



FISCAL YEAR 2022-23 NOTICE OF FUNDING AVAILABILITY PRIORITIES

Housing Authority Meeting
February 28, 2022

Nicole Rathbun
Interim Housing and Community Services Manager
Housing and Community Services Department

BACKGROUND

- Notices of Funding Availability (NOFAs)
 - Issued annually and when funding becomes available
- Six NOFAs issued over past three years
- Five of those NOFAs focused on new construction

PROJECTS AWARDED

Project / Awardee	Amount	Eligible Use
• Dutton Flats	\$3,100,000	New Construction
• Community Housing Sonoma County	\$33,000	HOME-CHDO Operating Assistance
• 400 Earle Street	\$129,778	Rehabilitation
• 2602 Giffen Avenue	\$103,712	Rehabilitation
• 3575 Mendocino Avenue Phase I	\$11,917,110	New Construction
• Caritas Homes Phase I	\$8,945,657	New Construction
• The Cannery at Railroad Square	\$10,300,000	New Construction
• Burbank Avenue Apartments	\$5,000,000	New Construction
• Linda Tunis Senior Apartments	\$2,190,340	New Construction
• DeTurk Winery Village (later rescinded when project did not progress)	\$4,200,000	New Construction
• Bennett Valley Apartments	\$5,800,000	New Construction
• Mahonia Glen	\$2,900,000	New Construction
• Hearn Veterans Village	\$410,000	New Construction
• Burbank Avenue Apartments	\$284,325	New Construction

UPCOMING NOFA

- Funding sources will likely include:
 - CDBG*
 - HOME
 - PLHA
 - Local Funds*

- Amounts not yet known

*Eligible uses include rehabilitation

UPCOMING NOFA

- Option 1: Focus on New Construction
 - Develop NOFA and Points Scoring System with Ad-Hoc Committee for new construction projects
 - Potential for all funding sources to be utilized for New Construction projects
 - Would not preclude a rehabilitation or preservation project from competing and being recommended for funding

UPCOMING NOFA

- Option 2: Allocate a portion of funds for rehabilitation and/or preservation
 - Develop NOFA for new construction projects and rehabilitation/preservation with separate Points Scoring Systems for each category
 - Allocate CDBG and Local Funds for rehabilitation, dependent upon sufficient applications received
 - Ad-Hoc Committee to determine amount and further details.

UPCOMING NOFA

- Option 2: Allocate a portion of funds for rehabilitation and/or preservation
 - Would not preclude available funds being used for new construction if insufficient/inadequate applications for rehabilitation/preservation are submitted

RECOMMENDATION

- It is recommended by the Housing and Community Services Department that the Housing Authority, hold a Study Session to discuss funding priorities for the upcoming Fiscal Year 2022-23 Notice of Funding Availability, and provide direction to staff to 1) continue focusing on new construction projects, or 2) allocate a portion of the funds available for rehabilitation and/or preservation of affordable housing unit in accordance with applicable funding source eligible uses.
- Questions?