



# FISCAL YEAR 2024-2025 NOTICES OF FUNDING AVAILABILITY – FUNDING RECOMMENDATIONS

Housing Authority Meeting  
October 28, 2024

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Housing and Community Services

# NOFA Solicitation Timeline

- April 22 and June 17: Housing Authority Study Sessions to review NOFA process and receive input on funding priorities
- July 9: Two NOFAs published
  - ~ \$3.1M Fiscal Year 2024-2025 NOFA applications due August 9
  - ~ \$440K HOME NOFA with applications accepted continuously

# NOFA Solicitation Timeline

- September 23: Chair Newton appointed Commissioners Conte and Smith to Ad-Hoc NOFA Review Committee
- October 3: Ad-Hoc Committee reviewed applications
- October 28: Funding recommendations presented to the Housing Authority

# Application Scoring

Category	Maximum 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	10

# Applications Received

## Santa Rosa Housing Trust 2024-2025 NOFA Application Summary

Project Name	Project Address	Applicant	Affordable Units	Total Development Cost	Targeted Demographic	NOFA Request	Score	Rank
<b>Acquisition/ Rehab Projects</b>								
<b>WEST AVENUE APARTMENTS</b>	1400 WEST AVENUE	BURBANK HOUSING DEVELOPMENT CORPORATION	39	\$10,750,000	Families	\$1,000,000	70%	3
<b>New Construction Projects</b>								
<b>STONY POINT FLATS</b>	2270 STONY POINT ROAD	STONY POINT FLATS, LP	49	\$24,087,964	Families, with 10% of units for homeless	\$600,000	78%	1
<b>LAUREL AT PERENNIAL PARK PHASE III</b>	502 RENAISSANCE WAY	BRJE PHASE 3 HOUSING PARTNERS, L.P.	30	\$28,173,832	Seniors (100%)	\$832,500	73%	2
<b>PONDEROSA VILLAGE</b>	250 ROSELAND AVENUE	DANCO COMMUNITIES	49	\$30,564,628	Families	\$750,000	67%	4
<b>CARITAS HOMES PHASE II</b>	360 7TH STREET	BURBANK HOUSING DEVELOPMENT CORPORATION	63	\$50,082,242	Families, with 48% of units for homeless	\$1,400,000	65%	5
<b>Total</b>			<b>230</b>			<b>\$4,582,500</b>		

# West Avenue Apartments



# West Avenue Apartments

- Developer: Burbank Housing Development Corporation
- Recommended Loan Amount: \$1,000,000
- Rehabilitation of existing 39-unit affordable family development
- Loan Funds for rehabilitation
- 34 two-bedroom, 5 three-bedroom units

# West Avenue Apartments

## Affordability Mix:

- 9 units @ 30% AMI
- 1 unit @ 50% AMI
- 29 units @ 60% AMI
- 1 unrestricted manager's unit

## Environmental:

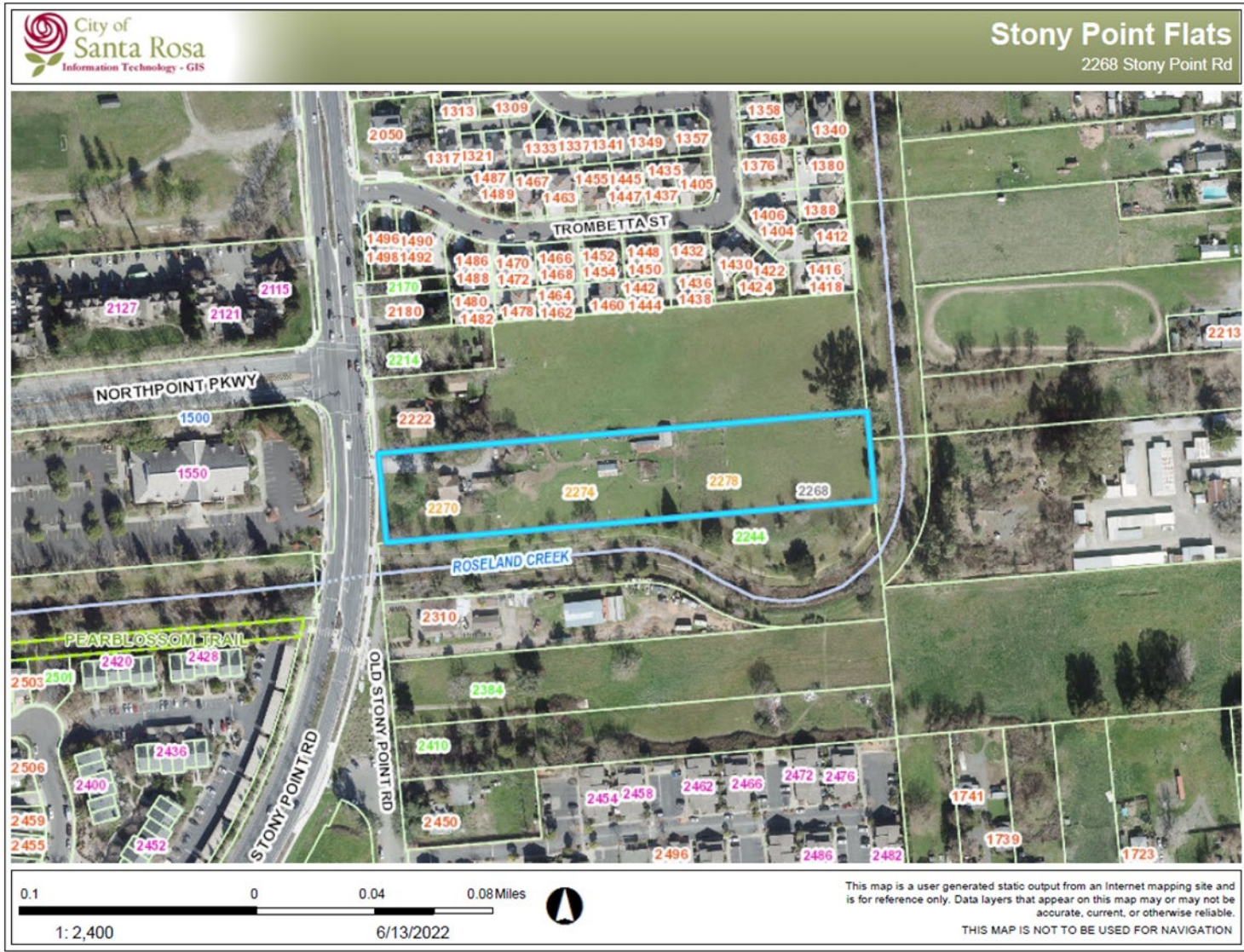
- CEQA Exempt
- NEPA will be required for federal funds



# West Avenue Apartments -Scoring

Category	Points
Readiness	Not applicable – Project is not subject to entitlement process
Affordability	10.8/20 – 23% @ 30% AMI; 3% @ 50% AMI; 74% @ 60% AMI
Bedroom Size	6/8 – 13% of the units are three-bedroom, 87% are two-bedroom
Special Needs	0/12 – No units are set aside for special needs
Leveraging	6/10 – Loan amount requested is 9% of development cost
Competitiveness	10/10 – HCD Portfolio Reinvestment Program anticipated
Developer & Management Experience	15/15 – Burbank Housing is the owner and manager and has extensive development and management experience in the region and within Santa Rosa
Services	6/7 – Food bank distribution, health worker outreach, resources and referral, systems navigation
Amenities	3/3 – Within 0.1 mi of transit, public park and garden; .3 mi of school; .7 mi grocery
Other Factors	10/10 – Rehabilitation that adds units to HA Portfolio
	66.8/95 = 70% Total Score

# Stony Point Flats



# Stony Point Flats

- Developer: Stony Point Flats, LP
- Recommended Loan Amount: \$600,000
- New Construction; Loan Funds for construction-related costs
- 49 affordable units: 12 one-bedroom, 24 two-bedroom, and 13 three-bedroom units; multifamily housing development; targeted to families with ten percent of units for homeless or at risk of homelessness

# Stony Point Flats

## Affordability Mix:

- 10 units @ 30% AMI
- 20 units @ 50% AMI
- 19 units @ 60% AMI
- 1 unrestricted manager's unit

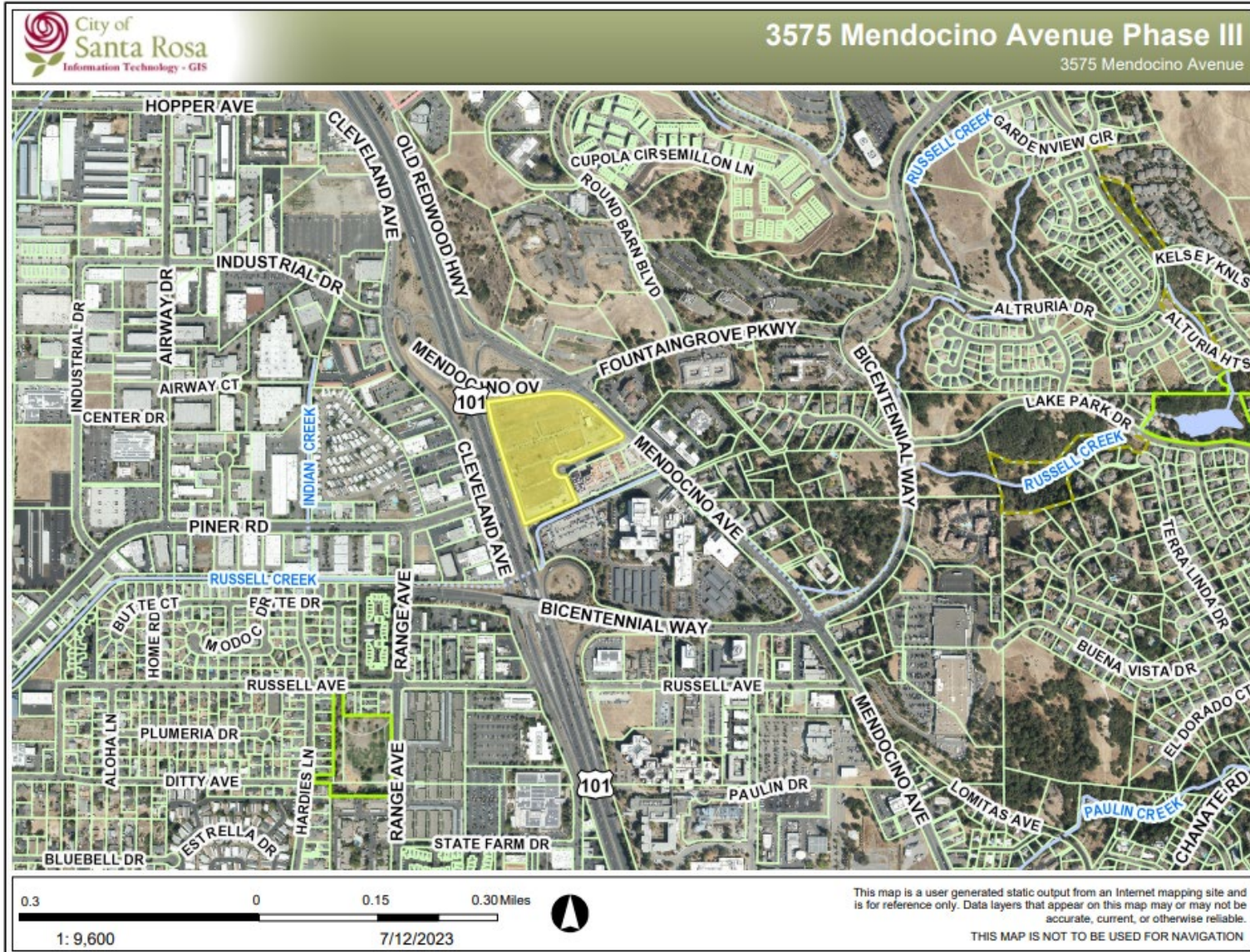
## Environmental:

- CEQA complete
- NEPA not required

# Stony Point Flats - Scoring

Category	Points
Readiness	10/10 – Project complete and occupied
Affordability	10.8/20 – 20% @ 30% AMI; 41% @ 50% AMI; 39% @ 60% AMI
Bedroom Size	8/8 – 27% of the units are 3-bedroom
Special Needs	8/12 – 21% of units for homeless or at-risk of homelessness
Leveraging	10/10 – Loan amount requested is 2.49% of development cost
Competitiveness	10/10 – Tax Credits awarded (CTCAC)
Developer & Management Experience	15/15 – Integrity Housing and Phoenix Development have extensive development and management experience on the West Coast and completed projects in Santa Rosa
Services	7/7 – On-site adult education, health and wellness services, after school program
Amenities	3/3 – Within 0.5 mi to transit, school; within 1.0 mi of two community parks
Other Factors	Not applicable
	81.8/105 = 78% Total Score

# Laurel at Perennial Park Phase III



# Laurel at Perennial Park Phase III

- Developer: BRJE Phase 3 Housing Partners, L.P.
- Recommended Loan Amount: \$832,500
- New Construction
- Loan Funds for predevelopment and construction-related costs
- 30 one-bedroom units targeted to seniors

# Laurel at Perennial Park Phase III

## Affordability Mix:

- 8 units @ 30% AMI
- 15 units @ 50% AMI
- 7 units @ 60% AMI

## Environmental:

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



# Laurel at Perennial Park Phase III - Scoring

Category	Points
Readiness	6/10– Fully entitled, has planning approvals
Affordability	13.5/20 – 27% @ 30% AMI; 50% @ 50% AMI; 23% @ 60% AMI
Bedroom Size	1/8 – all units are one-bedroom
Special Needs	12/12 – 100% of units are reserved for seniors
Leveraging	9/10 – Loan amount requested is 2.95% of development cost
Competitiveness	10/10 – TCAC Application self-score is 100% of total points possible
Developer & Management Experience	15/15 – Partnership between Burbank Housing Development Corporation and Related California; extensive development and management experience in the region and first two phases of Laurel at Perennial Park
Services	7/7 – Resident Services Coordinator, external service providers will provide service on-site
Amenities	3/3 – Within 0.5 mi to transit, within 1 mi of parks and grocery
Other Factors	Not applicable
	76.5/105 = 73% Total Score

# Ponderosa Village



# Ponderosa Village

- Developer: Danco Communities
- Recommended Loan Amount: \$750,000
- New Construction; Loan Funds for predevelopment and construction-related costs
- 49 affordable units: 13 one-bedroom, 24 two-bedroom, and 12 three-bedroom units

# Ponderosa Village

## Affordability Mix:

- 13 units @ 30% AMI
- 13 units @ 40% AMI
- 23 units @ 50% AMI

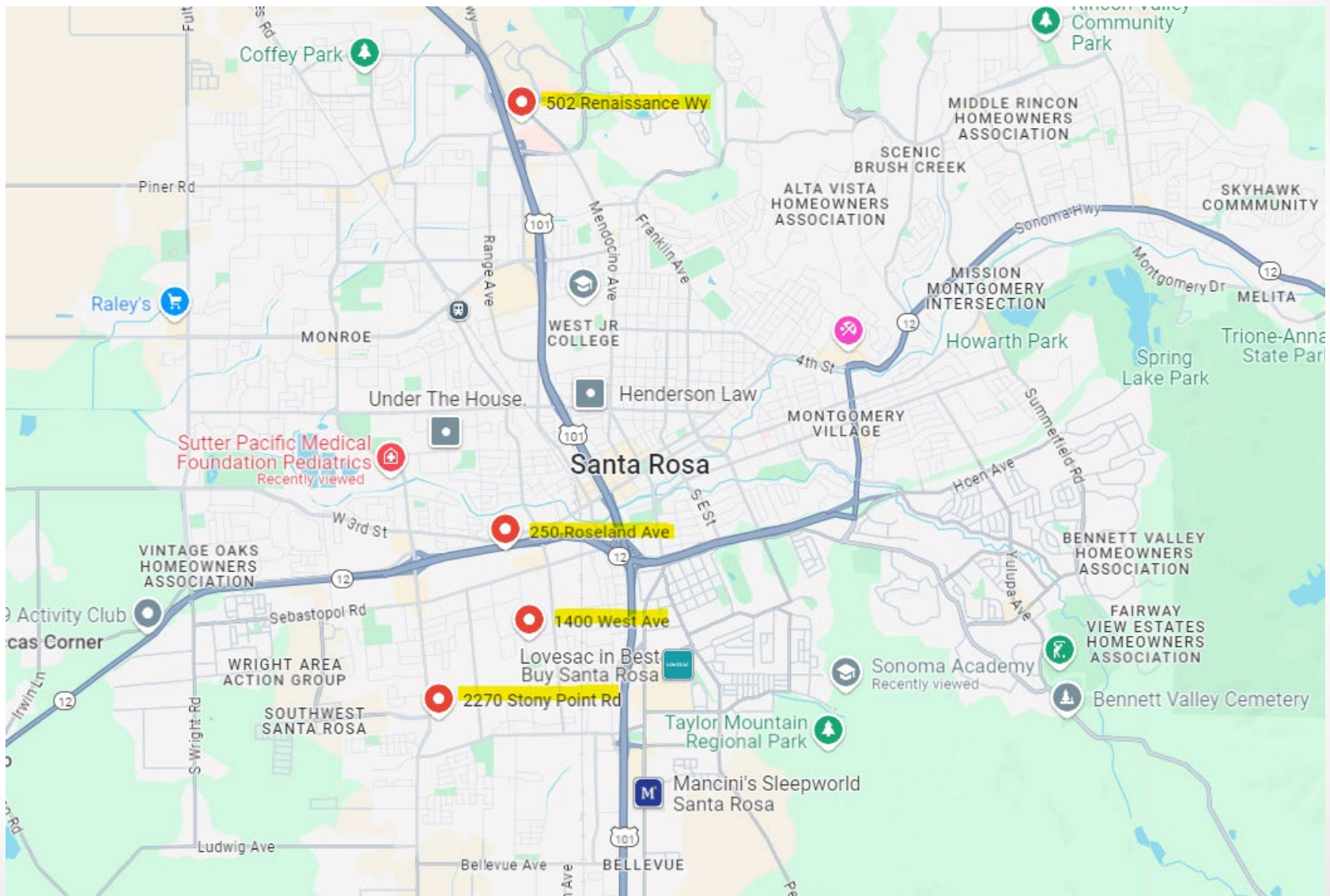
## Environmental:

- Exempt from CEQA
- NEPA not required

# Ponderosa Village - Scoring

Category	Points
Readiness	6/10– Fully entitled, has planning approvals
Affordability	13.5/20 – 27% @ 30% AMI; 27% @ 40% AMI; 47% @ 50% AMI
Bedroom Size	6/8 – 24% of the units are three-bedroom, 49% are two-bedroom
Special Needs	0/12 – No units are set aside for special needs
Leveraging	10/10 – Loan amount requested is 2% of development cost
Competitiveness	10/10 – TCAC Application self-score is 100% of total points possible
Developer & Management Experience	15/15 – Danco Communities has two completed projects and two in development in Sonoma County, 29 completed projects in California
Services	7/7 – Health and wellness services, adult education on-site
Amenities	3/3 – Within 0.2 mi to public school, 0.5 mi transit, library, 1 mi of parks and grocery
Other Factors	Not applicable
	70.5/105 = 67% Total Score

# Map of Recommended Projects



# RECOMMENDATION

It is recommended by the Housing and Community Services Department that the Housing Authority, by resolutions, approve conditional commitments of loan funds to: 1) Burbank Housing Development Corporation in the amount of \$1,000,000 for rehabilitation costs for West Avenue Apartments located 1400 West Avenue; 2) Stony Point Flats, L.P. in the amount of \$600,000 for construction-related costs for Stony Point Flats located at 2270 Stony Point Road; 3) BRJE Phase 3 Housing Partners, L.P. in the amount of \$832,500 for predevelopment and construction-related costs for Laurel at Perennial Park Phase III located at 250 Renaissance Way; and 4) Danco Communities in the amount of \$750,000 for predevelopment and construction-related costs for Ponderosa Village located at 250 Roseland Avenue.