

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



**ITEM: 3.21
(ID # 22413)**

MEETING DATE:

FROM : HOUSING AND WORKFORCE SOLUTIONS:

Tuesday, July 11, 2023

SUBJECT: HOUSING AND WORKFORCE SOLUTIONS (HWS): Approve Funding Allocation and Support for Application for Multifamily Housing Program Funds to the California Department of Housing and Community Development and Support for Application for Low-Income Housing Tax Credits to the California Tax Credit Allocation Committee for the Rubidoux Gateway Villas Housing Project in the City of Jurupa Valley; Approval of Up to \$3,000,000 in Neighborhood Stabilization Program Funds to Northtown Housing Development Corporation, or its Affiliate, for the Development of Rubidoux Gateway Villas Housing Project, in the City of Jurupa Valley; District 2. [\$3,000,000 - 100% Neighborhood Stabilization Program (NSP) Funds]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2023-221, Approving Funding Allocation and Support for Application for Multifamily Housing Program Funds to the California Department of Housing and Community Development and Support for Application for Low-Income Housing Tax Credits to the California Tax Credit Allocation Committee for the Rubidoux Gateway Villas Housing Project in the City of Jurupa Valley; and
2. Approve \$3,000,000 from Neighborhood Stabilization Program (NSP) funds to Northtown Housing Development Corporation, a nonprofit public benefit corporation, for the Rubidoux Gateway Villas Housing Project, subject to the conditions set forth in Resolution No. 2023-221.
3. Approve and direct the Auditor-Controller to make the budget adjustment as detailed in the attached Schedule A.

ACTION:Policy, 4/5 Vote Required


Heidi Marshall, Director 6/29/2023

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Perez and Gutierrez
Nays: None
Absent: Washington
Date: July 11, 2023
xc: HWS

Kimberly A. Rector
Clerk of the Board

By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 3,000,000	\$ 0	\$ 3,000,000	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Neighborhood Stabilization Program (NSP) Funds (100%)			Budget Adjustment: Yes	
			For Fiscal Year: 2023/2024	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Northtown Housing Development Corporation, a California non-profit public benefit corporation (Developer) has applied to the County of Riverside (County) for funding in the amount of \$3,000,000 to pay a portion of the costs to develop and construct the Rubidoux Gateway Villas, a 57-unit affordable multifamily low-income housing project (Proposed Project). The Proposed Project will be developed on 4.43 acres of land located at the north side of Mission Boulevard and east of Crestmore Road in the City of Jurupa Valley, more specifically identified as Assessor Parcel Numbers 179-330-002, 179-330-003 and 179-330-005 (Property). The Proposed Project will consist of 56 affordable units and one residential manager's unit within 3 one-story and 9 two-story buildings, including 17 two-bedroom units, and 33 three-bedroom units and 6 four-bedroom units. Twenty-seven of the units will be restricted to individuals whose incomes do not exceed 50% of the area median income for the County of Riverside. Developer will be submitting applications on July 12, 2023, to the California Department of Housing and Community Development (HCD) for the Multifamily Housing Program and in May of 2024, or thereabouts, and to the California Tax Credit Allocation Committee (TCAC) for an allocation of tax credits to finance a majority of the costs to develop and construct the Proposed Project.

The Proposed Project has a funding gap of \$3,000,000 and Developer has submitted an application to the County requesting assistance in the form of Neighborhood Stabilization Program (NSP) funds. Other financing sources anticipated for the Proposed Project include a \$3,318,000 permanent loan, \$14,528,579 in tax credit equity, \$16,449,284 in Multifamily Housing Program funding from the California Department of Housing and Community Development (HCD), donated land valued at \$2,500,000 from the Housing Authority of the County of Riverside, \$792,000 in City fee waivers, and \$100 in general partner equity contributions. The total cost of development, during the permanent financing period, is approximately \$40,587,963.

The expansion of affordable rental housing stock for low-income households is a high housing priority through the County's Five-Year Consolidated Plan. In order to complete the HCD application for MHP funding and the TCAC application for an allocation of tax credits, Developer must provide a resolution from the local jurisdiction providing support for the Proposed Project.

The attached proposed Resolution No. 2023-221, provides Board support for the Proposed Project and recommends an allocation of up to \$3,000,000 in NSP 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 NSP funds be valid until March 1, 2025.

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

The attached proposed Resolution 2023-221, allocates \$3,000,000 in NSP funds to the Proposed Project, subject to Developer's satisfaction of the conditions specifically set forth in the attached Resolution 2023-221, which include, 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 of 1970 (CEQA) and the National Environmental Policy Act (NEPA);
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 a Loan Agreement approved by the Board of Supervisors.

Staff recommends that the Board approve Resolution No. 2023-221. County Counsel has reviewed and approved as to form, the attached Resolution No. 2023-221.

Impact on Residents and Businesses

Approving this item will have a positive impact on the citizens and businesses in the County of Riverside. The Proposed Project is expected to generate construction, permanent maintenance and property management jobs, and provide affordable 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 Neighborhood Stabilization Program funds.

Attachments:

- Schedule A - Budget Adjustment
- Resolution No. 2023-221


Heydee Koury, Sr Accountant - Auditor 6/29/2023


Eleanora Lontajo, Principal Management Analyst 7/5/2023


Kristine Bell-Valdez, Supervising Deputy County Counsel 6/29/2023

FORM APPROVED COUNTY COUNSEL
BY Paula S. Salcido DATE _____

BOARD OF SUPERVISORS

COUNTY OF RIVERSIDE

**RESOLUTION NO. 2023- 221
APPROVING FUNDING ALLOCATION AND SUPPORT FOR APPLICATION FOR
MULTIFAMILY HOUSING PROGRAM FUNDS TO THE CALIFORNIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AND SUPPORT
FOR APPLICATION FOR LOW-INCOME HOUSING TAX CREDITS TO THE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE FOR THE RUBIDOUX
GATEWAY VILLAS HOUSING PROJECT IN THE CITY OF JURUPA VALLEY;
APPROVAL OF UP TO \$3,000,000 IN NEIGHBORHOOD STABILIZATION
PROGRAM FUNDS TO NORTHTOWN HOUSING DEVELOPMENT CORPORATION,
OR ITS AFFILIATE, FOR THE DEVELOPMENT OF RUBIDOUX GATEWAY VILLAS
HOUSING PROJECT IN THE CITY OF JURUPA VALLEY**

WHEREAS, the County of Riverside, a political subdivision of the State of California (“County”), is the recipient of funds derived from the Neighborhood Stabilization Program (“NSP”) Program, which was enacted under Title III of Division B of the Housing and Economic Recovery Act of 2008 (“HERA”);

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 Five Year Consolidated Plan submitted to the U.S. Department of Housing and Urban Development (“HUD”);

WHEREAS, Northtown Housing Development Corporation, a California nonprofit public benefit corporation and affordable housing developer (“Developer”), proposes to develop and construct the Rubidoux Gateway Villas Housing Project, a 57-unit affordable multifamily low-income housing project (“Proposed Project” or the “Project”). The Proposed Project will be owned and operated by a California limited partnership to be formed. The Proposed Project is located on 4.43 acres of land located at the north side of Mission Boulevard east of Crestmore Road, in the City of Jurupa Valley, identified as Assessor’s Parcel Number 179-330-002, 179-330-003 and 179-330-005 (the “Property”); and

WHEREAS, Developer submitted an application to County requesting financial assistance in the amount of \$3,000,000 in NSP funds. The NSP funds are needed to fill an existing Project financing gap in the amount of \$3,000,000; and

*RESOLUTION NUMBER 2023- 221
Rubidoux Gateway Villas*

1 **WHEREAS**, in connection with this award of NSP funds, The Proposed Project will
2 consist of 56 affordable rental units and 1 resident manager unit within 3 one-story and 9 two-
3 story buildings, including 17 two-bedroom units, and 33 three-bedroom units and 6 four-
4 bedroom units. In addition, 1 two-bedroom unit will be set aside for an on-site resident manager.
5 Under the County’s NSP program, 27 of the rental units will be restricted to households whose
6 incomes do not exceed 50% of the area median income; and

7 **WHEREAS**, the California Department of Housing and Community Development
8 (“HCD”) facilitates the investment of low-interest, long-term deferred-payment loans for new
9 construction, rehabilitation, and preservation of permanent and transitional rental housing for
10 lower-income households through its Multifamily Housing Program (“MHP”); and

11 **WHEREAS**, HCD awards MHP funding to eligible affordable housing projects; and

12 **WHEREAS**, Developer intends to submit an application for the Project to HCD to
13 finance the development and construction of the Project; and

14 **WHEREAS**, the application deadline to be considered for MHP funding through HCD is
15 in July 12, 2023; and

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

20 **WHEREAS**, TCAC allocates low-income housing tax credits to eligible affordable
21 housing projects to raise project equity through the sale of tax benefits to investors; and

22 **WHEREAS**, Developer intends to submit an application for the Project to TCAC for
23 competitive low-income housing tax credits, the sales proceeds of which will be used to finance
24 the development and construction of the Project; and

25 **WHEREAS**, the application deadline to be considered for tax credits through TCAC is in
26 May of 2024; and

27 **WHEREAS**, corporations provide equity to build the projects in return for the tax credits
28 in which TCAC verifies that the developers have met all the requirements of the program and

1 ensures the continued affordability and habitability of the developments for the succeeding 55
2 years; and

3 **WHEREAS**, to complete the application process for HCD and TCAC, Developer must
4 provide a resolution from the local jurisdictions, including the County, supporting the Project;
5 and

6 **WHEREAS**, the County desires to approve an allocation of funding in the approximate
7 amount of \$3,000,000 NSP funds, to be used to pay a portion of the costs to develop and
8 construct the Project on the Property, subject to Developer's satisfaction of certain conditions
9 precedent for the benefit of the County; and

10 **WHEREAS**, the County desires to support the Developer's applications to HCD for an
11 award of MHP funding and TCAC for an allocation of low-income housing tax credits.

12 **NOW THEREFORE, BE IT RESOLVED, FOUND, DETERMINED AND**
13 **ORDERED** by the Board of Supervisors of the County of Riverside ("Board"), in regular
14 session assembled on July 11, 2023 at 9:30 am, in the meeting room of the Board of Supervisors
15 located on the 1st floor of the County Administrative Center, 4080 Lemon Street, Riverside,
16 California, as follows:

- 17 1) That the Board hereby finds and declares that the above recitals are true and correct and
18 incorporated as though set forth herein.
- 19 2) The Board supports the Developer's application to HCD for an award of MHP funding
20 and TCAC for an allocation of low-income housing tax credits, the sale proceeds of
21 which will be used to finance the development and construction of a multi-family
22 affordable rental housing project, Rubidoux Gateway Villas, consisting of 56 affordable
23 rental units and 1 resident manager unit, on real property located on approximately 4.43
24 acres of land located at the north side of Mission Boulevard east of Crestmore Road, in
25 the City of Jurupa Valley, identified as Assessor's Parcel Number 179-330-002, 179-
26 330-003 and 179-330-005.
- 27 3) Subject to any restrictions on the use of NSP funds and HUD regulations, the Board of
28 Supervisors agrees to provide financial assistance to the Developer in the maximum

1 amount of \$3,000,000 of NSP funds, for the construction of affordable housing and the
2 conduct of eligible activities for the Project, subject to the satisfaction of the following
3 conditions precedent:

- 4 a. Applicant shall be Northtown Housing Development Corporation, a nonprofit
5 public benefit corporation, which will act as the Sponsor and Developer for the
6 purpose of developing the Project. The Project will be owned, constructed, and
7 operated by a limited partnership in which Developer, or a limited liability
8 company affiliate, acts as the managing general partner;
- 9 b. Project Name shall be Rubidoux Gateway Villas;
- 10 c. NSP Loan Amounts shall not exceed Three Million Dollars (\$3,000,000);
- 11 d. Interest shall be three percent (3%) simple interest;
- 12 e. Affordability Period shall be 55 years from recordation of the Notice of
13 Completion in the Official Records of the County of Riverside, subject to an
14 affordability covenant agreement recorded in senior lien position to all deeds of
15 trust;
- 16 f. NSP Funds Loan Term shall be 55 years;
- 17 g. Repayment shall be derived from a pro-rata share of a portion of the Project's
18 residual receipts;
- 19 h. Entitlements and Governmental Approvals: Developer shall secure any and all
20 required land use entitlements, permits, and approvals which may be required for
21 construction of the Project, including, but not limited to compliance with the
22 National Environmental Policy Act and California Environmental Quality Act;
- 23 i. Other Financing: The NSP Funds Loan is expressly conditioned upon the
24 Developer's ability to secure sufficient equity capital or firm and binding
25 commitments for financing necessary to undertake the development and
26 construction of the Project. All financing contemplated or projected with respect
27 to the Project shall be, or have been, approved in form and substance by the Board
28 of Supervisors. Other financing sources for the Proposed Project are anticipated to

1 include Tax Credits, a Construction Loan, TUMF waiver, Deferred Costs,
2 Deferred Developer Fee and a Permanent Loan;

3 j. Monitoring Fee: Payment of annual compliance monitoring fee to the County in
4 the amount of \$5,600. Monitoring Fee shall increase annually by an amount equal
5 to the increase of the Consumer Price Index for the San Bernardino-Riverside-
6 Ontario, CA area ("CPI"), but in no event to exceed 5% annually. In the event of
7 a decrease in the CPI, the Monitoring Fee currently in effect shall remain the
8 same and shall not decrease; and

9 k. Successful negotiation of a loan agreement evidencing the loan of NSP Funds in
10 the amount approved herein, approved as to form by County Counsel, approved
11 by the Board of Supervisors and executed by all required parties.

12 4) The Board of Supervisors' commitment to provide the NSP funds loan is subject to the
13 satisfaction of the conditions precedent set forth herein, is valid until March 1, 2025, and
14 shall thereafter have no force or effect, unless a NSP funds loan agreement related to the
15 financing of the Project (approved as to form by County Counsel) has been approved and
16 executed by the Board of Supervisors and the Developer.

17 ///
18 ROLL CALL:

19 ///
20 Ayes: Jeffries, Spiegel, Perez and Gutierrez
21 Nays: None
22 Absent: Washington

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

25 KIMBERLY A. RECTOR, Clerk of said Board

26 By:  _____
27 Deputy

28 07.11.2023 3.21



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: Roy BLOZIC

Address: _____

City: _____ Zip: _____

Phone #: _____

Date: _____ Agenda # 3:21

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.

Lopez, Daniel

From: Roy Bleckert <sprintcar166@gmail.com>
Sent: Monday, July 10, 2023 10:47 PM
To: COB; Supervisor Jeffries - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5
Subject: Agenda Items 3.18-21
Attachments: 1.JPG

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Please enter the reference material & Attachment as part of the public record for the July 11 2023 Board Meeting !!!
Thx

In the if you never ask, the answer is always NO file 🙄 can the file attached below be posted on your Screen like you cats do when making presentations when I speak on items 3.18-24 ? I am thinking the quality of the pic would be better than what is on the overhead projector ?

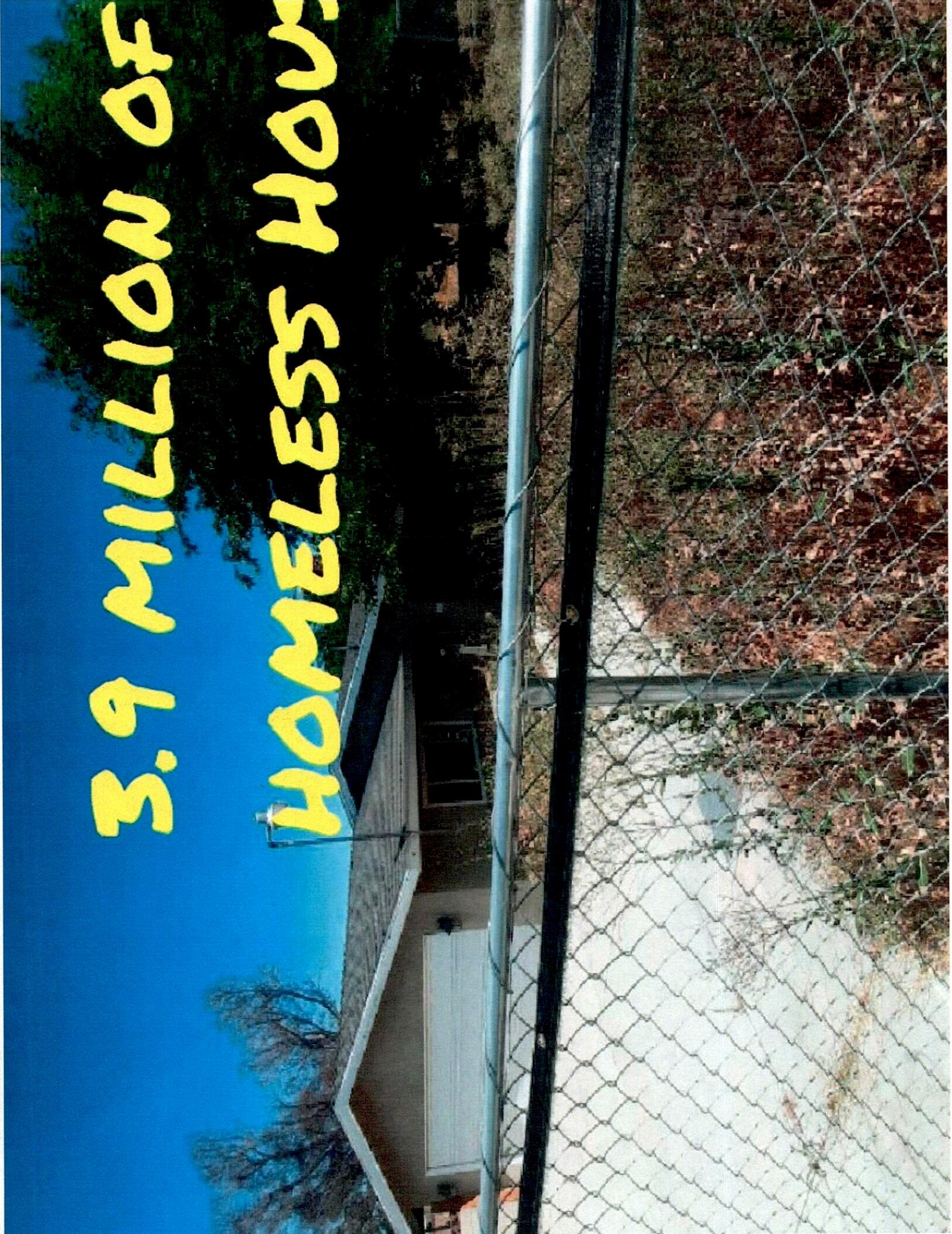
Reference Material <https://rivco.org/news/ground-break-saturday-affordable-housing-project-transition-age-foster-youth>

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Roy Bleckert..... 1 Rad Bad Dude !!!!! 951 208 9967

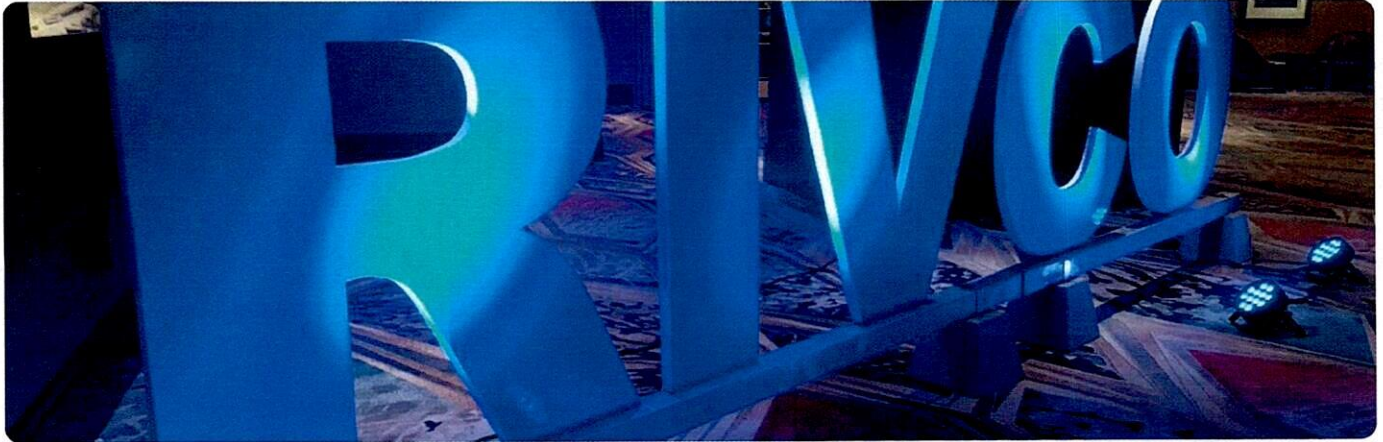
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3.9 MILLION OF
HOMELESS HOUSES





Ground to break Saturday on affordable housing project for transition age foster youth



May 20, 2022

NEWS RELEASE

May 19, 2022

Youth transitioning out of foster care will soon have more affordable housing units available in the Moreno Valley area. The partnership between the County of Riverside and Sigma Beta Xi will also provide wraparound supportive services to tenants, including mental health services, substance use counseling, as well as self-sufficiency and employment training.

Who: Representatives and elected officials from the County of Riverside, Sigma Beta Xi, as well as affordable housing advocates. Attendees will include Board of Supervisors Chair Jeff Hewitt and Sigma Beta Xi CEO Corey Jackson.

What: Construction will begin to convert three single family homes into 12 single room occupancy units for transition age youth, youth transitioning out of foster care, and low-income families with young children. A unit for an on-site property manager will also be constructed. The final project will also include a technology center.

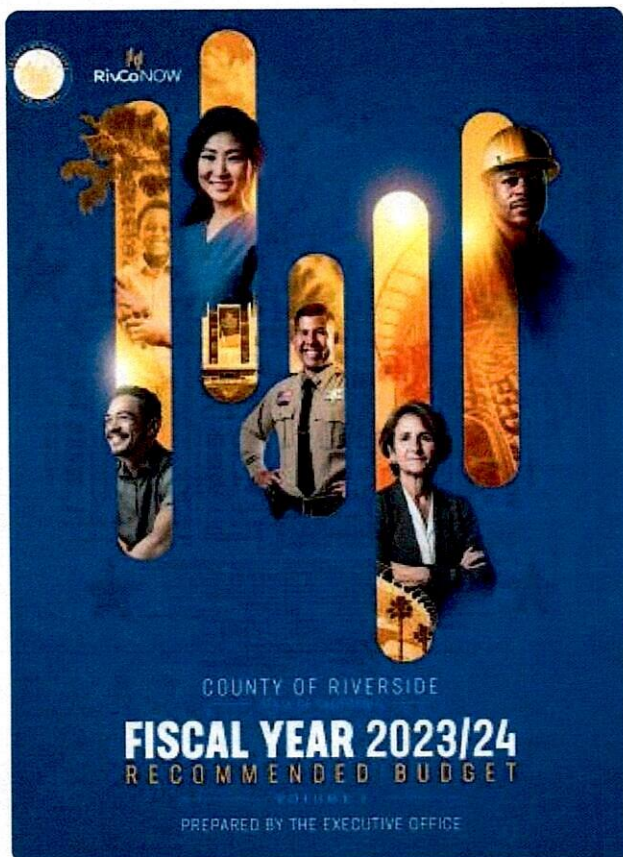


When: Saturday, May 21 at 10 a.m.

Additional information:

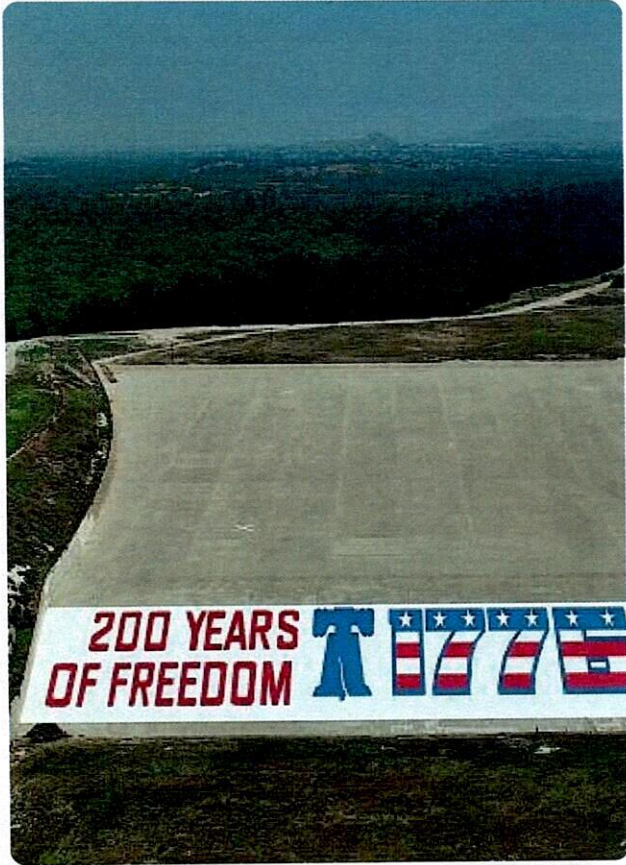
On April 12, the County of Riverside Board of Supervisors approved a loan for \$3.9 million in American Rescue Plan Act funds to local nonprofit Sigma Beta Xi, Inc. The loan funded Sigma Beta Xi's acquisition and construction of the 3.79-acre area. Construction is expected to be completed by spring of 2023. Once fully operational, wraparound services will be provided by SBX and other community partners.

Latest News





services by \$1 billion



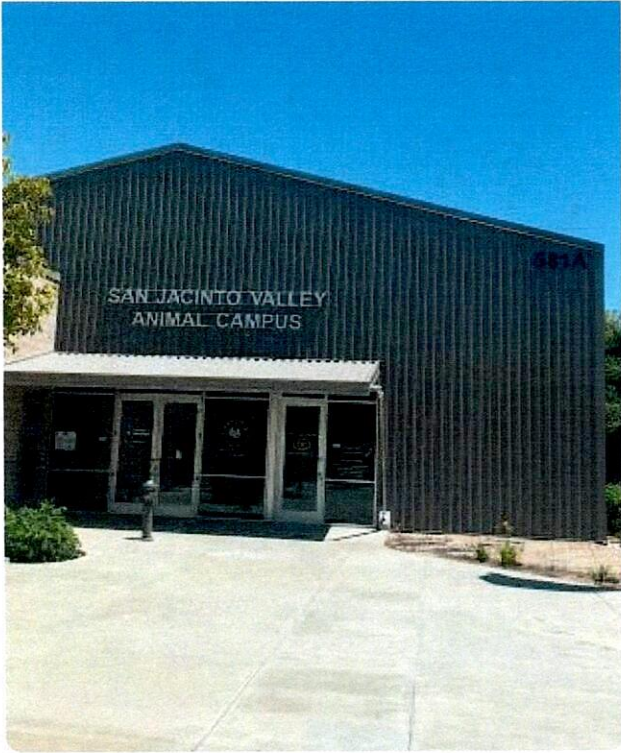
June 29, 2023

Prado Dam Bicentennial Mural to Light Up on Fourth of July



June 29, 2023

County Waste Resources Department to offer Master Composter Certificate Training



June 28, 2023

Plans underway to reopen San Jacinto Animal Shelter



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County of Riverside, CA

