

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

919



FROM: Economic Development Agency

SUBMITTAL DATE:
November 3, 2004

SUBJECT: Notice of Finding of No Significant Impact (FONSI) On the Environment, and Notice of Intent to Request Release of Funds for Indio Senior Apartments 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; and
2. Authorize the Chairman of the Board of Supervisors to sign a Request for Release of Funds and Environmental Assessment to be filed with the United States Department of Housing and Urban Development (HUD)

Departmental Concurrence

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.

Bradley J. Hudson

BJH:RZ:ER:TF:EW

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Bradley J. Hudson
Assistant County Executive Officer/EDA

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|-----------------------|-------------------------------|-----------------|-------------------------|---------|
| FINANCIAL DATA | Current F.Y. Total Cost: | \$ 1,000,000.00 | In Current Year Budget: | Yes |
| | Current F.Y. Net County Cost: | \$ 0 | Budget Adjustment: | No |
| | Annual Net County Cost: | \$ 0 | For Fiscal Year: | 2004/05 |

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: No

| | | |
|--|---|--------------------------|
| SOURCE OF FUNDS: HOME Investment Partnerships Act Grant Funds | Positions To Be Deleted Per A-30 | <input type="checkbox"/> |
| FORM APPROVED COUNTY COUNSEL | Requires 4/5 Vote | <input type="checkbox"/> |

C.E.O. RECOMMENDATION:

APPROVE

NOV 01 2004

County Executive Office Signature

Bronda King

BY *Lee A. Innocent*

Policy
 Policy
 Consent
 Consent
 Dept't Recomm.:
 Per Exec. Ofc.:

Prev. Agn. Ref.:

District: 4th

Agenda Number:

3.17

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 proposed Indio Senior Apartment project would not have a significant effect on the environment.

PROJECT DESCRIPTION:

The applicant, Urban Housing Communities Indio, LP, a for profit housing developer, is proposing to use up to \$1,000,000 in HOME funds in the development and construction of a housing project for farmworker seniors in the City of Indio. The project site, approximately 7.87 acres is bounded by Monroe Street to the east and Shadow Palm Drive to the south. The vacant site will be developed for a total of 80 units. The site Assessor Parcel Numbers are 608-192-001 and 608-192-002. The project will have fifty-six (56) one-bedroom, and twenty-four (24) two-bedroom units. The development will include a swimming pool, spa, and a community room.

The applicant intends to use up to \$1,000,000 in HOME Funds to cover for the architectural, engineering, building and impact fees, as well as soft and hard dwelling construction costs. Other funding sources that are being sought by the applicant include proceeds of a sale of 4% tax credits of \$2,302,441, the sale of tax-exempt bonds of \$3,424,680, gap funding of \$1,075,000 from the City of Indio Redevelopment Agency, gap funding from Joe Serna Farm Worker loan of \$2,650,000, and a deferred Developer fee of \$239,198. The total development costs are estimated to be \$10,691,319. Seventy-nine (79) HOME-assisted units will be set aside.

County Counsel has reviewed and approved the attached Environmental Assessment and Request for Release of Funds. Staff recommends that the Board approve the attached documents.

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.

NOTICE TO PUBLIC OF A FINDING OF NO SIGNIFICANT IMPACT
ON THE ENVIRONMENT AND INTENT TO REQUEST A RELEASE OF FUNDS

November 5, 2004

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

(951) 343-5462 – Tom Fan

TO ALL INTERESTED AGENCIES, GROUPS, AND PERSONS:

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the County of Riverside.

REQUEST FOR RELEASE OF FUNDS

On or about November 23, 2004, 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 the following project:

PROJECT NAME: Indio Senior Apartments (4HM04-001)

PURPOSE: The project activity includes the use of up to \$1,000,000 in HOME funds by UHC Indio LP for the development and construction of approximately 80 units rental housing complex for seniors in the City of Indio.

LOCATION: The project site is located on the northwest side of Monroe Street and Shadow Palm Drive in the City of Indio. It is bounded by Monroe Street to the east and Shadow Palm Drive to the south. The site is approximately 7.87 acres and located in Assessor Parcel Numbers 608-192-001 and 608-192-002.

This activity may be undertaken over multiple years.

FINDING OF NO SIGNIFICANT IMPACT

The County of Riverside has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at the County of Riverside, Economic Development Agency/Housing Authority, 5555 Arlington Avenue, Riverside, California, and may be examined or copied between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.