



May 20th, 2024

Rebecca Lane  
Program Specialist  
City of Santa Rosa Housing & Community Services  
90 Santa Rosa Avenue  
Santa Rosa, CA 95404

**Re: Request for Entity Ownership Clarification/Change for Section 8 Project-Based Vouchers for Del Nido Apartments, 850 Russell Avenue, Santa Rosa, CA**

Dear Rebecca,

On January 29, 2021, The City of Santa Rosa Housing Authority (SRHA) conditionally approved an award of eight (8) Project-Based Vouchers (PBV) to Eden Development, Inc. (EDI) for Del Nido Apartments. Eden Housing requested an extension on August 10, 2022 and then again on October 23, 2023 and the commitment is currently effective through December 31, 2024. Eden successfully secured Low Income Housing Tax Credits for the rehabilitation/re-syndication of this project and is anticipating Closing Construction Financing on May 30, 2024.

On the initial draft of the AHAP contract for these Section 8 vouchers, EDI was identified as the Owner of the property. However, EDI is actually the Managing Member of the LLC of the LP that will own the property. New Del Nido L.P. is the Owner of the property and the entity to whom the AHAP contract should be made with. As the Managing Member of New Del Nido L.P., EDI was authorized to secure this voucher award on behalf of New Del Nido L.P. However, EDI was never explicitly identified or named as the Owner of the project in any previous documents and should not have been considered the Owner. An organizational chart for the project is attached as an exhibit.

We request that the ownership entity be clarified and that the Owner be designated as New Del Nido L.P. in the AHAP. If this adjustment cannot be made administratively, we request an entity change be made so that the AHAP contract can be executed with New Del Nido L.P. as the Owner.

The project is on the verge of closing construction financing and beginning construction and delays to executing the AHAP could imperil our ability to meet TCAC deadlines. Thank you for your consideration of this request and for the Del Nido Apartments. Please reach out to Charles Liuzzo [charlesliuzzo@edenhousing.org](mailto:charlesliuzzo@edenhousing.org) if you have any questions.

Sincerely,

  
Andrea Osgood (May 20, 2024 16:17 PDT)

Andrea Osgood  
Chief of Real Estate Development  
And Executive Vice President  
Eden Housing, Inc.








# Del Nido AHAP Entity Request - 5.20.24

Final Audit Report

2024-05-20

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