

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



ITEM
3.38
(ID # 3516)

MEETING DATE:

Tuesday, March 7, 2017

FROM : ECONOMIC DEVELOPMENT AGENCY (EDA):

SUBJECT: ECONOMIC DEVELOPMENT AGENCY (EDA): Substantial Amendment to the 2016-2017 One Year Action Plan of the 2015-2019 Five Year Consolidated Plan, All Districts, [\$458,000], HOME Investment Partnership Act Funds 100%; CEQA Exempt

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the substantial amendment to the 2016-2017 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 to the 2016-2017 One Year Action Plan of the 2015-2019 Five Year Consolidated Plan is exempt from the National Environmental Policy Act (NEPA) pursuant to Title 24 Code of Federal Regulations Sections 58.34(a)(1) and 58.34 (a)(3);
3. Approve the substantial amendment to the 2016-2017 One Year Action Plan of the 2015-2019 Five-Year Consolidated Plan to add the projects listed in the Background Summary of this document, as further 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.

ACTION: Policy

Robert Field, Assistant County Executive Officer/EDA

1/31/2017

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington and Ashley
Nays: None
Absent: None
Date: March 7, 2017
xc: EDA, Recorder

Kecia Harper-Ihem
Clerk of the Board

By:
Deputy

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FINANCIAL DATA	Current Fiscal Year	Next Fiscal Year	Total Cost	Ongoing Cost
COST	\$30,000	\$428,000	\$458,000	\$0
NET COUNTY COST	\$0	\$0	\$0	\$0
SOURCE OF FUNDS: HOME Investment Partnership Act fund 100%			Budget Adjustment: No	
			For Fiscal Year: 16/17	

C.E.O. RECOMMENDATION: Approve

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.

A detailed description of the aforementioned proposed amendments to the 2016-2017 One Year Action Plan are set forth in Attachment A. Staff recommends approval of the project actions listed below as substantial amendments to the 2016-2017 One Year Action plan:

1. The proposed Security Deposit Assistance (SDA) program, by the Housing Authority of the County of Riverside, has been determined by staff to be an eligible activity that meets a National Objective of the HOME program.

Security Deposit Assistance Program \$150,000 Add New HOME Project

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2. Villa Hermosa 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.

Villa Hermosa Phase II Apartments	\$280,000	Add new HOME Project Villa Hermosa
Phase II Apartments	\$28,000	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 2016-2017 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 2016-2017 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. 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 Residents and Businesses

The substantial amendment to the One Year Action Plan of the 2016-2017 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.

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Additional Fiscal Information

No impact upon the County's General Fund; the County's contribution will be funded with HOME Investment Partnership Act Funds.

Attachments:

Attachment A- Amendment Action and Project Descriptions

Attachment B- Public Notice and Proof of Publication

Attachment C – CEQA Notice of Exemption

RF:JW:HM:JA:JG

13485

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Rohini Dasika, Principal Management Analyst

2/27/2017


Gregory P. Priaplos, Director County Counsel

2/3/2017

Attachment A

Amendment Action and Project Descriptions

1 page

Amendment Action:

The County of Riverside 2016-2017 One-Year Action Plan of the 2015-2019 Five-Year Consolidated Plan is amended as follows:

1. "Security Deposit Assistance " is added to the HOME program list of funded activities; and
2. "'Villa Hermosa Apartments Phase II" is added to the HOME program list of funded activities; and
3. The County of Riverside 2016-2017 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 projects are fully described as follows:

Added Projects:

Project: Security Deposit Assistance (SDA)
Eligibility: 24 CFR §92.205(a)(1)
Sponsor: Housing Authority of the County of Riverside
Address: 5555 Arlington Avenue, Riverside, CA 92504
Funding Source: HOME Investment Partnerships Act
Project Funding: **\$150,000**
Benefit: Security deposit grant assistance for extremely and very low-income households
Number Served: Total 333 households anticipated
Site Location: Scattered sites throughout the County of Riverside
Project Description: The Housing Authority of the County of Riverside, a public housing authority acting under the California Housing Authorities Law and subrecipient, intends to utilize \$150,000 in HOME funds to fund, operate and administer a Security Deposit Assistance (SDA) Program. The goal of the program is to remove initial barrier that extremely and very low income households encounter as they attempt to find suitable, decent housing to rent. The SDA program is designed to provide a one-time grant to pay for the security deposit for very low-income individuals and families earning no more than 50% of the area median income. Eligible participants will include participants in the following Housing Authority programs: Section 8 Housing Choice Voucher Program; Veterans Affairs Supportive Housing (VASH) Program; Shelter Plus Care; Homeless Prevention and Rapid Rehousing (HPRP); households that desire to rent

units owned by the Riverside Community Housing Corp; or any other programs administered by the HACR.

Project: **Villa Hermosa Phase II Apartments**
Eligibility: 24 CFR §92.205(a)(1)
Sponsor: The Coachella Valley Housing Coalition, a California non-profit public benefit corporation
Address: 45-701 Monroe Street, Suite G, Plaza I, Indio, CA 92201
Funding Source: HOME Investment Partnerships Act
Project Funding: **\$280,000**
EDA Direct Staffing: **\$28,000**
Benefit: Housing for low-income families
Number Served: Total 11 units (11 HOME units)
Site Location: Corner of Van Buren and Dr. Carreon Boulevard, City of Indio, Assessor Parcel Number: 612-170-017
Project Description: The Coachella Valley Housing Coalition, is proposing to use \$280,000 in HOME funds for the development and construction of a 68-unit multi-family housing complex for qualified very low-income farmworker families in the City of Indio in the County of Riverside. The proposed project will consist of 4 one-bedroom units, 32 two-bedroom units, 24 three-bedroom units and 8 four-bedroom units. The proposed project is phase II of a recently completed project that is at 100% occupancy. The units will be rented to farmworker families with incomes that do not exceed 50% of the Riverside County Area Median Income. The estimated total cost for the development is \$28,426,630.

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

**PROOF OF PUBLICATION
(2010, 2015.5 C.C.P)**

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, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; 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:

02/01/2017

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

Date: February 01, 2017
At: Riverside, California

Legal Advertising Representative, The Press-Enterprise

EDA-HOUSING AUTHORITY
5555 ARLINGTON AVE
RIVERSIDE, CA 92504

Ad Number: 0010890570-01

P.O. Number:

Ad Copy:

PUBLIC NOTICE

February 1, 2017

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

(951) 343-5473 Juan Garcia

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

The Economic Development Agency hereby notifies concerned members of the public pursuant to 24 CFR §91.105 of its intent to amend the 2016-2017 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 projects that will be added to the HOME Investment Partnerships Act (HOME) program list of funded activities:

Added Projects:

1. Security Deposit Assistance (SDA) Program - Housing Authority of the County of Riverside - Security deposit grant assistance program for very low-income families to find suitable, decent housing units to rent in the County of Riverside. Funding allocation: \$150,000.
2. Cesar Chavez Phase II Apartments - Financing a portion of the costs for the development of new construction of a 68 unit multi-family housing complex for qualified very low-income farmworker families in the City of Indio. Total project funding allocation: \$308,000, includes a 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 7, 2017 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, Principal Development Specialist, by March 6, 2017 or may appear and be heard at the time of approval on or about March 7, 2017.

NOTICIA PÚBLICA

1 de febrero de 2017

Junta de Supervisores del Condado de Riverside
Centro Administrativo del Condado
4080 Lemon Street, 5th Floor
Riverside, California 92501

(951) 343-5473 Juan Garcia

**A TODAS LAS AGENCIAS, GRUPOS Y PERSONAS
INTERESADAS:**

La Agencia de Desarrollo Económico notifica a los miembros interesados del público conforme al 24 CFR §91.105 de su intención de enmendar el Plan de Acción de Un Año 2016-2017. Esta enmienda informa sobre un cambio sustancial en el Plan de Acción. Se produce un cambio sustancial si el uso de fondos se cambia de una actividad elegible a otra; Se financia una nueva actividad propuesta que no estaba descrita en el Plan Consolidado; Un aumento en la cantidad de fondos de Planificación y Desarrollo Comunitario (CPD) asignados a una actividad existente; O una actividad financiada descrita en el Plan Consolidado es cancelada.

El siguiente resumen presenta una visión general de los proyectos propuestos que se agregarán a la lista de actividades financiadas por HOME Investment Partnerships Act (HOME):

Proyectos agregados:

1. Programa de Asistencia de Depósito de Seguridad (SDA) - Autoridad de Vivienda del Condado de Riverside - Programa de ayuda para donaciones de fondos para familias de muy bajos ingresos para encontrar viviendas dignas y adegas para alquilar en el condado de Riverside. Asignación de fondos: \$ 150,000.
2. Apartamentos César Chávez Phase II - Financiación de una parte de los costos para el desarrollo de nueva construcción de un complejo de viviendas multifamiliares de 68 unidades para familias de trabajadores agrícolas de bajos ingresos en la Ciudad de Indio. Asignación total de la financiación del proyecto: 308.000 dólares, incluye una asignación del 10% para la dotación directa de proyectos.

Se prevé que la Junta de Supervisores tomará medidas sobre la enmienda en su reunión ordinaria que se celebrará el o aproximadamente el 7 de marzo de 2017 en la sala de reuniones de la Junta de Supervisores del condado de Riverside, Centro Administrativo, 4080 Lemon Street, Riverside, California. Cualquiera persona interesada que desee comentar puede enviar comentarios por escrito a la Agencia de Desarrollo Económico del Condado de Riverside, 5555 Arlington Ave, Riverside, CA 92504, Atención: Juan Garcia, Especialista Principal de Desarrollo, a más tardar el 6 de marzo de 2017. Aprobación el o aproximadamente el 7 de marzo de 2017.

2/1



Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.

3/8/17
Date

kb
Initial

NOTICE OF EXEMPTION

Project Name: Substantial Amendment to the 2016-2017 One Year Action Plan of the 2015-2019 Five Year Consolidated Plan

Project Number: N/A

Project Location: Riverside County

Description of Project: The County of Riverside is amending its 2016-2017 One Year Action Plan of the 2015-2019 Five Year Consolidated Plan to add the Security Deposit Assistance (SDA) program and Villa Hermosa Phase II Apartments project to the County's Action plan. 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.

Name of Public Agency Approving Project: County of Riverside, Economic Development Agency

Name of Person or Agency Carrying Out Project: County of Riverside, Economic Development Agency

Exempt Status: California Environmental Quality Act (CEQA) Guidelines Section 15061 (b) (3), General Rule Exemption

Reasons Why Project is Exempt: Pursuant to the California Environmental Quality Act (CEQA), the proposed project is determined to be categorically exempt from CEQA under State CEQA Guidelines Section 15061(b) (3), General Rule or "Common Sense" Exemption.

- Section 15061(b)(3) – General Rule or "Common Sense" Exemption. Pursuant to the California Environmental Quality Act (CEQA), the substantial amendment to the 2016-2017 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. 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

MAR 07 2017 3.38

P.O. Box 1180 • Riverside, California • 92502 • T: 951.955.8916 • F: 951.955.6686

www.rivcoeda.org

Administration
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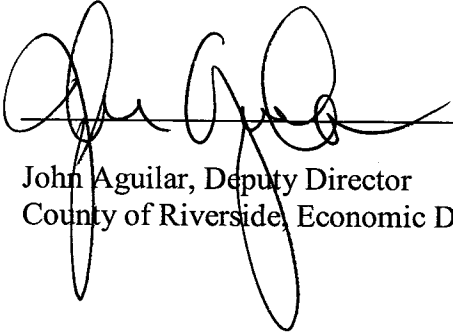
Housing
Housing Authority
Information Technology
Maintenance
Marketing

Economic Development
Edward-Dean Museum
Environmental Planning
Fair & National Date Festival
Foreign Trade
Graffiti Abatement

Parking
Project Management
Purchasing Group
Real Property
Redevelopment Agency
Workforce Development

environmental impacts. The individual projects 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 projects. A Notice of Exemption will be filed by County staff with the County Clerk within five (5) days of the approval of the Substantial Amendment.

Based upon the identified exemptions above, the County of Riverside, Economic Development Agency hereby concludes that no physical environmental impacts are anticipated to occur and the project as proposed is exempt under CEQA. No further environmental analysis is warranted.

Signed:  _____ Date: 2-6-17

John Aguilar, Deputy Director
County of Riverside, Economic Development Agency

Riverside County Clerk-Recorder

Authorization to Bill by Journal Voucher

To be completed by submitting Agency

ECONOMIC DEVELOPMENT AGENCY

Authorization # _____

Date: _____


Agency/Division: County of Riverside Economic Development Agency - Attn: Dennis Kwan 955-355

	FUND	DEPT ID	ACCT
Accounting String:	(Interfund) 537080-21250-190060000		
	(Non-Interfund)		

This authorizes the "County Clerk & Recorder Office" to issue a Journal Voucher for payment of all fees for the accompanying documents.

Number of Documents Included: 1 Notice of Exemption, CEQA

Authorized by: 
John Aguilar, Deputy Director

Presented by: 
Juan Garcia, Principal Development Specialist



To be completed by County Recorder

Accepted by: _____

Date: _____

Document no(s)/invoice no(s): _____



Date: February 7, 2017

To: Mary Ann Meyer, Office of the County Clerk

From: Juan Garcia, Principal Development Specialist

Subject: NOE - Substantial Amendment to the 2016-2017 One Year Action Plan of the 2015-2019 Five Year Consolidated Plan

The Riverside County's Economic Development Agency's Housing Division is requesting that you post the attached Notice of Exemption. Attached you will find an authorization to bill by journal voucher for your posting fee.

After posting, please return the document to:

Mail Stop #3760

Attention: Juan Garcia, Principal Development Specialist

Economic Development Agency

5555 Arlington Ave., Riverside, CA 92504

If you have any questions, please contact Juan Garcia at 951-343-5473.

Attachment

cc: file

