



REGIONAL HOUSING AUTHORITY

Serving the Cities of Live Oak, Yuba City and Colusa • Counties of Sutter, Nevada, Colusa and Yuba

1455 Butte House Road • Yuba City, CA 95993

Phone: (530) 671-0220 • Toll Free: (888) 671-0220 • TTY: (866) 735-2929 • Fax: (530) 673-0775

www.RegionalHA.org

August 11, 2021

TO: Chairperson Kent Boes
Vice-Chairperson Randy Fletcher
Commissioner Tony Kurlan
Commissioner Dan Miller
Commissioner Sue Hoek
Commissioner Denise Conrado
Commissioner Jeramy Chapdelaine
Commissioner Bob Woten
Commissioner Suzanne Gallaty
Commissioner Shon Harris
Commissioner Nicholas Micheli
Commissioner Doug Lofton
Commissioner John Loudon
Commissioner Manny Cardoza
Legal Counsel Brant Bordsen


Sutter County Board of Supervisors
Nevada County Board of Supervisors
Yuba County Board of Supervisors
Colusa County Board of Supervisors
City Council, Live Oak
City Council, Yuba City
City Council, Colusa
Duane Oliveira, General Counsel Emeritus
Appeal-Democrat
PEU Local #1
Judy Sanchez, City of Yuba City
The Union

NOTICE OF REGULAR MEETING

August 18, 2021

You are hereby notified that the Commissioners of the Regional Housing Authority are called to meet in Regular Session at **12:00 PM on Wednesday, August 18, 2021.**

**This meeting will be held via ZOOM. The link <https://zoom.us/j/84482362874>;
Meeting ID: 844 8236 2874; Passcode: 476476; Call in number 1-669-900-6833.**



Gustavo Becerra
Executive Director

AGENDA
REGULAR MEETING
OF THE BOARD OF COMMISSIONERS OF
REGIONAL HOUSING AUTHORITY

ZOOM MEETING

<https://zoom.us/j/84482362874>

Meeting ID: 844 8236 2874

Passcode: 476476

Call in number 1-669-900-6833

August 18, 2021, 12:00 PM

- A. CALL TO ORDER: ROLL CALL
- B. PLEDGE OF ALLEGIANCE
- C. PUBLIC PARTICIPATION: Members of the public shall be provided with an opportunity to address the Board on items of interest that are within the subject matter jurisdiction of the Board. Any member of the audience who may wish to bring something before the Board that is not on the agenda may do so at this time; however, State law provides that no action may be taken on any item not appearing on the posted Agenda. Persons who wish to address the Board during public comment or with respect to an item that is on the agenda, will be limited to three (3) minutes.
- D. AWARDS AND PRESENTATIONS: NONE
- E. CONSENT CALENDAR: All matters listed under Consent Calendar are considered to be routine and can be enacted in one motion. There will be no separate discussion of these items prior to the time that the Board votes on the motion unless members of the Board request specific items to be discussed or removed from the Consent Calendar for individual action.
 - 1. Approval of Minutes – August 4, 2021 pg. 1
 - 2. Resolution 21 -1712- Rural Development Collection Loss Write-Off pg. 4
 - 3. Resolution 21-1713 – Kingwood Commons Collection Loss Write-Off pg. 6
- F. OLD BUSINESS: Discussion/Possible Action: NONE

G. NEW BUSINESS: Discussion/Possible Action:

4. Approval of Memorandum of Understanding with Sutter-Yuba Homeless Consortium for the New HUD Allocation of Emergency Housing Vouchers pg. 8
Gustavo Becerra, Executive Director

H. ADMINISTRATIVE REPORT:

5. Planning and Community Development Update pg. 13
Beckie Flores, Planning and Community Development Manager
6. Administrative Update
Gustavo Becerra, Executive Director

I. HOUSING COMMISSIONERS' COMMENTS:

- J. EXECUTIVE SESSION: May be held under California Government Code regarding pending and/or anticipated litigation, property acquisition, and/or personnel issues.

7. CLOSED SESSION: Pursuant to Section 54956.8 of the California Government Code
Conference with Real Property Negotiators
Property: 1717 Highway 20, Colusa, CA 95932
Agency Negotiator: Gustavo Becerra and Beckie Flores
Negotiation Parties: West Butte Realty, Mark Morris
Under negotiation: Possible Acquisition of Property (includes instructions to negotiator regarding price and terms of payment)

K. NEXT MEETING: September 1, 2021

L. ADJOURNMENT:

REGIONAL HOUSING AUTHORITY
Minutes
Regular Board Meeting
August 4, 2021

ITEM NO. A - CALL TO ORDER:

Chairperson Kent Boes called the meeting to order via ZOOM.

ITEM NO. A - ROLL CALL:

Chairperson Kent Boes, Commissioners Doug Lofton, Jeramy Chapdelaine Dan Miller, Shon Harris, Tony Kurlan, Nicholas Micheli, John Loudon, Denise Conrado, Bob Woten, Sue Hoek, and Manny Cardoza were present. Vice-Chairperson Randy Fletcher and Commissioner Suzanne Gallaty were absent. Legal Counsel Brant Bordsen also was present.

Staff present were: Executive Director Gustavo Becerra, Executive Assistant/HR Coordinator Jennifer Ruiz, Occupancy Manager Pattra Runge, Occupancy Manager Alisha Parker, Planning and Community Development Manager Beckie Flores, Operations Manager Tom Goodwin and Chief Financial Officer Marco Cruz.

ITEM NO. B. – PLEDGE OF ALLEGIANCE: DISPENSED

ITEM NO. C. – PUBLIC PARTICIPATION: NONE

ITEM NO. D. – AWARDS AND PRESENTATIONS: NONE

ITEM NO. E.1. THROUGH E.2. - CONSENT CALENDAR:

Commissioner Cardoza made a motion to approve the Consent Calendar as submitted.
Commissioner Miller made the second. The following roll call vote was taken:

Vote: Ayes: Chairperson Kent Boes, Commissioners, Dan Miller, Bob Woten, Tony Kurlan, Nicholas Micheli, Denise Conrado, John Loudon, Manny Cardoza, Doug Lofton, Jeramy Chapdelaine, Sue Hoek, and Shon Harris

Nays: None

Abstain: None

Absent: Vice-Chairperson Randy Fletcher and Commissioner Suzanne Gallaty

ITEM NO. F.- OLD BUSINESS: NONE

ITEM NO. G.3- RESOLUTION 21-1711 – APPROVAL TO SET UP A PENSION TRUST WITH PARS:

Chief Financial Officer Marco Cruz explained this resolution will allow staff to set up a pension trust. He shared staff has paid down some of the unfunded pension liability. Mr. Cruz said the goal of the trust is to offset the pension unfunded liability for the future. He explained PARS has different investment options for a possible better rate of return.

Executive Director Gustavo Becerra stated in June 2020 the unfunded liability was at approximately \$2.5 million and the agency has been able to pay down that amount, which is now approximately \$750,000.00.

Commissioner Lofton made a motion to approve Resolution 21-1711 – Approval to set up a Pension Trust with PARS. Commissioner Cardoza made the second. The following roll call vote was taken:

Vote: Ayes: Chairperson Kent Boes, Commissioners, Dan Miller, Bob Woten, Tony Kurlan, Nicholas Micheli, Denise Conrado, John Loudon, Manny Cardoza, Doug Lofton, Jeramy Chapdelaine, Sue Hoek, and Shon Harris

Nays: None

Abstain: None

Absent: Vice-Chairperson Randy Fletcher and Commissioner Suzanne Gallaty

ITEM NO. H.4. – RHA OWNES/MANAGED PROPERTIES OCCUPANCY/ELIGIBILITY UPDATE:

Occupancy Manager Pattra Runge stated the move outs have slowed down and the waiting lists are healthy. She mentioned the Office of Migrant Services (OMS) units are full and there are currently families on the waiting list. Ms. Runge also mentioned the rehab of the units in Richland will be completed soon.

ITEM NO. H.5. – HOUSING CHOICE VOUCHER UPDATE:

Occupancy Manager Alisha Parker stated the Section 8 waiting was opened and is now closed with 1887 applications received. She shared the support from the community was great. Ms. Parker mentioned 210 applications were for the Mainstream Vouchers. She also said there have been a few more VASH vouchers used.

ITEM NO. H.6. – MAINTENANCE UPDATE:

Operations Manager Tom Goodwin said there was not too much movement in the maintenance department. He shared the work order numbers are normal and staff take preventative maintenance very seriously.

Mr. Becerra commended the maintenance team and stated calls for maintenance are dropping due to the proactive mindset staff has.

ITEM NO. H.7. – FINANCE UPDATE:

Mr. Cruz went over the report provided in the packet and said he was happy with the overall finances of the agency.

ITEM NO. H.8. – ADMINISTRATIVE UPDATE:

Mr. Becerra shared there will be a groundbreaking ceremony for the Cedar Lane project in the new few weeks. He also mentioned the August 18, 2021, meeting will be the last ZOOM meeting unless the order from the Governor is extended.

ITEM NO. I - HOUSING COMMISSIONERS' COMMENTS:

Commissioner Kurlan gave kudos to the Maintenance staff for doing a fantastic job.

Commissioner Hoek said she went by Cashin's Field and was impressed with the progress.

Commissioner Conrado said she was happy to be here.

Commissioner Lofton thanked staff for all of their hard work.

Commissioner Cardoza also gave kudos to staff for their good work.

ITEM NO. J.7. – CLOSED SESSION PURSUANT TO SECTION 54956.8 OF THE CALIFORNIA GOVERNMENT CODE: CONFERENCE WITH REAL PROPERTY NEGOTIATORS, PROPERTY: 1717 HIGHWAY 20, COLUSA, CA 95932; AGENCY NEGOTIATORS: GUSTAVO BECERRA AND BECKIE FLORES; NEGOTIATION PARTIES: WEST BUTTE REALTY, MARK MORRIS; UNDER NEGOTIATION: POSSIBLE ACQUISITION OF PROPERTY (INCLUDES INSTRUCTIONS TO NEGOTIATOR REGARDING PRICE AND TERMS OF PAYMENT):

There was no reportable action taken.

ITEM NO. K – NEXT MEETING: August 18, 2021

ITEM NO. L - ADJOURNMENT: The meeting was adjourned at 12:38 PM.



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RESOLUTION 21-1712

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY AUTHORIZING RURAL DEVELOPMENT COLLECTION LOSS WRITE-OFF IN THE AMOUNT OF \$8,729.13

WHEREAS, the Regional Housing Authority operates low-income housing projects Centennial Arms, Butte View Estates and Rural Development farm work housing project Phases I, II and III pursuant to U.S. Department of Agriculture regulations; and

WHEREAS, operations of low-income housing include the collection of monthly rental amounts; and

WHEREAS, the Regional Housing Authority makes every attempt to collect outstanding balances; and

WHEREAS, Exhibit A provides a list of uncollectible accounts for the period ending August 31, 2021 and is made a part of this resolution.

BE IT THEREFORE RESOLVED that the Board of Commissioners of the Regional Housing Authority authorizes the Executive Director to write-off as collection losses the tenant receivables listed on Exhibit A totaling \$8,729.13.

This Resolution is to take effect immediately.

This Resolution is presented at the Regular Meeting of the Board of Commissioners, passed, and adopted this 18th day of April 2021 by the following vote:

AYES:

NAYS:

ABSTAINED:

ABSENT:

ATTEST: _____

Kent Boes, Chairperson

(SEAL)

USDA
Collection Loss Write Off
Period: August 2021

| Tenant | Property | Address | Date | Move In | Move Out | Monthly Rent | Rent Owed | Late Fee's | Damages | Solar | Utilities | Legal Fee's | Total Owed | Payback Agreement |
|----------|----------|---------------------------------|----------|----------|-----------|--------------|-----------|-------------|-----------|-------|-----------|-------------|--------------------|------------------------|
| T0001770 | RD | 420 Miles Avenue #78, Yuba City | 12/11/98 | 02/10/21 | \$ 951.00 | \$ - | \$ - | \$ 1,262.58 | \$ - | \$ - | \$ - | \$ - | \$ 1,262.58 | No |
| T0006790 | RD | 420 Miles Avenue #31, Yuba City | 07/20/15 | 04/21/21 | \$ 335.00 | \$ 65.01 | \$ - | \$ 2,986.83 | \$ 126.61 | \$ - | \$ - | \$ - | \$ 3,178.45 | No |
| T0020105 | RD | 420 Miles Avenue #52, Yuba City | 05/28/19 | 05/31/21 | \$ 369.00 | \$ - | \$ - | \$ 149.80 | \$ 61.69 | \$ - | \$ - | \$ - | \$ 211.49 | No |
| T0004223 | RD | 420 Miles Avenue #33, Yuba City | 09/10/15 | 05/13/21 | \$ 951.00 | \$ 298.81 | \$ - | \$ 2,800.00 | \$ 189.53 | \$ - | \$ - | \$ - | \$ 3,288.34 | No |
| T0022606 | RD | 420 Miles Avenue #54, Yuba City | 04/22/20 | 06/08/21 | \$ 538.00 | \$ - | \$ - | \$ - | \$ 15.00 | \$ - | \$ - | \$ - | \$ 15.00 | No |
| T0013634 | RD | 380 McKeehan Drive #K, Yuba Cit | 07/20/17 | 06/15/21 | \$ 886.00 | \$ - | \$ - | \$ 42.84 | \$ - | \$ - | \$ - | \$ - | \$ 42.84 | No |
| T0001633 | RD | 420 Miles Avenue #79, Yuba City | 09/01/97 | 06/16/21 | \$ 246.00 | \$ - | \$ - | \$ 730.43 | \$ - | \$ - | \$ - | \$ - | \$ 730.43 | No |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | \$ 8,729.13 | Total Write Off |

8/11/21

Tenants listed with Payback Agreement's failed to honor the Agreement.

Utility costs incurred by PHA from tenant move-in date until transferred to tenant's name. Those charges are then billed to the tenant.

Deceased *

Exhibit A



REGIONAL HOUSING AUTHORITY

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RESOLUTION 21-1713

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY AUTHORIZING KINGWOOD COMMONS APARTMENTS COLLECTION LOSS WRITE-OFF IN THE AMOUNT OF \$702.31

WHEREAS, the Regional Housing Authority operates Kingwood Commons pursuant to Section 8 regulations; and

WHEREAS, operations of Kingwood Commons include the collection of monthly rental amounts; and

WHEREAS, the Regional Housing Authority makes every attempt to collect outstanding balances; and

WHEREAS, Exhibit A provides a list of uncollectible accounts for the period ending August 31, 2021 and is made a part of this resolution.

BE IT THEREFORE RESOLVED that the Board of Commissioners of the Regional Housing Authority authorizes the Executive Director to write-off as collection losses the tenant receivables listed on Exhibit A totaling \$702.31.

This Resolution is to take effect immediately.

This Resolution is presented at the Regular Meeting of the Board of Commissioners, passed and adopted this 18th day of August 2021 by the following vote:

AYES:

NAYS:

ABSTAINED:

ABSENT:

ATTEST:

Kent Boes, Chairperson

(SEAL)



Kingwood Commons
 1340 Gray Avenue, Yuba City
 Collection Loss Write Off
 Period: August 2021

| <u>Tenant</u> | <u>Apartment</u> | <u>Date</u> | | <u>Monthly Rent</u> | <u>Rent Owed</u> | <u>Late Fee's</u> | <u>Damages</u> | <u>Solar</u> | <u>Legal Fee's</u> | <u>Total Owed</u> | <u>Payback Agreement</u> |
|---|------------------|----------------|-----------------|---------------------|------------------|-------------------|----------------|--------------|--------------------|-------------------|--------------------------|
| | | <u>Move In</u> | <u>Move Out</u> | | | | | | | | |
| T0009215 | 7 | 11/01/17 | 06/08/21 | \$ 780.00 | \$ - | \$ - | \$ 702.31 | \$ - | \$ - | \$ 702.31 | No |
| | | | | | | | | | | | |
| \$ - \$ - \$ 702.31 \$ - \$ - \$ 702.31 | | | | | | | | | | | |
| \$ 702.31 Total Write Off | | | | | | | | | | | |

8/11/21

Deceased *

Tenants listed with Payback Agreement's failed to honor the Agreement.

Utility costs incurred by PHA from tenant move-in date until transferred to tenant's name. Those charges are then billed to the tenant.

Exhibit A

Memorandum of Understanding

For the Housing and Urban Development (HUD) Emergency Housing Voucher (EHV) Program

This Memorandum of Understanding (MOU) has been created and entered into on July 7, 2021 between the Regional Housing Authority (RHA), located at 1455 Butte House Road, Yuba City, CA 95993; and the Sutter Yuba Homeless Consortium (SYHC-CA524), located at PO Box 3642, Yuba City, CA 95992.

I. Introduction and Goals

- a. RHA and SYHC CA-524 commit to administering the EHV's in accordance with all program requirements.
- b. RHA and SYHC CA-524 share two primary goals:
 1. Utilization of all vouchers allocated to Sutter County and Yuba County citizens, measured as "lease-up" of all EHV vouchers.
 2. Utilization of a collaborative process between the partners to ensure access to vouchers across service providers and utilization of the coordinated entry system to select voucher recipients.
- c. Lead staff for RHA and SYHC CA-524 selected as EHV liaisons are as follows:
Alisha Parker – Section 8 Department Manager, RHA
Chelsea Burke – Coordinated Entry Manager, SYHC CA-524

- #### II. Term of MOU. This MOU is effective upon the day and date last signed and executed by the duly authorized representatives of the parties to this MOU and shall

remain in full force and effect unless sooner terminated by either party. This MOU may be terminated, without cause, by either party upon 90 days written notice to the other; upon mutual consent of all parties; upon good cause of any party if other party fail to comply with the terms of the MOU. Notice shall be delivered by hand or by certified mail to the address specified in Section VII below.

III. Target population for EHV assistance to be referred by Continuum of Care (CoC)

The target population for referral for EHV vouchers is defined as: households experiencing homelessness who are on the prioritized coordinated entry by-name list and engaged in services by one or more Rapid Rehousing providers in the CoC's geographic area. Priority will be based on:

- High Vulnerability as indicated by the CoC Coordinated Entry vulnerability assessment tool
- Households with children under the age of 18
- Chronically homeless households as defined by the HUD definition of chronically homeless
- No-income or extremely low-income households
- Veterans

IV. Services to be provided to eligible EHV households

1. RHA will establish windows of time for EHV applicants to complete intake interviews for EHV.
2. CoC service providers will support individuals and families in completing applications and obtaining necessary supporting documentation to support

referrals and applications for assistance, while aiding households in addressing barriers.

3. CoC service providers will support RHA in ensuring appointment notifications to eligible individuals and families and will assist eligible households in getting to meetings with the RHA.
4. CoC service providers will coordinate to provide housing navigation for identified individuals and families.
5. CoC service providers will provide education on compliance with rental lease requirements.
6. CoC service providers will assess individuals and families who may require referrals for assistance on security deposits, utility hook-up fees, and utility deposits and will refer these households to appropriate agencies to ensure rapid access to funding, if not covered through the EHV.

V. RHA Roles and Responsibilities

1. Coordinate and consult with the CoC in developing the services and assistance to be offered under the EHV services fee.
2. Accept direct referrals for eligible individuals and families through the CoC Coordinated Entry System.
3. Commit sufficient number of staff and necessary resources to ensure that the application, certification, and voucher issuance processes are completed in a timely manner.
4. Commit sufficient number of staff and resources to ensure that inspections of units are completed in a timely manner.

5. Designate a staff member to served as the lead EHV liaison.
6. Comply with the provisions of this MOU.
7. Comply will all State and Federal Fair Housing Laws and requirements.

VI. SYHC CA-524 Roles and Responsibilities

1. Designate and maintain a lead EHV liaison to communicate with the RHA.
2. Prioritize and refer eligible individuals and families to RHA using the Coordinated Entry System.
3. Support eligible individuals and households in completing and applying for supportive documentation to accompany admissions application to the RHA (i.e. self-certifications, birth certificate, social security card, etc.)
4. Attend EHV participant briefings when needed.
5. Identify and provide supportive services to EHV families. (While EHV participants are not required to participate in services, SYHC CA-524 should assure that services are available and accessible.)
6. Comply with the provisions of this MOU.
7. Comply will all State and Federal Fair Housing Laws and requirements.

VII Notices

All notices to be provided under this MOU shall be in writing and serviced by first-class mail and shall be deemed received by the Parties below on the fifth (5th) day following the date of mailing, or the earlier date of personal service, as the case may be.

Sutter -Yuba Homeless Consortium
Attn: Executive Director
PO Box 3642

Yuba City, CA 95992

Regional Housing Authority
Attn: Executive Director
1455 Butte House Road
Yuba City, CA 95993

VIII Program Evaluation

The RHA, and SYHC CA-524 and/or designated CoC service providers agree to cooperate with HUD, provide requested data to HUD or HUD-approved contractor delegated the responsibility of program evaluation protocols established by HUD of HUD-approved contractor, including possible random assignment procedures.


IX Service Fee, Reimbursements, Compensation

RHA agrees to review Services Fee funding requests of up to \$3500 per placed household from the CoC covering HUD EHV eligible activities. Prior to Services Fee expenditures, the CoC and RHA will mutually decide how these funds are allocated per HUD guidelines for specific tenant benefits (i.e. housing search assistance).”

Signed by

Executive Director, RHA

Date



7-30-2021

SYHC CA-524 Executive Director

Date

**REGIONAL HOUSING AUTHORITY
STAFF REPORT**

Date: August 18, 2021
To: Board of Commissioners
From: Beckie Flores, Planning & Community Development Manager

SUBJECT: Planning & Community Development (PCD) Department Update

RECOMMENDATION: None.

FISCAL IMPACT: Not applicable.

Department Updates:

HOUSING PROGRAMS

Housing Rehabilitation Program – The PCD Department continues to administer owner-occupied housing rehabilitation programs for the following jurisdictions: County of Butte, City of Gridley, City of Yuba City, City of Colusa and County of Lake. The following is a summary of housing rehabilitation projects approved since May, 2021:

| <u>Jurisdiction</u> | <u># Projects Approved</u> |
|---------------------|----------------------------|
| Butte County | 1 |

First Time Homebuyer – The PCD Department currently administers first time homebuyer programs for the following jurisdictions: City of Gridley, City of Yuba City, City of Colusa and County of Lake. No projects were approved since May, 2021. The current sales prices in the housing market are out of reach for many low-income homebuyers. We are working with the State Department of Housing and Community Development to approve waivers for the existing max purchase price limits, potentially allowing us to assist more households.

RHA CAPITAL PROJECTS

476 Garden Highway Remodel (Yuba City) – The renovation of the units at 476 Garden Highway continues. So far 11 of the 14 units have been completed and two units are underway. Rehab on the final unit will start soon and is expected to be completed by the end of November.

New Office and Storage Building (Yuba City) – Work on the interior of the new Maintenance Department building continues. Despite some delays in getting materials, the contractor has finished framing and rough plumbing and has almost completed the rough electrical. The contractor will also install insulation of interior office walls and ceiling, and complete the remaining interior construction. Once completed, the metal building will serve as the new Maintenance offices and equipment storage.

TAX CREDIT PROJECTS – PRE-DEVELOPMENT

Kristen Court Phase III (Live Oak) – Co-developer: Pacific West Communities; Number of units: 32; Target population: low-income families. Multifamily Housing Program (MHP) funds have been awarded to the

project. Also, on April 28th it was announced that our application for 4% tax credits was also awarded. We expect to close on the construction financing in October, 2021.

Richland Village (Yuba City) – Co-developer: Sage Housing Group; Number of units: 176; Target population: low-income families. The Housing Authority has committed 20 project-based Housing Choice Vouchers to the development as well as a land loan for \$2,110,000. The City of Yuba City also approved a \$1,000,000 capital funds grant to the project. RHA and Sage submitted an application for Affordable Housing and Sustainable Communities (AHSC) funding on June 8th. Awards will be announced in October, 2021.

Local Financing Commitments:

- Sutter County Fee Deferral = \$453,552
- Regional Housing Authority Land Loan = \$2,110,000
- Regional Housing Authority = 20 Project Based Vouchers (20-year contract)
- City of Yuba City Capital Funds = \$1,000,000

River Oaks Apartments (Plumas Lake) – Co-developer: Pacific West Communities; Number of units: 48; Target population: low-income families. PWC has site control of a property located on Algodon Road at River Oaks Boulevard in Plumas Lake (APN 016-640-105). In December it was announced that our application for Multifamily Housing Program (MHP) funds was awarded. We will apply for 4% tax credits in September, 2021 as well as continue to secure other forms of soft financing for the project.

Local Financing Commitments:

- Yuba County Fee Deferral = \$248,136

Bear Ridge Apartments (Wheatland) – Co-developer: Pacific West Communities; Number of units: 48 units; Target population: low-income families. PWC has site control of a property located on Spenceville Road in Wheatland (APN 015-360-001). In December it was announced that our application for Multifamily Housing Program (MHP) funds was awarded. We will apply for 4% tax credits in September, 2021.

Wheatland Senior Housing Project (Wheatland) – Co-developer: Pacific West Communities; Number of units: 32 units; Target population: low-income seniors. PWC has site control of a property located on the corner of First Street and E Street in Wheatland (APN 015-350-012). The City of Wheatland approved a development impact fee deferral loan in the amount of \$650,000. The City also committed to supporting a HOME Investment Partnerships Program (HOME) application for the project later this year. If HOME funds are awarded, we will then apply for 4% tax credits in 2022.

Local Financing Commitments:

- City of Wheatland Fee Deferral = \$650,000

NEW! – Williams Senior Housing Project (Williams) – Co-developer: Pacific West Communities; Number of units: 32 units; Target population: low-income seniors. PWC has site control of a property on North Street in Williams. However, the site is too costly to develop given the existing drainage issues and flood zone designation. PWC and RHA are looking for another site and assuming we have site control beforehand, will apply for HOME Investment Partnerships Program (HOME) funds later this year. If HOME funds are awarded, we will then apply for 4% tax credits in 2022.

NEW! – Williams Family Housing Project (Williams) – Co-developer: Pacific West Communities; Number of units: 48 units; Target population: low-income families. The same site on North Street in Williams is also slated for the development of an affordable housing project for low-income families. However, as previously mentioned, the site is too costly to develop given the existing drainage issues and flood zone designation.

PWC and RHA are looking for another site and plan to apply for Multifamily Housing Program (MHP) as well as 4% tax credits to fund the project.

NEW! – Lone Oak Senior Apartments II (Penn Valley) – Co-developer: Pacific West Communities; Number of units: 31 units; Target population: low-income seniors. Predevelopment activities are underway for the second phase of the Lone Oak Senior Apartments. Staff is working with the Nevada County Planning Department to secure entitlements. Project will be adjacent to the existing Phase I and will also include 31 units.

NEW! – Pacific Crest Commons (Truckee) – Co-developer: Pacific West Communities; Number of units: 55 units; Target population: low-income families, homeless and mentally disabled persons. PWC has site control of a property located at 10077 State Route 89 South in Truckee. The project will mainly serve low-income families with a portion of the units set aside for households struggling with mental health issues and homelessness. PWC and RHA are considering applying for No Place Like Home (NPLH) funds in January/February, 2022 as well as continuing to secure other forms of soft financing for the project. If NPLH funds are awarded, we will then apply for 4% tax credits at the earliest opportunity.

NEW! – Colusa NPLH Housing Project – Co-developer: Sage Housing Group; Number of units: TBD; Target population: low-income families, homeless and mentally disabled persons. Nevada County Health and Human Services has committed funding for the development of an affordable housing project targeting households struggling with mental health issues and homelessness. RHA is currently pursuing a site for the proposed development which will also include housing for low-income families. Assuming we can obtain site control beforehand, RHA and Sage will apply for No Place Like Home (NPLH) funds in January/February, 2022.

TAX CREDIT PROJECTS – UNDER CONSTRUCTION

Truckee Artist Lofts (Truckee) – Co-developer: CFY Development; Number of units: 76; Target population: low-income artists. Construction financing closed in October, 2019 and the project is currently under construction with an estimated completion date of August, 2021. Pre-leasing is already underway.

Local Financing Commitments:

- Town of Truckee = \$1,650,000
- Tahoe Truckee Community Foundation = \$2,150,000
- Regional Housing Authority = 19 Project Based Vouchers (20-year contract)

Brunswick Commons Permanent Supportive Housing (Grass Valley) – Co-developer: Pacific West Communities; Number of units: 41; Target population: homeless and mentally disabled persons. Construction financing closed on December 16, 2020. The project is currently under construction with an estimated completion date of February, 2022.

Local Financing Commitments:

- Nevada County Land Contribution = \$500,000
- Nevada County competitive State HCD NPLH = \$1,601,076
- Homeless Resource Council of the Sierras HEAP = \$500,000
- Homeless Resource Council of the Sierras HHAP = \$200,000
- Nevada County Capital Funds = \$150,000
- Regional Housing Authority = 40 Project Based Vouchers (20-year contract)

Cedar Lane Permanent Supportive Housing (West Linda/Olivehurst) – Co-developer: Pacific West Communities; Number of units: 41; Target population: homeless and mentally disabled persons. Construction

financing closed on April 20, 2021. The project is currently under construction with an estimated completion date of June, 2022.

Local Financing Commitments:

- Yuba County Land Loan = \$570,000
- Yuba County Fee Deferral = \$136,037
- Yuba County competitive State HCD NPLH = \$3,373,963
- Linda County Water District Fee Deferral = \$403,940
- Sutter-Yuba Homeless Consortium HHAP = \$262,000
- Regional Housing Authority = 40 Project Based Vouchers (20-year contract)

Cedar Lane Family Apartments (West Linda/Olivehurst) – Co-developer: Pacific West Communities; Number of units: 108; Target population: low-income families. Construction financing closed on May 12, 2021 with an estimated completion date of June, 2022.

Local Financing Commitments:

- Yuba County Land Loan = \$1,460,000
- Yuba County Fee Deferral = \$461,739
- Linda County Water District Fee Deferral = \$648,744

Cashin's Field (Nevada City) – Co-developer: Central California Housing Corporation; Number of units: 51; Target population: low-income families. Construction financing closed on May 18, 2021 with an estimated completion date of September, 2022.

Local Financing Commitments:

- Nevada County HMOIT = \$50,000
- Nevada County Regional Housing Trust Fund = \$1,575,000
- City of Nevada City Competitive PLHA = \$2,485,447
- City of Nevada City Fee Deferral = \$200,000
- Regional Housing Authority = 20 Project Based Vouchers (20-year contract)

TAX CREDIT PROJECTS – CONSTRUCTION COMPLETE

Kristen Court Phase II (Live Oak) – Co-developer: Pacific West Communities; Number of units: 24; Target population: low-income families. Construction financing closed in September, 2019. Construction is complete and the project is fully leased. Permanent financing closed on July 30, 2021.

New Haven Court Permanent Supportive Housing (Yuba City) – Co-developer: Pacific West Communities; Number of units: 40; Target population: homeless and mentally disabled persons. Construction is complete and the project is fully leased. There is no permanent loan on this project. Stakeholder meetings continue to be held weekly to coordinate supportive services and overall property management.

Local Financing Commitments:

- Yuba County/Sutter County MHSA = \$1,547,676
- Yuba County/Sutter County non-competitive NPLH = \$1,096,705
- Sutter County CDBG = \$200,000
- City of Yuba City Capital Funds = \$800,000
- Sutter-Yuba Homeless Consortium HEAP = \$690,000
- Regional Housing Authority Land Loan = \$560,000

- Regional Housing Authority Capital Funds = \$18,440
- Sutter County Fee Deferral = \$103,080
- Yuba City Unified School District Fee Deferral = \$54,042
- Regional Housing Authority = 39 Project Based Vouchers (20-year contract)

TAX CREDIT PROJECTS – CONSTRUCTION COMPLETE/WAITING FOR PERM CONVERSION

Lone Oak Senior Apartments (Penn Valley) – Co-developer: Pacific West Communities; Number of units: 31; Target population: low-income seniors. Construction financing closed on March 23, 2020. Construction is complete and the project is almost fully leased. Permanent loan conversion is scheduled to occur in October, 2021.

Local Financing Commitments:

- Nevada County HOME = \$304,768
- Nevada County Capital Funds = \$898,000
- Regional Housing Authority = 30 Project Based Vouchers (20-year contract)

Devonshire Apartments (Colusa) – Co-developer: Central California Housing Corporation; Number of units: 28; Target population: low-income families. Renovations to the Devonshire Apartments were completed in August and the project is fully leased. Permanent loan conversion is scheduled to occur in October, 2021.

Local Financing Commitments:


- City of Colusa CDBG = \$826,000
- City of Colusa HOME = \$290,000
- Regional Housing Authority Seller Financing = \$401,090
- Regional Housing Authority = 5 Project Based Vouchers (20-year contract)

Grass Valley Terrace (Grass Valley) - Co-developer: Impact Development Group; Number of units: 70; Target population: low-income families. Construction financing closed on March 20, 2020. Project construction is complete and the project is fully leased. Permanent loan conversion is scheduled to occur as soon as we receive the welfare tax exemption for the project.

Local Financing Commitments:

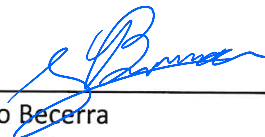
- Regional Housing Authority = 25 Project Based Vouchers (20-year contract)

Prepared by:



Beckie Flores
Planning & Community Development Manager

Submitted by:



Gustavo Becerra
Executive Director

TAX CREDIT PROJECTS PROGRESS CHART

| | # Units | PRE-DEVELOPMENT | | | UNDER CONSTRUCTION | | | | | CONSTRUCTION COMPLETE | | | |
|----|---------------------------------------|-----------------|-----------------------------|----------------------|--|------------|-------------|--------------|--------------|-----------------------|--------------------------------------|----------------------------|------------------------|
| | | Site Control | Project Design/Entitlements | Funding Applications | All Funds Awarded, Pending Close on Construction Financing | 0-6 months | 6-12 months | 12-15 months | 15-18 months | 18-24 months | Pending Close on Permanent Financing | Permanent Financing Closed | No Permanent Financing |
| 20 | Williams Senior Housing (Williams) | | | | | | | | | | | | |
| 19 | Williams Family Housing (Williams) | | | | | | | | | | | | |
| 18 | Colusa NPLH Housing Project | | | | | | | | | | | | |
| 17 | Wheatland Senior Housing (Wheatland) | | | | | | | | | | | | |
| 16 | Lone Oak Senior Apts II (Penn Valley) | | | | | | | | | | | | |
| 15 | Pacific Crest Commons (Truckee) | | | | | | | | | | | | |
| 14 | Richland Village (Yuba City) | | | | | | | | | | | | |
| 13 | River Oaks Apts (Plumas Lake) | | | | | | | | | | | | |
| 12 | Bear Ridge Apts (Wheatland) | | | | | | | | | | | | |
| 11 | Kristen Court III (Live Oak) | | | | | | | | | | | | |
| 10 | Cedar Lane PSH (West Linda) | | | | | | | | | | | | |
| 9 | Cedar Lane Family (West Linda) | | | | | | | | | | | | |
| 8 | Cashin's Field (Nevada City) | | | | | | | | | | | | |
| 7 | Brunswick Commons PSH (Grass Valley) | | | | | | | | | | | | |
| 6 | Truckee Artist Lofts (Truckee) | | | | | | | | | | | | |
| 5 | Lone Oak Senior Apts I (Penn Valley) | | | | | | | | | | | | |
| 4 | Devonshire Apartments (Colusa) | | | | | | | | | | | | |
| 3 | Grass Valley Terrace (Grass Valley) | | | | | | | | | | | | |
| 2 | Kristen Court II (Live Oak) | | | | | | | | | | | | |
| 1 | New Haven Court PSH (Yuba City) | | | | | | | | | | | | |