

CITY OF YUBA CITY  
STAFF REPORT

**Date:** August 16, 2022  
**To:** Honorable Mayor & Members of the City Council;  
**From:** Development Services Department  
**Presentation By:** Ben Moody, Public Works & Development Services Director

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**Summary**

**Subject:** Extension of time for Development Plan 20-03, Richland Village Affordable Housing Development, and the associated funding commitment

**Recommendation:** Approve a two-year extension of time for Development Plan 20-03 and the associated funding commitment, pursuant to City Municipal Code Section 8-5.7106, resulting in a new expiration date of January 19, 2025

**Fiscal Impact:** \$1,000,000 in financial assistance for the development as approved on May 18, 2021.

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**Purpose:**

To assist in the production of additional affordable housing in Yuba City.

**Council's Strategic Goal:**

This project addresses the City Council's goal of quality of life.

**Background:**

In October 2020, the City received a development plan application for the entitlement of a multiphase 176-unit apartment complex from the Regional Housing Authority (RHA) located in the Richland Housing area, adjacent to the airport. The development titled "Richland Village" proposes to construct a 176-unit affordable apartment complex community on a 4.9-acre site at 470 Bernard Drive (APN 53-470-091) in Yuba City. The community will consist of one, two, and three-bedroom units in eight residential buildings, with a 2,795 square foot community center, and outdoor amenity spaces.

On January 19, 2021, the City Council approved Development Plan 22-03 and an initial funding request was presented before the Council. Following that meeting, an Ad Hoc committee was established to further discuss the request. On May 18, 2021, City Council approved a funding commitment of \$1,000,000 towards the Richland Village development, the proceeds of which are from the City's Low-Mod Housing Asset Fund.

The Developer, Sutter County Affordable Homes (SCAH), is an affiliate 501(c)(3) Public Non-Profit entity of the RHA. The project was recently awarded \$30 million in funding through the California Department of Housing and Community Development's (HCD), Affordable Housing and Sustainable

Communities (AHSC) program. Of the awarded amount, \$8.5 million is designated for Yuba-Sutter Transit to construct a new transit related facility.

**Analysis:**

City staff have determined that the conditions for approval of the project remain valid, and there is no apparent reason for the denial of the requested time extension. Additionally, the applicant submitted a written request for the extension in compliance with the conditions placed on the project at the time of approval.

The applicant's time extension request states that they are requesting the extension due to the timing of applying for additional funding and awaiting awards. Based on the applicant's request and the above analysis, staff finds that no circumstances have occurred to necessitate any changes to the originally approved project Findings or Conditions of Approval. Approval of the current extension request is at the discretion of the City Council.

**Fiscal Impact:**

The fiscal impact on the City will be the continuation of the approved commitment of \$1,000,000 towards the project if the extension request is approved.

The project cost for 176 units is estimated in the amount of approximately \$73.2 million when budgeting for the entire project, including relocation costs, financing terms/requirements, design, construction, fees, etc. Placing the cost at approximately \$409,000/unit. The Regional Housing Authority is actively working to finalize funding needs through a tax-credit and tax-exempt bond application, with awards being scheduled to be announced on November 30, 2022. The current application for tax-exempt debt and tax-credit equity is for approximately \$51 million.

In regard to construction timelines, if the project is awarded tax-credit financing on November 30, 2022, then construction is anticipated to start in June 2023. If the tax-credit financing is not awarded, then the Regional Housing Authority will re-apply for funding in March 2023 with construction anticipated to start in November 2023.

The RHA has worked with City staff to provide a project design that tries to find a balance between the lowest cost options and meeting federal and City design standards to produce a product that is attractive, durable, yet reasonably value engineered.

**Alternatives:**

1. Do not approve the request at this time.
2. Provide staff with further direction.

**Recommendation:**

Approve a two-year extension of time for Development Plan 22-03 and the associated funding commitment, pursuant to City Municipal Code Section 8-5.7106, resulting in a new expiration date of January 19, 2025.

**Attachments:**

1. City Council Resolution
2. Extension Request Letter, dated March 17, 2022

3. Funding Commitment Letter, dated May 24, 2021
4. Project Location / Site Plan
5. Approved Development Plan Elevations

Prepared By:

Ben Moody  
Public Works and Development Services Director

Submitted By:

Diana Langley  
City Manager

# ATTACHMENT 1

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY  
TO APPROVE A TWO-YEAR EXTENSION OF TIME FOR DEVELOPMENT PLAN (DP) 20-03, RICHLAND VILLAGE AFFORDABLE HOUSING DEVELOPMENT, AND THE ASSOCIATED FUNDING COMMITMENT BETWEEN THE CITY OF YUBA CITY, THE REGIONAL HOUSING AUTHORITY, AND SUTTER COUNTY AFFORDABLE HOMES FOR RICHLAND VILLAGE AFFORDABLE HOUSING (APN 53-470-091)**

WHEREAS, the City received development plan application for the entitlement of a multiphase 176-unit apartment complex from the Regional Housing Authority (RHA) located in the Richland Housing area; and

WHEREAS, the development titled “Richland Village” proposes to construct a 176-unit affordable apartment home community on a 4.9-acre site at 470 Bernard Drive (APN 53-470-091) in Yuba City; and

WHEREAS, the Planning Commission held a duly noticed public hearing on December 17, 2020, and considered all of the project and environmental information presented by staff, public testimony and all of the background information.

WHEREAS, following the close of the public hearing on the matter the Planning Commission unanimously voted to approve Development Plan 20-03, Richland Village; and

WHEREAS, on January 19, 2021, the City Council held a duly noted public hearing on Development Plan 20-03, Richland Village and an initial funding request was presented; and

WHEREAS, a public hearing was held, and the opportunity for public comment was provided; and

WHEREAS, following the close of the public hearing on the matter the City Council unanimously voted to approve Development Plan 20-03 Richland Village and following the public hearing an Ad Hoc committee was established to further discuss the funding request; and

WHEREAS, On May 18, 2021 City Council approved a funding commitment of \$1,000,000 towards the Richland Village development; and

WHEREAS, the Developer, Sutter County Affordable Homes (“SCAH”) is an affiliate 501(c)(3) public non-profit entity of RHA, and desires to construct “Richland Village.” SCAH plans to create a limited partnership to construct, own and operate the Housing Project; and

WHEREAS, the project was recently awarded \$30 million in funding through the California Department of Housing and Community Development’s (HCD), Affordable Housing and Sustainable Communities (AHSC) program; and

WHEREAS, the applicant submitted a written request for the extension in compliance with the conditions placed on the project at the time of approval; and

WHEREAS, the applicant’s time extension request states that they are requesting the extension due to the timing of applying for additional funding and awaiting awards. Based on the

applicant's request and the above analysis, staff finds that no circumstances have occurred to necessitate any changes to the originally-approved Findings or Conditions of Approval.

WHEREAS, the City Council desire that a two-year extension of time be approved for Development Plan 20-03, and the associated funding commitment between the City of Yuba City, the Regional Housing Authority, and Sutter County Affordable Homes for Richland Village Affordable Housing.

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Yuba City as follows:

Section 1. Recitals. The City Council finds that all of the facts set forth in the recitals above of this Resolution are true and correct and incorporated herein.

Section 2. CEQA Findings. The City Council finds that the project was previously analyzed environmentally pursuant to California Environment Quality Act (CEQA) and was determined to be Categorically Exempt pursuant to CEQA Section 15332, Infill Development Projects, and no further action is required under CEQA.

Section 3. Extension of Time. The City Council approves the two-year extension of time for approved Development Plan 20-03, and the associated funding commitment between the City of Yuba City, the Regional Housing Authority, and Sutter County Affordable Homes for Richland Village Affordable Housing

Section 4. Effective Date. This Resolution shall become effective immediately.

The foregoing Resolution was duly and regularly introduced, passed and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on August 16, 2022 by the following vote:

AYES:

NOES:

ABSENT:

\_\_\_\_\_  
Dave Shaw, Mayor

ATTEST:

\_\_\_\_\_  
Ciara Wakefield, City Clerk Administrator

APPROVED AS TO FORM  
COUNSEL FOR YUBA CITY

\_\_\_\_\_  
SHANNON CHAFFIN, City Attorney  
Aleshire & Wynder, LLP

## ATTACHMENT 2



# 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](http://www.RegionalHA.org)

March 17, 2022

Diana Langley, City Manager  
City of Yuba City  
1201 Civic Center Boulevard  
Yuba City, CA 95993

**Re: Richland Village  
470 Bernard Drive  
Yuba City, CA 95991**

Dear Ms. Langley,

We are excited to inform the City Council and City staff of Richland Village's progress. The project was recently awarded \$30 million by the State Department of Housing and Community Development and the State Strategic Growth Council, in addition to other local government commitments for the development of the planned 176-unit new construction project. This only covers partial financing of the project, and the next step in the financing process is applying for low-income housing tax-credit financing in March 2022.

In January 2021, the City Council approved our development plan and a \$1 million-dollar financial commitment towards the project, with an expiration date of January 2023. Due to the timing of applying for additional funding and awaiting awards, we are seeking a one-year extension for both the entitlements and the financial commitment. We are hoping it is not needed; however, we would like to ensure that we have the time available if there is a delay in approval of our tax credit application, or we have to apply again in future rounds.

I would be happy to meet and discuss. If you should need any additional information, I can be reached at (530) 671-0220, extension 113, or at [g.becerra@regionalha.org](mailto:g.becerra@regionalha.org).

Sincerely,

Gustavo Becerra  
Executive Director

Cc: Ben Moody, Development Services Director/Public Works Director



# ATTACHMENT 3

# City Manager



May 24, 2021

Gustavo Becerra  
Regional Housing Authority  
1455 Butte House Road  
Yuba City, CA 95993

**Re: Request for Financial Assistance (Capital Funds Grant)  
Richland Village (176-units of new construction multi-family affordable housing)  
470 Bernard Drive  
Yuba City, CA 95991**

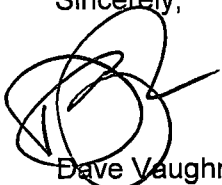
Dear Mr. Becerra:

We are pleased to inform you that the City of Yuba City has approved your request for \$1,000,000.00 in financial assistance, as a construction source of financing, through a capital funds grant. The proceeds of which are from the City's Low-Mod Housing Asset Fund for the new construction of a 176-unit multi-family affordable housing project at the above referenced address.

Please be advised that this grant commitment is expressly conditioned upon your successful application for State HCD-AHSC funding, and Low-Income Housing Tax Credits. The City will require proof of award from the State Department of Housing and Community Development, and from the California Tax Credit Allocation Committee prior to any further processing of your grant.

We wish you the best as you attempt to obtain the balance of your required financing. If you have any questions concerning this commitment of funds, please do not hesitate to call me.

Sincerely,

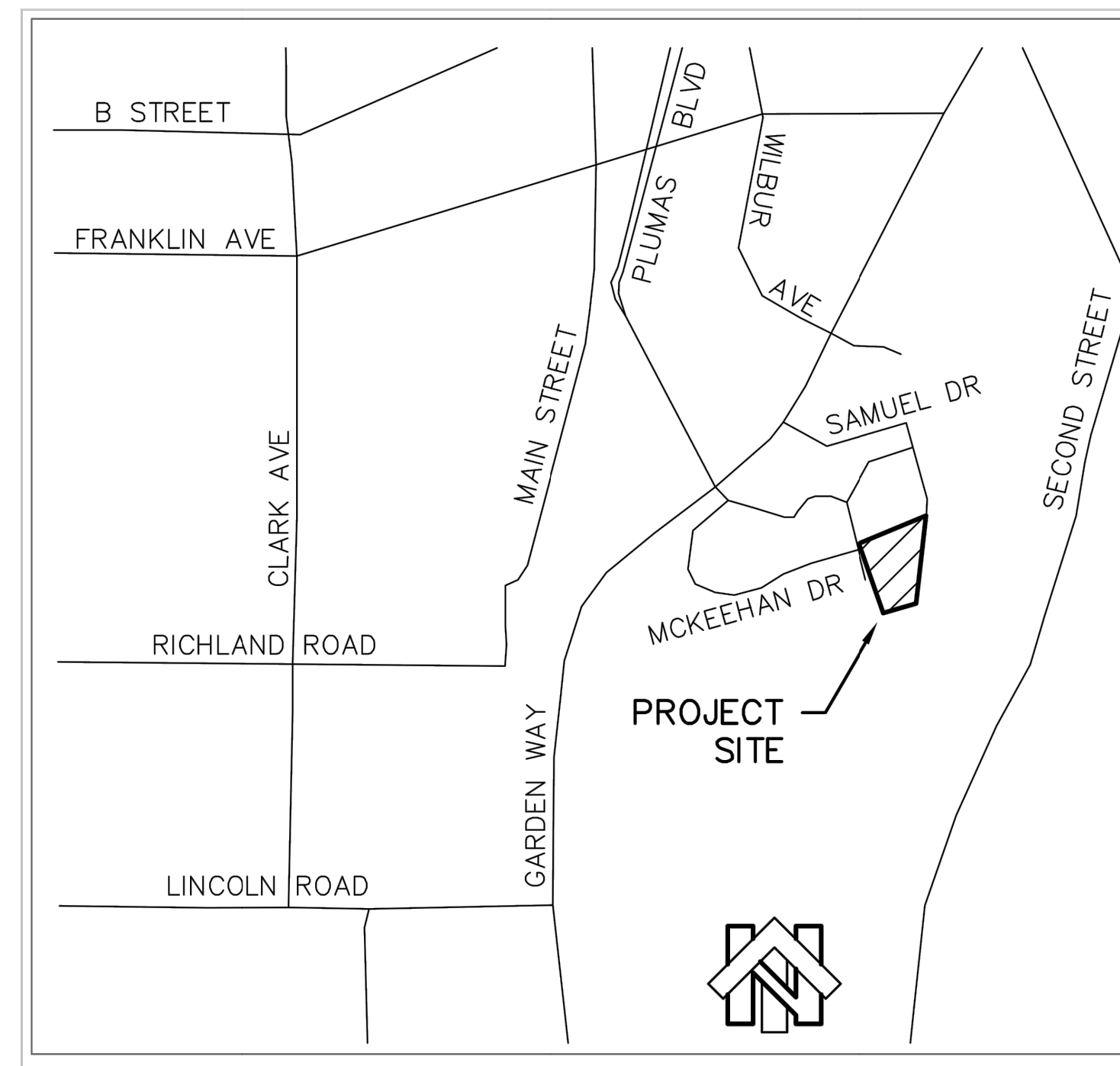


Dave Vaughn  
City Manager

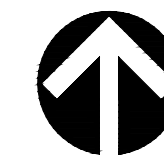
# ATTACHMENT 4

# RICHLAND VILLAGE

470 BERNARD DRIVE  
YUBA CITY, CALIFORNIA



VICINITY MAP  
NOT TO SCALE



## PROJECT SUMMARY

**PROJECT LOCATION JURISDICTION** RICHLAND VILLAGE  
470 BERNARD DRIVE YUBA CITY, CA.  
YUBA CITY

**APN** 53-470-091  
**SITE AREA** 4.92 ACRES

**DWELLING UNITS**

1 BEDROOM UNITS	88	50%
2 BEDROOM UNITS	44	25%
3 BEDROOM UNITS	44	25%
<b>TOTAL DWELLING UNITS</b>	<b>176</b>	<b>UNITS</b>

## PARKING SUMMARY

**PARKING REQUIRED**  
1.1 SPACE PER UNIT

**TOTAL PARKING REQUIRED =** 194

**PARKING PROVIDED**

FULL SIZE SPACES	124
COMPACT PARKING SPACES	52
ACCESSIBLE SPACES	8

**TOTAL PARKING PROVIDED:** 184 SPACES  
**PARKING RATION:** 1.1 SPACES PER UNIT

## PROJECT DIRECTORY

**DEVELOPER** SUTTER COMMUNITY AFFORDABLE HOUSING  
ATTENTION: GUS BECERRA  
1455 BUTTE HOUSE ROAD  
YUBA CITY, CA 95993  
(530) 671-0220 ext. 113  
EMAIL: g.becerra@regionaha.org

**DEVELOPER** SAGE HOUSING GROUP LLC  
ATTENTION: LUKE WATKINS  
2745 PORTAGE BAY EAST  
DAVIS, CA 95616  
(530) 400-2927  
EMAIL: lukewatkins@sbcglobal.net

**ARCHITECT** KUCHMAN ARCHITECTS PC  
ATTENTION: PHIL HARVEY  
2203 13TH STREET  
SACRAMENTO, CA 95818  
PHONE: (916) 447-3436  
FAX: (916) 447-3466  
EMAIL: phil@kuchman.com

**LANDSCAPE ARCHITECT** TOM SMITH ASSOCIATES  
ATTENTION: TOM SMITH  
6921 ROSEVILLE ROAD  
SACRAMENTO, CA 95842  
PHONE: (916) 349-7376  
EMAIL: tomsocia@yahoo.com

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A2.8	COMMUNITY CENTER AND LAUNDRY
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## BUILDING AREA SUMMARY

	UNIT TYPES A-AC, A 1 BD/1BA	B-AC, B 2 BD/1BA	C-AC, C 3 BD/2BA	TOTAL UNITS PER BLDG	TOTAL UNIT / BLDG SQ. FT.	TOTAL COVERED WALKWAY	TOTAL INTERIOR AND COVERED WALKWAY
LIVING SQ. FT.	512	687	920				
STORAGE SQ. FT.	20	20	28				
WH/CLOSET SQ. FT.	-	-	-				
PATIO SQ. FT. (COVERED)	65	98	142				
<b>BUILDING &amp; TYPE</b>							
BUILDING 1 - TYPE 1	12	6	6	24	18,873	840	19,713
BUILDING 2 - TYPE 4	12	6	6	24	18,873	630	19,503
BUILDING 3 - TYPE 1	12	6	6	24	18,873	840	19,713
BUILDING 4 - TYPE 4	12	6	6	24	18,873	840	19,713
BUILDING 5 - TYPE 1	12	6	6	24	18,873	840	19,713
BUILDING 6 - TYPE 5	10	5	5	20	16,873	630	19,503
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BUILDING 8 - TYPE 3	8	4	4	16	12,583	420	13,003
<b>TOTAL RATIO</b>	88 50%	44 25%	44 25%	176 100%	141,849	5,670	147,519
COMMUNITY CENTER				1	2,795	1,245	4,040
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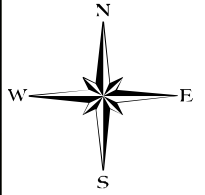
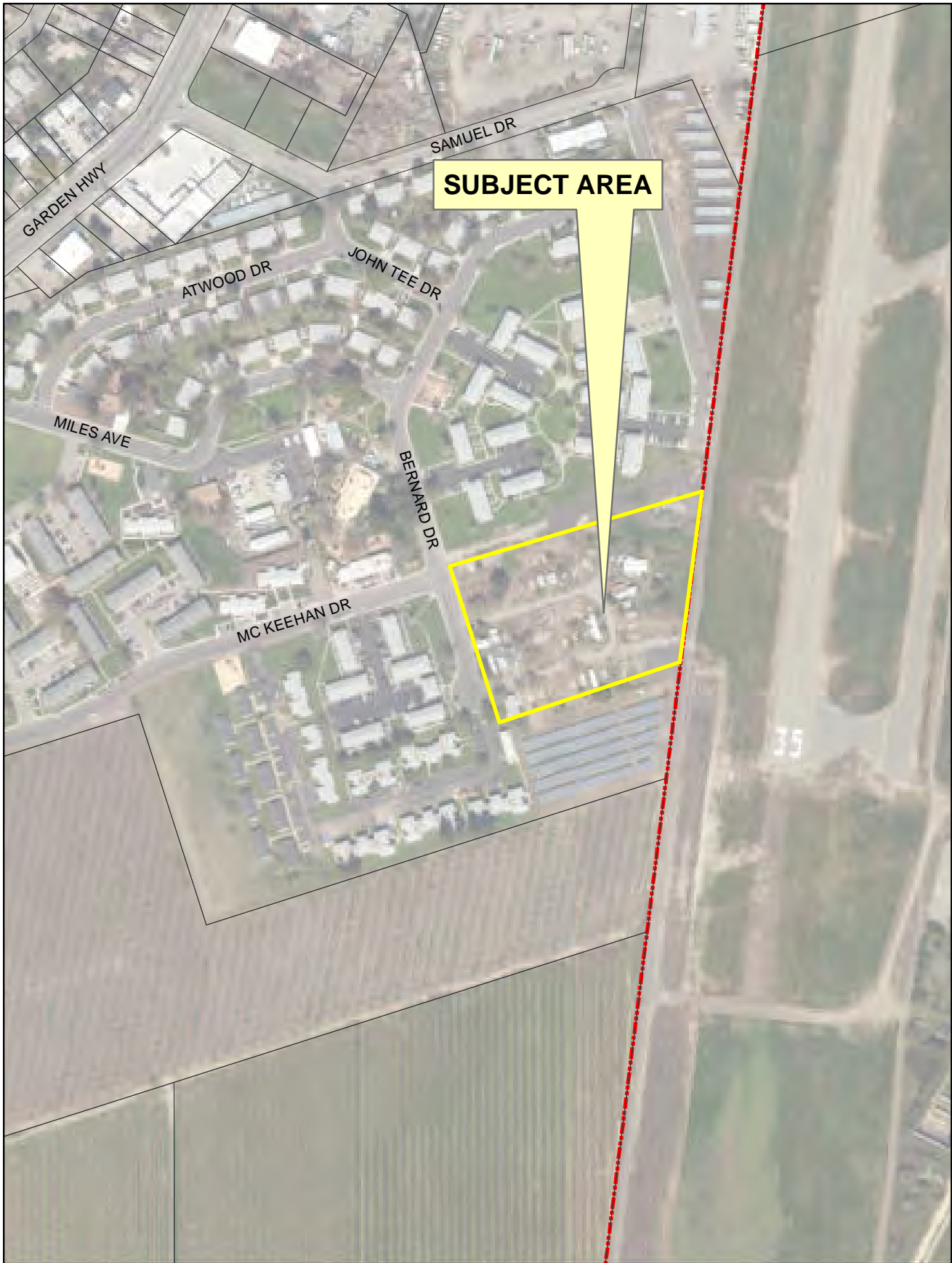
DECEMBER 4, 2020

**Richland Village**  
470 Bernard Drive  
Yuba City, California

COVER SHEET

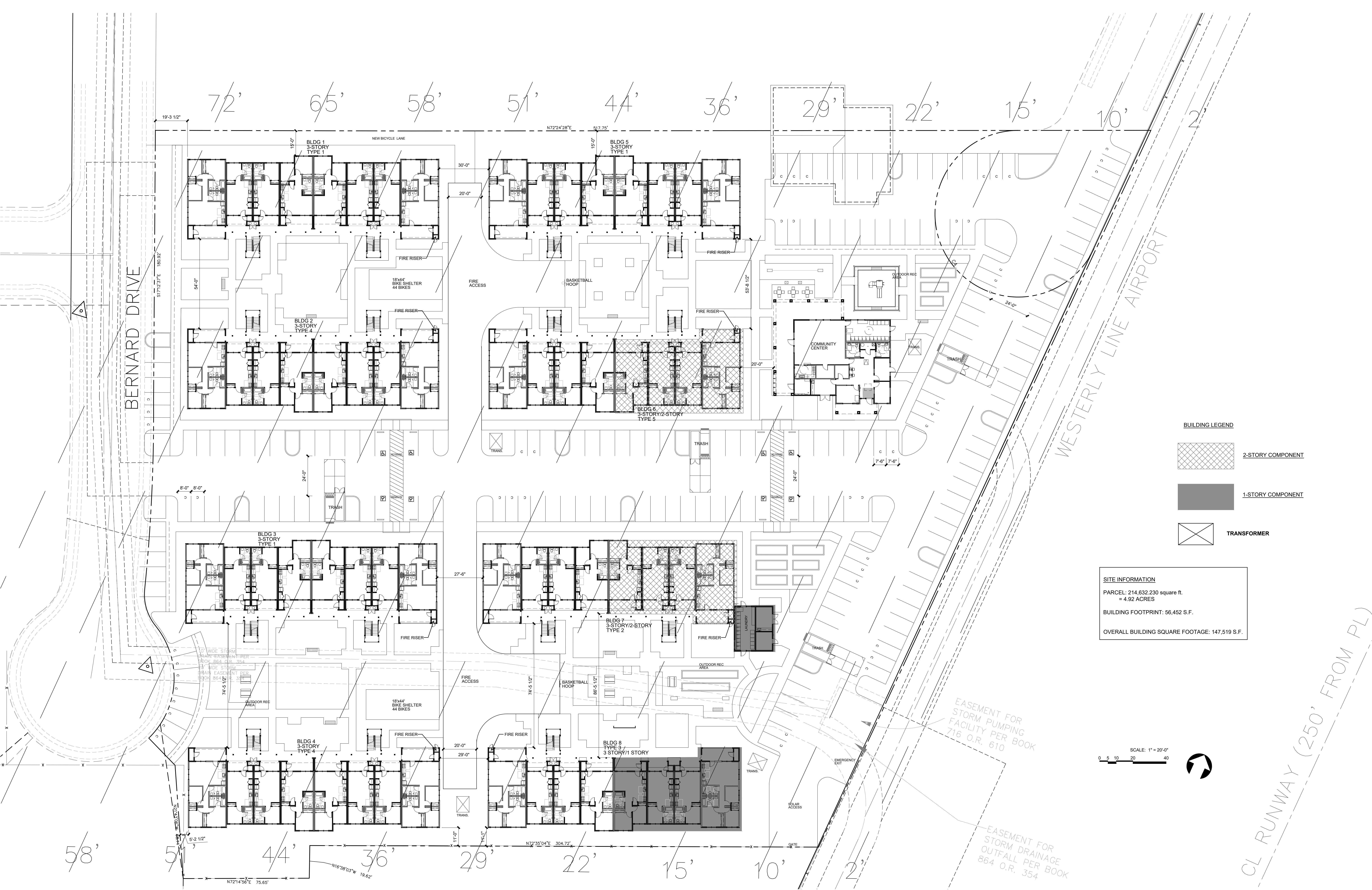


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## Development Plan 20-03: Richland Village Apartments



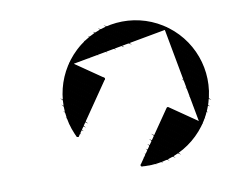


**BUILDING LEGEND**

	2-STORY COMPONENT
	1-STORY COMPONENT
	TRANSFORMER

**SITE INFORMATION**  
 PARCEL: 214,632,230 square ft.  
 = 4.92 ACRES  
 BUILDING FOOTPRINT: 56,452 S.F.  
 OVERALL BUILDING SQUARE FOOTAGE: 147,519 S.F.

SCALE: 1" = 20'-0"  
 0 5 10 20 40



CL RUNWAY (250' FROM PL)

# Richland Village

470 Bernard Drive  
 Yuba City, California

SITE PLAN



A1.2

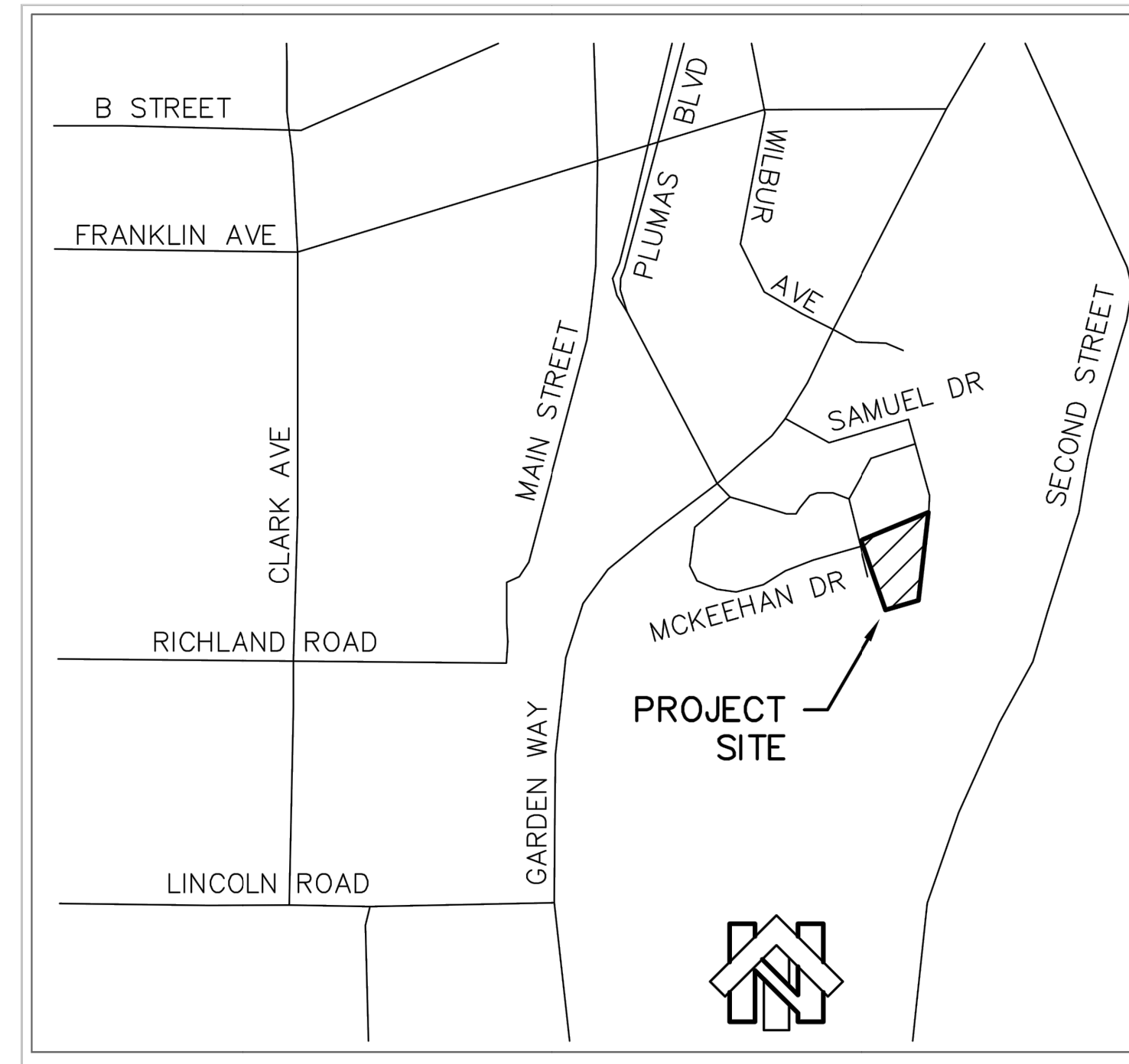
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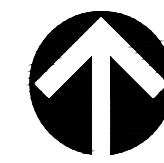
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470 BERNARD DRIVE  
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VICINITY MAP  
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## PROJECT SUMMARY

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EMAIL: phil@kuchman.com

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SACRAMENTO, CA 95842  
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STORAGE SQ. FT.	20	20	28				
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PATIO SQ. FT. (COVERED)	65	98	142				
<b>BUILDING &amp; TYPE</b>							
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DECEMBER 4, 2020

**Richland Village**  
470 Bernard Drive  
Yuba City, California

COVER SHEET



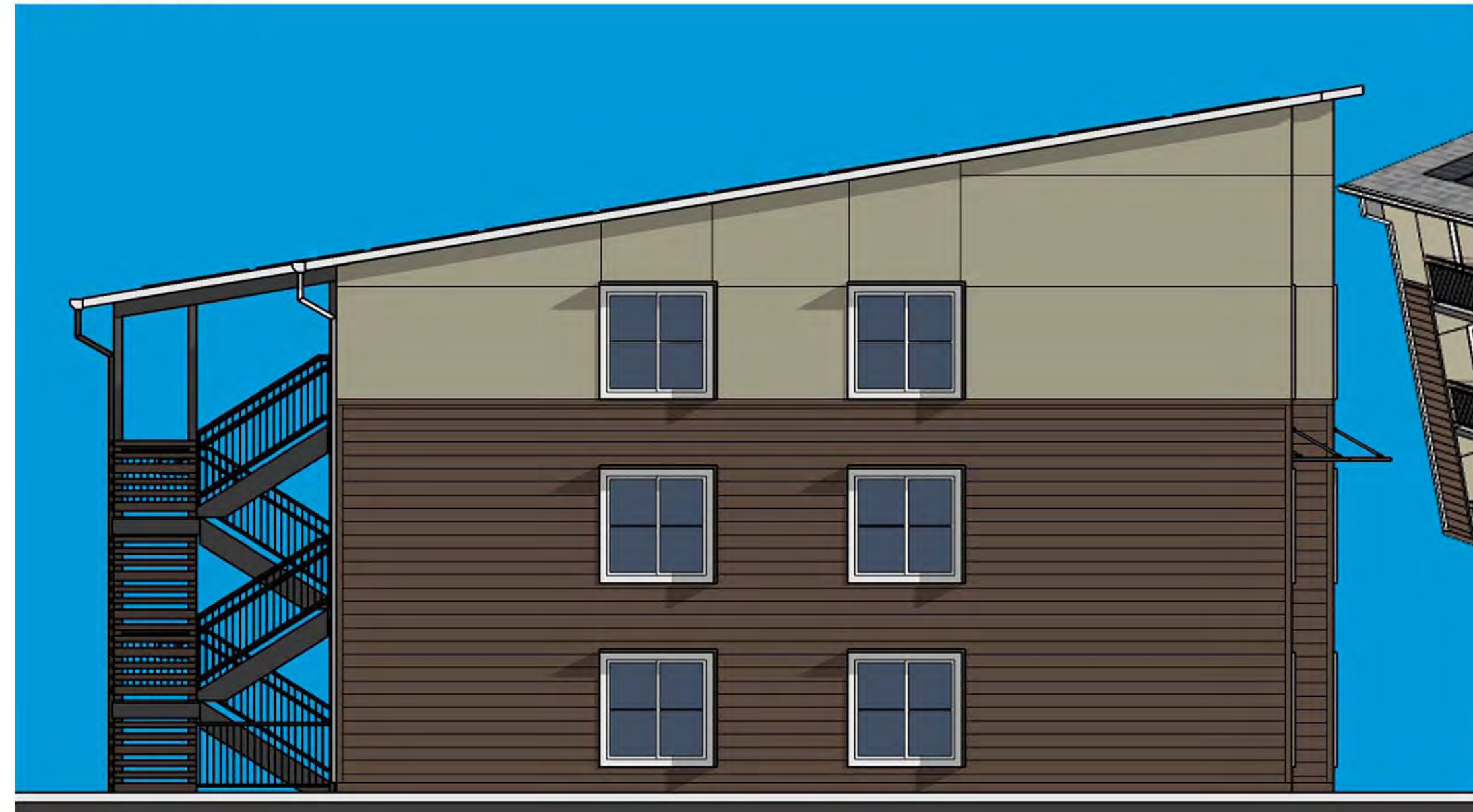
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South Elevation



East Elevation



West Elevation



Northwest Perspective



Southeast Perspective



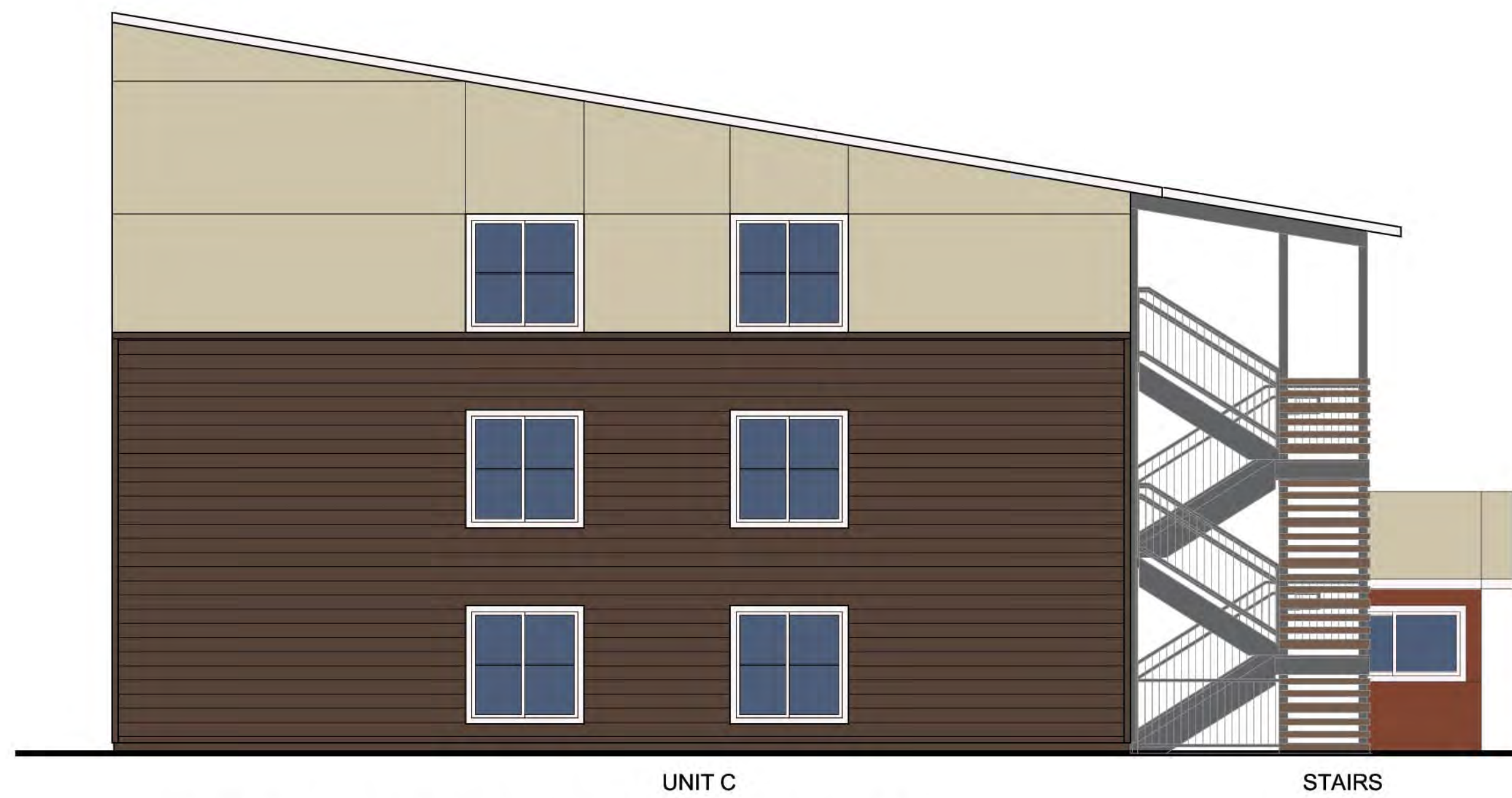




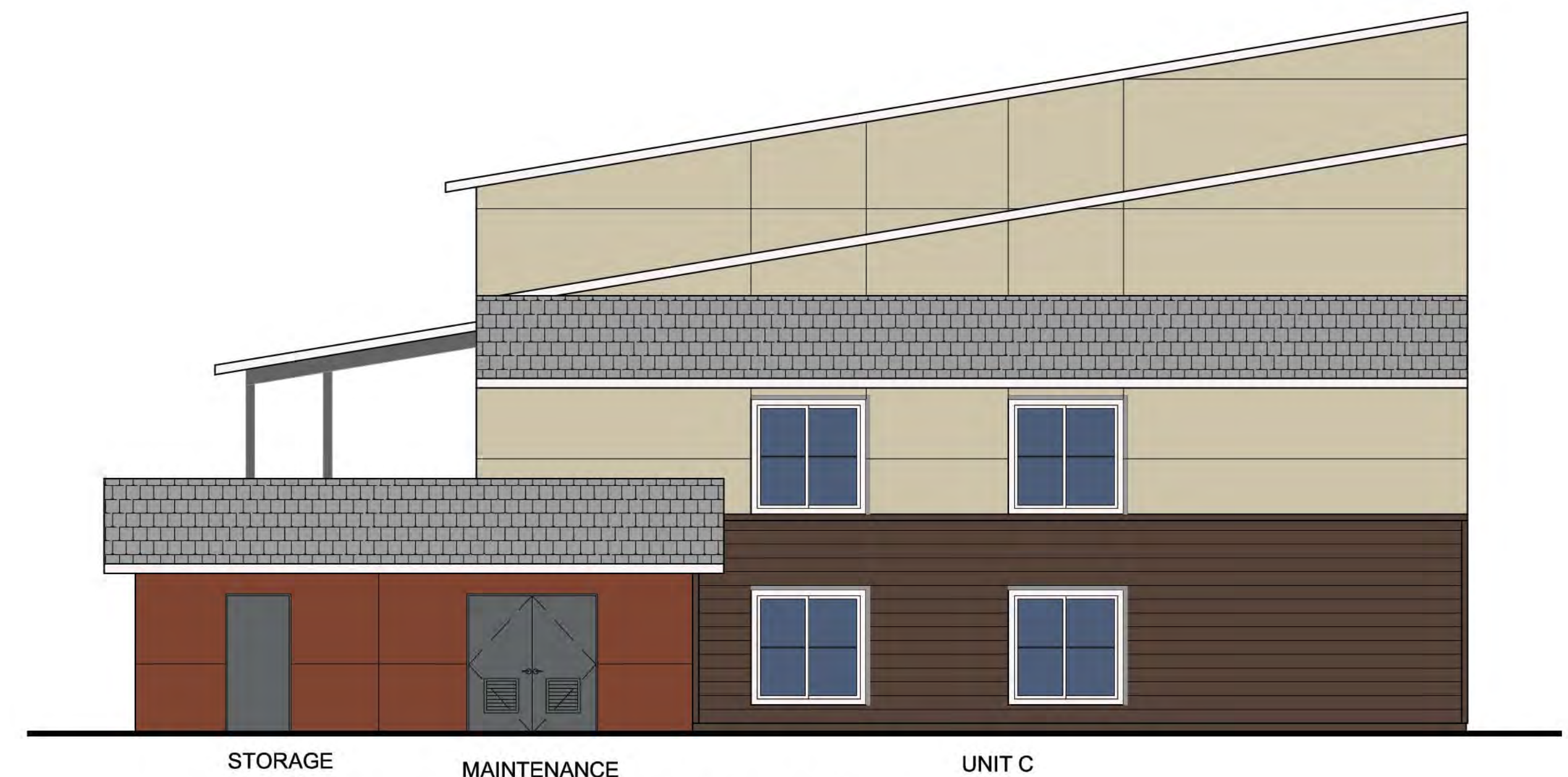
**BUILDING 7 - TYPE 2 - NORTH ELEVATION**



**BUILDING 7 - TYPE 2 - SOUTH ELEVATION**



**BUILDING 7 - TYPE 2 - WEST ELEVATION**

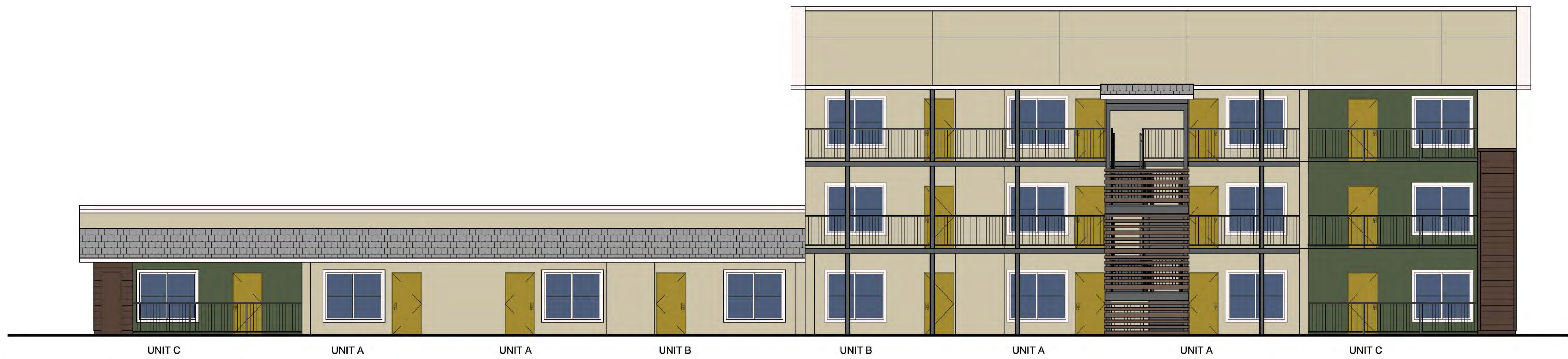


**BUILDING 7 - TYPE 2 - EAST ELEVATION**

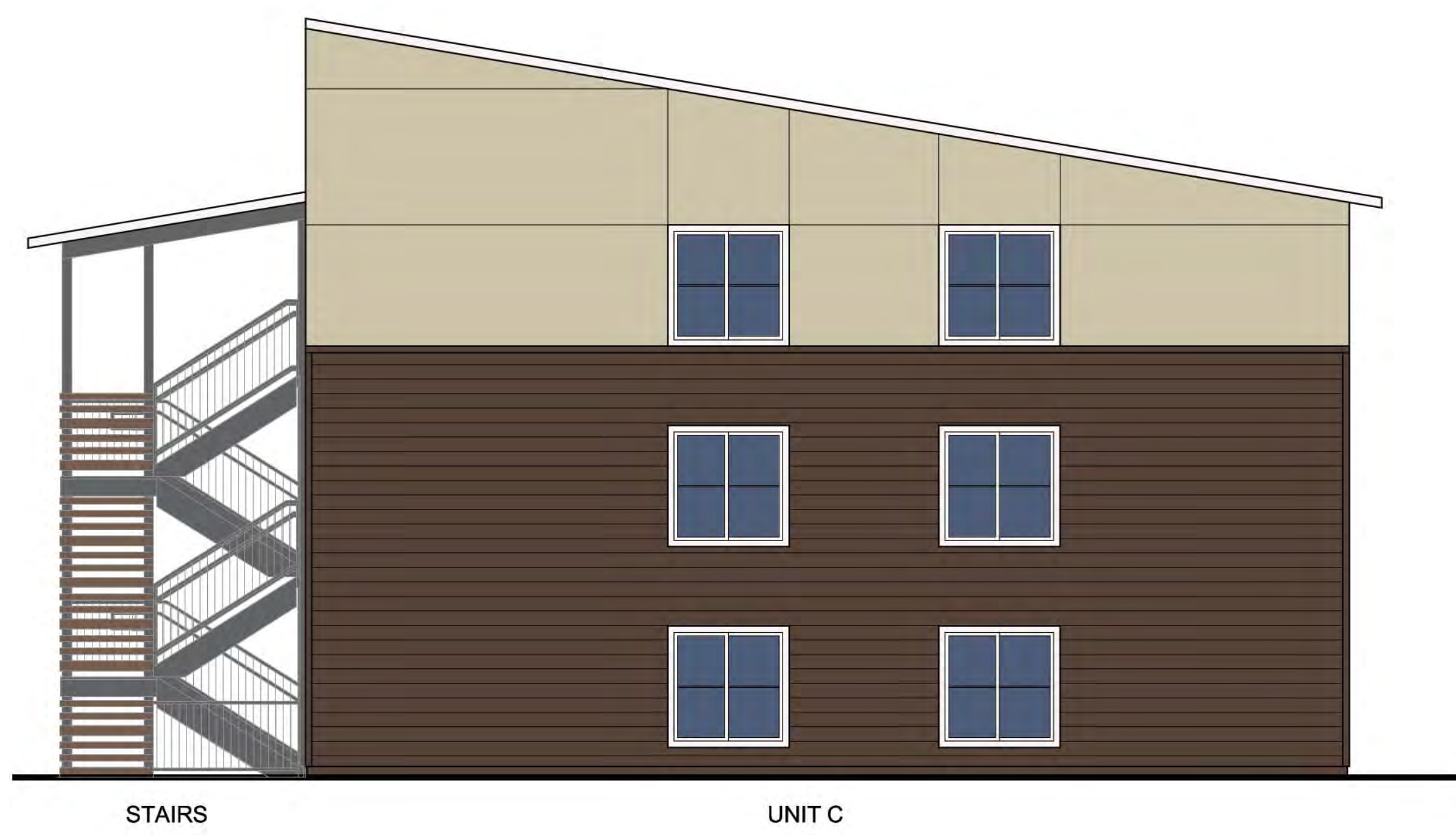




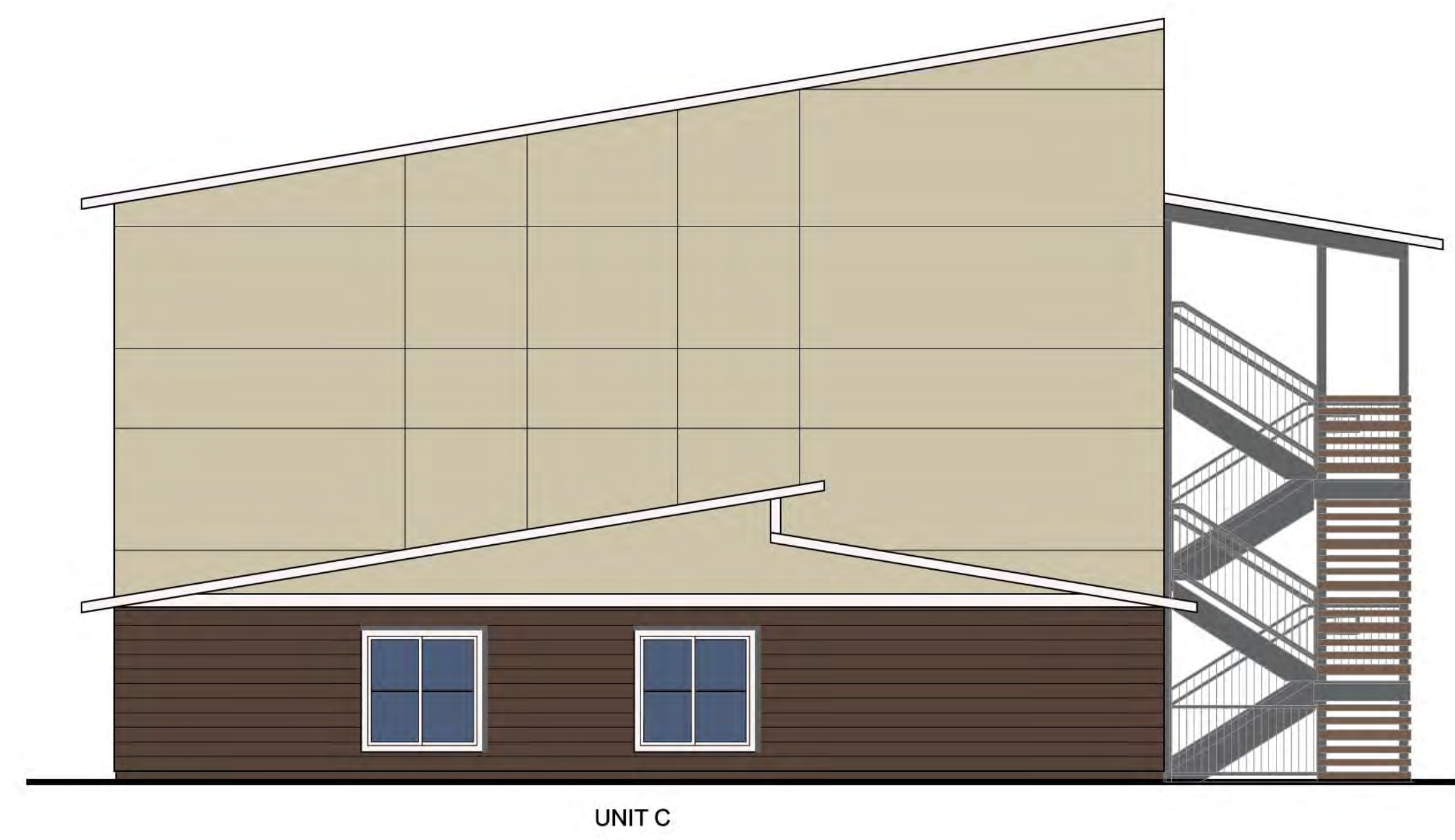
**BUILDING 8 - TYPE 3 - NORTH ELEVATION**



**BUILDING 8 - TYPE 3 - SOUTH ELEVATION**



**BUILDING 8 - TYPE 3 - WEST ELEVATION**



**BUILDING 8 - TYPE 3 - EAST ELEVATION**



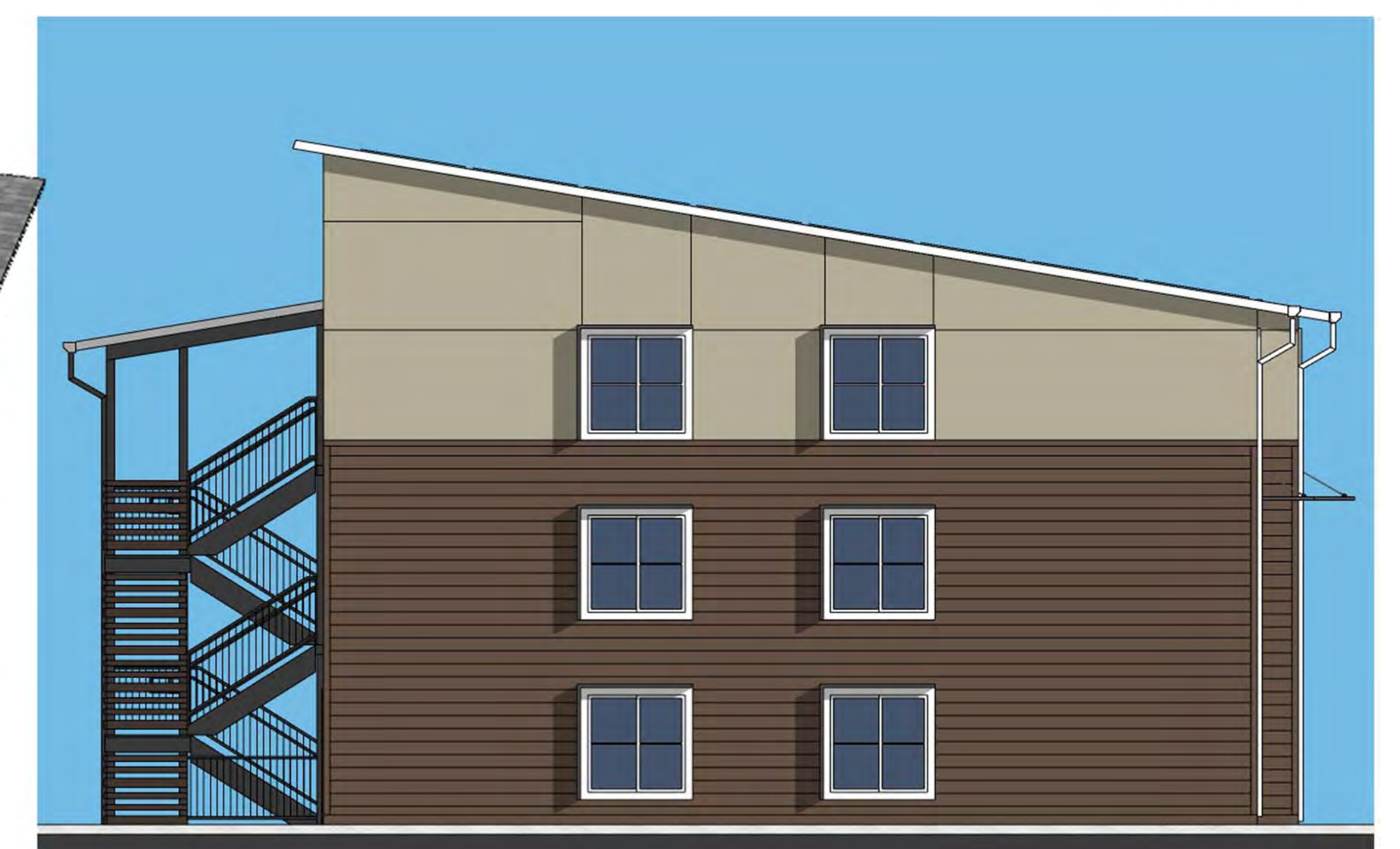
North Elevation



East Elevation



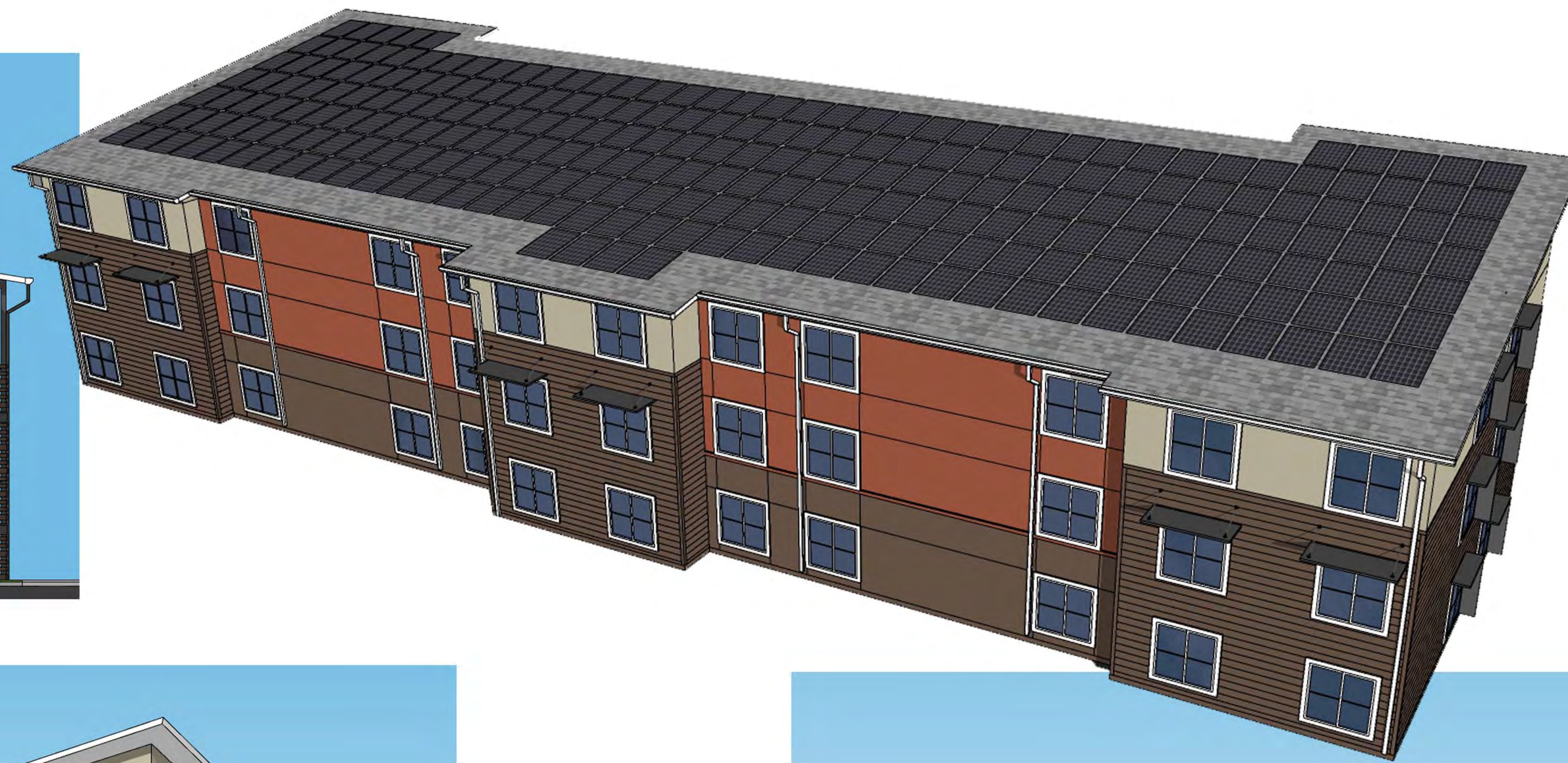
West Elevation



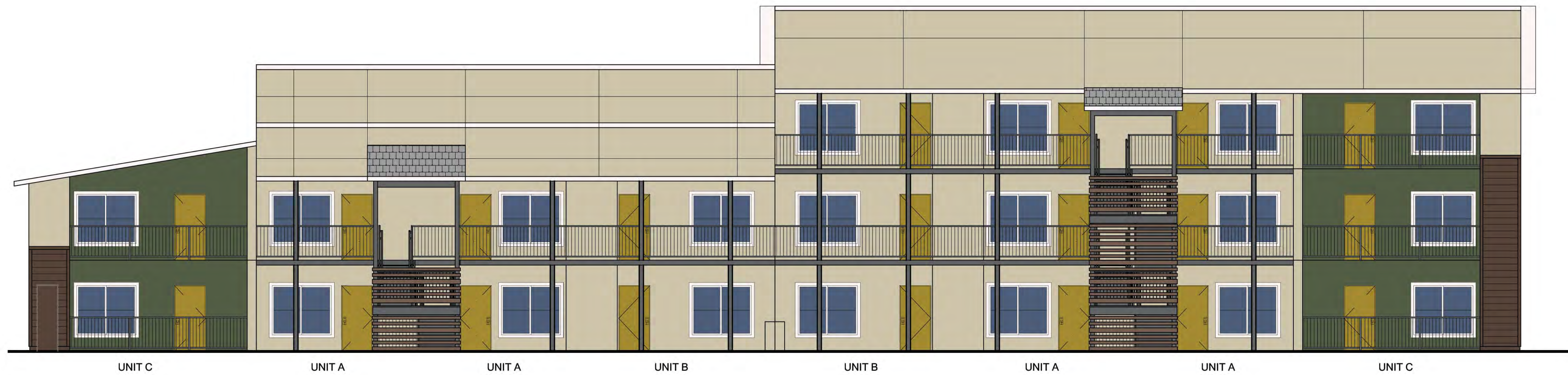
Northwest Perspective



Southeast Perspective







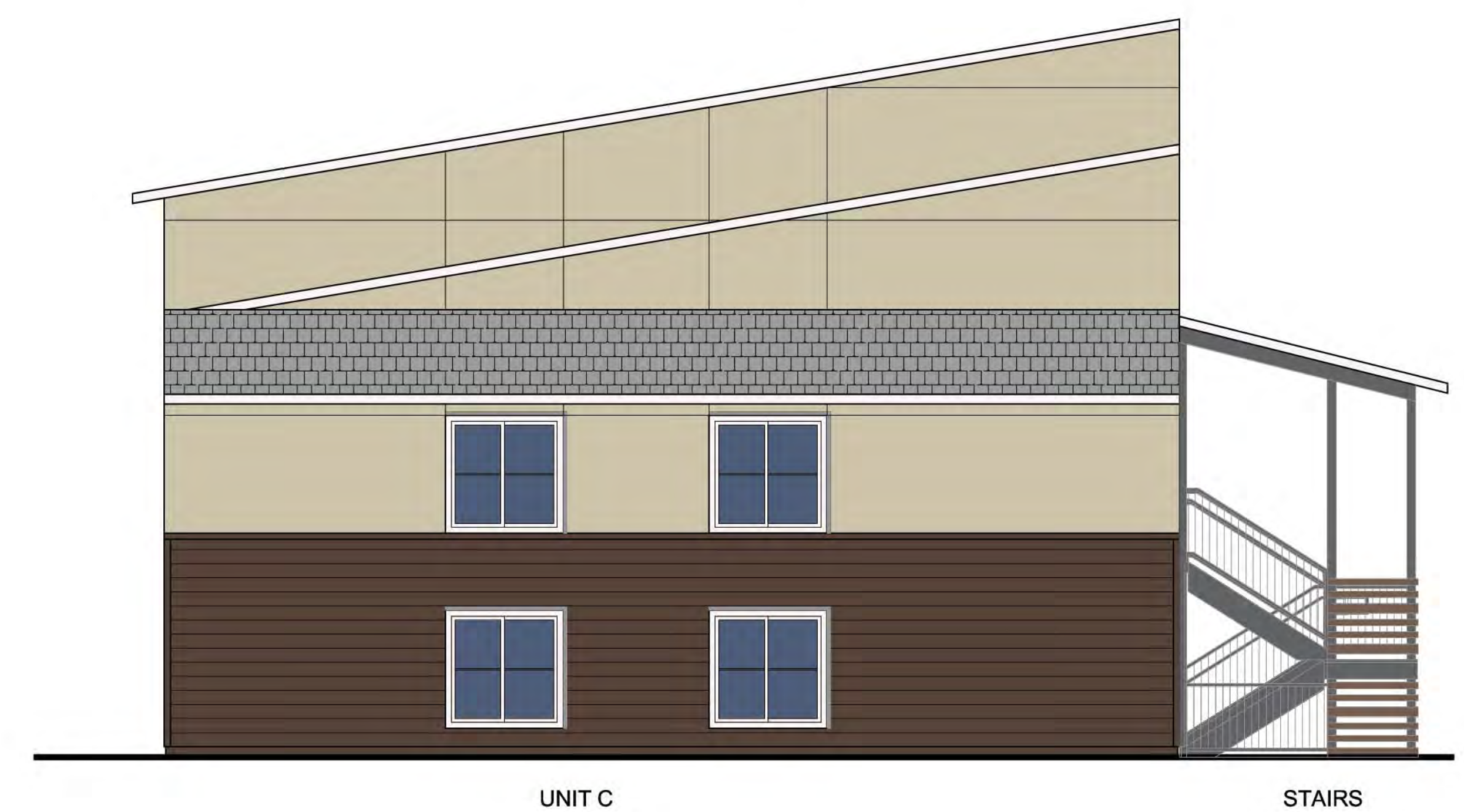
BUILDING 6 - TYPE 5 - NORTH ELEVATION



BUILDING 6 - TYPE 5 - SOUTH ELEVATION



BUILDING 6 - TYPE 5 - WEST ELEVATION



BUILDING 6 - TYPE 5 - EAST ELEVATION





South Elevation



North Elevation



Southeast Perspective

Northwest Perspective



# Richland Village

470 Bernard Drive  
Yuba City, California

COMMUNITY CENTER - COLORED BUILDING RENDERINGS



DECEMBER 4, 2020

A3.12