

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

454



FROM: Redevelopment Agency

SUBMITTAL DATE:
8 August 2008

SUBJECT: Amended and Restated Disposition and Development / Affordable Housing Agreement with Mission Village Senior Apartments LP

RECOMMENDED MOTION: That the Board of Directors:

1. Approve the attached Amended and Restated Disposition and Development / Affordable Housing Agreement between the Redevelopment Agency and Mission Village Senior Apartments LP;
2. Authorize the Chairman to sign the Amended and Restated Disposition and Development / Affordable Housing Agreement on behalf of the Board; and
3. Authorize the Executive Director to take the necessary steps to implement the Amended and Restated Disposition and Development / Affordable Housing Agreement, including but not limited to, the open and close of escrow and execution of necessary and related documents.

BACKGROUND: On March 25, 2008 the Board of Directors approved and executed a Disposition and Development / Affordable Housing Agreement (DDA) between the Redevelopment Agency and Mission Village Senior Apartments LP. The DDA authorized the sale of approximately 3.95 acres of real property located on Mission Boulevard in the unincorporated community of Glen Avon.

(Continued on next page)

Deanna Lorson

Robin Zimpfer, Executive Director

RZ:DL:ER

F:\Shared\CDBG\HOUSING\Emilio Ramirez\Glen Avon Property\disposition\Amended and Restated DDA Form 11.doc

by Deanna Lorson, Deputy Executive Director

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 9,824,015	In Current Year Budget:	YES
	Current F.Y. Net County Cost:	\$ 0.00	Budget Adjustment:	NO
	Annual Net County Cost:	\$ 0.00	For Fiscal Year:	2008/2009

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: NO

SOURCE OF FUNDS: Redevelopment 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

BY: *Jennifer L. Sargent*

Jennifer L. Sargent

County Executive Office Signature

FORM APPROVED COUNTY COUNSEL
BY: *Michelle Clack*
DATE: 8/25/08
Departmental Concurrence

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

Prev. Agn. Ref.: 25MAR08 – Item 4.9 **District:** 2 **Agenda Number:**

4.7

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BACKGROUND (Cont'd):

The project site is identified as Assessor's Parcel Numbers 169-100-010, 169-100-013, 169-100-014, 169-100-015, 169-100-016 & 169-100-038 and portions of 169-100-008, 169-100-009, 169-100-044 & 169-100-045, also shown as Parcel 1 on Tentative Parcel Map Number 34696 pursuant to the DDA by and between the Agency and Mission Village Senior Apartments, L.P., a California limited partnership.

The DDA requires Mission Village Senior Apartments, L.P., to develop and construct a 102 unit multifamily rental housing community on the Property for rent to qualifying tenants who are both senior citizens and who qualify as Lower Income Households or Very Low Income Households. The Developer's acquisition of the Property and construction and operation of the Housing Project are in the vital and best interests of the Agency and of the health, safety and welfare of the residents of the County of Riverside and in accord with the public purposes and provisions of applicable federal, state and local laws and requirements which govern the Agency.

The same DDA outlines terms and conditions by which the Agency will extend a loan to Mission Village Senior Apartments LP in amount of \$9,243,334 for the development of the project. Since approval of the DDA the project sponsor, in cooperation with the Agency, applied for and were denied an allocation of state low income housing tax credits. The elimination of state tax credit as a source of funds increased the need for gap financing by of \$580,681. The newly proposed Amended and Restated Disposition and Development / Affordable Housing Agreement increases the loan amount to \$9,824,015 and amends applicable sections of DDA affected by the elimination of the State Low Income Housing Tax Credit as a funding source. All other provisions of the DDA remain in full force and effect.

On February 15, 2005, the Board of Directors adopted a Mitigated Negative Declaration for Environmental Assessment Number RDA/CEQA 2005-22. An addendum to the Mitigated Negative Declaration was prepared because the Disposition and Development Agreement proposes to construct 102 rental units rather than 100 units. The proposed Amended and Restated Disposition and Development / Affordable Housing Agreement does not change the scope of development.

County Counsel has reviewed and approved the Amended and Restated Disposition and Development / Affordable Housing Agreement. Staff recommends approval.