

NEW HORIZONS AFFORDABLE HOUSING AND DEVELOPMENT INC.
AGENDA OF THE BOARD OF DIRECTORS MEETING

December 10, 2025

**New Horizons Board of Directors Meeting will take place immediately following the
Housing Authority of the County of Santa Cruz Board of Commissioners Meeting**

HOUSING AUTHORITY OFFICES
2160 41st Avenue, Capitola, CA 95010

1. Roll Call

NEW HORIZONS BOARD OF DIRECTORS:

Chairperson Providence Martinez Alaniz	4 year term expires, February 10, 2027
Vice Chairperson Annette Melendrez	4 year term expires, September 29, 2027
Director Carol Berg	4 year term expires, May 21, 2029
Director Ligaya Eligio	2 year term expires, October 18, 2026
Director Silvia Morales	4 year term expires, September 1, 2027
Director Andy Schiffrin	4 year term expires, March 17, 2027
Director Richard Schmale	2 year term expires, May 12, 2027

2. Consideration of Late Additions and Changes to the Agenda

3. Consent Agenda

A. Minutes of the November 12, 2025 Meeting

Motion to Approve

4. Oral Communications (All oral communications must be directed to an item not listed on this agenda and must be within the jurisdiction of the Board. Presentations must not exceed three minutes in length. The Board will not take action or respond immediately to any Oral Communication presented, but may choose to follow up at a later time or schedule item for a subsequent agenda. The Board may limit the total amount of time allowed for oral communication). Anyone addressing the Board of Directors is asked to complete a card and leave it with the Board secretary so that their names may be accurately recorded in the Minutes.

5. Unfinished Business

6. New Business

A. Concept Design for 2021 Chanticleer Avenue

Motion to Approve Conceptual Project Design for 2021 Chanticleer Avenue

B. Resolution for 2021 Chanticleer Avenue, Santa Cruz County, to obtain a loan from the Housing Authority up-to \$4,800,000 for pre-development expenses

Motion to Adopt Resolution 2025-07 to obtain a loan from the Housing Authority up-to \$4,800,000 for pre-development expenses.

7. Closed Session
8. Report on Closed Session
9. Adjournment

New Horizons complies with the Americans with Disabilities Act. If you are a person with disabilities and you require special assistance in order to participate, please contact the Board secretary at 831-454-9455, ext. 201 at least 72 hours in advance of the meeting in order to make arrangements. Persons with disabilities may request a copy of the agenda in an alternative format. Spanish language translation is available on an as needed basis. Please make arrangements 72 hours in advance by contacting the Housing Authority at 831-454-9455, ext. 280.

NEW HORIZONS AFFORDABLE HOUSING AND DEVELOPMENT INC MINUTES OF THE MEETING HELD NOVEMBER 12, 2025 AT THE HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ, 2160 41ST AVENUE, CAPITOLA, CA 95010

AGENDA ITEM NO. 1 Roll Call

Chairperson Martinez Alaniz called the meeting to order at 12:05 p.m. Members present Chairperson Martinez Alaniz, Vice-Chairperson Melendrez, Directors Berg, Morales, Schifffrin and Schmale

Members Absent

Director Eligio

Staff Present

Jennifer Panetta, Tom Graham and Courtney Byrd of the Housing Authority

AGENDA ITEM NO. 2. Consideration of Late Additions or Changes to the Agenda
None.

AGENDA ITEM NO. 3 Consent Agenda

Chairperson Martinez Alaniz asked for a motion to approve the Consent Agenda unless any Board of Directors or members of the public would like to pull an item from the agenda or have comments/questions on an item.

Director Schifffrin moved for the approval of the Consent Agenda; Director Melendrez seconded the motion and it passed by the following vote:

AYES: Directors Berg, Martinez Alaniz, Melendrez, Morales, Schifffrin and Schmale
NOES: None
ABSENT: Director Eligio
ABSTAIN: None

Agenda Item 3A. Approved the Minutes of the Meeting of August 27 , 2025

AGENDA ITEM NO. 4 Oral Communications
None.

AGENDA ITEM NO. 5 Unfinished Business
None.

AGENDA ITEM NO. 6A Resolution authorizing a co-development partnership and borrowing financing from MTW funds to provide a loan to the partnership to support the development

NEW HORIZONS AFFORDABLE HOUSING AND DEVELOPMENT INC MINUTES OF THE MEETING HELD NOVEMBER 12, 2025 AT THE HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ, 2160 41ST AVENUE, CAPITOLA, CA 95010

Deputy Executive Director Graham reminded the Board that, at the May 2025 Board meeting, the New Horizons Board of Directors authorized the Secretary to negotiate a co-development agreement with For the Future Housing (FTF) for the development of 50 units of affordable housing at 136 River Street, including a \$2,000,000 loan to the partnership. Deputy Executive Director Graham reported that, since the May meeting, the project has been awarded 4% tax credits, building permits have been submitted to the City of Santa Cruz for review, and the NEPA review is substantially complete, pending HUD's reopening following the federal shutdown. Additionally, the project has secured a \$3,420,000 loan from the City of Santa Cruz to support acquisition and construction costs. A discussion followed.

Director Schifffrin moved to Adopt Resolution 2025-06 to authorize the Secretary to enter a co-development partnership to build affordable housing on property located at 136 River Street with For the Future Inc. and Pacific Housing, Inc., forming a limited liability company to serve in the partnership, and borrowing financing from MTW funds to provide a loan to the partnership to support the development.; Director Berg seconded the motion and it passed by the following vote:

AYES: Directors Berg, Martinez Alaniz, Melendrez, Morales, Schifffrin and Schmale
NOES: None
ABSENT: Director Eligio
ABSTAIN: None

AGENDA ITEM NO. 7 Closed Session
None.

AGENDA ITEM NO. 8 Report on Closed Session
None.

AGENDA ITEM NO. 9 Adjournment

The Board of Directors meeting was adjourned at 12: 17 p.m. . I hereby certify that these minutes were approved by the New Horizons Board of Directors, on the Tenth Day of December, 2025

Chairperson of New Horizons

ATTEST: _____

Secretary of New Horizons

AGENDA ITEM SUMMARY

MEETING DATE: December 10, 2025

ITEM NUMBER: 6A

FROM: Development Director

SUBJECT: Concept Design for 2021 Chanticleer Avenue

RECOMMENDATION: Approve Conceptual Project Design for 2021 Chanticleer Avenue

BACKGROUND SUMMARY:

Staff have been working with 10-Over Studio Architects to develop draft schematic designs for the development of 2021 Chanticleer Avenue, which now encompasses 1.2 acres of land area with the purchase of the 2030 17th Avenue parcel. Based on current zoning for the property and input from the Board of Commissioners Development Subcommittee (Development Subcommittee), staff provided the following direction to the architect to guide the initial schematic designs:

1. Limit the building height to 3-stories
2. Include elevator access
3. Provide a minimum of 1 parking space per unit, with additional spaces where feasible
4. Orient buildings toward the park-facing side of the site
5. Include pedestrian access to the park

Using this guidance, the architect has developed two project design options for review. The two options were presented to the Development Subcommittee on November 18, 2025, for review and discussion.

The two options contained similar unit counts and parking, with the first option structured as a long, narrow property containing a two-way drive aisle connecting Chanticleer Avenue to 17th Avenue, while the second option was a wider project placed closer to 17th Avenue with a large parking lot accessed only from Chanticleer Avenue. Draft schematics and solar studies for both options are attached.

The Development Subcommittee expressed support for Option 1, highlighting the following key advantages.

- The through-driveway design eliminates the need for a fire-truck turnaround and enhances circulation for solid waste vehicles and mail delivery.
- Dual vehicular access to Chanticleer and 17th Avenues

- Parking located close to the units
- Ground-floor units would have direct exterior access, while upper floor units would be accessed via exterior walkways facing the parking lot.
- Greater natural light and ventilation
- Reduced shading on adjacent residential properties

Option 1 provides a total of 61 units consisting of 30 studio, 16 2-bedroom, and 15 3-bedroom units. This plan also provides a total of 63 parking spaces including 8 tandem parking spaces near 17th Avenue.

Staff recommend the Board of Commissioners approve the draft schematic designs represented in Option 1 and seek additional feedback on the proposed design concept. Upon approval from the Board, staff will continue to work with the architect to refine the schematic designs for the project, in alignment with feedback received from the Board and Subcommittee. Staff will present the updated schematic design to the Development Subcommittee for additional review and feedback, and then present the final schematic design to the Board of Directors for review and approval.

RECOMMENDATION: Approve Conceptual Project Design for 2021 Chanticleer Avenue.

NEW HORIZONS AFFORDABLE HOUSING & DEVELOPMENT INC

UNIT COUNT - OPTION 1- REV 1

	STUDIO	1-BD	2-BD	3-BD	MGR	TOTAL
FIRST FLOOR	10	0	5	5		20
SECOND FLOOR	10	0	5	5	1	21
THIRD FLOOR	10	0	5	5		20
TOTAL	30	0	15	15	1	61



Option 1



1 SOLAR STUDY - SCENARIO 1 - 8 AM, SEPTEMBER 21
1" = 30'-0"



2 SOLAR STUDY - SCENARIO 1 - 12 PM, SEPTEMBER 21
1" = 30'-0"

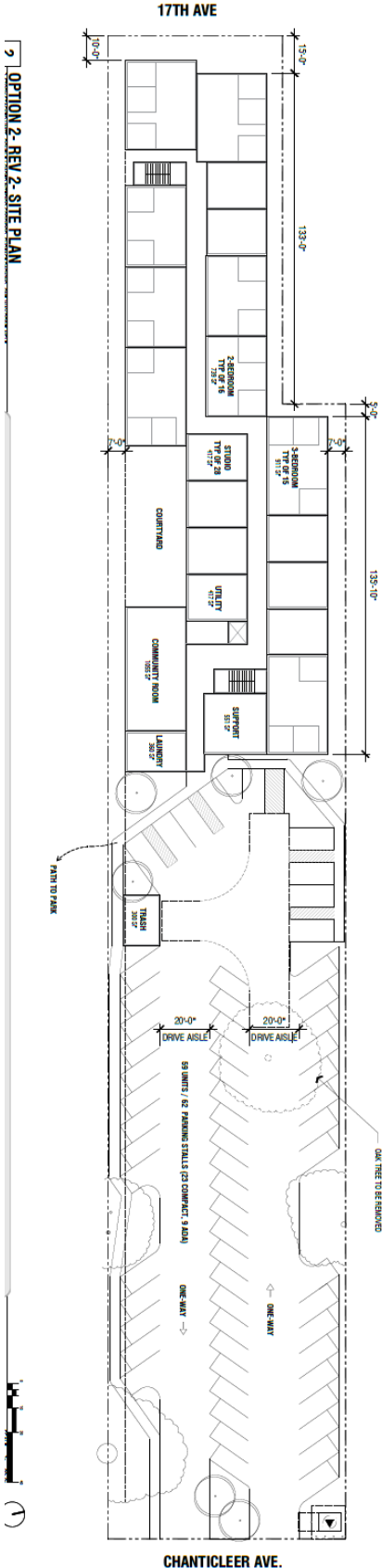


3 SOLAR STUDY - SCENARIO 1 - 4 PM, SEPTEMBER 21
1" = 30'-0"

Option 2

UNIT COUNT - OPTION 2- REV 1

TOTAL UNITS		TOTAL # UNITS:		58+1 MGR		% OF TOTAL UNITS	
		STUDIO:		28		63.6%	
		1BD:		0		0.0%	
		2BD:		15		33.3%	
		MANAGER (2-BD):		1		-	
		3BD:		15		33.3%	
		STUDIO		1-BD		2-BD	
				3-BD		MGR	
FIRST FLOOR		8		0		4	
SECOND FLOOR		10		0		5	
THIRD FLOOR		10		0		6	
TOTAL		28		0		15	
						1	
						59	



Option 2



4 SOLAR STUDY - SCENARIO 2 - 8 AM, SEPTEMBER 21
T = 50.0°



5 SOLAR STUDY - SCENARIO 2 - 12 PM, SEPTEMBER 21
T = 50.0°



6 SOLAR STUDY - SCENARIO 2 - 4 PM, SEPTEMBER 21
T = 50.0°

AGENDA ITEM SUMMARY

MEETING DATE: December 10, 2025

ITEM NUMBER: 6B

FROM: Deputy Executive Director

SUBJECT: Resolution for 2021 Chanticleer Avenue, Santa Cruz County, to obtain a loan from the Housing Authority up-to \$4,800,000 for pre-development expenses

RECOMMENDATION: Adopt Resolution 2025-07 to obtain a loan from the Housing Authority up-to \$4,800,000 for pre-development expenses.

BACKGROUND SUMMARY:

In February 2025, the Board of Directors adopted Resolution 2025-02, authorizing staff to obtain a loan in the amount \$1,240,000 from the Housing Authority to cover pre-development for 2021 Chanticleer Avenue which included indirect costs such as architecture, engineering, insurance, and legal expenses. This amount was initially proposed to cover only a portion of the pre-development expenses. Since the February Board meeting, staff have developed a more comprehensive pre-development budget based on actual contract amounts and outlining the specific services needed to accommodate the project design.

Staff recommend New Horizons obtain a loan from the Housing Authority that is anticipated to cover the full costs for pre-development activities up-to \$4,800,000 and enter into all documents necessary to provide a Loan including but not limited to promissory note, and deed of trust. In the event the pre-development expenses are less than the allocated amount, these funds will roll-over to cover hard-costs associated with project construction. The adoption of Resolution 2025-07 will be used to document the Boards decision to allocate these funds for pre-development expenses and other eligible uses associated with the development project at 2021 Chanticleer Avenue.

RECOMMENDATION: Adopt Resolution 2025-07 to obtain a loan from the Housing Authority up-to \$4,800,000 for pre-development expenses.

NEW HORIZONS AFFORDABLE HOUSING & DEVELOPMENT INC

NEW HORIZONS RESOLUTION NO. 2025-07

A RESOLUTION OF NEW HORIZONS AFFORDABLE HOUSING AND DEVELOPMENT INC.

At a duly constituted meeting of the Board of Directors (the "Board") of New Horizons Affordable Housing and Development Inc., a California nonprofit public benefit 501c3 exempt corporation, ("New Horizons") held on December 10, 2025, the following resolutions were adopted:

WHEREAS, in this Resolution, when it states that New Horizons shall act, the Board is authorizing such action on behalf of New Horizons and deems such action to be in the best interests of New Horizons;

WHEREAS, the Housing Authority of the County of Santa Cruz (the "Authority") is a duly formed housing authority of the State of California, and is vested with the responsibilities set forth in Division 24, Part 2, Article 4 (Sections 34310-34334) of the California Health and Safety Code, which includes providing low and moderate income housing within its jurisdiction;

WHEREAS, the Authority formed New Horizons, to help support the Authority's mission of developing and operating affordable housing within its jurisdiction;

WHEREAS, New Horizons purchased a 1.011-acre real property located at 2021 -2031 Chanticleer Avenue in the County of Santa Cruz (the "Property");

WHEREAS, the Property is currently vacant of all structures;

WHEREAS, New Horizons intends to develop the Property to provide units affordable for very-low, low and moderate income households (the "Project")

WHEREAS, New Horizons borrowed One Million Two Hundred Forty Thousand Dollars (\$1,240,000) from the Authority to facilitate predevelopment activities for the Project (the "Authority Loan");

WHEREAS, to ensure the affordability of the Project, the Authority required that a portion of the units in the Project to be rented to low-income households pursuant to a regulatory agreement recorded in the Official Records in Santa Cruz County (the "Regulatory Agreement");

WHEREAS, New Horizons entered into that certain promissory note, deed of trust, and Regulatory Agreement for the Authority Loan (collectively, the "Authority Loan Documents");

WHEREAS, New Horizons desires to borrow up to an additional Three Million Five Hundred Sixty Thousand Dollars (\$3,560,000) of U.S. Department of Housing and Urban Development (HUD) Moving To Work (MTW) funds from the Authority for the predevelopment and construction of the Project (the "Additional Authority Funds");

WHEREAS, New Horizons desires to enter into any and all documents necessary for the Authority to amend the Authority Loan Documents to add the Additional Authority Funds and increase the Authority Loan up to a total loan of Four Million Eight Hundred Thousand Dollars (the "Amended Authority Loan"); and

WHEREAS, by staff report (the "Staff Report") accompanying this Resolution New Horizons has been provided with additional information upon which the actions set forth in this Resolution are based.

NOW, THEREFORE, THE BOARD OF NEW HORIZONS AFFORDABLE HOUSING AND DEVELOPMENT, INC. DOES RESOLVE AS FOLLOWS:

Section 1: The Board finds and determines that the above recitals are true and correct and have served, together with the Staff Report, as a basis in part, for the actions of the Board set forth below.

Section 2: The Board approves borrowing the Additional Authority Funds from the Authority to increase the Authority Loan up to the Amended Authority Loan amount.

Section 3: The Board authorizes the Executive Director of New Horizons or, in the absence of the aforementioned, any other officer acting alone on behalf of New Horizons (the "Authorized Officer"), to enter into and execute any and all necessary documents listed in and/or contemplated by this Resolution, including, without limitation, amendments to the Authority Loan Documents, in such form as is recommended by New Horizons special legal counsel, and approved by the Authorized Officer, such approval to be conclusively evidenced by the execution by the Authorized Officer of such documents, and to take any other actions, necessary to enable the borrowing of the Additional Authority Funds and to secure the Amended Authority Loan, and to do any and all other activities contemplated in this Resolution.

Section 4: This Resolution shall take immediate effect upon adoption.

PASSED AND ADOPTED by the Board of Directors of New Horizons Affordable Housing and Development Inc., by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Chairperson of New Horizons

Secretary of New Horizons