

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

561



FROM: Redevelopment Agency

SUBMITTAL DATE:
September 4, 2008

SUBJECT: Second Amendment to Development of Real Property Agreement for Paseo de los Heroes I Mobile Home Park in Mecca

RECOMMENDED MOTION: That the Board of Directors:

1. Approve the attached Second Amendment to Development of Real Property Agreement and Agreement Containing Covenants Affecting Real Property (collectively "Agreements");
2. Authorize the Chairman of the Board of Directors to execute said attached Agreements; and
3. Authorize the Executive Director or designee to take all necessary steps to implement the Agreements, including, but not limited to, signing subsequent necessary and relevant documents.

BACKGROUND: On March 20, 2001, the Board approved a Development of Real Property Agreement, which included \$900,000 in Redevelopment Low- and Moderate-Income Housing Set-Aside Funds ("Grant Agreement") for the Coachella Valley Housing Coalition ("CVHC"), a non-profit benefit corporation, to develop and construct Mecca Mobile Home Park ("Park"), a 106-space mobile home park for very low- and low-income households in the unincorporated area of the County of Riverside in the community of Mecca.
(Continued on page 2)

FORM APPROVED COUNTY COUNSEL
BY: MICHELLE CLACK
DATE: 9/15/08
Departmental Concurrence

RZ:DL:ER:TF:MM:DX
S:\RDACOM\HOUSING\2008 RDA Housing Projects\Paseo De Los Heroes I\Form 11\F11 - 2nd Amend Paseo de los Heroes MHP.doc
Robin Zimpfer
Robin Zimpfer
Executive Director

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 1,670,000	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	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

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

Prev. Agn. Ref.: 4.1-3/20/2001, 4.2-3/11/2003
District: 4th
Agenda Number:

4.3

Form 11 - Second Amendment to Development of Real Property Agreement for Paseo de los Heroes I
Mobile Home Park in Mecca

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BACKGROUND (continued): The Board approved a First Amendment to the Grant Agreement and Agreement Containing Covenants Affecting Real Property on March 11, 2003, providing an additional \$670,000 to the Park due to unanticipated expenses in construction.

Plans to develop and construct a swimming pool or water feature for the residents of the Park were determined to be unfeasible due to a high water table and the high cost of required water filtration equipment. In place of the swimming pool or water feature, CVHC is requesting an additional \$100,000 for the construction of an on-site playground. The Agency Grant amount, including the additional \$670,000 from the First Amendment, would be amended from \$1,570,000 to \$1,670,000.

Pursuant to the First Amendment to the Grant Agreement, CVHC has agreed to restrict all spaces for very low- and low-income households for a period of 55 years from the Certificate of Occupancy, dated March 14, 2003. A Covenant Agreement Affecting Real Property has been prepared and when executed will be recorded in the County Recorder's Office. The Project name was renamed from Mecca Mobile Home Park to Paseo de los Heroes I Mobile Home Park.

County Council has reviewed and approved the attached Second Amendment to Development of Real Property Agreement and Covenant Agreement Affecting Real Property. Staff recommends the Board of Directors approve the attached documents.