

**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

210



**FROM:** Economic Development Agency      **SUBMITTAL DATE:** February 26, 2003

**SUBJECT:** Grant Agreement for the Use of HOME Investment Partnerships Act Funds for Tierra Del Sol Senior Housing Apartments in the City of Cathedral City

**RECOMMENDED MOTION:** That the Board of Supervisors:

- 1) Approve the attached Grant Agreement for the use of \$750,000 in HOME Program Funds with Tierra Del Sol, and
- 2) Authorize the Chairman of the Board to sign the Agreement, and
- 3) Authorize the Executive Director of the Economic Development Agency to take all steps necessary to implement this Agreement including signing subsequent essential and relevant documents including subordination agreements required by the construction and permanent lenders.

**BACKGROUND:**

Tierra Del Sol, a California non-profit public benefit corporation and subsidiary of Mercy Housing California, is proposing to use \$750,000 in HOME funds for the development and construction of a 76-unit rental housing complex for independent living seniors age 62 and over, on a 2.49 acre site in the City of Cathedral City ("City").

Cont'd)

*Bradley J. Hudson*

Bradley J. Hudson  
Assistant CEO/EDA

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**FINANCIAL DATA:**

CURRENT YEAR COST: \$750,000	ANNUAL COST \$0
NET COUNTY COST: \$0	IN CURRENT YEAR BUDGET: Yes
BUDGET ADJUSTMENT: No	FOR FY: 2002/2003
COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: No	
SOURCE OF FUNDS: HOME Investment Partnerships Act Grant Funds	

**C.E.O. RECOMMENDATIONS:**

**APPROVE**

County Executive Officer Signature: *Bronda King*

FORM APPROVED  
COUNTY COUNSEL

MAR 1 2003

Department Recommendation:  Consent  Policy  
Per Executive Office:  Consent  Policy

Prev. Agn. Ref.  
3.10 – Jan. 15, 2003

Dist.  
4th

AGENDA NO.

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

3.13

Form 11

February 26, 2003

Grant Agreement for the Use of HOME Investment Partnerships Act Funds for Tierra Del Sol Senior Housing Apartments in the City of Cathedral City

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**BACKGROUND (Cont'd):**

The project has a mix of 75 one-bedroom units and one two-bedroom on-site manager unit. All units will be equipped with full kitchens including refrigerator, dishwasher, stove/oven, and microwaves with a balcony or porch area. The development will include a community room with a kitchen, offices, covered parking, balconies, laundry room, community gardens, and a swimming pool and spa.

A senior center of approximately 5,200 square feet will also be located in the premises and serving both the development residents and the community. Funds for the construction of the senior center will come from the City's Redevelopment Agency.

The estimated total development cost for the project is approximately \$11,949,800. Funding will come from U.S. Housing and Urban Development (HUD) Section 202 Capital Grant of \$9,099,800 and \$800,000 grant from the City's Redevelopment Agency. The City will contribute \$650,000 towards the construction of the senior center. In addition to the funds, the City also contributes the land which is appraised at \$650,000. The twenty-five percent HOME matching funds requirement will be satisfied through the City Redevelopment Funds contribution. Seventy-five HOME-assisted units will be set aside for the benefit of very-low income households for a period of at least 55 years.

On January 14, 2003 the Board approved the Notice of Finding of No Significant Impact on the Environment and the County has received authorization from the U.S. Housing and Urban Development to incur costs.

County Counsel has approved the attached Grant Agreement as to form. Staff recommends that the Board approve the Agreement.

**FISCAL IMPACT:**

The project will be funded with HOME Investment Partnerships Act grant funds, and there will be no impact on the County's General Fund.