

**SUBMITTAL TO THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

210



FROM: Executive Director

SUBMITTAL DATE:
7 September 2004

SUBJECT: Public Hearing and Adoption of Resolution Number 2004-07 Declaring the Intent to Lease Real Property from Desert Health Care District and Subsequent to Vista Sunrise Apartments LP

RECOMMENDED MOTION: That the Board of Commissioners:

1. Conduct a public hearing for comments on the proposed lease of real property in Palm Springs;
2. Adopt Resolution Number 2004-07 declaring the intent of the Housing Authority to lease real property in Palm Springs from the Desert Healthcare District and subsequently sublease to Vista Sunrise Apartments LP.

Departmental Concurrence

BACKGROUND: The Housing Authority of the County of Riverside (Housing Authority) proposes to lease unimproved real property located near the southeast corner of Vista Chino Road and Sunrise Way in Palm Springs. The Housing Authority intends to then sublease the ground, or a portion thereof, to Vista Sunrise Apartments LP, whose member partners include the Desert Aids Project and McCormick Barron Salazar, to facilitate the construction of an eighty-five (85) unit affordable multi-family housing project serving persons diagnosed with HIV/AIDS. The lease and sublease are for identical terms at an annual rental rate of \$1.00 (one dollar).

BJH:RZ:er

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Bradley J. Hudson, Assistant County Executive Officer

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0.00	In Current Year Budget:	0.00
	Current F.Y. Net County Cost:	\$ 0.00	Budget Adjustment:	0.00
	Annual Net County Cost:	\$ 0.00	For Fiscal Year:	2004 / 2005

SOURCE OF FUNDS: private	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/6 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION: **APPROVE**

FORM APPROVED
COUNTY COUNSEL

SEP 20 2004

County Executive Office Signature *Bhonda King*

BY *Lee A. Woodward*

- Dep't Recomm.: Policy
- Per Exec. Ofc.: Policy
- Consent
- Consent

Prev. Agn. Ref.: none | **District:** 4 | **Agenda Number:**

The City of Palm Springs has issued conditions of approval for construction of the project. The Redevelopment Agency for the City of Palm Springs has entered into a Disposition and Development Agreement with Vista Sunrise Apartments LP calling for the construction of the project and contributing a total of \$1,550,000 including a land conveyance.

1 Way in Palm Springs, California, to facilitate developmet of affordable housing
2 and other related services.

3 BE IT RESOLVED, DETERMINED, AND ORDERED by the Board of Commissioners
4 of the Housing Authority of the County of Riverside ("Housing Authority") that the
5 Housing Authority intends to lease certain real property located within the City of
6 Palm Springs, County of Riverside, State of California, referred as assessor parcel
7 number 507-100-030 from the Desert Health Care District and subsequently
8 sublease a portion thereof to Vista Sunrise Apartments LP to facilitate affordable
9 housing opportunities and NOTICE IS HEREBY GIVEN that it is the intention of the
10 Board of Commissioners to lease said real property pursuant to the provisions of
11 Section 34315 and 34315.7 of the Health and Safety Code upon the following terms
12 and conditions:

- 13
- 14 1. The nature of the property to be leased and subsequently subleased is
15 unimproved vacant land, commonly referred as assessor parcel number of
16 507-100-030 or a portion thereof, located on the southeast corner of Vista
17 Chino Road and Sunrise Way, in the City of Palm Springs, County of
18 Riverside, and State of California.
 - 19 2. The property is to be developed to provide eighty-five (85) affordable multi
20 family residential units.
 - 21 3. The sublessee of the subject property is Vista Sunrise Apartments LP,
22 whose member partners include the Desert Aids Project and McCormick
23 Barron Salazar.
 - 24 4. The lease and sublease are identical and for a term of fifty-five years at an
25 annual lease rate of \$1.00.
 - 26 5. Not less than 30% of the housing units will be enforceably restricted for
27 occupancy by persons or families of low income.
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6. A lease and sublease at below market value is necessary to assure that the housing units restricted for occupancy by persons or families of low income be provided at affordable housing cost.