



FISCAL YEAR 2025-2026 NOTICE OF FUNDING AVAILABILITY (NOFA) FUNDING RECOMMENDATIONS

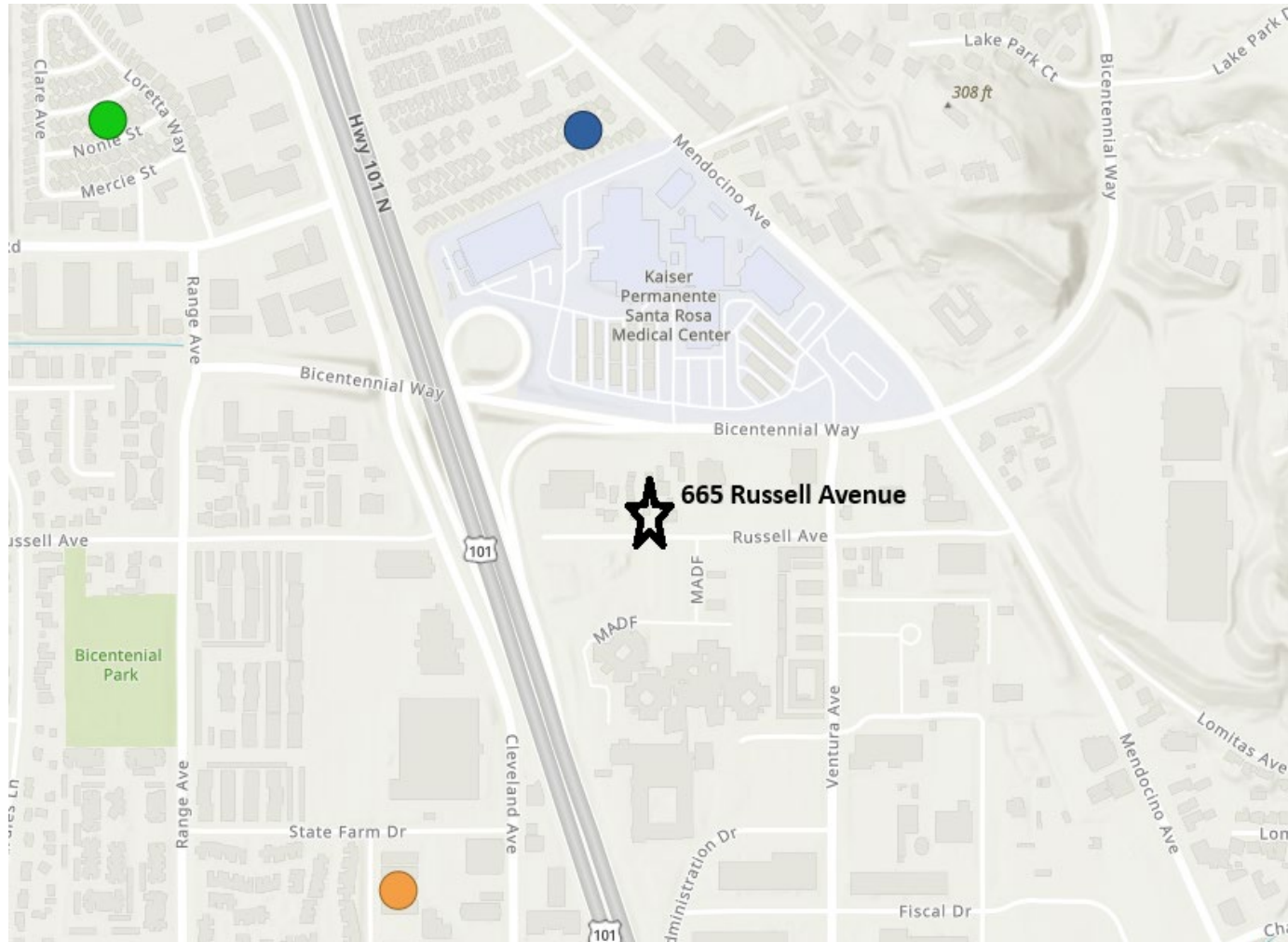
Housing Authority Meeting
September 22, 2025

Rebecca Lane, Program Specialist
Housing and Community Services

Applications Received

Project	Council District/ Area	Affordable Units	Funding Requested
<u>Rehabilitation</u>			
Zane-Wolff	4/NE	14	\$489,228
Apple Valley	7,6/NW	228	\$2,000,000
<u>New Construction</u>			
Ridley Apts	5/NW	49	\$2,000,000
Laurel 3	4/NE	30	\$625,000

Zane-Wolff Veterans Village



Zane-Wolff Veterans Village

- Developer: Community Housing Sonoma County
- Recommended Loan Amount: \$489,228
- Rehabilitation of existing 14-unit “tiny homes” development for homeless Veterans, services on-site

Zane-Wolff Veterans Village

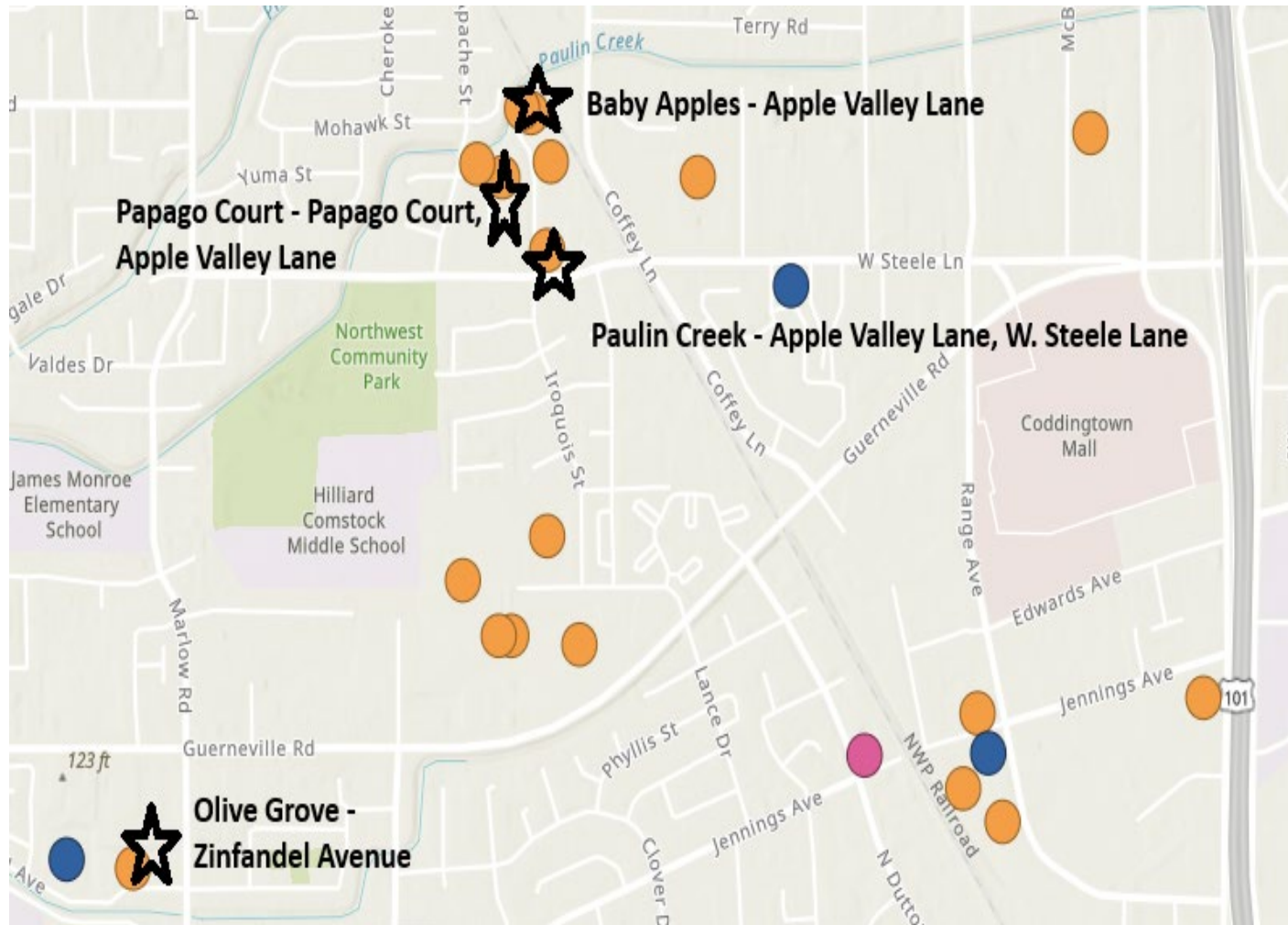
Affordability Mix:

- 13 units @ 30% AMI
- 1 unit @ 80% AMI (manager)

Environmental:

- CEQA exempt, existing facility
- NEPA will not be required, no federal funds

Apple Valley Scattered Sites



Apple Valley Scattered Sites

- Developer: Burbank Housing Development Corporation - Apple Valley Olive Grove, LP
- Recommended Loan Amount: \$1,238,310
- Rehabilitation of five existing sites with 232 total units, 228 affordable units

Apple Valley Scattered Sites

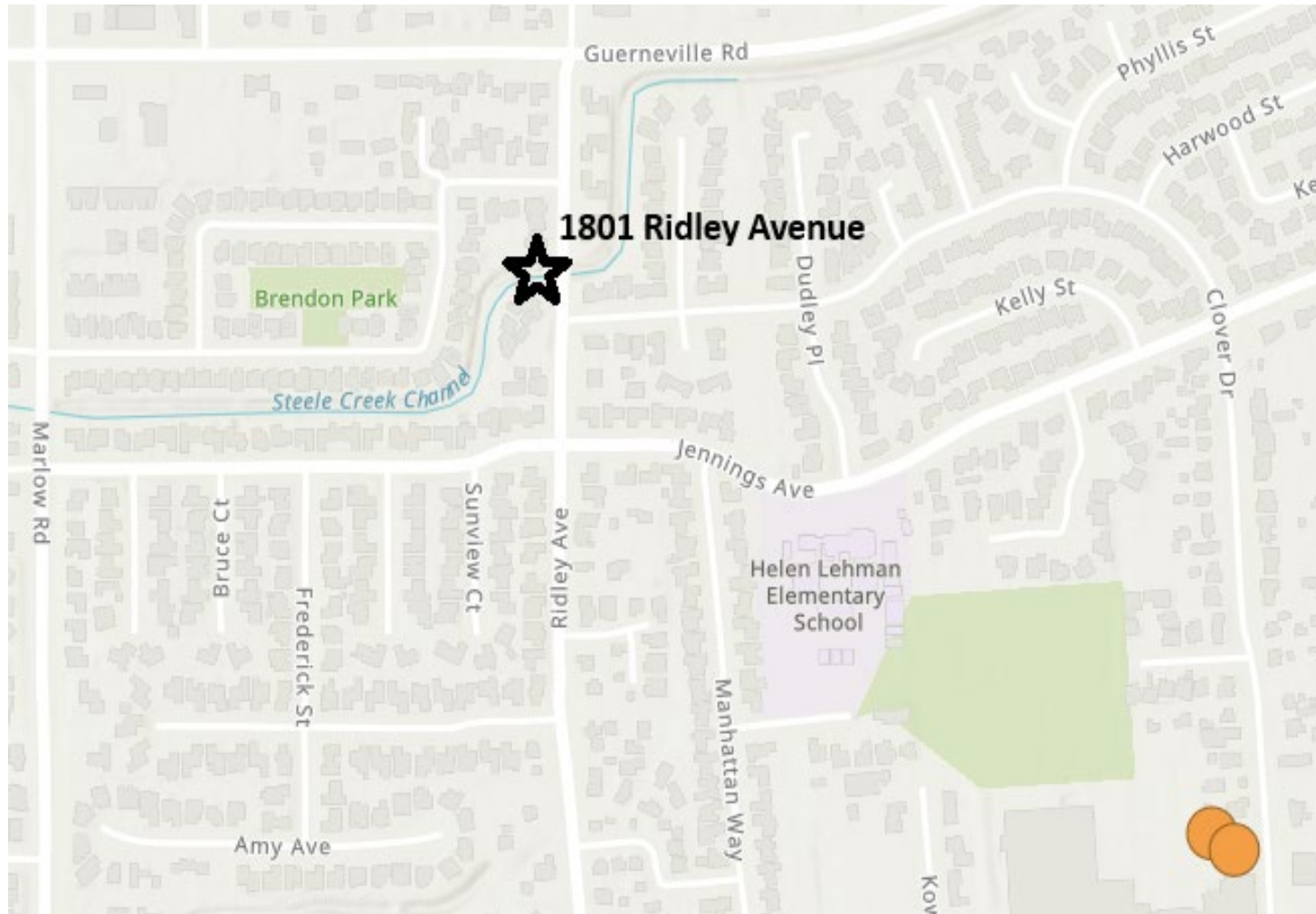
Affordability Mix:

- 48 units @ 30% AMI
- 2 units @ 40% AMI
- 63 units @ 50% AMI
- 115 units @ 60% AMI
- 4 unrestricted manager's units

Environmental:

- CEQA exempt, existing facility
- NEPA will be required for federal funds

Ridley Family Apartments



Ridley Family Apartments

- Developer: Milestone Housing - Ridley Avenue Apartments, LP
- Recommended Loan Amount: \$2,000,000
- New Construction of 50-unit development with 49 affordable units, six units for foster youth

Ridley Family Apartments

Affordability Mix:

- 6 units @ 30% AMI
- 9 units @ 40% AMI
- 21 units @ 50% AMI
- 13 units @ 60% AMI

Environmental:

- CEQA categorically exempt, infill development
- NEPA will not be required, no federal funds

RECOMMENDATION

The Housing and Community Services Department recommends that the Housing Authority, by three resolutions, approve conditional commitments of loan funds to:

- 1) Community Housing Sonoma County in the amount of \$489,228 for rehabilitation costs for Zane-Wolff Veterans Village located 665 Russel Avenue;

RECOMMENDATION

2) Apple Valley Olive Grove, LP, in the amount of \$1,238,310 for rehabilitation costs for Apple Valley Scattered Sites located at various addresses on West Steele Lane, Papago Court, Apple Valley Lane and Zinfandel Avenue; and

RECOMMENDATION

3) Ridley Avenue Apartments, LP, in the amount of \$2,000,000 for predevelopment and construction-related costs for Ridley Family Apartments located at 1801 Ridley Avenue.