

BACKGROUND (Cont'd):

EDA has completed applicable review procedures and has evaluated the potential effects of the project on the environment.

On June 5, 2001, the Board had approved the Notice of Finding of No Significant Impact (FONSI) and the submission of the Notice of Intent to Request Release of Funds. Since all the funding years from which the funds were to be drawn were not identified, the Notice of Intent approved by HUD was only for the FY 2000 allocation. By taking this new action, the Board is requesting a Release of Funds covering the FY2001 through FY2003 HOME Funds allocation.

PROJECT DESCRIPTION:

The applicant, Palm Desert Development Company, is proposing to use up to \$750,000 in HOME funds for the development and construction of an affordable housing complex located in the City of Moreno Valley.

The proposed housing development is located on a portion of a 19.4 acre site located at the southeast corner of Heacock Street and Cottonwood Avenue in the City of Moreno Valley. The project, known as Cottonwood Place II, is designed to serve large families. The project consists of 60 three-bedroom units and one three-bedroom on-site manager unit. All units will include two full bathrooms, and kitchens equipped with refrigerator, dishwasher, range/oven, garbage disposal, and central heating and cooling. The development will include a 1,800 square feet community room with a kitchen, restrooms, offices, a laundry room, swimming pool and tot lot.

The estimated total development cost for the project is approximately \$9,266,080. Funding will include a \$762,000 assistance from City of Moreno Valley Redevelopment Agency, \$197,994 in developer's deferred equity, and a \$521,000 Farmers and Merchants Bank loan. The balance will come from the tax credit equity financing. The 25% HOME matching funds requirement will be satisfied through the City of Moreno Valley Redevelopment Funds contribution. Eleven HOME-assisted units will be set aside for the benefit of very-low income households for a period of at least 55 years.

County Counsel has reviewed and approved the attached Request for Release of Funds.

FISCAL IMPACT:

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

NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

April 12, 2003

John Tavaglione, Chairman
Riverside County Board of Supervisors
County Administrative Center
4080 Lemon Street, 5th Floor
Riverside, California 92501

(909) 351-0700 Extension 350 Tom Fan

On or about April 22, 2003 the County of Riverside will submit a request to the U.S. Department of Housing and Urban Development (HUD) Los Angeles Field Office for the release of HOME Investment Partnerships Program funds under Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990, as amended, to undertake a project known as Cottonwood Place II Apartments (5HM01-001) for the purpose of constructing an affordable housing complex in the City of Moreno Valley in the amount of \$750,000 in HOME funds.

The activities proposed comprise a project for which a Finding of No Significant Impact on the environment was published on **April 28, 2001**. An Environmental Review Record (ERR) that documents the environmental determinations for this project is on file at the Economic Development Agency/Housing Authority, 5555 Arlington Avenue, Riverside, CA 92504 and may be examined or copied weekdays 8:A.M to 5:00P.M.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the Economic Development Agency, 5555 Arlington Avenue, Riverside, California 92504 to the attention of Tom Fan. All comments received by **April 20, 2003** will be considered by the County of Riverside prior to authorizing submission of a request for release of funds.

RELEASE OF FUNDS

The County of Riverside certifies to the HUD Los Angeles Field Office that John Tavaglione in his capacity as Chairman of the Riverside County Board of Supervisors consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the Palm Desert Development Company to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

The HUD Los Angeles Field Office will accept objections to its release of fund and the County of Riverside's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the County of Riverside; (b) the County of Riverside has omitted a step or failed to make a decision or finding required by

HUD regulations at 24 CFR part 58; (c) the grant recipient has committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to the HUD Los Angeles Field Office, 611 W. 6th Street, Ste 800, Los Angeles, CA 90017. Potential objectors should contact the HUD Environmental Officer, HUD Los Angeles Field Office (tel 213-894-8000 or via fax 213-894-8122) to verify the actual last day of the objection period.
