

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

593



**FROM:** Redevelopment Agency

**SUBMITTAL DATE:**  
June 30, 2006

**SUBJECT:** Resolution No. 2006-35, a Resolution of the Board of Directors Supporting the Application of MCFA Partners for Low-Income Housing Tax Credits for Clinton Family Apartments in the Unincorporated Community of Mecca

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

1. Adopt the attached Resolution No. 2006-35 supporting the application of MCFA Partners for Low-Income Housing Tax Credits for Clinton Family Apartments (the Project) in the unincorporated community of Mecca; and
2. Obligate \$1,500,000 in Low- and Moderate-Income Housing Funds to the Project.

**BACKGROUND:** MCFA Partners, a California Limited Partnership (the "Applicant") whose developer and general partner is Global Premier Development, Inc., is applying to the California Tax Credit Application Committee (TCAC) for a reservation of tax credits for Clinton Family Apartments, an affordable, multi-family rental project in the unincorporated community of Mecca.

(continued on page 2)

FORM APPROVED  
COUNTY COUNSEL

JUN 29 2006

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RZ:JC:JV:ER:TF:MM

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*Robin Zimpfer*  
\_\_\_\_\_  
Robin Zimpfer  
Executive Director/EDA

|                       |                               |             |                         |           |
|-----------------------|-------------------------------|-------------|-------------------------|-----------|
| <b>FINANCIAL DATA</b> | Current F.Y. Total Cost:      | \$1,500,000 | 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

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

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

**County Executive Office Signature** \_\_\_\_\_  
*[Handwritten Signature]*

- Policy
- Consent
- Policy
- Consent

Dept's Recomm.:  
Per Exec. Ofc.:

Prev. Agn. Ref.: \_\_\_\_\_ District: 4th Agenda Number: \_\_\_\_\_

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**BACKGROUND (Cont'd):** The attached Resolution supports the MCFA Partners' application for tax credits for the Project. The Resolution also obligates \$1,500,000 in Low- and Moderate-Income Housing Funds for permanent financing for this Project upon satisfaction of environmental review requirements, all applicable permits, all applicable legal requirements, and successful negotiation of an agreement satisfactory to the Board of Directors.

The application deadline for the current round of tax credit funding is July 20, 2006. The low-income housing tax credits will be used to finance the bulk of the Project cost. At present, there is a financing gap of approximately \$1,500,000. MCFA Partners have requested the Redevelopment Agency contribute \$1,500,000 to fill said gap. In order to complete the tax credit application process, MCFA Partners must provide the California Tax Credit Allocation Committee with a Resolution from the local jurisdiction providing support for the project.

**PROJECT DESCRIPTION:** The proposed housing development is located on a vacant 3.7-acre site north of 7<sup>th</sup> Street and west of Coahuilla Street. The Project, known as Clinton Family Apartments, is designed to serve low-income families. The Project will involve the development of a 59-unit affordable, multi-family community including an on-site manager's unit. The development will consist of 28 two-bedroom units, 30 three-bedroom units, and one four-bedroom unit. The development will include four, two-story residential buildings, a community building, a community pool, a central mail room, and a laundry room adjacent to a lounge area. Fifty-eight units will be reserved for low-income families with affordable rents for a period of at least 55 years.

The estimated total development cost for the Project is \$12,880,324. Funding will include a \$1,850,000 loan from Sun America and a deferred developer fee of \$374,828. The balance of \$9,155,496 will come from the tax credit equity financing.

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3 **RESOLUTION NUMBER 2006-35**

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5 **RESOLUTION OF THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY**  
6 **FOR THE COUNTY OF RIVERSIDE SUPPORTING THE APPLICATION OF MCFA**  
7 **PARTNERS FOR LOW-INCOME HOUSING TAX CREDITS FOR**  
8 **CLINTON FAMILY APARTMENTS**

9  
10 **WHEREAS**, the California Tax Credit Allocation Committee (TCAC) provides for funding  
11 for affordable housing projects through its competitive application process; and

12 **WHEREAS**, applications to be considered for the current round of TCAC funding must be  
13 submitted by July 20, 2006; and

14 **WHEREAS**, TCAC seeks affirmation from local governing bodies that proposed projects  
15 will receive local support and that they meet affordable housing objectives; and

16 **WHEREAS**, the Redevelopment Agency for the County of Riverside (the Agency) is a  
17 redevelopment agency duly created, established and authorized to transact business and  
18 exercise its powers, all under and pursuant to the provisions of the Community  
19 Redevelopment Law which is Part 1 of Division 24 of the California Health and Safety  
20 Code (commencing with Section 33000 et seq.); and

21 **WHEREAS**, the proposed Clinton Family Apartments is an affordable housing project; and

22 **WHEREAS**, MCFA Partners intends to submit an application for the current TCAC funding  
23 round for the development of affordable rental units on a vacant site located north of 7<sup>th</sup>  
24 Street and west of Coahuillia Street ("the Site") in the unincorporated community of Mecca;  
25 and

26 **WHEREAS**, MCFA Partners proposes to develop a fifty-nine (59) unit affordable multi-  
27 family rental complex; and

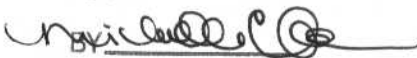
1       **WHEREAS**, MCFA Partners have successfully completed several affordable rental  
2 housing complexes in California.

3       **NOW, THEREFORE**, the Board of Directors resolves as follows:

- 4       1) That the Board of Directors support MCFA Partners' application for a reservation of tax  
5 credits for Clinton Family Apartments, a fifty-nine (59) unit, multi-family rental complex  
6 proposed to be located in the unincorporated community of Mecca in Riverside  
7 County;
- 8       2) That upon receipt of an allocation of tax credits from TCAC, the Board of Directors will  
9 direct staff to formally request the allocation of up to \$1,500,000 in Redevelopment  
10 Agency Housing Set-Aside Funds to MCFA Partners;
- 11       3) That the allocation of Agency funds is subject to applicable legal requirements,  
12 environmental clearance, permits, and an agreement satisfactory to the Board; and
- 13       4) That this Resolution Number 2006-35 terminates on July 31, 2007, and shall thereafter  
14 have no force or effect, unless an agreement has theretofore been approved and  
15 executed by the Board of Directors and MCFA Partners with respect to the site.
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28       FORM APPROVED  
COUNTY COUNSEL

JUN 29 2006



RESOLUTION NUMBER 2006-35