

Olivehurst Public Utility District



Agenda Item Staff Report

Meeting Date: 11/04/2020

Item description/summary:

Discuss policies and practices OPUD could adopt to help mitigate the costs of constructing affordable housing.

Last week, John and I were approached by the Regional Housing Authority about a project that consists of building affordable family housing in the Plumas Lake area. Phase 1 of the project consists of a 48 unit complex. RHA is applying for competitive financing for this project, which gives bonus points to applicants that can leverage local funding in the form of fee deferrals. They have asked if it would be possible to defer any amount of the capacity fees/park impact fees for the project and what that agreement might look like. Attached you will find a project description and loan terms that the County used in their fee deferral.

Fiscal Analysis:

Fiscal impact depends on the percentage deferred and agreement terms. The total capacity fee amount is \$436,205 for a 3" water line, sewer, and WWTF fees and \$482,513 for a 4" line. Park Impact Fees amount to \$227,520 according to County.

Employee Feedback

N/A

Sample Motion:

Discussion Only

Prepared by:

Christopher Oliver, Public Works Engineer

River Oaks Project Description

The proposed project, the River Oaks Family Apartments, is a 48-unit family housing new construction project located on 3+/- acres of land identified as APN 016-040-105. With a mix of 24 two-bedroom units (797 gross sq. ft.) and 24 three-bedroom units (1,024 gross sq. ft), the proposed project will target households earning between 30-60% of the area median income for Yuba County. The project will provide one covered parking space per unit and adequate guest parking (final parking count to be verified upon completion of site plan).

The units will be newly constructed apartments in 3 three-story residential buildings. The type of construction will be wood frame supported by perimeter foundations with concrete slab flooring. This type of construction will allow the building to conform to the natural terrain with only minor amounts of grading. The exterior will be a combination of vinyl lap and shake siding with Class A composite roof shingles and stone veneer accents. Architectural accents will be incorporated, providing an aesthetically appealing exterior that blends with the character of the surrounding neighborhood and the community of Plumas Lake. The development will meet Title 24 energy efficiency standards. Minimum construction standards will be adhered to in order to assure that a quality family housing development is provided.

The buildings will be oriented appropriately throughout the site with the intent to create a community concept for families to enjoy while remaining social and active. The development will include a 2,734 sq. ft. community building with a common kitchen, exercise room, laundry facility, and business center. Additionally, the development will include covered picnic tables with BBQs and pergolas made from non-combustible material, tot lot, and half basketball court. An on-site resident manager will provide assistance and management while residing in a two bedroom manager's unit.

Within the units, tenants will enjoy standard features such as refrigerators, exhaust fans, dishwashers, disposals and ranges with ovens. All units feature an outdoor patio or balcony and storage space. The design of these apartments will adhere to all necessary requirements to satisfy Section 504 as well as any additional mandates that the local jurisdiction deems appropriate.



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

October 29, 2020

John Tillotson – General Manager
Olivehurst Public Utility District (OPUD)
1970 9th Avenue
Olivehurst, CA 95961

**Re: River Oaks Apartments (Plumas Lake)
Request for Soft Loan Financing for Water/Sewer and Park Fees**

Dear Mr. Tillotson,

The Regional Housing Authority (“RHA”) through its instrumentality, Building Better Partnerships, Inc. (“BBP”), is a co-developer with Pacific West Communities, Inc., on a planned 48-unit multi-family affordable housing project located at the corner of Algodon Road and River Oaks Blvd., Plumas Lake, CA. And between both entities they have formed the Plumas Lake Pacific Associates, a California Limited Partnership (the “Partnership”). The project will consist of 24 two-bedroom units, and 24 three-bedroom units. The target population for the project is low-income families/workforce housing in the community. A site plan and elevation plan are attached for your reference.

The Partnership respectfully requests the assistance from OPUD to provide a soft financing loan for a percentage of the total one-time water and sewer connection fees, and the park improvement fees, for an amount/percentage agreeable to OPUD. The anticipated total fees, all inclusive of water, sewer, and park fees are approximately \$1,100,000.

The project recently competed for MHP financing with the State Department of Housing & Community Development, and if awarded will then apply for Low-Income Housing Tax Credits (LIHTC) in the summer of 2021. The addition of the leveraged loan from OPUD would assist in financing the project. Due to the COVID-19 pandemic and the subsequent economic fallout, the capital markets have seen a significant downturn, thus resulting in a significant decrease in the value of low-income housing tax credits.

The soft loan would need to be structured under the following terms in order to be defined as a soft loan for competitive purposes:

- To Be Determined principal loan amount
- 3% simple interest
- 55-year term
- Loan payments based on residual receipts only

We would be happy to meet with you to further discuss our request. I can be reached at (530) 671-0220 extension 113, or by email at g.becerra@regionalha.org.



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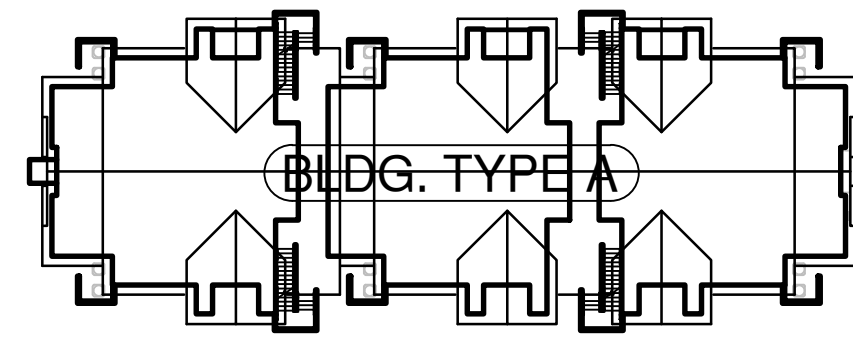
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I look forward to hearing from you soon.

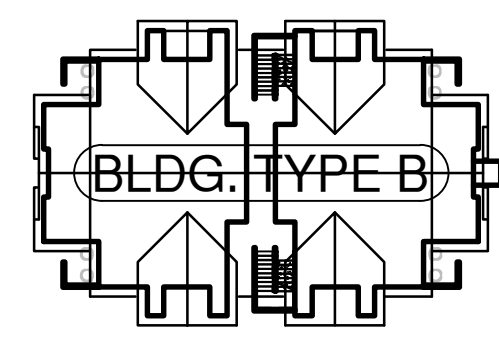
Sincerely,



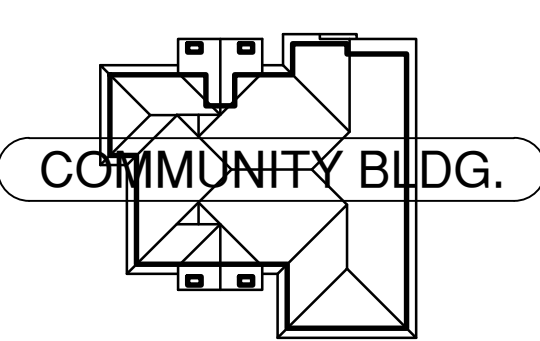
Gustavo Becerra
Executive Director



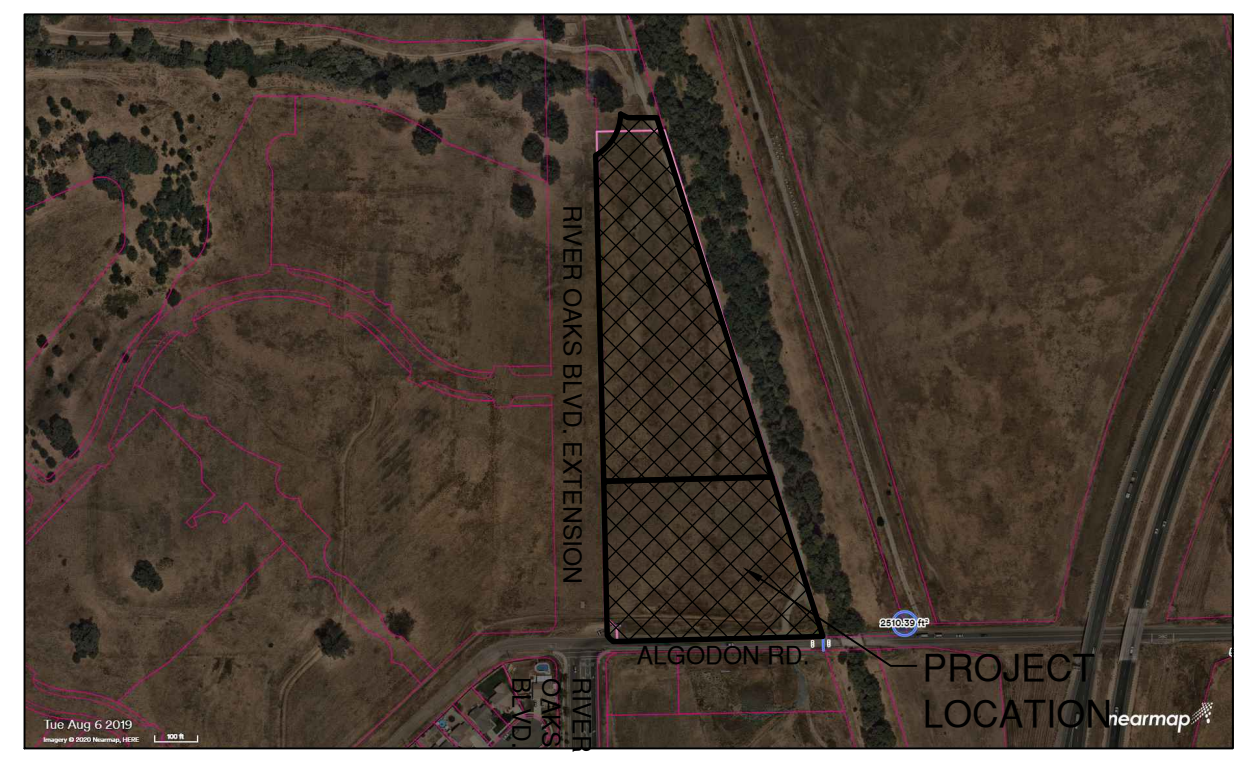
BUILDING A
 (2) BLDG.'S TOTAL
 (12) 3 BEDROOM UNIT PER BLDG.
 FOOTPRINT - 8,379
 MAXIMUM HEIGHT - 30'-0"±
 (2) STORY
 OCCUPANCY R-2
 FULLY SPRINKLERED PER NFPA 13-R
 CONSTRUCTION TYPE: VB



BUILDING B
 (2) BLDG.'S TOTAL
 (12) 2 BEDROOM UNITS PER BLDG.
 FOOTPRINT - 4,407
 MAXIMUM HEIGHT - 30'-0"±
 (2) STORY
 OCCUPANCY R-2
 FULLY SPRINKLERED PER NFPA 13-R
 CONSTRUCTION TYPE: VB



COMMUNITY BUILDING
 (1) BLDG. TOTAL
 FOOTPRINT - 2,734 S.F.
 MAXIMUM HEIGHT - 18'-1"± (1) STORY
 OCCUPANCY B
 FULLY SPRINKLERED PER NFPA 13-R
 CONSTRUCTION TYPE: VB



VICINITY MAP
 N.T.S.

APPLICANT
 THE PACIFIC COMPANIES
 430 E. STATE ST. STE. #100
 EAGLE, ID 83616
 (208) 461-0022

PLAN PREPARED BY:
 DOUGLAS GIBSON - C29792
 430 E. STATE ST. STE. #100
 EAGLE, ID 83616
 (208) 461-0022 EXT. 3021

PHASE I

| ACCESSIBILITY | # OF UNITS | PERCENTAGE |
|---|------------|------------|
| ADAPTABLE UNITS (ALL GROUND FLOOR REQ.) | 17 | 35.41% |
| ACCESSIBLE UNITS (10% TOTAL) | 5 | 10.42% |
| SENSORY IMPAIRED UNITS (4% TOTAL) | 2 | 4.17% |

| UNIT MIX SUMMARY | CONDITIONED SQ. FOOTAGES |
|----------------------|---|
| (24) 2-BEDROOM UNITS | (24) X 821 S.F. = 19,704 S.F. |
| (24) 3-BEDROOM UNITS | (24) X 1,022 S.F. = 24,528 S.F. |
| (48) UNITS TOTAL | 19,704 S.F. + 24,528 S.F. = 44,232 S.F. |
| COMMUNITY CENTER | 2,734 S.F. |
| TOTAL | 46,966 S.F. |

BICYCLE PARKING SUMMARY

BICYCLE LOCKERS
 5% OF PROVIDED PARKING = 120 * .05 = 6 LOCKERS REQUIRED
 6 LOCKERS PROVIDED

BICYCLE SPACES

56 SPACES PROVIDED

PARKING SUMMARY

REQUIRED - 2 SPACES / UNIT + 4 SPACES PER 10 UNITS = (2 * 48) + (48 * .4) = 116 SPACES
 PROVIDED - 52 COVERED SPACES (INCLUDING 5 ADA) + 66 STANDARD SPACES + 2 ADA SPACES
 TOTAL PARKING SPACES PROVIDED = 120 SPACES

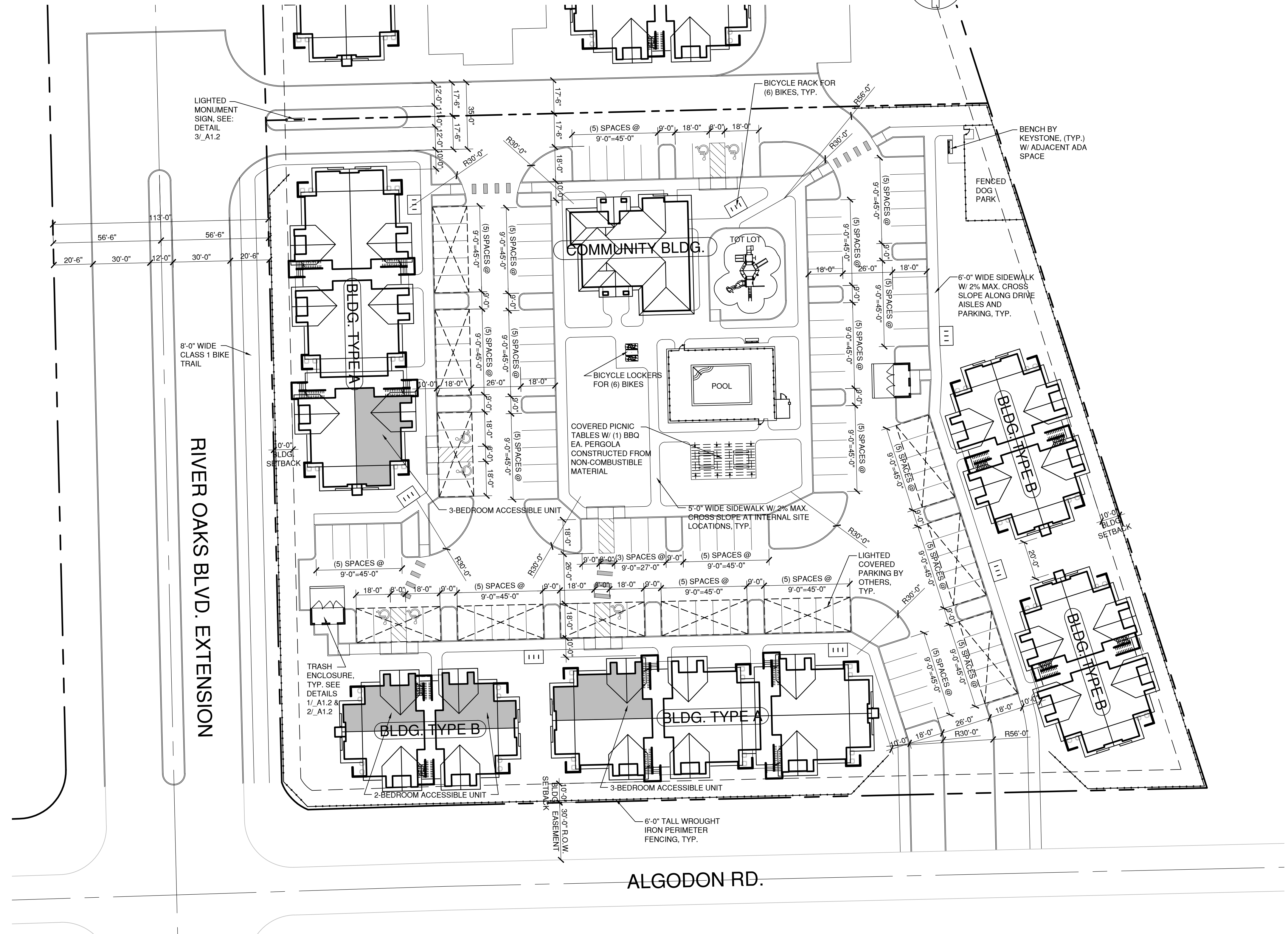
SITE AREA:

GROSS AREA: 156,097.21 S.F.± (3.58 AC±)
 GROSS DENSITY: 48 UNITS / 3.58 AC = 13.41 UNITS / PER ACRE

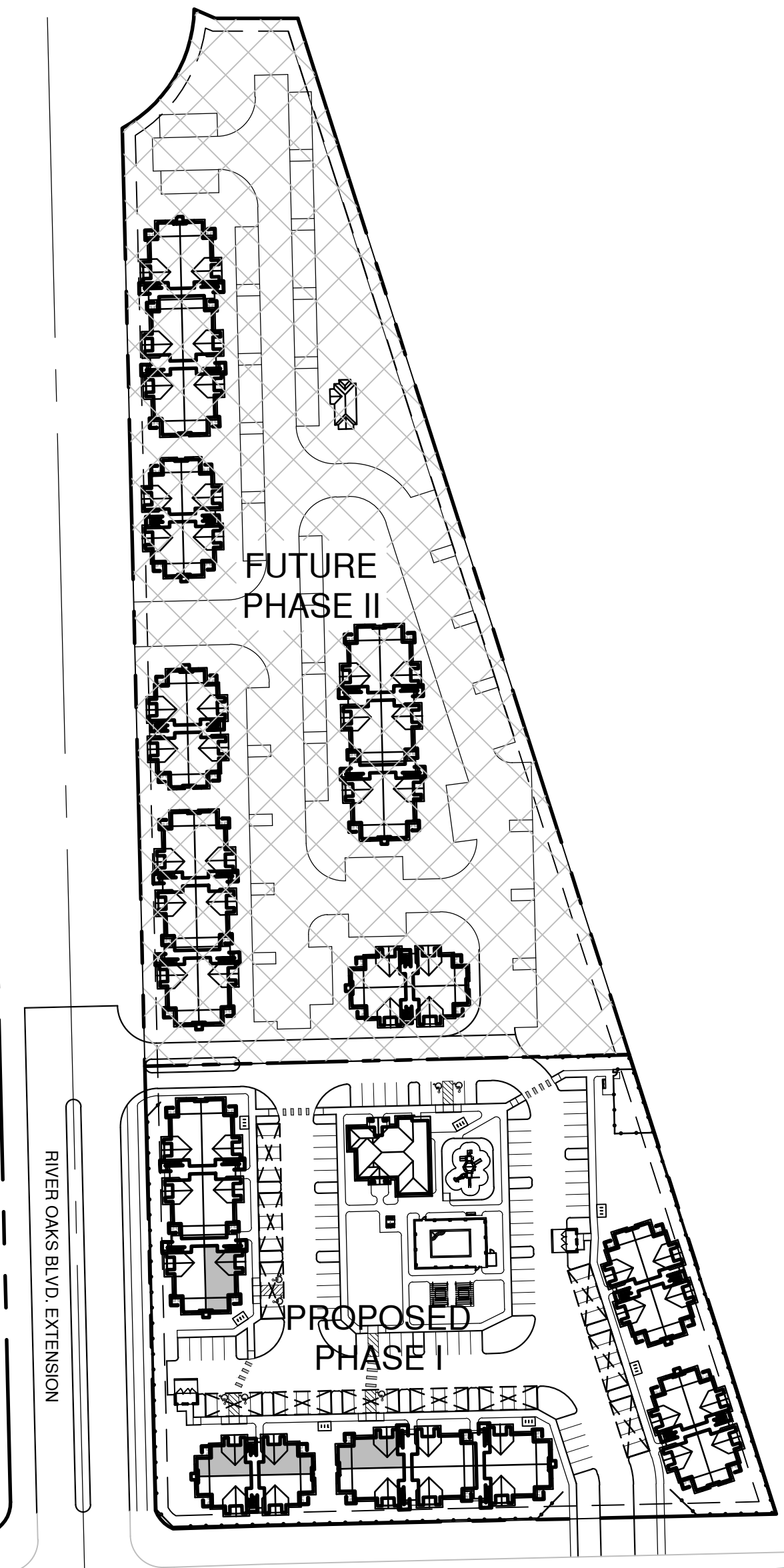
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REVISIONS

| DATE | DESCRIPTION |
|-----------|-------------|
| 9/1/20 | |
| DE | |
| PROJECT # | AMG20-34 |



ENLARGED SITE PLAN - PHASE I
 SCALE: 1" = 30'-0"



OVERALL SITE PLAN
 SCALE: 1" = 100'-0"

Pacific West Architecture
 430 E. STATE STREET, SUITE 100
 EAGLE, IDAHO 83616
 (208) 461-5267
 fax (208) 461-5267

ALASKA - ARIZONA - CALIFORNIA - COLORADO - HAWAII - IDAHO - IOWA - KANSAS - LOUISIANA - MONTANA - NEVADA - NEW MEXICO - NORTH DAKOTA - OREGON - SOUTH DAKOTA - U.S.V.I. - UTAH - WASHINGTON - WYOMING

PROJECT
RIVER OAKS APARTMENTS
 NEC RIVER OAKS BLVD. & ALGODON RD.
 PLUMAS LAKE, CA