

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

930



FROM: Economic Development Agency

SUBMITTAL DATE:

May 4, 2006

SUBJECT: Notice of Finding of No Significant Impact (FONSI) on the Environment and Notice of Intent to Request Release of Funds for Casitas del Valle Family Apartment Project

RECOMMENDED MOTION: That the Board of Supervisors:

- 1) Find and determine that a Request for Release of Funds is not an action which may significantly affect the quality of the environment; and
- 2) Authorize the Chairman of the Board to sign a Request for Release of Funds and file an Environmental Assessment with the United States Department of Housing and Urban Development (HUD).

BACKGROUND: The environmental effects of activities carried out with HOME Investment Partnership Act grant funds must be assessed in accordance with the provisions of the National Environmental Policy Act of 1969 (NEPA) and the related authorities listed in HUD's implementing regulations at 24 CFR parts 50 and 58. These regulations specify procedures for conducting environmental review, including finding a level of clearance and requesting release of funds.
(Cont'd)

Departmental Concurrence

Robin Zimpfer

RZ:JC:JV:ER:TF:JG

Robin Zimpfer
Assistant County Executive Officer/EDA

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FINANCIAL DATA	Current F.Y. Total Cost:	\$500,000	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2006/2007

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: No

SOURCE OF FUNDS: HOME Investment Partnerships Act Grant Funds

Positions To Be Deleted Per A-30

Requires 4/5 Vote

C.E.O. RECOMMENDATION:

APPROVE
Cliff

MAY 15 2006

BY *Lee A. Vascaris*

County Executive Office Signature

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

Prev. Agn. Ref.:

District: 5th

Agenda Number:

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

3 . 20

BACKGROUND (Cont'd):

The Economic Development Agency (EDA) has completed applicable review procedures and has evaluated the potential effects of the project on the environment. The attached documentation was prepared pursuant to NEPA and the environmental procedures cited in 24 CFR 58.5 and 58.6, and EDA has found that the proposed Casitas del Valle Family Apartment project would not have a significant effect on the environment.

PROJECT DESCRIPTION:

The applicant, Coachella Valley Housing Coalition, a non-profit housing developer, is proposing to use up to \$500,000 in HOME funds for the development and construction of a housing project for families in the city of Moreno Valley. The project site, approximately 3.5 acres, is located at the end of a cul-de sac on Lamos Place. Construction on the project has already commenced. HUD funding was contemplated after the developer realized that there was a funding shortfall due to substantial construction cost increase. The project will be developed for a total of 40 units consisting of 4 one-bedroom, 15 two-bedroom, 17 three-bedroom, and 4 four-bedroom units. The site Assessor Parcel Numbers are 481-322-025, 481-322-035 and 481-321-038.

The applicant intends to use up to \$500,000 in HOME funds to cover soft and hard dwelling construction costs. Other funding sources include a deferred loan of \$1,650,000 from the Community Redevelopment Agency of the city of Moreno Valley Housing Set-Aside Funds, Tax Exempt Bond financing of \$1,010,400 from the California Housing Finance Agency (CalHFA), deferred loan of \$1,995,437 from the California Department of Housing and Community Development Multifamily Housing Program (MHP), deferred developer fee of \$100,000, a limited partner tax credit equity contribution of \$3,503,972, and general partner equity of \$637,386. The total development cost is estimated to be \$9,397,195. A minimum of 11 HOME-assisted units will be set aside.

County Counsel has reviewed and approved the attached Environmental Assessment and Request for Release of Funds. 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.