

# Olivehurst Public Utility District



## Agenda Item Staff Report

Meeting Date: November 17, 2022

### Item description/summary:

**Request from Regional Housing Authority to defer water capacity, wastewater treatment capacity, wastewater collections capacity and park development fees until County final clearance for occupancy.** This item has been discussed in committees and Board meeting although not for some time now. Originally the Authority requested waiver of the fees, but OPUD cannot grant that request for various reasons. However, the Board, at the time of the waiver request, said that they would be open to deferring the fees until occupancy. The attached request from the Authority details the request. They would be required to pay the capacity and development fees referenced above at the current cost at the time the fees are paid when they seek final occupancy from the County.

### Fiscal Analysis:

Per the request the fees total roughly \$1.1M at the current rate but could go up to \$1.2M or more next March or after when they request occupancy

### Employee Feedback

None

### Sample Motion:

Move to approve the attached request to defer capacity and development fees as described above.

Prepared by:

John Tillotson, P.E., General Manager



# REGIONAL HOUSING AUTHORITY

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November 8, 2022

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

**Re: River Oaks Apartments (Plumas Lake)  
Request for Deferral of Impacts Fees/Connection Fees 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, APN 016-040-105-000. 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.

The Partnership respectfully requests the assistance from OPUD to defer the payment of all impact and connection fees for water, sewer, and park improvement fees until the receipt of the Certificate of Occupancy from the County of Yuba at the completion of construction. The anticipated total fees, all inclusive of water, sewer, and park fees are approximately \$1,100,000.

The project has received all of its construction financing and is slated to close the transaction on or around November 18, 2022. Awarded financing sources include, but not limited to, Multi-Family Housing Program financing from the State Department of Housing & Community Development, and Low-Income Housing Tax Credits (LIHTC) from the CA Tax-Credit Allocation Committee.

OPUD’s assistance would help the project financially in that less construction loan interest gets paid out during the course of construction. In the present high inflation, high interest, supply chain shortages, and high labor cost environment that the construction industry is facing, OPUD’s assistance will go a long way towards project feasibility.

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](mailto:g.becerra@regionalha.org).

Sincerely,

Gustavo Becerra  
Executive Director

