

CITY OF SANTA ROSA HOUSING AUTHORITY APPLICATION FOR PROJECT BASED VOUCHERS

APPLICATION COVER SHEET

<u>MP Dhillon, LLC</u>		<u>45-5270631</u>
<i>Legal Name of Organization</i>		<i>Tax ID Number of Organization</i>
<u>2743 Yulupa Ave, Santa Rosa CA 95405</u>		
<i>Mailing Address</i>		
<u>Harman Singh Dhillon</u>	<u>Manager</u>	
<i>Name of contact person for this application</i>	<i>Title</i>	
<u>(707)-540-1309</u>	<u>hdhillon707@gmail.com</u>	<u>N/A</u>
<i>Telephone</i>	<i>Email</i>	<i>Organization website address</i>

Project Summary		
<u>New Dynamic Inn- Veteran Housing</u>		
<i>Project Name</i>		
<u>14030 Mill St. Guerneville CA 95446</u>		
<i>Project Address</i>		
Project Type: <input checked="" type="checkbox"/> Existing Housing <input type="checkbox"/> Substantial Rehabilitation <input type="checkbox"/> New Construction	Estimated Date of Occupancy: <u>October 31, 2017</u>	
Number of Project-Based Vouchers Requested: <u>12</u>	Total units in this Project: <u>12</u>	Percent of units to be Project-Based: <u>100%</u>

By signing this application the following certifications are made by the applicant:

1. The owner and its agents will adhere to the Project-Based Voucher Program requirements in 24 CFR 983.
2. The owner and its agents will comply with all applicable fair housing and civil rights requirements found in 24 CFR 5.105)(a) including but not limited to, the Fair Housing Act, the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973 and the Americans with Disabilities Act.

Authorized Signature: _____

Date: _____

4/18/2017

Printed Name and Title: _____

Mangal Singh Dhillon

CITY OF SANTA ROSA PROJECT-BASED VOUCHER PROGRAM

City of Santa Rosa Housing Authority HUD-VASH Project-Based Voucher Proposal Evaluation Criteria June 2015			
1.	Commitment to Providing Long-Term Affordable Housing	15 points maximum	
a	Project has received or will pursue long-term affordable housing financing through a competitive process by a federal, State or local government.	5	
b	The project requires 25% or fewer units to be Project-Based.	5	
c	Owner provides evidence of long-term viability of project, such as a 25-year cash flow Pro Forma.	5	5
<i>Total points in category 1</i>			5
2.	Experience with Similar Projects	15 points maximum	
a	Owner/Manager demonstrates experience in successful implementation of the Housing First model and/or in supportive housing for veterans.	15	
b	Owner/Manager demonstrates significant experience in any special needs housing and is willing to implement a Housing First model.	10	
c	Owner/Manager does not have experience with projects similar to the one proposed, but has experience in managing any affordable housing.	5	
<i>Total points in category 2</i>			0
3.	Project Readiness	15 points maximum	
a	Existing Housing that is ready for occupancy within 60 days of project selection.	15	
b	Newly constructed or substantially rehabilitated units that will be ready for occupancy within 12 months of signing the Agreement to Enter into a Housing Assistance Payments (AHAP) contract.	10	10
c	Newly constructed or substantially rehabilitated units that will be ready for occupancy after 12 months of signing the Agreement to Enter into a Housing Assistance Payments (AHAP) contract.	5	
<i>Total points in category 3</i>			10
4.	Supportive Services	10 points maximum	
a	Supportive services will be available to residents on or near the project site (excluding the case management and clinical services already	10	

CITY OF SANTA ROSA PROJECT-BASED VOUCHER PROGRAM

	provided under the HUD-VASH program) and an agreement has been established with a provider or a funding source has been identified for those services.		
b	Supportive services will be available to residents on or near the project site (excluding the case management and clinical services already provided under the HUD-VASH program) and a likely funding source and/or provider has been identified.	5	5
c	The project does not include a plan for supportive services beyond the case management and clinical services already provided under the HUD-VASH program.	0	
<i>Total points in category 4</i>			5
5.	Project Location—Neighborhood	10 points maximum	
a	Project is in a census tract with a poverty rate at or below 10%.	10	10
b	Project is in a census tract with a poverty rate greater than or equal to 10%. Please note that if a project is in a census tract with a higher poverty rate than 10% according to the most recent census date, the applicant must explain how the project site is consistent with the goal of deconcentrating poverty and expanding economic opportunity pursuant to 24 CFR 983.57(b).	5	
c	Project is in a census tract with a poverty rate greater than or equal to 20%. Please note that if a project is in a census tract with a higher poverty rate than 20% according to the most recent census date, the applicant must explain how the project site is consistent with the goal of deconcentrating poverty and expanding economic opportunity pursuant to 24 CFR 983.57(b).	2	
<i>Total points in category 5</i>			10
6.	Accessibility Standards	10 points maximum	
a	Units and project common areas meet and exceed accessibility requirements.	10	10
b	Units and project common areas meet minimum accessibility requirements.	5	
<i>Total points in category 6</i>			10
7.	Unit Size Available	10 Points Maximum	
a.	Units to be project-based include one and two bedrooms, with a majority of one-bedroom units.	10	10

CITY OF SANTA ROSA PROJECT-BASED VOUCHER PROGRAM

b.	Units to be project-based include one, two, and three bedrooms.	5	
	<i>Total points in category 7</i>		10
8.	Collaboration with VA Programs	10 points maximum	
a	The owner/manager has collaborated with the VA under the VASH program or similar programs for veterans, or demonstrates commitment to collaboration with the VA under the VASH program or similar programs, as evidenced by a letter of support or similar documentation included in the application.	10	10
b	The owner/manager demonstrates willingness to collaborate with the VA under the VASH program.	5	
	<i>Total points in category 8</i>		10
9.	Contract Rent Proposed	5 points maximum	
a	Proposed contract rent is below payment standard.	5	
b	Proposed contract rent is at the maximum payment standard.	2	2
	<i>Total points in category 9</i>		2
	Total points in all categories		62

CITY OF SANTA ROSA PROJECT-BASED VOUCHER PROGRAM

**City of Santa Rosa Housing Authority HUD-VASH Project- Based
Voucher Proposal Evaluation Criteria**

1) C. Owner provides evidence of long-term viability of project, such as a 25-year cash flow Pro Forma.

- The owner of the property which the "New Dynamic inn" is located on owns various different businesses and properties around Sonoma County and Northern California. After looking over the possible cost of the project, he believes that he will be able to self fund the project (to build), as well as maintain it though the years of this project. *Attached is an asset balance sheet of the owners current equity.*

2) C. Owner/Manager does not have experience with projects similar to the one proposed, but has experience in managing any affordable housing.

- The owner and the manager both have experience in managing housing, along with managing shopping complexes. The Owner, Mangal Dhillon, has had multiple rentals and managed all of them by himself. He has been successful in this area shown by his equity. Since the mid 2000's, he has bought many more houses and properties which both him and his manger, Harman Dhillon, co-manage. Although they have never managed any affordable housing, their past management and business experience shows that both will be successful candidates in managing affordable housing.

3) B. Newly constructed or substantially rehabilitated units that will be ready for occupancy within 12 months of signing the Agreement to Enter into a Housing Assistance Payments (AHAP) contract.

- The owner has a contractor which he has dealt with, with regards to his past construction projects. The contractor is familiar with the owners work and with this project. Once this project is approved by the board, the construction will begin effective immediately. We believe the project will take approximately 6 months to complete and the building will be ready for occupancy immediately after the inspection is approved. We already have the required FF&E (Fixed furniture and equipment) which we will use in mind. Overall from the start of construction to getting all of the FF&E, we believe it will be a 6-7 month project (at max).

4. Support services:

The owner is working alongside with the VA, more specifically an agent of the Veteran associations Kimberly Valdez. We have been in contact with the VA. The VA has been working with HUD to give their support with our project. The VA will provide special services to the tenants. The owner will also provide services to the tenants. We currently have a handy man in Guerneville who has been doing work for the owners business and properties not only in Guerneville, but also around Santa Rosa. He will be on call, along with the Manger, Harman Dhillon and the owner Mangal Dhillon. We will have one more manager who will be on call in case the other two cannot be contacted. But, as I can mentioned, currently both the owner and the

current manager are handling the housing rentals and the owners properties and have demonstrated not only great experience, but also a successful one.

7. Unit Size available:

A. Units to be project-based include one and two bedrooms, with a majority of one-bedroom units.

- The project will consist of 12 bedrooms. Each room will include one bedroom along with a bathroom, closet and a cooking area. The project will also have a common eating/cooking area.

8. Collaboration with the VA

- The owner has collaborated with the VA and they do support this project. They have told us the following:

"Hi Harman:

The following will outline the Support Services for the New Dynamic Inn/Veterans Housing Project:

Veterans with a HUD VASH voucher, or in a project based voucher program receive case management services from the HUD VASH team, which operates out of the Santa Rosa VA Outpatient Clinic, 3841 Brickway Blvd, Santa Rosa California, 95403.

The HUD VASH team is comprised of licensed clinical social workers, Substance Use Disorder Specialists, psychiatric nurse practitioners, and Peer Support Specialists.

Case management services are provided the majority of the time in the Veterans home/residence. Case managers will utilize office space at the New Dynamic Inn in Guerneville for face to face appointments with Veterans, as well as visiting them in their unit.

Each Veteran undergoes a thorough psychosocial assessment at time of admission, and is assigned a HUD VASH social worker/point of contact. He/she then completes a service/treatment plan: identifying goals of care associated with stabilizing housing, management of primary and behavioral health concerns, as well as income, and meaningful activities, such as education/training, employment, volunteer work, etc. Case management visits are focused on progress and support of treatment goals.

Case managers maintain a positive relationship with property managers and owners of property where HUD VASH Veterans reside, and case management services support the goals of ensuring that Veterans adhere to voucher rules; i.e. timely rent is paid to landlords; Veterans contribute to the health and vibrancy of the communities they live in, and live in peace and serenity amongst their fellow tenants."

I. Description of Property

1. PBV Project Name

New Dynamic Inn- Veteran Housing

2. Property Address and Assessor Parcel Number(s)

14030 Mill St., Guerneville CA 95446

3. Application Category

- Existing
 Rehabilitation
 New Construction

4. Projected date of occupancy:

October 2017

5. Structure Type (e.g., Low-Rise or Hi-Rise Apt, Townhome, Duplex/Triplex/Fourplex, Single Family)

Low-Rise Studio Apartments

6. Is this a Tax Credit property?

- Yes
 No
 Intent to Apply

7. If Yes or Intent to Apply, is property located in a Qualified Census Tract¹?

- Yes N/A
 No

8. Census Tract of property

1537.04

9. Poverty rate in Census Tract:

10.2%

10. The project is for seniors, people with disabilities or "qualifying"² households receiving supportive services (check any or all that apply):

- Seniors
 People with disabilities
 People receiving supportive services

¹ See <http://www.huduser.org/DATASETS/qct.html>² Please see 24 CFR §983.56(b)(B).

11. If the units are not for seniors, people with disabilities or qualifying households, the number of PBV units in the project will be limited to 25% or less. The proposed project meets the 25% limit:

- Yes N/A
 No

12. Property Configuration

	1 Br	2 Br	3 Br	4 Br	5 Br	Total
Total units including non-PBV						
Total PBV units	12					
PBV rents (Gross Rent)	\$1213					
Contract Rent	\$1213					
PHA Utility Allowance	N/A					
Fair Market Rents (FMR)	\$1213					
110% FMR	\$1334					
Tax Credit Rent, if applicable	N/A					

13. Complete the utility table below for the proposed PBV units.

Utility/Service	Owner or Tenant Paid	Natural Gas	Electric
Heating (Specify Type)	0		x
Cooking (Specify Type)	0		x
Water Heating (Specify Type)	0		x
Other Electric	0		
Water	0		
Sewer	0		
Trash Collection	0		
Other (Specify)	0		

14. Is the property accessible for persons with disabilities?

- Yes, all units and common areas
 No, no accessibility features
 Some units (indicate number of units and identify accessible common areas)

Minimum of 2 units will be accessible for persons with disabilities

15. Are there any non-residential units (e.g., commercial, office) on this property?

- Yes
 No

If yes, please describe:

16. List the distance (in miles) from the property to the nearest:

Distance in miles	Service	Name or description of facility
Downtown (0.1mi)	Supermarket	Safe-way/MD Market
Downtown (0.1mi)	Shopping district	Various shops in DT Guerneville
500 ft.	Public transportation	Bus stop/Taxi services
400 ft.	Health services	Russian River Health Center
	Educational institution	Guerneville Elementray (1.1mi), El Molino H.S. (8mi)
2 block radius	Significant employers	Safeway, MD Market, Various local employers, Subway
2 block radius	Other neighborhood service	Laundry services, Food services, Beach

17. Site information:

Does applicant have site control?	Yes		
Current Land Use Designation	Commercial		
Proposed Land Use Designation	Residential housing		
Proposed Density (units/acre)	12	No. of acres	1
Water/Sewer availability and location	Yes		
Is property subject to specific area plan?	No		
Is relocation of occupants necessary?	No		
Purchase price	N/A		
Appraised value	N/A		

18: Environmental considerations

Reports/Studies completed

Flood Plain studies

Proximity to flood plain

See attached doc. (Zoning Theme)

Indicate presence of wetlands, vernal pools, endangered plant or animal species

None

Other known environmental constraints

N/A

19. Affordability

Total number of units to be built: 12

Number of affordable rental units: 12

Number of affordable ownership units: 12

Number of units dedicated for:				
30% AMI	31-50% AMI	51-80% AMI	80%+ AMI	Non-Restricted

Itemization of Proposed Units: See Attached					
Bedroom Size	Sq. Ft.	No. of Units	Targeted Income Level	Proposed Rent	Comment

II. Management Plan

Please describe the management plan for the property. Use additional sheets as necessary and/or attach relevant documentation, identifying attachments in the spaces below:

1. Property Management Agent Name:

Harman Singh Dhillon

2. Address of Property Management Agent:

3863 Skyfarm dr. Santa Rosa, CA 95403

3. Property Management Agent website:

N/A

4. Qualifications, including management of properties for persons with special needs (if applicable):

Has managed renatals and properties across Sonoma County. (See attached)

5. Address and description of other properties managed:

See Attached

6. Personnel plan for the proposed project:

	No. of Staff	Working Days/Hours
Office Staff:	2	7/24
Maintenance Staff:	2	7/24

Is there a Resident Manager in addition to the above staff for after-hours emergencies?

Yes

No

III. Financial Information

1. Legal name of applicant with whom Project-Based Voucher HAP Contract will be established:

Mangal Singh Dhillon

2. Type of organization (corporation, partnership, etc.)

MP Dhillon, LLC

3. Tax Exempt organization

- Yes
- No

4. Will rents in the property remain affordable after the expiration of the HAP contract?

- Yes
- No

5. Has the project received funding through any competitive process by any government entity?

- Yes
- No

6. Requested HAP Contract Term:

10 Years (We plan to re-issue the lease after the 10 years are up)

7. Project Cost and Financing (NO Financing is required. The owner will self Finance the entire project.)

Project Costs					
Land Cost	Land Cost Per Acre	Predevelopment	Soft Costs	Hard Costs	Total Project Cost
See above comment					\$
				Cost Per Unit	\$

Project Financing	
Anticipated funding from PBVs	
Additional Housing Authority funding, if any	
Amount of other permanent financing	
Amount of cash or loans currently in project	
Amount of owner's equity in project	
Amount of Deferred Developer Fee	
Total	

What are the administrative costs of this project, and how will they be funded?

Please attach the following tables to complete question 6:

- Table 1: Existing or Committed Financing Sources*
- Table 2: Interim/Construction Financing*
- Table 3: Permanent Financing*

IV. Existing Units Only

1. If existing units, are any of the units currently occupied by households ineligible for assistance?

- Yes
- No

2. Identify the currently occupied units on the property.

Unit address	Bedrooms	No. of occupants	Unit address	Bedrooms	No. of occupants
N/A					

V. CERTIFICATIONS

The Applicant certifies that:

The information submitted in this application and any supporting materials is true, accurate and complete to the best of the applicants' knowledge;

The applicant acknowledges that any material changes to the project not disclosed to and approved by the Housing Authority may result in a denial or termination of the AHAP or HAP contract. Material changes include but are not limited to: changes in the project design, amenities, number and size of units; changes to the development budget; changes to the proposed sales prices, rents or operating expenses; changes to the sources, amounts or terms of financing; changes to the ownership entity or key staff identified in this application or changes to other application items;

The applicant acknowledges that the information submitted as part of this application, except material considered confidential, may be made available to the public;


The applicant acknowledges that submitting an application does not promise or guarantee that the project will receive Project-Based Voucher funding;

The applicant acknowledges that any in-place existing tenants must not be displaced in order to qualify their units for Project-Based Voucher funding;

The applicant agrees to abide by all federal, state and local Fair Housing laws; and,

The applicant agrees to abide by the Project-Based Voucher program regulations found at 24 CFR 983 and the City of Santa Rosa Housing Authority Administrative Plan

Applicant Representative(s)

<p><u>Mangal Singh Dhillon</u> Name</p> <p><u>owner</u> Title</p> <p><u></u> Signature</p> <p><u>4/18/2017</u> Date</p>	<p>_____ Name</p> <p>_____ Title</p> <p>_____ Signature</p> <p>_____ Date</p>
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CITY OF SANTA ROSA HOUSING AUTHORITY APPLICATION FOR PROJECT-BASED VOUCHERS

Section III, Question 6

Table 1: Existing or Committed Financing Sources

EXISTING AND/OR COMMITTED FINANCING

	1	2	3	4	5	6
Lender's Name & Address						
Contact Person & Phone #	N/A					
Name of Program						
Loan Amount						
Annual Payment						
Terms of Loan						
Date Applied						
Current Status of Application						
Conditions						

Section III, Question 6

Table 2: Interim/Construction Financing

INTERIM/CONSTRUCTION FINANCING

	1	2	3	4	5	6
Lender's Name & Address						
Contact Person & Phone #	N/A					
Name of Program						
Loan Amount						
Annual Payment						
Terms of Loan						
Date Applied						
Current Status of Application						
Conditions						

CITY OF SANTA ROSA HOUSING AUTHORITY APPLICATION FOR PROJECT-BASED VOUCHERS

Section III, Question 6

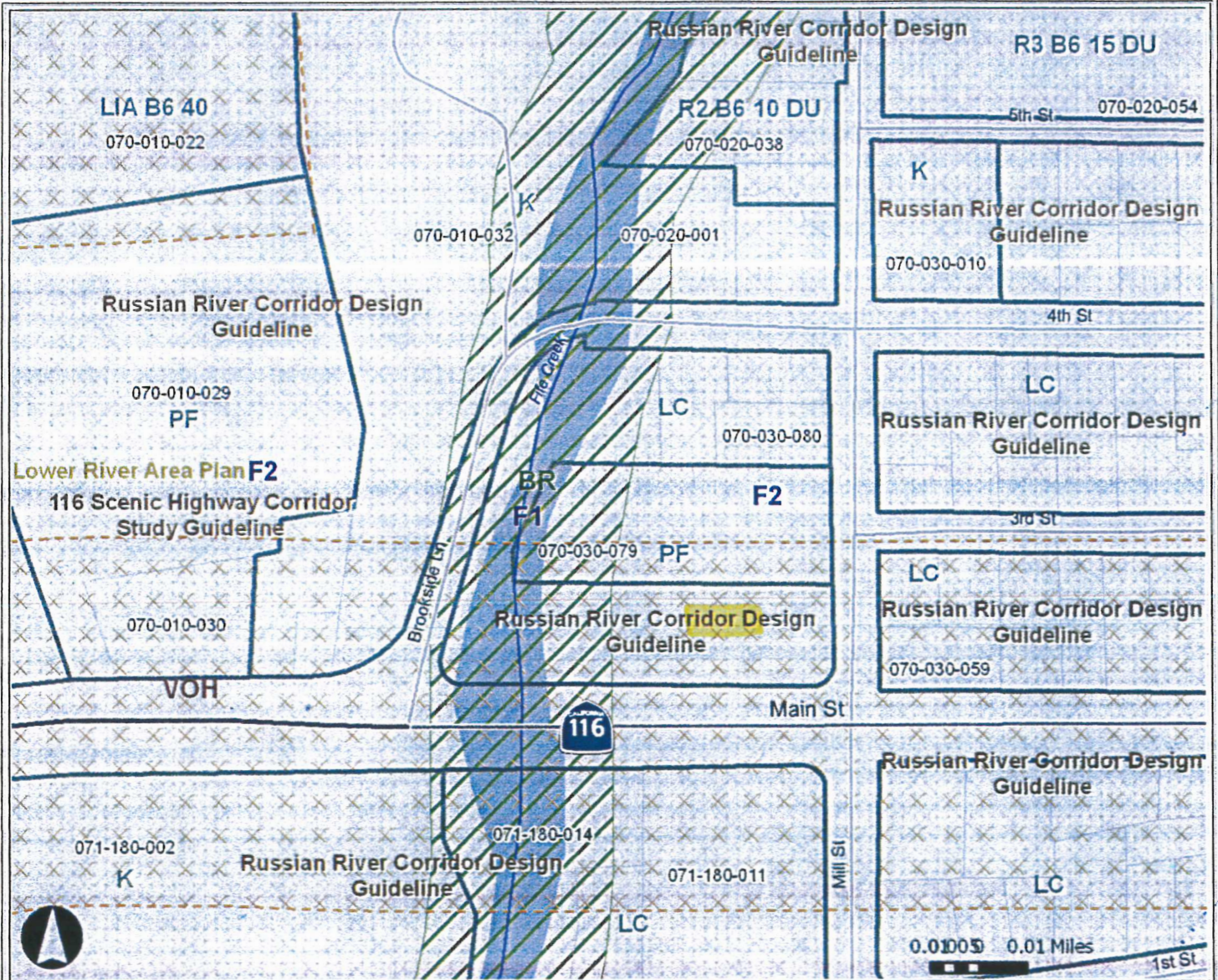
Table 3: Permanent Financing

PERMANENT FINANCING

	1	2	3	4	5	6
Lender's Name & Address						
Contact Person & Phone #	N/A					
Purpose						
Name of Program						
Loan Amount						
Annual Payment						
Terms of Loan						
Date Applied						
Current Status of Application						
Conditions						



Zoning Theme



Zoning Designations

- Land Use Policy
- Zoning by Area
- AH Affordable Housing
- SR Scenic Resource
- SD Scenic Design
- MR Mineral Resource

- F1 Floodway
- F2 Floodplain
- HD Historical District
- G Geologic Hazard
- VOH Valley Oak Habitat

Base Layers

- Geographic Places
- Urban Service Areas
- Lake Sonoma
- Parcels
- City Limits

Streets

- US Federal Highway
- State Highway
- Major Road
- Residential Street

Map Scale and Reproduction methods limit precision in physical features displayed. This map is for illustrative purpose only, and is not suitable for parcel-specific decision making. Site-specific studies are required to draw parcel-specific conclusions. Aerial photos are provided by DigitalGlobe Copyright 2008.



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PERSONAL FINANCIAL STATEMENT
MANGAL AND PARMJIT DHILLON
As Of December 31 , 2016

	Details	Amount
ASSETS		
Personal Bank Account	Exchange Bank	70,000.00
Real Estate		
	Land and Building 3703 Main Street, Occidental, Ca	950,000.00
	Land and Building 16446 Main St. Gurneville, Ca	1,400,000.00
	Land and Bilding 15190 River Rd, Gurnville, Ca	700,000.00
	Land and Building 11812 Old Redwood HWY, Healdsburg, Ca	850,000.00
	Residential house 3863 SkyFarm Dr., Santa Rosa, Ca	3,000,000.00
	Rental House 3753 Mocha Lane, Santa Rosa, Ca	500,000.00
	Rental House 1423 Tammy Way, Santa Rosa, Ca	400,000.00
	Rental House 1913 Elcamino DelParado, Santa Rosa, Ca	450,000.00
	Land 874 White Road Santa Rosa, Ca 1/2 share	400,000.00
	Land - Skylane Windsor, Ca	400,000.00
	Building- Industrial drive	420,000.00
	Total Real Estate	9,470,000.00
OTHER ASSETS		
Business - Goodwill only		
	MD Food and Liquor # 1	
	MD Associates Inc.	1,250,000.00
	500 Mission Blvd. Ste 1, Santa Rosa, Ca	
	MD Food and Liquor # 2	
	Balvir and Mangal Partners	450,000.00
	50 % Share Holding	
	1930 Sebastopol Rd, Santa Rosa, Ca	
	MD Food and Liquor # 3	

Kalwinder and Mangal Ptrs 50 % Share Holding 2446 W. Third Street, Santa Rosa, Ca	400,000.00
MD Food and Liquor # 4 Sole Proprietor 2743 Yulupa Ave, Santa Rosa, Ca	600,000.00
MD Food and Liquor # 5 Dano Liqour Sole Proprietor 2400 Magowan Drive, Santa Rosa, Ca	700,000.00
MD Food and Liquor # 6 Gonella Market MD Associates Inc. 3703 Main Street , Occidental, Ca	600,000.00
MD Food and Liquor # 7 Sole Proprietor 9050 Graton Rd # A , Graton, Ca	300,000.00
MD Food and Liquor # 8 Husband Wife Ownership 16316 Main Street, Guerneville, Ca 95446	600,000.00
MD Food and Liquor # 9 University Square LLC (Husband Wife Members) 1451 Southwest Blvd. # 125, RohnertPark, Ca	400,000.00
MD Food and Liquor # 10 Sole Proprietor 11812 Old Redwood HWY, Healdsburg, Ca	400,000.00
MD Food and Liquor # 11 Sole Proprietor 3168 Danville Blvd # A Alamao, Ca	400,000.00
MD Food and Liqor # 12 Sole Proprietor 274 Northgate One, Sanrafel	300,000.00
MD Food and Liquor # 13 JHHD Corporation 15190 River Rd, Gurneville, Ca	700,000.00
MD Food and Liquor # 14 JHHD Corporation	800,000.00

16446 Main Street, Gurneville, Ca

Total Business Value :

7,900,000.00

Vehicles and Miscellaneous

BMW - 2003	35,000.00
BMW- 2009	30,000.00
Lexus 470 2000	15,000.00
Chevy Van 2004	5,000.00
GMC 2009	25,000.00
Personal Effects	100,000.00

Total Vehicles and Misc

210,000.00

Grand Total Assets :

17,650,000.00

LIABILITIES

Real Estate Loans

Wells Fargo - 3863 Sky Farm Dr, Santa Rosa, Ca	2,030,000.00
Luther Burbank - 3703 Main Street, Occidental, Ca	260,000.00
Evergreen Mortgage - 3753 Mocha Lane, Santa Rosa , Ca	80,000.00
Evergreen Mortgage - 1423 Tammy Way, Santa Rosa , Ca	75,000.00
Evergreen Mortgage -1913 Elcamino Del Parado, Santa Rosa, Ca	75,000.00
California Bank 16446 Main St. Gurneville, Ca	932,000.00
California Bank - Alex Armania 15190 River Rd, Gurnville, Ca	500,000.00
Colfin Cal Funding 11, LLC - 874 White Road, Santa Rosa, Ca (1/2 Share)	150,000.00

Total Real Estate Loans

3,952,000.00

Personal Loans and Credit Cards

Note Payable - Kumar	150,000.00
Credit Cards and Misc.	10,000.00
Note Payable - Jolie	400,000.00
Note Payable - Jas Man	70,000.00

Total Personal Loans

630,000.00

Grand Total Liabilities

4,582,000.00

Net Worth Assets- Liabilities

13,068,000.00



Samantha Ramirez
Personal Banker
NMLSR ID: 1440961

Vacaville Commons
MAC A0380-011
2090 Harbison Dr
Vacaville, CA 95687
Tel: 707 449 9700
Fax: 707 454 0193
24 Hour Cust. Service: 800 869 3557
800 CALL WELLS