

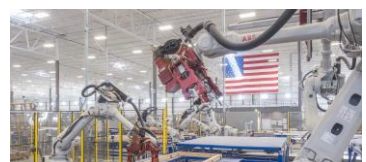
Rovina Lane Apartments

Community Presentation

Presentation Contents

- Introduction
- What is affordable housing?
- Project Overview
- Community Interests
- Questions





Introduction

- Lauren Alexander (Project Acquisition and Entitlements)
- Michael Janusek (City Planner)
- TPC has 25-year history in affordable housing
- 20,000+ units developed, owned & managed all over CA
- Sonoma County presence
- Local investment



Sonoma Gardens – Santa Rosa (2013)

60 Affordable Rental Units



Healdsburg Glen – Healdsburg (2018)

20 Affordable Rental Units



Cedar Grove – Santa Rosa (2020)

96 Affordable Rental Units



© 2023 Google

Redwoods at University District – Rohnert Park (2020)

218 Affordable Rental Units

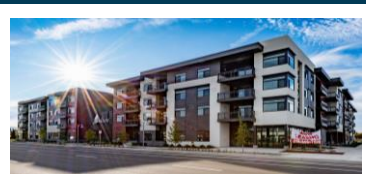
© 2023 Google



Woodmark Apartments (Coming 2024)

48 Affordable Rental Units





What is “affordable housing”?

- State and/or Federally subsidized rent-restricted housing (LIHTC and Tax-Exempt Bonds)
- Each unit is designated as a percentage of Area Median Income (County)
- AMI Sonoma County 4-Person Household = \$125,800
- 60% unit = \$75,480 (rent limit = \$1,887)
- 40% unit = \$50,320 (rent limit = \$1,258)
- 30% unit = \$37,740 (rent limit = \$943)





What is “affordable housing”?

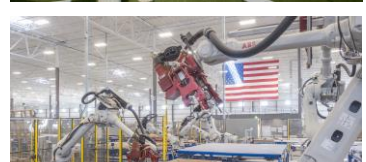
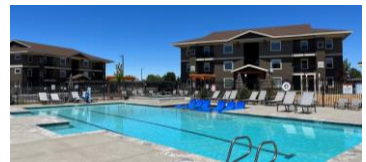
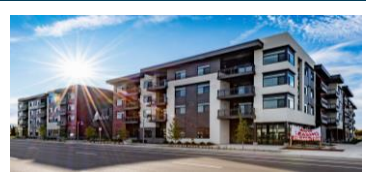
- Financing sources come with regulations and compliance
- Oversight by State
- Privately-owned properties
- Leased like market-rate housing using management company
- On-site manager, local service providers



Project Location

- 1-acre site zoned R4 with density of 8-18 DU/acre





Project Overview

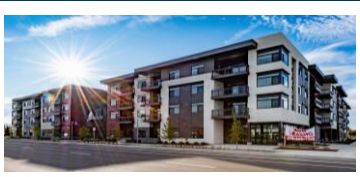
- 1-acre site zoned R4 with density of 8-18 DU/acre
- Iterative process
- 30-32 units (1, 2 and 3-bedrooms)
- Two 3-story buildings
- Ingress/Egress on Rovina Lane
- At least 1.5 parking spaces per unit
- Parking located under buildings and back of site
- On-site amenities (small playground, BBQ area)

- Applying for entitlements under SB330
- Submitted Preliminary Application July 7th
- Sets timeline for approvals
- Restricts analysis to objective criteria



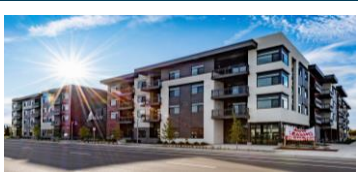
Community Interests

- Tenants
 - Leasing
 - Private ownership / public oversight
 - Lease agreement with regulations
- Management and Maintenance
- Parking
- Ownership
- Timing of Construction



Questions

- Raise Hand or Post in Chat
- 3-minute time limit
- City Planner – Mike Janusek





430 E. State Street, Suite 100, Eagle, Idaho 83616