

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

948



FROM: Economic Development Agency

SUBMITTAL DATE:
August 17, 2009

SUBJECT: Substantial Amendment to the 2008-2009 One-Year Action Plan

RECOMMENDED MOTION: That the Board of Supervisors amend the County of Riverside 2008-2009 One-Year Action Plan of the 2004-2009 Five-Year Consolidated Plan to include one new Community Development Block Grant-Neighborhood Stabilization Program ("NSP") project as described in Attachment "A".

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. Pursuant to 24 CFR 91.105, the Economic Development Agency published a 30-day public notice notifying the public of the proposed amendment to the County of Riverside 2008-2009 One-Year Action Plan and the 2004-2009 Five-Year Consolidated Plan. Staff recommends approval of the new NSP project as described in Attachment "A".

Robert Field

Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 4,677,316	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2009/2010

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: NO

SOURCE OF FUNDS: Neighborhood Stabilization Program 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

County Executive Office Signature BY: Jennifer L. Sargent

FORM APPROVED COUNTY COUNSEL
BY: MICHELLE CLACK
DATE: 8/19/09
Departmental Concurrence

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

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

3.52

Attachment "A"

Amendment Action:

The amendment to the One-Year Action Plan will add, "Hacienda Hills", to the list of funded activities. The action is fully described as follows:

Added Project:

Project: Hacienda Hills
Eligibility: 24 CFR §92.205(a)(1)
Sponsor: BIASA, L.P.

Funding: **\$4,677,316**

Project Description:

BIASA, L.P. ("BIASA"), a California limited partnership, is proposing to use up to \$4,677,316 in NSP funds to acquire and rehabilitate a partially completed, foreclosed and bank-owned 60-unit townhouse complex located within a designated Target Area, as described in the County's 2008-2009 One Year Action Plan, in the city of Desert Hot Springs and rent to low- and very low-income households ("Project").

The proposed Project consists of 60 two-bedroom units. One two-bedroom unit will be set aside for an on-site resident manager. The site is approximately 4.43 acres with Assessor Parcel Number 642-081-006 located along Hacienda Drive, between Verbena Drive and Tamar Drive, in the City of Desert Hot Springs.

The acquisition cost is approximately \$3,805,000. Rehabilitation costs are estimated to be \$2,121,750. The purchase price discount will be at least 15% below the current market appraised value as determined within 60 days of the date of the final purchase price offer.

BIASA will reserve approximately 30 units for rent to very low-income households whose incomes do not exceed 50% of the area median income for the County, adjusted by family size at the time of occupancy. Approximately 29 units will be reserved for rent to low-income households whose incomes do not exceed 60% of the area median income for the County, adjusted by family size at the time of occupancy. The period of affordability of the Project will be for fifty-five (55) years.

The estimated total cost for the Project is approximately \$9,642,922. BIASA will secure a bank loan in the amount of \$2,050,000; a loan for \$986,599 from the Desert Hot Springs Redevelopment Agency; a limited partner tax credit equity contribution of \$1,320,342; solar rebates in the amount \$6,250; and a deferred developer fee of \$201,413.

Site Location: 67150 Hacienda Avenue, Desert Hot Springs, CA 92240
Assessor's Parcel Number 642-081-006

Benefit: Housing for low-income households
Number Served: 60 units
Funding Source: Neighborhood Stabilization Program

THE PRESS-ENTERPRISE

3450 Fourteenth Street
Riverside CA 92501-3878
951-684-1200
951-368-9018 FAX

**PROOF OF PUBLICATION
(2010, 2015.5 C.C.P.)**

Press-Enterprise

PROOF OF PUBLICATION OF

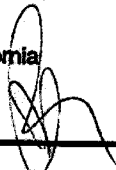
Ad Desc.: PN - 09/10 OYAP / Der Xiong

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673 and under date of August 25, 1995, Case Number 267864; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

07-17-09

I Certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: Jul. 17, 2009
At: Riverside, California



EDA / COUNTY OF RIVERSIDE

1325 SPRUCE ST STE 400
RIVERSIDE CA 92507-0506

Ad #: 9917960

PO #:

Agency #: _____

Ad Copy:

PUBLIC NOTICE

July 17, 2009

Jeff Stone, Chairman
Riverside County Board of Supervisors
County Administrative Center
4080 Lemon Street, 5th Floor
Riverside, California 92501
(951) 955-3421 Der Xiong

TO ALL INTERESTED AGENCIES, GROUPS, AND PERSONS:

The Economic Development Agency hereby notifies concerned members of the public pursuant to 24 CFR §91.505 of its intent to amend the 2009-2010 One Year Action Plan. This amendment reports on a substantial change to the Action Plan. A substantial change occurs if the use of funds is changed from one eligible activity to another; a new, proposed activity is funded that was not described in the Consolidated Plan; an increase in the amount of Community Planning and Development (CPD) funds allocated to an existing activity; or a funded activity described in the Consolidated Plan is cancelled.

The following summary presents an overview of Community Development Block Grants (CDBG)-Neighborhood Stabilization Program (NSP) projects that funds are being proposed for:

TITLE OF ACTIVITY AND AMOUNT: NSP PROGRAM - Hacienda Hills - Acquisition and rehabilitation of a partially built, foreclosed and bank-owned 60-unit townhouse complex for qualified very low and low-income households in the city of Desert Hot Springs, CA. Funding allocation: \$4,677,316

It is anticipated that the Board of Supervisors will take action on the amendment at its regular meeting to be held on or about September 1, 2009, in the meeting room of the Board of Supervisors, Riverside County, Administrative Center, 4080 Lemon Street, Riverside, California. Any interested person wishing to comment may submit written comments to Riverside County Economic Development Agency, 1325 Spruce Street, Suite 400, Riverside, CA 92507, Attention: Der Xiong, Development Specialist by August 17, 2009, or may appear and be heard at the time of the hearing on or about September 1, 2009. 7/17