



# FALL 2021 NOTICE OF FUNDING AVAILABILITY – FUNDING RECOMMENDATIONS

Housing Authority Meeting  
December 13, 2021

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# BACKGROUND

- Fall 2021 Notice of Funding Availability (NOFA) published October 1, 2021
- Applications Due October 22, 2021
- \$2,260,000 Funding Available
  - \$694,325 Permanent Local Housing Allocation (PLHA) funds
  - \$1,565,675 HOME Investment Partnership (HOME) funds

# APPLICATION SCORING

- Selection criteria and maximum points possible:

Category	Points
Readiness	10
Affordability	20
Bedroom Size	8
Special Needs Set Asides	12
Leveraging	10
Project Competitiveness*	10
Developer & Management Experience	15
On-Site Services	7
Amenities	3
Other Factors	5

# APPLICATIONS RECEIVED

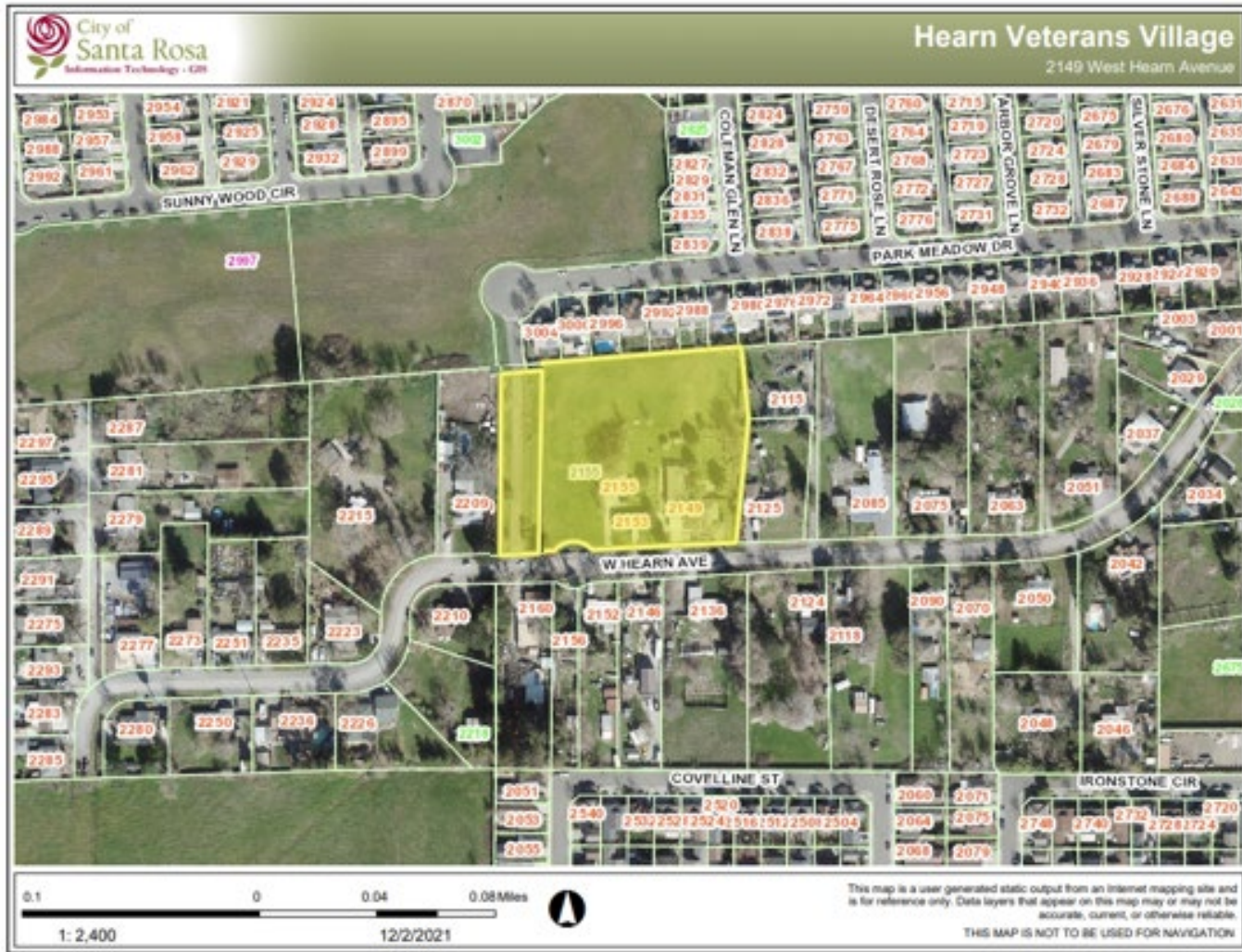
- Two applications were received:
  - Hearn Veterans Village
  - Burbank Avenue Apartments
- Neither project is eligible for HOME funds at this time. Both projects were evaluated and determined eligible to receive PLHA funds, of which we have \$694,325 available.

# APPLICATIONS RECEIVED

Project Name	Project Address	Quadrant	Total Units	HA Loan Amount Requested	Score	Rank
Hearn Veterans Village	2149 W. Hearn Ave	SW	32	\$410,000	80	1
Burbank Avenue Apartments	1780 Burbank Ave	SW	64	\$2,260,000	78	2

- An Ad-Hoc Review Committee comprised of Commissioners McWhorter, Rawhouser, and Chair Test met on November 18, 2021 and recommended Hearn Veterans Village to receive \$410,000 and Burbank Avenue Apartments to receive the remainder of the PLHA funds, which is \$284,325.

# HEARN VETERANS VILLAGE



# HEARN VETERANS VILLAGE

- Developer: Community Housing Sonoma County
- Recommended Loan Amount: \$410,000.00
- New Construction Project  
Loan Funds for acquisition/land costs and predevelopment-related costs.
- 32 Studio Units; targeted to homeless veterans
- Development would include 4 homes with 6 attached studio units each, plus 4 Accessory Dwelling Units with two studio units each.

# HEARN VETERANS VILLAGE

## Affordability Mix:

- 31 units @ 30% AMI
- 1 unrestricted manager's unit

## Unit Mix:

- 32 Studios

## Environmental:

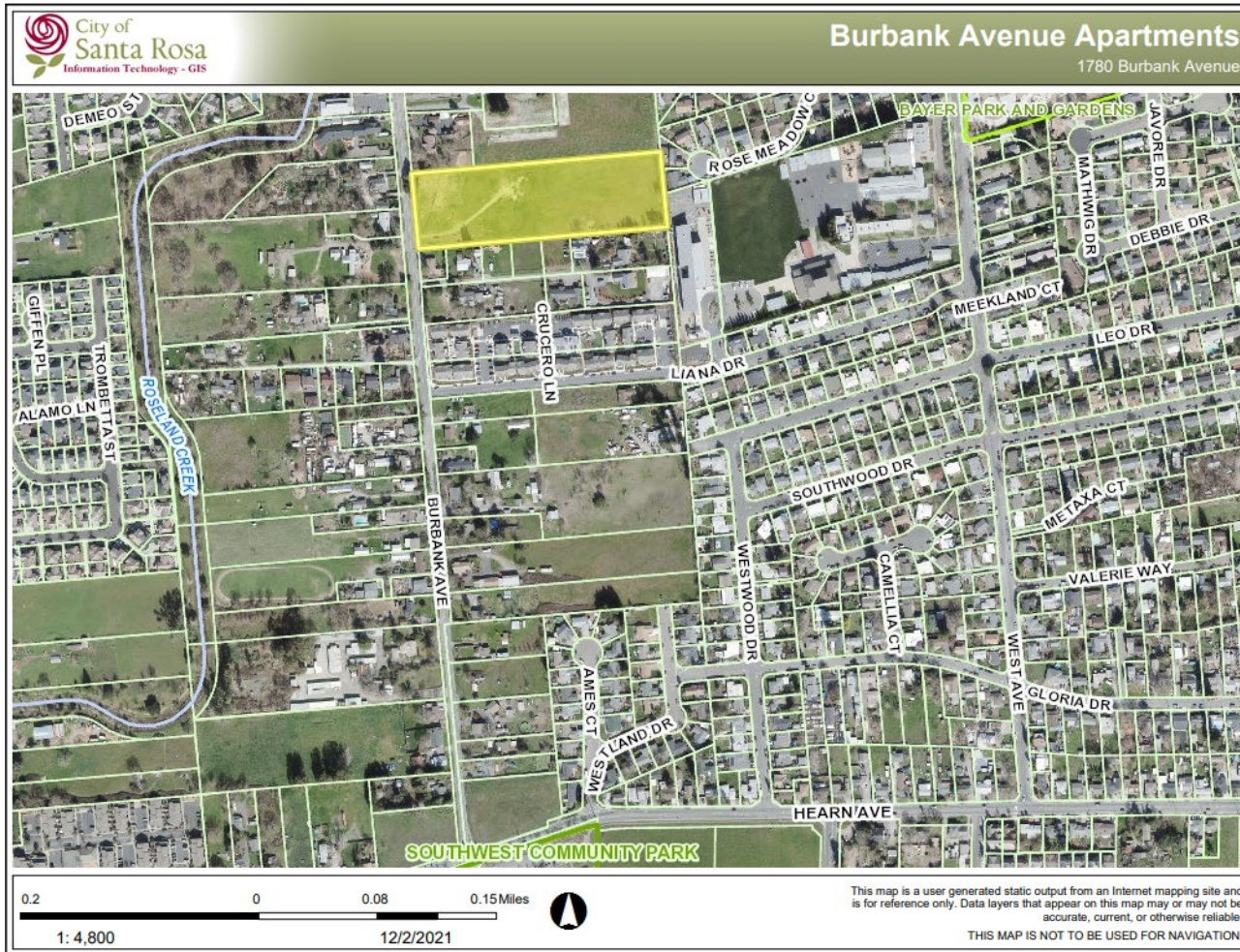
- Compliance with CEQA (Pending Addendum adoption at the December 9th Planning Commission meeting)
- Exempt from NEPA Environmental Assessment



# HEARN VETERANS VILLAGE SCORING

Category	Points
Readiness	3/10 – Planning entitlement application under review
Affordability	20/20 – 100% of the units for households at 30% AMI or less
Bedroom Size	0/8 – All units are studios
Special Needs	12/12 – 100% of the units are for formerly homeless veterans
Leveraging	10/10 – Loan amount requested is 3% of development cost
Project Competitiveness	10/10 – Self-scores for VHHP exceed minimum eligibility score required
Developer & Management Exp.	14/15 – Completed projects in region; current compliance efforts underway
On-Site Services	7/7 – Significant On-Site Services
Amenities	3/3 – Within ½ mile of neighborhood park and transit
Other Factors	1/5 – Prior Housing Authority loan
	80/100 Total

# BURBANK AVENUE APARTMENTS



# BURBANK AVENUE APARTMENTS

- Developer: WSA Burbank Housing Partners I, LP
- Recommended Loan Amount: \$284,325.00
- New Construction Project  
Loan Funds for construction-related costs.
- 64 Studio Units; multifamily housing development; targeted to families and homeless

# BURBANK AVENUE APARTMENTS

## Affordability Mix:

- 36 units @ 30% AMI
- 10 units @ 40% AMI
- 9 units @ 50% AMI
- 8 units @ 60% AMI
- 1 unrestricted manager's unit

## Unit Mix:

- 20 1-bedroom
- 25 2-bedroom
- 18 3-bedroom
- 1 2-bedroom manager's unit

## Environmental:

- Exempt from CEQA
- NEPA Environmental Assessment underway

# BURBANK AVENUE APTS SCORING

Category	Points
Readiness	4/10 – Planning entitlement application approved, building permits not yet submitted
Affordability	18/20 – 57% of the units @ 30% AMI; 16% @40% AMI; 14% @50% AMI; 13% @ 60% AMI
Bedroom Size	8/8 – 29% of units are 3-bedroom size
Special Needs	5/12 – 10% of the units targeted to homeless/at risk
Leveraging	7/10 – Loan amount requested is 5.8% of development cost
Project Competitiveness	10/10 – Self-scores for MHP exceed 100% of total points possible
Developer & Management Exp.	15/15 – Partner Burbank Housing Development Corporation has significant experience in Santa Rosa and the region
On-Site Services	5/7 – Some On-Site Services; Referrals to Off-Site Services
Amenities	3/3 – Within ½ mile of neighborhood park and transit
Other Factors	3/5 – Prior Housing Authority loan; Project-Based Vouchers; >30% development cost is committed
	78/100 Total

# RECOMMENDATION

- It is recommended by the Housing Authority Ad-Hoc Review Committee and the Housing and Community Services Department that the Housing Authority, by resolutions, approve 1) a conditional commitment of loan funds to Community Housing Sonoma County in the amount of \$410,000 for acquisition and predevelopment-related costs for the Hearn Veterans Village project located at 2149 West Hearn Avenue; and 2) a commitment of loan funds to WSA Burbank Housing Partners I, LP in the amount of \$284,325 for construction-related costs for the Burbank Avenue Apartments project located at 1780 Burbank Avenue.