



Revised August 6, 2019

**HOUSING AUTHORITY OF THE CITY OF SANTA ROSA
AFFORDABLE HOUSING APPLICATION
FOR LOANS AND SECTION 8 PROJECT BASED VOUCHERS**

1. APPLICANT INFORMATION

Application Date		
Applicant	Name	
	Address	
	Contact Person & Title	
	Contact's Email	
	Contact's Phone #	
Type of Organization		
Tax ID#		
DUNS#		
Legal Name of Borrower to be Used on Loan Documents (if known)		

2. PROJECT INFORMATION

Project Name	
Project Address(es)	
Project APN(s)	
Loan Amount Requested	
Section 8 Project Based Vouchers Requested (quantity)	
Percent of Units to be Project-Based	
Project Type <i>Check all that apply</i>	<ul style="list-style-type: none"> <input type="radio"/> New construction <input type="radio"/> Rehabilitation <input type="radio"/> Acquisition <input type="radio"/> Conversion from market rate to affordable housing <input type="radio"/> Preservation of affordable housing <input type="radio"/> Multifamily rental <input type="radio"/> Ownership



Targeted Demographic <i>Check all that apply</i>	<input type="checkbox"/> Seniors <input type="checkbox"/> Families <input type="checkbox"/> Veterans <input type="checkbox"/> Special needs <input type="checkbox"/> Homeless <input type="checkbox"/> Other
Total Number of Units	
Number of Affordable Units	
Total Development Cost	
Cost per Unit (use Total Number of Units)	
Total Hard Costs (including hard cost contingency)	
Total Soft Costs	
Total Developer Fee	(\$3,831,000 will be reinvested in the project as a GP contribution)
Deferred Developer Fee Amount	
Site Acreage	
Density	
Construction Start Date	
Construction End Date	
Existing residential and/or commercial occupants on site?	Yes No
If Yes, Number and Type	
Form of Site Control	
Purchase date after all extensions, if applicable	
Tax Exempt Bond Issuance?	Yes No
If Yes, amount of Issuance	
<u>In Specific Plan Area?</u>	Yes No
If so, which?	
<u>In Neighborhood Revitalization Project Area?</u> If so, which?	Yes No



Quadrant of Santa Rosa (defined by Highway 101 and Santa Rosa Creek)	NE NW SE SW
Census Tract Number	
Poverty Rate in Census Tract	
In a Qualified Census Tract?	Yes No
CTCAC Tie-Breaker Score, if applicable	
Standard Loan Terms are Acceptable	Yes No Standard loan terms are 3% interest per annum, deferred payments for the 55-year loan term, with payments of interest and principal with 75% of the surplus cash flow (shared pro-rata with other soft lenders).
Housing Authority Affordable Housing Loan Policy	I have reviewed and accept the Housing Authority Affordable Housing Loan Policy Yes No
City Council Tax Exempt Revenue Bonds Requests Policy, if applicable	I have reviewed and accept the City Council Tax Exempt Revenue Bonds Requests Policy Yes No

3. REQUIRED INFORMATION – Please attach the following:

- A. Applicable State of California Funding Application, including all Excel Tabs (i.e., CTCAC 4% or 9% application, Multifamily Housing Program application, or California Universal Affordable Housing Application if there is not a corresponding State funding source application).
- B. Supplemental application for Section 8 Project Based Vouchers, if applicable.

C. Project Narrative:

- Project Description
- CTCAC 9% Tax Credits Tie Breaker Score, if applicable
- Project Benefits
- Project Constraints and/or Issues
- Summary of Experience and Qualifications of the Applicant and Development Team
- Summary of Financing Status (i.e., schedule of secured and needed funding, including VASH and/or Section 8 Project Based Vouchers)
- Summary of Entitlement Status
 - Discretionary Approvals Obtained and Date
 - Discretionary Approvals Needed and Date Anticipated
- Environmental Summary
 - Environmental Review Status (CEQA, and NEPA, if applicable)
 - Presence of Wetlands (including Vernal Pools), Protected Plant and/or Animal Species
 - Subject to Flooding? FEMA Flood Map Designation

D. Detailed Experience and Qualifications of the Applicant and Development Team: Attach resume of prior experience by listing projects, including location, number of units, level of affordability, type of units and completion date. Please include name, email address and telephone number of references.

E. Resumes of Staff to be Assigned to the Project.

F. Capacity: (1) Explain the Financial Capacity of the project sponsor to complete the project if the funding sources and contingencies are not sufficient; and (2) Explain Organizational Capacity to carry out the project, including the staff resources and your other active and pending projects.

G. Management company information, experience and list of references with names, email addresses and telephone numbers.

H. Board Members and/or Company Officers (names, occupation, contact information).

I. Most recent audit report and current financial statement (within the last quarter). Reports should include balance sheets, revenue and expense statement, and statement of changes in fund balances.

J. Environmental Studies. Attach Completed Environmental Studies (short studies and summaries of large studies in paper form; all studies electronic). If none, provide a narrative of the proposed environmental permits, reports and/or exemptions.

K. Status of Entitlements and CEQA Review from the Planning Division. Submit either approved discretionary approvals, a zoning clearance indicating that the proposed use and density is permitted, or a letter from the Planning Division stating the status of the application and the anticipated date(s) that the project will be reviewed by the decision-making body/bodies. If the project is utilizing a density bonus, provide a letter from the Planning Division stating that the project is eligible for the density

bonus, the amount of the density, the number and types of concessions, and the minimum amount of affordable housing.

- L. Resolution from Applicant's governing body authorizing the borrowing of funds from the Housing Authority of the City of Santa Rosa and authorizing execution of loan documents.
- M. Resolution from Applicant's governing body authorizing formation of limited partnership, if applicable.
- N. Copy of applicant's Articles of Incorporation, Bylaws or Partnership Agreement.
- O. Evidence of active business entity registration with the California Secretary of State for each entity in the ownership structure.
- P. Federal tax-exempt determination letter, if applicable.
- Q. Evidence of Active Registration and Good Standing in the System for Award Management (SAM.gov).
- R. Utility Allowance Chart with applicable allowances indicated and totaled by bedroom.
- S. Evidence of site control.
- T. Evidence of land value. Provide appraisal, if available, or statement of value from other sources. If an appraisal is not available at this time, it will be required prior to close of escrow. The appraisal must support the stated land value.
- U. Area map of proposed site and site photos.
- V. Preliminary Title Report (hyperlinked and current within the past three months).
- W. Funding commitments.
- X. Sources and Uses and 30-Year Cash Flow Projections.
- Y. Project timetable.
- Z. Agreements for rent subsidies, if applicable.
- AA. Relocation Plan that complies with federal and state regulations, if applicable.
- BB. Residential Services Plan, if residential services are to be provided, that describes services to be provided to tenants and demonstrates how supportive services for the tenant population will be provided and funded. The plan should also show funding commitments for services.
- CC. Anticipated exit strategy at end of tax credit period, if applicable.



4. CERTIFICATION

The Applicant hereby certifies:

1. Truth of Application

That the information submitted in this Loan Application and any supporting materials is true, accurate, and complete to the best of its knowledge.

2. Material Changes to Project


That the Applicant acknowledges that any material changes to the project not disclosed to and approved by the Housing Authority may result in termination of funding for the project. Material changes include but are not limited to: changes in the project's design, amenities, and 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 and consultants identified in this Loan Application; or changes to other Loan Application items.

3. Applications are Public Records

That the Applicant acknowledges that the information submitted as part of this loan application, except material considered confidential, may be made available to the public.

4. No Conflict of Interest

That the Applicant confirms that the Applicant nor any of its employees or other persons or entities affiliated with the Applicant have any financial relationship or position with the City of Santa Rosa, the Housing Authority of the City of Santa Rosa, or any of their respective officers, agents, employees and volunteers that would present a conflict of interest issue.

	09-18-19		9-18-19
Authorized Signature	Date	Authorized Signature	Date

Print name: John K. Stewart

Print name: Rick Devine

Title: Manager/Member

Title: Manager/Member

Please submit application with all required documents as set forth in the Notice of Funding Availability.

The John Stewart Company, a California corporation, Member

By: 
President & CEO

Date: 09-18-19