

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



FROM: Supervisor John J. Benoit, 4th District

SUBMITTAL DATE:
April 22, 2014

RECOMMENDED MOTION: That the Board of Supervisors adopt Resolution 2014-094 for the Funding Commitment and Support for the Mecca Comfort Station Project at a minimum of \$1.7 million.

BACKGROUND: In May 2000, the County of Riverside entered into a Voluntary Compliance Agreement with the U.S. Department of Housing and Urban Development (HUD). A main component of the agreement was for the County of Riverside to provide programs, facilities and services that address the needs of farmworkers in the Mecca, Thermal, Oasis and North Shore communities. The County has met those obligations through various programs and projects in the Coachella Valley. However, despite the County's ongoing effort to provide showers, restrooms and laundry facilities (the Mecca Comfort Station), a permanent solution has remained elusive due to challenges with securing funding and finding a suitable location.

While the County worked with the Mecca community to identify appropriate sites for a permanent comfort station, the County put in place temporary facilities. From July 2000 through July 2004, the County had in place a temporary facility at 91-255 Avenue 66 in Mecca.

From July 2005 to the present, the Desert Alliance for Community Empowerment (DACE) has had in place showers, restrooms and laundry facilities at 92-125 Avenue 68 in Mecca. The County has helped fund the establishment and operations of the DACE facility through various funding sources such as Community Development Block Grants, Department of Public Social Services funds and Redevelopment funds.



John J. Benoit
4th District Supervisor

Prev. Agn. Ref.:

District: 4/4

Agenda Number

3-79

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

Supervisor John Benoit, 4th District Supervisor

FORM 11A: Funding Commitment and Support for the Mecca Comfort Station Project

DATE: April 11, 2014

Page 2 of 2

BACKGROUND: (continued)

Meanwhile, the development of the permanent facility moved forward. Originally, the DACE property had been selected as the permanent site. However, due to concerns about the distance, and later, the elimination of redevelopment, the project site was no longer feasible. Thereafter a new project site was selected near downtown Mecca, and County staff entered into negotiations with the owner. It was the intent to use Redevelopment funds for the purchase of the site and the construction of the facility. However, before the site purchase could be completed, the State of California eliminated the Redevelopment Agencies. The County's request to use Redevelopment funds to move this project forward was denied by the State of California.

In order to meet the County's obligation to HUD for a permanent facility, alternate funding through the County's General Fund has been identified for the project. The attached resolution identifies the proposed project cost, project location and scope of improvements that will be included in the Mecca Comfort Station.

Attachment: Resolution No. 2014-094

**RESOLUTION 2014-094
FUNDING COMMITMENT
AND SUPPORT FOR
THE MECCA COMFORT STATION PROJECT**

WHEREAS, the County of Riverside, a political subdivision of the State of California ("County"), has been a party to an executed Voluntary Compliance Agreement with the Department of Housing and Urban Development (HUD) since 2002 wherein the County agreed to provide restrooms, showers and a laundry facility (referred to as the Comfort Station);

WHEREAS, the County has had temporary comfort station facilities located at 91-255 Avenue 66 in the unincorporated community of Mecca from July 2000 through to July 2004;

WHEREAS, from July 2005 to the present, the Desert Alliance for Community Empowerment (DACE) has had in place showers, restrooms and laundry facilities at 92-125 Avenue 68 in the unincorporated community of Mecca;

WHEREAS, The County had planned a complex at that site that would include many of the services currently provided at the Mecca Family Services Center as well as farmworker housing using, among other funding sources, Redevelopment funds;

WHEREAS, The County has helped fund the establishment and operation of the DACE facility through various funding sources such as Community Development Block Grants, Department of Public Social Services Funds and Redevelopment funds;

WHEREAS, ABx126 caused the dissolution of redevelopment agencies and eliminated redevelopment funding, making the proposal at the DACE site no longer feasible;

WHEREAS, the Voluntary Compliance Agreement states that the permanent location of the restrooms, showers and laundry facilities, known as a "comfort station," will be developed in close proximity to the Mecca Family Service Center;

WHEREAS, the Mecca Family Service Center is located at 91-275 Avenue 66, in the unincorporated community of Mecca, California;

RESOLUTION NUMBER 2014-094

Mecca Comfort Station Project

1 **WHEREAS**, The Galilee Center is proposing to develop, construct and manage a
2 comfort station consisting of showers, restrooms and a laundry facility on real property located
3 at 66-101 Hammond Road in the unincorporated community of Mecca, California, Assessor's
4 Parcel Numbers 727-185-004 and 727-272-012 ("Property");

5 **WHEREAS**, the Galilee Center is within a quarter mile of the Mecca Family Service
6 Center;

7 **WHEREAS**, the County is proposing to enter into an agreement with the Galilee Center
8 for the development and operation of the Mecca Comfort Station;

9 **WHEREAS**, the Galilee Center has successfully completed several social service
10 facilities such as a homeless shelter in Indio and a food distribution facility in Mecca and has the
11 capacity to operate the Comfort Center services;

12 **WHEREAS**, the County desires to commit approximately \$1,200,000 in general funds to
13 be used to pay for the development and construction of the Project, subject to the Galilee
14 Center's satisfaction of certain conditions, plus \$500,000 for operations; and

15 **WHEREAS**, upon the execution of an agreement with the Galilee Center for the
16 development of the Mecca Comfort Station, the County will release \$75,000 of the construction
17 funds to the Galilee Center for the development of construction documents including but not
18 limited to drawings, plans and specifications;

19 **BE IT RESOLVED, DETERMINED, AND ORDERED** by the Board of Supervisors for the
20 County of Riverside, State of California, in regular session assembled on April 22, 2014, as
21 follows:

- 22 1) That the Board of Supervisors hereby finds and declares that the above recitals are true
23 and correct and incorporated as though set forth herein.
- 24 2) The Galilee Center is proposing to develop, construct and manage a comfort station
25 consisting of showers, restrooms and a laundry facility on real property located at 66-
26 101 Hammond Road in the unincorporated community of Mecca, California, Assessor's
27 Parcel Numbers 727-185-004 and 727-272-012 ("Property");

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RESOLUTION NUMBER 2014-094

Mecca Comfort Station Project

PAGE 2 of 3

- 1 3) The Mecca Comfort Station shall provide services to families and single adults and shall
2 consist of, at a minimum, the following amenities:
- 3 a. a men's restroom facility that includes 5 men's shower stalls, 5 men's toilets, 5 hand
4 sinks and 5 lockers (at least 1 of each amenity shall be ADA accessible);
 - 5 b. a women's restroom facility that includes 5 women's toilets, 5 women's toilets, 5
6 hand sinks and five lockers (at least 1 of each amenity shall be ADA accessible);
 - 7 c. each of the restroom facilities shall have a changing table
 - 8 d. a laundry facility that includes 8 washing machines, 8 dryers and a vending machine
9 for laundry supplies; and
 - 10 e. restrooms and laundry facilities shall have both hot and cold running water.
- 11 4) The Mecca Comfort Station shall be operated, at a minimum:
- 12 a. during the winter harvest season, defined as November 1 through March 30; and
 - 13 b. during the summer harvest season, defined as May 1 through July 30
- 14 5) The Mecca Comfort Station shall be open to the public, at a minimum, six (6) hours per
15 day, as set forth in the agreement, during the winter and summer harvest seasons.
- 16 6) Funding for the construction of the Mecca Comfort Station will be disbursed, in
17 accordance with the terms set forth in the agreement in accordance with the completion
18 of certain milestones as agreed upon by the County and the Galilee Center.
- 19 7) The Board of Supervisors' commitment to provide the general funds, subject to the
20 satisfaction of the conditions precedent set forth herein, is valid until June 30, 2014, and
21 shall thereafter have no force or effect, unless an agreement has theretofore been
22 approved and executed by the Board of Supervisors and the Galilee Center, with respect
23 to the Project.
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