



BENNETT VALLEY APARTMENTS –  
MODIFICATION TO PRIOR FUNDING  
COMMITMENT TO ALLOW FUNDS TO BE  
USED FOR PRE-DEVELOPMENT AND/OR  
CONSTRUCTION RELATED COSTS

Housing Authority Meeting  
June 21, 2021

Julie Garen,  
Program Specialist

# NOFA Solicitation Process

- March 22, 2021, Housing Authority Study Session to review NOFA process and receive input on new scoring matrix
  - Commissioners Test and Olsen appointed to Ad-Hoc Review Committee for NOFA project application review
- NOFA drafted by staff and published on March 29; applications due April 16
- Ad-Hoc Review Committee Meeting met on April 29
- Funding Recommendations approved at Housing Authority on May 10

# NOFA Summary

- Approximately \$8,900,000 available
  - \$5,800,000 from Local Funds
  - \$2,900,000 from Community Development Block Grant (CDBG)
  - \$231,000 from HOME – Community Housing Development Organization (CHDO)

# Approved Projects

| Project Name                     | Project Address       | Quadrant      | Total Units | HA Loan Amount Requested | Score | Rank |
|----------------------------------|-----------------------|---------------|-------------|--------------------------|-------|------|
| <b>Bennett Valley Apartments</b> | 702 Bennett Valley Rd | SE            | 62          | \$5,800,000              | 82%   | 1    |
| <b>Mahonia Glen</b>              | 5173 Highway 12       | NE            | 99          | \$2,900,000              | 77%   | 2    |
|                                  |                       | <b>Totals</b> | <b>161</b>  | <b>\$8,700,000</b>       |       |      |



# Bennett Valley Apartments

- Developer: Freebird Development Company, LLC
- Loan Amount: \$5,800,000
- New Construction  
(former site of Bennett Valley Senior Center Complex)
- 62 Units; 51% of units targeted for homeless individuals and families



# Bennett Valley Apartments

## Affordability Mix:

- 32 units @ 20% AMI
- 29 units @ 50% AMI
- 1 unrestricted manager's unit

## Unit Mix:

- 19 Studios
- 19 1-BR units
- 8 2-BR units
- 15 3-BR units

## Environmental:

- National Environmental Policy Act (NEPA) Environmental Assessment complete
- Exempt from CEQA

# Analysis

- On May 27, 2021, the Developer requested that the Housing Authority modify terms of the prior approval to allow the loan funds to also be utilized for predevelopment costs and construction-related costs.
- Accessing the Housing Authority funding for predevelopment costs will save the Project over \$100,000 in interest costs from loans and expedite the design development and construction document phases to better position the project for new funding opportunities.



# RECOMMENDATION

It is recommended by the Housing and Community Services Department that the Housing Authority, by resolution, modify a prior conditional commitment of loan funds in the amount of \$5,800,000 to Bennett Valley Apartments, Freebird Development Company, LLC to allow funds to be utilized for project costs including predevelopment and/or construction-related costs.

# QUESTIONS?