



2019-2020 HOUSING AUTHORITY LOAN and PBV NOFA FUNDING RECOMMENDATION

Housing Authority Meeting
December 16, 2019

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CURRENT

- NOFA issued August 6, 2019
- Approx. \$2.5 million & 75 PBVs available
- Local and federal funds: CDBG and HOME
- 12 applications
- Over \$13 million requested
- 126 PBVs requested
- Ad hoc committee

CURRENT

- Federal funding eligibility and program criteria:
 - Time constraints for commitment and expenditure of funds
 - Eligibility
 - Federal Environmental Review
 - May trigger Davis Bacon wages
 - PBVs program and project limits

CURRENT

- Evaluation Criteria
 - Project readiness
 - Financial feasibility
 - Development Team qualifications, capability and expertise
 - Affordability levels, number of units, mix
 - Proposal completeness and accuracy
 - Housing Authority policy/preferences

Recommended for Funding

Project Name	Applicant	Location / Quadrant	Number of Units	Amount Requested
CAPSC Rental Rehabilitation Earle	Community Action Partnership of Sonoma County	400 Earle St / SE	8	\$129,778
CAPSC Rental Rehabilitation Giffen	Community Action Partnership of Sonoma County	2602 Giffen St / SW	1	\$103,712
CHSC HOME CHDO Operating Funds	Community Housing Sonoma County	131-A Stony Circle, Suite 500	N/A	\$50,000
Total			9	\$283,490

Projects Receiving Further Review for Possible Funding

Project Name	Applicant	Location / Quadrant	Number of Units	Amount Requested	PBVs Requested
Del Nido Apartments	Eden Development Inc.	850 Russell Ave / NW	206	\$1,000,000	8
Hearn Veterans Village	Community Housing Sonoma County	2149 West Hearn Ave / SW	24	\$845,560	0
Boyd Street Apartments	Danco Communities	811 Boyd Street / SW	46	\$2,479,000	0
Linda Tunis Senior Apartments	PEP Housing	600 Acacia Lane / NE	26	\$690,000	8
Cannery at Railroad Square	Santa Rosa Canners, LLC	3 West 3rd St and 60 West 6th St / NW	114	\$2,379,000	57
Total			416	\$7,393,560	73

Projects Receiving No Further Review

Project Name	Applicant	Location / Quadrant	Number of Units	Amount Requested	PBVs Requested
Caritas Homes Phase 1	Burbank Housing Development Corp.	A Street and 7th Street / NE	64	\$0	33
Crossings on Middle Rincon	A0711 Santa Rosa, L.P. (UHC)	77 Middle Rincon Rd. 4801, 4847 Sonoma Hwy / NE	89	\$2,000,000	22
Colgan Creek Village, Phase 1	Habitat for Humanity of Sonoma County	3011 Dutton Meadow / SW	65	\$2,400,000	0
Quail Run Apartments	Eden Development Inc.	1018 Bellevue Ave / SE	200	\$1,000,000	0
Total			418	\$5,400,000	55

400 Earle Street



2602 Giffen Avenue



BENEFITS

Earle and Giffen

- Readiness
- Quick use of funds
- Preservation of affordable housing stock with needed repairs
- Improved living conditions for residents

BENEFITS

Community Housing Sonoma County

- Funds help operational costs of a CHDO organization that serves homeless veterans and other special needs clients.

RECOMMENDATION

1) approve a Further Advance of loan funds to CAPSC for rehabilitation of 400 Earle St in the amount of \$129,778 and extend the existing loan term to start a new 55-year term; 2) approve a Further Advance of loan funds to CAPSC for rehabilitation of 2602 Giffen Avenue in the amount of \$103,712 and extend the existing loan term to start a new 55-year term; and

RECOMMENDATION

3) approve a conditional grant of HOME funds to CHSC for Community Housing Development Organization (“CHDO”) operational funds in the amount of \$33,000.