



County Fund for Housing & Permanent Local Housing Awards

Board Action Item

- Authorize the Interim Executive Director of the Sonoma County Community Development Commission (CDC) to execute funding agreements for County Fund for Housing loans and Permanent Local Housing Allocation awards as recommended by the CD Committee in the aggregate amount of \$3,199,393

Background

- On September 18, 2020, the Community Development Commission issued a NOFA for \$3,199,393 available in FY 2020-21 from the CFH, inclusive of \$899,393 of PLHA funds.
- Applications were due to the Commission October 30, 2020
- Review of the applications were completed on December 7, 2020
- Nine applications received in response to the NOFA
- Total funding requested was in excess of \$9.5 million dollars creating an oversubscription of funding requests



County Fund for Housing

- Every year, the CDC releases a Notice of Funding Availability (NOFA) to solicit housing development proposals to increase the development of affordable housing.
- The purpose of CFH is to develop, preserve, and accelerate the pace of development of below market-rate housing for low-, very low-, and extremely low-income households.
- CFH resources provide loans and grants to qualified developers, public entities, groups, and individuals to undertake activities, which create, maintain, or expand the County's affordable housing stock



Proposals Address the Following CFH Policy Priorities:

- Creation or preservation of greatest number of affordable housing units, affordable to the lowest-income populations
- Creation of housing opportunities throughout the County
- Utilization of Housing Opportunity Sites identified by the County and sites identified by the incorporated cities and towns in Sonoma County
- Integration with health and human service systems and programs designed to aid those people experiencing poverty to live independently or to achieve economic self-sufficiency
- Collaboration with local jurisdictions and other funders of affordable housing



Project & Application Criteria

- General Plan Consistency (jurisdiction's General Plan)
- Site control
- Minimum leveraging score of 7:1
- Readiness
- Previous success obtaining federal tax credits and/or state funding to develop housing in last 7 yrs.
- Cost effectiveness and feasibility of the project
- Projects taking advantage of maximum density
- Support from other jurisdictions



Funding Recommendations

Project Name	Project Location	Staff Funding Recommendations	CD Committee Funding Recommendations	Number of Housing Units
CRP Affordable Housing	Windsor	\$400,000	\$400,000	52
Kingdom Development	Cloverdale	\$400,000	\$400,000	23
PEP Housing	Santa Rosa	\$500,000	\$0	26
BRJE Phase 1 Housing Partners	Santa Rosa	\$500,000	\$500,000	94
Midpen Housing	Petaluma	\$799,393	\$299,393	42
Burbank Housing	Windsor	\$600,000	\$600,000	16
St. Vincent De Paul	Santa Rosa	\$0	\$1,000,000	54
	TOTAL	\$3,199,393	\$3,199,393	



CD Committee Recommendation

CD Committee held two public hearings – 12/16/20 and 12/21/20 to review staff recommendations

CD Committee determined that they did not agree fully with the staff's funding recommendations

CD Community recommended the following:

- Midpen Housing award be reduced by \$500,000 (to \$299,303)
- PEP Housing project receive no funding
- St. Vincent De Paul receive \$1,000,000

Justification:

- St. Vincent DePaul's project - readiness to proceed to construction phase with occupancy within the year
- Project will bring more units of PSH than the PEP housing project (54 vs. 26 respectively).

County Fund For Housing Loans & Permanent Local Housing Allocation Awards

Board Action Item Recap

- Adopt CD Committee Recommendations
- Authorize Community Development Commission Interim Executive Director to execute appropriate loan documents, promissory notes, deeds of trusts, and subsequent amendments, subordinations, and other modifications to said Agreements and loan documents, consistent with the CDC Loan Policies, in connection to the County Fund for Housing and Permanent Local Housing Allocation awards