

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

517



FROM: Economic Development Agency **SUBMITTAL DATE:** April 8, 2003

SUBJECT: Notice of Intent To Request Release of Funds For the Mission Palms I & II Apartments

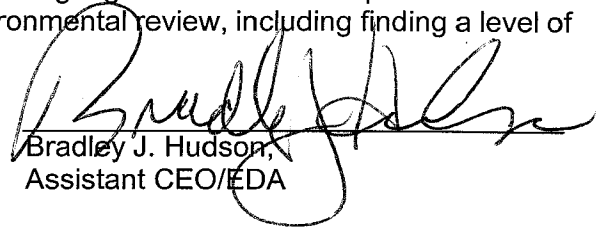
RECOMMENDED MOTION: That the Board of Supervisors:

- 1) Find and determine that a Request for Release of Funds is not an action which may significantly effect the quality of the environment; and
- 2) Authorize the Chairman of the Board to sign a Request for Release of Funds to be filed with the United States Department of Housing and Urban Development (HUD).

BACKGROUND:

The environmental effects of activities carried out with HOME Investment Partnership Act grant funds must be assessed in accordance with the provisions of the National Environmental Policy Act of 1969 (NEPA) and the related authorities listed in HUD's implementing regulations at 24 CFR parts 50 and 58. These regulations specify procedures for conducting environmental review, including finding a level of clearance and requesting release of funds.

(Cont'd)



Bradley J. Hudson,
Assistant CEO/EDA

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FINANCIAL DATA:

CURRENT YEAR COST: \$0
 NET COUNTY COST: \$0
 BUDGET ADJUSTMENT: NO
 COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: No
 SOURCE OF FUNDS: HOME Investment Partnerships Act Grant Funds

ANNUAL COST \$0
 IN CURRENT YEAR BUDGET: Yes
 FOR FY: 2002/2003

C.E.O. RECOMMENDATIONS:

APPROVE

County Executive Officer Signature: *Bronda King*

FORM APPROVED
COUNTY COUNSEL

APR 10 2003

Bradley J. Hudson

Department Recommendation: Consent Policy

Per Executive Office: Consent Policy

Prev. Agn. Ref.
 Item 3.17 – December 10, 2002
 Item 3.19 – August 13, 2002
 Item 3.10 – March 27, 2001

Dist.
2nd

AGENDA NO.

39

Form 11

April 8, 2003

Notice of Intent To Request Release of Funds For the Mission Palms I & II Apartments

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BACKGROUND (Cont'd):

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

On March 27, 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 1998 allocation. By taking this new action, the Board is requesting a Release of Funds covering the FY1999, and FY2002 through FY2003 HOME Funds allocation.

PROJECT DESCRIPTION:

The applicant, Palm Desert Development Company, is proposing to use up to \$1,000,000 in HOME funds for the development and construction of an affordable housing complex located in the community of Rubidoux, Riverside County.

The proposed housing development is located on a 9.8 acre site located at the northeast corner of Mission Boulevard and La Rue Street in Rubidoux. The original proposal was to develop a total of 202 housing units. Due to the limitation of available tax credit financing, the project is being done in two phases. The first phase, Mission Palms I, is a 109-unit rental housing complex for independent living seniors. HOME funds in the amount of \$500,000 will be used to provide gap funding to this first phase.

A second phase of 60 units, known also as Mission Palms II, is being proposed with the remaining balance of \$500,000 HOME allocation. Eleven HOME-assisted units will be set aside for the benefit of very-low income households.

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 Mission Palms I & II Apartments (2HM02-001 & 2HM03-001) for the purpose of constructing an affordable housing complex in the community of Rubidoux in the un-incorporated Riverside County in the amount of \$1,000,000 in HOME funds.

The activities proposed comprise a project for which a Finding of No Significant Impact on the environment was published on **March 7, 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 the National Environmental Policy Act (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.
