



## **Yolo County Housing Authority**

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December 6, 2021

### **PUBLIC NOTICE**

**NOTICE IS GIVEN HEREWITH** that at the regularly scheduled January 26, 2022, meeting of the Housing Authority of the County of Yolo (CA 044), the Board of Commissioners will hold a public hearing for the purpose of accepting comments, holding discussion, and making a recommendation on adoption of a **PROPOSED AMENDMENT** to the Agency's FY2020-FY2024 Five-Year Agency Plan, and a **PROPOSED AMENDMENT** to the Agency's FY2020-2021 Annual Plan.

#### **Introduction**

It is the intent of the Housing Authority of the County of Yolo (Yolo County Housing, or YCH) to commence ongoing Public Housing repositioning activities using options available under Housing and Urban Development (HUD)'s authority. These activities may include, and are not limited to:

- Mixed Finance Modernization or Development
- Demolition and/or Disposition
- Designated Housing for Elderly and/or Disabled Families
- Conversion of Public Housing to Tenant-Based Assistance
- Conversion of Public Housing to Project-Based Assistance using RAD (Rental Assistance Demonstration)
- Project Based Vouchers

Starting in 2022, the agency intends to implement various activities with the existing Public Housing which will likely result in Section 8 Project Based Voucher (PBV) projects, Tenant Based Voucher assistance options, and mixed-income projects. The activities will likely involve phased relocation of some tenants currently in Public Housing and will allow for substantial rehabilitation and/or new construction utilizing available funding such as bond financing, low-income tax credit funding, affordable housing loans, and/or other funding as available. Resulting projects may include mixed-income residential, community services and community-serving retail, which may include the phased replacement of the existing multifamily Public Housing owned and operated by YCH or other affiliated entities.

**2022 Potential Applications for one or more activities include:**

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

**Mixed Finance Modernization or Development**

Mixed finance modernization is under consideration, which could be accomplished in a partnership, which may include YCH and other yet-to-be-determined partners, and which could use Public Housing Capital funds, rental subsidy, Project Based Vouchers, Project Based Rental Assistance and/or other available Federal, State, local, grant, private and loan funding options.

**Demolition and/or Disposition**

The agency is considering potential demolition and/or disposition of select low-income Public Housing properties throughout the County of Yolo. This could allow the subject properties to be removed from Public Housing and could allow for substantial rehabilitation and/or new construction to preserve the unit's long-term affordability.

**Designated Housing for Elderly and/or Disabled Families**

This designated housing is under consideration and could include demolition or rehabilitation and/or new construction of residential units designed for elderly and/or disabled families.

**Conversion of Public Housing to Tenant-Based Assistance and Conversion of Public Housing to Project-Based Assistance using RAD**

These conversions may include demolition, rehabilitation, and new construction of residential units to preserve long-term affordability.

**Project Based Vouchers**

This consideration includes Yolo County Housing engaging in initiatives to improve, rehabilitate and/or build new construction and/or replace Public Housing buildings, properties or sites, and assigning Project Based Vouchers to the resulting units to preserve long-term affordability.

## Recommendation

That the Board of Commissioners of the Housing Authority of the County of Yolo (CA 044) adopt the following two amendments as herein proposed:

- 1) an AMENDMENT to the Agency's FY2020-FY2024 Five-Year Agency Plan
- 2) an AMENDMENT to the Agency's FY2020-2021 Annual Plan.

Documents will be available for review and comment for 45 calendar days, from December 6, 2021, through January 20, 2022, and may be accessed at the following locations:

- On the Yolo County Housing's website at: [ych.ca.gov](http://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

Documents available for review:

- FY2020-FY2024 Five-Year Agency Plan
- FY2020-FY2021 Annual Plan
- Public Notice of PROPOSED AMENDMENTS

## Hearing

By Zoom at the regularly scheduled meeting of the Board of Commissioners of the Housing Authority of the County of Yolo (CA 044), on January 26<sup>th</sup>, 2022, at 3:00pm.

Join the Zoom Meeting:

By PC: <https://yolocounty.zoom.us/j/98323929030>

Meeting ID: 983 2392 9030

or

By Phone: (408) 638-0968

Meeting ID: 983 2392 9030