



1455 Butte House Road, Yuba City, CA 95993
(530) 671-0220
www.regionalha.org

Affordable Housing Development



A mission of the Regional Housing Authority is to develop and provide quality, affordable housing to the public. It does so by working with government agencies, cities, counties, and development partners to construct new, affordable housing developments, and to rehabilitate existing affordable housing developments.

Affordable Housing Development

Penn Valley, CA

“Lone Oak” Senior Housing Apartments (approximately 32 units)



Affordable Housing Development

Penn Valley, CA

“Lone Oak” Senior Housing Apartments (approximately 32 units)



VIEW LOOKING NORTH WEST FROM N. LUCILLE ST.



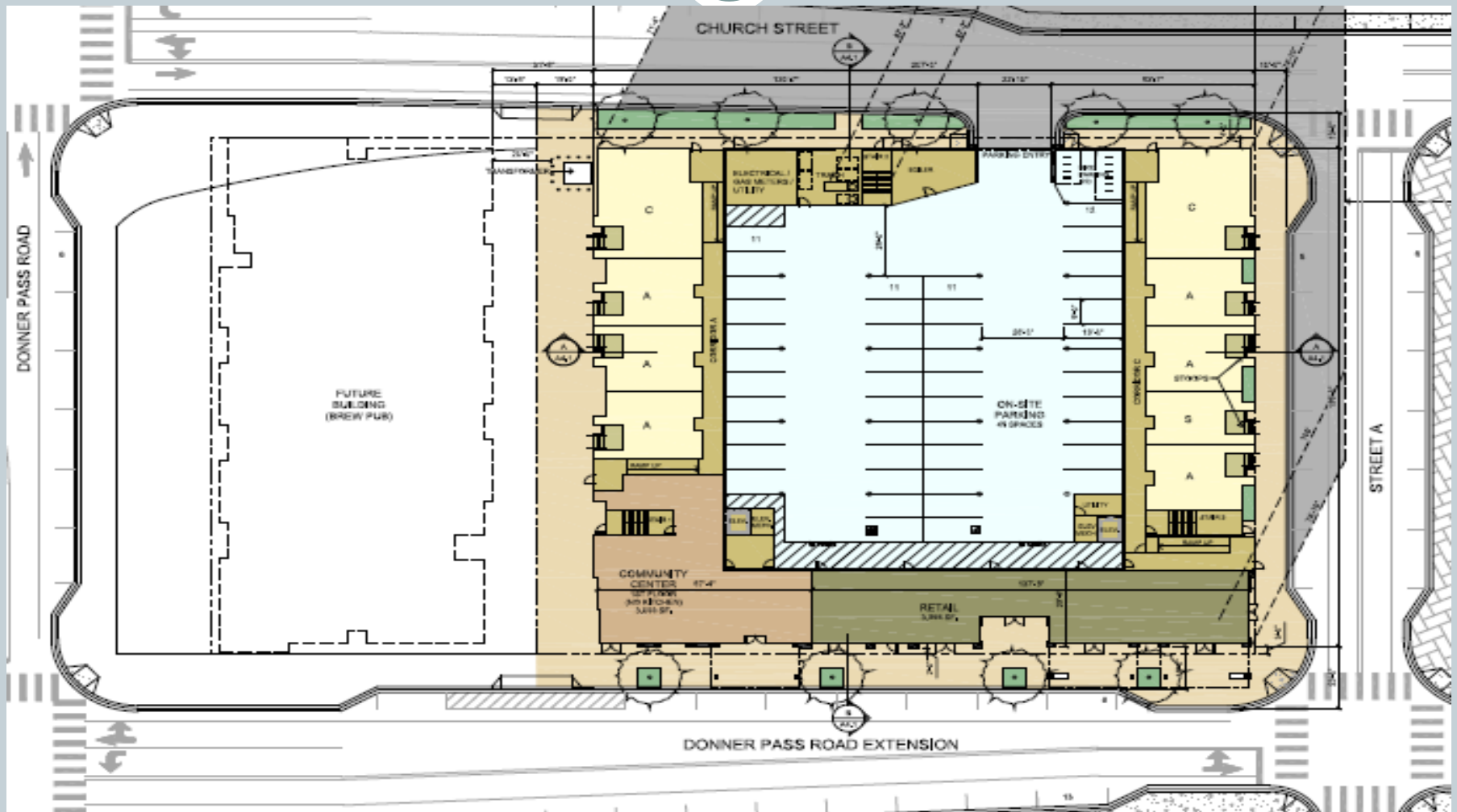
COURTYARD VIEW

REVISIONS	
<small>Copyright © by DG GROUP Architectural Firm, LLC</small>	
SITE	
DATE	
DE	
PROJECT	
AREA	A5.1-17
	
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PROJECT	VISTA ROSE SENIOR APARTMENTS
<small>W. 15th COURT, PENN. LUCILLE ST. WHEELA, PA</small>	
SCHEMATIC SET / NOT FOR CONSTRUCTION	
A5.1	

Affordable Housing Development

Truckee, CA

Truckee Artist Lofts (90 units)



Affordable Housing Development

Truckee, CA

Truckee Artist Lofts (90 units)



SOUTHWEST CORNER



SOUTHEAST CORNER

Affordable Housing Development

Truckee, CA

Truckee Artist Lofts (90 units)



NORTHEAST CORNER



NORTHWEST CORNER

Projected Development Timelines



- **Truckee Artist Lofts:**
 - Close construction financing: June 2018
 - Start construction: July 2018
 - Complete construction: September 2019 (weather dependent)
 - Residents move-in: September 2019
 - Convert construction loan to perm loan: January 2020

Projected Development Timelines



- **“Lone Oak” Senior Housing Apartments:**
 - Pre-development planning (site control, conceptual design, financial analysis, surveying, planning approvals, environmental review, market study, etc.): This work has started and will be ongoing until an application for LIHTC’s is submitted
 - Apply for LIHTC: June 2018 (best case scenario)
 - Close construction financing (if LIHTC’s are awarded): December 2018
 - Start construction: January 2019
 - Complete construction: December 2019 (weather dependent)
 - Residents move-in: January 2020
 - Convert construction loan to perm loan: April 2020

Low-Income Housing Tax Credits (LIHTC) and federal budget implications



- **Federal Budget:**
 - Continuing resolution?
 - Government shutdown?
 - Full budget through September 30, 2018?
 - Funding levels for HUD programs (HOME, CDBG, Section 8)
- **Tax Reform:**
 - Multi-family affordable housing bonds
 - LIHTC (4% and 9%)
 - Pricing of LIHTC

Questions?



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