

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

638



FROM: Economic Development Agency

SUBMITTAL DATE:
June 6, 2008

SUBJECT: Submittal of an application to the CalHome Program

RECOMMENDED MOTION: That the Board of Supervisors:

- 1) Approve and adopt Resolution Number 2008-297 authorizing the submission of an application to the State of California Department of Housing and Community Development ("HCD") CalHome Program; and
- 2) Authorize the Chair to execute the Standard Agreement after review and approval as to form by County Counsel; and
- 3) Approve the application and authorize the Assistant County Executive Officer/EDA or designee to execute the application and all other subsequent and necessary documents needed to complete the application and /or required by HCD for participation in the CalHome Program.

BACKGROUND: The County of Riverside has a mission to improve the housing conditions of low-income households. This mission has led to a collaboration with a local grass-roots cooperative La Cooperativa Del Desierto ("Cooperative"). This group consists of low income tenants and landlords living on Torres-Martinez fee land. The group's purpose is to improve their current substandard living conditions via Transportation and Land Management Agency ("TLMA") permitted rehabilitation.

Robin Zimpfer

RZ:DL:ER:TF:LR:AC

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Robin Zimpfer
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ 0	For Fiscal Year:	N/A

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: No

SOURCE OF FUNDS: Not Applicable	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE

BY *Jennifer Sargent*
Jennifer Sargent

County Executive Office Signature

FORM APPROVED COUNTY COUNSEL
DATE 6/10/08
BY MICHELLE CLACK
Presentational Counselor

Policy
 Consent
 Policy
 Consent

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

Prev. Agn. Ref.: N/A

District: 4th

Agenda Number:

3.14

Fee land is otherwise known as property located within the Torres-Martinez Tribal Boundaries and held in fee simple interest by a non-tribal member. This property also falls within the unincorporated area of the Fourth Supervisorial District of Riverside County and is assessed for property taxes by the Riverside County Tax Assessor.

The housing facilities owned and occupied by the Cooperative are mobile home parks with approximately 12 spaces each. The spaces are rented to low income households that typically own the units in which they live. The parks are substandard and constructed without benefit of permit or inspection. The mobile home units are characterized by general dilapidation that includes hazardous plumbing and wiring and often lack basic items such as hot and cold water and plumbing fixtures.

The Cooperative has secured financing for the rehabilitation of the mobile home park infrastructure. Several park rehabilitations have been completed through the Riverside County TLMA permit process and several more remain to be rehabilitated. The Cooperative's financing is exclusively for infrastructure rehabilitation and cannot be used to improve the tenant's housing units. Because of this gap, the Cooperative requested assistance from the County of Riverside so that a program may be established to rehabilitate the homes of this underserved group. There are over 100 families living in substandard and unsafe mobile homes throughout a series of permitted mobile home parks located on fee land in the Eastern Coachella Valley.

The Economic Development Agency of Riverside County proposes to assist very low-income, farmworker and service-worker households by using CalHome Owner-Occupied Rehabilitation Program Funds to replace existing dilapidated mobile homes. This assistance will be provided through a new financing program called Fee Land Mobile Home Loan Program ("Fee-Land MHL"). The Fee-Land MHL will be modeled after the Mobile Home Tenant Loan Program currently operated by the Redevelopment Agency for the County of Riverside. This new loan program will have a maximum limit of \$60,000 per household.

The attached resolution will authorize the Economic Development Agency for the County of Riverside to apply to the CalHome Program for an allocation of \$1,500,000 which will finance the replacement of up to 25 mobile home units.

**RESOLUTION No. 2008-297
AUTHORIZING THE SUBMITTAL OF AN APPLICATION TO
THE CALHOME PROGRAM**

WHEREAS, the County of Riverside (County), a political subdivision of the State of California, wishes to apply for and receive an allocation of funds through the CalHome Program; and

WHEREAS, the CalHome Program Funds will be used to replace or rehabilitate existing dilapidated mobile homes; and

WHEREAS, the California Department of Housing and Community Development ("HCD") has issued a Notice of Funding Availability ("NOFA") for the CalHome Program established by Chapter 84, Statutes of 2000 (SB 1656 Alarcon), and codified in Chapter 6 (commencing with Section 50650) of Part 2 of Division 31 of the Health and Safety Code (the "statute"). Pursuant to the statute, HCD is authorized to approve funding allocations utilizing monies made available by the State Legislature to the CalHome Program, subject to the terms and conditions of the statute and the CalHome Program Regulations adopted by HCD in April 2004; and

WHEREAS, the County wishes to submit to HCD an application to obtain an allocation of grant funds in the amount of \$1,500,000 from the CalHome Program for the purpose of Owner Occupied Rehabilitation Activities in the County of Riverside; and

WHEREAS, the Assistant County Executive Officer of the Agency has notified the Executive Office of applying for state grant funds for general program support.

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Board of Supervisors of the County of Riverside in regular session assembled on June 17, 2008, as follows:

1. The County of Riverside, through the Economic Development Agency of the County of Riverside, will submit an application to participate in the CalHome Program in response to the open NOFA issued on April 18, 2008 requesting funding allocation for the following activities:

The Economic Development Agency of the County of Riverside proposes to establish Fee Land Mobile Home Loan Program ("Fee-Land MHL") for Fee land residents to

FORM APPROVED COUNTY COUNSEL
BY:  DATE: 6/19/08
MICHELLE CLACK

1 improve the housing conditions of very-low income farmworker and service-worker
2 households by replacing existing dilapidated mobile home units. The maximum loan
3 limit will not exceed \$60,000 per household.

4 2. If the application for funding is approved, the County of Riverside, through the
5 Economic Development Agency of the County of Riverside, hereby agrees to use the
6 CalHome Program funds for eligible activities in the manner presented in the
7 application as approved by HCD and in accordance with program guidelines.

8 3. The Board of Supervisors of the County of Riverside authorizes the Chairman of the
9 Board to execute, after review by County Counsel and approval as to form, the
10 Standard Agreement required by HCD for participation in the CalHome Program, and
11 any amendments thereto.

12 4. The Board of Supervisors further authorizes the Assistant County Executive
13 Officer/EDA or designee to execute and submit the application and all other
14 subsequent and necessary documents needed to complete the application and/or
15 required by HCD for participation in the CalHome Program.

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