

**SUBMITTAL TO THE BOARD OF DIRECTORS OF THE
REDEVELOPMENT AGENCY
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

409



FROM: Redevelopment Agency

SUBMITTAL DATE:
October 5, 2005

SUBJECT: Rehabilitation of Real Property Agreement for the Ripley Farm Worker Center

RECOMMENDED MOTION: That the Board of Directors:

1. Approve the attached Rehabilitation of Real Property Agreement between the Housing Authority and the Redevelopment Agency (RDA);
2. Authorize the Executive Director, or designee, to execute the attached Agreement; and
3. Authorize the Executive Director, or designee, to take all necessary steps to implement this Agreement, including execution of subsequent essential and necessary documents.

BACKGROUND: The Redevelopment Agency for the County of Riverside is proposing to grant \$1,000,000 in RDA Low- and Moderate-Income Housing Funds to the Housing Authority to rehabilitate the Ripley Farm Worker Housing Center.

Continued on next page.

Departmental Concurrence

Robin Zimpfer

RZ:JC:JV:ER:lb

Robin Zimpfer
Executive Director

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FINANCIAL DATA	Current F.Y. Total Cost:	\$ 1,000,000	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2005/06

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA:

SOURCE OF FUNDS: Low- and Moderate-Income Housing Fund	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

APPROVED

Lisa Brandt

OCT 25 2005

County Executive Office Signature

COUNTY COUNSEL
TO Lisa Brandt

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

Prev. Agn. Ref.:	District: 4	Agenda Number:
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Background (cont'd)

The Ripley Farm Worker Center was first constructed in 1990 by the California State Office of Migrant Services (OMS) on land owned by the Housing Authority and leased to OMS. The Housing Authority has acquired the property and proposes to convert it into a 76-unit housing complex for permanent and year-round, affordable rental housing to low-income households and farm workers. In addition, the rehabilitation will include modification for handicap accessibility compliance, replacement and conversion of system and structural components, all ancillary improvements, and all on-site infrastructure necessary for the utilization of such apartments including, streets, curbs, gutters, storm drains, and utilities.

Domestic farm labor and their families will be given priority when granting occupancy of all housing units. All families will have incomes at or below 80% of the Riverside County median income, adjusted for family size and periodically adjusted by the U.S. Department of Housing and Urban Development (HUD). Maintenance and affordability will be restricted for a period not less than fifty-five (55) years.

After rehabilitation, the complex will consist of four (4) studios, nine (9) one-bedroom, thirty-nine (39) two-bedroom, twenty (20) three-bedroom and four (4) four-bedroom units. In addition, the Center will include a community building, day care area, two (2) tot lots, and a basketball court and soccer field.

This project will utilize \$1,000,000 in RDA funds for the reimbursement of site work, dwelling rehabilitation costs, general requirements, fees, and soft costs.

Seventy-six (76) units will be restricted to be affordable to low-income households. One (1) unit will be set aside for an on-site apartment manager.

Redevelopment Agency Counsel has approved the attached Rehabilitation Agreement. Staff recommends that the Board approve the Agreement.

Fiscal Impact:

The project will be funded with RDA Low and Moderate Income Housing Funds, and there will be no impact on the County's General Fund.