

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



**ITEM: 10.1  
(ID # 23476)**

**MEETING DATE:**

**FROM :** HOUSING AUTHORITY:

Tuesday, January 09, 2024

**SUBJECT:** HOUSING AUTHORITY (HA): Adopt Resolution No. 2024-001, Approving Funding Allocation and Support for Application for Low-Income Housing Tax Credits to the California Tax Credit Allocation Committee and Support for Application for Award of Private Activity Bonds to the California Debt Limit Allocation Committee for the Villa Verde Housing Project Located in the City of Coachella, and Approval of Up to \$219,892 from former Coachella RDA using Taxable Housing Bonds (ROPS lines 26, 31, 32, and 34) to Abode Communities for the Villa Verde Housing Project; District 4. [\$219,892 - 100% Coachella RDA taxable Housing Bonds]

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

1. Adopt Resolution No. 2024-001, Approving Funding Allocation and Support for Application for Low-Income Housing Tax Credits to the California Tax Credit Allocation Committee and Support for Application for Award of Private Activity Bonds to the California Debt Limit Allocation Committee for the Villa Verde Housing Project Located in the City of Coachella; and
2. Approve up to \$219,892 from former Coachella RDA using Taxable Housing Bonds (ROPS lines 26, 31, 32, and 34) to Abode Communities for the Villa Verde Housing Project in the City of Coachella, subject to the conditions set forth in Resolution No. 2024-001.

**ACTION:Policy**

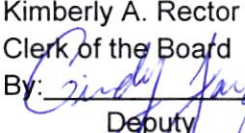
  
Heidi Marshall, Director of Housing & Homelessness Prevention 11/27/2023

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**MINUTES OF THE BOARD OF COMMISSIONERS**

On motion of Commissioner Perez, seconded by Commissioner Jeffries 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: January 9, 2024  
xc: Housing Authority

Kimberly A. Rector  
Clerk of the Board  
By:   
Deputy

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

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$219,892	\$ 0	\$219,892	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> 100% Former Coachella RDA using Taxable Housing Bonds (ROPS lines 26, 31, 32, and 34)			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	2023/24

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

**BACKGROUND:**

**Summary**

On February 1, 2012, pursuant to ABx1 26, all California Redevelopment Agencies were eliminated, and the Housing Authority of the County of Riverside (HACR) assumed the housing functions of the former Redevelopment Agency for the City of Coachella (former RDA). The HACR acts as the Housing Successor to the former RDA (Coachella HASA). Subsequently on September 22, 2015, State budget trailer bill SB107 passed which made amendments to the existing dissolution law as defined in ABx1 26. Under the prior dissolution law, only housing bond proceeds from bonds issued prior to January 1, 2011, that were issued for affordable housing purposes and secured by a pledge of low- and moderate-income housing funds, remaining after satisfaction of enforceable obligations approved on a Recognized Obligation Payment Schedule (ROPS) were considered housing assets and were allowed to be expended. SB 107 changed the date by which the applicable housing bonds must have been issued from January 1, 2011, to June 28, 2011, and clarifies that the legislative intent is to allow housing successors to designate the use of and commit all unused housing bond proceeds pursuant to the bond covenants for housing bonds issued prior to June 28, 2011.

Abode Communities, an affordable housing developer (Developer), has applied to the HACR requesting assistance in the form of former Coachella RDA using Taxable Housing Bonds in the amount of \$219,892 to pay a portion of the costs to develop and construct the Villa Verde Apartments, a first phase affordable multifamily low-income housing project (Proposed Project). The Proposed Project will be developed on 9.25 acres located at 84824 Calle Verde, in the City of Coachella, County of Riverside, State of California, identified as Assessor's Parcel Numbers 768-350-002 & 768-400-001 (Property). The Proposed Project will consist of 152 affordable units, 16 one-bedroom units, 68 two-bedroom units, and 68 three-bedroom units.

The projected total cost of development during the permanent financing period is approximately \$103,619,692. In addition to the Taxable Bond Loan in the amount of \$219,892, other financing sources for the Proposed Project are anticipated to include approximately \$1,850,000 in land contribution from Housing Authority (HACR), \$450,000 predevelopment loan from the HACR, \$57,139,542 in equity contribution from Wells Fargo, \$3,000,000 loan from the County in PLHA Funds, \$10,549,000 tax-exempt permanent loan from California Community Reinvestment Corporation, \$1,300,000 in deferred development fees, \$20,000,000 National Housing Trust Fund (NHTF) loan from the California Department of Housing and Community Development (HCD), \$11,274,429 No Place Like Home (NPLH) funds from HCD, and eighty-seven (87)

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project-based vouchers from HACR.

To complete the California Tax Credit Allocation Committee (TCAC) application for an allocation of tax credits in February 2024, as well as pursue additional funding opportunities, the Developer must provide a resolution from the local jurisdiction providing support for the Proposed Project.

Staff recommends that the Board adopt Resolution No. 2024-001. County Counsel has reviewed and approved the attached Resolution No. 2024-001 as to form.

**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, create 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 by Coachella HASA using former Coachella RDA Taxable Housing Bonds and identified as ROPS lines 26, 31, 32, and 34.

**Attachments:**

- Resolution No. 2024-001
- Abode Communities Formal Request Letter

  
Brianra Lontajo, Principal Management Analyst 1/3/2024

  
Aaron Gettis, Deputy County Counsel 11/29/2023

**BOARD OF COMMISSIONERS**

**HOUSING AUTHORITY OF THE  
COUNTY OF RIVERSIDE**

**RESOLUTION 2024-001**

**APPROVING FUNDING ALLOCATION AND SUPPORT FOR APPLICATION FOR  
LOW-INCOME HOUSING TAX CREDITS TO THE CALIFORNIA TAX CREDIT  
ALLOCATION COMMITTEE AND SUPPORT FOR APPLICATION FOR AWARD OF  
PRIVATE ACTIVITY BONDS TO THE CALIFORNIA DEBT LIMIT ALLOCATION  
COMMITTEE FOR THE VILLA VERDE HOUSING PROJECT LOCATED IN THE  
CITY OF COACHELLA**

**WHEREAS**, on February 1, 2012, pursuant to ABx1 26, all California Redevelopment Agencies were eliminated and the Housing Authority of the County of Riverside, a public entity, corporate and politic ("HACR"), assumed the housing functions of the former Redevelopment Agency for the City of Coachella ("Coachella RDA"); and

**WHEREAS**, subsequently on September 22, 2015, State budget trailer bill SB107 passed which made amendments to the existing dissolution law as defined in ABx1 26. Under the prior dissolution law, only housing bond proceeds from bonds issued prior to January 1, 2011, that were issued for affordable housing purposes and secured by a pledge of low- and moderate-income housing funds, remaining after satisfaction of enforceable obligations approved on a Recognized Payment Obligation Schedule, were considered housing assets and were allowed to be expended. SB 107 changed the date by which the applicable housing bonds must have been issued from January 1, 2011, to June 28, 2011; and

**WHEREAS**, HACR has unused housing bond proceeds issued prior to June 28, 2011, derived from former Coachella RDA using Taxable Housing Bonds (ROPS lines 26, 31, 32, and 34); and

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

**WHEREAS**, Abode Communities, a California nonprofit public benefit corporation and an affordable housing developer ("Developer"), proposes to develop and construct a multi-family affordable rental housing project, Villa Verde, for low-income family households

*RESOLUTION NUMBER 2024-001  
Villa Verde Affordable Housing Project*

FORM APPROVED COUNTY COUNSEL  
BY: PAULA S. SALCIDO  
DATE: 12/19/23

1 consisting of one hundred fifty (150) affordable rental units and two (2) residential manager's  
2 units ("Project") on approximately 9.25 acres of vacant land located at the northeast corner of  
3 84824 Calle Verde, in the City of Coachella, County of Riverside, State of California, more  
4 specifically identified as Assessor's Parcel Numbers 768-350-002 and 768-400-001 ("Property");  
5 and

6 **WHEREAS**, HACR and Villa Verde I, L.P. entered into that certain Disposition,  
7 Development and loan Agreement (DDLA) for the Sale and Development of the Property for  
8 Affordable Housing Purposes dated January 12, 2021 and recorded on February 18, 2021 as  
9 Instrument No. 2021-0105966 in the Official Records of County of Riverside's County  
10 Recorder's Office ("Official Records"); and

11 **WHEREAS**, the Developer has submitted an application to the HACR requesting  
12 financial assistance in the amount of \$219,892 in taxable bond proceeds to fill an existing  
13 \$219,892 Project financing gap; and

14 **WHEREAS**, the California Tax Credit Allocation Committee ("TCAC"), through its  
15 application process, allocates low-income housing tax credits to eligible affordable housing  
16 projects to raise project equity through the sale of tax benefits to investors; and

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

20 **WHEREAS**, the application deadline to be considered for a 2024 allocation of tax credits  
21 through TCAC is May 31, 2024; and

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

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

26 **WHEREAS**, the HACR desires to approve an allocation of funding in the approximate  
27 amount of \$219,892 derived from former Coachella RDA using Taxable Housing Bonds (ROPS  
28 lines 26, 31, 32, and 34), to be used to pay a portion of the costs to develop and construct the

1 Project on the Property, subject to the Developer's satisfaction of certain conditions precedent  
2 for the benefit of the HACR;

3 **WHEREAS**, the HACR desires to support the Developer's application to TCAC for an  
4 allocation of low-income housing tax credits.

5 **NOW THEREFORE, BE IT RESOLVED, FOUND, DETERMINED AND**  
6 **ORDERED** by the Board of Commissioners for Housing Authority of the County of Riverside  
7 ("Board of Commissioners"), in regular session assembled on December 12, 2023, at 9:30 am, in  
8 the meeting room of the Board of Commissioners located on the 1st floor of the County  
9 Administrative Center, 4080 Lemon Street, Riverside, California, as follows:

- 10 1) That the Board of Commissioners hereby finds and declares that the above recitals are  
11 true and correct and incorporated as though set forth herein.
- 12 2) The Board of Commissioners supports the Developer's 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 consisting of one hundred fifty (150) affordable rental units and two (2)  
16 residential manager's unit, on real property located on approximately 9.25 acres of  
17 vacant land located at the northeast corner of 84824 Calle Verde, in the City of  
18 Coachella, County of Riverside, State of California, more specifically identified as  
19 Assessor's Parcel Numbers 768-350-002 and 768-400-001.
- 20 3) Subject to any restriction on the use of taxable bond proceeds, the Board of  
21 Commissioners agrees to provide financial assistance to the Developer in the maximum  
22 amount of \$219,892 derived from former Coachella RDA using Taxable Housing Bonds  
23 (ROPS lines 26, 31, 32, and 34) ("Taxable Bond Loan"), for construction of eligible  
24 activities on the Project, subject to the satisfaction of the following conditions precedent:
  - 25 a. Borrower: a to-be-formed limited partnership in which Abode Communities,  
26 registered to do business in the State of California or a single purpose entity  
27 affiliate of Abode Communities, is a general partner, formed for developing,  
28

1 constructing, and owning the Project for the specific purpose of selling tax credits  
2 and developing, constructing, and owning the Project;

- 3 b. Project Name shall be Villa Verde;
- 4 c. Taxable Bond Loan Amount: Not to exceed Two Hundred Nineteen Thousand  
5 Eight Hundred Ninety-Two Dollars (\$219,892);
- 6 d. Interest: Three percent (3%) simple interest;
- 7 e. Affordability Period: 55 years from recordation of the Notice of Completion in  
8 the official records of the County of Riverside;
- 9 f. Taxable Bond Loan Term: 55 years;
- 10 g. Repayment: Loan payments derived from the Project's residual receipts;
- 11 h. Entitlements and Governmental Approvals: Secure any and all required land use  
12 entitlements, permits, and approvals which may be required for construction of  
13 the Project, including, but not limited to compliance with the California  
14 Environmental Quality Act and the National Environmental Policy Act;
- 15 i. Other Financing: the Taxable Bond Loan is expressly conditioned upon the  
16 Developer's ability to secure sufficient equity capital or firm and binding  
17 commitments for financing necessary to undertake the development and  
18 construction of the Project. All financing contemplated or projected with respect  
19 to the Project shall be, or have been, approved in form and substance by the Board  
20 of Commissioners. Other financing sources for the Project are anticipated to  
21 include \$1,850,000 in land contribution from Housing Authority ("HACR"),  
22 \$450,000 predevelopment loan from the HACR, \$57,139,542 in equity  
23 contribution from Wells Fargo, \$3,000,000 loan from the County in PLHA Funds,  
24 \$10,549,000 tax-exempt permanent loan from California Community  
25 Reinvestment Corporation, \$1,300,000 in deferred development fees, \$20,000,000  
26 National Housing Trust Fund ("NHTF") loan from the California Department of  
27 Housing and Community Development ("HCD"), \$11,274,429 No Place Like  
28 Home ("NPLH") funds from HCD, and eighty-seven (87) project based vouchers

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from HACR. The projected total cost of development during the permanent financing period is approximately \$105,782,863;

j. Monitoring Fee: Payment of annual Compliance Monitoring Fee to the County in the amount of \$8,100. Monitoring fee to be adjusted annually, not to exceed the increase in the Consumer Price Index (CPI); and

k. Successful negotiation of a Loan Agreement, approved as to form by County Counsel, approved by the Board of Commissioners and executed by all required parties.

4) The Board of Commissioners' allocation to negotiate the Taxable Bond Loan, subject to the satisfaction of the conditions precedent set forth herein, is valid until February 28, 2025, and shall thereafter have no force or effect, unless a Loan Agreement has theretofore been approved and executed by the Board of Commissioners and the Developer, with respect to the Project.

// ROLL CALL:

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

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

KIMBERLY A. RECTOR, Clerk of said Board

By:   
Deputy

01.09.2024 10.1





October 26, 2023

Juan Garcia, Deputy Director  
Housing Authority of the County of Riverside  
3403 Tenth St., Suite 300  
Riverside, Ca 92501

Subject: Villa Verde – Coachella RDA 2006 Series A Taxable Housing Bonds

RE: Villa Verde  
84679, 84824 Calle Verde, Coachella, CA 92236  
APN: 768-350-002, 768-400-001

Dear Mr. Garcia,

The Housing Authority of the County of Riverside issued a letter of recommended funding to Abode Communities for the Villa Verde Housing Project to be developed on 9.25 acres located at 84824 Calle Verde in the City of Coachella, County of Riverside and identified by Assessor's Parcel Numbers 768-350-002 and 768-400-001. That letter dated April 20, 2021, and expiring on December 31, 2021, provided a recommendation of funding in the amount of **\$219,892 in former Coachella RDA 2006 Series A Taxable Housing Bonds**. The letter also stated that the recommendation must be forwarded to the Board of Commissioners of the County of Riverside for formal consideration. On July 11<sup>th</sup>, 2023, the Housing Authority of the County of Riverside extended the recommendation period to December 31, 2024.

Abode Communities would like to request that the recommendation of funding for \$219,892 in former Coachella RDA 2006 Series A Taxable Housing Bonds be forwarded to the Board of Commissioners of the County of Riverside for their formal consideration.

Sincerely,

DocuSigned by:  
*Lara Regus*  
595E3E26133A432...

Lara Regus  
Senior Vice President, Development

