



FISCAL YEAR 2021-2022 FOCUSED NOTICE OF FUNDING AVAILABILITY FUNDING RECOMMENDATIONS

Housing Authority Meeting
May 10, 2021

Nicole Rathbun,
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 presented 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)

Application Scoring

- Selection criteria and maximum points possible:

Category	Points
Readiness*	10
Affordability	20
Bedroom Size	10
Special Needs Set Asides	10
Leveraging	10
Project Competitiveness*	10
Developer & Management Experience	15
Services & Amenities	10
Other Factors	5

*Readiness and Project Competitiveness categories apply to new construction project applications only.

Applications Received

- 7 project applications received, requesting \$23,000,000 for 454 affordable units

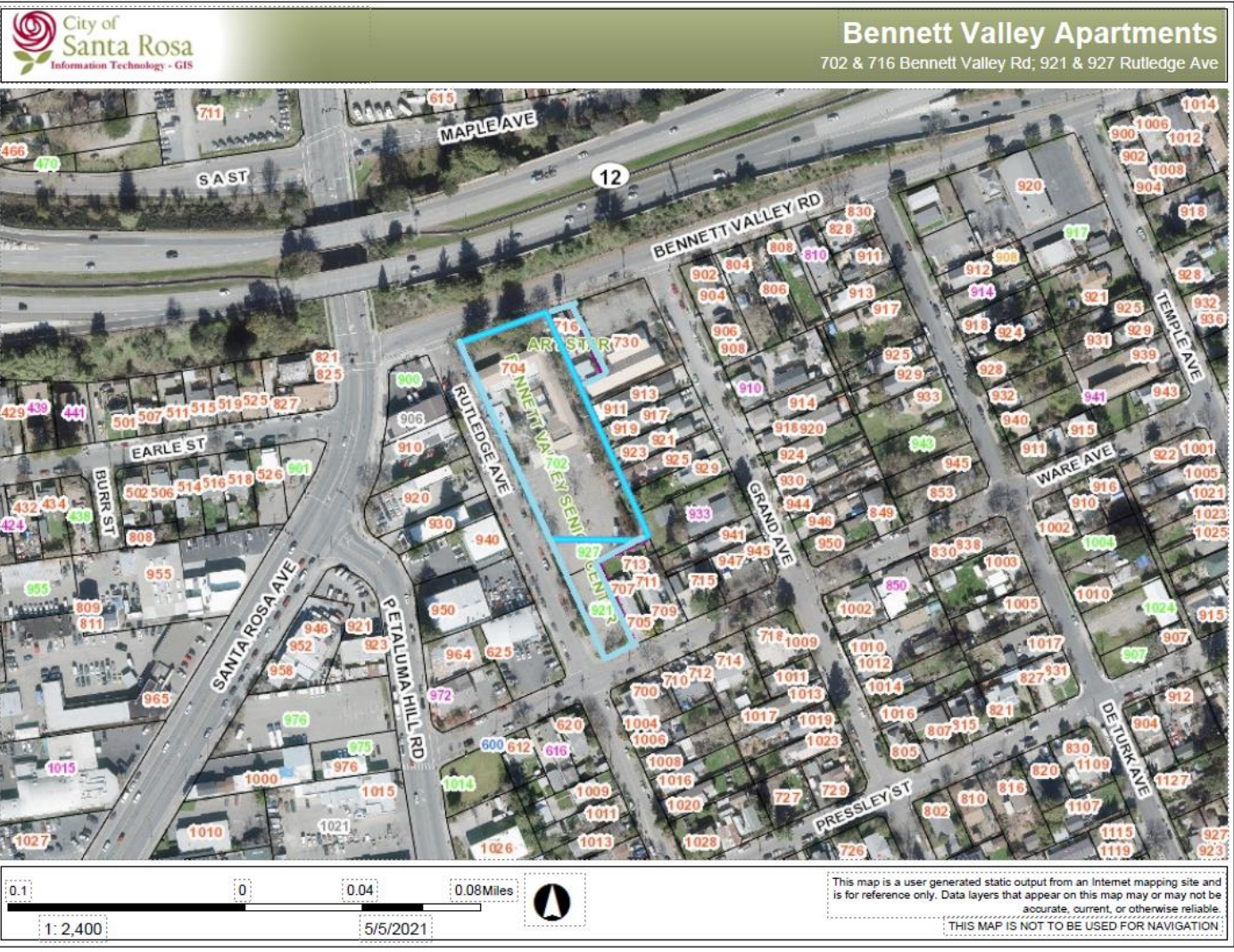
Project Name	Project Address	Quadrant	Total Units	HA Loan Amount Requested	Score	Rank
Bennett Valley Apartments	702 Bennett Valley Rd	SE	62	\$5,800,000	82%	1
Mahonia Glen	5173 Highway 12	NE	99	\$2,900,000	77%	2
Vigil Light Apartments	1945 Long Dr	NE	49	\$1,500,000	76%	3
Acme Apartments	1885 Sebastopol Rd	SW	77	\$1,750,000	74%	4
Parkwood Apartments	6899 Montecito Blvd	NE	55	\$750,000	68%	5
Hearn Veterans Village	2149 W. Hearn Ave	SW	32	\$3,679,536	62%	6
Ponderosa Village	250 Roseland Ave	SW	80	\$7,000,000	55%	7

- No applications received for HOME-CHDO funds

Recommended Projects

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

Bennett Valley Apartments



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

Bennett Valley Apartments -Scoring

Category	Points
Readiness	10/10 – Permits are ready to be issued following award
Affordability	18/20 – 52% of the units for households at 20% AMI or less
Bedroom Size	5/10 – 37% of the units are 2-bedroom or larger
Special Needs Set Asides	8/10 – 51% of the units are for formerly homeless persons or families
Leveraging	8/10 – Loan amount requested is 14% of development cost
Project Competitiveness	10/10 – Self-scores for CDLAC and MHP were in top 1% of total possible points
Developer & Management Experience	12/15 – Four completed projects in region; five projects in predevelopment, significant development and management experience outside the region
Services & Amenities	6/10 – 0.8 mi to grocery and retail, transit stops within 0.1 mi, significant on-site services and amenities
Other Factors	5/5 – Project is located on City-owned site
	82/100 Total (82%)

Mahonia Glen



Mahonia Glen

- Developer: Mid-Peninsula The Farm, Inc.
(Mid-Pen Housing)
- Loan Amount: \$2,900,000
- New Construction
(former site of Prickett's Nursery)
- 99 Units; 5% of units targeted for homeless individuals and families; 44% of units targeted to farmworkers and their families

Mahonia Glen

Affordability Mix:

- 26 units @ 30% AMI
- 22 units @ 50% AMI
- 50 units @ 60% AMI
- 1 unrestricted manager's unit

Unit Mix:

- 42 1-BR units
- 29 2-BR units
- 27 3-BR units

Environmental:

- National Environmental Policy Act (NEPA) Environmental Assessment not completed yet
- Exempt from CEQA

Mahonia Glen – Scoring

Category	Points
Readiness	10/10 – Permits are ready to be issued following award
Affordability	9/20 – Less than 50% of the units for households at 50% AMI, 51% of the units for households at 60% AMI
Bedroom Size	6/10 – 57% of the units are 2-bedroom or larger
Special Needs Set Asides	8/10 – 5% of the units are for formerly homeless persons or families; 44% for farmworkers and their families
Leveraging	10/10 – Loan amount requested is 4% of development cost
Project Competitiveness	10/10 – Self-scores for CDLAC was 100% of total possible points
Developer & Management Exp.	14/15 – Significant experience in region, projects completed and leased up
Services & Amenities	10/10 – 0.1 mi to grocery, retail, and transit, on-site services and amenities
Other Factors	0/5 – Project is not located on City-owned site; no prior Housing Authority awards
	77/100 Total (77%)

RECOMMENDATION

It is recommended by the Housing Authority Ad-Hoc Review Committee and the Housing and Community Services Department that the Housing Authority, by resolutions, approve a conditional commitment of loan funds to: 1) Freebird Development Company, LLC, in the amount of \$5,800,000 for construction-related costs for the Bennett Valley Apartments project at 702 and 716 Bennett Valley Road and 921 and 927 Rutledge Avenue; and 2) Mid-Peninsula The Farm, Inc. in the amount of \$2,900,000 for acquisition-related costs for the Mahonia Glen project at 5173 Highway 12 in Santa Rosa.