

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



ITEM: 3.43
(ID # 20252)

MEETING DATE:

Tuesday, April 18, 2023

FROM : HOUSING AND WORKFORCE SOLUTIONS:

SUBJECT: HOUSING AND WORKFORCE SOLUTIONS (HWS): Adopt Resolution No. 2023-096, Approving the County of Riverside's Oasis Mobile Home Park Housing Opportunities Grant Program ("OHOP" or "OHOP Program") and Authorizing the Director, Assistant Director, and/or Deputy Director of Housing and Workforce Solutions to Administer the OHOP Program on Behalf of the County of Riverside; Adopt Resolution 2023-113, Authorizing the Director of Housing and Workforce Solutions, or Designee, to Procure, Execute, and Administer All Contracts for the Completion of Projects Associated with the Oasis Mobile Home Park Housing Opportunities Grant Program Using the Grant Received from the State of California Department of Housing and Community Development (HCD); Approve an Allocation up to \$15,000,000 in HCD Grant Funds for the OHOP Program; Approve the OHOP Program Guidelines; and, Approve the Forms of the Contract Templates; 4th District. [\$15,000,000 – 100% HCD Grant Funds for Oasis MHP] [CEQA EXEMPT]

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 15061 (b) (3);

Continued on Page 2

ACTION:Policy


Heidi Marshall, Director 3/16/2023

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 Gutierrez
Nays: None
Absent: None
Date: April 18, 2023
xc: HWS

Kimberly A. Rector

Clerk of the Board

By: 
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

2. Adopt Resolution No. 2023-096, Approving the County of Riverside's Oasis Mobile Home Park Housing Opportunities Grant Program ("OHOP" or "OHOP Program") and Authorizing the Director, Assistant Director, and/or Deputy Director of Housing and Workforce Solutions to Administer the OHOP Program on Behalf of the County of Riverside;
3. Adopt Resolution No. 2023-113, Authorizing the Director of Housing and Workforce Solutions, or Designee, to Procure, Execute, and Administer All Contracts for the Completion of Projects Associated with the Oasis Mobile Home Park Housing Opportunities Grant Program Using the Grant Received from the State of California Department of Housing and Community Development;
4. Allocate up to \$15,000,000 million in HCD grant funds for the OHOP Program;
5. Approve the attached OHOP Grant Program Guidelines ("Program Manual");
6. Approve the forms of the Grant Agreement for the County of Riverside Oasis Mobile Home Park Housing Opportunities Grant Program (Grant Agreement), OHOP Program General Contractor Agreement (General Contractor Agreement), Covenant Agreement, OHOP Demolition Contract by and between the County of Riverside Housing and Workforce Solutions (Demolition Contract), OHOP Construction Contract by and between County of Riverside Housing and Workforce Solutions (Construction Contract), and Professional Services Contract for OHOP Services Provider by and Between County of Riverside Housing and Workforce Solutions (Professional Services Agreement), (collectively, the "Grant Documents"), all approved as to form by County Counsel;
7. Authorize the Director, Assistant Director, and/or Deputy Director of Housing and Workforce Solutions ("HWS") to make administrative revisions and amendments to the OHOP Program Guidelines, subject to approval as to form by County Counsel;
8. Authorize the Director, Assistant Director, and/or Deputy Director of HWS to take all necessary steps to implement the OHOP Program including, but not limited to, approving expenditures of funding approved by the Board, drafting, negotiating, and executing, subsequent essential and relevant documents, including but not limited, to OHOP Program Grant Documents for qualified Oasis Mobile Home Park residents in a not to exceed amount of \$100,000 per household that substantially conform in form and substance to the attached Grant Documents, grant applications, grant agreements, covenant agreements, and other agreements, subject to approval as to form by County Counsel;

Continued on Page 3

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RECOMMENDED MOTION: That the Board of Supervisors:

9. Authorize the Director of HWS, or designee, to take all necessary steps to implement the Agreement(s), including but not limited to: (a) signing subsequent necessary and relevant documents, subject to approval as to form by County Counsel; (b) signing any necessary agreement(s), and (c) negotiating, signing and implementing any amendments to any Grant Documents or agreement(s), subject to approval by County Counsel; and
10. Direct HWS staff to file a Notice of Exemption with the County Clerk within five (5) business days of approval.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$7,500,000	\$7,500,000	\$15,000,000	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: 100% Grant from California Department of Housing and Community Development for relocation efforts for Oasis Mobile Home Park residents			Budget Adjustment:	No
			For Fiscal Year:	22/23-23/24

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Oasis Mobile Home Park (“Oasis MHP”) is a mobile home park with approximately 200 unpermitted mobile homes located on Torres Martinez Desert Cahuilla tribal (allotted and fee) land and is home to more than 1,000 people in the Coachella Valley.

At Oasis MHP, there exists exceptional circumstances that require immediate attention. The exceptional circumstances include, but are not limited to, unsafe, non-potable water not suitable for human consumption for which the United States Environmental Protection Agency issued emergency drinking water orders, uninhabitable and dilapidated mobile homes that pose a health and safety risk to the residents, substandard sewer systems, and electrical systems that present fire risks and outages.

Across California and particularly, in the Coachella Valley, there is a severe shortage of rental homes affordable and available to low-income households. Many of these households are extremely cost burdened, spending more than half of their income on housing, resulting in families having to sacrifice necessities such as healthy food and healthcare to pay rent.

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To address the exceptional circumstances at Oasis MHP, the State of California, pursuant to the 2021 Budget Act Section 2.00, as amended by Budget Bill Jr. ("SB 129") Chapter 69, Section 57, Item 2240-106-0001, Provision 3, allocated Thirty Million Dollars (\$30,000,000) to the County of Riverside to address relocation of residents of Oasis MHP.

The County's Board of Supervisors, on October 26, 2021 (Minute Order 3.10), adopted Resolution No. 2021-195, which authorized the acceptance and administration of a \$30,000,000 grant from the California Department of Housing and Community Development and authorized the Director of Housing Workforce Solutions, or designee, to enter into and execute the State Standard Agreement and any required documentation and amendments necessary to receive and administer the grant.

The County and the California Department of Housing and Community Development ("HCD") executed Standard Agreement Number 21-GFD-001 ("Standard Agreement") for \$30,000,000 in grant funds ("HCD Grant") to provide emergency housing, develop quality affordable housing, and construct necessary infrastructure to relocate residents of Oasis MHP. The eligible uses of the HCD Grant, include, but are not limited to, the predevelopment, development, acquisition, rehabilitation of rental housing that is affordable to extremely low-, very low-, low-, or moderate-income households, including necessary operating subsidies.

Pursuant to the Standard Agreement, funding allocated under the HCD Grant shall be used to provide housing opportunities to residents of Oasis MHP with the intent of vacating the park.

As part of its ongoing efforts to benefit the residents of Oasis MHP, the County has continued to interact with stakeholders to advocate and provide services for this community. Monthly community meetings are conducted to provide resources, information, and an opportunity for community feedback. A group of 72 Oasis MHP residents have been relocated to new rental homes at Mountain View Estates. Of those 72 households, many of the old substandard units have been demolished. Another housing project was also allocated funding from the HCD Grant (Minute Order 3.13, November 8, 2022). The Maria y Jose Mobile Home Park, sponsored by Jesus Montanez, is under construction and when completed, 12 new mobile home spaces will be available to residents of Oasis MHP. Additionally, another housing project in the Oasis community was allocated funds to secure apartments for Oasis MHP residents (Minute Order 3.12, June 21, 2022). The planned apartment complex, Oasis Villas, is to be constructed on the corner of Middleton and Ave 66 and is sponsored by the Coachella Valley Housing Coalition. While these and other efforts are underway, drinkable water has been made available to Oasis MHP residents. This invaluable resource has been secured by the County with delivery coordinated by local non-profit Todec Legal Center Inc.

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The County has heard from affected residents about the type of housing opportunities they desire and in response has created the Oasis Mobile Home Park Housing Opportunities Grant Program (“OHOP” or “OHOP Program”) and staff is requesting that the Board allocate up to Fifteen Million Dollars (\$15,000,000) from the HCD Grant towards the OHOP program.

The OHOP Program will offer grant funds to eligible residents of Oasis MHP for purposes which include, but are not limited to, securing improved housing either by transporting their current home to a permitted location, purchasing a home in a permitted location, purchasing vacant land to move their existing or new mobile home, or using the funds toward a down payment of a single-family home. An affordability covenant will be recorded on title on real property when the property is owned by the homeowners. The County will be listed as lienholders on title of mobile homes when the homeowners do not own the property and are instead leasing a space at a mobile home park.

Residents verified to have occupied a home at Oasis MHP on or before October 26, 2021, will be eligible to apply for the OHOP Program. Eligible uses of the funds include, but are not limited to:

- All costs related to mobile home relocation inclusive of, but not limited to, inspection, permits, site prep, mobile home transport, and mobile home repairs/modifications
- Acquisition of vacant land to install mobile home
- Purchase of an existing unit in another (permitted) park and/or demolition of old unit
- Down payment of a single-family home within Riverside County and other counties in the State of California

Each eligible household may be assisted with up to \$100,000 per household and if total costs exceed the \$100,000 cap, applicants will be required to secure additional funding.

To ensure professional installation, HWS will secure a mobile home contractor to provide related services. This contractor will inspect units and determine feasibility of moving existing units. Further, the County of Riverside Transportation and Land Management Agency ombudsman will be contacted regarding suitability of lot/parcel, requirements and fees associated with transaction, and sign off on suitability prior to finalizing the transaction.

The OHOP finance documents will include a grant agreement and affordability covenants restricting resale of the homes for a period of 20 years.

HWS will advertise and post separate Request for Proposals (RFP’s) and Invitation for Bids (IFB’s) for all phases of the Project. A competitive bidding process will be followed in accordance with the County’s procurement policies. The qualified, licensed contractor that is the lowest bidder that responds to the solicitations that is found to be both responsible and responsive will be awarded the contract(s), subject to approval of all documents as to form by County Counsel.

HWS is requesting approval of Resolution No. 2023-113, which is a delegation of authority from the Board of Supervisors to the Director of the Housing and Workforce Solutions to

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advertise, procure, and contract with a construction/project manager and all related contractors necessary to complete projects associated with the OHOP Program as needed and approval of the Agreement Templates.

Additionally, to facilitate implementation and administration of the OHOP Program, increase program efficiency, and save administrative costs, staff recommends that the Board adopt Resolution No. 2023-096, delegating to the Director, Assistant Director, and/or Deputy Director of Housing and Workforce Solutions the authority to: (i) approve, issue, and modify grants to qualified Oasis MHP households in an amount not exceeding \$100,000, in accordance with the OHOP Program guidelines, and (ii) draft, negotiate, approve and execute essential and relevant documents, including but not limited to program Grant Documents for qualified households, such as loan applications, grant agreements, covenant agreements, and other agreements, subject to the satisfaction of certain conditions precedent for the benefit of the County, and further subject to approval as to form by County Counsel. The result will be safe and decent housing for residents at Oasis Mobile Home Park.

CEQA

Pursuant to the California Environmental Quality Act (“CEQA”), the program was reviewed and determined to be categorically exempt under State CEQA Guidelines Section 15061(b)(3), General Rule or “Common Sense” exemption. It can be seen with certainty that there is no possibility that the approval of the OHOP Program and related authorizations to administer, contract, procure will lead to any direct or reasonably indirect physical environmental impacts. Any activities or projects arising out of the OHOP Program will be subject to separate CEQA review prior to taking any choice limiting or discretionary action in connection with such projects or activities. A Notice of Exemption will be filed by HWS staff with the County Clerk within 5 business days of approval of this item.

Impact on Residents and Businesses

There is a severe shortage of affordable rental homes available to low-income households in the Coachella Valley. Many of these households are extremely cost-burdened, spending more than half of their income on housing. The establishment of the OHOP will provide new housing opportunities to eligible resident households of Oasis Mobile Home Park. The allocation of \$15,000,000 will provide safe and decent housing for approximately 150 households.

ATTACHMENTS:

- Resolution 2023-096
- Resolution 2023-113
- Oasis Mobile Home Park Housing Opportunities Grant Program Guidelines
- Grant Agreement

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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- General Contractor Agreement
- Covenant Agreement
- Demolition Contract, Construction Contract, and Professional Services Agreement
- Notice of Exemption


Brianna Lontajo, Principal Management Analyst

4/13/2023


Minnie C. Blair, County Counsel

4/13/2023

BOARD OF SUPERVISORS

COUNTY OF RIVERSIDE

RESOLUTION NO. 2023-096

APPROVING THE COUNTY OF RIVERSIDE'S OASIS MOBILE HOME PARK HOUSING OPPORTUNITIES GRANT PROGRAM ("OHOP" OR "OHOP PROGRAM") AND AUTHORIZING THE DIRECTOR, ASSISTANT DIRECTOR, AND/OR DEPUTY DIRECTOR OF HOUSING AND WORKFORCE SOLUTIONS TO ADMINISTER THE OHOP PROGRAM ON BEHALF OF THE COUNTY OF RIVERSIDE

WHEREAS, the State of California (the "State"), Department of Housing and Community Development ("HCD") pursuant to the 2021 Budget Act Section 2.00, as amended by Budget Bill Jr. ("SB 129") Chapter 69, Section 57, Item 2240-106-0001, Provision 3, allocated Thirty Million Dollars (\$30,000,000) to the County of Riverside to address relocation of residents of Oasis Mobile Home Park; and

WHEREAS, the County's Board of Supervisors, on October 26, 2021 (Minute Oder 3.10), adopted Resolution No. 2021-195, Authorizing the Acceptance and Administration of a \$30,000,000 Grant from the California Department of Housing and Community Development and Authorizing the Director of Housing Workforce Solutions, or Designee, to Enter into and Execute the State Standard Agreement and Any Required Documentation, and Amendments Thereto, Necessary to Receive and Administer the Grant; and

WHEREAS, the County and the California Department of Housing and Community Development ("HCD") executed Standard Agreement Number 21-GFD-001 ("Standard Agreement") for \$30,000,000 in grant funds ("HCD Grant") to provide emergency housing, develop quality affordable housing, and construct necessary infrastructure to relocate residents of Oasis Mobile Home Park ("Oasis MHP"). The eligible uses of the HCD Grant, include, but are not limited to, the predevelopment, development, acquisition, rehabilitation of rental housing that is affordable to extremely low-, very low-, low-, or moderate-income households, including necessary operating subsidies; and

WHEREAS, Pursuant to the Standard Agreement, funding allocated under the HCD Grant shall be used to provide housing opportunities to residents of Oasis MHP with the intent of vacating the park; and

*RESOLUTION NO. 2023-096
Housing and Workforce Solutions*

FORM APPROVED COUNTY COUNSEL
BY AMRIT P. DHILLON DATE 4/13/2023

1 **WHEREAS**, The County has heard from affected residents about the type of housing
2 opportunities they desire, and in response, has created the Oasis Mobile Home Park Housing
3 Opportunities Grant Program (“OHOP” or “OHOP Program”), requesting that the Board allocate
4 up to Fifteen Million Dollars (\$15,000,000) from the HCD Grant towards the OHOP Program;

5 **NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED** by
6 the Board of Supervisors of the County of Riverside, State of California, (“Board”), in regular
7 session assembled on April 18, 2023, at 9:30 a.m. or soon thereafter, in the meeting room of the
8 Board located on the 1st floor of the County Administrative Center, 4080 Lemon Street,
9 Riverside, California, that this Board does hereby determine and declare as follows:

- 10 1. That the above recitals are true and correct and incorporated as though set forth herein.
- 11 2. County, in accordance with the HCD Standard Agreement, hereby establishes the Oasis
12 Mobile Home Park Housing Opportunities Grant Program (“OHOP” or “OHOP
13 Program”).
- 14 3. The OHOP Program will offer grant funds to eligible residents of Oasis MHP to secure
15 improved housing either by transporting their current home to a permitted location,
16 purchasing a home in a permitted location, purchasing vacant land to move their existing
17 or new mobile home, or using the funds toward a down payment of a single-family
18 home. An affordability covenant will be recorded on title of real property. For mobile
19 homes the owner will agree to the affordability covenant and County will be named as
20 Owner/Lienholder on the registration.
- 21 4. Residents verified to have occupied a home at Oasis MHP on or before October 26,
22 2021, will be eligible to apply for the OHOP Program. Eligible uses of the OHOP
23 funds include, but are not limited to:
 - 24 i. All costs related to mobile home relocation inclusive of, but not limited
25 to, inspection, permits, site prep, mobile home transport, mobile home
26 repairs/modifications
 - 27 ii. Acquisition of vacant land to install mobile home
 - 28 iii. Purchase of an existing unit in another (permitted) park and/or demolition

1 of old unit

2 iv. Down payment of a single-family home within Riverside County and
3 other counties in the State of California

- 4 5. Each eligible household will be assisted with up to \$100,000 per household and if total
5 costs exceed the \$100,000 cap, applicants will be required to secure additional funding.
- 6 6. To ensure professional installation, HWS will secure mobile home contractor to provide
7 related services. This contractor will inspect unit and determine feasibility of moving
8 existing unit. Further, the County of Riverside Transportation and Land Management
9 Agency Ombudsman will be contacted regarding suitability of lot/parcel, requirements
10 and fees associated with transaction, sign off on suitability prior to finalizing the
11 transaction.
- 12 7. The OHOP finance documents will include a grant agreement and affordability
13 covenants restricting resale of the homes for a twenty (20) year period.
- 14 8. The Board authorizes the Director of the Housing and Workforce Solutions (“HWS”), or
15 designee, to administer the OHOP Program on behalf of the County of Riverside and to
16 make administrative revisions and amendments to the OHOP Program guidelines, subject
17 to approval as to form by County Counsel and to take all necessary steps to implement
18 the OHOP Program including, but not limited to, approving expenditures of funding
19 approved by the Board, drafting, negotiating, and executing, subsequent essential and
20 relevant documents, including but not limited to, additional OHOP Program grant
21 documents for qualified Oasis MHP residents in a not to exceed amount of \$100,000 per
22 household, grant applications, grant agreement, covenant agreements, and other
23 agreements necessary to implement the Program, subject to approval as to form by
24 County Counsel.

2
3 RESOLUTION NO. 2023-096

4 **APPROVING THE COUNTY OF RIVERSIDE’S OASIS MOBILE HOME PARK HOUSING**
5 **OPPORTUNITIES GRANT PROGRAM (“OHOP” OR “OHOP PROGRAM”) AND**
6 **AUTHORIZING THE DIRECTOR, ASSISTANT DIRECTOR, AND/OR DEPUTY DIRECTOR**
7 **OF HOUSING AND WORKFORCE SOLUTIONS TO ADMINISTER THE OHOP PROGRAM**
8 **ON BEHALF OF THE COUNTY OF RIVERSIDE**

9
10 ROLL CALL:

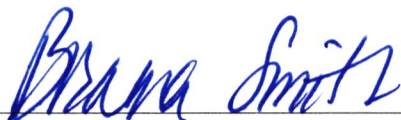
11
12 Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez

13 Nays: None

14 Absent: None

15
16
17 The foregoing is certified to be a true copy of a resolution duly adopted by said Board of
18 Supervisors on the date therein set forth.

19
20 KIMBERLY A. RECTOR, Clerk of said Board

21
22 By:  _____

23 Deputy

1 BOARD OF SUPERVISORS

COUNTY OF RIVERSIDE

2
3 **RESOLUTION NO. 2023-113**

4 **AUTHORIZING THE DIRECTOR OF HOUSING AND WORKFORCE SOLUTIONS,**
5 **OR DESIGNEE, TO PROCURE, EXECUTE, AND ADMINISTER ALL CONTRACTS**
6 **FOR THE COMPLETION OF PROJECTS ASSOCIATED WITH THE OASIS MOBILE**
7 **HOME PARK HOUSING OPPORTUNITIES GRANT PROGRAM USING THE**
8 **GRANT RECEIVED FROM THE STATE OF CALIFORNIA DEPARTMENT OF**
9 **HOUSING AND COMMUNITY DEVELOPMENT**

10 **WHEREAS,** the Board of Supervisors of the County of Riverside desires to delegate to
11 the Director of the Department of Housing and Workforce Solutions (“HWS”) the management
12 and administration of the Oasis Mobile Home Park Housing Opportunities Grant Program
13 utilizing funds from the California Department of Housing and Community Development
14 (“HCD”); and

15 **WHEREAS,** HWS has concurrently with this Resolution created the Oasis Housing
16 Opportunities Grant Program (“OHOP” or “OHOP Program”) by using the Fifteen Million
17 Dollars (\$15,000,000) allocated from an HCD Grant for this Program; and

18 **WHEREAS,** OHOP will offer grant funds to eligible residents of the Oasis Mobile Home
19 Park to secure improved housing either by transporting their current home to a permitted location
20 or purchasing a home in a permitted location;

21 **WHEREAS,** HWS wishes to secure professional services and contractors in order to
22 ensure that the Program’s projects continues uninterrupted and ensure that funds are available so
23 that all Program projects are completed in a timely manner.

24 **NOW THEREFORE, BE IT RESOLVED, FOUND, DETERMINED, AND**
25 **ORDERED** by the Board of Supervisors of the County of Riverside (“Board”), in regular session
26 assembled on April 18, 2023, at 9:30 a.m., or soon thereafter, in the meeting room of the Board
27 located on the 1st floor of the County Administrative Center, 4080 Lemon Street, Riverside,
28 California, that this Board does hereby determine and declare as follows:

RESOLUTION NO. 2023-113
Housing and Workforce Solutions

FORM APPROVED COUNTY COUNSEL
BY AMR/P DHILLON
DATE 4/18/2023

- 1 1. The Director of HWS, or designee, is authorized to advertise, procure, and contract on behalf
2 of the County of Riverside under the OHOP Program. This authority shall include signature
3 of necessary contract documents, agreements, amendments (that increase or otherwise modify
4 the contract) and related documents required to complete the Program's projects. Agreements
5 and amendments shall be approved as to form by County Counsel.
- 6 2. The Director of HWS, or designee, shall administer the grant funds and its related programs
7 and sign all certifications, assurances, exhibits, reports, or similar documents made or required
8 for completion of the Program's projects.
- 9 3. The Director of HWS, or designee, shall promptly report to the Board all change orders and
10 grant funding changes for County Budget and Auditor-Controller purposes. The Director of
11 HWS, or designee, shall also promptly report any material changes or significant new
12 developments related to any of the Oasis Mobile Home Park Program projects.
- 13 4. Each project funded under the OHOP Program shall comply with HCD Standard Agreement
14 Number 21-GFD-001 and all applicable local, state, and federal laws and regulations.
- 15 5. This Resolution shall take effect immediately upon its adoption.

16 /// ROLL CALL:

17 /// Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez
18 /// Nays: None
19 /// Absent: None

20 /// The foregoing is certified to be a true copy of a resolution duly adopted by said Board of
21 /// Supervisors on the date therein set forth.

22 /// KIMBERLY A. RECTOR, Clerk of said Board

23 /// By:  _____
24 /// Deputy

25 ///
26 /// 04.18.2023 3.43

27
28

HWS Staff to file



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:
 Public
 Agency: County of Riverside
 Address: 4080 Lemon Street, Suite 400
Riverside, CA 92501
 Contact: Leah Rodriguez
 Phone: (760) 863-2534

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 Determination in Compliance with Section 21108 or 21152 of the public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): _____

Project Title: Oasis Mobile Home Park Housing Opportunities Grant Program (OHOP) using State of California Housing and Community Development Grant (HCD GRANT) Funds

Project Location (include county): County of Riverside, State of California

Project Description: County of Riverside is proposing to utilize and administer a grant of \$30,000,000 in State of California Housing and Community Development Grant (HCD GRANT) funds allocated to the County to address relocation of residents of Oasis Mobile Home Park. County has proposed a new finance program, Oasis Mobile Home Park Housing Opportunities Grant Program (OHOP), to provide financing for predevelopment, acquisition and development costs related to mobile home replacement, transport, installation for as many as 200 Oasis Mobile Home residents. The Oasis Mobile Home Park is located in the unincorporated eastern Coachella Valley, at 88740 Avenue 70, Thermal, CA 92274, Assessor's Parcel Numbers 749-140-008, 749-140-013, 749-190-003 and 749-190-004. Eligible residents will receive financing and will be subject to resale restrictions wherein the homes may be sold to income eligible households at or below 80% of area median income for the County of Riverside in which a regulatory agreement will be recorded for each of these projects for a term of 20 years.

Project Sponsor: County of Riverside

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

Lead agency or Responsible Agency

April 18, 2023 and has made the following determinations regarding the above described project:
(tentative date)

Find that the Oasis Mobile Home Park Housing Opportunities Grant Program (OHOP) using State of California Housing and Community Development Grant Funds (HCD GRANT) does not constitute a project under California Environmental Quality Act (CEQA) and Section 15004(b) of the CEQA Guidelines in that it does not vest any development rights or result in the physical change in the environment, requires a developer to comply with CEQA and obtain all land use entitlements from the local jurisdiction as the lead agency, and does not commit the lead agency to any definite course of action or foreclose alternatives or mitigation measures that would ordinarily be part of CEQA.

Signature: (Public Agency)



Juan Garcia

Title: Development Manager

Date:

4/12/2023

Date received for filing at OPR: _____

From: COB

Sent: Friday, April 14, 2023 3:32 PM

To: Rebecca Zaragoza <rzaragoza@leadershipcounsel.org>; EO-FrontDesk <EO-FrontDesk@rivco.org>

Cc: Lupita Lua <mlua@leadershipcounsel.org>; Cuen, Amy <ACuen@RIVCO.ORG>; COB <COB@RIVCO.ORG>

Subject: Request for Spanish Interpretation at 4/18 BOS Mtg - Agenda Item 3.43

Good afternoon Rebecca,

The Clerk of the Board of Supervisors received your request for a Spanish interpreter at the April 18, 2023 Board Meeting for Agenda Item 3.43 and forwarding your request to our Executive Office for assistance.

Thank you for notifying us in advance, and have a wonderful weekend,

Sue Maxwell, Senior Clerk of the Board Assistant c/o

Riverside County Clerk of the Board of Supervisors

(951) 955-1069 Fax (951) 955-1071

Mail Stop #1010

cob@rivco.org

website: <http://rivcocob.org/>

<https://www.facebook.com/RivCoCOB/>



NOTICE: This communication is intended for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this communication is not the intended recipient or the employee or agent responsible for delivering this communication to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by reply email or by telephone and immediately delete this communication and all its attachments.

From: Rebecca Zaragoza <rzaragoza@leadershipcounsel.org>

Sent: Friday, April 14, 2023 2:13 PM

To: COB <COB@RIVCO.ORG>; Cuen, Amy <ACuen@Rivco.org>

Cc: Lupita Lua <mlua@leadershipcounsel.org>

Subject: Fwd: Request for Spanish Interpretation at 4/18 BOS

Resubmitting to the correct Clerk of the Board email.

Rebecca T. Zaragoza (she/her/ella)

Regional Policy Manager | Eastern Coachella Valley

85350 Bagdad Ave, Coachella, CA. 92236

Cell: (760) 774-3528

Website: www.leadershipcounsel.org

Twitter: @LCJandA

Instagram: @leadership_counsel

----- Forwarded message -----

From: Rebecca Zaragoza <rzaragoza@leadershipcounsel.org>

Date: Fri, Apr 14, 2023 at 2:10 PM

Subject: Request for Spanish Interpretation at 4/18 BOS

To: Cuen, Amy <ACuen@rivco.org>, Clerk of the Board <COBDL@rivco.org>

Cc: Lupita Lua <mlua@leadershipcounsel.org>

Hello,

We will be attending the BOS meeting on Tuesday, April 18th, with community residents from Oasis. I would like to request Spanish interpretation services for the meeting and public comment for item 3.43. Can you please confirm in advance that this service will be provided?

Thank you,

Rebecca T. Zaragoza (she/her/ella)

Regional Policy Manager | Eastern Coachella Valley

85350 Bagdad Ave, Coachella, CA. 92236

Cell: (760) 774-3528

Website: www.leadershipcounsel.org

Twitter: @LCJandA

Instagram: @leadership_counsel

4/18/23 3.43



Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Alicia Ramirez (spanish)

Address: _____

City: _____ Zip: 92274

Phone #: _____

Date: _____ Agenda # 3.43

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item: 3.43

Support Oppose Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

Support Oppose Neutral

I give my 3 minutes to: _____

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Individual Speaker Limits:

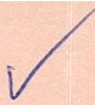
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Riverside County Board of Supervisors Request to Speak

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SPEAKER'S NAME: Maria Diego (spanish)

Address: _____

City: _____ Zip: 92274

Phone #: _____

Date: _____ Agenda # 3.43

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item: 3.43

Support Oppose Neutral

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Support Oppose Neutral

I give my 3 minutes to: _____

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SPEAKER'S NAME: Maria Aguilar (spanish)

Address: _____

City: _____ Zip: 92274

Phone #: _____

Date: _____ Agenda # 3.43

PLEASE STATE YOUR POSITION BELOW:

OASIS

Position on "Regular" (non-appealed) Agenda Item: 3.43

Support Oppose Neutral

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Riverside County Board of Supervisors Request to Speak

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SPEAKER'S NAME: María José (spanish)

Address: _____

City: _____ Zip: 92274

Phone #: _____

Date: _____ Agenda # 3.43

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item: 3.43

Support Oppose Neutral

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SPEAKER'S NAME: Lupita Lua

Address: _____

City: _____ Zip: _____

Phone #: _____

Date: _____ Agenda # 3.43

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item: 3.43

Support Oppose Neutral

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I give my 3 minutes to: _____

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Riverside County Board of Supervisors Request to Speak

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SPEAKER'S NAME: Rodrigo Ruiz (Spanish)

Address: _____

City: _____ Zip: 92274

Phone #: _____

Date: _____ Agenda # 3.43

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item: 3.43

Support Oppose Neutral

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SPEAKER'S NAME: Denise Affaro

Address: _____

City: _____ Zip: _____

Phone #: _____

Date: _____ Agenda # 3.43

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item: 3.43

Support _____ Oppose _____ Neutral

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I give my 3 minutes to: _____

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SPEAKER'S NAME: Blanca Palma (spanish)

Address: _____

City: _____ Zip: 92274

Phone #: _____

Date: _____ Agenda # 3.43

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Position on "Regular" (non-appealed) Agenda Item: 3.43

Support Oppose Neutral

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SPEAKER'S NAME: Nicolás Morán (Spanish)

Address: _____

City: _____ Zip: 92274

Phone #: _____

Date: _____ Agenda # 3.43

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Position on "Regular" (non-appealed) Agenda Item: 3.43

Support Oppose Neutral

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Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the “green” podium light will light. The “yellow” light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the “yellow” light will begin to flash, indicating you must quickly wrap up your comments. Your time is up when the “red” light flashes. The Chairman adheres to a strict three (3) minutes per speaker. ***Note: If you intend to give your time to a “Group/Organized Presentation”, please state so clearly at the very bottom of the reverse side of this form.***

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman’s discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed “Request to Speak” form, and clearly indicated at the bottom of the form.

Addressing the Board & Acknowledgement by Chairman:

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman, may result in removal from the Board Chambers by Sheriff Deputies.

From: Aquia Mail <acquia-mail@rivco.org>
Sent: Tuesday, April 18, 2023 9:43 AM
To: Castellanos, Elba <ElCastellanos@Rivco.org>
Cc: COB <COB@RIVCO.ORG>
Subject: Board comments web submission

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use **Meeting ID # 864 4411 6015 . Password is 20230418. You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.**

Submitted on April 18, 2023

First Name

Alberto

Last Name

Ayala Bejar

Address (Street, City and Zip)

88701 Avenue 70th SPC 227 Thermal CA 92274

Phone

18053281481

Email

elcastellanos@rivco.org

Agenda Date

04/18/2023

Agenda Item # or Public Comment

3.43

State your position below

Support

Comments

Would Like to speak on OHOP program

4/18/23 3.43

From: Aquia Mail <acquaia-mail@rivco.org>
Sent: Tuesday, April 18, 2023 9:49 AM
To: Castellanos, Elba <ElCastellanos@Rivco.org>
Cc: COB <COB@RIVCO.ORG>
Subject: Board comments web submission

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use **Meeting ID # 864 4411 6015 . Password is 20230418. You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.**

Submitted on April 18, 2023

First Name

Juanita

Last Name

Arroyo

Address (Street, City and Zip)

88701 Avenue 70th 218

Phone

760-289-0499

Email

elcastellanos@rivco.org

Agenda Date

04/18/2023

Agenda Item # or Public Comment

3.43

State your position below

Support

Comments

Would like to speak

April 17, 2023

Board of Supervisors 4080 Lemon
St 4th floor Riverside, CA 92501



RE: April 18th Board of Supervisors Meeting - Items 3.5 and 3.43

Dear Members of the Riverside County Board of Supervisors,

On behalf of Juntos Por Un Mejor Oasis (Juntos) and residents of Oasis Mobile Home Park in the Eastern Coachella Valley, we submit this letter in response to agenda items 3.5 and 3.43. We thank and support Riverside County and Housing and Workforce Solutions staff for presenting the Oasis Housing Opportunity Program (OHOP) and requesting an allocation of up to \$15 million for relocation assistance for Oasis MHP residents. Although Leadership Counsel and residents are supportive of this program's approval, we remain concerned about the relocation process the County is leading and the use of the \$30 million allocation that residents successfully advocated for from the State in 2021.

One of the challenges we continue to face is the poor and inconsistent communication with residents. This has created an atmosphere of doubt, disillusionment, and continued disappointment within the community. The County must seriously improve their methods for communicating and working with the community, as well as improve the structure and substance of their monthly community meetings with residents. We recommend that this space be used to update residents on the progress that the County and other agencies have made in the previous month, what steps they will take in the following month, answer questions, and continue taking input on a long-term strategy for relocation.

As requested before, Juntos Por Un Mejor Oasis asks the County to develop a comprehensive relocation plan that includes the following components:

- Policies and programs that will help advance the construction of affordable housing and infrastructure,
- An infrastructure project pipeline with a clear plan for acquiring investments and resources to facilitate housing development,
- A list of housing projects that Oasis residents can relocate to and a clear timeline for construction completion, and
- A written strategy on how the County and partnering agencies will comply with HCD's requirement that they meaningfully consult and communicate with Oasis MHP residents regarding the relocation process and the use of the \$30 million fund.

This relocation plan should be co-developed with and informed by Juntos and Oasis MHP residents, translated into Spanish, and presented to the community. Hundreds of families are still living in uninhabitable dire conditions at Oasis MHP and as the summer approaches, looming power outages and fire hazards await the community, on top of the \$100 rent increase that management issued earlier this year. The County and partnering agencies must present the community with a clear path forward for a full and expeditious relocation to safe and affordable housing and work to prevent further landlord abuse.

Additionally, as Oasis MHP's water system remains unreliable, residents continue to depend on bottled water, either purchased or distributed. We support the continued efforts of Riverside County and others to distribute bottled water. However, residents continue to face challenges with accessing the bottled water offered through this program and that required from Oasis MHP. Timing, location, and inequitable distribution of water has meant that many residents are not receiving the amount of water required per individual. As a result, many residents opt for personally purchasing their own bottled water. We ask that Riverside County, the State Water Resources Control Board, and the EPA, carefully investigate the effectiveness of the water distribution program and make improvements based on residents' experiences and ensure all park residents receive the required number of gallons they are entitled to per day with no obstacles.

Leadership Counsel and Juntos are available to meet to discuss these requests further. For questions, please contact Lupita Lua (mlua@leadershipcounsel.org) and Rebecca Zaragoza (rzaragoza@leadershipcounsel.org).

Sincerely,

Rebecca T. Zaragoza Regional
Policy Manager
Leadership Counsel for Justice and Accountability

4/18/23 3.43

Maxwell, Sue

From: Rebecca Zaragoza <rzaragoza@leadershipcounsel.org>
Sent: Monday, April 17, 2023 11:23 AM
To: COB
Cc: Lupita Lua
Subject: Written Comments - Items 3.5 and 3.43 (4/18/23)
Attachments: BOS Written Comments 3.5 and 3.43.pdf

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

I am submitting the attached comment letter in response to Items 3.5 and 3.43 of the Board of Supervisors agenda for tomorrow, April 18th.

Thank you,

Rebecca T. Zaragoza (she/her/ella)
Regional Policy Manager | Eastern Coachella Valley
85350 Bagdad Ave, Coachella, CA. 92236
Cell: (760) 774-3528

Website: www.leadershipcounsel.org
Twitter: @LCJandA
Instagram: @leadership_counsel