

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

724



FROM: Redevelopment Agency

SUBMITTAL DATE:
September 5, 2006

SUBJECT: Agreement with Mary Erickson Community Housing and Affordable Housing Clearinghouse, two (2) California Nonprofit Corporations, to Develop Infill Housing in the Unincorporated Area of Hemet

RECOMMENDED MOTION: That the Board of Directors:

1. Approve the attached Agreement to Develop by and between the Redevelopment Agency for the County of Riverside and Mary Erickson Community Housing and Affordable Housing Clearinghouse;
2. Authorize the Chairman of the Board to execute the attached Agreement to Develop; and
3. Authorize the Executive Director, or designee, to take the necessary steps to implement the attached Agreement to Develop including executing necessary and relevant documents.

BACKGROUND: Mary Erickson Community Housing and Affordable Housing Clearinghouse, two (2) California 501(c)(3) nonprofit corporations, propose to acquire a vacant lot on the south side of Stetson Avenue between Stanford Street and Meridian Street in the unincorporated area of Hemet for the purpose of constructing seven (7) single-family homes under the Infill Housing Program "Build 2005." Mary Erickson Community Housing and Affordable Housing Clearinghouse intend to make said homes available as home ownership opportunities to low-income, first-time homebuyers.
(continued on page 2)

RZ:JC:JV:ER:TF:LB

Robin Zimpfer
Robin Zimpfer
Executive Director

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FINANCIAL DATA

Current F.Y. Total Cost:	\$ 805,000	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 SUPERVISORS AGENDA: No

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**

County Executive Office Signature

James H. Duff

Prev. Agn. Ref.:

District: 3

Agenda Number:

COUNTY COUNSEL
SEP 25 2006
Departmental Concurrence

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

RECEIVED RIVERSIDE COUNTY

September 5, 2006

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BACKGROUND (Cont'd):

The developer will receive a loan of \$805,000 in Redevelopment Low- and Moderate-Income Housing Set-Aside Funds for the land acquisition and construction of these seven (7) homes. The total development cost of the project is estimated to be \$2,288,000. The balance of the funds will come from a construction lender and developer's equity. Each home will comply with the development guidelines set forth by the Redevelopment Agency for the County of Riverside. An agreement restricting occupancy to a low-income owner occupant earning no more than eighty percent (80%) of the Riverside County median income for a minimum period of forty-five (45) years will be recorded against each parcel.

At the completion of these homes, one seventh (1/7) of this loan will be assumed by each qualified homebuyer as a silent second mortgage for forty-five (45) years. A total of four (4), three-bedroom homes and three (3), four-bedroom homes will be constructed.

County Counsel has approved the attached Agreement to Develop as to form. Staff recommends that the Board approve the Agreement.

MINUTES OF REDEVELOPMENT AGENCY
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

4.1

On motion of Supervisor Buster, seconded by Supervisor Stone and duly carried, IT WAS ORDERED that the recommendation from the Redevelopment Agency regarding Agreement with Mary Erickson Community Housing and Affordable Housing Clearinghouse, two California Nonprofit Corporations, to develop Infill Housing in the unincorporated area of Hemet, 3rd District, is continued to Tuesday, October 17, 2006.

Roll Call:

Ayes: Buster, Stone, Wilson and Ashley
Nays: None
Absent: Tavaglione

I hereby certify that the foregoing is a full, true and correct copy of an order made and entered on October 3, 2006 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: October 3, 2006

Nancy Romero, Clerk of the Board of Supervisors, in and for the County of Riverside, State of California.

By: *Janice Lehmann* Deputy

(seal)

AGENDA NO.

4.1

xc: Redevelopment, COB *nee*