

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

198



FROM: Executive Director

SUBMITTAL DATE:
7 September 2004

SUBJECT: Option To Sublease Of Real Property To Vista Sunrise Apartments LP

RECOMMENDED MOTION: That the Board of Commissioners:

1. Conduct a public hearing for comments on the proposed option to sublease real property in Palm Springs;
2. Adopt Resolution Number 2004-012 declaring the intent of the Housing Authority to grant an option to sublease real property in Palm Springs to Vista Sunrise Apartments LP;
3. Approve the attached Vista Sunrise Option to Sublease Agreement;
4. Authorize the Chairman of the Board of Commissioners to execute the attached Option to Sublease Agreement; and
5. Authorize the Executive Director to take the necessary steps to implement the Option to Sublease including signing all relevant and necessary documents.

Departmental Concurrence

BACKGROUND: CONTINUED

BJH:RZ:er

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Bradley J. Hudson
Bradley J. Hudson, Assistant County Executive Officer

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 55.00	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**

County Executive Office Signature *Brenda King*

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

Prev. Agn. Ref.: 9/28/04 and 10/5/04 | **District:** 4 | **Agenda Number:**

**ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD**

10.2

BACKGROUND: On 28 September 2004, the Board of Commissioners conducted a public hearing and adopted Resolution Number 2004-07 declaring intent to lease real property. On 5 October 2004, the Housing Authority of the County of Riverside (Housing Authority) leased unimproved real property located near the southeast corner of Vista Chino Road and Sunrise Way in Palm Springs from the Desert Health Care District (DHCD). It was intended to subsequently sublease a portion of the ground leased from DHCD to Vista Sunrise Apartments LP. The Housing Authority now intends to grant an Option to Sublease to Vista Sunrise Apartments LP with the intent to eventually enter into a sublease with Vista Sunrise Apartments LP. Member partners of Vista Sunrise Apartments LP include the Desert Aids Project and McCormick Barron Salazar. The sublease will allow an eighty-five (85) unit affordable multi-family housing project serving persons diagnosed with HIV/AIDS to be constructed. The lease and sublease are for identical terms at an annual rental rate of \$1.00 (one dollar)

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.

Staff recommends approval.

1 corner of Vista Chino Road and Sunrise Way in Palm Springs, California, to
2 facilitate developmet of affordable housing 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 has leased certain real property located within the City of Palm
6 Springs, County of Riverside, State of California, referred as assessor parcel number
7 507-100-030 from the Desert Health Care District and now intends to grant an
8 option to sublease a portion thereof to Vista Sunrise Apartments LP to facilitate
9 affordable housing opportunities and NOTICE IS HEREBY GIVEN that it is the
10 intention of the Board of Commissioners to grant an option and subsequently sub
11 lease said real property pursuant to the provisions of Section 34315 and 34315.7 of
12 the Health and Safety Code upon the following terms and conditions:

- 13 .
- 14 1. The nature of the property to be subleased is unimproved vacant land,
15 commonly referred as a portion of assessor parcel number of 507-100-030
16 or a portion thereof, located on the southeast corner of Vista Chino Road
17 and Sunrise Way, in the City of Palm Springs, County of Riverside, and
18 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 Option to Sub Lease term is one (1) year.
- 22 4. The sublessee of the subject property is Vista Sunrise Apartments LP,
23 whose member partners include the Desert Aids Project and McCormick
24 Barron Salazar.
- 25 5. The lease and sublease are identical and for a term of fifty-five years at an
26 annual lease rate of \$1.00.
- 27 6. Not less than 30% of the housing units will be enforceably restricted for
28 occupancy by persons or families of low income.

1 7. A sublease at below market value is necessary to assure that the housing
2 units restricted for occupancy by persons or families of low income be
3 provided at affordable housing cost.

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5
6
7 **END**

8
9 **SIGNATURES OF THE NEXT PAGE**
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CERTIFICATION

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I, _____, Clerk of the Board, do hereby certify that the foregoing Resolution was regularly introduced and adopted by the Board of Commissioners of the Housing Authority of the County of Riverside, at a regular meeting thereof held on the ____ day of _____, 2004, by the following vote of the County:

AYES:

NOES:

ABSENT:


ABSTAINED:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the County of Riverside, California, this ____ day of _____, 2004.

Clerk of the Board

FORM APPROVED
COUNTY COUNSEL

NOV 22 2004

BY 
ASSISTANT COUNTY COUNSEL