



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

May 31, 2023

TO: Chairperson Manny Cardoza
Vice-Chairperson Bob Woten
Commissioner Tony Kurlan
Commissioner Lisa Swarhout
Commissioner Sue Hoek
Commissioner Denise Conrado
Commissioner Jeramy Chapdelaine
Commissioner Marc Boomgaarden
Commissioner Suzanne Gallaty
Commissioner Kent Boes
Commissioner Nicholas Micheli
Commissioner Doug Lofton
Commissioner John Loudon
Commissioner Don Blaser
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

June 7, 2023

You are hereby notified that the Commissioners of the Regional Housing Authority are called to meet in Regular Session at **12:15 PM on Wednesday, June 7, 2023, at Richland Neighborhood Center, 420 Miles Avenue, Yuba City, CA 95991.**



Gustavo Becerra
Executive Director

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

**Richland Neighborhood Center,
420 Miles Avenue, Yuba City, CA 95991
June 7, 2023, 12:15 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. EXECUTIVE SESSION: NONE
May be held under California Government Code regarding pending and/or anticipated litigation, property acquisition, and/or personnel issues.
- F. 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. Recommend Approval of Minutes – May 17, 2023 pg. 1
 - 2. Revised Resolution 23-1797, Resolution of Guarantor for Rancho Colus pg. 4
- G. OLD BUSINESS: Discussion/Possible Action: NONE
- H. NEW BUSINESS: Discussion/Possible Action:
 - 3. High Performer Designation for Regional Housing Authority by HUD (Informational Item Only) pg. 10

Gustavo Becerra, Executive Director

I. ADMINISTRATIVE REPORT:

4. Administrative Update

Gustavo Becerra, Executive Director

J. HOUSING COMMISSIONERS' COMMENTS:

K. NEXT MEETING: June 21, 2023

L. ADJOURNMENT:

REGIONAL HOUSING AUTHORITY

Minutes

Regular Board Meeting

May 17, 2023

ITEM NO. A - CALL TO ORDER:

Chairperson Manny Cardoza called the meeting to order.

ITEM NO. A - ROLL CALL:

Chairperson Manny Cardoza, Vice-Chairperson Bob Woten, Commissioners Marc Boomgaarden, Denise Conrado, Nicholas Micheli, Suzanne Gallaty, Kent Boes, and John Loudon were present. Commissioners Tony Kurlan, Sue Hoek, Jeramy Chapdelaine, Doug Lofton, Don Blaser, and Lisa Swarthout were absent. Legal Counsel Brant Bordsen was also present.

ITEM NO. B. – PLEDGE OF ALLEGIANCE:

Commissioner Conrado led the pledge of allegiance.

ITEM NO. C. – PUBLIC PARTICIPATION: NONE

ITEM NO. D.-AWARDS AND PRESENTATIONS: NONE

ITEM NO. E. – EXECUTIVE SESSION: NONE

ITEM NO. F.1-5. - CONSENT CALENDAR:

Vice-Chairperson Woten made a motion to approve the Consent Calendar as submitted. Commissioner Conrado made the second. The following roll call vote was taken:

Vote: Ayes: Chairperson Manny Cardoza, Vice-Chairperson Bob Woten, Commissioners Marc Boomgaarden, Nicholas Micheli, Denise Conrado, Kent Boes, John Loudon, and Suzanne Gallaty

Nays: None

Abstain: None

Absent: Commissioners Sue Hoek, Jeramy Chapdelaine, Tony Kurlan, Doug Lofton, Don Blaser and Lisa Swarthout

ITEM NO. G.- OLD BUSINESS: NONE

ITEM NO. H. – NEW BUSINSS: NONE

ITEM NO. I.6. – RHA OWNED/MANAGED OCCUPANCY/ELIGIBILITY UPDATE:

Pattra Runge, Occupancy Manager, said her report keeps growing with the additional developments the Housing Authority is involved with, which is amazing. She said the Migrant Center (OMS) opened on May 1, 2023, and is fully leased. She mentioned 20 families were on the waiting list on the first day and there are currently 9 families on that list. Ms. Runge stated the numbers for Truckee Artist Lofts were down due to the severe snow but should be fully leased again by next quarter.

ITEM NO. I.7. – HOUSING CHOICE VOUCHER OCCUPANCY/ELIGIBILITY UPDATE:

Alisha Parker, Occupancy Manager, stated utilization for the Housing Choice Voucher (Section 8) program is high and all programs are doing well. She said the VASH program in Nevada County is getting referrals after there were a few staffing issues. Ms. Parker mentioned the waiting lists are currently closed and update letters are being sent out.

ITEM NO. I.8. – MAINTENANCE UPDATE:

Executive Director Gustavo Becerra mentioned Tom Goodwin, Operations Manager, was not available today. He stated there have been no earth-shattering changes or any surprises.

ITEM NO. I.9. – PLANNING AND COMMUNITY DEVELOPMENT UPDATE:

Mr. Becerra went over the report provided in the board packet. He shared the work at OMS is taking place. Mr. Becerra mentioned this property houses many families that are important to the community.

Mr. Becerra stated tax credit applications were submitted in late April for Pacific Crest Commons, Wheatland Senior Housing Project, Northview Senior Apartments and Plumas Family Apartments II. He said awards will be announced in July.

Mr. Becerra mentioned the closing of the Rancho Colus project is targeted to close in June. He said construction will start soon after in hopes of avoiding as many weather delays as possible.

Mr. Becerra stated many State programs are getting cut and it will be harder to develop affordable housing due to the reduced availability of funds. He mentioned there will be cuts to housing in the federal budget as well.

ITEM NO. I.10. – ADMINISTRATIVE UPDATE:

Mr. Becerra mentioned he did a presentation to the Marysville Rotary Club at the Cedar Lane property and shared a nice story about one of the residents there and how he was able to get his family back and off the streets.

ITEM NO. J - HOUSING COMMISSIONERS' COMMENTS:

Commissioner Boomgaarden said he is still waiting to hear about the point in time count from January. He shared Yuba City has approximately 4000 lots to build homes on. Commissioner Boomgaarden stated the City of Yuba City submitted a Project Home Key application for a housing project with Habitat.

Vice-Chairperson Woten said he is happy to hear people talking about the Kristen Court apartments. He personally knows families who are housed there and said it is a great looking project.

Commissioner Conrado is excited to hear the Ranch Colus project is moving along and will begin soon. She mentioned there will be a lot going on in that area soon including the construction of an Arco gas station, Taco Bell, and Starbucks.

Chairperson Cardoza shared the United Way Community Resource Fair will take place on May 20, 2023, at Sam Brannon Park from 10:00 AM – 1:00 PM.

Commissioner Micheli mentioned there is fundraiser for the Veteran's this weekend also.

ITEM NO. K – NEXT MEETING: June 7, 2023

ITEM NO. L - ADJOURNMENT: The meeting was adjourned at 12:56 PM.



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RESOLUTION 23-1797

REVISED

Resolution of the Board of Commissioners of Regional Housing Authority

The undersigned, being the Commissioners (the "Commissioners") of Regional Housing Authority, a public body corporate and politic (the "Authority"), do hereby consent to and adopt the following resolutions:

WHEREAS, SHG Rancho Colus LLC, a California limited liability (the "Co-General Partner") and Rancho Colus-BBP, LLC, a California limited liability company (the "Managing General Partner" and collectively with the Co-General Partner the "General Partners") serve as the co-general partner and managing general partner, respectively of Rancho Colus LP, a California limited partnership (the "Partnership");

WHEREAS, Sage Housing Group, LLC, a California limited liability company ("Sage") is the sole member of the Co-General Partner and Building Better Partnerships, Inc., a California nonprofit public benefit corporation ("BBP") is the sole member of the managing general partner;

WHEREAS, the Partnership has been formed to construct, own and operate an affordable housing project located in Colusa, California known as Rancho Colus (the "Project");

WHEREAS, the Partnership is governed by that certain Agreement of Limited Partnership of the Partnership dated as of August 1, 2022 (the "Partnership Agreement");

WHEREAS, the Authority and BBP are affiliated entities, the Authority desires to cause the Partnership to develop, construct, and operate the Project and will receive a benefit from the Partnership's development, construction and operation of the Project;

WHEREAS, in connection with the construction, development and operation of the Project, the Partnership has requested that California Municipal Finance Authority ("CMFA") provide a tax-exempt construction loan in the approximate principal amount of up to \$11,600,000.00 funded with proceeds from the issuance of tax-exempt private activity bonds to finance the construction, development and operation of the Project (the "Construction Loan");

WHEREAS, in connection with the construction, development and operation of the Project, the Partnership has requested that Bellwether Enterprise Real Estate Capital ("BWE") provide a permanent loan in the approximate principal amount of up to \$1,670,000.00 funded with proceeds from the issuance of tax-exempt private activity bonds and a funding loan utilizing the United States Department of Agriculture ("USDA") Rural Housing Service Section 538 Guaranty program to finance the construction, development and operation of the Project (the "Permanent Loan");

WHEREAS, in connection with the construction, development and operation of the Project, the Partnership has requested that the Authority provide a loan in the amount of up to ~~\$852,500.00~~\$857,189.00 to finance the construction, development and operation of the Project (the "Authority Loan");

WHEREAS, in connection with the construction, development and operation of the Project, the Partnership has requested that the Authority sell the property on which the Project will be built to the Partnership for a price of \$400,000.00 provide a loan for the full amount of the purchase price to finance the construction, development and operation of the Project (the "Authority Land Loan");

WHEREAS, in connection with the construction, development and operation of the Project, the Partnership has requested that the Authority provide a loan of capital funds in the amount of up to \$500,000.00 to finance the construction, development and operation of the Project (the "Authority Capital Loan");

WHEREAS, in connection with the construction, development and operation of the Project, the Partnership has requested that the California Department of Housing and Community Development ("HCD") provide a loan of No Place Like Home program funds in the amount of up to \$3,562,172 to finance the construction, development and operation of the Project (the "NPLH Loan");

WHEREAS, in connection with the sale of the property on which the Project will be built to the Partnership the Authority shall enter into certain agreements with the Partnership among others (the "Transfer Documents");

WHEREAS, in connection with the making of the Construction Loan, the Permanent Loan, the Authority Loan, the Authority Land Loan, the Authority Capital Loan and the NPLH Loan the Authority shall enter into certain agreements with CMFA, BWE, USDA, HCD and the Partnership among others (the "Financing Documents");

WHEREAS, the Authority wishes to cause Wincopin Circle LLLP, a Maryland limited liability limited partnership (the "Investor") to be admitted to the Partnership as limited partner;

WHEREAS, in consideration of the admission of the Investor to the Partnership, the Investor will make certain capital contributions to the Partnership pursuant to the terms of a First Amended and Restated Agreement of Limited Partnership by and between the Co-General Partner as co-general partner, the Managing General Partner, as managing general partner, the Investor, as the limited partner and BBP (the "Withdrawing Limited Partner"), as the withdrawing limited partner and certain additional documents associated therewith, (collectively the "Partnership Documents");

WHEREAS, the Authority wishes to take such actions under the Transfer Documents, Financing Documents and Partnership Documents, as are necessary to cause the Partnership to develop, construct, and operate the Project including, without limitation, guarantying certain

obligations of the Partnership and the General Partners;

WHEREAS, the Authority, on its own behalf, deems it to be in the best interests of the Company to take all actions to facilitate (i) the development, construction, and operation of the Project, (ii) the sale of the property on which the Project will be constructed to the Partnership, (iii) the making of the Construction Loan, the Permanent Loan, the Authority Loan, the Authority Land Loan, the Authority Capital Loan and the NPLH Loan to the Partnership, (iv) the admission of the Limited Partner to the Partnership, and (v) the withdrawal of the Withdrawing Limited Partner from the Partnership, including, without limitation, entering into any and all agreements with the Partnership, CMFA, BWE, USDA, HCD, the Investor, the General Partners, Sag, BBP and/or any other person or entity as may be necessary or convenient to cause (i) the development, construction, and operation of the Project, (ii) the sale of the property on which the Project will be constructed to the Partnership, (iii) the making of the Construction Loan, the Permanent Loan, the Authority Loan, the Authority Land Loan, the Authority Capital Loan and the NPLH Loan to the Partnership, (iv) the admission of the Investor to the Partnership, and (v) the withdrawal of the Withdrawing Limited Partner from the Partnership; and

WHEREAS, the Authority wishes to enter into any and all documents, including, without limitation, the Transfer Documents, the Financing Documents and the Partnership Documents, as may be necessary or convenient to facilitate (i) the development, construction, and operation of the Project, (ii) the sale of the property on which the Project will be constructed to the Partnership, (iii) the making of the Construction Loan, the Permanent Loan, the Authority Loan, the Authority Land Loan, the Authority Capital Loan and the NPLH Loan to the Partnership, (iv) the admission of the Investor to the Partnership, and (v) the withdrawal of the Withdrawing Limited Partner from the Partnership.

NOW, THEREFORE, BE IT RESOLVED that the Authority is hereby authorized, empowered and directed, for its own account, to take such actions set forth above, including, but not limited to, execution of the Transfer Documents, Financing Documents and the Partnership Documents to which it is a party, and take such further actions, and to execute such additional documents and instruments, as the Authority may deem necessary or appropriate in connection with the matters authorized in the foregoing resolutions, and the signature of Gustavo Becerra, Executive Director of the Authority on any document or instrument, including but not limited to, the Transfer Documents, Financing Documents and the Partnership Documents to which the Authority is a party, or the performance of any such actions, shall be conclusive evidence of the Authority's authority to take such actions or execute such document or instrument on behalf of the Authority;

RESOLVED FURTHER, that the Authority is hereby authorized, empowered and directed to enter into any and all documents, including, without limitation, the Transfer Documents, Financing Documents and the Partnership Documents to which it is a party, as may be required or requested by the Partnership, CMFA, BWE, USDA, HCD, the Investor, the General Partners, Sage, BBP and/or any other person or entity to cause or facilitate (i) the development, construction, and operation of the Project, (ii) the sale of the property on which the Project will be constructed to the Partnership, (iii) the making of the Construction Loan, the Permanent Loan, the Authority Loan, the Authority Land Loan, the Authority Capital Loan and the NPLH Loan to the Partnership, (iv)

the admission of the Investor to the Partnership, and (v) the withdrawal of the Withdrawing Limited Partner from the Partnership;

RESOLVED FURTHER, that any and all resolutions previously adopted by the Authority regarding the subject matter herein are superseded by the resolutions herein and any and all acts heretofore taken by the Authority in connection with the matters authorized by the foregoing resolutions or in connection with the transaction described herein are hereby ratified, confirmed, adopted and approved by the Commissioners of the Authority;

RESOLVED FURTHER, that the execution of any and all documents and instruments related to the purposes and intent of the foregoing resolutions by the Authority shall be conclusive evidence of the approval thereof by the Authority; and

RESOLVED FURTHER, that any third party receiving a duly executed copy or a facsimile of these resolutions may rely on the foregoing resolutions, unless and until revoked by the Commissioners of the Authority, and that the revocation of the foregoing resolutions shall be ineffective as to such third party unless and until actual notice or knowledge of such revocation shall have been received by such third party.

[Signatures on Following Page]

This resolution is presented at a Regular Meeting of the Board of Commissioners, passed and adopted this 7th day of June 2023 by the following vote:

- AYES:
- NAYS:
- ABSTAINED:
- ABSENT:

ATTEST: _____
Manny Cardoza, Chairperson

CERTIFICATION

I, Jennifer Ruiz, Board Clerk of Regional Housing Authority created and existing under the laws of the State of California, do hereby certify and declare that the foregoing is a full, true and correct copy of the resolutions duly passed and adopted by the Board of Commissioners of said corporation, by a meeting of the Executive Committee of the Board of Commissioners of said corporation or at a meeting of said Board duly and regularly called, noticed and held on June 7, 2023, at which meeting a quorum of the Board of Commissioners was present and at which a majority of the Commissioners present voted in favor of said resolutions; that said resolutions are now in full force and effect; that there is no provision in the Articles of Incorporation or Bylaws of said corporation, or any shareholder agreement, limiting the power of the Board of Commissioners of said corporation to pass the foregoing resolutions and that such resolutions are in conformity with the provisions of said Articles of Incorporation and Bylaws; and that no approval by the shareholders of, or the outstanding shares of, said corporation is required with respect to the matters which are the subject of the foregoing.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said corporation this 7th day of June 2023.

By:

Jennifer Ruiz, Board Clerk of
REGIONAL HOUSING AUTHORITY



U.S. Department of Housing and Urban Development

OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Public Housing Assessment System (PHAS) Score Report for Interim

Report Date: 05/25/2023

PHA Code:	CA048
PHA Name:	Regional Housing Authority
Fiscal Year End:	03/31/2022

PHAS Indicators	Score	Maximum Score
Physical	37	40
Financial	24	25
Management	24	25
Capital Fund	10	10
Late Penalty Points	0	
PHAS Total Score	95	100
Designation Status:	High Performer	
Published 05/25/2023	Initial published	05/25/2023

Financial Score Details	Score	Maximum Score
Audited/Single Audit		
1. FASS Score before deductions	24.44	25
2. Audit Penalties	0.00	
Total Financial Score Unrounded (FASS Score - Audit)	24.44	25

Capital Fund Score Details	Score	Maximum Score
Timeliness of Fund Obligation:		
1. Timeliness of Fund Obligation %	90.00	
2. Timeliness of Fund Obligation Points	5	5
Occupancy Rate:		
3. Occupancy Rate %	100.00	
4. Occupancy Rate Points	5	5
Total Capital Fund Score (Fund Obligation + Occupancy Rate):	10	10

Notes:

- The scores in this Report are the official PHAS scores of record for your PHA. PHAS scores in other systems are not to be relied upon and are not being used by the Department.
- Due to rounding, the sum of the PHAS indicator scores may not equal the overall PHAS score.
- "0" FASS Score indicates a late presumptive failure. See 902.60 and 902.92 of the Interim PHAS rule.
- "0" Total Capital Fund Score is due to score of "0" for Timeliness of Fund Obligation. See the Capital Fund
- PHAS Interim Rule website - <http://www.hud.gov/offices/reac/products/prodphasinrule.cfm>