority issued two Notices of Funding Availability (“NOFA”) on May 10, 2023, announcing approximately \$8,700,000 combined from federal, state, and local funds for acquisition, rehabilitation and new construction of affordable housing, and applications were due on June 9, 2023; and

WHEREAS, the Housing Authority received five applications requesting approximately \$13,000,000; and

WHEREAS, four of the five applications submitted were complete and reviewed by a Housing Authority Ad-Hoc Application Review Committee; and

WHEREAS, WSA Burbank Housing Partners I. L.P. submitted an application requesting \$3,500,000 for acquisition and construction-related costs associated with 64 new affordable multifamily housing units, located at 1780 Burbank Avenue, Santa Rosa, California, APN 126-361-003; and

WHEREAS, Chair Owen appointed Vice-Chair LaPenna and Commissioner Newton to the Ad-Hoc Committee which met with staff on July 7, 2023 to review the applications and make a funding recommendation to the Housing Authority; and

WHEREAS, following review and ranking of the funding requests, the Project received a score of 85%, and was ranked first among the applications received; and

WHEREAS, the NOFA Ad Hoc Review Committee and staff recommend funding for Burbank Avenue Apartments because it meets the selection criteria evaluation and scoring factors described in the NOFA; and

WHEREAS, the project is exempt from the California Environmental Policy Act (“CEQA”) Government Code Section pursuant to Government Code Section 65457 and CEQA Guidelines Sections 15182(a) and 15183; and

WHEREAS, the project has an Environmental Assessment pursuant to the National Environmental Policy Act of 1969 (“NEPA”) that is in process.

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

1. A conditional commitment of loan funds in the amount of Three Million Five Hundred

Thousand and No/100 Dollars (\$3,500,000.00) to WSA Burbank Housing Partners I, LP for acquisition and construction-related costs, subject to the conditions and terms including but not limited to the items listed below.

2. The agreement to provide funds to the project is conditioned on the Responsible Entity's determination to proceed with, modify, or cancel the project based on the results of the subsequent environmental review that will be conducted in compliance with the National Environmental Policy Act of 1969 (NEPA), NEPA related laws and authorities, and the implementing regulations (24 CFR Part 58).
3. The commitment of the loan funds is subject to the General Loan Conditions adopted by the Housing Authority by Resolution No. 806 on January 23, 1995, including satisfaction of all loan underwriting conditions and the applicable funding guidelines.
4. The Low-Income Housing Production Subsidy Program Policy Maximum Cost Schedule and the Loan Schedule are waived, as costs have increased since the Policy was approved.
5. A loan term of 55 years at 3% simple interest per annum, deferred payments, residual cash receipts, secured by a Deed of Trust; and a 55-year term of affordability through a Regulatory Agreement recorded against the property.
6. Affordability mix that includes 16 units targeted to households with incomes up to 20% of Area Median Income ("AMI"), 8 units targeted to households with incomes up to 30% of AMI, 13 units targeted to households with incomes up to 40% of AMI, 14 units targeted to households with incomes up to 50% AMI, 12 units targeted to households with incomes up to 60% AMI, and one non-restricted manager unit, of which sixteen units will be targeted to households at-risk of homelessness.
7. The proposed unit mix is anticipated to include 20 one-bedroom, 26 two-bedroom, and 18 three-bedroom units.
8. The loan shall be due and payable in full if construction has not commenced by January 31, 2024, and is not completed by June 30, 2025, unless these dates are extended, in writing, by the Executive Director. The construction commencement and completion dates contained herein shall also apply to all previous Housing Authority funding awards made for the Project.

BE IT FURTHER RESOLVED that the Housing Authority hereby approves subordination of Housing Authority loan(s) to senior financing in a form approved by Housing Authority General Counsel, if required by other lenders.

BE IT FURTHER RESOLVED that the Housing Authority hereby authorizes the Executive Director to execute agreements and related loan documents for the Project consistent with this Resolution.

