



Affordable Housing Incentive Fund Pilot Program

City Council Meeting
May 23, 2017

Housing and Community Services
Frank Kasimov, Program Specialist

Housing Action Plan

Affordable Housing Incentive Fund Pilot Program:

- Council allocated \$3 million to incentivize affordable ownership and/or rental housing production or preservation in the shortest timeframe.
- Goal:
 - most affordable housing
 - least amount of City funds
 - lowest income level
 - longest time period

Summary of Requests

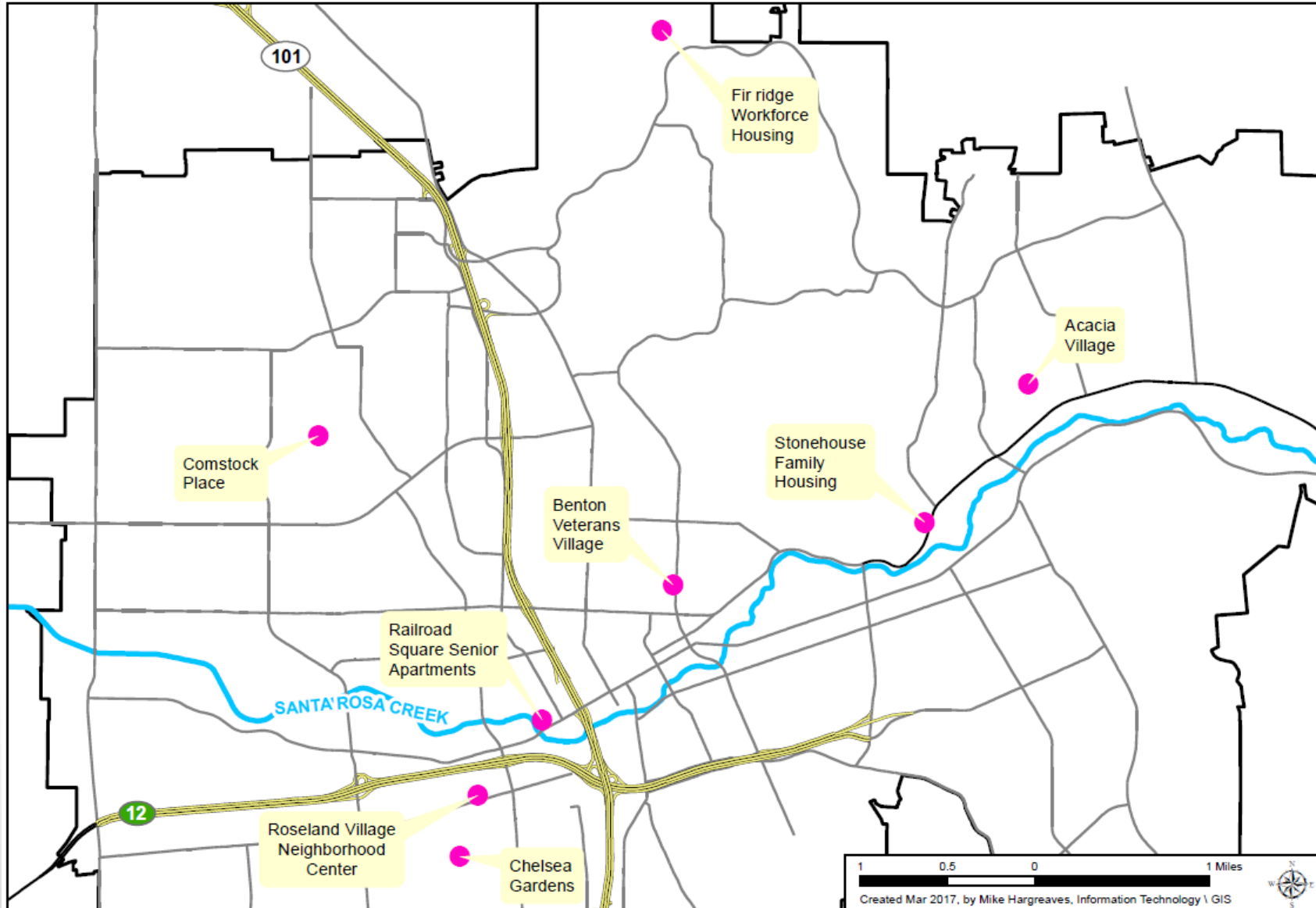
- 8 applications - 6 loans and 2 grants
- \$16 million in requests for AHIFPP funds
- 306 affordable housing units:
 - 176 new rental units (including manager units)
 - 9 new ownership units
 - 1 rehabilitated ownership unit converted from market rate to affordable
 - 120 rehabilitated existing rental units
- 19 market rate homes

Anticipated vs. Actual Applications

- Anticipated applications - during preparation of the Housing Action Plan, developers with pending or potential applications indicated that City funds would incentivize housing construction.
- Actual applications - AHIFPP provides incentives to other developers:
 - ❖ Range of affordability from homeless vets to market rate
 - ❖ Range of project type: 100% affordable, mixed-income and mixed-use projects

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Applications Received



Acacia Village

- Campus Properties, LLC
- New ownership housing
- 25 total units: 6 @ 120% AMI, 19 @ market rate
- 24% on-site affordable units
- Grant for off-site public infrastructure
- Estimated occupancy Sept 2019 (2+years)
- Northeast quadrant
- Recommendation:
 - ❖ \$1,134,552 or \$189,092/affordable unit
 - ❖ 55-year term of affordability
 - ❖ Fulfills Inclusionary Housing requirement

Benton Veterans Village

- Community Housing Sonoma County
- New rental housing
- 7 units total: 6 @ 30% AMI (vets), 1 @ 60% AMI (mgr.)
- AHIFPP is gap financing - construction starts Fall 2017
- Estimated occupancy Summer 2018 (1+ Years)
- Loan
- Northeast quadrant
- Recommendation:
 - ❖ \$895,448 or \$127,921/affordable unit
 - ❖ 55-year term of affordability

Chelsea Gardens

- BRIDGE Housing
- Rehabilitate existing affordable housing
- Existing affordability restrictions to 2030
- 118 units at 50% AMI, 2 manager units
- \$1,304,109 loan request or \$10,868/affordable unit
- Estimated completion Sept 2019 (2+ years)
- Southwest quadrant
- Recommendation - No funding at this time because:
 - ❖ No new units or units preserved from conversion to market rate in near term
 - ❖ Value engineering/room in proforma to reduce all or most of gap

Comstock Place

- Habitat for Humanity of Sonoma County
- Conversion/rehab 1 ownership home plus 3 new homes, all low-income, less than 80% AMI
- Sweat equity and other funding sources
- Loan
- Estimated occupancy Summer 2018 (1+ years)
- Northwest quadrant
- Recommendation:
 - ❖ \$220,000 or \$55,000/affordable unit
 - ❖ 55-year term of affordability by Habitat for Humanity resale restriction

Fir Ridge Workforce Housing

- Santa Rosa City Schools by BRIDGE Housing & BHDC
- New rental housing for school district employees
- 36 total units: AHIFPP funds restrict 3 low-income
- MOU with City - low- and/or moderate-income
- Loan
- Estimated occupancy Summer 2019 (2+ years)
- Northeast quadrant
- Recommendation - No funding at this time because:
 - ❖ \$1,980,000 request; \$660,000 per affordable unit
 - ❖ 19 units above 120% AMI
 - ❖ Continue working with district on project feasibility

Railroad Square Senior Apartments

- ROEM Development Corporation
- New rental affordable housing, part of mixed-income/mixed-use development on SMART site
- 268 total units – 61 affordable units (22%): 4 @ 50% AMI, 56 @ 60%, 1 manager unit
- \$6,988,000 grant request or \$114,557/affordable unit
- Estimated occupancy Sept 2020 (3+ years)
- Northwest quadrant
- Recommendation - No funding at this time because:
 - ❖ Request exceeds available funding
 - ❖ No Disposition and Dev. Agmnt. with SMART

Roseland Village Neighborhood Center

- MidPen Housing Corporation
- New rental affordable housing, part of mixed-income/mixed-use development in Roseland annexation area
- 175 total units – 75 affordable units (42%): 23 @ 30% AMI, 12 @ 50% AMI, 39 @ 60%, 1 manager unit
- \$3M loan request or \$40,000/affordable unit
- Estimated occupancy May 2020 (3 years)
- Southwest quadrant
- Recommendation- No funding at this time because:
 - ❖ No Disposition and Dev. Agmnt. with County
 - ❖ Needs \$8M competitive State HCD Affordable Housing and Sustainable Communities Funds

Stonehouse Family Housing

- Athena Housing Associates, LP (Phoenix Dev. Co.) and California Human Development
- New rental housing - special needs (aftercare for women who have completed treatment/recovery program next door)
- 20 units @30% AMI
- Loan
- Estimated occupancy Fall 2019 (2 ½ years)
- Northeast quadrant
- Recommendation:
 - ❖ \$500,000 or \$25,000/affordable unit
 - ❖ 55-year term of affordability



Recommendations for AHIFPP

Name	Description	Funding
Acacia Village	6 ownership @ 120% AMI 19 ownership @ market rate	\$1,134,552
Benton Veterans Village	6 rental @ 30% 1 rental @ 60%	\$895,448
Comstock Place	4 ownership @ 80% AMI	\$220,000
Stonehouse Family Housing	20 rental @ 30% AMI	\$500,000
Subtotal	29 ownership & 27 rental units	\$2,750,000
Emerging Needs	Affordable Housing or Homeless Services	\$250,000
Total		\$3,000,000