

COMPLIANCE PROJECT SUMMARY

414 Petaluma

414 Petaluma Boulevard North
Petaluma, CA 94952

Owner: MP 414 Petaluma Associates, L.P.

Unit Mix – 44 Units

of Restricted Units: 43

of Unrestricted Units: 1

Income Restriction	0BD	1BD	2BD	3 BD	Total Units
30% AMI	0	9	4	3	16
40% AMI	0	6	1	0	7
50% AMI	0	0	1	3	4
60% AMI	2	4	5	5	16
Manager's unit			1		1
Total	2	19	12	11	44

Housing Authority Information:

16 Vouchers through Housing Authority of Sonoma County
HA Prorates Actual Days/Month

Regulatory Agreements Income & Rent Restrictions

Regulatory agreements and household income and rent restrictions applicable to 414 Petaluma are as follows:

1. **TCAC-(9% Federal Credits Only)** – Monitored by CTCAC for 55 years (2078).

Regulatory Summary	
Unit Specific	No
Bedroom Specific	Yes
Rent Calculation	1.5/Bed
Income Limit Table	MTSP
HERA/Hold Harmless	Hold Harmless
Recert Requirements	Annually
Preferences	None
Total Restricted	43
Total Unrestricted	1
Qlfy. Limit/Next Avl.	140%

Layering Requirements					
AMI	0BD	1BD	2BD	3BR	Total
30% AMI	0	9	4	3	16
40% AMI	0	6	1	0	7
50% AMI	0	0	0	3	3
60% AMI	2	4	6	5	17
Total	2	19	11	11	43

Manager	1
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TCAC ID: CA-2021-104

Placed in Service Date: 7/11/2024

Carryover Allocation Date: N/A
Housing Type: Large Family
Minimum low-income election: 40%/60%

2. **CDBG-DR-MHP**– Monitored by HCD for 55 years (2077).

Regulatory Summary	
Unit Specific	No
Bedroom Specific	Yes
Rent Calculation	BD+1
Income Limit Table	County Commission
HERA/Hold Harmless	N/A
Recert Requirements	Annually
Eligibility Restrictions	*Yes
Total Restricted	5
Total Unrestricted	39
Qlfy Limit/Nxt Avl	140%

Layering Requirements	
AMI	3 BD
30% AMI	2
50% AMI	3
Total	5

Manager	1
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Contract #: 20-DRMHP-00024-NTP2

***Affordability Restriction:**

13 Supportive Services Units experiencing Chronic Homelessness as defined by 24 CFR 578.3 (overlap with the 13 NPLH units).

- Rents shall not exceed High HOME rent except those subsidized under Section 8 or comparable federal or state rental assistance program as long as those units continue to receive subsidy. (Set up in system as a CDBG-HOME80% set-aside in order to cap rents, but should not be a factor for income eligibility.)
- If over-income at annual recertification, Developer shall increase rent to the lesser of 30% of adjusted income, the HUD fair market rent, or the rent limitations of other funding programs governing the unit. NAUR is invoked and unit must be redesignated to non-assisted when a comparable non-DR-MHP comes available.

This project is subject to HCD's Uniform Multifamily Regulations "UMR" (Cal. Code Regs., tit. 25, § 8300 et seq.).

3. **City In Lieu Housing Loan Agreement** – Monitored by City of Petaluma for 55 years (2078).

Regulatory Summary	
Unit Specific	No
Bedroom Specific	Yes
Rent Calculation	1.5/Bd
Income Limit Table	State
HERA/Hold Harmless	Hold Harmless
Recert Requirements	Annually
Preferences	None
Total Restricted	41
Total Unrestricted	3
Qlfy Limit/Nxt Avl	140%

Layering Requirements				
AMI	1BD	2BD	3 BD	Total
30% AMI	8	3	2	13
40% AMI	1	1	0	2
50% AMI	1	1	0	2
60% AMI	9	6	9	24
Total	19	11	11	41

Manager	1
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- If upon recertification, household income exceeds 80% AMI, Owner may increase rent to the lowest of the following: (a) 30% of household's gross income, (b) the max rent allowed under any affordability restrictions imposed by other Project lenders, and (c) if the Project has tax credits, the max rent allowed by IRC Section 42.
- City of Petaluma Residents and Employees. Owner shall comply with City's affirmative marketing policies and other rental policies and procedures as they may be amended from time to time to ensure that residents and people who work in Petaluma are provided reasonable notice and opportunity to rent units in the Project.
- Agreement shall remain effective and fully binding for the full term regardless of (i) any sale, assignment, transfer, or conveyance of the Project or Property, (ii) any payment, prepayment or extinguishment of the Loan or the Note, (iii) any reconveyance of the Deed of Trust.

4. **City of Petaluma HOME** – Monitored by City of Petaluma for 55 years (2077).

Regulatory Summary	
Unit Specific	No
Bedroom Specific	Yes
Rent Calculation	1.5/BD State* & HOME Low
Income Limit Table	HCD HOME/State
HERA/Hold Harmless	Hold Harmless
Recert Requirements	Annually
Preferences	None
Total Restricted	5
Total Unrestricted	39
Qlfy Limit/Nxt Avl	100% AMI

Layering Requirements				
AMI	1BD	2BD	3 BD	Total
40% AMI*	1	1	0	2
50% AMI	0	0	3	3
Total	1	1	3	5

Manager	1
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- Rents restricted to Low HOME Rent, however 40% HOME unit rents equal to 1/12th of 30% of 40% of AMI.
- Over-income AMI is restricted to 140% but HOME rules prevail, so would not be able to exceed 80% AMI at any time.
- Management agreement, marketing plan and any amendments must be approved by City.
- City of Petaluma Residents and Employees. Owner shall comply with City's affirmative marketing policies and other rental policies and procedures as they may be amended from time to time to ensure that residents and people who work in Petaluma are provided reasonable notice and opportunity to rent units in the Project. Owner shall comply with affirmative marketing requirements as specified in 24 CFR.351.

5. **City of Petaluma SB35** – Monitored by City of Petaluma for 55 years (2078).

Regulatory Summary	
Unit Specific	No
Bedroom Specific	Yes
Rent Calculation	BD+1
Income Limit Table	State
HERA/Hold Harmless	N/A
Recert Requirements	Annually
Preferences	None
Total Restricted	22
Total Unrestricted	22
Qlfy Limit/Nxt Avl	N/A

Layering Requirements				
AMI	1BD	2BD	3 BD	Total
80%/60% AMI	11	7	4	22

Manager	1
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- SB35 means California Government Code Section 65913.4 (Chapter 366, Statutes of 2017)
- “Adjusted for Family Size” determined consistent with Section 50052.5(h) of California Health and Safety Code.
- H&S Code Section 50053(b), monthly rent does not exceed 30% of 60% AMI.
- AMI is defined as median income for Sonoma County as determined by HUD and as published from time to time by HCD in section 6932 of Title 25 CCR.

6. **PLHA (Permanent Local Housing Allocation Funding Agreement)** – Monitored by Sonoma County Community Development Commission for 55 years (2078).

Regulatory Summary	
Unit Specific	No
Bedroom Specific	No
Rent Calculation	1.5/Bd
Income Limit Table	MTSP
HERA/Hold Harmless	Hold Harmless
Recert Requirements	Annually
Preferences	None
Total Restricted	43
Total Unrestricted	1
Qlfy Limit/Nxt Avl	140%

Assisted Layering Requirements	
AMI	Total
50% AMI	1
Manager	1

Restricted Layering Requirements					
AMI	0BD	1BD	2BD	3BD	Total
30% AMI	0	9	4	3	16
50% AMI	0	6	1	3	10
60% AMI	2	4	6	5	17
Total	2	19	11	11	43

- UA approved and issued by Commission.
- Income increases shall be treated in accordance with applicable requirements of LIHTC set forth in Section 42 (g)(2)(D) of the IRC.

7. **County Fund For Housing (CFH)** – Monitored by Sonoma County Community Development Commission for 55 years (2078).

Regulatory Summary	
Unit Specific	No
Bedroom Specific	No
Rent Calculation	1.5/Bd
Income Limit Table	MTSP
HERA/Hold Harmless	Hold Harmless
Recert Requirements	Annually
Eligibility Requirements	None
Total Restricted	41
Total Unrestricted	3
Qlfy Limit/Nxt Avl	140%

Assisted Layering Requirements	
AMI	Total
50% AMI	1
Manager	1

Restricted Layering Requirements				
AMI	1BD	2BD	3BD	Total
30% AMI	8	3	2	13
50% AMI	7	3	0	10
60% AMI	4	5	9	18
Total	19	11	11	41

8. **HCD Joe Serna Jr. Farmworker Housing Grant (FWHG)** – Monitored by HCD for 55 years (2077).

Regulatory Summary	
Unit Specific	No
Bedroom Specific	Yes
Rent Calculation	1.5/BD
Income Limit Table	MTSP
HERA/Hold Harmless	Hold Harmless
Recert Requirements	Annually
Eligibility Restrictions	Yes
Total Restricted	18
Total Unrestricted	26
Qlfy Limit/Nxt Avl	100%

Layering Requirements				
AMI	1BD	2BD	3 BD	Total
30% AMI	1	1	1	3
60% AMI	4	6	5	15
Total	5	7	6	18

Eligibility Restriction: Farmworkers

Manager	1
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- Eligible agricultural or farmworker household where one or more persons who reside, or will reside together, one of whom derives (or prior to retirement or disability) a substantial portion of his or her income from agricultural employment as defined in Section 1140.4 of the Labor Code.
- FWHG subject to UMR Minimum Occupancy Requirements of:
 - 1bd- 1 person
 - 2bd-2 persons
 - 3bd-4 persons
- Units must be redesignated when over-income per MHP regulations.

9. **HCD NPLH** – Monitored by HCD for 55 years (2077).

Regulatory Summary	
Unit Specific	No
Bedroom Specific	Yes
Rent Calculation	1.5/Bd
Income Limit Table	MTSP
HERA/Hold Harmless	Hold Harmless
Recert Requirements	Annually
Eligibility Restrictions	Yes
Total Restricted	13
Total Unrestricted	31
Qlfy Limit/Nxt Avl	100%

Layering Requirements				
AMI	1BD	2BD	3 BD	Total
30% AMI	8	3	2	13

Eligibility Restriction: At-Risk of Chronic Homelessness

Manager	1
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- If over-income at recertification, redesignate unit to higher level, increase rent to applicable limit and designate the next available comparable unit at the original income level.
- MP is required to use Sonoma County's Coordinated Entry System for At-Risk of Chronic Homelessness referrals.

- See Memorandum of Understanding (MOU) Sections 8-10 for MP responsibilities.
- The CES process to fill the NPLH units will all include the Housing Authority as a step in that whole process. See below process.
 - Homefirst sends list to County Behavioral Health
 - Friday Case commenting meeting
 - Referrals for NPLH units from Behavioral Health to HMIS coordinator (MidPen or other 3rd party)
 - HMIS coordinator then navigates clients through Housing Authority application process for PBVs
 - Clients clear Housing Authority
 - Referrals to MidPen Resident Services
 - Referrals Released to MidPen Lease-up Team
 - Referrals Back to Resident Services

10. **Project-Based Vouchers** – Monitored by Sonoma County Housing Authority for 20 years with an automatic 20-year term renewal (2063).

Regulatory Summary	
Unit Specific	Yes
Bedroom Specific	Yes
Rent Calculation	HAP
Income Limit Table	HUD
HERA/Hold Harmless	No
Recert Requirements	Annually
Eligibility Restrictions	Yes^
Total Restricted	16
Total Unrestricted	28

Layering Requirements				
AMI	1BD	2BD	3 BD	Total
50% AMI	11	3	2	16

1bd: 152*, 156*, 252*, 256*, 259*, 353*, 356*, 361, 452*, 455, 459. 2bd: 254*, 357*, 458*. 3bd: 263*, 460*. *PSH unit
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^Eligibility Restriction: 13 units for PSH

Manager	1
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HA will screen 3 PBV for no more than 40% AMI.

11. **AHP** – Monitored by Federal Home Loan Bank for 55 years (2079).

Regulatory Summary	
Unit Specific	No
Bedroom Specific	Yes
Rent Calculation	1.5/Bed
Income Limit Table	MTSP
HERA/Hold Harmless	No
Recert Requirements	Annually
Eligibility Requirement	Yes*
Total Restricted	43
Total Unrestricted	1
Qlfy. Limit/Next Avl.	140%

Layering Requirements	
AMI	Total
30% AMI	16
40% AMI	7
50% AMI	3
60% AMI	17
Total	43

Manager	1
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* **Eligibility Requirement:** 13 Chronically Homeless

Utility Allowance Schedule:

Utility Allowances at 414 Petaluma are as follows:

Low Rise Apt

HEATING (Basic Service)

a. Natural Gas

b. Bottle Gas

c. Electric Tenant

COOKING

a. Natural Gas

b. Bottle Gas

c. Electric Tenant

OTHER ELECTRIC

a. Lights, Refrigerator, Small appliances, etc. Tenant

AIR CONDITIONING

HOT WATER

a. Natural Gas

b. Bottle Gas

c. Electric Tenant

WATER SERVICE Tenant

SEWER SERVICE

TRASH COLLECTION

IF TENANT SUPPLIED, ADD:

RANGE

REFRIGERATOR