



Dear Members of the Merced City Council,

I am writing on behalf of UPHoldings, a full-service affordable housing company that specializes in development, property management, and compliance across a diverse range of target populations. Our team began our work in the community after being selected by Merced County to be their development partner for the creation of units that will provide housing for some of the area's most vulnerable citizens. Together - in partnership with Self-Help Enterprises and Livingston Community Health - we have begun work on our first project in Merced: Mercy Village.

Mercy Village is a 161-unit mixed-use development that will include a full-service public health clinic operated by Livingston. Units are a mix of one-, two-, and three-bedroom apartments and the development will include important amenities such as on-site property management, computer and fitness rooms, a playlot, a dog run, and much more. In partnership with the Merced County Department of Behavioral Health and Recovery Services, on-site supportive services will be provided at no-cost to individuals and families; more than 40 units at Mercy Village will be supportive housing units designated for those emerging from homelessness and services from BHRS will support their ability to live independently. All supportive housing units will be subsidized by project-based vouchers committed by the Merced Housing Authority.

The development team is actively pursuing its land entitlements and local funding commitments, two necessary milestones to be competitive for state-administered funds through the Department of Housing and Community Development and the Tax Credit Allocation Committee. Funding applications must compete with other projects from across the state based on the rubric set forth by the funding agencies. Projects with the greatest proportion of funds committed by local sources are the most competitive given the state's scoring calculus. Local land use entitlements are effectively a prerequisite for application competitiveness. In this way, robust and efficient local participation is a critical component to any successful affordable housing development.

UPHoldings stands in full support of the City's efforts to prioritize affordable housing and streamline local processes that allow Merced-based projects to be competitive for state-administered funds. Further, we welcome the opportunity to discuss the Mercy Village project and our affordable housing experience throughout the San Joaquin Valley and beyond. Please do not hesitate to reach out to me at [ryan@upholdings.net](mailto:ryan@upholdings.net) to connect.

Sincerely,

A handwritten signature in black ink that reads "Ryan D. Wilson". The signature is written in a cursive, flowing style.

Ryan Wilson  
Development Manager  
UPHoldings