

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



3-10

On motion of Supervisor Ashley, seconded by Supervisor Benoit and duly carried by unanimous vote, IT WAS ORDERED that the recommendation from Economic Development Agency regarding Approval of the Loan Agreement for the Use of Neighborhood Stabilization Program Funds between the County of Riverside and Habitat for Humanity Inland Valley for Single Family Infill Homes in the City of Perris, 5th District, CEQA Exempt, is taken off calendar.

Roll Call:

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
Nays: None
Absent: None

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on November 3, 2015 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: November 3, 2015
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By: Kecia Harper-Ihem Deputy

AGENDA NO.
3-10

xc: EDA

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



3-7

On motion of Supervisor Washington, seconded by Supervisor Tavaglione and duly carried, IT WAS ORDERED to approve the recommendation from the Economic Development Agency regarding Approval of the Loan Agreement for the Use of Neighborhood Stabilization Program Funds between the County of Riverside and Habitat for Humanity Inland Valley for Single Family Infill Homes in the City of Perris, 5th District, CEQA Exempt.

Roll Call:

Ayes: Tavaglione and Washington
Nays: Jeffries and Ashley
Absent: Benoit

The above motion failed and the matter is continued to Tuesday, November 3, 2015 at 9:00 a.m.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on October 27, 2015 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: October 27, 2015
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By:  Deputy

AGENDA NO.
3-7

xc: EDA, COB

11-03/15
3-10

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



3-17

On motion of Supervisor Benoit, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the recommendation from Economic Development Agency regarding Approval of the Loan Agreement for the Use of Neighborhood Stabilization Program Funds between the County of Riverside and Habitat for Humanity Inland Valley for Single Family Infill Homes in the City of Perris, 5th District, CEQA Exempt, is continued to Tuesday, October 27, 2015 at 9:00 a.m.

Roll Call:

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
Nays: None
Absent: None

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on October 6, 2015 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: October 6, 2015
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By: [Signature] Deputy

AGENDA NO.
3-17

xc: EDA, COB

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

344



FROM: Economic Development Agency

SUBMITTAL DATE:
September 24, 2015

SUBJECT: Loan Agreement for the Use of Neighborhood Stabilization Program Funds for Single Family Infill Homes in the City of Perris with Habitat for Humanity Inland Valley, District 5, [\$645,000]; Neighborhood Stabilization Program Funds 100%; Project is Exempt Under CEQA

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the project is exempt from California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303 and Section 15061(b)(3);
2. Affirm the Finding of No Significant Impact adopted by the Board of Supervisors on June 16, 2015 for the project concluding that the project is not an action which may affect the quality of the environment pursuant to the provisions of the National Environmental Policy Act of 1969 (NEPA) and under the implementing regulations at 24 CFR Parts 50 and 58;
3. Approve the attached Loan Agreement for the use of Neighborhood Stabilization Program funds, including all attachments thereto, in the amount of \$645,000, between the County of Riverside and Habitat for Humanity Inland Valley, for the construction of two single family homes in the City of Perris;

Robert Field

Robert Field
Assistant County Executive Officer/EDA

(Continued)

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 645,000	\$ 0	\$ 645,000	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	
SOURCE OF FUNDS: Neighborhood Stabilization Program Funds 100%				Budget Adjustment: No	
				For Fiscal Year: 2015/16	

C.E.O. RECOMMENDATION:

APPROVE

BY: *Rohini Dasika*
Rohini Dasika

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

FORM APPROVED COUNTY COUNSEL
BY: *Anita C. Willis* 9-17-15
DATE
ANITA C. WILLIS

FISCAL PROCEDURES APPROVED
PAUL ANGULO, CPA, AUDITOR-CONTROLLER
BY: *Susana Garcia-Bocanegra* 9/24/15
Susana Garcia-Bocanegra Environmental Compliance

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

Prev. Agn. Ref.: Item 3-25 6/16/2015 | District: 5 | Agenda Number:

3-10

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

Economic Development Agency

FORM 11: Loan Agreement for the Use of Neighborhood Stabilization Program Funds for Single Family Infill Homes in the City of Perris with Habitat for Humanity Inland Valley, District 5, [\$645,000]; Neighborhood Stabilization Program Funds 100%; Project is Exempt Under CEQA

DATE: September 24, 2015

PAGE: 2 of 3

RECOMMENDED MOTION: (Continued)

4. Authorize the Chairman of the Board of Supervisors to execute the attached Loan Agreement for the use of Neighborhood Stabilization Program Funds (Loan Agreement);
5. Authorize the Assistant County Executive Officer/EDA, or designee, to take all necessary steps to implement the Loan Agreement, including but not limited to, signing subsequent necessary and relevant documents, subject to approval by County Counsel; and
6. Direct the Clerk of the Board to file the Notice of Exemption within five working days.

BACKGROUND:

Summary

Habitat for Humanity Inland Valley, a nonprofit public benefit corporation and an affordable housing developer (Habitat), is requesting a loan from the County of Riverside (County) in the not to exceed amount of \$645,000 from Neighborhood Stabilization Program (NSP1) funds for the development and construction of 2 infill single-family homes in the City of Perris. The NSP1 funds were obtained by the County from the United States Department of Housing and Urban Development (HUD). The proposed project will be located on real property already owned by Habitat consisting of 0.28 acres, each lot comprised of approximately 0.14 acres, located along South Boulevard, easterly of B Street and westerly of Park Street with Assessor's Parcel Numbers 313-255-008 and 313-255-009. Each single family home will be approximately 1,088 square feet and have 3-bedrooms and 2 bathrooms. The homes will be sold to and occupied by qualified very-low and/or low-income first time homebuyers with a preference for veterans. The occupancy of the NSP-assisted units will be income restricted for a period of at least 15 years. Each home is estimated to sell for \$205,000.

The terms of the proposed NSP1 loan are set forth in the attached proposed Loan Agreement for the Use of Neighborhood Stabilization Program Funds to be entered into between the County and Habitat (Loan Agreement). The term of proposed Loan Agreement is 12 months. The proposed NSP1 loan will be evidenced by a Promissory Note and secured by a Deed of Trust, forms of which are attached as exhibits to the Loan Agreement. Provided Habitat is not in default under the Loan Agreement, the Promissory Note and/or the Deed of Trust, once each single family home is sold, the NSP1 loan will convert to a grant.

Pursuant to the California Environmental Quality Act (CEQA), the project is determined to be categorically exempt from CEQA under State CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures, and State CEQA Guidelines Section 15061(b) (3), General Rule or "Common Sense" Exemption. In urbanized areas, up to three single-family residences may be constructed under the State CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures exemption. The project as proposed is the loan of NSP1 funds and the development and construction in a residential zone of two infill single-family residential homes to be sold to qualified very low and/or low-income households with a preference for veterans.

(Continued)

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

Economic Development Agency

FORM 11: Loan Agreement for the Use of Neighborhood Stabilization Program Funds for Single Family Infill Homes in the City of Perris with Habitat for Humanity Inland Valley, District 5, [\$645,000]; Neighborhood Stabilization Program Funds 100%; Project is Exempt Under CEQA

DATE: September 24, 2015

PAGE: 3 of 3

BACKGROUND:

Summary (Continued)

Further, the loan of NSP1 funds and the construction and development of the two infill single-family residential homes to be sold to qualified very low and/or low-income households with a preference for veterans is also exempt under State CEQA Guidelines Section 15061(b) (3), General Rule or "Common Sense" Exemption in that it can be seen with certainty that there is no possibility that the project may have a significant effect on the environment as the use of the site will be substantially similar to the existing surrounding residential units and will not create any new environmental impacts to the surrounding area. The infill housing will improve the surrounding community. A Notice of Exemption will be filed with the County Clerk upon approval of the Project.

A Finding of No Significant Impact was adopted by the Board of Supervisors on June 16, 2015 for the Project concluding that the Project is not an action which may affect the quality of the environment pursuant to the provisions of the National Environmental Policy Act of 1969 (NEPA) and under the implementing regulations at 24 CFR Parts 50 and 58.

County Counsel has reviewed and approved as to form the attached Loan Agreement, including all exhibits. Staff recommends that the Board approve the attached Loan Agreement.

Impact on Citizens and Businesses

Approving this item will have a positive impact on the citizens and businesses of the City of Perris and the County of Riverside. The proposed project is expected to generate temporary construction jobs, and provide affordable housing for residents of the City of Perris and the County of Riverside.

SUPPLEMENTAL:

Additional Fiscal Information

No impact upon the County's General Fund; the County's contribution to the project will be fully funded with NSP1 funds from the U.S. Department of Housing and Urban Development.

ATTACHMENTS:

- A. Loan Agreement for the Use of Neighborhood Stabilization Program Funds
- B. CEQA Notice of Exemption