

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

730



FROM: Economic Development Agency

SUBMITTAL DATE:
January 14, 2010

SUBJECT: Substantial Amendment to the 2009-2010 One-Year Action Plan

RECOMMENDED MOTION: That the Board of Supervisors amend the County of Riverside 2009-2010 One-Year Action Plan of the 2009-2014 Five-Year Consolidated Plan to amend the funding of three existing HOME Investment Partnerships Act (HOME) projects and cancel two HOME projects 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 (attached) notifying the public of the proposed amendment to the County of Riverside 2009-2010 One-Year Action Plan of the 2009-2014 Five-Year Consolidated Plan. Staff recommends approval of the amendment to the 2009-2010 One-Year Action Plan as described in Attachment "A."

Robert Field
Robert Field
Assistant County Executive Officer/EDA

FINANCIAL
DATA

Current F.Y. Total Cost: \$0
Current F.Y. Net County Cost: \$0
Annual Net County Cost: \$0

In Current Year Budget: Yes
Budget Adjustment: No
For Fiscal Year: 2009/2010

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: No

SOURCE OF FUNDS: HOME Investment Partnerships Act Grant Funds

Positions To Be Deleted Per A-30 ☐
Requires 4/5 Vote ☐

C.E.O. RECOMMENDATION:

APPROVE

County Executive Office Signature

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

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Stone, seconded by Supervisor Benoit and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: January 26, 2010
xc: EDA

Kecia Harper-Ihem
Clerk of the Board
By: *[Signature]*
Deputy

Prev. Agn. Ref.: 3.7-3/3/2009; 3.17-7/15/2008; 3.24-2/26/2008
District: 1st, 3rd, 4th, 5th
Agenda Number:

3.9

Attachment "A"

Amendment action:

The amendment to the One-Year Action Plan will add funding to the following existing activities, "Vineyards at Menifee Apartments", and "Cathedral Family Apartments"; reduce funding from the "Cimarron Heights-Dream Homes Apartments"; and cancel "Tres Lagos Senior Apartments" from the list of funded activities. The action is fully described as follows:

Additional Funding:

1. Project: Vineyards at Menifee Apartments
Eligibility: 24 CFR §92.205 (a) (1)
Sponsor: Menifee Vineyards, L.P.
Address: 44139 Monterey Ave., Palm Desert, CA 92260
Funding: **\$1,100,000** (increase funding from \$600,000 to \$1,100,000)
Site Location: Assessor Parcel Number is 338-170-025
Benefit: Housing for Low-Income Households
Number Served: 11 HOME Units
Funding Source: HOME Investment Partnership Act

Project Description: The proposed project involves construction of an 81-unit senior rental housing complex. The project will consist of 64 one-bedroom and 16 two-bedroom rental units including one two-bedroom manager unit. The project site is located in the northeast corner of Newport Road and Winter Hawk Road in the city of Menifee in Riverside County. Surrounding land uses include a church and school to the east of the site, residential development to the north and west, and a vacant lot and commercial building to the south. The total cost of development is estimated to be \$22,900,890.

2. Project: River Canyon Apartments (formerly known as Cathedral Family Apartments)
Eligibility: 24 CFR §92.205 (a) (1)
Sponsor: Cathedral Family Housing Partners, L.P.
Address: 9065 Haven Avenue, Suite 100, Rancho Cucamonga, CA 91730
Funding: **\$1,250,000** (increase funding from \$750,000 to \$1,250,000)
Site Location: Assessor Parcel Numbers are 673-140-010, 673-140-011, 673-140-012, 673-140-013, and 673-140-017
Benefit: Housing for Low-Income Households
Number Served: 11 HOME Units
Funding Source: HOME Investment Partnership Act

Project Description: The proposed project involves construction of an 60-unit multi-family rental housing complex. The project will consist of 41 two-bedroom and 18 three-bedroom rental units including one three-bedroom manager unit. The project site is located between Corregidor Drive and Vaquero Road, north of Victoria Drive in Cathedral City, Riverside County. The total cost of development is estimated to be \$15,526,287.

Reduction in Funding:

1. Project: Cimarron Heights-Dream Homes Apartments
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: **\$300,000** (reduced funding from \$800,000 to \$300,000)
Site Location: Assessor Parcel Numbers are 677-410-009, 677-331-003, and 677-332-003
Benefit: Housing for Low-Income Households
Number Served: 40 HOME Units
Funding Source: HOME Investment Partnership Act

Project Description: The proposed project involves construction of an 84-unit rental housing complex for low-income families. The proposed project is located east of San Antonio Drive, north of Ramon Road, northeast of San Diego Drive and west of the Whitewater Wash floodway. The Assessor's Parcel Numbers are 677-410-009, 677-331-003, and 677-332-003. Single-family residential homes are situated to the north, west and south of the project site. Directly to the east of the project site is the Whitewater Wash floodway and further across the channel is the Cimarron Golf Resort. The total development cost is estimated to be \$26,899,102.

Cancelled Project:

1. Project: Westview Terrace Apartments
Eligibility: 24 CFR §92.205 (a) (1)
Sponsor: Banning Leased Housing Associates, L.P.
Address: 2355 Polaris Lane North, Suite 100, Plymouth, MN 55447
Funding: **\$200,000**
Site Location: 287 Westward Avenue, Banning, CA 92220; Assessor Parcel Number is 540-250-054
Benefit: Housing for Low-Income Households
Number Served: 75 HOME Units
Funding Source: HOME Investment Partnership Act

Project Description: The proposed project involved the acquisition and rehabilitation of an existing 75-unit multi-family apartment complex in the City of Banning. The project consist of 18 one-bedroom, 29 two-bedroom, 20 three-bedroom and 8 four-bedroom rental units. The applicant was unsuccessful in securing sufficient funding for the proposed project and the project is no longer moving forward.

2. Project: Tres Lagos Senior Apartments
Eligibility: 24 CFR §92.205 (a) (1)
Sponsor: Wildomar Tres Lagos Senior Apartments
Address: P.O. Box 3958, Palm Desert, CA 92261
Funding: **\$1,100,000**
Site Location: Assessor's Parcel Number 380-100-008 and 380-100-009 at 23345 & 23365 Catt Road, Wildomar, CA 92595.
Benefit: Housing for low-income seniors.

Number Served: 11 HOME units

Funding Source: HOME Investment Partnership Act

Project Description: The proposed project involved the development and construction of an 81-unit apartment complex for qualified low-income senior households in the City of Wildomar in the County of Riverside. The proposed project will consist of 64 one-bedroom units, 16 two-bedroom units, and one resident manager unit. The total development cost for the project is estimated to be \$17,674,512. The applicant is not able to secure tax credits.

PUBLIC NOTICE

December 19, 2009

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

(951) 955-3418 Juan Garcia

TO ALL INTERESTED AGENCIES, GROUPS, AND PERSONS:

The Riverside County 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 existing HOME Investment Partnership Acts (HOME) projects that additional funds are being proposed for:

TITLE OF ACTIVITY AND AMOUNT: HOME PROGRAM – VINEYARDS AT MENIFEE – New construction of an 81-unit senior housing complex in the City of Menifee in Riverside County. Funding allocation: \$1,100,000.

TITLE OF ACTIVITY AND AMOUNT: HOME PROGRAM – RIVER CANYON APARTMENTS formerly known as Cathedral Family Apartments – New construction of a 60-unit multi-family housing complex in the City of Cathedral City. Funding allocation: \$1,250,000.

The following summary presents an overview of existing HOME Investment Partnership Acts (HOME) project that a reduction of funds is being proposed for:

TITLE OF ACTIVITY AND AMOUNT: HOME PROGRAM – CIMARRON HEIGHTS at DREAM HOMES – New construction of an 84-unit multi-family housing complex in the city of Cathedral City. Funding allocation: \$300,000.

The following summary presents an overview of the cancelled activity for HOME projects:

TITLE OF ACTIVITY AND AMOUNT: HOME PROGRAM – WESTVIEW TERRACE APARTMENTS – Acquisition and Rehabilitation of an existing 75-unit multi-family housing complex in the City of Banning. Funding allocation: \$200,000.

TITLE OF ACTIVITY AND AMOUNT: HOME PROGRAM – TRES LAGOS SENIOR APARTMENTS – New construction of an 81-unit senior housing complex in the City of

Wildomar in Riverside County. Funding allocation: \$1,100,000.

It is anticipated that the Board of Supervisors will take action on the amendment at its regular meeting to be held on or about January 26, 2010, 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: Juan Garcia, Development Specialist by **January 25, 2010**, or may appear and be heard at the time of the hearing on January 26, 2010.