



# CITY OF MERCED

## MERCED

January 11, 2022

Jessica Hoff Berzac  
UPholdings  
6083 N. Figarden Drive #656  
Fresno, California 93722

Betsy McGovern-Garcia  
Self-Help Enterprises  
8445 W. Elowin Court  
Visalia, CA. 93290

RE: Mercy Village – Capital Funds

Dear Ms. Berzac and Ms. McGovern-Garcia:

On behalf of the City of Merced, I am pleased to offer this letter of commitment for Mercy Village in Merced. Mercy Village is a 66-unit 100% Housing First development which will be developed and owned by UPholdings and Self-Help Enterprises. Mercy Village will be built at 3015 Park Avenue in Merced. All units, with the exception of one manager's unit, will serve high-needs individuals who will benefit from the project's on-site wraparound services. This project addresses an enormous need in our community where the need for service-enriched housing far exceeds the available units.

UPholdings was selected by the County of Merced as a No Place Like Home development partner through a competitive RFQ process and has worked closely with the City of Merced and County of Merced throughout the pre-development and application process. Services at Mercy Village will be provided by the County of Merced Department of Behavioral Health and Recovery Services.

**Pursuant to City Council authorization, the City of Merced commits to providing \$1,324,969 in capital funds to be used for the construction of the project**, contingent upon receipt of low-income housing tax credit financing and confirmation that the project meets PLHA underwriting requirements. The source for these funds will be the City's allocation of PLHA funds for 2019 and 2020. The funds will be restricted to Mercy Village's residential costs.

The City of Merced looks forward to working with UPholdings, Self-Help Enterprise, and other project stakeholders as they bring critical housing to our community. Please feel free to reach me at [dietzs@cityofmerced.org](mailto:dietzs@cityofmerced.org) with any questions.

Sincerely,

Stephanie R. Dietz  
City Manager  
City of Merced

APPROVED AS TO FORM:

  
Date

Deputy City Attorney