

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

828



FROM: Redevelopment Agency

SUBMITTAL DATE:
December 6, 2006

SUBJECT: Approval of Loan Agreement with Angel View Crippled Children's Foundation for the Angel View Infants/Toddlers House Project

RECOMMENDED MOTION: That the Board of Directors:

1. Approve the attached Loan Agreement by and between the Redevelopment Agency for the County of Riverside and the Angel View Crippled Children's Foundation;
2. Approve the attached Deed of Trust With Assignment of Rents;
3. Approve the attached Covenant Agreement by and between the Redevelopment Agency for the County of Riverside and Angel View Crippled Children's Foundation;
4. Authorize the Chairman of the Board to execute said attached Loan Agreement, Deed of Trust with Assignment of Rents, and Covenant Agreement; and
5. Authorize the Executive Director or designee to take all necessary steps to implement these Agreements, including signing subsequent necessary and relevant documents.

BACKGROUND:

(continue on page 2)

Robin Zimpfer

Robin Zimpfer
Executive Director

RZ:JC:JV:ER:TF:JG
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View\Form 11\F11 - Agreement.doc

FINANCIAL DATA	Current F.Y. Total Cost:	\$560,000	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: Low- and Moderate-Income Housing Funds

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 _____
Jeffrey S. Bryant

FORM APPROVED
COUNTY COUNSEL

DEC 11 2006
Michelle Sale

Consent
 Policy

Consent
 Policy

Dept Recomm.:
Per Exec. Ofc.:

SUB DEC 13 10:11:32

Prev. Agn. Ref.: _____ District: 5th Agenda Number:

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

4 . 1

BACKGROUND: Angel View Crippled Children’s Foundation (“Owner”), a 501 (c)(3) non-profit organization, is proposing to use \$560,000 in Redevelopment Low-and Moderate-Income Housing Set-Aside Funds (“RDA Housing Funds”) for the development and construction of a 4,000-sq/ft, single-family group home. The home will be licensed by the California Department of Developmental Services as an Intermediate Care Facility/Developmentally Disabled-Nursing (ICF/DD-N) and will provide 24-hour personal care, developmental services, and nursing supervision. The home will only house 0-3 year- old infants with disabilities who have been removed from their homes by the court system because of abuse or neglect. The entire home will be handicapped accessible and constructed with materials to withstand heavy wheelchair use. The development will be constructed on a .41-acre site on the Southeast corner of Camino Idilio and Via Vista in the unincorporated area of Riverside County, adjacent to the city of Desert Hot Springs.

The estimated total development cost for the project is approximately \$631,622. The applicant will utilize the RDA Housing Funds for land acquisition, fees, permits, and hard construction costs of the development. Other funding sources include a \$50,000 grant from a private contribution and owner equity of \$21,622. The Owner agrees to enforce the affordability period for 55 years as required by the California Health and Safety Code Section 33334.3.

County Counsel has reviewed and approved the attached Loan Agreement, Deed of Trust with Assignment of Rents, and Covenant Agreement. Staff recommends that the Board approve the attached documents.