

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

160



FROM: Economic Development Agency

SUBMITTAL DATE:
March 17, 2016

SUBJECT: Substantial Amendment to the 2015-2016 One Year Action Plan of the 2015-2019 Five Year Consolidated Plan, District 4, [\$65,000], HOME Investment Partnerships Act Funds 100%; CEQA Exempt

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the substantial amendment to the One Year Action Plan of the 2015-2019 Five Year Consolidated Plan is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3);
2. Find that the Substantial amendment the One Year Action Plan of the 2015-2019 Five Year Consolidated Plan is exempt from National Environmental Policy Act (NEPA) pursuant to Title 24 Code of Federal Regulations Sections 58.34(a)(1) and 58.34 (a)(3);

(Continued)

Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 65,000	\$ 0	\$ 65,000	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

SOURCE OF FUNDS: HOME Investment Partnerships Act Funds (Federal Funds) **Budget Adjustment:** No

For Fiscal Year: 2015/16

C.E.O. RECOMMENDATION:

APPROVE

BY:
Rohini Dasika

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

FORM APPROVED COUNTY COUNSEL
BY: GREGORY P. PRIAMOS DATE 3/17/16

FISCAL PROCEDURES APPROVED
PAUL ANGULO, CPA, AUDITOR-CONTROLLER
BY: Susana Garcia-Bocanegra
3/17/16
Department Controller

- A-30
- 4/5 Vote
- Positions Added
- Change Order

Prev. Agn. Ref.: 3.8 of 3/1/2016; 3.13 of 3/1/2016; **District:** 4 **Agenda Number:**

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

Economic Development Agency

FORM 11: Substantial Amendment to the 2015-2016 One Year Action Plan of the 2015-2019 Five Year Consolidated Plan, District 4, [\$65,000], HOME Investment Partnerships Act Funds 100%; CEQA Exempt

DATE: March 17, 2016

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RECOMMENDED MOTION: (Continued)

3. Approve the substantial amendment to the 2015-2016 One Year Action Plan of the 2015-2019 Five-Year Consolidated Plan, to add the project listed in the Background Summary of this document, which is fully described in Attachment A attached; and
4. Direct staff to file a Notice of Exemption with the Clerk of the Board within 5 working days.

BACKGROUND:

Summary

The U.S. Department of Housing and Urban Development (HUD) requires that all substantial amendments to the County's Five-Year Consolidated Plan (Consolidated Plan) and the One-Year Action Plan are subject to the citizen participation process and are approved by the Board of Supervisors and HUD. The Consolidated Plan represents an application to HUD for entitlement funds under three entitlement programs as well as a housing and community development policy and planning document. The three HUD entitlement programs are: Community Development Block Grant (CDBG), HOME Investment Partnerships Act (HOME), and Emergency Solutions Grant [formerly the Emergency Shelter Grant] (ESG). The One Year Action Plan addresses, and implements the priorities, goals, and objectives of the Consolidated Plan.

In accordance with the County of Riverside Citizen Participation Plan for the 2015-2019 Five Year Consolidated Plan (Citizen Participation Plan), all new activities added to the One-Year Action Plan, as well as any significant increases in funding to an existing project, are considered to be substantial amendments.

Cesar Chavez Phase II Apartments (aka. Vista Montana Phase II Apartments), the proposed new HOME project, has been determined by staff to be an eligible activity that meets a National Objective of the HOME program. A description of the aforementioned proposed amendment to the 2015-2016 One Year Action Plan is set forth in attachment A attached hereto. Staff recommends approval of the project action listed below as a substantial amendment to the 2015-2016 One Year Action Plan to the 2015-2019 Five Year Consolidated Plan:

Cesar Chavez Phase II Apartments	\$650,000	Add new HOME Project
Cesar Chavez Phase II Apartments	\$65,000	Add Direct Staffing Cost (10%)

The environmental effects of activities carried out with HOME grant funds must be assessed in accordance with the provisions of the National Environmental Policy Act of 1969 (NEPA) and the related authorities listed in the United States Department of Housing and Urban Development's implementing regulations at 24 Code of Federal Regulations (CFR) parts 50 and 58. These regulations specify procedures for conducting environmental review, including finding a level of clearance and requesting release of funds. Pursuant to NEPA and the environmental procedures cited in 24 CFR 58, the proposed amendment of the 2015-2016 One Year Action Plan is determined to be categorically excluded and exempt from NEPA per section 58.34(a)(1) and (a)(3), because the actions taken are administrative.

Pursuant to the California Environmental Quality Act (CEQA), the substantial amendment to the 2015-2016 One-Year Action Plan (Substantial Amendment), was reviewed and determined to be categorically exempt from CEQA under State CEQA Guidelines Section 15061(b)(3), General Rule or "Common Sense" exemption.

(Continued)

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

Economic Development Agency

FORM 11: Substantial Amendment to the 2015-2016 One Year Action Plan of the 2015-2019 Five Year Consolidated Plan, District 4, [\$65,000], HOME Investment Partnerships Act Funds 100%; CEQA Exempt

DATE: March 17, 2016

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BACKGROUND:

Summary (Continued)

The project, the Substantial Amendment, is an administrative, planning document, that will only have financial effects, and it can be seen with certainty that there is no possibility that the proposed Substantial Amendment may have a significant effect on the environment, and will not lead to any direct or reasonably indirect physical environmental impacts. The individual project identified in the Substantial Amendment will be subject to a separate CEQA environmental review prior to taking any choice limiting action or discretionary action on the specific project. A Notice of Exemption will be filed by County staff with the County Clerk within five days of the approval of the Substantial Amendment.

The Substantial Amendment was also reviewed and determined to be exempt from the provisions of the National Environmental Policy Act (NEPA) pursuant to Title 24 Code of Federal Regulations Sections 58.34 (a)(1) and (a)(3) since the proposed Substantial Amendment is an administrative activity. The individual project identified in the Substantial Amendment will be subject to separate NEPA environmental review prior to taking any choice limiting action or discretionary action on those specific projects.

Impact on Citizens and Businesses

The substantial amendment to the One Year Action Plan of the 2015-2019 Five Year Consolidated Plan will have a positive impact on citizens and businesses throughout the County of Riverside. New projects create construction, maintenance and property management jobs as well as provide affordable housing for residents.

SUPPLEMENTAL:

Additional Fiscal Information:

Funding was previously approved by the Board on March 1, 2016 in the amount of \$650,000 but funds will only be released when the developer has met all the funding conditions of Board Resolution No. 2016-057. An additional \$65,000 will be allocated to help cover direct staffing costs.

Attachments:

Attachment A- Amendment Action and Project Descriptions

Attachment B- Public Notice and Proof of Publication

Attachment A

Amendment Action and Project Descriptions

1 page

Amendment Action:

The County of Riverside 2015-2016 One-Year Action Plan of the 2015-2019 Five-Year Consolidated Plan is amended as follows:

1. "Cesar Chavez Phase II Apartments (aka. Vista Montana Phase II Apartments)" is added to the HOME program list of funded activities; and
2. The County of Riverside 2015-2016 One-Year Action Plan is hereby amended to allow for an added allocation of HOME funds for the project towards direct project staffing in an amount not to exceed 10% of the total HOME funds approved for the project.

The project is fully described as follows:

Added Project:

Project: Cesar Chavez Phase II Apartments (aka. Vista Montana Phase II Apartments)

Eligibility: 24 CFR §92.205(a)(1)

Sponsor: Vista Montana Phase II, L.P., a California Limited Partnership

Address: 5993 Avenida Encinas, #101, Carlsbad, CA 92008

Funding Source: HOME Investment Partnerships Act

Project Funding: **\$650,000**

EDA Direct Staffing: **\$65,000**

Benefit: Housing for low-income farmworker families

Number Served: Total 80 units (11 HOME units)

Site Location: South east corner of Bagdad Avenue and Libnan Street in the City of Coachella, Assessor's Parcel Number: 768-230-003. The project site is approximately 4.69 acres.

Project Description: Vista Montana Phase II, L.P., a California Limited Partnership, is proposing to use \$650,000 in HOME funds for the development and construction of an 80-unit multi-family housing complex for qualified low-income farmworker families in the City of Coachella in the County of Riverside. The proposed project will consist of 16 one-bedroom units, 40 two-bedroom units, and 24 three-bedroom units. The proposed project is phase II of a recently completed project and will result in the development of the remaining 80 units in a 136-unit development. Phase I consisted of 56 units which 100% of the units are already leased up. The units will be rented to farmworker families with incomes that do not exceed 60% of the Riverside County Area Median Income. The estimated total cost for the development is \$21,391,538.

Attachment B

Public Notice

1 page

PUBLIC NOTICE

February 19, 2016

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

(951) 343-5455 Juan Garcia

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 2014-2015 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 a proposed project that will be added to the HOME Investment Partnerships Act (HOME) program list of funded activities:

Added Project:

Vista Montana Phase II Apartments – New Construction of an 80 unit multi-family housing complex for qualified low-income farmworker families in the City of Coachella. Total project funding allocation: \$715,000 including an additional 10% allocation for direct project staffing.

It is anticipated that the Board of Supervisors will take action on the amendment at its regular meeting to be held on or about **March 29, 2016** 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: Juan Garcia, Senior Development Specialist, by **March 25, 2016** or may appear and be heard at the time of approval on or about **March 29, 2016**.