

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

933A



**FROM:** Housing Authority

**SUBMITTAL DATE:**  
15 June 2005

**SUBJECT:** Assumption and transfer of a Labor Housing Grant Agreement relative to the proposed acquisition of the Ripley Farm Worker Housing Center

**RECOMMENDED MOTION:** That the Board of Commissioners:

1. Adopt Resolution Number 2005-015 authorizing the assumption and transfer a Labor Housing Grant Agreement with USDA Rural Development relative to the proposed acquisition of Ripley Farm Worker Housing Center; and
2. Authorize the Assistant County Executive Officer / EDA to negotiate and execute documents necessary and relative to the assumption and transfer and take the necessary steps to implement.

**BACKGROUND:** The Ripley Farm Worker Center consists of 100 affordable housing units available to farm workers and their families and is located in the Riverside County unincorporated community of Ripley. The facility was developed in 1990 by the California State Department of Housing and Community Development Office of Migrant Services (OMS) on land owned by the Housing Authority and leased to OMS. Construction was funded by a grant from USDA Rural Development and additional debt. OMS has requested proposals for its intended disposition of the property. The Housing Authority proposes to acquire and rehabilitate the property. In so doing the Housing Authority proposes to assume the grant agreement thereby avoiding the need to repay grant funds.

RZ:MR:er

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*Robin Zimpfer*  
\_\_\_\_\_  
Robin Zimpfer

Interim Assistant County Executive Officer / EDA

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	04 / 05

<b>SOURCE OF FUNDS:</b> Federal USDA Rural Development Grant Funds	<b>Positions To Be Deleted Per A-30</b>	<input type="checkbox"/>
	<b>Requires 4/6 Vote</b>	<input type="checkbox"/>

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

**APPROVE**

FORM APPROVED  
COUNTY COUNSEL

JUN 21 2005

**County Executive Office Signature**

*Bronna King*  
\_\_\_\_\_  
Bronna King

BY *Lee Anderson*  
\_\_\_\_\_  
Lee Anderson

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

**Prev. Agn. Ref.:**

**District:** 4

**Agenda Number:**

1                   **SUBMITTAL TO THE BOARD OF COMMISSIONERS**  
2                   **HOUSING AUTHORITY OF THE COUNTY OF RIVERSIDE**  
3                   **ASSUMPTION OF LABOR HOUSING GRANT AGREEMENT**  
4                   **USDA RURAL DEVELOPMENT SECTION 515**  
5                   **RESOLUTION NUMBER 2005-015**

6  
7                   GRANT RESOLUTION OF 28 JUNE 2005

8                   RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING  
9                   AUTHORITY OF THE COUNTY OF RIVERSIDE PROVIDING FOR OBTAINING  
10                  FINANCIAL ASSISTANCE IN THE AMOUNT OF \$3,795,110 TO AID IN FINANCING  
11                  FEDERALLY DEFINED LOW-RENT HOUSING AND RELATED FACILITIES FOR LOW  
12                  INCOME DOMESTIC FARM LABOR, AND RELATED MATTERS

13  
14                   **RECITALS**

- 15  
16                  I. WHEREAS, the Housing Authority of the County of Riverside is a Housing  
17                  Authority duly created, established and authorized to transact business and  
18                  exercise its powers, all under and pursuant to the provisions of the Housing  
19                  Authorities Law which is Part 2 of Division 24 of the California Health and  
20                  Safety Code (commencing with Section 34200 et seq.);  
21                  II. WHEREAS, the Housing Authority of the County of Riverside, wishes to  
22                  provide assisted housing for agricultural workers;  
23                  III. WHEREAS, the Housing Authority has applied for and been approved for  
24                  funding from USDA Rural Development to assist with the Ripley Farm Worker  
25                  Housing Center;  
26                  IV. WHEREAS, the Board of Supervisors has established County Policy A-30  
27                  which requires the managing department head to notify the Executive Office  
28                  when a grant is applied for, renewed, or amended; and

1 V. WHEREAS, the Executive Director of the Housing Authority of the County of  
2 Riverside has notified the Executive Office of applying for state grant funds;  
3 NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of the Housing  
4 Authority of the County of Riverside as follows:

- 5 1) The Housing Authority should provide low rent housing and related facilities for  
6 low income domestic farm labor, as defined in title V of the Housing Act of 1949.
- 7 2) The Board of Commissioners of the Housing Authority of the County of Riverside  
8 hereby authorizes the assumption and transfer of that specific Labor Housing  
9 Grant Agreement dated 14 February 1990, in the original amount of \$3,795,110,  
10 between USDA Rural Development and the State of California Housing and  
11 Community Development. A copy of the original Labor Housing Grant Agreement  
12 is attached hereto.
- 13 3) The Board of Commissioners of the Housing Authority of the County of Riverside  
14 authorizes Emilio Ramirez, or designee, to appear and negotiate the assumption  
15 and transfer agreement as between USDA Rural Development and the Housing  
16 Authority.
- 17 4) Upon approval of said assumption and transfer, the Board of Commissioners of  
18 the Housing Authority of the County of Riverside authorizes the Interim Assistant  
19 County Executive Officer / EDA, Robin Zimpfer, to execute and sign any and all  
20 related and necessary documents relative to assumption and transfer of that  
21 specific Labor Housing Grant Agreement referenced above and to take the  
22 necessary steps to implement the approved assumption and transfer.
- 23 5) The Board of Commissioners approves, authorizes and directs the Housing  
24 Authority to comply with the terms and condition of assumption and transfer  
25 documents relative to the Labor Housing Grant Agreement. Further, the Board of  
26 Commissioners, authorizes and directs the Housing Authority to operate the  
27 Ripley Farm Worker Housing Center and related facilities as an affordable  
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1 housing rental facility which shall include the following minimum requirements  
2 imposed by USDA Rural Development:

- 3 a) The rents charged tenants must not exceed such amounts as are approved  
4 USDA Rural Development after considering the income of the occupants and  
5 the necessary costs of operation, debt service, and adequate maintenance of  
6 the housing;
- 7 b) The housing will be maintained at all times in a safe and sanitary condition in  
8 the accordance with standards prescribed by State and local law, and as  
9 required by USDA Rural Development; and
- 10 c) In granting occupancy of the housing, an absolute priority will be given at all  
11 times to domestic farm labor.

12  
13 ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2005, by the following vote:

14  
15 AYES:

16 NAYS:

17 ABSTAIN:

18 ABSENT:

19 The undersigned, Nancy Romero, Clerk of the Board of Commissioners of the  
20 Housing Authority of the County of Riverside does hereby attest and certify that the  
21 foregoing is a true and full copy of a resolution of the Board of Commissioners  
22 adopted at a duly convened meeting on the date above mentioned, which has not  
23 been altered, amended or repealed.

24  
25  
26 \_\_\_\_\_  
Nancy Romero

\_\_\_\_\_  
Date

27 Clerk of the Board

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