



Sonoma County Community Development Commission
Sonoma County Housing Authority
1440 Guerneville Road, Santa Rosa, CA 95403-4107

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Commission*

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MEMORANDUM

Date: July 20, 2022

To: Community Development Committee

From: Martha Cheever, Housing Authority Manager

Subject: Award of Project-Based Vouchers

The US Department of Housing and Urban Development (HUD) allows Housing Authorities to attach up to 20% of its Section 8 Housing Choice Voucher Program funding to specific housing units by project-basing vouchers. In contrast to the Tenant-Based Voucher Program, the project-based housing subsidy remains with the unit after a tenant moves out. Project-Based Vouchers (PBV) are an important resource providing predictable operating revenue to new and existing affordable multi-family rental housing, ensuring the most vulnerable members of our community have stable, affordable housing. In order to be eligible for Project-Based Vouchers, the owner of a project must agree to rent the unit to eligible tenants for the duration of the Housing Assistance Payments (HAP) contract, which is often up to twenty years.

In an effort to create more affordable housing in Sonoma County, the Housing Authority released a Request for Proposals (RFP) making up to 100 Project-Based Vouchers available to property owners and developers. The RFP was for existing housing only. In response to the RFP, 8 responsive applications were received for a total of 110 project-based vouchers. Three of the applications received - 575 Vallejo Street Senior Apartments, 579 Vallejo Street Senior Apartments, and Don Bennett Senior Apartments - are eligible for award of Project-Based Vouchers on a non-competitive basis.

A panel consisting of the Sonoma County Housing Authority Manager, the Sonoma County Community Development Commission's Community Development Assistant Manager, and the Housing Authority Program Compliance Officer reviewed and ranked the proposals in accordance with the criteria outlined in the RFP. Following careful review of the applications received, all projects are being recommended for award of Project-Based Vouchers. All of these projects will ensure that existing affordable housing will remain affordable and also provide additional housing options for voucher holders.



Collectively, the projects recommended for award meet the goals of increasing the affordable housing stock within the County, providing affordable housing in areas outside of poverty concentration, and providing housing in areas that are transit oriented.

Staff are requesting the Committee's review and recommendation of award of PBVs to the projects listed below. If all projects are awarded by the Board of Commissioners, the Housing Authority will have committed 20.19% of its Housing Choice Voucher Program (634 vouchers) as PBVs.

Recommended projects are listed below in alphabetical order.

| Project | Population Served | Location | Developer | Number Requested |
|-------------------------------|-------------------|------------|--------------|------------------|
| 575 Vallejo Senior Apartments | Senior | Petaluma | PEP | 23 |
| 579 Vallejo Senior Apartments | Senior | Petaluma | PEP | 22 |
| Corona Ranch | Family | Petaluma | Eden Housing | 18 |
| Don Bennett Senior Apartments | Senior | Petaluma | PEP | 2 |
| Foss Creek Court | Family | Healdsburg | Eden Housing | 16 |
| Petaluma Ave Homes | Family | Sebastopol | SAHA | 11 |
| Valley Oaks | Family | Sonoma | SAHA | 10 |
| Washington Creek | Family | Petaluma | Eden Housing | 8 |

A copy of all applications received is located here: <https://share.sonoma-county.org/link/pCO-4CnTfJI/>. Note that rent roll information has been removed to protect tenant privacy.

Recommended Actions:

- 1) Approve staff recommendation of the award of 110 Project Based Vouchers; and
- 2) Direct staff to present all of the recommended projects to the Board of Commissioners for award at an upcoming meeting