

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

982



FROM: Economic Development Agency

SUBMITTAL DATE:
February 6, 2008

SUBJECT: Amendment to the 2007/2008 One-Year Action Plan

RECOMMENDED MOTION: That the Board of Supervisors amend the County of Riverside 2007-2008 One-Year Action Plan of the 2004-2009 Five-Year Consolidated Plan to add the following HOME Investment Partnerships Act (HOME) projects:

1. Cimarron Heights at Dream Homes - New Construction \$800,000;
2. Rancho Dorado Apartments - New Construction \$650,000; and
3. Security Deposit Assistance (SDA) Program - Housing Authority of the County of Riverside \$200,000.

BACKGROUND: The United States Department of Housing and Urban Development (HUD) requires that all substantial amendments to the Five-Year Consolidated Plan and the One-Year Action Plan be approved by the Board of Supervisors. All new activities added to the One-Year Action Plan, as well as a significant increase in funding to an existing project or changes to the scope or nature of an existing project will be considered substantial amendments. (Continued on page 2)

FORM APPROVED COUNTY COUNSEL
DATE 2/11/08
BY: Michelle Clack
MICHELLE CLACK
Departmental Concurrence

Deanna Lorson

RZ: DL:ER:TF:MM:LH
S:\CDBG\HOME\2007 HOME-Tom F\Action Plan 2007-2008\F11- OYAP
2007-08.doc

Deanna Lorson, Managing Director for
Robin Zimpfer, Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 1,650,000	In Current Year Budget:	YES
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	NO
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2007/2008

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: No

SOURCE OF FUNDS: 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

Jennifer L. Sargent
By: Jennifer L. Sargent

County Executive Office Signature

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

Prev. Agn. Ref.: District: All **Agenda Number:**

3.24

BACKGROUND (Continued): Pursuant to 24 CFR 91.105, the Economic Development Agency published a 30-day public notice (attached) notifying the public of the proposed amendment to the County of Riverside 2007-2008 One-Year Action Plan and the 2004-2009 Five-Year Consolidated Plan.

Amendment Action:

The amendment to the One Year Action Plan will add two new construction projects, "Cimarron Heights at Dream Homes" and the "Rancho Dorado Apartments", and provide additional funding to the "Security Deposit Assistance Program" to the list of funded activities. The action is fully described as follows:

Added Projects:

A. Project: Cimarron Heights at Dream Homes

Eligibility 24 CFR §92.205 (a) (1)

Sponsor: Dream Homes Housing Partners, L.P.

Address: 9065 Haven Avenue, Ste. 100, Rancho Cucamonga, CA 91730

Funding: **\$800,000**

Site Location: Assessor's Parcel Numbers are 677-410-009, 677-331-003, and 677-332-003; current address- North side of Ramon Road, east of San Antonio Drive, Cathedral City, CA

Benefit: Housing for Low-Income Households

Number Served: 40 HOME Units

Funding Source: HOME Investment Partnership Act

Project Description: The proposed project includes the use of up to \$800,000 in HOME funds by Dream Homes Housing Partners, L.P. for the development and construction of an 84-unit multi-family housing complex for low-income families in the city of Cathedral City in the County of Riverside. The project site is a combination of three distinct parcels containing a total of 8.16 acres within the Dream Homes community. The proposed project will consist of two-and three-bedroom units ranging from 935 to 1,300 square feet. The total development cost is estimated to be \$26,599,102.

B. Project: Rancho Dorado Apartments

Eligibility 24 CFR §92.205 (a) (1)

Sponsor: Palm Desert Development Company

Address: P.O. Box 3958, Palm Desert, CA 92261

Funding: **\$650,000**

Site Location: Assessor's Parcel Numbers are 486-070-007; current address- the southeast corner of John F. Kennedy Drive and Perris Blvd, Moreno Valley, CA

Benefit: Housing for low-income households

Number Served: 74 HOME Units

Funding Source: HOME Investment Partnership Act

Project Description: The proposed project includes the use of up to \$650,000 in HOME funds by Palm Desert Development Company for the development and construction of a 151-unit multi-family housing complex in the city of Moreno Valley in the County of Riverside. This multi-family housing complex will be built on a 6.62-acre lot and will serve lower-income families. The proposed project will consist of 16 one-bedroom units, 78 two-bedroom units, 56 three-bedroom units, and 1 three-bedroom unit to be used as an on-site manager's unit. The total development costs are estimated to be \$41,714,144.

C. Project: Security Deposit Assistance

Eligibility: 24 CFR §92.205 (a) (1)

Sponsor: Riverside County Housing Authority

Address: 5555 Arlington Avenue, Riverside, CA 92504

Funding: Grant of HOME funds of **\$200,000**

Site Location: Scattered lots throughout the County of Riverside

Benefit: Housing for Low-and Very Low-Income Households

Number Served: Anticipated 450 numbered families to be served

Funding Source: HOME Investment Partnership Act

Project Description: The Housing Authority of the County of Riverside intends to use \$200,000 in HOME funds to fund the Security Deposit Assistance (SDA) Program. The goal of the program is to remove the initial barrier that families encounter as they attempt to find a suitable, decent housing unit to rent. The program is designed to provide a one time grant to pay for the security deposit for very low income families earning 50% of the median income. The maximum grant per family is limited to the lesser of 50% of the actual total security deposit, or half of the Section 8 contract rent. The applicants are limited to eligible participants who: (1) have recently been selected from the waiting list, (2) have a Section 8 Voucher, and (3) are in the process of finding a unit to rent. Existing Section 8 Voucher holders are also eligible if the owner of the unit has selected to sell the property or there is an unforeseen emergency condition that is through no fault of the family.