



MAY 2020 REQUEST FOR PROPOSALS PROJECT-BASED VOUCHER FUNDING RECOMMENDATIONS

Housing Authority Meeting
June 22, 2020

Rebecca Lane,
Housing and Community Services Manager

RFP SUMMARY

- RFP issued May 14; due May 27, 2020
- Sixty (60) vouchers available
- Intent of RFP to make projects more competitive for upcoming funding competition at the State level
- Final award of vouchers will be contingent upon the project receiving the competitive funding the PBVs are being used to leverage

RFP APPLICATIONS

| Project Name | Project Type | Applicant | Location / Quadrant | Total PBVs Requested | Total Units Proposed | % PBVs of Total |
|--|--|-----------------------------------|--|----------------------|----------------------|-----------------|
| Burbank Avenue Apartments (Multifamily Attached) | New Construction | Waterstone Residential, LLC | 1400 Burbank Ave and 1780 Burbank Ave / SW | 12 | 64 | 19% |
| Cannery at Railroad Square | New Construction | Santa Rosa Cannery, LLC | 3 West 3rd St / NW | 25 | 129 | 19% |
| Caritas Homes Phase 1 | New Construction | Burbank Housing Development Corp. | Morgan Street and 7th Street / NE | 30 | 64 | 47% |
| Del Nido Apartments | Substantial Rehabilitation of existing units | Eden Housing | 850 Russell Ave / NW | 8 | 206 | 4% |
| DeTurk Winery Village | New Construction | MAC 2, L.P. (Meta Housing) | 8 West 9th St and 808 Donahue St /NW | 8 | 136 | 6% |
| Total | | | | 91 | 669 | |

RECOMMENDED PROJECTS – 1 of 3

DeTurk Winery Village

- Developer: MAC 2, L.P. (Meta Housing and Foundation for Affordable Housing, Inc.)
- Eight (8) Project-Based Vouchers
- 136 units
- Community spaces, after school program, health and wellness program

RECOMMENDED PROJECTS – 2 of 3

Burbank Avenue Apartments

- Developer: Waterstone Residential, LLC
- Twelve (12) Project-Based Vouchers
- 64 units
- Part of larger (138 unit) mixed income
Subdivision of single family, townhomes
and multifamily dwellings
- Active and passive outdoor amenities,
children's play area, greenspace

RECOMMENDED PROJECTS –

3 of 3

Caritas Homes, Phase I:

- Developer: Burbank Housing Devel. Corp.
- Thirty (30) Project-Based Vouchers
- 64 units
- Part of larger Village with units and services dedicated to persons who are chronically homeless and have disabilities

ACTIVE PBV SITES

- Existing PBVs in SRHA Portfolio
 - Rosenberg (special needs, NE SR)
 - Bethlehem Tower (senior, NE SR)
 - Crossings on Aston (family, SE SR)
 - Benton Veterans Village (VASH, NE SR)
 - Parkwood Apartments (family, NE SR)

PBV COMMITMENTS

- Under Contract
 - Windsor Veterans Village (VASH, Windsor)
 - Altamira Apartments (VASH, Sonoma)
- Pre-Contract
 - Sage Commons (special needs, NW SR)
 - River City Apartments (VASH, Petaluma)
 - Linda Tunis (senior, NE SR)
 - Heritage Park (VASH, Windsor)

SRHA PBV PORTFOLIO

- Incorporating current recommendation:
 - 295 Total PBVs
 - 14 sites
 - Family, special needs, VASH, senior
 - 15.5% of HUD budget authority

RECOMMENDATION

Approve a conditional allocation of Project-Based Vouchers to:

- Eight (8) Project Based Vouchers (PBVs) to MAC 2, L.P. (Meta Housing) for DeTurk Winery Village, with a total of 136 multifamily rental units, located at 8 West 9th Street and 808 Donahue Street; and

RECOMMENDATION

- Twelve (12) vouchers to Waterstone Residential, LLC for Burbank Avenue Apartments located at 1400 Burbank Ave and 1780 Burbank Avenue; and
- Thirty (30) vouchers to Burbank Housing Development Corporation for Caritas Homes Phase I, located at Morgan Street and Seventh Street