



JULY 2021
REQUEST FOR PROPOSALS
PROJECT-BASED VOUCHER FUNDING
RECOMMENDATION

Housing Authority Meeting
September 13, 2021

Julie Garen,
Program Specialist

RFP SUMMARY

- RFP issued July 23, 2021; due August 11, 2021
- Thirty (30) vouchers available
- RFP targeted to projects dedicated to permanent supportive housing for people who have experienced homelessness
- Proposals for 62 units of PBV across three projects were received

PROPOSAL RANKING CRITERIA

- Selection criteria and maximum points possible:

Category	Points
Project dedication to housing the homeless	20
Experience with similar projects	10
Project Location	10
Commitment to providing long term affordable housing	20
On-site supportive services	20
Affordability	20
Total	100

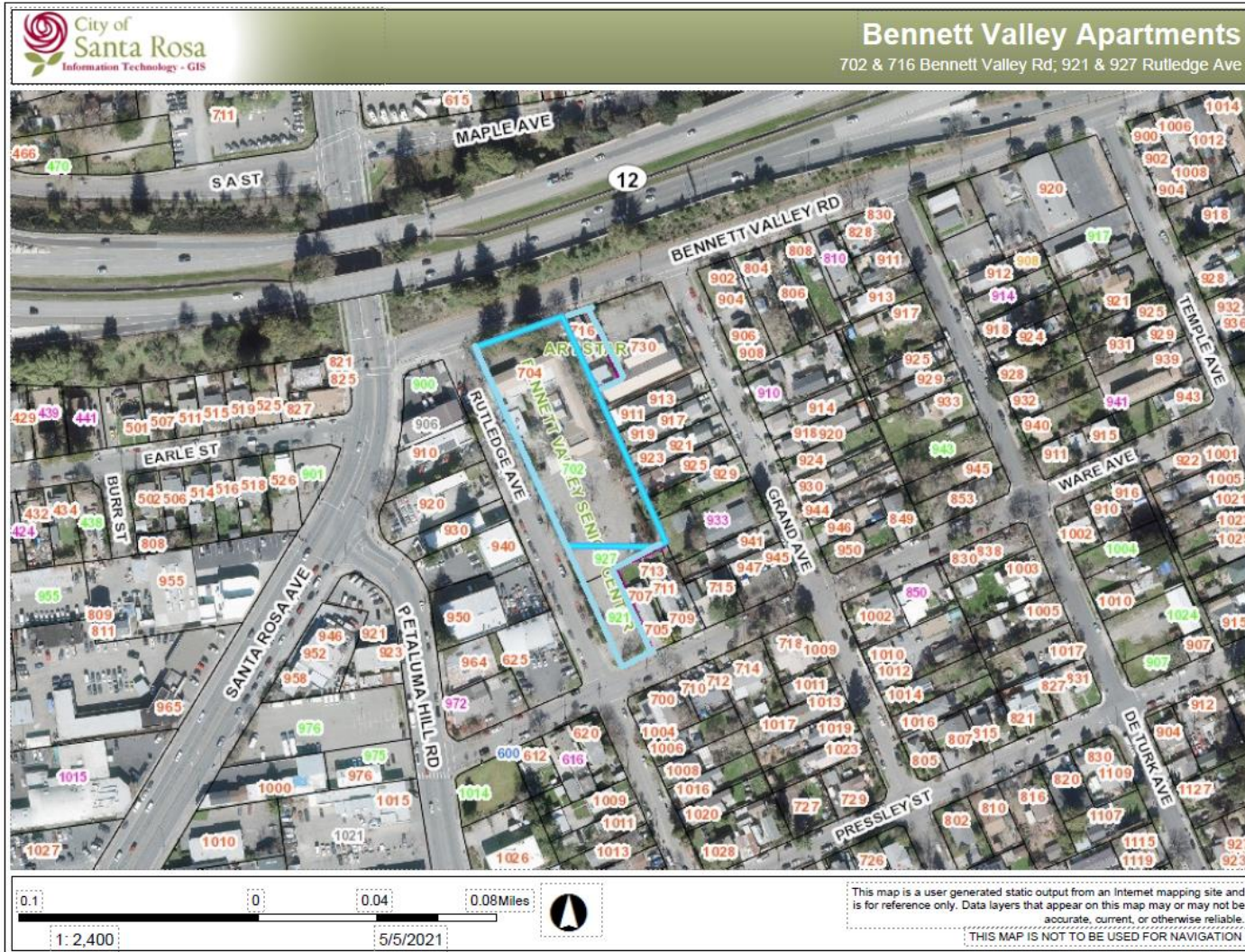
PROPOSALS RECEIVED

Santa Rosa Housing Authority July 2021 PBV RFP Application Summary								
Project Name	Project Address	Applicant	Council District / Quadrant	Total Units	Percent dedicated to homeless	PBVs Requested	Score	Rank
Bennett Valley Apartments	702 Bennett Valley Road	Freebird Development, LLC	District 1; Alvarez SE Quadrant	62	49%	30	90	1
Hearn Veterans Village	2149 W Hearn Avenue	Community Housing Sonoma County	District 7; N Rogers; SW Quadrant	32	84%	27	75	2
Mahonia Glen	3173 Highway 12	Mid-Peninsula The Farm, Inc	District 3; Tibbits; NE Quadrant	99	5%	5	60	3

AD HOC COMMITTEE REVIEW

- Ad Hoc Committee reviewed proposals on August 30, 2021
- Recommendation to award 30 vouchers to the top-ranking project, Bennett Valley Apartments
- Ad Hoc Committee recommendation was unanimous

Bennett Valley Apartments



Bennett Valley Apartments Proposal

- Developer: Freebird Development Company, LLC
- New Construction (former site of Bennett Valley Senior Center Complex)
- 62 Units; 49% of units targeted for homeless individuals and families; 30 Project Based Vouchers
- On-site staff: full-time Clinical Case Manager, a full-time Services Coordinator, Program Manager.
- On-site services: clinical assessments, counseling, case conferencing, coordination for off-site primary health care services, case management, housing stability support, health education, recreational activities, community-building activities, financial literacy, computer training, employment assistance, conflict resolution and mediation and access to off-site vocation training.

Bennett Valley Apartments Proposal

- Affordability Mix
 - 32 units @ 30% AMI; 29 units @ 50% AMI; 1 unrestricted manager's unit
- Unit Mix
 - 19 0-bedroom, 19 1-bedroom, 12 2-bedroom, 12 3-bedroom
- Environmental Review
 - National Environmental Policy Act (NEPA) Environmental Assessment complete; exempt from California Environmental Quality Act (CEQA)

Bennett Valley Apartments -Scoring

Category	Points
Project dedication to housing the homeless	15/20- 49% of units will be dedicated to housing the formerly homeless
Experience with similar projects	10/10- Four completed projects in region; five projects in predevelopment, significant development and management experience outside the region
Project Location	10/10 – Project is located in a census tract with a poverty rate at or below 20% determined in the most recent American Community Survey 5-Year Estimate.
Commitment to providing to long term affordable housing	20/20- Self-scores for CDLAC and MHP were in top 1% of total possible points. Applying to MHP due 9/20/2021.
On-site supportive services	20/20 – Extensive and targeted on-site supportive services for formerly homeless population
Affordability	15/20 – Project has 51% of restricted units or more are at 50% AMI or below. The unit affordability mix is: 32 units targeted to households with incomes up to 30% of Area Median Income (“AMI”), 29 units targeted to household incomes up to 50% AMI, and one unrestricted manager unit
	90/100 Total (90%)

Projects not Recommended-Scoring

Category	Hearn Veterans Village	Mahonia Glen
Project dedication to housing the homeless	20/20	5/20
Experience with similar projects	10/10	10/10
Project Location	10/10	10/10
Commitment to providing to long term affordable housing	5/20	20/20
On-site supportive services	10/20	10/20
Affordability	20/20	5/20
Total Points	75/100 Total (75%)	60/100 Total (60%)

RECOMMENDATION

It is recommended by the Housing Authority Ad Hoc Review Committee and the Housing and Community Services Department that the Housing Authority, by resolution, approve a conditional commitment of thirty (30) Project Based Vouchers to Freebird Development Company, LLC for Bennett Valley Apartments located at 702 Bennett Valley Road, 716 Bennett Valley Road, 921 Rutledge Avenue and 927 Rutledge Avenue, Santa Rosa, California

DISCUSSION & QUESTIONS