



FISCAL YEAR 2022-2023 NOTICE OF FUNDING AVAILABILITY FUNDING RECOMMENDATIONS

Housing Authority Meeting
June 20, 2022

Megan Basinger,
Director

NOFA Solicitation Process

- February 28th, Housing Authority Study Session to review NOFA process and receive input on including rehabilitation
 - Commissioners LaPenna, Owen, and Rawhouser appointed to Ad-Hoc Review Committee for NOFA project application review
- NOFA published on April 4th; applications due April 29th
- Ad-Hoc Review Committee Meeting met on June 13th
- Funding Recommendations presented at Housing Authority on June 20th

NOFA Summary

- Approximately \$10,600,000 available
 - \$7,700,000 from Local Funds
 - \$1,100,000 from Permanent Local Housing Allocation
 - \$1,400,000 from Community Development Block Grant (CDBG)
 - \$360,000 from HOME and CHDO

Application Scoring

- Selection criteria and maximum points possible:

Category	Points
Readiness	10
Affordability	20
Bedroom Size	8
Special Needs Set Asides	12
Leveraging	10
Project Competitiveness	10
Developer & Management Experience	15
On-Site Services	7
Amenities	3
Other Factors	5

Applications Received

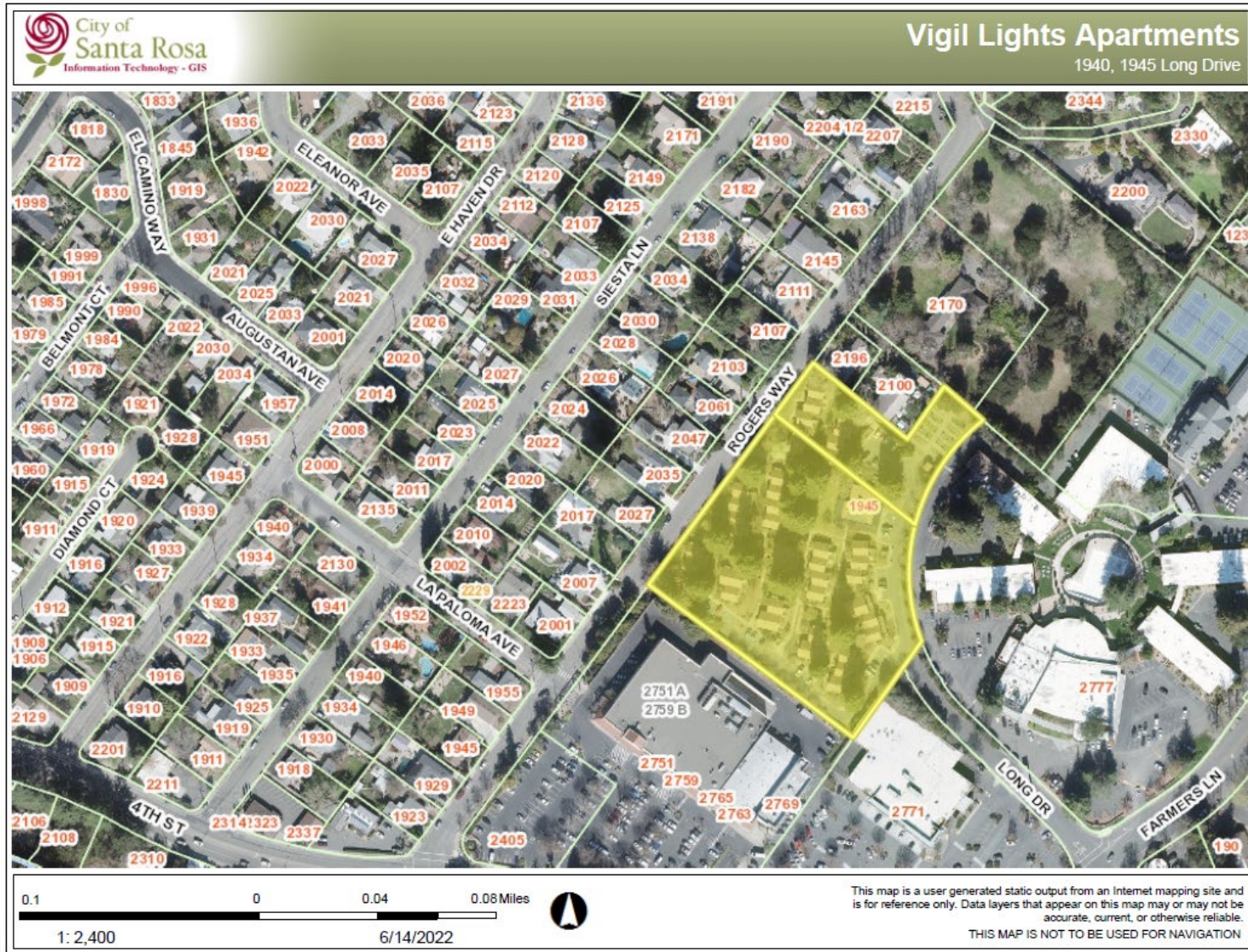
Santa Rosa Housing Trust 2022-23 Focused NOFA Application Summary

Project Name	Project Address	Applicant	Affordable Units	Total Development Cost	Targeted Demographic	NOFA Request	Score	Rank
Acquisition/ Rehab Projects								
Vigil Light Senior Apartments	1945 Long Drive	Petaluma Ecumenical Properties	48	\$28,419,409	Senior	\$2,220,000	85%	1
Parkwood Apartments	6867 Montecito Blvd	Burbank Housing Development Corporation	51	\$750,000	Family	\$750,000	78%	2
New Construction Projects								
Mahonia Glen	5173 Highway 12	MP Mahonia Glen Associates, L.P.	98	\$74,221,361	Family/ Farmworker	\$2,000,000	93%	1
Stony Point Flats	2268 Stony Point Road	Stony Point Flats, L.P./ Integrity Housing	49	\$22,047,483	Homeless/ Family	\$1,200,000	85%	2
Burbank Avenue Apartments	1780 Burbank Avenue	WSA Burbank Housing Partners	63	\$41,240,064	Family	\$6,000,000	84%	3
Caritas Homes Phase II	360 Seventh Street	Burbank Housing Development Corporation	63	\$50,268,691	Homeless/ Family	\$1,000,000	75%	4
3575 Mendocino Ave Phase III	3575 Mendocino Ave	BRJE Housing Partners	30	\$23,635,160	Senior	\$4,500,000	72%	5
Acacia Lane Senior Apts. Phase II	625 Acacia Lane	Petaluma Ecumenical Properties	81	\$53,370,052	Senior	\$2,000,000	70%	6
Hearn Veterans Village	2149 West Hearn Avenue	Community Housing Sonoma County	31	\$13,735,093	Homeless/ Veteran	\$700,000	70%	7
Ponderosa Village	250 Roseland Avenue	Danco Communities	49	\$28,332,729	Family	\$850,000	70%	8
Total			563			\$21,220,000		

Recommended Rehabilitation Projects

Project Name	Project Address	Quadrant	Total Units	HA Loan Amount Requested	Score	Rank
Vigil Lights Seniors Apartments	1940, 1945 Long Drive	NE	48	\$2,200,000	85	1
Parkwood Apartments	6867 Montecito Blvd.	NE	51	\$750,000	78	2
		Totals	99	\$2,950,000		

Vigil Lights Apartments



Vigil Light Apartments

Rehabilitation of existing units

Add 55-year Regulatory Agreement to property

Affordability Mix:

- 48 units @ 50% AMI
- 1 unrestricted manager's unit

Environmental:

- National Environmental Policy Act (NEPA)
Environmental Assessment needed
- Exempt from CEQA

Parkwood Apartments



Parkwood Apartments
6867 Montecito Blvd



0.1 0 0.04 0.08 Miles

1:2,400

6/13/2022



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Parkwood Apartments

Rehabilitation of units

Affordability Mix:

- 27 units @ 50% AMI
- 12 units @ 60% AMI
- 12 units @ 80% AMI
- 1 unrestricted manager's unit

Environmental:

- National Environmental Policy Act (NEPA)
Environmental Assessment complete
- Exempt from CEQA

Recommended New Development Projects

Project Name	Project Address	Quadrant	Total Units	HA Loan Amount Requested	Score	Rank
Mahonia Glen	5173 Highway 12	NE	98	\$2,000,000	95	1
Stony Point Flats	2268 Stony Point Road	SW	49	\$1,200,000	84	2
Burbank Avenue Apartments	1780 Burbank Avenue	SW	63	\$4,400,000	83	3
		Totals	210	\$7,600,000		

Mahonia Glen



Mahonia Glen

- Developer: Mid-Peninsula The Farm, Inc.
(Mid-Pen Housing)
- Loan Amount: \$2,000,000
- New Construction
(former site of Prickett's Nursery)
- 99 Units; 43% of units targeted to farmworkers and their families
- Project to start construction summer 2022

Mahonia Glen

Affordability Mix:

- 26 units @ 30% AMI
- 22 units @ 50% AMI
- 50 units @ 60% AMI
- 1 unrestricted manager's unit

Unit Mix:

- 42 1-BR units
- 29 2-BR units
- 27 3-BR units

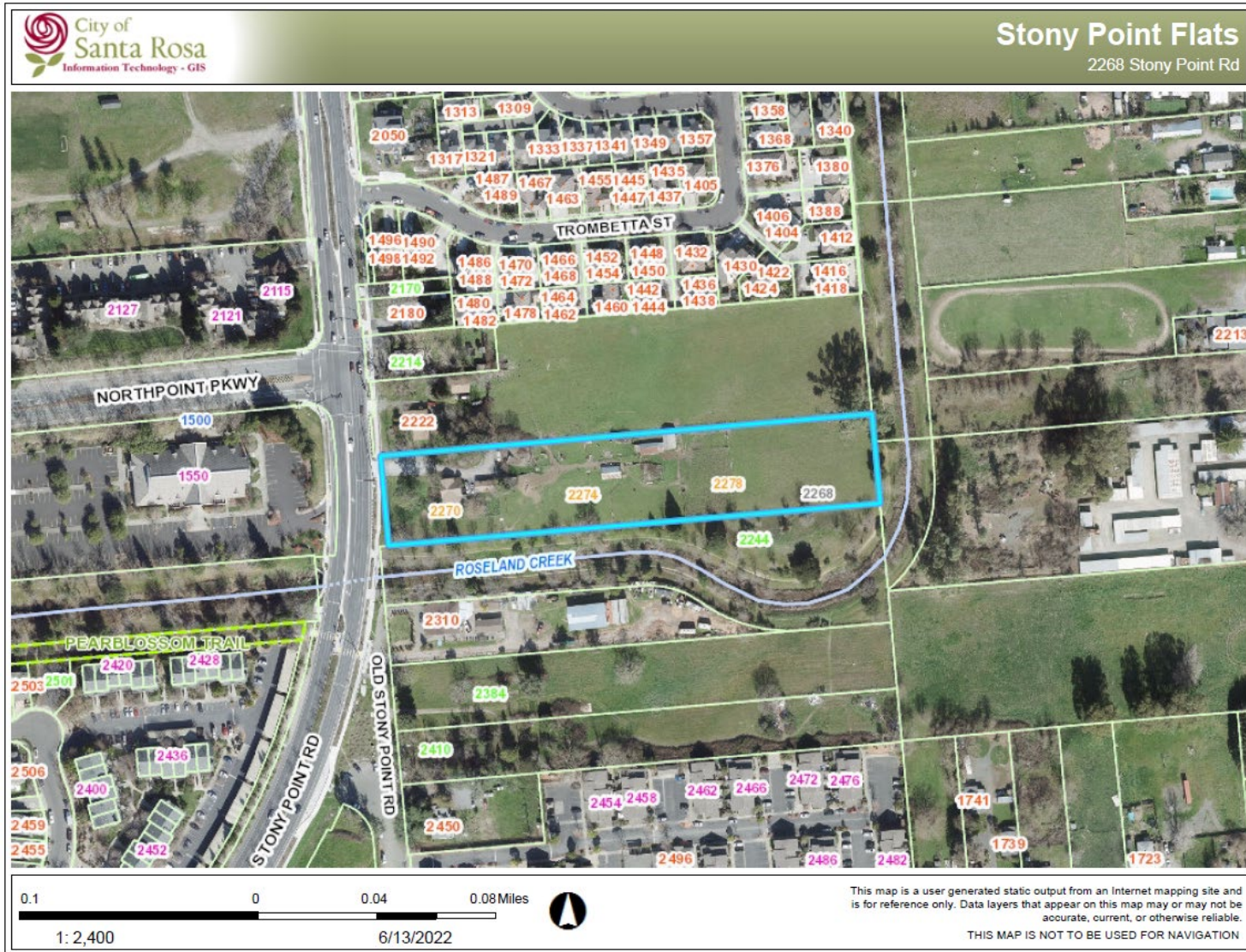
Environmental:

- National Environmental Policy Act (NEPA) Environmental Assessment complete
- Exempt from CEQA

Mahonia Glen – Scoring

Category	Points
Readiness	10/10 – Permits are ready to be issued following award
Affordability	18/20 – 49% of the units for households at 50% AMI, 51% of the units for households at 60% AMI
Bedroom Size	8/10 – 25% of the units are 3-bedroom or larger
Special Needs Set Asides	10/12 – 43% for farmworkers and their families
Leveraging	9/10 – Loan amount requested is 2% of development cost
Project Competitiveness	10/10 – Project funded by Accelerator
Developer & Management Exp.	14/15 – Significant experience in region, projects completed and leased up
Services & Amenities	10/10 – 0.1 mi to grocery, retail, and transit, on-site services and amenities
Other Factors	4/5 – Prior Housing Authority awards; ready to begin construction
	93/100 Total

Stony Point Flats Apartments



Stony Point Flats Apartments

- Developer: Integrity Housing
- Loan Amount: \$1,200,000
- New Construction
- Project awarded 9% tax credits
- Construction to start summer 2022

Stony Point Flat Apartments

Affordability Mix:

- 10 units @ 30% AMI
- 20 units @ 50% AMI
- 19 units @ 60% AMI
- 1 unrestricted manager's unit

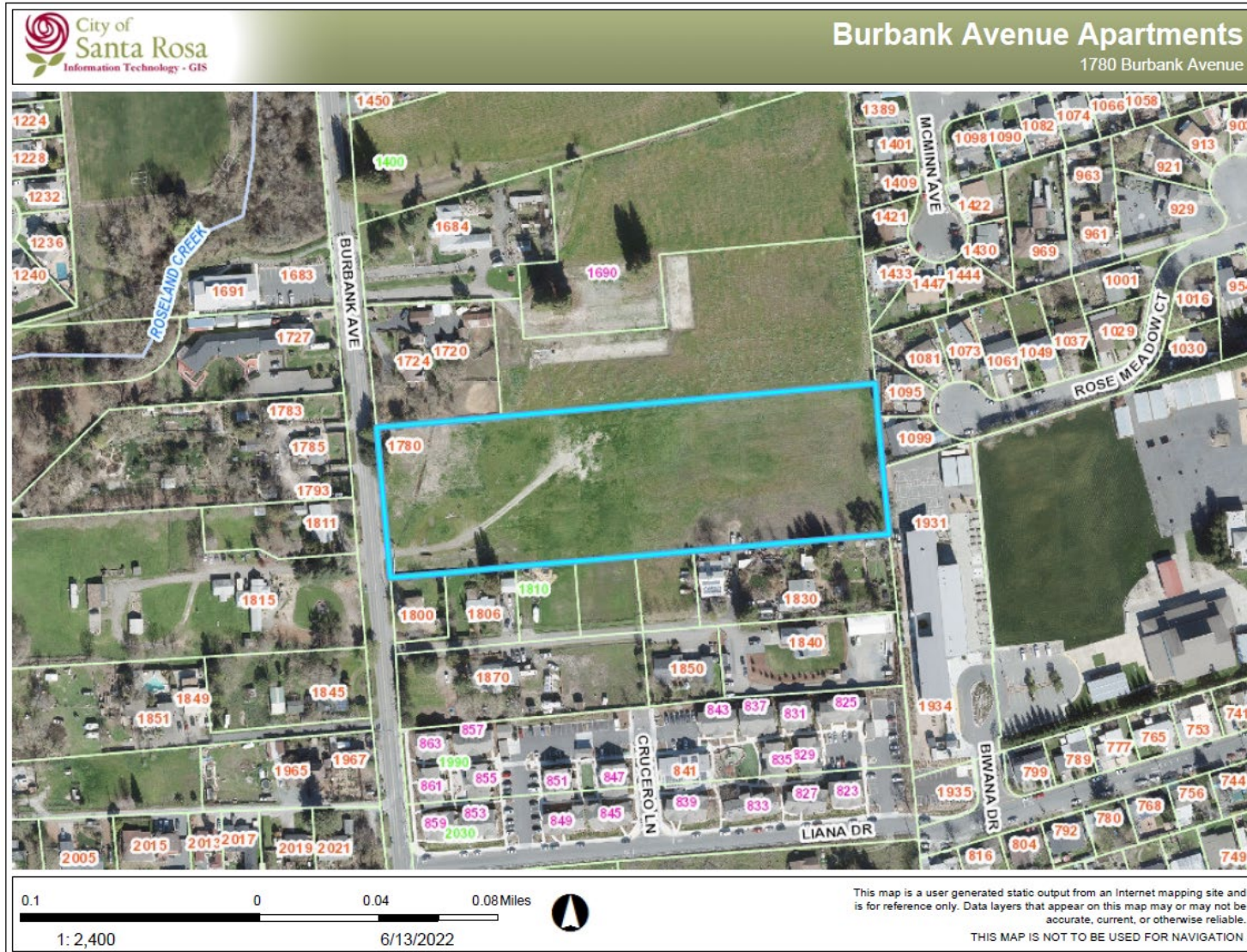
Environmental:

- CEQA review complete

Stony Point Flats Apartments -Scoring

Category	Points
Readiness	10/10 – Permits are ready to be issued following award
Affordability	18/20 – 61% of the units for households at 50% AMI or less
Bedroom Size	8/8 – 29% of the units are 3-bedroom or larger
Special Needs Set Asides	5/10 – 5% of the units are for formerly homeless persons or families
Leveraging	7/10 – Loan amount requested is 5% of development cost
Project Competitiveness	10/10 – Awarded 9% tax credits, ready to commence construction
Developer & Management Experience	15/15 – Recently completed projects in region; significant development and management experience outside the region
Services & Amenities	9/10 – Within 0.5 – 1.0 mile from off-site amenities; significant on-site services and amenities
Other Factors	3/5 – Project has been awarded 9% tax credits
	85/100 Total

Burbank Avenue Apartments



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

BURBANK AVENUE APARTMENTS

- Developer: WSA Burbank Housing Partners I, LP
- Recommended Loan Amount: \$4,400,00.00
- New Construction Project
Loan Funds for construction-related costs.
- 64 Studio Units; multifamily housing development; targeted to families and homeless

BURBANK AVENUE APARTMENTS

Affordability Mix:

- 36 units @ 30% AMI
- 10 units @ 40% AMI
- 9 units @ 50% AMI
- 8 units @ 60% AMI
- 1 unrestricted manager's unit

Environmental:

- CEQA review complete
- NEPA Environmental Assessment underway

Burbank Avenue Apartments -Scoring

Category	Points
Readiness	9/10 – Project entitled
Affordability	18/20 – 38% of the units for households at 30% AMI or less
Bedroom Size	8/8 – 25% of the units are 3-bedroom
Special Needs Set Asides	9/9 – 25% of the units are for formerly homeless persons or families
Leveraging	2/10 – Loan amount requested is 14.5% of development cost
Project Competitiveness	9/10 – Self-scores for CDLAC and MHP were in top 1% of total possible points
Developer & Management Experience	15/15 – Four completed projects in region; five projects in predevelopment, significant development and management experience outside the region
Services & Amenities	9/10 – 0.5 mi to park, transit stops, significant on-site services and amenities
Other Factors	5/5 – Project has been previously awarded CDBG-DR and PBVs
	84/100 Total

RECOMMENDATION

It is recommended by the Housing Authority Ad-Hoc Review Committee and the Housing and Community Services Department that the Housing Authority, by resolutions, approve a conditional commitment of loan funds to: 1) PEP Housing in the amount of \$2,200,000 for rehabilitation costs associated with Vigil Lights Apartments located at 1940 Long Drive; 2) BHDC Parkwood Apartments, LLC, in the amount of \$750,000 for rehabilitation-related costs for the Parkwood Apartments located at 6867 Montecito Boulevard; 3) MP Mahonia Glen Associates L.P. in the amount of \$2,000,000 for construction-related costs for Mahonia Glen project at 5173 Highway 12 in Santa Rosa; 4) Stony Point Flats, L.P., in the amount of \$1,200,000 for construction related costs for Stony Point Flats located at 2268 Stony Point Road; and 5) WSA Burbank Housing Partners I, LP in the amount of \$4,400,000 for construction related costs for Burbank Avenue Apartments located 1780 Burbank Avenue.