

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

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SANTA ROSA  
APPROVING A CONDITIONAL COMMITMENT OF LOAN FUNDS IN THE AMOUNT OF  
\$489,228 TO COMMUNITY HOUSING SONOMA COUNTY FOR REHABILITATION  
COSTS FOR ZANE-WOLFF VETERANS VILLAGE, 665 RUSSELL AVENUE, SANTA  
ROSA, CALIFORNIA; A PORTION OF APN 173-030-029

WHEREAS, the Housing Authority issued a Notice of Funding Availability (“NOFA”) on June 25, 2025, announcing approximately \$3,500,000 combined from federal, state, and local funds for acquisition, rehabilitation and new construction of affordable housing, and applications were due on July 25, 2025; and

WHEREAS, the Housing Authority received four applications requesting approximately \$5,100,000; and

WHEREAS, the four applications submitted were reviewed by a Housing Authority Ad-Hoc NOFA Application Review Committee (“Ad-Hoc”); and

WHEREAS, Community Housing Sonoma County submitted an application requesting \$489,228 for rehabilitation costs for 14 affordable housing units targeted to homeless Veterans, located at 665 Russell Avenue, Santa Rosa, California, a portion of APN 173-030-029 (“Project”); and

WHEREAS, Vice-Chair Downey and Commissioner Cappio were appointed to the Ad-Hoc which met with staff on August 12, August 15 and August 26, 2025, to review the applications and make a conditional funding recommendation to the Housing Authority; and

WHEREAS, following review and ranking of the funding requests, the Project received a score of 76%, and was ranked third among the applications received, resulting in a full funding recommendation by the Ad-Hoc; and

WHEREAS, the Project is exempt from the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines Section 15301, Existing Facilities; and

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 Four Hundred Eight-Nine Thousand Two-Hundred Twenty-Eight and No/100 Dollars (\$489,228.00) for rehabilitation costs to Community Housing Sonoma County for the Project, subject to the conditions and terms including but not limited to the items listed below.
2. 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.

3. 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 at 3% simple interest per annum to correspond with the current land lease which expires July 31, 2041, with payments from residual cash receipts, secured by a Deed of Trust; and a term of affordability through a Regulatory Agreement recorded against the property which will correspond with the term of the land lease. The loan term and Regulatory Agreement will contain language requiring an extension when the lease on the land is extended to achieve a full 55-year term.
6. Affordability mix that includes 13 units targeted to Veteran households with incomes up to 30% of Area Median Income (“AMI”), 1 unit targeted to a Veteran household with income up to 80% of AMI.
7. The unit mix includes 14 zero-bedroom units.
8. The loan shall be due and payable in full if construction has not commenced by April 1, 2026, and is not completed by June 30, 2026, unless these dates are extended, in writing, by the Executive Director.

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.

BE IT FURTHER RESOLVED that the Housing Authority hereby authorizes the Chief Financial Officer to pay all claims for the loan in an amount not to Four Hundred Eight-Nine Thousand Two-Hundred Twenty-Eight and No/100 Dollars (\$489,228.00) to Community Housing Sonoma County, from the following Key Number(s) or as otherwise determined by the Executive Director:

| Source                     | Fund | Key    | Loan No.     | Amount              |
|----------------------------|------|--------|--------------|---------------------|
| Rental Rehab               | 2281 | 340306 | 9021-3845-25 | \$500               |
| Housing Grant Fund         | 2282 | 340110 | 9021-3855-25 | \$226,000           |
| Real Property Transfer Tax | 2284 | 340902 | 9021-3865-25 | \$192,728           |
| Low/Mod Income Housing     | 2291 | 340405 | 9021-3875-25 | \$70,000            |
| <b>Total</b>               |      |        |              | <b>\$489,228.00</b> |

IN HOUSING AUTHORITY DULY PASSED this 22nd day of September, 2025.

AYES:

NOES:

ABSENT:

ABSTAIN:

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

APPROVED AS TO FORM: \_\_\_\_\_  
Authority General Counsel