

**SUBMITTAL TO THE BOARD OF COMMISSIONERS  
HOUSING AUTHORITY  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM: 10.1  
(ID # 11547)

**MEETING DATE:**

Tuesday, February 11, 2020

**FROM:** HOUSING AUTHORITY:

**SUBJECT:** HOUSING AUTHORITY OF THE COUNTY OF RIVERSIDE (HACR): Adopt Resolution No. 2020-002, a Resolution of the Board of Commissioners of the Housing Authority of the County of Riverside Authorizing Submittal of an Application for, and Acceptance of, CalHome Program Grant Funds from the State of California Department of Housing and Community Development; District 4 [\$0]

**RECOMMENDED MOTION:** That the Board of Commissioners:

1. Adopt Resolution No. 2020-002 Authorizing Submittal of an Application to the California Department of Housing and Community Development ("HCD") for Funding under the CalHome Program; The Execution of a Standard Agreement if Selected for Such Funding and any Amendments Thereto; and Any Related Documents Necessary to Participate in the CalHome Program; and
2. Authorize the Chairman of the Board of Commissioners or Executive Director, or designee, to accept the grant award and execute the Standard Agreement, and all other grant documents and amendments, if the application is approved and funded in an amount not to exceed \$5,000,000, as required by HCD for participation in the CalHome Program, subject to approval by County Counsel as to form; and

**ACTION:** Policy

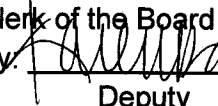
  
Lisa D. Brandl 2/6/2020

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**MINUTES OF THE BOARD OF COMMISSIONERS**

On motion of Supervisor Jeffries, 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: February 11, 2020  
xc: HA

Kecia R. Harper  
Clerk of the Board  
By:   
Deputy

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3. Direct the Executive Director, or designee, to return to the Board of Commissioners for approval if the grant is awarded and requires a budget adjustment or if the funding of the grant significantly changes, or is altered, or discontinued.

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

**C.E.O. RECOMMENDATION:** Approve.

**BACKGROUND:**

**Summary**

The Mobile Home Tenant Loan (MHTL) Program provides assistance to residents living in mobile homes that are unsafe and located in unpermitted mobile home parks with the opportunity to rehabilitate or replace their unsafe mobile home and locate it to a permitted mobile home park in unincorporated areas of Riverside County, thereby, providing households with a decent, safe and sanitary housing opportunity.

The Housing Authority of the County of Riverside (HACR) seeks to assist very-low income households through the MHTL Program living at the Oasis Mobile Home Park (OMHP), located in Thermal, California. Residents living at the OMHP will have the opportunity to apply to the MHTL Program and if they qualify, they will be provided a replacement mobile home located in permitted parks within the unincorporated areas of Riverside County.

The OMHP has historically been riddled with various unsafe, unsanitary conditions. Most recently the U.S Environmental Protection Agency (EPA), who has primary jurisdiction over the main water supply system for the OMHP, issued a Safe Drinking Water Act Emergency Administrative Order ("EPA's Emergency Order") because the primary water system exceeded the federal arsenic drinking water standard by nearly 10 times the allowable limit. Under EPA's Emergency Order, the Park owner has been mandated to provide bottled water (one gallon per person daily) to the approximately 1,900 residents until such time that the EPA deems the water system back in compliance. However, since the implementation of EPA's Emergency Order, the OMHP owner has made it intentionally very difficult for families to obtain required and sufficient water for their family's needs. There is also a population of elderly and disabled households that have expressed their hardships and negative experience in obtaining drinking water from the OMHP owner to meet their household needs. As a result, the majority of the 1,900 residents of the OMHP have attended various community meetings seeking assistance with their housing and basic needs.

Funding for the MHTL Program has been exhausted as a result of the dissolution of the Redevelopment Agency. A successful allocation of the HCD CalHome funds will allow the County to recapitalize and offer this oversubscribed affordable housing program to the residents

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of the OMHP. Each qualifying household may receive up to a maximum grant amount of \$125,000 for rehabilitation/replacement of their substandard, dilapidated mobile home located in a permitted mobile home park. If awarded funds, approximately 36 households will be assisted through the MHTL Program. Ten-percent (10%) of the total maximum grant – or \$500,000 – will be set aside for administrative expenses associated with the operation of the MHTL Program.

On November 27, 2019, HCD published a Notice of Funding Availability (NOFA) with an application deadline of February 18, 2020. As such, the HACR intends to apply for an allocation of \$5,000,000 from HCD's CalHome Program for funding under the Owner-Occupied Rehabilitation Program.

The HACR respectfully requests approval to respond to the CalHome Program funds NOFA and apply for the maximum amount of \$5,000,000 to utilize as a finance source for the MHTL Program. The NOFA requires a Board resolution as part of the application. County Counsel has reviewed the attached Resolution No. 2020-002 and approved as to form.

**Impact on Residents and Businesses**


The CalHome Program funding will allow the Housing Authority to recapitalize the MHTL Program to assist very low-income households living in unsafe conditions with the rehabilitation/replacement of their dilapidated, substandard mobile homes located in a permitted park in unincorporated Riverside County, who would otherwise not be able to accomplish it on their own.

**Additional Fiscal Information**

No impact upon the County's General Fund; the Housing Authority is applying for State CalHome grant funds.

**ATTACHMENTS:**

- Resolution No. 2020-002

  
Steven Atkeson 1/30/2020

  
Gregory H. Priamos, Director County Counsel 1/26/2020

**BOARD OF COMMISSIONERS**

**HOUSING AUTHORITY OF THE  
COUNTY OF RIVERSIDE**

**RESOLUTION 2020-002**

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF RIVERSIDE AUTHORIZING SUBMITTAL OF AN APPLICATION TO THE CALIFORNIA STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR FUNDING UNDER THE CALHOME PROGRAM; THE EXECUTION OF A STANDARD AGREEMENT IF SELECTED FOR SUCH FUNDING AND ANY AMENDMENTS THERETO; AND ANY RELATED DOCUMENTS NECESSARY TO PARTICIPATE IN THE CALHOME PROGRAM**

**WHEREAS**, the California Department of Housing and Community Development ("HCD") is authorized to provide up to fifty-seven million dollars (\$57,000,000) in state CalHome Program funds from the Affordable Housing Bond Act Trust Fund of 2018 to assist Local Public Agencies or Nonprofit Corporations with eligible activities; and

**WHEREAS**, the Housing Authority of the County of Riverside a public entity, corporate and politic ("HACR"), desires to apply for, and receive, an allocation of funds through the CalHome Program; and

**WHEREAS**, HCD has issued a Notice of Funding Availability ("NOFA") on, November 27, 2019 for the CalHome Program established by Chapter 84, Statutes of 2000 (SB 1656 Alarcon), and codified in Chapter 6 (commencing with Section 50650) of Part 2 of Division 31 of the Health and Safety Code (the "Statute"). Pursuant to the Statute, HCD is authorized to approve funding allocations utilizing monies made available by the State Legislature to the CalHome Program, subject to the terms and conditions of the Statute and the CalHome Program Regulations adopted by HCD in April 2004; and

**WHEREAS**, the HACR desires to submit an application to obtain from HCD an allocation of CalHome funds in the amount of five million dollars (\$5,000,000);

**NOW THEREFORE, BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board of Commissioners of HACR ("Board"), in regular session assembled on February 11, 2020, in the meeting room of the Board of Commissioners, located on the 1st floor of the County Administrative Center, 4080 Lemon Street, Riverside, California, as follows:

*RESOLUTION NUMBER 2020-002  
CalHome General Program Grant*

FEB 11 2020 10.1

FORM APPROVED COUNTY COUNSELLOR  
BY: AMRIT P. DHILLON 1/27/2020  
DATE

- 1 1. The HACR is hereby authorized to submit an application to HCD to participate in the  
2 CalHome Program in response to the NOFA issued on November 27, 2019 which  
3 shall request a funding allocation for the following activities:

4 Owner-Occupied Rehabilitation Assistance to provide funds to recapitalize the  
5 Mobile Home Tenant Loan ("MHTL") Program. The MHTL Program shall provide  
6 substantial replacement opportunities to eligible households living at the Oasis  
7 Mobile Home Park located in Thermal, California. Residents living at the OMHP  
8 will have the opportunity to replace their substandard and dilapidated mobile  
9 home with a new mobile home to be located in permitted parks within  
10 unincorporated areas of Riverside County. Each qualifying household may  
11 receive up to a maximum grant amount of \$125,000 for if the home is in need of  
12 replacement.

- 13 2. If the application for funding is approved, the HACR hereby agrees to use the  
14 CalHome funds for eligible activities in the manner presented in the application as  
15 approved by HCD and in accordance with program regulations cited above. The  
16 application in full is incorporated as part of the Standard Agreement. Any and all  
17 activities funded, information provided, and timelines represented in the application  
18 are enforceable through the Standard Agreement. The HACR acknowledges and  
19 agrees that it may be required to execute any and all other instruments necessary  
20 or required by HCD for participation in the CalHome Program.

- 21 3. The Board hereby approves entering into the Standard Agreement and authorizes  
22 the Chair of the Board of Commissioners or Executive Director of the HACR, or  
23 designee in the event sufficient evidence of designation is provided to the HCD, to  
24 execute in the name of the HACR, the application, the Standard Agreement, and  
25 any subsequent amendments or modifications thereto, as well as any other  
26 documents required by HCD for participation in the CalHome Program, and any  
27 amendments thereto, subject to approval as to form by County Counsel.

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3 **RESOLUTION NO. 2020-002**

4 **APPROVING THE HOUSING AUTHORITY OF THE COUNTY OF RIVERSIDE'S**  
5 **SIGNIFICANT AMENDMENT TO THE HOUSING AUTHORITY STREAMLINED**  
6 **ANNUAL PHA PLAN, SIGNIFICANT AMENDMENT TO THE ADMINISTRATIVE PLAN**  
7 **FOR THE HOUSING CHOICE VOUCHER PROGRAM, SIGNIFICANT AMENDMENT TO THE**  
8 **ADMINISTRATIVE PLAN FOR THE HOMEOWNERSHIP PROGRAM, AND SUPPORTING**  
9 **DOCUMENTS, FOR FISCAL YEAR 2018-2019, AND AUTHORIZING THE CHAIRMAN OF**  
10 **THE BOARD OF COMMISSIONERS TO SIGN THE PHA CERTIFICATIONS**

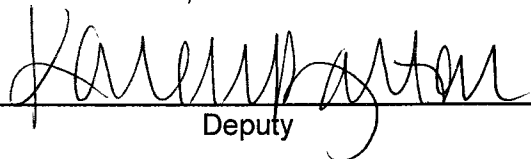
11 **ADOPTED** by Riverside County Housing Authority Board of Commissioners on  
12 **February 11, 2020.**

13 **ROLL CALL:**

14 **Ayes:** Jeffries, Spiegel, Washington, Perez and Hewitt  
15 **Nays:** None  
16 **Absent:** None

17 The foregoing is certified to be a true copy of a resolution duly adopted by said Board of  
18 Commissioners on the date therein set forth.

19 **KECIA R. HARPER, Clerk of said Board**

20  
21 By:   
22 Deputy