

Community Development Block Grant and HOME Investment Partnerships Act
FY 2016/17 Affordable Housing Program and CDBG/HOME Administration

				Funds Requested			Staff Recommendation		
Project ID#	Sponsor	Project Name/Location	Description/Purpose	CDBG	HOME	Total Cost	CDBG	HOME	Contingencies
Objective AH-1 - New Construction of Affordable Rental Housing.									
HSG-16-01	Eden Development, Inc. 22645 Grand St. Hayward, CA 94541	Hana Gardens (Formerly San Pablo Mixed-Use Apt) 10848 & 10860 San Pablo Ave El Cerrito	New construction of 63 rental units affordable to and occupied by low and very-low income seniors households. <i>Project received previous allocation of \$220,000 in CDBG and \$1,780,000 in HOME funds.</i>		\$400,000	\$28,864,447		\$100,000	Eden must meet a commitment deadline of December 31, 2016 by entering into a legally binding agreement with the County by that date. If significant progress to meet that deadline has not been made by November 1, 2016, funds may be withdrawn and awarded to another project.
HSG-16-02	Community Housing Development Corporation, NR 1535A Fred Jackson Way Richmond, CA 94801	Heritage Point 1500 Fred Jackson Way North Richmond	New construction of 42 rental units/mixed-use affordable to and occupied by very-low income families. <i>Project received previous allocation of \$150,000 in CDBG funds and \$48,000 in HOME funds.</i>	\$1,700,000		\$22,769,118	\$1,550,000		The CDBG award is contingent on an award of Affordable Housing and Sustainable Communities (AHSC) funds in 2016. If CHDC is not awarded AHSC funds, the CDBG funds may be withdrawn and awarded to another project.
HSG-16-03	Resources for Community Development 2220 Oxford Street Berkeley, CA 94596	St. Paul's Commons 1860 Trinity Avenue, Walnut Creek	New construction of 45 rental units/mixed-use affordable housing and public facility for homeless day program. <i>Project fits best as a public facility for homeless programs.</i>	\$800,000		\$21,256,766	\$800,000		The CDBG award is contingent on RCD getting commitments for full funding of the development in 2016. If RCD is not awarded AHSC funds, the CDBG funds may be withdrawn and awarded to another project.
Objective AH-2 - Homeownership Opportunities.									
Objective AH-3 - Maintain and preserve affordable housing.									
HSG-16-04	CCC DCD 30 Muir Road Martinez, CA 94553	Neighborhood Preservation Program Urban County	Provision of 8 low interest loans, 5 mobile home grants, & 3 single-family grants for rehab of housing owned and occupied by very-low and low-income HHs. <i>Total budget includes \$561,200 in anticipated repaid loans to the program.</i>	\$300,000		\$801,000	\$240,800		
HSG-16-05	Resources for Community Development 2220 Oxford Street Berkeley, CA 94596	Riley Court Apartments 2050, 2051, 2061 Riley Court Concord	Rehabilitation of an existing 48 unit rental development affordable to and occupied by very-low income families.		\$1,000,000	\$30,500,000		\$625,000	The HOME award is contingent on RCD getting commitments for full funding of the development by June 30, 2017.

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HSG-16-06	Resources for Community Development 2220 Oxford Street Berkeley, CA 94596	Elaine Null 112 Alves Lane 300-310 Water Street Bay Point	Rehabilitation of an existing 14 unit rental development affordable to and occupied by very-low income families.	\$300,000		\$30,500,000	\$100,000	\$200,000	The HOME and CDBG awards are contingent on RCD getting commitments for full funding of the development by June 30, 2017.
HSG-16-07	Eden Development, Inc. 22645 Grand St. Hayward, CA 94541	Virginia Lane Apartments 1121 & 1140 Virginia Lane Concord	Rehabilitation of an existing 91 unit rental development affordable to and occupied by very-low income families.		\$500,000	\$27,886,086		\$500,000	The HOME award is contingent on Eden getting commitments for full funding of the development by June 30, 2016.
Objective AH-4 - New Supportive Housing - Special Needs									
HSG-16-08	Domus Development LLC 9 Cushing, suite 200 Irvine, CA 92618	Veterans Square 901 Los Medanos Street, Pittsburg	New construction of 30 rental units/mixed-use affordable to and occupied by very-low income veterans.		\$787,332	\$13,777,980		\$487,000	The HOME award is contingent on an award of both the Affordable Housing and Sustainable Communities (AHSC) and the Veterans Housing and Homelessness Prevention Program (VHHP) funds in 2016. If Domus is not awarded AHSC and VHHP funding, the HOME funds may be withdrawn and awarded to another project.
Objective CD-4 - Fair Housing									
	See Public Service table	Fair Housing (b)	Fair housing counseling and legal services	\$52,000			\$52,000		
APPLICATION TOTAL FY 2016/17				\$3,152,000	\$2,687,332	\$176,355,397	\$2,742,800	\$1,912,000	
FUNDS AVAILABLE FY 2015/16 FUNDING CYCLE									
FY 2016/17 Grant Allocation for projects				\$1,829,995	\$1,887,098				
FY 2015/16 Housing Development Assistance Fund balance (includes est recapture from NPP)				\$1,106,610	\$380,000				
FY 2016/17 Program Administration				-\$65,000	-\$188,710				
Program Delivery Reserve				-\$30,000	-\$80,000				
Project Legal and Davis Bacon compliance costs to be added to project allocations, total project allocation may be increased to \$30,000 each for CDBG and HOME with program income.									
FY 2016/17 CDBG and HOME HDAF reservation				-\$98,805	-\$86,388				
Net funds available for projects				\$2,742,800	\$1,912,000				
(a) Per federal regulations, 15 percent of each year's allocation of HOME funds must be used for projects sponsored, owned, or developed by Community Housing Development Corporations (CHDO). This requirement can no longer be met on a cumulative basis.									

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(b) Staff recommendation for fair housing service provider goes to the Family and Human Services Committee									