



Yolo County Housing

147 W. Main Street
Woodland, CA 95695

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August 5, 2021

PUBLIC NOTICE

NOTICE IS GIVEN HEREWITH that the Housing Authority of the County of Yolo (CA 044) Board of Commissioners will hold a public meeting for the purpose of accepting comments, holding discussion, and making a recommendation on adoption of a proposed amendment to the FY2021 Annual Update to FY2020-FY2024 Five-Year Agency Plan, Tab No 2 Conversion to Rental Assistance Demonstration, and within the overall FY2020-FY2024 Five-Year Agency Plan.

Section of proposed amendment: **B.2 New Activities**

Remove the following subsections:

- Mixed Finance Modernization or Development
- Demolition and/or Disposition
- Conversion of Public Housing to Tenant-Based Assistance
- Conversion of Public Housing to Project-Based Assistance using RAD

Add the following language:

Introduction

It is the intent of the Housing Authority of the County of Yolo (Yolo County Housing, or YCH) to commence ongoing repositioning activities using Section 18 and/or Streamlined Voluntary Conversion on its Public Housing properties, starting in 2021. These repositioning options will likely result in Section 8 Project Based Voucher (PBV) projects, mixed-income projects, and involve phased relocation of tenants currently in public housing, and will allow for substantial rehabilitation and/or new construction utilizing bond financing, low-income tax credit funding and other funding as available.

YCH's vision includes new mixed-income residential development in various communities, as well as new community services, community-serving retail and commercial development, which may include the replacement of the existing multifamily housing owned and operated by YCH or other affiliated entities. The overall project may include transfer of assistance from public

housing units undergoing Section 18 demolition or disposition to other properties in the area using Tenant Protection Vouchers (TPV).

2021 Potential Applications

Yolano Village	60 units
Donnelly Circle	72 units

The agency is considering the disposition and potential demolition of select low-income public housing properties throughout its portfolio of Public Housing. An approved disposition would allow the subject properties to be disposed of at Fair Market Value (FMV). The potential projects could consist of substantial rehabilitation or demolition and new construction of the residential units to preserve their long-term affordability, made possible by disposition from the public housing portfolio under Housing and Urban Development (HUD)'s Section 18 program.

2022 Potential Applications

Yolano Village	60 units
Donnelly Circle	72 units
Yolito	10 units
Ridgecut Homes	10 units
El Rio Villa 1	30 units
El Rio Villa 2	26 units
El Rio Villa 3	50 units
El Rio Villa 4	18 units
Vista Montecito	16 units
Riverbend Sr. Manor I	39 units
Riverbend Sr. Manor II	24 units
Las Casitas	76 units

Disposition activities of excess property under HUD's Section 18 program may include land which does not contain low-income public housing units or non-dwelling units, and which could be utilized for the construction or preservation of another type of low-income housing or community facility. Disposition activity of land may include but is not limited to land in the following areas:

Yolano Village	Woodland
Donnelly Circle	Woodland
Yolito	Yolo
Ridgecut Homes	Knights Landing
El Rio Villa 1	Winters
El Rio Villa 2	Winters
El Rio Villa 3	Winters

El Rio Villa 4	Winters
Vista Montecito	Esparto
Riverbend Sr. Manor I	West Sacramento
Riverbend Sr. Manor II	West Sacramento
Las Casitas	West Sacramento

Recommendation: That the Board of Commissioners of the Housing Authority of the County of Yolo (CA 044) adopt the proposed amendment to the FY2021 Annual Update to FY2020-FY2024 Five-Year Agency Plan, Tab No 2 Conversion to Rental Assistance Demonstration, and in the overall FY2020-FY2024 Five-Year Agency Plan.

Public Review and Availability of Documents: The current Plan and this proposed amendment will be available for review and comment from August 5, 2021, and may be accessed at the following locations:

- On the Yolo County Housing’s website at: ych.ca.gov
- At the Yolo County Housing’s main administration building, 147 W. Main St., Woodland, CA 95695
- At the following Yolo County Housing Public Housing locations:
 - El Rio Villas – 62 Shams Way, Winters 95694
 - Las Casitas – 685 Lighthouse Drive, West Sacramento 95605
 - Yolano Donnelly – 1230 Lemen, Woodland 95776

Public Meeting: September 8, 2021 at 3pm. To join this Zoom meeting: <https://zoom.us/j/6766818205pwd=UkMvai9XS05WVEZYK3ZNTkp1RHIUUT09>

Meeting ID: 676 681 8205

Passcode: 656260

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Find your local number: <https://zoom.us/u/adhwLYOd19>