



Sonoma County Community Development Commission

1440 Guerneville Road, Santa Rosa, CA 95403-4107

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Commission*

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Barbie Robinson,
MPP, JD, CHC
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No Place Like Home: Round 3 Submission Scoring

Participants: Diedre Duncan, Darrin O'Hara, Paul Osmundson and Bill Carter

Date of Reviews: 08/12/2020-08/17/2020

Burbank Housing: North Quarry Apartments

Overview

1. Complex is a 50-unit affordable rental housing community
2. Location Southeast Petaluma (1601 Petaluma Boulevard South)
3. Breakdown: 1-Bedroom (15 units), 2-Bedroom (20 units) and 3-bedroom (15 units)
 - a. They mentioned dormer configuration
 - b. 12 of the units (24%) of the 49 will be the NPLH (all one bedrooms)
 - c. 37 non-NPLH will be 50% AMI and 60% AMI
4. 12 Project-Based Vouchers from SCCDC which will be made the NPLH units
5. Service Plan based on Caritas Homes Phase 1
6. Developer already has experience with NPLH funds
7. COTS as service provider
8. Site is currently empty
9. Experience in community outreach (IMPORTANT)
 - a. Plan involves continued outreach through phases of project
10. Full entitlement through SB-35
11. Proposed Timeline shows initial occupancy in January 2022
12. Going for 4% Tax Credits in January 2021
13. Possibly going for Infill Infrastructure Grant
14. Total Construction Contract: \$22,660,000
15. Total Development Cost: \$36,004,250
16. Developer already has experience with NPLH funds

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Scoring

Criteria	Maximum Points
Overall Plan – including development, property management and lead service provider.	25 (25 possible)
Amount and type of committed financing sources	14 (15 possible)
Demonstrated Financial Capacity – company financial capacity, access to credit, strength of balance sheet	15 (15 possible)
Quality Development Project Experience – demonstrated ability to produce high quality affordable housing units	15 (15 possible)
Property Management Experience – proven ability to effectively manage mixed-income multi-family housing.	15 (15 possible)
Lease Service Provider experience	15 (15 possible)
TOTAL	99 (100 possible)

MidPen Housing: 414 Petaluma Blvd

Overview

1. Requesting \$2,948,072 NPLH funds
2. All entitlements achieved via SB-35
3. 42-Unit, 100% affordable complex in downtown Petaluma
4. Developer holds site control via Option Agreement
5. Developer has capacity and experience in numerous affordable projects.
6. Breakdown: 1-Bedroom (19 units), 2-Bedroom (11 units) and 3-bedroom (11 units)
 - a. 13 of the units will be NPLH
 - b. Affordability ranging from 30% to 60% AM
 - c. 16 project-based vouchers with SCCDC/13 of which will be layered with NPLH
7. Midpen Resident Services Corporation will handle Resident Services
 - a. Resident Services Corporation will work with local service providers
 - b. Experience in direct services, crisis intervention, linkages and referrals...etc
 - c. Current support load of over 650 residents
8. Going for 9% tax credits in July 2021
9. Receiving funds from City of Petaluma and Support
10. Occupancy expected in October 2023
11. Total Hard Costs: \$21,909,216
12. Total Development Cost: \$32,487,523

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Scoring

Criteria	Maximum Points
Overall Plan – including development, property management and lead service provider.	25 (25 possible)
Amount and type of committed financing sources	14 (15 possible)
Demonstrated Financial Capacity – company financial capacity, access to credit, strength of balance sheet	15 (15 possible)
Quality Development Project Experience – demonstrated ability to produce high quality affordable housing units	15 (15 possible)
Property Management Experience – proven ability to effectively manage mixed-income multi-family housing.	14 (15 possible)
Lease Service Provider experience	15 (15 possible)
TOTAL	98 (100 possible)