



2019-20 FOCUSED NOTICE OF FUNDING AVAILABILITY FUNDING RECOMMENDATION

Housing Authority Meeting
June 17, 2019

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Program Specialist,
Housing and Community Services

CURRENT

- NOFA issued April 1; due April 26, 2019
- Approx. \$3.7 million available
- Local funds
- Selection criteria: readiness, financial feasibility, qualifications, capacity and experience of the development team; competitive 9% tax credit or Multifamily Housing Program application

CURRENT

- 6 Applications
- \$14,500,000 in requests
- NOFA Ad Hoc Committee

NOFA Applications

Project Name	Applicant	Location / Quadrant	Number of Units	Funding Request
Boyd Street Apartments	Danco Communities	811 Boyd St / SW	46	\$3,000,000
Burbank Avenue Apartments	Waterstone Residential	1780 Burbank Avenue / SW	62	\$2,200,000
Caritas Homes Phase 1	Burbank Housing	A St and 7th St / NE	64	\$1,500,000
College Avenue Supportive Housing	Danco Communities	80 College Ave / NW	59	\$1,000,000
Dutton Flats	Dutton Flats, LP	206, 208, 214 West Third St / SW	41	\$3,100,000
Roseland Village	MidPen Housing Corp.	665 & 833 Sebastopol Rd / SW	75	\$3,700,000
Total			347	\$14,500,000

PROPOSED

Dutton Flats

- Developer: Dutton Flats, LP
- \$3.1 M Loan
- Construction costs
- 41 units

BENEFITS

Dutton Flats

Affordability Mix:

- 9 units @ 30% AMI
- 17 units @ 50% AMI
- 14 units @ 60% AMI

Unit Mix:

- 11 1-BR units
- 15 2-BR units
- 15 3-BR units

BENEFITS

Dutton Flats

- Readiness: Approvals, Financing, Construction
- Downtown Station Area Specific Plan Area
- In Priority Development Area
- Maximizes Density: 40 units/acre with Density Bonus and 5 story midrise design.

BENEFITS

Dutton Flats

- Close to groceries, personal services, retail, restaurants.
- Close to bus and rail transit
- Close to 3 bicycle/pedestrian paths.
- CityBus transit pass pilot program.

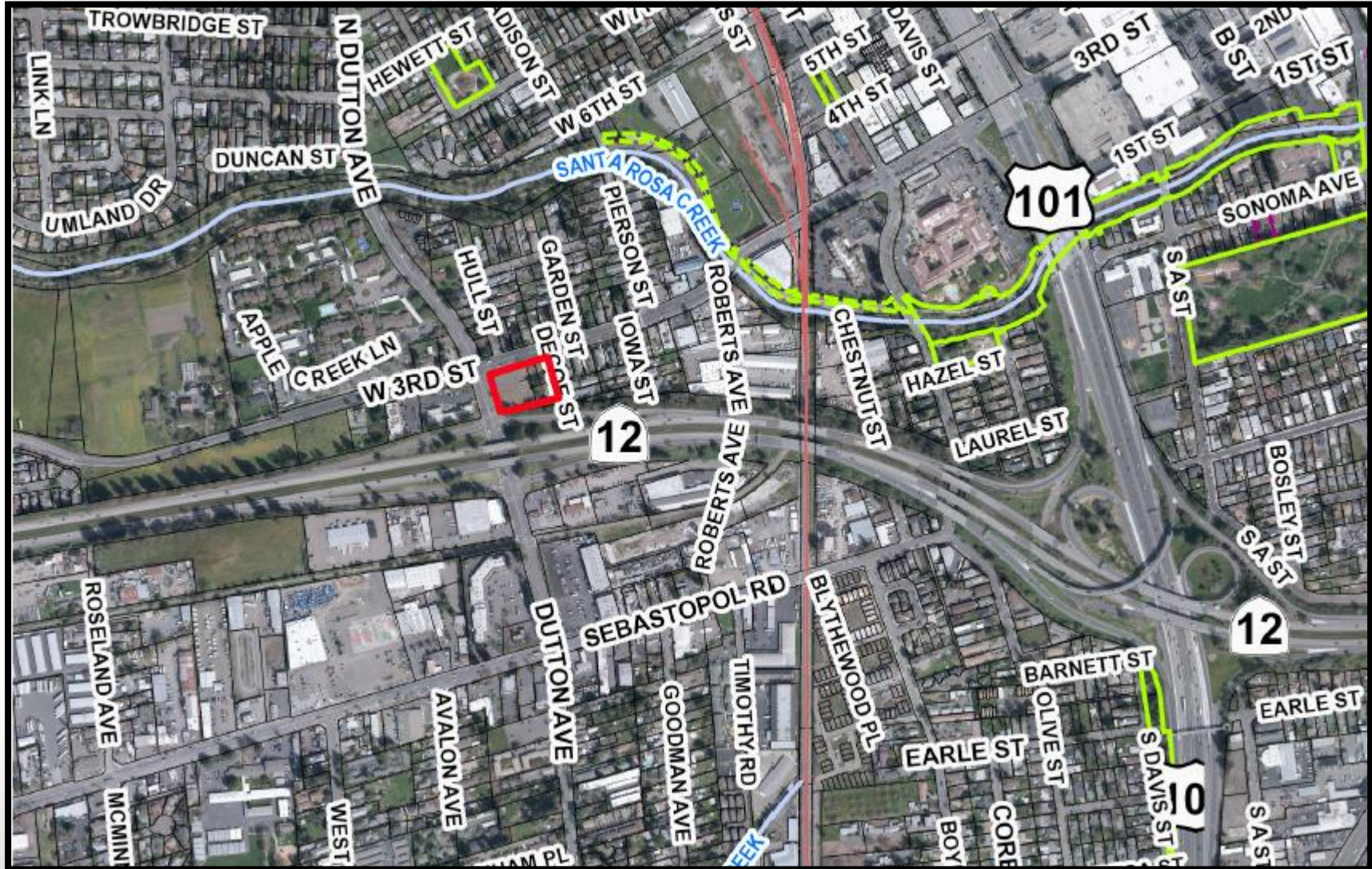
BENEFITS

Dutton Flats

- On-site services coordinator
- On-site fitness center, computer lab, community room, recreation area for young kids and teens, bicycle storage area, bicycle repair area, bus shelter integrated into building design.
- On-site classes: ESL, computer, financial management.

PROPOSED

Dutton Flats - 206, 208 and 214 West Third St



RECOMMENDATION

Approve a conditional commitment of funds to Dutton Flats, L.P. in the amount of \$3,100,000 for construction-related costs for Dutton Flats, 41 multifamily rental units, located at 206, 208 and 214 West Third Street.