

Richland Village Affordable Housing – Regional Housing Authority Funding Request



Benjamin Moody | May 18, 2021

Regional Housing Authority

December 2020:

Planning Commission voted to recommend City Council approval of the proposed project

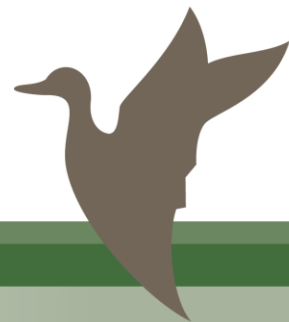
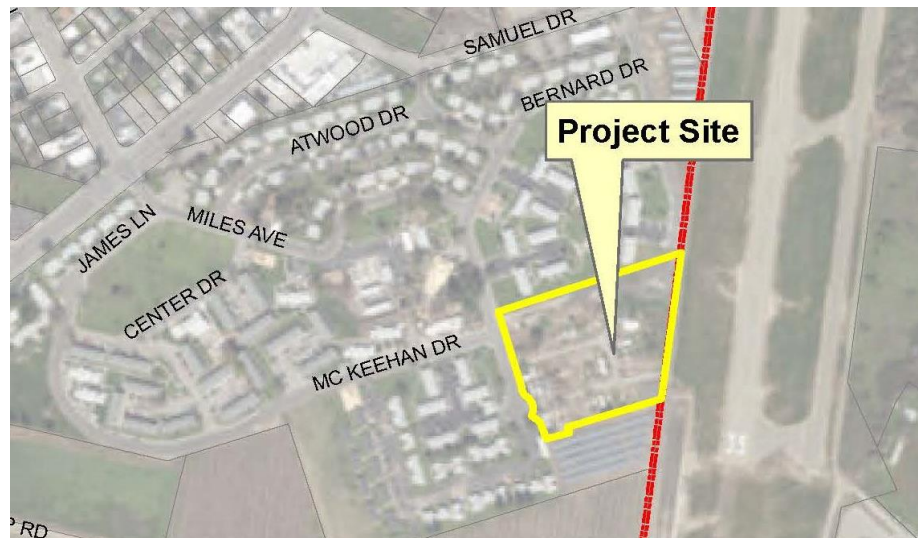
January 2021:

City Council approves Richland Village Development Plan 20-03

City Council recommends an Ad Hoc Committee is formed regarding Funding Request

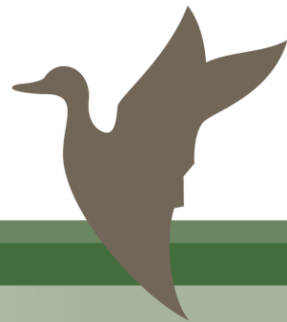
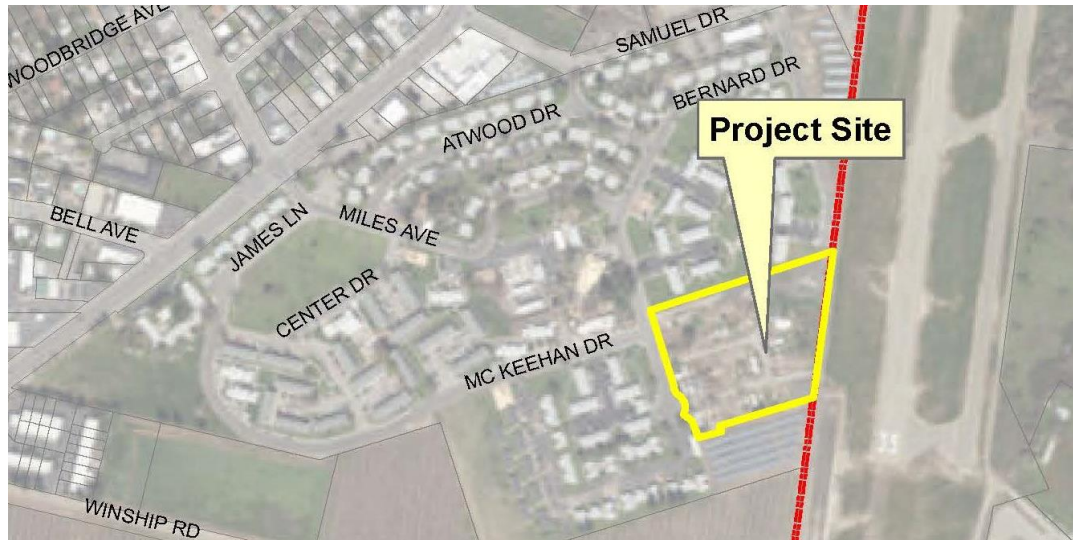
May 2021:

City Council hears final funding request

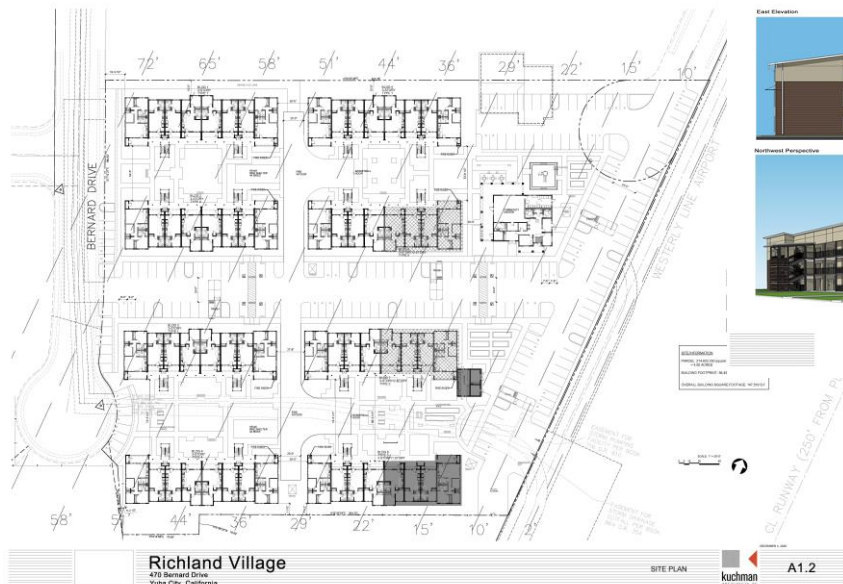


Regional Housing Authority

- Richland Village - 470 Bernard Drive
- 176 unit Affordable Housing Development
- Estimated Cost \$66M



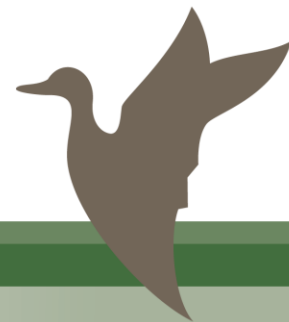
Richland Village



Richland Village
470 Bernard Drive
Yuba City, California

TYPE 4 - COLORED BUILDING RENDERINGS

 **A3.10**

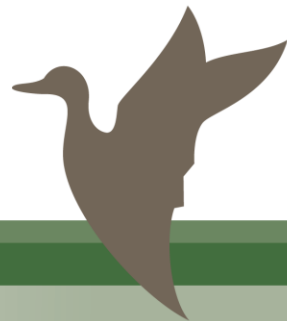


Richland Village

RHA Project Estimate: \$66M

- Construction/Contingency: \$51M
- Design/Engineering: \$1M
- Expenses/Fees/Other Costs: \$10.5M
- Developer Costs: \$3.5M

Approximately \$375K/unit

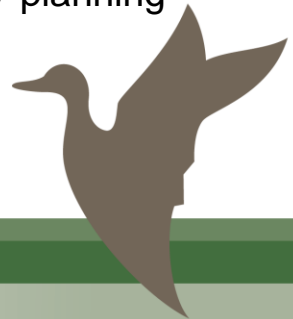


Fiscal Analysis

The current fund balance for those programs are:

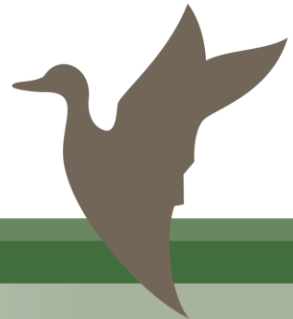
Low-Mod Housing Asset Fund	\$1,093,971.30
Home 2 Families Capital & Maintenance Account	Capital Reserves: \$9,460.61 Operating Reserves: \$287,282.43
SB2 – PLHA (50% of available funds* are currently designated for housing)	\$886,825 of \$1,867,000 total 5-year projection

*SB2 funding is received in annual allotments based on actual revenues, with the City planning to retain 5% for administration.



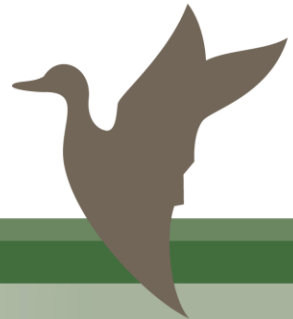
Fiscal Analysis / Funding Request

- \$1,000,000 Low-Mod Income Housing Asset Fund
 - Balance: \$1,093,971.30
- \$200,000 Homes 2 Families Capital and Maintenance Accounts
 - Balance: \$296,743
- \$1,000,000 SB2 Permanent Local Housing Allocation (PLHA) – annual funding approx. \$370K/year projection
 - 5 year estimated balance available:
 - 50% - \$887,000
 - 60% - \$1,064,000
 - 100% - \$1,774,000



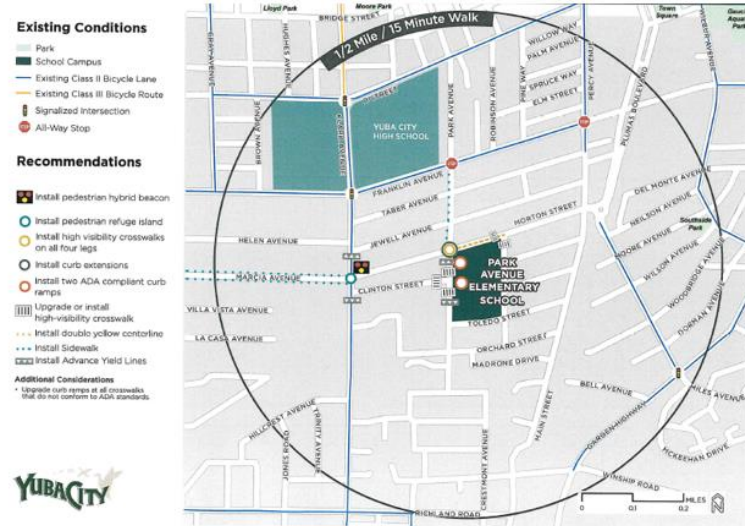
Funding Alternatives

- A. Full Requested amount - \$2.2M (\$1M Lod-Mod, \$200K Homes 2 Families, \$1M SB2)
- B. \$1.5 (\$240K Low-Mod, \$200K Homes 2 Families, \$1.06M SB2)
- C. \$887K (\$887 SB2)



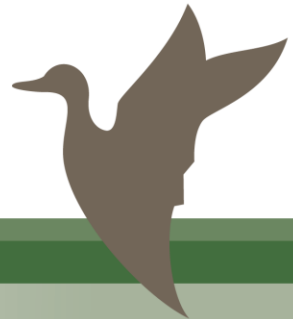
Grant Application – Agreement

- RHA and the Developer (Sutter Community Affordable Housing) will be applying for a HUD grant
 - Future Agreement with the City, RHA, and SCAH
 - City authorizes encroachment for public right of way improvements
 - Scope of work includes *Safe Route to Schools* projects featuring: bike lanes, sidewalks, high visibility crosswalks, flashing beacons, etc. in the Adams Elementary area
- SCAH will be required to provide bonds, insurance, and be required to indemnify the City.
If no grant funding is obtained, the Agreement will automatically terminate.



Alternatives:

1. Propose alternative funding amounts and sources.
2. Require that any funds provided by the City are first applied toward City impact and development fees.
3. Propose alternative durations of commitment for funding.
4. Do not approve the request at this time.
5. Provide staff with further direction.



Recommendation

- A. Approve a funding amount contingent on the successful project approval from the state Affordable Housing and Sustainable Communities program, for a proposed multiphase 176-unit affordable housing complex and authorize the City Manager to execute any associated documentation related to the commitment of the funding.
- B. Establish a funding commitment time duration of two years, to coincide with the validity of the initial development plan approval period. Any extensions of the funding duration are to be null and void without reconsideration by Council.
- C. Adopt a Resolution to execute a Cooperation Agreement between The City of Yuba City, the Regional Housing Authority, and Sutter Community Affordable Housing to Comply with the Requirements of grant application under the Affordable Housing and Sustainable Communities Funding Program for Richland Village Affordable Housing.



Questions?

