

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



**ITEM: 3.17
(ID # 10992)**

MEETING DATE:
Tuesday, November 5, 2019

FROM : ECONOMIC DEVELOPMENT AGENCY (EDA):

SUBJECT: ECONOMIC DEVELOPMENT AGENCY (EDA): Authorize the Chairman of the Board of Supervisors to execute Environmental Review for Activity/Project that is Categorically Excluded Subject to Title 24 CFR Section 58.5 for Cathedral Palms Senior Apartments, located in Cathedral City, District 4, [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the proposed project is categorically excluded activity (subject to Title 24 Code of Federal Regulations (CFR) Section 58.5) and meets conditions specified for such exemption pursuant to Title 24 CFR Section 58.35(a) and the National Environmental Policy Action of 1969); and
2. Authorize the Chairman of the Board of Supervisors to execute the attached Environmental Review/Project that is Categorically Excluded Subject to Title 24 CFR Section 58.5 to be filled with the United States Department of Housing and Urban Development (HUD).

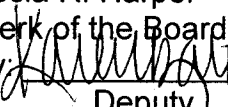
ACTION:Policy

Robert Field, Assistant County Executive Officer/ECD 10/22/2019

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: November 5, 2019
xc: EDA

Kecia R. Harper
Clerk of the Board
By: 
Deputy)

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FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: N/A			Budget Adjustment:	No
			For Fiscal Year:	2019/20

C.E.O. RECOMMENDATION: [CEO use]

BACKGROUND:

Summary

The Housing Authority of the County of Riverside awarded 68 Housing Choice Voucher Program Project Based Vouchers (PBV) to CP Senior Apartments, L.P. (Developer) for the Cathedral Palms Senior Apartments (Project) through a competitive Request for Proposals released on December 18, 2018 for developers applying to the California Department of Housing and Community Development (HCD) 'No Place Like Home' Program. The sixty-eight PBV's will be used as a rental subsidy for permanent supportive housing for qualifying seniors who are homeless, chronically homeless, and/ or at risk of chronic homelessness.

The Project is located at 31-750 Landau Boulevard, located in Cathedral City. Assessor Parcel Numbers 678-210-034 & 035. The Project will consist of rehabilitation of an existing 231 unit low-income senior apartment complex (Proposed Project). A total of 184 studios and 40 two-bedroom units will be rehabilitated. The proposed rehabilitation will result in a net loss of seven units to accommodate a new 3,400 square foot community center. On-site services will include community activities, job training and case management for the 68 PBV voucher tenants.

Since the 68 PBV's are derived from federal funds and awarded by HUD, a federal agency, environmental review pursuant to National Environmental Policy Act (NEPA) must be conducted. The Riverside County Economic Development Agency (EDA), as the Responsible Entity under NEPA, has completed applicable environmental review procedures and has evaluated the potential effects of the 68 PBV's derived from federal funds on the environment. The attached Environmental Review was prepared pursuant to NEPA and the environmental procedures cited in 24 CFR Sections 58.35, EDA has found that the Proposed Project meets the conditions of categorical exclusion under Title 24 Code of Federal Regulations (CFR) Section 58.35 (a) and are exempt activities pursuant to Title 24 CFR Section 58.34 (a)(12). Therefore, no Environmental Impact Statement or Environmental Assessment and Finding of No Significant Impact is required under NEPA.

County Counsel has reviewed and approved as to form the attached Environmental Review. Staff recommends that the Board of Supervisors approve the attached Environmental Review.


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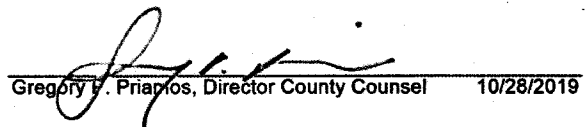
Impact on Residents and Businesses

The rehabilitation of the 231 unit multi-family apartment complex will have a positive impact on citizens and businesses in form of construction jobs and revitalized stock of permanent supportive housing.

ATTACHMENTS:

- Environmental Review for Activity/Project that is Categorically Excluded Subject to Title 24 CFR Section 58.5


Alex Gann 10/29/2019


Gregory F. Priapos, Director County Counsel 10/28/2019



U.S. Department of Housing and Urban
Development
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov
espanol.hud.gov

**Environmental Review for Activity/Project that is
Categorically Excluded Subject to Section 58.5
Pursuant to 24 CFR 58.35(a)**

Project Information

Project Name: Cathedral-Palms-Senior-Apartments

HEROS Number: 900000010102950

State / Local Identifier: PBV4-18-002

Project Location: 31750 Landau Blvd, Cathedral City, CA 92234

Additional Location Information:

N/A

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The Cathedral Palms Senior Apartments Project (Project) is the proposed rehabilitation of an existing 231 unit low-income senior apartment complex located in Cathedral City, California. Project implementation will provide a total of 224 apartment units for low-income and homeless seniors, including a net loss of seven units to accommodate a new community center. The Project is located at 31750 Landau Boulevard, in Cathedral City, Riverside County, California 92234. The complex is currently improved with six (6) one story garden-style residential buildings and 238 surface parking stalls on 9.97 acres (23.17 du/acre) The two (2) buildings (Buildings "E" and "F") housing two-bedroom units have concrete masonry unit exterior walls with steep-slope built up roofs. The four (4) Buildings (Buildings A, B, C and D) are wood frame construction with stucco exteriors and steep-slope built up roofs. Common area amenities include a community room and manager's office integrated into Building C. The property is gated with masonry property line walls. The existing senior housing was built in the 1950s and rehabilitated previously in 1965 and 1996. As part of the proposed rehab, eight (8) existing studios in Building "C" will be replaced with a new 3,400 square foot community center serving Project tenants. One (1) studio that is currently part of an existing community room in building "C" will be converted back into a studio apartment. The remaining 184 studios and 40 two-bedroom units will be rehabilitated. The proposed rehabilitation project will result in a net loss of seven (7) studio units and a new total unit account of 224 apartments. The Project will provide housing and services to a mixed population of residents as follows: seniors 55 years or older and seniors 62 years or older meeting the County of Riverside PBV eligibility requirements and No Place Like Home (NPLH) definitions of Homeless, Chronically Homelessness and/or At-Risk of Chronic Homelessness. If awarded under RFP No. 2018-007 and the NPLH NOFA, sixty-eight (68) studio units will be reserved and leased to this target population. The non-NPLH units will be studio and two-bedroom units occupied by low income senior citizens 55 years or older with incomes meeting 40% Area Median Income (AMI) and 50% AMI set-aside eligibility requirements.

Level of Environment Review Determination:

Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at §58.5:

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58.34(a)(12)
58.35(a)(3)(ii)

Funding Information

Grant Number	HUD Program	Program Name
PBV4-18-002	Other	Housing Choice Voucher Program

Estimated Total HUD Funded Amount: \$14,818,560.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$33,312,356.00

Mitigation Measures and Conditions [CFR 1505.2(c)]:

Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Complete

Determination:

<input checked="" type="checkbox"/>	This categorically excluded activity/project converts to EXEMPT per Section 58.34(a)(12), because it does not require any mitigation for compliance with any listed statutes or authorities, nor requires any formal permit or license; Funds may be committed and drawn down after certification of this part for this (now) EXEMPT project; OR
<input type="checkbox"/>	This categorically excluded activity/project cannot convert to Exempt status because one or more statutes or authorities listed at Section 58.5 requires formal consultation or mitigation. Complete consultation/mitigation protocol requirements, publish NOI/RROF and obtain "Authority to Use Grant Funds" (HUD 7015.16) per Section 58.70 and 58.71 before committing or drawing down any funds; OR
<input type="checkbox"/>	This project is not categorically excluded OR, if originally categorically excluded, is now subject to a full Environmental Assessment according to Part 58 Subpart E due to extraordinary circumstances (Section 58.35(c)).

Preparer Signature: Nicole Sanchez Date: 10-2-2019

Name / Title/ Organization: Nicole Sanchez / / RIVERSIDE COUNTY

Responsible Entity Agency Official Signature: [Signature] Date: 11/5/19

Name/ Title: Kevin Jeffries, Chairman Riverside County Board of Supervisors

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environment Review Record (ERR) for the activity / project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).