

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

413



FROM: Economic Development Agency

SUBMITTAL DATE:
January 24, 2013

SUBJECT: Substantial Amendment to the 2012-2013 One Year Action Plan

RECOMMENDED MOTION: That the Board of Supervisors amend the County of Riverside 2012-2013 One-Year Action Plan of the 2009-2014 Five-Year Consolidated Plan to add and cancel various projects in the County's HOME Investment Partnerships Act (HOME) program as described in Attachment A.

BACKGROUND: (Commences on Page 2)

FORM APPROVED COUNTY COUNSEL
BY: *Annie T. Sahhar* DATE: 1/24/13
ANNIE T. SAHHAR

Departmental Concurrence

Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2012/13

COMPANION ITEM ON BOARD AGENDA: No

SOURCE OF FUNDS: HOME Investment Partnership Act Grant Funds

Positions To Be Deleted Per A-30 ☐

Requires 4/5 Vote ☐

C.E.O. RECOMMENDATION: APPROVE

BY: *Jennifer L. Sargent*
Jennifer L. Sargent

County Executive Office Signature

Dep't Recomm.: ☒ Policy

☐ Consent

Per Exec. Ofc.: ☐ Consent

☒ Policy

☐ Consent

3-28

Prev. Agn. Ref.: N/A

District: All

Agenda Number:

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 of 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 2012-2013 One-Year Action Plan and the 2009-2014 Five-Year Consolidated Plan, a copy of which is attached hereto as Attachment B. Staff recommends approval of the HOME projects as described in Attachment A.

Attachments:

Attachment A – Amendment Action and Project Descriptions (3 pages)
Attachment B – Public Notices (2 pages)

Attachment A

Amendment Action and Project Descriptions

3 pages

Amendment Action:

The County of Riverside 2012-2013 One-Year Action Plan of the 2009-2014 Five-Year Consolidated Plan is amended as follows:

1. "Perris Family Apartments" and "Orange Blossom Apartments" are added to the HOME program list of funded activities;
2. "Summerhouse Apartments" and "Cimarron Heights at Dream Homes Apartments" are canceled and removed from the HOME program list of funded activities; and
3. The County of Riverside 2012-2013 One-Year Action Plan is hereby amended to allow for an added allocation of HOME funds for each project towards direct project staffing in an amount not exceed 10% of the total HOME funds approved for each project.

The projects are fully described as follows:

Added Projects:

Project: **Perris Family Apartments**
Eligibility: 24 CFR §92.205(a)(1)
Sponsor: Coachella Valley Housing Coalition
Address: 45701 Monroe Street, Ste. G, Indio, CA 92201
Funding Source: HOME Investment Partnership Act
Project Funding: **\$1,000,000**
EDA Direct Staffing: **\$100,000**
Benefit: Housing for low-income households
Number Served: Total 75 units (11 HOME units)
Site Location: Northwest corner of Jarvis Street and Ruby Road in the City of Perris, Assessor Parcel Numbers: 311-180-013, 035, 036, 050, 051, 052, 053 and 054. The project site was a combination of eight parcels totaling approximately 7.08 acres.
Project Description: Coachella Valley Housing Coalition, a certified Community Housing Development Organization, is proposing to use \$1,000,000 in HOME funds for the development and construction of a 75-unit multi-family housing complex for qualified low-income family households in the City of Perris in the County of Riverside. The proposed project will consist of 21 one-bedroom units, 30 two-bedroom units, and 24 three-bedroom units and includes one manager's unit. The one-bedroom units are approximately 616 square-feet, the two-bedroom units are approximately 1,009 square-feet, and the three-bedroom units are approximately 1,350 square-feet. The total cost of development is estimated to be \$20,549,586.

Project: **Orange Blossom Apartments**
Eligibility: 24 CFR §92.205(a)(1)
Sponsor: Riverside Housing Development Corporation
Address: 4250 Brockton Avenue, Riverside, CA 92501
Funding Source: HOME Investment Partnership Act
Project Funding: **\$1,300,000**
EDA Direct Staffing: **\$130,000**
Benefit: Housing for low-income households
Number Served: Total 12 units (11 HOME units)
Site Location: 41932, 41968 and 41980 Orange Blossom Lane in the community of Valle Vista outside of the City of Hemet, Assessor Parcel Numbers: 438-110-047, 438-110-048 and 438-110-051. Each property is approximately 0.25 acres.
Project Description: Riverside Housing Development Corporation (RHDC), a nonprofit affordable housing developer, is proposing to use \$1,300,000 in HOME funds for the acquisition and rehabilitation of three four-unit properties for qualified low-income family households in the community of Valle Vista outside of the City of Hemet in the County of Riverside. The proposed project will consist of a total of 12 two-bedroom units. The total cost of development is estimated to be \$1,815,000.

Canceled Projects:

Project: **Summerhouse Apartments**
Eligibility: 24 CFR §92.205(a)(1)
Sponsor: Summerhouse Housing Associates, L.P.
Address: 345 Spear Street, Ste. 700, San Francisco, CA 94105
Funding: **\$1,000,000**
Funding Source: HOME Investment Partnership Act
Benefit: Housing for low- to moderate-income households
Number Served: Total 80 units (11 HOME units)
Site Location: Northwest corner of Dartolo Road and Margarita Road in the City of Temecula, Assessor Parcel Numbers: 959-080-024 & 959-080-025. The project site was a combination of two parcels totaling approximately 6.8 acres.
Project Description: Summerhouse Housing Associates, L.P., a California limited partnership, proposed to use \$1,000,000 in HOME funds for the development and construction of an 80-unit multi-family housing complex for qualified low- to moderate-income family households in the City of Temecula in the County of Riverside. The proposed project consisted of one-, two-, and three-bedroom units ranging from 740 to 1,561 square feet. The total cost of development was estimated to be \$20,541,153.

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: **\$1,000,000**
Funding Source: HOME Investment Partnership Act
Benefit: Housing for low-income Households
Number Served: Total 84 units (40 HOME units)
Site Location: North of Ramon Road, east of San Antonio Drive in the City of Cathedral City, Assessor Parcel Number is 677-410-009, 677-331-003, and 677-332-003. The project site was a combination of three distinct parcels totaling approximately 8.16 acres within the Dream Homes community.
Project Description: Dream Homes Housing Partners, L.P., a California limited partnership, proposed to use \$1,000,000 in HOME funds 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 proposed project consisted of two- and three-bedroom units ranging from 935 to 1,300 square feet. The total development cost was estimated to be \$26,599,102.

Attachment B

Public Notices

2 pages

The Desert Sun
750 N Gene Autry Trail
Palm Springs, CA 92262
760-778-4578 / Fax 760-778-4731

Certificate of Publication

State Of California ss:

County of Riverside

Advertiser:

RIVERSIDE COUNTY ECONOMIC
44199 MONROE ST STE B
INDIO CA 922013

2000354250

I am over the age of 18 years old, a citizen of the United States and not a party to, or have interest in this matter. I hereby certify that the attached advertisement appeared in said newspaper (set in type not smaller than non paretl) in each and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

Newspaper: .The Desert Sun

1/4/2013

I acknowledge that I am a principal clerk of the printer of The Desert Sun, printed and published weekly in the City of Palm Springs, County of Riverside, State of California. The Desert Sun was adjudicated a newspaper of general circulation on March 24, 1988 by the Superior Court of the County of Riverside, State of California Case No. 191236.

I declare under penalty of perjury that the foregoing is true and correct. Executed on this 4th day of January, 2013 in Palm Springs, California.

Declarant's Signature

No 0018

PUBLIC NOTICE
January 4, 2013

Riverside County Board of Supervisors
County Administrative Center
4080 Lemon Street, 5th Floor
Riverside, California 92501

(951) 343-5471 Ben Cendejas

**TO ALL INTERESTED AGENCIES,
GROUPS, AND PERSONS:**

The Economic Development Agency hereby notifies concerned members of the public pursuant to 24 CFR § 91.605 of its intent to amend the 2012-2013 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 canceled.

The following summary presents an overview of proposed projects that will be added to the HOME Investment Partnerships Act (HOME) program list of funded activities:

PERRIS FAMILY APARTMENTS - Development and construction of a 75-unit multi-family housing complex for qualified low-income family households in the City of Perris in the County of Riverside. Total project funding allocation: \$1,100,000.

ORANGE BLOSSOM APARTMENTS - Acquisition and rehabilitation of three four-unit properties for qualified low-income family households in the community of Valle Vista in the County of Riverside. Total project funding allocation: \$1,430,000.

The following summary presents an overview of the proposed projects that will be canceled and removed from the HOME program list of funded activities:

SUMMERHOUSE APARTMENTS - Development and construction of an 80-unit multi-family housing complex for qualified low-income family households in the City of Temecula in the County of Riverside. Project funding allocation: \$1,000,000.

CIMARRON HEIGHTS AT DREAM HOMES - Development and construction of an 80-unit multi-family housing complex for qualified low-income family households in the City of Cathedral City in the County of Riverside. Project funding allocation: \$1,000,000.

It is anticipated that the Board of Supervisors will take action on the amendment at its regular meeting to be held on or about February 5, 2013, 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, 5555 Arlington Ave, Riverside, CA 92504, Attention: Ben Cendejas, Housing Specialist, by February 4, 2013 or may appear and be heard at the time of approval on or about February 5, 2013.

Published: 1/4/13

THE PRESS-ENTERPRISE

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

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: /

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 in 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:

01/04/2013

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

Date: January 09, 2013
At: Riverside, California



COUNTY OF RIVERSIDE
3403 10TH ST, STE 500
RIVERSIDE, CA 92501

Ad Number: 0000960930-01

P.O. Number:

Ad Copy:

PUBLIC NOTICE

January 4, 2013

Riverside County Board of Supervisors
County Administrative Center
4080 Lemon Street, 5th Floor
Riverside, California 92501

(951) 343-5471 Ben Cendejas

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 2012-2013 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 canceled.

The following summary presents an overview of proposed projects that will be added to the HOME Investment Partnerships Act (HOME) program list of funded activities:

PERRIS FAMILY APARTMENTS - Development and construction of a 75-unit multi-family housing complex for qualified low-income family households in the City of Perris in the County of Riverside. Total project funding allocation: \$1,100,000.

ORANGE BLOSSOM APARTMENTS - Acquisition and rehabilitation of three four-unit properties for qualified low-income family households in the community of Valle Vista in the County of Riverside. Total project funding allocation: \$1,430,000.

The following summary presents an overview of the proposed projects that will be canceled and removed from the HOME program list of funded activities:

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CIMARRON HEIGHTS AT DREAM HOMES - Development and construction of an 80-unit multi-family housing complex for qualified low-income family households in the City of Cathedral City in the County of Riverside. Project funding allocation: \$1,000,000.

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