



DECEMBER 2020 REQUEST FOR PROPOSALS PROJECT-BASED VOUCHER FUNDING RECOMMENDATIONS

Housing Authority Meeting
January 25, 2020

Rebecca Lane,
Housing and Community Services Manager

RFP SUMMARY

- RFP issued November 3; due December 3, 2020
- Eighty (80) vouchers available
- Released concurrent to CDBG-DR NOFA to improve financial feasibility of projects
- Proposals for 242 units of PBV across 15 projects were reviewed

RFP APPLICATIONS

| Project Name | Project Type | Applicant | Location / Quadrant | Total PBVs Requested | Total Units Proposed | % PBVs of Total |
|----------------------------|---------------------------|--------------------------------------|---|----------------------|----------------------|-----------------|
| Bennett Valley Apartments | New Construction | Freebird Development Company, LLC | 702 & 716 Bennett Valley Rd; 921 & 927 Rutledge Ave / SE | 30 | 62 | 49% |
| Burbank Avenue Apartments | New Construction | WSA Burbank Housing Partners | 1780 Burbank Ave / SW | 4 | 64 | 25%* |
| Cannery at Railroad Square | New Construction | The Cannery at Railroad Square, L.P. | 3 West 3rd St / NW | 33 | 129 | 25% |
| Casa Roseland | New Construction | MidPen Housing | 665 & 883 Sebastopol Rd / SW | 10 | 75 | 13% |
| Del Nido Apartments | Existing / Rehabilitation | Eden Housing | 850 Russell Ave / NW | 8 | 206 | 4% |

RFP APPLICATIONS

| | | | | | | |
|-----------------------------------|------------------|---------------------------------|-------------------------|----|----|-----------|
| Hearn Veterans Village | New Construction | Community Housing Sonoma County | 2149 W Hearn Ave / SW | 18 | 56 | 32% |
| Linda Tunis Senior Apartments | Rehabilitation | Petaluma Ecumenical Properties | 600 Acacia Ln / NE | 17 | 26 | 100% * |
| Mahonia Glen | New Construction | MidPen Housing | 5173 Highway 12 / NE | 15 | 99 | 15% |
| 3575 Mendocino Avenue Phase I | New Construction | Related California | 3575 Mendocino Ave / NE | 30 | 94 | 32% |
| 3575 Mendocino Ave Phase II & III | New Construction | Related California | 3575 Mendocino Ave / NE | 33 | 68 | 49% |
| Ponderosa Village | New Construction | Danco Communities | 250 Roseland Ave / SW | 20 | 80 | 25% |

RFP APPLICATIONS

| | | | | | | |
|---------------------------------|------------------|------------------------------|------------------------------|------------|-------------|-----|
| Ridley Avenue Family Apartments | New Construction | Milestone Housing Group, LLC | 1801 Ridley Ave / NW | 8 | 60 | 13% |
| Stony Oaks Apartments | New Construction | Meta Housing Corporation | 2542 Old Stony Point Rd / SW | 8 | 142 | 6% |
| Stony Point Flats | New Construction | Integrity Housing | 2268 Stony Point Rd / SW | 8 | 50 | 16% |
| Total | | | | 242 | 1211 | |

*PBV percent of project is based on combined total with previous allocations

AD HOC COMMITTEE REVIEW

- Ad Hoc Committee reviewed proposals on January 11 and January 14
- Reviewed in conjunction with CDBG-DR applications
- All 80 vouchers available under the RFP were recommended for distribution across five projects
- Ad Hoc Committee recommendations were unanimous

RECOMMENDED PROJECTS – 1 of 5

3575 Mendocino Avenue Phase I

- Development partnership: Related California and Burbank Housing
- Thirty Project-Based Vouchers in 94 units
- Affordable senior development part of a master plan for up to 532 units of mixed income housing
- Located at the site of the former Journey's End Mobile Home Park destroyed in the Tubbs fire
- Community spaces; services provided on site by Sonoma County Area Agency on Aging and Sonoma County Family YMCA

RECOMMENDED PROJECTS – 2 of 5

Burbank Avenue Apartments

- Development partnership: Waterstone Residential and Burbank Housing
- Four Project-Based Vouchers combined with 12 vouchers from a previous allocation
- Sixty-four unit building; 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 5

The Cannery at Railroad Square

- Developer: John Stewart Company
- Thirty-three Project-Based Vouchers in 129 units
- Project will include elements of the original historic Cannery, including the brick wall and original water tower
- Incorporates pedestrian and bicycle access to SMART train and Prince Memorial Greenway

RECOMMENDED PROJECTS – 4 of 5

Del Nido Apartments

- Developer: Eden Development, Inc.
- Eight Project-Based Vouchers in 206 units
- Existing affordable housing development that will leverage PBVs to fund rehabilitation of the 50-year old property and preservation of affordability

RECOMMENDED PROJECTS –

5 of 5

Linda Tunis Senior Apartments

- Developer: PEP Housing
- Five Project-Based Vouchers combined with eight vouchers from a previous allocation; total of 13 PBV units in a 26 unit project
- Affordable housing targeted to seniors affected by the 2017, 2019 and 2020 wildfire disasters
- Rehabilitation of existing Scottish Rite Center in Northeast Santa Rosa

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)
 - Alta Madrone Apartments (VASH, Sonoma)
 - Sage Commons (special needs, NW SR)
 - River City Apartments (VASH, Petaluma)
- Pre-Contract
 - Caritas Homes (special needs, Downtown)
 - Heritage Park (VASH, Windsor)

SRHA PBV PORTFOLIO

- **Incorporating current recommendation:**
 - 371 Total PBVs
 - 16 sites
 - Family, special needs, VASH, senior
 - 20% of budget authority

RECOMMENDATIONS

Approve conditional allocations of Project-Based Vouchers as follows:

- Thirty (30) Project Based Vouchers (vouchers) to BRJE Phase I Housing for 3575 Mendocino Avenue Phase I located at 3575 Mendocino Avenue; and

RECOMMENDATIONS

- Four (4) vouchers to WSA Burbank Housing Partners I, L.P. for Burbank Avenue Apartments located 1780 Burbank Avenue; and
- Thirty-three (33) vouchers to The Cannery at Railroad Square, L.P. for The Cannery at Railroad Square located at 3 West 3rd Street and 60 West 6th Street; and

RECOMMENDATIONS

- Eight (8) vouchers to Eden Development, Inc. for Del Nido Apartments located at 850 Russel Avenue; and
- Five (5) vouchers to Petaluma Ecumenical Properties, dba PEP Housing for Linda Tunis Senior Apartments located at 600 Acacia Lane