

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

410
A



FROM: Housing Authority

SUBMITTAL DATE:
October 5, 2005

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

RECOMMENDED MOTION: That the Board of Commissioners:

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

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

Continued on next page.

RZ:MR:JV:ER:lb

Robin Zimpfer
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Assistant County Executive Officer / EDA

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FINANCIAL DATA	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:	2005/06

SOURCE OF FUNDS: Low- and Moderate-Income Housing Fund	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

Lisa Brandt
BY *Lee A. Innocent* OCT 25 2005

County Executive Office Signature

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

Policy Policy

Consent Consent

Prev. Agn. Ref.: 10.1-10/19/2004 | **District:** 4 | **Agenda Number:**

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.

Housing Authority 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.