

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



ITEM: 3.10  
(ID # 12504)

**MEETING DATE:**  
Tuesday, July 07, 2020

**FROM:** HOUSING, HOMELESSNESS PREVENTION AND WORKFORCE SOLUTIONS:

**SUBJECT:** HOUSING, HOMELESSNESS PREVENTION & WORKFORCE SOLUTIONS (HHPWS): Approve the Substantial Amendments to the 2017-2018 and 2018-2019 One Year Action Plans of the 2015-2019 Five Year Consolidated Plan, All Districts [\$3,300,000 - 100% HOME Investment Partnerships Act Funds]; CEQA Exempt (Clerk of the Board to File the Notice of Exemption)

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

1. Find that the substantial amendments to the 2017-2018 and 2018-2019 One Year Action Plans 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 amendments to the 2017-2018 and 2018-2019 One Year Action Plans 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 amendments to the 2017-2018 and 2018-2019 One Year Action Plans 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 Clerk of the Board to file a Notice of Exemption within five (5) working days.

**ACTION: Policy**

  
Heidi Marshall, Director 6/7/2020

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**MINUTES OF THE BOARD OF SUPERVISORS**

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: July 07, 2020  
xc: HHPWS

Kecia R. Harper  
Clerk of the Board

By:   
Deputy

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

<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>	\$3,300,000	\$0	\$3,300,000	\$0
<b>NET COUNTY COST</b>	\$0	\$0	\$0	\$0
<b>SOURCE OF FUNDS: HOME Investment Partnerships Act fund 100%</b>			<b>Budget Adjustment: No</b>	
			<b>For Fiscal Year:</b> 20/21	

**C.E.O. RECOMMENDATION:** [CEO Use]

**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 2017-2018 and 2018-2019 One Year Action Plans are set forth in Attachment A.

Staff recommends approval of the project actions listed below as substantial amendments to the 2017-2018 One Year Action plan:

1. Courtyards at Cottonwood, the proposed new HOME project, has been determined by staff to be an eligible activity that meets a National Objective of the HOME program.

Courtyards at Cottonwood	\$1,000,000	Add new HOME Project
Courtyards at Cottonwood	\$ 100,000	Add Direct Staffing Cost (10%)



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

Staff recommends approval of the project actions listed below as substantial amendments to the 2018-2019 One Year Action plan:

2. Villa Hermosa III 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 III Apartments	\$1,000,000	Add new HOME Project
Villa Hermosa III Apartments	\$ 100,000	Add Direct Staffing Cost (10%)

3. Affordable Housing and Sustainable Communities (AHSC) Coachella Project, the proposed new HOME project, has been determined by staff to be an eligible activity that meets a National Objective of the HOME program.

AHSC Coachella Project	\$1,000,000	Add new HOME Project
AHSC Coachella Project	\$ 100,000	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 2017-2018 and 2018-2019 One Year Action Plans 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 amendments to the 2017-2018 and 2018-2019 One Year Action Plans (Substantial Amendments), were reviewed and determined to be categorically exempt from CEQA under State CEQA Guidelines Section 15061(b)(3), General Rule or "Common Sense" exemption. The projects, the Substantial Amendments, are 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 Amendments may have a significant effect on the environment, and will not lead to any direct or reasonably indirect physical environmental impacts. The individual projects identified in the Substantial Amendments 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 Amendments.

The Substantial Amendments were 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 Amendments are an administrative activity. The individual projects identified in the Substantial Amendments will

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

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 amendments to the 2017-2018 and 2018-2019 One Year Action Plans of the 2015-2019 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 County residents.

**Additional Fiscal Information**

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

Attachments:

- Attachment A – Substantial Amendment Action and Project Descriptions
- Attachment B – Public Notice
- Attachment C – CEQA Notice of Exemption



Marcus Maltese

6/30/2020



Gregory H. Priamos, Director County Counsel

6/24/2020





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

7/7/20 Date                                           Initial

**Notice of Exemption**

**To:**  Office of Planning and Research  
 For U.S Mail: P.O. Box 3044 Sacramento, CA 95812-3044  
**Street Address:** 1400 Tenth St. Sacramento, CA 95814

**From:** County of Riverside, Department of Housing, Homelessness Prevention and Workforce Solutions  
**Agency:** 5555 Arlington Avenue Riverside, CA 92504  
**Address:** 5555 Arlington Avenue Riverside, CA 92504  
**Contact:** Mervyn Manalo, Housing Specialist  
**Phone:** (951) 343-5495

County Clerk  
 County of Riverside  
 2724 Gateway Drive  
 P.O. Box 751  
 Address: Riverside, CA 92502-0751

Lead Agency (if different from above):  
 Address: \_\_\_\_\_  
 Contact: \_\_\_\_\_  
 Phone: \_\_\_\_\_

**SUBJECT: Filing of Notice of Exemption in Compliance with 15301, and 15061(b)(3) of State CEQA Guidelines.**

**Project Title:** Substantial Amendment to the 2017-2018 and 2018-2019 One Year Action Plans of the 2015-2019 Five Year Consolidated Plan

**Project Location:** Riverside County

**Project Description:**

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 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.

**Project Sponsor:** County of Riverside, Department of Housing, Homelessness Prevention and Workforce Solutions

This is to advise that the County of Riverside Board of Supervisors approved the above project on

Lead agency or  Responsible Agency

July 7, 2020 and has made the following determinations regarding the above described project:  
(tentative date)

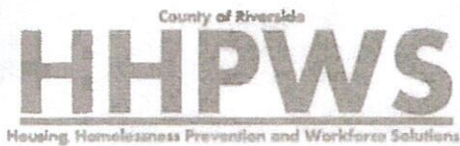
**Exempt Status:** California Environmental Quality Act (CEQA) Guidelines, Section 15061 (b)(3), General Rule Exemption or "Common Sense" Exemption.

**Reasons Why Project is Exempt:** Pursuant to the California Environmental Quality Act (CEQA), the substantial amendment to the 2017-2018 and 2018-2019 One Year Action Plans (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.

Signature: *J Garcia* Title: Juan Garcia, Principal Development Specialist Riverside County

Date: 7/8/20 Date received for filing: \_\_\_\_\_

JUL 07 2020 3:10



Date: July 7, 2020

To: Clerk of the Board of Supervisors  
4080 Lemon St, 1st Floor, Suite 127  
Riverside CA 92501

From: Juan Garcia, Principal Development Specialist  
Department of Housing, Homelessness Prevention and Workforce Solutions  
County of Riverside  
5555 Arlington Ave  
Riverside, CA 92501

**Subject: Notice of Exemption (NOE) – Substantial Amendment to the 2017-2018 and 2018-2019 One Year Action Plans of the 2015-2019 Five Year Consolidated Plan**

The Department of Housing, Homelessness Prevention and Workforce Solutions is requesting the Clerk of the Board of Supervisors post the attached Notice of Exemption. Authorization to bill by journal voucher is included for your posting fee.

After posting, please return the document to:

Mail Stop #3760  
Attention: Juan Garcia, Principal Development Specialist  
Department of Housing, Homelessness Prevention and Workforce Solutions  
County of Riverside  
5555 Arlington Ave  
Riverside, CA 92501

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

Attachment

Cc: file



# Riverside County Clerk-Recorder

## Authorization to Bill by Journal Voucher

To be completed by submitting Agency

### COUNTY OF RIVERSIDE DEPARTMENT OF HOUSING, HOMELESSNESS PREVENTION AND WORKFORCE SOLUTIONS (HHWPS)

Authorization # \_\_\_\_\_  
Date: 6/8/2020  
Agency/Division: County of Riverside HHPWS - Attn: Tristan Chen  
**FUND DEPT ID ACCT**  
Accounting String: (Interfund) 537080-21250-190060000 project code: EDH19001190  
(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 (OYAP Amendment)

Authorized by: J Garcia  
Juan Garcia, Principal Development Specialist

Presented by: Mervyn Manalo  
Mervyn Manalo, Housing Specialist

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### To be completed by County Recorder

Accepted by: \_\_\_\_\_

Date: \_\_\_\_\_

Document no(s)/invoice no(s): \_\_\_\_\_

# 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:

**06/01/2020**

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

Date: June 01, 2020  
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

EDA-HOUSING AUTHORITY  
5555 ARLINGTON AVE  
RIVERSIDE, CA 92504

Ad Number: 0011388126-01

P.O. Number:

Ad Copy:

## PUBLIC NOTICE

June 1, 2020

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

(951) 343-5495 Mervyn Manalo

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

The County of Riverside Department of Housing, Homelessness Prevention and Workforce Solutions hereby notifies concerned members of the public pursuant to 24 CFR §91.105 of its intent to amend the 2017-2018 and 2018-2019 One Year Action Plans of the 2015-2019 Five Year Consolidated 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 the proposed project that will be added to the HOME Investment Partnerships Act (HOME) program list of funded activities:

#### Added Projects:

**Courtyards at Cottonwood** – Located on the northeast corner of Cottonwood Avenue and Indian Street, in the City of Moreno Valley, County of Riverside, State of California, identified as Assessor's Parcel Numbers 482-161-021, 482-161-022, 482-161-023, 482-161-024. Rancho Belago Developers, is proposing to use \$1,000,000 in HOME funds for the development and construction of 80 affordable units and one residential manager's unit. The proposed project will be comprised of 16 one-bedroom units, 40 two-bedroom units, and 24 three-bedroom units. Eleven units will be restricted to individuals whose incomes do not exceed 60% of the area median income for the County of Riverside, of which 3 units will be restricted to individuals whose incomes do not exceed 50% of the area median income for the County of Riverside. The total cost of development, during the permanent financing period, is approximately \$37,634,451.

**Villa Hermosa Apartments Phase III** – Located on the corner of Van Buren and Dr. Carreon Boulevard, City of Indio, Assessor Parcel Number: 612-170-030. The Coachella Valley Housing Coalition, is proposing to use \$1,000,000 in HOME funds for the development and construction of a 100-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 36 one-bedroom units, 32 two-bedroom units, 24 three-bedroom units and 8 four-bedroom units. The proposed project is phase III 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 total cost of development, during the permanent financing period, is approximately \$45,198,960.

**Affordable Housing and Sustainable Communities (AHSC) Coachella Project** – Located on the northeast corner of 6th Street and Caesar Chavez, in the City of Coachella, identified as Assessor Parcel Number 778-080-006. Chelsea Investment Corporation, is proposing to use \$1,000,000 in HOME funds for the development and construction of 105 affordable units including one residential manager's unit. The proposed project will be comprised of 50 one-bedroom units, 28 two-bedroom units, and 27 three-bedroom units, of which 10 units will be reserved for developmentally disabled individuals. Eleven units will be restricted to individuals whose incomes do not exceed 50% of the area median income for the County of Riverside. The total cost of development, during the permanent financing period, is approximately \$46,976,152.

It is anticipated that the Board of Supervisors will take action on the amendment at its regular meeting to be held on or about July 7, 2020 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 County of Riverside Department of Housing, Homelessness Prevention and Workforce Solutions at 5555 Arlington Ave, Riverside, CA 92504, Attention: Mervyn Manalo, Housing Specialist or email [mmanalo@rivco.org](mailto:mmanalo@rivco.org) by July 2, 2020 or may appear and be heard at the time of approval on or about July 7, 2020.



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RIVERSIDE CO HOUSING AUTHORITY  
5555 ARLINGTON AVE  
RIVERSIDE, CA 92504-2506

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### COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE  
Ad Description: PUBLIC NOTICE 6/1/20

To the right is a copy of the notice you sent to us for publication in the THE DESERT SUN. Please read this notice carefully and call us with any corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

05/31/2020

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

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THE DAILY TRANSCRIPT, SAN DIEGO	(619) 232-3486
THE INTER-CITY EXPRESS, OAKLAND	(510) 272-4747

#### PUBLIC NOTICE June 1, 2020

Riverside County Board of Supervisors  
County Administrative Center  
4080 Lemon Street, 5<sup>th</sup> Floor  
Riverside, California 92501  
(951) 343-5495 Mervyn Manalo

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

The County of Riverside Department of Housing, Homelessness Prevention and Workforce Solutions hereby notifies concerned members of the public pursuant to 24 CFR §91.105 of its intent to amend the 2017-2018 and 2018-2019 One Year Action Plans of the 2015-2019 Five Year Consolidated 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 the proposed project that will be added to the HOME Investment Partnerships Act (HOME) program list of funded activities:

#### Added Projects:

Courtyards at Cottonwood – Located on the northeast corner of Cottonwood Avenue and Indian Street, in the City of Moreno Valley, County of Riverside, State of California, identified as Assessor's Parcel Numbers 482-161-021, 482-161-022, 482-161-023, 482-161-024. Rancho Belago Developers, is proposing to use \$1,000,000 in HOME funds for the development and construction of 80 affordable units and one residential manager's unit. The proposed project will be comprised of 16 one-bedroom units, 40 two-bedroom units, and 24 three-bedroom units. Eleven units will be restricted to individuals whose incomes do not exceed 60% of the area median income for the County of Riverside, of which 3 units will be restricted to individuals whose incomes do not exceed 50% of the area median income for the County of Riverside. The total cost of development, during the permanent financing period, is approximately \$37,634,451.

Villa Hermosa Apartments Phase III – Located on the corner of Van Buren and Dr. Carreon Boulevard, City of Indio, Assessor Parcel Number: 612-170-030. The Coachella Valley Housing Coalition, is proposing to use \$1,000,000 in HOME funds for the development and construction of a 100-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 36 one-bedroom units, 32 two-bedroom units, 24 three-bedroom units and 8 four-bedroom units. The proposed project is phase III 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 total cost of development, during the permanent financing period, is approximately \$45,198,960.

Affordable Housing and Sustainable Communities (AHSC) Coachella Project – Located on the northeast corner of 6th Street and Caesar Chavez, in the City of Coachella, identified as Assessor Parcel Number 778-080-006. Chelsea Investment Corporation, is proposing to use \$1,000,000 in HOME funds for the development and construction of 105 affordable units including one residential manager's unit. The proposed project will be comprised of 50 one-bedroom units, 28 two-bedroom units, and 27 three-bedroom units, of which 10 units will be reserved for developmentally disabled individuals. Eleven units will be restricted to individuals whose incomes do not exceed 50% of the area median income for the County of Riverside. The total cost of development, during the permanent financing period, is approximately \$46,976,152.

It is anticipated that the Board of Supervisors will take action on the amendment at its regular meeting to be held on or about July 7, 2020 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 County of Riverside Department of Housing, Homelessness Prevention and Workforce Solutions at 5555 Arlington Ave, Riverside, CA 92504, Attention: Mervyn Manalo, Housing Specialist or email mmanalo@rivco.org by July 2, 2020 or may appear and



\* A 0 0 0 0 0 5 4 2 1 8 1 6 \*

be heard at the time of approval  
on or about July 7, 2020.  
5/31/20  
CNS-3368280#  
THE DESERT SUN



# Attachment A

## Amendment Action and Project Descriptions

### Amendment Action:

The County of Riverside 2017-2018 One Year Action Plan of the 2015-2019 Five Year Consolidated Plan is amended as follows:

1. "Courtyards at Cottonwood" is added to the HOME program list of funded activities in the 2017-2018 One Year Action Plan.

The County of Riverside 2018-2019 One Year Action Plan of the 2015-2019 Five Year Consolidated Plan is amended as follows:

1. "Courtyards at Cottonwood" is added to the HOME program list of funded activities in the 2017-2018 One Year Action Plan.
2. "Villa Hermosa Apartments Phase III" is added to the HOME program list of funded activities in the 2018-2019 One Year Action Plan; and
3. "Affordable Housing and Sustainable Communities (AHSC) Coachella Project" is added to the HOME program list of funded activities in the 2018-2019 One Year Action Plan.

The projects are fully described as follows:

### Added Projects:

Project:	<b>Courtyards at Cottonwood</b>
Eligibility:	24 CFR §92.205(a)(1)
Sponsor:	Rancho Belago Developers, a California corporation
Address:	27700 Kalmia Avenue, Moreno Valley, CA 92555
Funding Source:	HOME Investment Partnerships Act
Project Funding:	<b>\$1,000,000</b>
Direct Staffing:	<b>\$100,000</b>
Benefit:	Housing for low-income families
Number Served:	Total 11 units (11 HOME units)
Site Location:	Northeast corner of Cottonwood Avenue and Indian Street, in the City of Moreno Valley, County of Riverside, State of California, identified as Assessor's Parcel Numbers 482-161-021, 482-161-022, 482-161-023, 482-161-024
Project Description:	Rancho Belago Developers, is proposing to use \$1,000,000 in HOME funds for the development and construction of 80 affordable units and one residential manager's unit. The proposed project will be comprised of 16 one-bedroom units, 40 two-bedroom units, and 24 three-bedroom units. Eleven units will be restricted to individuals whose incomes do not exceed 60% of the area median income for the County of Riverside, of which 3 units will be restricted to individuals whose incomes do not exceed 50%

of the area median income for the County of Riverside. In addition to the \$1,000,000 derived from County HOME funds, other financing sources for the Proposed Project include a \$27,896,086 in Tax Credit Equity, \$4,500,000 in City of Moreno Valley HOME and Neighborhood Stabilization Program funds, \$2,000,000 City of Moreno Valley land contribution, \$848,188 City of Moreno Valley fee waivers, and \$1,390,177 deferred developer fee. The total cost of development, during the permanent financing period, is approximately \$37,634,451.

Project: **Villa Hermosa Apartments Phase III**  
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: **\$1,000,000**  
Direct Staffing: **\$100,000**  
Benefit: Housing for low-income farmworker 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: 612-170-030  
Project Description: The Coachella Valley Housing Coalition, is proposing to use \$1,000,000 in HOME funds for the development and construction of a 100-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 36 one-bedroom units, 32 two-bedroom units, 24 three-bedroom units and 8 four-bedroom units. The proposed project is phase III 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. In addition to the requested \$1,000,000 from County HOME Funds, other financing sources for the Proposed Project include \$1,500,00 loan from the Housing Authority from Low and Moderate Income Housing Asset (LMIHA) funds, \$3,287,700 loan from California Community Reinvestment Corporation, \$4,231,640 in USDA 514 loans, donated land valued at \$2,698,833, City of Indio Fee Waiver of \$2,364,040, Valley Sanitary District Fee Waiver of \$369,600, Indio Water Authority Fee Waiver of \$181,500, General Partner equity in the amount of \$625,000 and \$28,942,648 in Tax Credit Equity. The total cost of development, during the permanent financing period, is approximately \$45,198,960.



Project: **AHSC Coachella Project**  
Eligibility: 24 CFR §92.205(a)(1)  
Sponsor: Chelsea Investment Corporation  
Address: 6330 Paseo del Lago, Carlsbad, CA 92011  
Funding Source: HOME Investment Partnerships Act  
Project Funding: **\$1,000,000**  
Direct Staffing: **\$100,000**  
Benefit: Housing for low-income Farmworker Families & Developmentally Disabled Individuals  
Number Served: Total 11 units (11 HOME units)  
Site Location: Northeast corner of 6th Street and Caesar Chavez, in the City of Coachella, identified as Assessor Parcel Number 778-080-006  
Project Description: Chelsea Investment Corporation, is proposing to use \$1,000,000 in HOME funds for the development and construction of 105 affordable units including one residential manager's unit. The proposed project will be comprised of 50 one-bedroom units, 28 two-bedroom units, and 27 three-bedroom units, of which 10 units will be reserved for developmentally disabled individuals. Eleven units will be restricted to individuals whose incomes do not exceed 50% of the area median income for the County of Riverside. In addition to the requested \$1,000,000 from County HOME funds the proposed project anticipates receiving a loan from Banner Bank in the amount of \$5,520,000, an HCD AHSC loan in the amount of \$8,395,407, Solar Tax Equity in the amount of \$273,672, CA Department of Development Services funding in the amount of 1,160,000, City of Coachella loan in the amount of 9,240,0000, Deferred costs and fees in the amount of \$325,500, Deferred Developer Fee and Developer Equity contribution in the amount of \$3,014,551 and Tax Credit Equity in the amount of \$18,047,022. The total cost of development, during the permanent financing period, is approximately \$46,976,152.