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



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

SUBJECT: Resolution No. 2003-319, Notice of Finding Of No Significant Impact (FONSI) On The Environment, And Notice Of Intent To Request Release Of Funds For DAP HIV/AIDS Housing Project

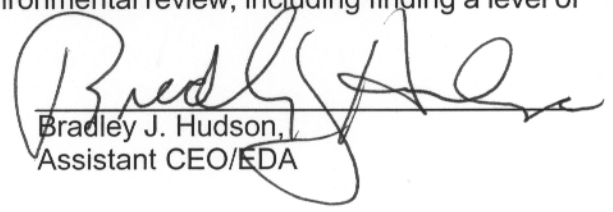
RECOMMENDED MOTION: That the Board of Supervisors:

1. Find and determine that a Request for Release of Funds is not an action which may significantly effect the quality of the environment;
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); and
3. Adopt the attached Resolution No. 2003-319 supporting the application of Vista Sunrise Apartments L.P. for Low-Income Housing Tax Credits.

BACKGROUND:

The environmental effects of activities carried out with HOME Investment Partnerships 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

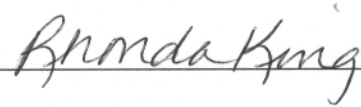
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FINANCIAL DATA:

CURRENT YEAR COST: \$1,500,000	ANNUAL COST: \$0
NET COUNTY COST: \$0	IN CURRENT YEAR BUDGET: Yes
BUDGET ADJUSTMENT: NO	FOR FY: 2003/2004
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: 

FORM APPROVED
COUNTY COUNSEL

JUL 07 2003

Department Recommendation: Consent Policy
Per Executive Office: Consent Policy

Prev. Agn. Ref.

Dist.
4th

AGENDA NO.

3.19

Form 11

June 26, 2003

Resolution No. 2003-319, Notice of Finding Of No Significant Impact (FONSI) On The Environment,
And Notice Of Intent To Request Release Of Funds For DAP HIV/AIDS Housing Project

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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. The attached documentation was prepared pursuant to NEPA and the environmental procedures cited in 24 CFR 58.5 and 58.6, and EDA has found that the project, "DAP HIV/AIDS Housing Project" would not have a significant effect on the environment.

The applicant, Vista Sunrise Apartments, L.P. is applying to the California Tax Credit Allocation Committee (TCAC) for a reservation of tax credits. The application must be submitted prior to July 24, 2003 to be considered for the current round of funding. The low-income housing tax credits will be used by the applicant to finance the bulk of the project costs. At present, there is a financing gap of approximately \$1,500,000. In order to complete the tax credit application process, the applicant must provide TCAC with a Resolution from the local jurisdiction providing support for the project.

PROJECT DESCRIPTION:

The applicant is proposing to use up to \$1,500,000 in HOME funds for architectural and engineering fees, planning submittal fees, and soft and hard dwelling construction costs in the development and construction of DAP HIV/AIDS Housing Project, an 85 unit housing project for special needs population in the City of Palm Springs. The project has a mix of 36 studio apartments, 42 one-bedroom, and six two-bedroom units, plus a separate two-bedroom on-site manager's unit.

The proposed project will serve the HIV/AIDS population of the western Coachella Valley. The project is a vital part of the proposed Desert AIDS Project (DAP) Health, Housing and Human Services Campus. Located next to the existing Desert AIDS Project facility on the southwest corner of Vista Chino Road and Sunrise Way, the proposed development will be next to the future home of a 31,000 S.F. County of Riverside Family Care Center. A number of the 36 studio apartments will be set aside as transitional housing and the balance of the units will be used for permanent housing.

DAP HIV/AIDS Housing Project will include a community room with small kitchenette, a fitness room, restrooms, and two offices – one for rental services and one for counseling services. Other site amenities include a patio area, a swimming pool, play areas for children, landscaped grounds and on-site parking. The development will serve special needs households with incomes that are no more than 60% of the Riverside County Area Median Income.

The City of Palm Springs and Desert Healthcare District are donating the land, which is located in the City Redevelopment Project Area, with the appraised value of \$508,000. In addition, the City will contribute \$1,300,000 from Redevelopment Funds towards the development. Applicant will be seeking Tax Credit Equity financing in the amount of at least \$5,478,000. The total estimated development cost is \$9,696,000.

County Counsel has approved the attached Resolution No. 2003-319.

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.

- 1) The Board of Supervisors supports the VSALP application for a reservation of tax credits for an eighty-five units apartment complex proposed to be located in the City of Palm Springs in Riverside County.
- 2) The Board of Supervisors agrees to provide financing of up to \$1,500,000 in HOME funds to VSALP, subject to applicable legal requirements, environmental clearance, approval of release of funds from the U.S. Department of Housing and Urban Development and negotiation of a HOME agreement satisfactory to the Board.
- 3) Upon receipt of an allocation of tax credits from TCAC, the Board of Supervisors will direct staff to formally request the allocation of up to \$1,500,000 in HOME funds and the preparation of the appropriate agreements for HOME funding for the Vista Sunrise Apartments.
- 4) This Resolution Number 2003-319 terminates on July 15, 2004, and shall thereafter have no force or effect, unless a HOME agreement has theretofore been approved and executed by the Board of Supervisors and the VSALP, with respect to the site.

COUNTY OF RIVESIDE

BY:

John Tavaglione

Chairman of the Board of Supervisors

ATTEST

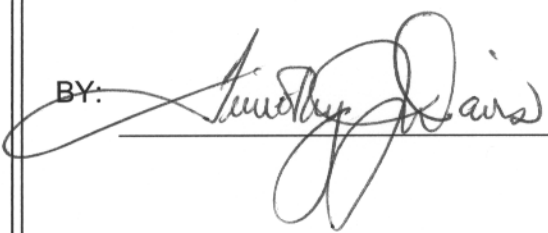
BY:

Nancy Romero

Clerk of the Board

COUNTY COUNSEL

BY:



RESOLUTION NUMBER 2003-319

DAP HIV/AIDS HOUSING PROJECT – CITY OF PALM SPRINGS