

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

153



**FROM:** Economic Development Agency

**SUBMITTAL DATE:**  
November 30, 2005

**SUBJECT:** Loan Agreement for the Use of HOME Funds for Horizons at Indio Senior Apartments in the City of Indio.

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

1. Approve the Loan Agreement for the Use of \$1,000,000 in HOME Program Funds between the County of Riverside and UHC Indio, L.P.;
2. Approve the Subordination Agreements and Estoppel Certificate from senior lenders;
3. Authorize the Chairman of the Board to sign Loan Agreement for the use of HOME funds, Subordination Agreements with Citibank, Department of Housing and Community Development, and Indio Redevelopment Agency and;
4. Authorize the Assistant County Executive Officer, EDA or designee to take all necessary steps to implement this Agreement to include signing subsequent essential and relevant documents

**BACKGROUND:** UHC Indio, L.P., a California Limited Partnership (the "Applicant"), is proposing to use \$1,000,000 in HOME funds for the development and construction of an 80-unit rental housing complex for seniors.

RZ:JC:JV:ER:TF

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*for* Robin Zimpfer  
Assistant County Executive Officer/EDA

<b>FINANCIAL DATA</b>	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:	2005/2006

**COMPANION ITEM ON BOARD OF DIRECTORS AGENDA:** No

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

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

**APPROVE**

*Kim Brandt*

**County Executive Office Signature**

Dept' Recomm.:  Consent   
Per Exec. Ofc.:  Policy

Prev. Agn. Ref.: 3.6-12/21/2004; 3.17-11/23/2004

District: 4th

Agenda Number:

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

3.21

**BACKGROUND (Cont'd):**

The project has a mix of 47 one-bedroom and 33 two-bedroom units. One additional two-bedroom unit will be set aside for the on-site manager. The proposed project site is an L-shaped lot located on the northwest side of Monroe Street and Shadow Palm Drive in the city of Indio. The development will include a community building of approximately 2,145 square feet with lounge area, kitchen facilities, restrooms, a swimming pool, spa, and laundry facilities. The site perimeter will be gated and equipped with an electronic security system. The individual units come equipped with central heat and air conditioning and full kitchens including refrigerators and dishwashers. The one-bedroom units are approximately 674 square feet, and the two-bedroom units are approximately 917 square feet.

The applicant intends to use up to \$1,000,000 in HOME funds to cover architectural, engineering, building and impact fees, as well as soft and hard dwelling construction costs. The estimated total development cost for the project is approximately \$ 14,857,312. Other funding sources include proceeds from a sale of 4% tax-credit equity of \$4,498,373, a permanent loan of \$3,220,405, a loan of \$568,685 from the city of Indio, a loan of \$2,200,000 from the city of Indio Redevelopment Agency, a loan of \$2,650,000 from Housing and Community Development (HCD) Joe Serna Jr. Farmworker Housing Grant Program (JSJFWHG), and a deferred developer fee of \$719,849. All of the units will be restricted to low-income seniors earning no more than 60% of the Riverside County Median Income.

County Counsel has reviewed and approved the attached HOME Agreement and all Subordination Agreements from Senior Lenders and Estoppel Certificate. 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.