

Dutton Flats  
Dutton Ave and 3<sup>rd</sup> Street  
Santa Rosa, CA

City of Santa Rosa  
APR 15 2019  
Planning & Economic  
Development Department

Dutton Flats will be a 41-unit, 100% affordable housing project consisting of 11 one-bedroom units, 15 two-bedroom units and 15 three-bedroom units serving families and the area's workforce. The units will be available for tenants that demonstrate income of 30% to 60% or less of the area's median income. One unit will be designated for a non-restricted manager's unit.

It is our intention to utilize at least 50% of the requested vouchers for individuals and families who meet the definition of homeless under Section 103 of the McKinney-Vento Homeless Assistance Act.

With over 35 years of experience, Phoenix Development Company and Integrity Housing are extremely well qualified partners with a long-standing record of successfully implementing affordable housing. Please see the included resume and company profile for a list of completed projects and references. While Phoenix Development's history focuses on affordable housing projects, Integrity Housing has specific experience in providing housing dedicated to the homeless, veterans, seniors and other target demographics.

Dutton Flats is planned to be in census tract 1530.03, which has a poverty rate of 17.9%, as determined in the most recent American Community Survey 5- Year Estimate. Located at the corner of Dutton Avenue and West Third Street, Dutton Flats encompasses 206, 208, and 214 West Third Street in Santa Rosa. It is 0.5 miles away from the SMART train in Railroad Square and less than 400 feet from Exit 6 on Highway 12. The project is approximately 300 feet from Santa Rosa City Bus stops 6 and 9. The City of Santa Rosa has requested a new stop be placed directly in front of the building on Third Street.

The project will pursue long-term affordable housing financing through a competitive process in 2019 via application for the California Tax Credit Allocation Committee's Low-Income Housing Tax Credit program. The project is financially feasible with 25% or fewer units under a Project Based Voucher contract. We have provided a 30-year proforma of project operations to demonstrate the long-term feasibility of this project.

The project consists of one 5-story building in the shape of an 'L' on the intersection of West Third Street and Dutton Avenue. The entrance to the site will be located at the corner of the Dutton/West Third Street intersection. The parking entrance will come from Decoe Street, with 41 off street parking places inside the 'L' configuration. The project will have a community room, management office, a resident mail room, a large fully equipped fitness center, bike storage for (90) bicycles, laundry facility, and a rooftop patio on the 3<sup>rd</sup> level above the entrance. Attached you will find the design information for reference.

Levels 1-2 **each** include, one, 1-bedroom and three, 3-bedroom units, with leasing amenities. Levels 3-5 are accessible via stairs or an elevator, **each** consisting of three, 3 bedroom, five, 2-bedroom units and three, 1-bedroom units. The total unit configuration for the project consists of 11, 1-bedroom units, 15, 2-bedroom units and 15, 3-bedroom units. Attached you will find the conceptual designs provided by KTG Architecture and Planning.

Dutton Flats will be a new construction project with units ready for occupancy in early 2021. The location is prime for residents working within the downtown area or commuting via Highway 12. It is available for Section 8 voucher holders and households with income between 30% to 60% of the area's median income. The unit mix targets individuals and families by offering 1, 2 and 3-bedroom options along with providing residents with a fitness studio, bike storage; all within proximity to the Historic Railroad Square area.

In closing, we all are aware of the lack of affordable housing in Sonoma County, which has been further reduced since the wildfires of 2017. Given the city and state's current housing crisis, we believe this development is timely and a direct response to the need for safe and stabilized affordable housing.