



San Bernardino County

Legislation Text

File #: 5205, Agenda Item #: 16

REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS OF SAN BERNARDINO COUNTY AND RECORD OF ACTION

December 7, 2021

FROM

GARY HALLEN, Director, Community Development and Housing

SUBJECT

Installation of Solar Energy Systems at Heritage Pointe and San Antonio Vista Affordable Housing Developments

RECOMMENDATION(S)

1. Approve a request from National Community Renaissance of California to install a photovoltaic energy system at the Heritage Pointe and San Antonio Vista affordable housing developments.
2. Authorize the Chief Executive Officer or Assistant Executive Officer of Community Revitalization, upon consultation with County Counsel, to undertake any ancillary actions or execution of any related ancillary documents to allow for installation of the solar energy system.

(Presenter: Gary Hallen, Director, 387-4411)

COUNTY AND CHIEF EXECUTIVE OFFICER GOALS & OBJECTIVES

Operate in a Fiscally Responsible and Business-Like Manner.

Ensure Development of a Well-Planned, Balanced, and Sustainable County.

FINANCIAL IMPACT

This item will not result in the use of Discretionary General Funding (Net County Cost); any cost will be borne by the property owner.

BACKGROUND INFORMATION

National Community Renaissance of California (National CORE, and/or Owner, which may be used interchangeably), is seeking approval by the Board of Supervisors (Board) to install solar energy systems at the Heritage Pointe and San Antonio Vista affordable housing developments, collectively referred to as the "Project Sites" located in the cities of Rancho Cucamonga and Montclair respectively. Currently, the Project Sites have no solar energy systems in place. To allow for the installation of these systems, the Developer must secure Board approval to comply with Section 612 in the HOME Loan Agreements.

The installation of the solar energy systems will generate greater cashflow for the projects by reducing operating expenses. The Owner will pass some of the cost savings to the tenants (cost savings on their electricity bill), thereby reducing their housing costs and increasing their housing stability. It is anticipated that tenants will recognize a savings of \$833,862 (Heritage Pointe - \$100,226/San Antonio Vista \$733,636) in energy costs over a 20-year period.

The Owner has received financial assistance from:

- Solar on Multifamily Affordable Housing Program (SOMAH) which provides financial incentives to substantially offset the cost of installation of photovoltaic energy systems (solar energy systems) on multifamily affordable housing units that deliver clean power and credits on energy bills.
- Self-Generation Incentive Program provides rebates for the installation of energy storage technology.
- Virtual Net Metering applies credits to the electric accounts on the community solar property.

National CORE is a full-service affordable housing and social service organization with a portfolio of nearly 9,000 affordable apartments in five states. The company has pledged to design and develop its communities to combat the effects of climate change. As part of its long-term plan, National CORE is in the process of installing solar energy systems at many of their communities, which is estimated to reduce the carbon footprint and address the negative effects of climate change by an additional 40%. The Project Sites are a part of that overall plan, which includes the installation of solar energy systems, and is anticipated to begin in December 2021 and be completed in the fall of 2022.

Heritage Pointe - Rancho Cucamonga

On October 29, 2002 (Item No. 7), the Board approved the HOME Regulatory Agreement for \$400,000 with the Owner to construct a 49-unit affordable rental housing at Heritage Pointe Apartments. This project improved the surrounding neighborhood, making available 49 new one-bedroom affordable rental housing units to lower income seniors in Rancho Cucamonga, and helped to address the critical need for senior housing in Rancho Cucamonga.

San Antonio Vista - Montclair

On April 11, 2006 (Item No. 35), the Board approved the HOME Regulatory Agreement to construct a 75-unit affordable rental housing complex in Montclair with \$1,500,000 in HOME funds. This project helped revitalize the surrounding neighborhood and created 75 units, which consists of two and three-bedroom units, available to low- and very-low-income families in the County.

PROCUREMENT

N/A

REVIEW BY OTHERS

This item has been reviewed by County Counsel (Suzanne Bryant, Deputy County Counsel, 387-5455) on November 15, 2021; Finance (Kathleen Gonzalez, Administrative Analyst, 387-5412) on November 18, 2021; and County Finance and Administration (Robert Saldana, Deputy Executive Officer, 387-5423) on November 18, 2021.