

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



**ITEM: 3.47  
(ID # 22251)**

**MEETING DATE:**

**FROM :** HOUSING AND WORKFORCE SOLUTIONS:


Tuesday, June 27, 2023

**SUBJECT:** HOUSING AND WORKFORCE SOLUTIONS (HWS): Adoption of Resolution No. 2023-170, Approving Housing and Homeless Incentive Program Funding Allocation of up to \$1,300,000 and Support for Application for Low-Income Housing Tax Credits to the California Tax Credit Allocation Committee for the Mulberry Senior Apartments Multifamily Housing Project, Located in the City of Riverside; Approval of up to \$1,300,000 from Housing and Homelessness Incentive Program (HHIP) Funds to Eden Housing, Inc., a California Nonprofit Public Benefit Corporation, or its Affiliate, for the Mulberry Senior Apartments Housing Project, in the City of Riverside, District 1. [\$1,300,000 - 100% Housing and Homelessness Incentive Program (HHIP) Funds]

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

1. Adopt Resolution No. 2023-170, Approving Housing and Homeless Incentive Program Funding Allocation of up to \$1,300,000 and Support for Application for Low-Income Housing Tax Credits to the California Tax Credit Allocation Committee for the Mulberry Senior Apartments Multifamily Housing Project, Located in the City of Riverside; and
2. Approve up to \$1,300,000 from Housing and Homelessness Incentive Program (HHIP) Funds to Eden Housing, Inc., a California nonprofit public benefit corporation, or its Affiliate, for the development of the Mulberry Senior Apartments Housing Multifamily Housing Project, subject to the conditions set forth in Resolution No. 2023-170.

**ACTION:**Policy

  
Heidi Marshall, Director 6/12/2023

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Perez, seconded by Supervisor Gutierrez 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: June 27, 2023  
xc: HWS

Kimberly A. Rector  
Clerk of the Board

By:   
Deputy

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<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	\$1,300,000	\$1,300,000	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> 100% Housing and Homelessness Incentive Program (HHIP) Funds			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> 23/24	

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

**BACKGROUND:**

**Summary**

Eden Housing, Inc., a California nonprofit public benefit corporation (Developer), has applied to the County of Riverside (County) for total funding allocation of up to \$1,300,000 in Housing and Homelessness Incentive Program (HHIP) funds to pay a portion of the costs to develop and construct a multi-family affordable rental housing project referred to as Mulberry Senior Apartments (Proposed Project). The Proposed Project will consist of approximately 96 units, of which 59 will be affordable rental units (58 rentable units + 1 manager unit) constructed on approximately 4.27-acres of land located at Mulberry Street and Holding Street, in the City of Riverside, County of Riverside, State of California, identified as Assessor’s Parcel Number 209-130-003 (Property). The Proposed Project will consist of 18 one-bedroom units, 48 two-bedroom units, and 30 three-bedroom units. Proposed Project will provide affordable housing to low-income family households and families who are homeless or at risk of homelessness. A total of 14 units will be restricted to households who are homeless or at risk of homeless and whose incomes do not exceed 30% of the Area Median Income (AMI); onsite wrap around services will be provided to these households.

On January 10, 2023, the Board of Supervisors accepted \$32,600,000 in HHIP funds (Minute Order 3.15), awarded through the Inland Empire Health Plan (IEHP). HHIP is a voluntary incentive program launched by the California Department of Health Care Services (DHCS) that will allow health plans to earn incentive funds for making progress towards addressing homelessness, housing insecurity, and social determinants of health. Capital project investments for permanent supportive housing is among the eligible uses allowing for the development of permanent supportive housing. HHIP funding will be available through March 31, 2024.

The Proposed Project will be financed using California Department of Housing and Community Development Multi-Family Housing Program (MHP) and low-income housing tax credits and owned by a limited partnership to be formed by the Developer at a later date upon award of MHP and tax credits. The Proposed Project has a funding gap of \$1,300,000 which Developer applied to the County requesting assistance in the form of HHIP funds. Other financing sources for the Proposed Project are anticipated to include Permanent and Construction Financing \$1,680,000, City of Riverside HOME-ARP \$3,000,000, HCD LGMG \$6,000,000, Land Donation

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\$1,446,683, TUMF Fee Waiver \$381,640, CEC BUILD grant \$237,000, Deferred Developer Fee \$259,000, GP Equity \$140,000, and Tax Credit Equity \$19,000,000. The total cost of development, during the permanent financing period, is approximately \$33,600,000.

In order to complete the MHP and Tax Credit Allocation Committee (TCAC) applications, Developer must provide resolutions from the local jurisdiction providing support for the Proposed Project and proposed funding commitment.

The attached proposed Resolution No. 2023-170 provides Board support for the Proposed Project and recommends an allocation of up to \$1,300,000 in HHIP funds to be used as a loan to Developer to pay a portion of the development and construction costs for the Proposed Project. Staff recommends that the allocation of the HHIP funds be valid until December 31, 2024.

The attached proposed Resolution No. 2023-170 allocating up to \$1,300,000 in HHIP funds to the Proposed Project, subject to Developer's satisfaction of the conditions specifically set forth in the attached Resolution No. 2023-170 which includes but are not limited to, the following:

1. Securing any, and all land use entitlements, permits and approvals which may be required for development and construction of the Proposed Project, including, but not limited to, compliance with the California Environmental Quality Act (CEQA);
2. Obtaining sufficient equity capital or firm and binding commitments for construction and permanent financing necessary to undertake the development and completion of the Proposed Project; and
3. Successful negotiation of an agreement requiring compliance with the HHIP program guidelines approved by the Board of Supervisors and approved as to form by County Counsel.

Staff recommends that the Board adopt Resolution No. 2023-170. County Counsel has reviewed and approved the attached Resolution No. 2023-170 as to form.

**Impact on Residents and Businesses**

Approving this item will have a positive impact on the citizens and businesses in Riverside County. The Proposed Project is expected to generate construction, permanent maintenance and property management jobs, and provide permanent supportive housing for residents of the County of Riverside.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

No impact upon the County's General Fund; the County's contribution will be fully funded with Housing and Homelessness Incentive Program (HHIP) funds.



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**Attachment:**

Resolution No. 2023-170

  
Brianna Lontajo, Principal Management Analyst 6/20/2023

  
Kristine Bell-Valdez, Supervising Deputy County Counsel 6/15/2023

**BOARD OF SUPERVISORS**

**COUNTY OF RIVERSIDE**

**RESOLUTION NO. 2023-170**

**APPROVING HOUSING AND HOMELESSNESS INCENTIVE PROGRAM FUNDING ALLOCATION OF UP TO \$1,300,000 AND SUPPORT FOR APPLICATION FOR LOW-INCOME HOUSING TAX CREDITS TO THE CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE FOR THE MULBERRY SENIOR APARTMENTS MULTIFAMILY HOUSING PROJECT, LOCATED IN THE CITY OF RIVERSIDE**

**WHEREAS**, the County of Riverside, a political subdivision of the State of California (“County”), is the recipient of funds derived from the Inland Empire Health Plan’s (“IEHP”) participation in the Housing and Homelessness Incentive Program (“HHIP”), which was implemented by the California Department of Health Care Services (“DHCS”) in accordance with the Medi-Cal Home and Community-Based Services (“HCBS”) Spending Plan; and

**WHEREAS**, the County is designated to provide coordination and administration of the Continuum of Care Program within Riverside County. IEHP has partnered with the County to provide significant investments in providing supportive services, homeless system enhancement, and additional housing development and assistance for homeless persons in Riverside County; and

**WHEREAS**, the County has identified the expansion of affordable rental housing stock for low-income households as a high housing priority through the County’s 2019-2024 Five Year Consolidated Plan; and

**WHEREAS**, Eden Housing, Inc, a California nonprofit public benefit corporation (“Developer”), or its affiliate, proposes to develop and construct a multi-family affordable rental housing project known as Mulberry Senior Apartments for low-income seniors who are homeless or at risk of homelessness, consisting of fifty-eight (58) affordable rental one bedroom units, and one (1) two bedroom manager’s unit (“Project”) on approximately 4.27 acres of land located at 2524 Mulberry Street, in the City of Riverside, County of Riverside, State of California, identified as Assessor’s Parcel Numbers 209-130-003 (Property”); and

FORM APPROVED COUNTY COUNSEL  
BY: AMRIT P. DHILLON DATE: 6/15/2023

06.27.2023 3.47

*RESOLUTION NUMBER 2023-170  
Mulberry Senior Apartments*

1           **WHEREAS**, a total of fourteen (14) units will be restricted under HHIP to households  
2 who are homeless or at risk of homelessness whose incomes do not exceed 30% of the area  
3 median income for the County of Riverside; and

4           **WHEREAS**, Developer has submitted an application to County requesting financial  
5 assistance in the amount of \$1,300,000 in HHIP funds (“County Allocation”) to develop  
6 Sandstone Valley Apartments (“Project”). The County Allocation is needed to fill an existing  
7 financing gap in the amount of \$1,300,000 for the Project; and

8           **WHEREAS**, the California Tax Credit Allocation Committee (“TCAC”) facilitates the  
9 investment of private capital into the development of affordable rental housing for low-income  
10 households through the allocation of federal and state tax credits to affordable housing  
11 developers; and

12           **WHEREAS**, corporations provide equity to build the projects in return for the tax credits  
13 in which TCAC verifies that the developers have met all the requirements of the program and  
14 ensures the continued affordability and habitability of the developments for the succeeding 55  
15 years; and

16           **WHEREAS**, Developer intends to submit an application to TCAC for an allocation of  
17 low-income housing tax credits and the proceeds from the sale of such tax credits will be used to  
18 finance project costs; and

19           **WHEREAS**, the application deadline to be considered for a 2023 or 2024 allocation of  
20 tax credits through TCAC which is anticipated in August 2023 and February 2024, respectively;  
21 and

22           **WHEREAS**, to complete the TCAC application process, the Developer must provide a  
23 resolution from the local jurisdictions, including the County, supporting the project; and

24           **WHEREAS**, the Developer has successfully completed several affordable housing  
25 complexes in the County; and

26           **WHEREAS**, the County desires to approve an allocation of funding in the approximate  
27 amount of \$1,300,000 HHIP funds, to be used to pay a portion of the costs to develop and  
28 construct Project on the Property, subject to Developer’s satisfaction of certain conditions

1 precedent for the benefit of the County;

2       **WHEREAS**, the County desires to support the Developer’s application to California  
3 CDLAC for an award of private activity bonds from the annual volume cap and TCAC for an  
4 allocation of low-income housing tax credits, respectively.

5       **NOW THEREFORE, BE IT RESOLVED, FOUND, DETERMINED, AND**  
6 **ORDERED** by the Board of Supervisors of the County of Riverside (“Board”), in regular  
7 session assembled on June 27, 2023 at 9:30 am, in the meeting room of the Board of Supervisors  
8 located on the 1st floor of the County Administrative Center, 4080 Lemon Street, Riverside,  
9 California, as follows:

10       1) That the Board of Supervisors hereby finds and declares that the above recitals are true  
11 and correct and incorporated as though set forth herein.

12       2) The Board supports Eden Housing, Inc.’s (or its Affiliate) application to TCAC for an  
13 allocation of low-income housing tax credits, the sale proceeds of which will be used to  
14 finance the development and construction of a multi-family affordable rental housing  
15 project, Mulberry Senior Apartments, consisting of 59 total units, on real property  
16 located on approximately 4.07 acres of vacant land located on Mulberry Street and  
17 Holding Street, in the City of Riverside, County of Riverside, State of California,  
18 identified as Assessor’s Parcel Numbers 209-130-003. Subject to any restrictions on the  
19 use HHIP funds, the Board of Supervisors agrees to provide financial assistance to the  
20 Developer the maximum amount of \$1,300,000 of HHIP funds, for construction of  
21 eligible activities on the Project, subject to the satisfaction of the following conditions  
22 precedent:

23       a. Borrower shall be Mulberry Gardens Senior, L.P., a California limited partnership  
24 created by and between Eden Housing, Inc., a California non-profit public benefit  
25 corporation as Managing General Partner, and Mulberry Gardens Senior LLC, a  
26 California limited liability company as Administrative General Partner, for the  
27 specific purpose of selling tax credits and developing, constructing, and owning  
28 the Project;

- 1           b. Project Name: Mulberry Senior Apartments;
- 2           c. HHIP Loan Amount: Not to exceed One Million Three Hundred Dollars
- 3                 (\$1,300,000);
- 4           d. Interest: Three percent (3%) simple interest;
- 5           e. Affordability Period: 55 years from recordation of the Notice of Completion in
- 6                 the official records of the County of Riverside, subject to a covenant agreement;
- 7           f. HHIP Loan Term: 55 years;
- 8           g. Repayment: Loan payments derived from the Project's residual receipts;
- 9           h. Entitlements and Governmental Approvals: Secure any and all required land use
- 10                 entitlements, permits and approvals which may be required for construction of the
- 11                 Project, including but not limited to, compliance with the California
- 12                 Environmental Quality Act and the National Environmental Policy Act;
- 13           i. Other Financing: the HHIP loan is expressly conditioned upon the Developer's
- 14                 ability to secure sufficient equity capital or firm and binding commitments for
- 15                 financing necessary to undertake the development and construction of the Project.
- 16                 All financing contemplated or projected with respect to the Project shall be
- 17                 approved in form and substance by the Board of Supervisors. Other financing
- 18                 sources for the Proposed Project are anticipated to include Permanent and
- 19                 Construction Financing (approximately \$1,680,000), City of Riverside HOME-
- 20                 ARP (approximately \$3,000,000), HCD LGMG (approximately \$6,000,000),
- 21                 Land Donation (approximately \$1,446,683), TUMF Fee Waiver (approximately
- 22                 \$381,640), CEC BUILD grant (approximately \$237,000), Deferred Developer Fee
- 23                 (approximately \$259,000), GP Equity (approximately \$140,000), and Tax Credit
- 24                 Equity (approximately \$19,000,000). The total cost of development, during the
- 25                 permanent financing period, is approximately \$33,600,000;
- 26           j. Monitoring Fee: Payment of annual compliance monitoring fee to the County of
- 27                 Riverside Department of Housing and Workforce Solutions (HWS) in the amount
- 28



1 of \$5,900. Monitoring fee to be adjusted annually, not to exceed an increase in the  
2 Consumer Price Index ("CPI"); and

3 k. Successful negotiation of loan agreements evidencing the loan of the HHIP funds  
4 in the amounts approved herein, approved as to form by County Counsel,  
5 approved by the Board of Supervisors and executed by all required parties.

6 3) The Board of Supervisors' commitment to provide the HHIP loan is subject to the  
7 satisfaction of the conditions precedent set forth herein, is valid until December 31, 2024,  
8 and shall thereafter have no force or effect, unless a HHIP loan agreement related to the  
9 financing of the Project (approved as to form by County Counsel) has been executed by  
10 the Board of Supervisors and the Developer.

11 //

12 // ROLL CALL:

13 //

14 // Ayes: Jeffries, Washington, Spiegel, Perez and Gutierrez

15 // Nays: None

16 //

17 // Absent: None

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

20 KIMBERLY A. RECTOR, Clerk of said Board

21 By:  Deputy

22 06.27.2023 3.47

✓

# 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: Jacki McCreary

Address: 17865 Gardner Ln

City: Riverside Zip: 92504

Phone #: 951-237-2077

Date: 6-27-23 Agenda # 3141

**PLEASE STATE YOUR POSITION BELOW:**

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

           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: \_\_\_\_\_



# BOARD RULES

## **Requests to Address Board on "Agenda" Items:**

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

## **Requests to Address Board on items that are "NOT" on the Agenda/Public Comment:**

Notwithstanding any other provisions of these rules, a member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES. Donated time is not permitted during Public Comment.

## **Power Point Presentations/Printed Material:**

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please ensure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

## **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.