

Dutton Flats

Santa Rosa, California



Project Description

Dutton Flats (the “Project”) was designed to activate the corner of Dutton Avenue and West 3rd Street and create an inviting gateway to downtown Santa Rosa’s Historic Railroad Square and many shops and restaurants. Architectural renderings and site plans follow the Project Description in this section.

The Project consists of a one 5-story building sitting in the shape of an “L” on the intersection of West 3rd Street and Dutton Avenue. The first floor includes an entrance lobby located at the corner of the intersection. This level also includes the property manager’s office, community room, computer center, mail room, fitness center and bike storage for residents. A children’s activity center also located on the first level leads to a gated playground just outside the community space in the “courtyard” area.

Resident services will play an integral role in the utilization of the amenity spaces to enhance the residents lives and support overall health and wellness. An on-site coordinator will connect residents with a myriad of services as well as plan monthly calendars with programs tailored to their needs and assist them in all areas of active and productive living.

The 41 residential units on levels 2-5 are accessible through stairs and an elevator. Above the lobby on level 2 there is a small roof deck for residents to enjoy as well as a large greenspace at the southeast end of the lot. The Project includes 11 one-bedroom units, 15 two-bedroom units and 15 3-bedroom units, one of which will be a manager’s unit. The residential units are available for households making 30% to 60% of the area’s median income.

The lack of affordability in Sonoma County is not a new problem and there is still a great deal of rebuilding to be completed just a year after the wildfires. Within the city and state’s current housing

crisis, the development of this project is timely and directly responsive to the need for safe and stabilized affordable housing.

Financing Competitiveness

The proposed financing for Dutton Flats is to use 9% Low Income Housing Tax Credits along with a \$3.1 million loan from the City of Santa Rosa and waivers of certain City fees totaling \$612,115. The anticipated tiebreaker score for the project utilizing this financing structure is 35.67%.

Project Benefits

Dutton Flats will bring much needed affordable housing to the downtown Santa Rosa area. The close proximity to many businesses, services and restaurants provides employment opportunities for the residents within walking distance of the project. The availability of affordable housing for employees will be of benefit to the local businesses.

The design of the building exterior brings a feeling of renewal to the intersection and helps extend the downtown area further up West 3rd Street. The amenity space at Dutton Flats will provide ample activities and services for the residents, young and old. For the children, indoor and outdoor play areas along with after school programs will be provided.

A fitness center, computer lab, community room for resident events, and bike kitchen will provide ample activity and opportunities for learning. An onsite resident services coordinator will work with residents to determine what programs would help to enhance their lives. Additionally ESL classes, computer classes and financial management classes will be offered to assist residents in career advancement and money management.

The Dutton Flats development team is partnering with Santa Rosa CityBus to develop a program which would provide Dutton Flats residents CityBus transit passes. These passes would enable residents access to unlimited annual CityBus usage (w/ stops every 15 minutes at a bus stop immediately adjacent to Dutton Flats, on West 3rd Street). The Partnership would pay an annual fee determined by Santa Rosa CityBus for the tenants to have unlimited access to these lines. Santa Rosa CityBus currently has this program implemented for the Santa Rosa Junior College Students as well as the City of Santa Rosa employees and has seen great feedback and support to expand. They will be submitting this program to City Council in the Fall for approval.

Project Constraints and/or Issues

The location of Dutton Flats is ideal for a project of this nature. Careful consideration has been given to the design to minimize the effect of the new building on the surrounding neighborhood.

There are no project constraints or issues with Dutton Flats.

Summary of Experience and Qualifications of the Applicant and Development Team

The Development Team has successfully worked together and separately on several successful affordable housing developments throughout the United States. With each project valuable experience has been gained in all aspects of financing, design and construction, compliance and operations. Strong

investor and lender interest in the projects the Team develops speaks to the reputation of its members in creating quality rental housing for those of low income.

Please see company and staff resumes in Sections C and D of this NOFA application.

Summary of Financing Status

In addition to this application for funding from the City of Santa Rosa Dutton Flats, LP will submit a 9% Low Income Housing Tax Credit Application in July of this year. The funding gap will be bridged with City funds and the waiver of certain permit fees.

Summary of Entitlement Status

- Neighborhood Meeting held 2-6-19
- Concept Design Review (comments only) submitted 2-7-19
- Application made to Zoning Administrator in lieu of Design Review Board – submitted 4-15-2019
- Density Bonus applied for - 4-15-19
- Zoning Clearance worksheet submitted - 4-15-19

Environmental Summary

CEQA/NEPA

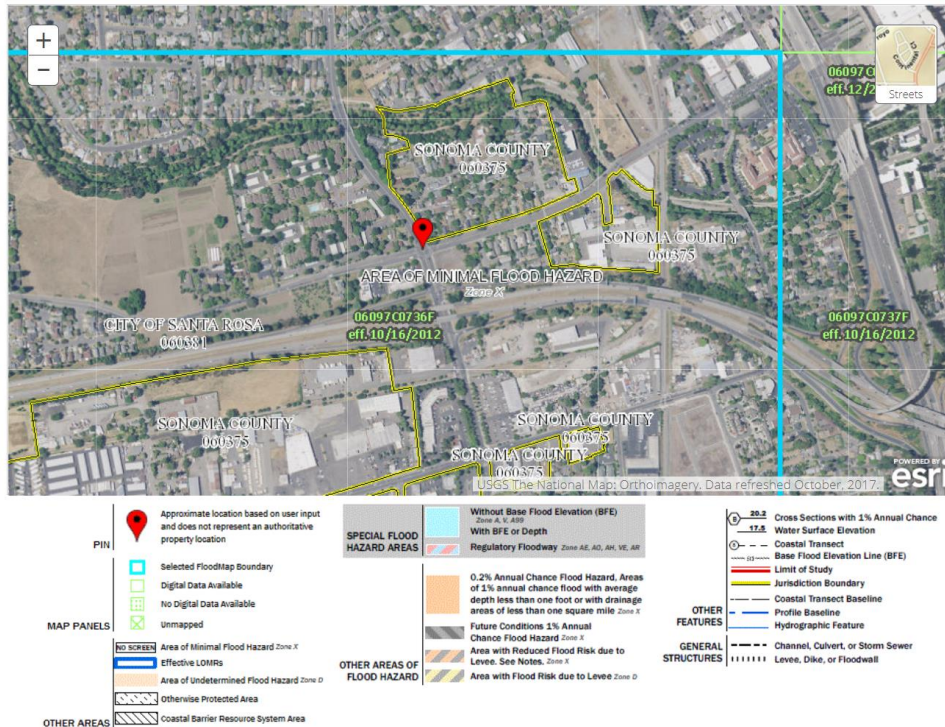
Dutton Flats LP is currently working with the City of Santa Rosa to determine applicable CEQA exemptions. The Partnership will continue to work through the CEQA requirements as entitlements are processed.

Presence of Wetlands, Protect Plant and/or Animal Species

The site is not located in or near a wetlands area. No protected plants or animals exist at the site.

Site Subject to Flooding?

The site is located in an area designated minimal flood hazard by FEMA.



Phase I Environmental Study

A Phase I Environmental Study was conducted on August 5, 2018 and the Executive Summary of which is included in this section of the NOFA. The Study found that no additional environmental investigation was warranted. The Study in its entirety can be found with the electronic files provided with this NOFA response.

At one time a gas station was located on the site. A study was conducted by the California Water Board and found that no further action needed to be taken to mitigate any contaminants at the site. A copy of this finding follows the Phase I Environmental Study.

Attachments to Project Description

- Architectural Design Set
- Phase I Environmental Study
- California Water Board No Further Action Letter

June 6th, 2019

Frank Kasimov, MCP
Housing Program Specialist
City of Santa Rosa, Department of Housing and Community Services
90 Santa Rosa Avenue
Santa Rosa, CA 95404

RE: FISCAL YEAR 2019/2020 FOCUSED NOTICE OF FUNDING AVAILABILITY
AFFORDABLE HOUSING SANTA ROSA HOUSING TRUST
Issue Date: April 1, 2019–Due Date: April 26, 2019

Dear Mr. Kasimov,

Dutton Flats was designed to activate the corner of Dutton Avenue and West 3rd Street to create an inviting gateway to downtown Santa Rosa's Historic Railroad Square with access to a variety of shops and restaurants. The project consists of one 5-story building sitting in the shape of an "L" on the intersection of West 3rd Street and Dutton Avenue.

The first floor includes ample amenity space and four residential units. The remaining 37 residential units on levels 2-5 are accessible through stairs or an elevator with a small roof deck patio accessible on the 2nd floor overlooking the Dutton & West 3rd Street intersection. The project includes 11 one-bedroom units, 15 two-bedroom units and 15 three-bedroom units, one of which will be a manager's unit. The residential units will be available for households making 30% to 60% of the area's median income.

Dutton Flats will bring much needed affordable housing to the downtown Santa Rosa area. The proximity to many businesses, services and restaurants provides employment opportunities for the residents within walking distance of the project. The availability of affordable housing for employees will be of benefit to the local businesses.

CityBus routes 6 & 9 operate along West 3rd Street and Dutton Avenue with stops every 30 minutes. Both stops are currently within 200 ft of the project site. We have coordinated with the City of Santa Rosa to include a Bus Stop and shelter integrated into building's façade along West 3rd Street. This stop supports inbound (towards city center) routes 6 & 9. These routes are scheduled to stop in 30-minute intervals, meaning there will be an inbound bus every 15 minutes in front of the project site.

Additionally, the Dutton Flats Development Team is partnering with Santa Rosa CityBus to develop a program which would provide residents CityBus transit passes. These passes would enable residents' access to unlimited annual CityBus usage. The partnership would pay an annual fee determined by Santa Rosa City Bus for tenants to have unlimited access to these lines. Santa Rosa CityBus currently has this program implemented for the Santa Rosa Junior College (SRJC) as well as the City of Santa Rosa employees and has seen great feedback and support to expand. They will be submitting this program to City Council in the Fall for approval.

The Dutton Flats Development Team is also excited to be working with Life Skills Training and Educational Programs, Inc. (LifeSTEPS) to provide onsite resident services. LifeSTEPS is one of the largest providers of social services for affordable housing in California. Formed in 1996, LifeSTEPS serves over 90,000 residents living in more than 30,000 units of family, senior and SRO, low-income and supportive housing.

LifeSTEPS will provide a comprehensive set of social services that include service coordination, after school programs for children, computer classes, financial literacy and management, language, employment skills, mediation services, health and wellness activities, crisis intervention, life skills education and services, green living, food distribution programs, mental health referrals, and community activities.

Residents will play an integral role in the utilization of the amenity spaces to enhance the resident's lives and support overall health and wellness. The amenity spaces include, a fitness center, computer lab with computers, community room for resident events, bike storage for 80 bicycles and a bike kitchen (repair area) for residents. These spaces will assist in providing activities, opportunities and services for residents, young and old. For children, the indoor activity center leads out to a gated playground just outside the community space in the "courtyard area".

LifeSTEPS will provide a service coordinator, who will be on-site for a minimum of 6 hours per week, to select and coordinate classes, services and referrals to meet the needs of the residents. During the initial lease up phase, and for new tenants throughout the lifetime of the project, the service coordinator will provide the residents with a welcome package including a services survey. The survey will give the residents options of classes and services that are available to be offered at the property.

The service coordinator will work directly with local organizations and non-profits to provide the desired services and classes and present a calendar of events each month for residents to enjoy. The classes and services will be offered year-round based on residents' demand and availability. Regarding the after-school programs, the service coordinator will work with a local organization to provide this at a minimum of 4 hours per week. The program will include homework help, tutoring, instructions as well as summer activities.

The Dutton Flats Development Team has entered into a Social Services Agreement with LifeSTEPS to provide these services free of charge to residents for a minimum period of fifteen (15) years. Specific onsite days, hours, times, and programming of these services will be determined after the initial surveys have been completed by the residents to ensure that the needs of the population are being met. The contracted annual fee to LifeSTEPS will be paid from the property operating account. For more information regarding LifeSTEPS Social Services please see the Social Services Agreement attached hereto.

The integration of these on-site services and amenities provides us a boost in our funding application to the California Tax Credit Allocation Committee's (CTCAC) 2nd funding round in July 2019. Once we have an approved allocation from CTCAC we are contractually obligated to implement and sustain these services. By providing these amenities and services we are not only committed to the health and wellness of our residents but as well to our business partners who support our efforts in creating safe and affordable housing.

Sincerely,

Dutton Flats LP



Philip Wood, President
Affordable Housing Alliance II, Inc.
dba Integrity Housing, Sole Member
IH Dutton Flats Santa Rosa LLC,
Managing General Partner



Loren Brueggemann
President
Phoenix Development Company of Minneapolis LLC
Administrative General Partner