



FISCAL YEAR 2023-2024 NOTICES OF FUNDING AVAILABILITY – FUNDING RECOMMENDATIONS

Housing Authority Meeting
July 24, 2023

Nicole Del Fiorentino
Housing and Community Services Manager

NOFA Solicitation Process

- April 24th, Housing Authority Study Session to review NOFA process and receive input on soliciting HOME Investment Partnership Program (HOME) funds in a rolling NOFA
- June 19th, Chair Owen appointed Vice-Chair LaPenna and Commissioner Newton to Ad-Hoc Review Committee

NOFA Solicitation Process

- Both NOFAs published on May 10th
 - \$8.1M Fiscal Year 2023-2024 NOFA applications due June 9th
 - \$653K HOME NOFA applications accepted continuously
- Ad-Hoc Review Committee met on July 7th
- Funding Recommendations presented at Housing Authority on July 24th

NOFA Summaries

- \$8,149,262 available in FY 2023-24 NOFA
 - \$1,310,971 from Community Development Block Grant (CDBG)
 - \$1,187,622 from Permanent Local Housing Allocation (PLHA)
 - \$5,650,669 from Local Funds
- \$653,398 available in HOME NOFA
 - \$343,071 Community Housing Development Organization (CHDO) Allocation

Application Scoring

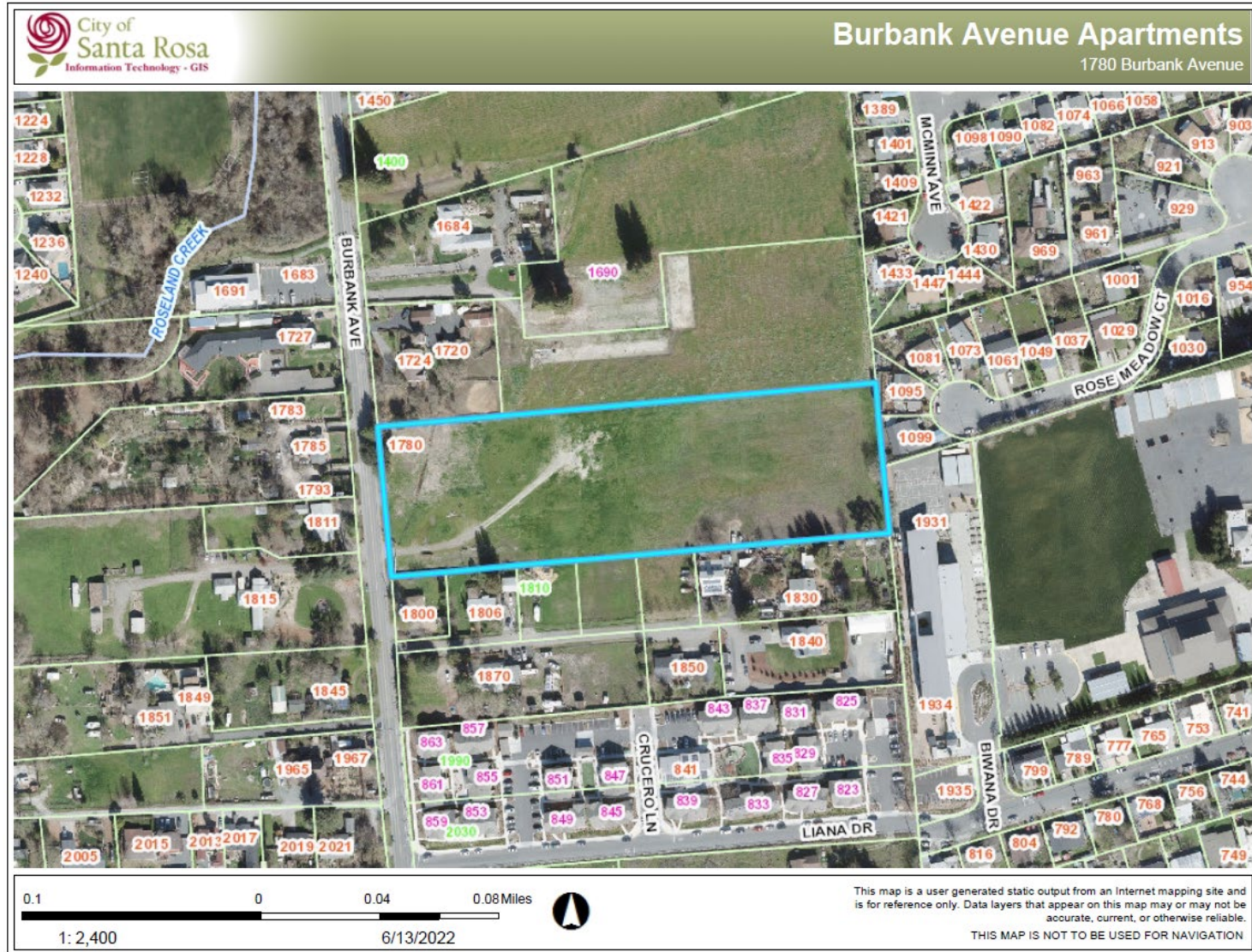
- Selection criteria and maximum points possible:

Category	Points
Readiness	10
Affordability	20
Bedroom Size	8
Special Needs Set Asides	12
Leveraging	10
Project Competitiveness	10
Developer & Management Experience	15
On-Site Services	7
Amenities	3
Other Factors	5

Applications Received

Santa Rosa Housing Trust 2023-24 Focused NOFA Application Summary								
Project Name	Project Address	Applicant	Affordable Units	Total Development Cost	Targeted Demographic	NOFA Request	Score	Rank
Acquisition/ Rehab Projects								
VIGIL LIGHT SENIOR APARTMENTS	1945 LONG DRIVE	PETALUMA ECUMENICAL PROPERTIES - PEP HOUSING	48	\$31,048,314	Seniors	\$1,073,583	76%	2
New Construction Projects								
BURBANK AVENUE APARTMENTS	1780 BURBANK AVE	BURBANK HOUSING DEVELOPMENT CORPORATION and WSA PARTNERS	63	\$44,320,899	Large Family - 25% At-Risk of Homelessness (16PBVs awarded)	\$3,500,000	85%	1
3575 MENDOCINO AVENUE PHASE III	3575 MENDOCINO AVENUE	BURBANK HOUSING DEVELOPMENT CORPORATION & RELATED CALIFORNIA	30	\$26,983,404	Seniors	\$3,850,000	66%	4
CARITAS HOMES PHASE II	360 SEVENTH STREET	BURBANK HOUSING DEVELOPMENT CORPORATION	63	\$48,031,158	47% Homeless (30 PBVs -future request)	\$1,300,000	70%	3
Total			204			\$9,723,583		

Burbank Avenue Apartments



Burbank Avenue Apartments



Burbank Avenue Apartments

- Developer: WSA Burbank Housing Partners I, LP
- Recommended Loan Amount: \$3,500,00.00
- New Construction Project
Loan Funds for acquisition and construction-related costs
- 20 one-bedroom, 25 two-bedroom, and 18 three-bedroom units; multifamily housing development; targeted to families and at-risk of homelessness

Burbank Avenue Apartments

Affordability Mix:

- 16 units @ 20% AMI
- 8 units @ 30% AMI
- 13 units @ 40% AMI
- 14 units @ 50% AMI
- 12 units @ 60% AMI
- 1 unrestricted manager's unit

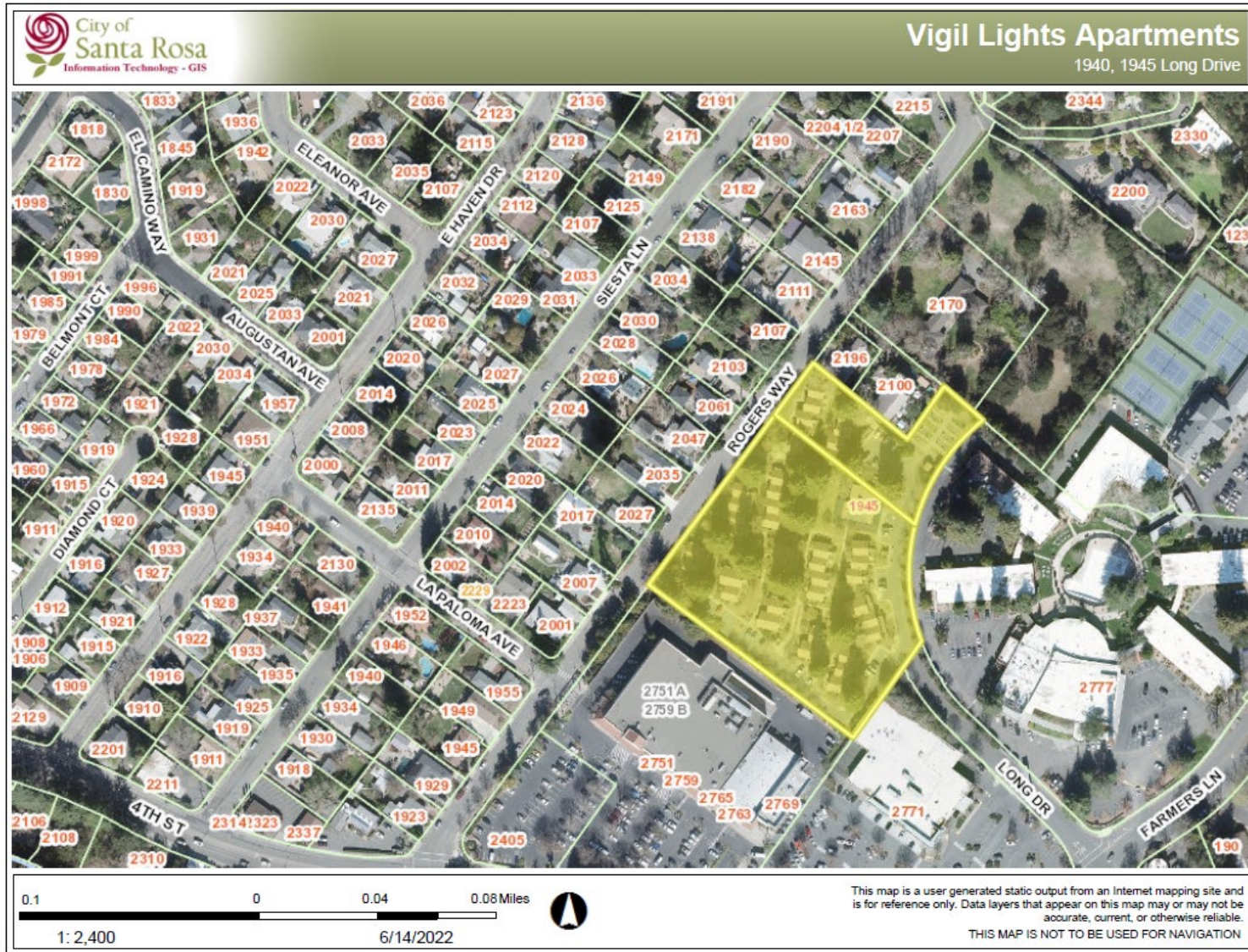
Environmental:

- CEQA review complete
- NEPA Environmental Assessment complete – pending publishing

Burbank Avenue Apartments -Scoring

Category	Points
Readiness	5/10 – Project entitled – Building Permits not yet submitted
Affordability	18/20 – 25% @ 20% AMI; 13% @ 30% AMI; 21% @ 40% AMI; 22% @ 50% AMI
Bedroom Size	8/8 – 28% of the units are 3-bedroom
Special Needs	9/12 – 25% of the units are for at-risk of homelessness
Leveraging	5/10 – Loan amount requested is 7.9% of development cost
Competitiveness	10/10 – HCD Accelerator funds awarded
Developer & Management Experience	15/15 – 3,108 units developed/acquired/rehabbed; 3,128 managed. Most in Sonoma County, 3 in Napa
Services	7/7 – 0.2 FTE Services Coordinator, significant on-site services
Amenities	3/3 – Within 0.5 mi to transit; within 1.0 mi of retail, grocery, library
Other Factors	5/5 – Project has been previously awarded CDBG-DR and PBVs
	85/100 = 85% Total Score

Vigil Light Senior Apartments



Vigil Light Senior Apartments



Vigil Light Senior Apartments

- Developer: Petaluma Ecumenical Properties dba PEP Housing
- Recommended Loan Amount: \$1,073,583
- Conditioned upon TCAC funding award from May 2023 application
- Rehabilitation and Preservation of an existing 49-unit senior development
Loan Funds for acquisition, preservation, and rehabilitation
- 12 studios, 36 one-bedroom units

Vigil Light Senior Apartments

Affordability Mix:

- 24 units @ 30% AMI
- 24 units @ 50% AMI
- 1 unrestricted manager's unit

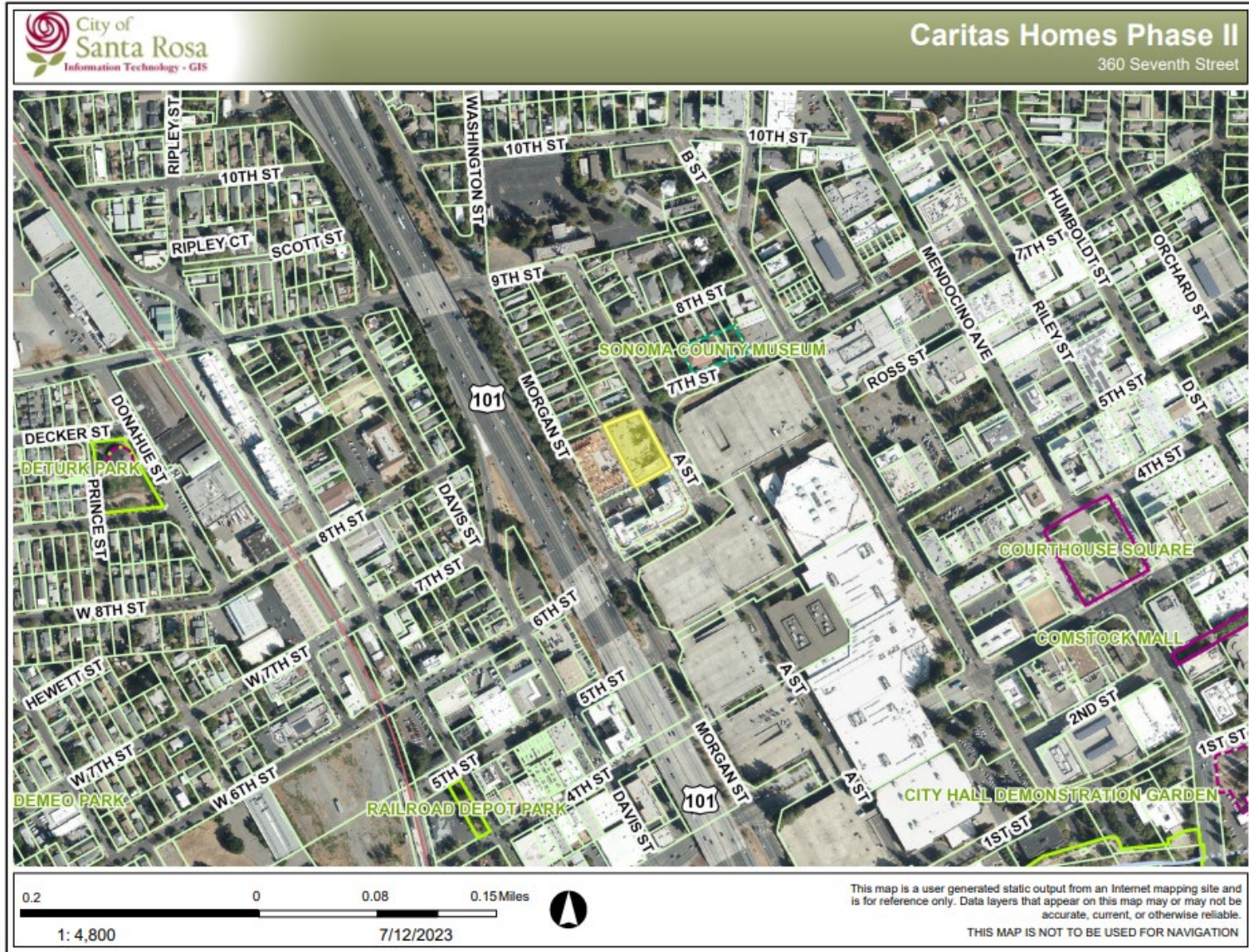
Environmental:

- CEQA Exempt
- NEPA Review Complete - Categorically Excluded

Vigil Light Senior Apartments -Scoring

Category	Points
Readiness	n/a– Project is not subject to entitlement process
Affordability	18/20 – 50% @ 30% AMI; 50% @ 50% AMI
Bedroom Size	2/8 – 25% of the units are studios, 75% are one-bedroom
Special Needs	12/12 – 100% of the units are for seniors
Leveraging	8/10 – Loan amount requested is 3.46% of development cost
Competitiveness	3/10 – TCAC Application self-score is not within the top 1% of score possible
Developer & Management Experience	15/15 – 16 leased-up properties in Sonoma County
Services	7/7 – 0.4 FTE Services Coordinator, significant on-site services
Amenities	3/3 – Within 0.5 mi to grocery, retail and transit
Other Factors	0/5 – Criteria not met in this category
	68/90 = 76% Total Score

Caritas Homes Phase II



Caritas Homes Phase II



7TH AND MORGAN ST. 6

Caritas Homes Phase II

- Developer: Burbank Housing Development Corporation
- Recommended Loan Amount: \$1,300,00.00
- Conditioned upon identification of rental subsidy program
- New Construction Project
Loan Funds for acquisition, predevelopment, and construction-related costs
- 29 studio, 27 one-bedroom, 8 two-bedroom units; multifamily housing development; thirty units targeted to households experiencing homelessness

Caritas Homes Phase II

Affordability Mix:

- 30 units @ 20% AMI
- 33 units @ 60% AMI
- 1 unrestricted manager's unit

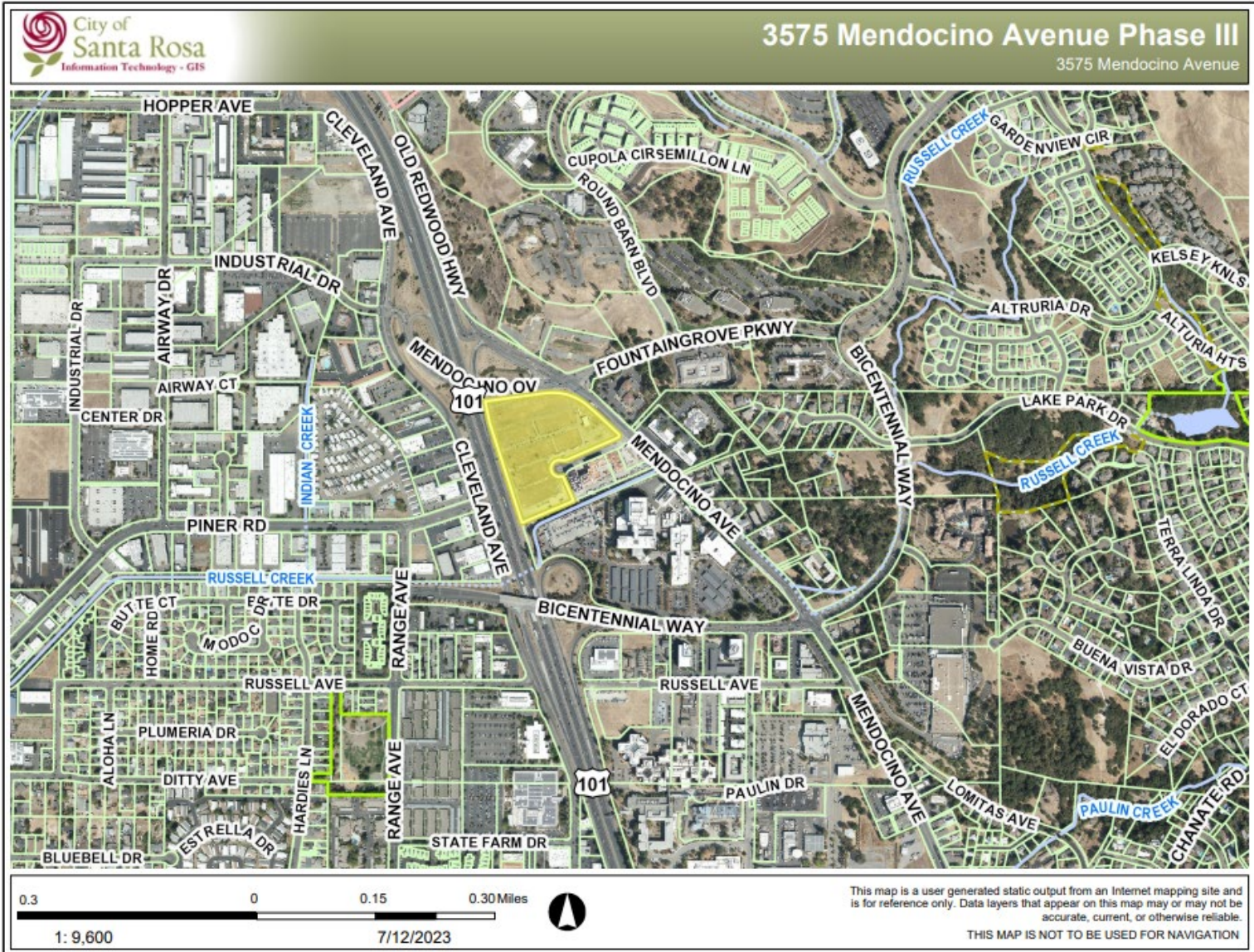
Environmental:

- CEQA Environmental Impact Report completed in 2020
- NEPA Environmental Assessment completed in 2021

Caritas Homes Phase II-Scoring

Category	Points
Readiness	4/10– Fully entitled, no Building or Grading Permits submitted
Affordability	18/20 – 48% @ 20% AMI;
Bedroom Size	3/8 – 46% of the units are studios, 43% are one-bedroom
Special Needs	11/12 – 47% of the units are for homeless households
Leveraging	9/10 – Loan amount requested is 2.7% of development cost
Competitiveness	3/10 – TCAC Application self-score is not within the top 1% of score possible
Developer & Management Experience	15/15 – 3,108 units developed/acquired/rehabbed; 3,128 managed. Most in Sonoma County, 3 in Napa
Services	4/7 –significant on-site services for homeless units, some on-site services for non-targeted units
Amenities	3/3 – Within 0.5 mi to grocery, retail, transit, and parks
Other Factors	0/5 – Criteria not met in this category
	70/100 = 70% Total Score

3575 Mendocino Avenue Phase III



3575 Mendocino Avenue Phase III



3575 Mendocino Avenue Phase III

- Developer: Burbank Housing Development Corporation and Related California
- Recommended Loan Amount: \$2,585,610
- New Construction Project
Loan Funds for predevelopment and construction-related costs
- 30 one-bedroom units targeted to seniors

3575 Mendocino Avenue Phase III

Affordability Mix:

- 6 units @ 30% AMI
- 17 units @ 50% AMI
- 7 units @ 60% AMI

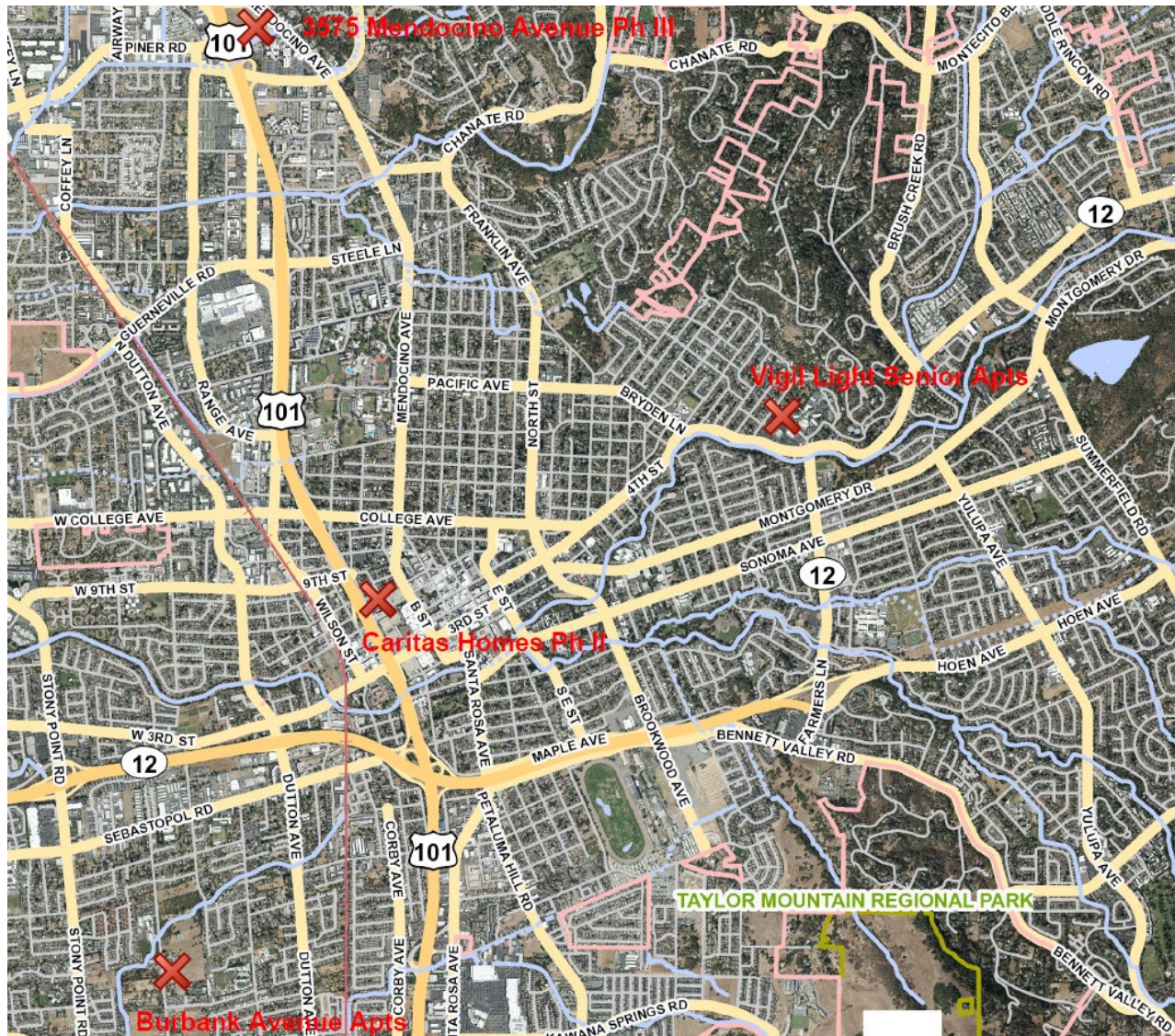
Environmental:

- CEQA Sustainable Communities Environmental Assessment completed in 2020
- NEPA Environmental Assessment completed in 2021

3575 Mendocino Avenue Phase III

Category	Points
Readiness	6/10– Fully entitled, Building Permit under review
Affordability	10.8/20 – 20% @ 30% AMI;
Bedroom Size	1/8 – all units are one-bedroom
Special Needs	12/12 – all units are for seniors
Leveraging	2/10 – Loan amount requested is 14.27% of development cost
Competitiveness	10/10 – TCAC Application self-score is 100% of total points possible
Developer & Management Experience	15/15 – 3,108 units developed/acquired/rehabbed; 3,128 managed. Most in Sonoma County, 3 in Napa
Services	6/7 –0.1 FTE Services Coordinator, significant on-site services for the first year of operation
Amenities	3/3 – Within 0.5 mi to transit and medical, within 1 mi of parks and grocery
Other Factors	0/5 – Criteria not met in this category
	65.8/100 = 66% Total Score

Map of Recommended Projects



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 conditional commitments of loan funds to: 1) WSA Burbank Housing Partners I, LP in the amount of \$3,500,000 for acquisition and construction-related costs for Burbank Avenue Apartments located 1780 Burbank Avenue; 2) Petaluma Ecumenical Properties dba PEP Housing in the amount of \$1,073,583 for acquisition and rehabilitation costs for Vigil Light Senior Apartments located at 1945 Long Drive; 3) Burbank Housing Development Corporation in the amount of \$1,300,000 for acquisition, predevelopment, and construction-related costs for Caritas Homes Phase II located at 360 Seventh Street; and 4) BRJE Housing Partners, LP in the amount of \$2,585,610 for predevelopment and construction-related costs for 3575 Mendocino Avenue Phase III located at 3575 Mendocino Avenue.