



2020-21 FOCUSED NOTICE OF FUNDING AVAILABILITY FUNDING RECOMMENDATION

Housing Authority Meeting
June 22, 2020

Megan Basinger,
Housing and Community Services Manager

NOFA SUMMARY

- NOFA issued April 16; due May 15, 2020
- Approx. \$4.2 million available
- Local funds
- Selection criteria: readiness, financial feasibility, qualifications, capacity and experience of the development team; competitive 9% tax credit or Multifamily Housing Program application

NOFA APPLICATIONS

Project Name	Applicant	Location / Quadrant	Total Units	Number of CTCAC Units / Bedrooms	Funding Request
Caritas Homes Phase 1	Burbank Housing Development Corp.	A Street and 7th Street / NE	64	63 / 43	\$3,000,000
Crossings on Dutton	UHC H4 LLC (Urban Housing Communities)	3150 Dutton Avenue / SW	107	105 / 215	\$4,000,000
DeTurk Winery Village	MAC 2, L.P. (Meta Housing and Foundation for Affordable Housing, Inc.)	8 West 9th St and 808 Donahue St /NW	136	134 / 239	\$4,200,000
Mahonia Glen Phase I	MP One Calistoga Associates, LP (MidPen Housing)	5173 Highway 12 / NE	84	83 / 154	\$3,500,000
Total			391		\$14,700,000

RECOMMENDED PROJECT

DeTurk Winery Village

- Developer: MAC 2, L.P. (Meta Housing and Foundation for Affordable Housing, Inc.)
- \$4.2 MM Loan
- Acquisition, Predevelopment, and Construction costs
- 136 units

BENEFITS

DeTurk Winery Village

Affordability Mix:

- 14 units @ 30% AMI
- 56 units @ 50% AMI
- 64 units @ 60% AMI

Unit Mix:

- 27 Studio units
- 41 1-BR units
- 31 2-BR units
- 35 3-BR units

BENEFITS

DeTurk Winery Village:

- Provides needed affordable housing in studio, one- two- and three-bedroom units, targeted to extremely low-, very low- and low-income households.
- Project was approved in a series of actions by the Cultural Heritage Board, the Design Review Board and the City Council.
- Housing Authority loan, the FCAA tax credit equity will fill the funding gaps. Other permanent funding sources include a permanent loan and deferred developer fee.

BENEFITS

- Construction start is anticipated by April 2021 and completion by December 2022.
- 136 units make it competitive for the FCAA tax credit financing tie-breaker based on project size.
- The Project is located within the Downtown Station Area Specific Plan area, a Priority Development Area.
- The Project will provide a community room, outdoor play area, offices for onsite staff, and a laundry room.
- DeTurk Winery Village will be coordinating with a non-profit services provider to offer resident services that include an after-school program, health and wellness skill building and social programs.

SITE LOCATION



Aerial labeled photo of proposed site (Source: Google)

RECOMMENDATION

Approve a conditional commitment of funds to MAC 2, L.P. and the Foundation for Affordable Housing, Inc. in the amount of \$4,200,000 for acquisition, predevelopment, and construction-related costs for DeTurk Winery Village, a 136 multifamily rental unit project, located at 8 West 9th Street and 808 Donahue Street.