

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



ITEM: 3.15
(ID # 26794)

MEETING DATE:
Tuesday, January 28, 2025

FROM : HOUSING AND WORKFORCE SOLUTIONS

SUBJECT: HOUSING AND WORKFORCE SOLUTIONS (HWS): Adoption of Resolution No. 2025-15, 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 and Approval of Up to \$7,000,000 from State Funds for Oasis Mobile Home Park to Coachella Valley Housing Coalition for the Oasis Villas I Apartment Housing Project in the Unincorporated Community of Oasis, County of Riverside; District 4. [\$7,000,000 – 100% State of California Housing and Community Development Grant for the Relocation of Residents of Oasis Mobile Home Park (State Funds)]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2025-15, Approving Funding Allocation of State Funds for Oasis Mobile Home Park in the Amount of \$7,000,000 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 Oasis Villas I Apartment Housing Project in the Unincorporated Community of Oasis; and

Continued on Page 2


ACTION:Policy


Heidi Marshall, Director 12/26/2024

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Washington and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: January 28, 2025
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. Approve the allocation of \$7,000,000 from State Funds managed by the County of Riverside to Coachella Valley Housing Coalition for the Oasis Villas I Housing Project, in the unincorporated community of Oasis, subject to the conditions set forth in State Standard Agreement No. 2240-21GFD001 and Resolution No. 2025-15.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$7,000,000	\$7,000,000	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: 100% Grant from State of California for relocation of Oasis Mobile Home Park residents			Budget Adjustment: No	
			For Fiscal Year: 24/25-25/26	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The State of California, pursuant to the 2021 Budget Act Section 2.0, as amended by Budget Bill Jr. (SB 129) Chapter 69, Section 57, allocated Thirty Million Dollars (\$30,000,000) to the County of Riverside for relocation efforts of residents of Oasis Mobile Home Park (State Funds). The Board of Supervisors, on October 26, 2021, in Minute Order 3.10, accepted those State Funds and approved Resolution No. 2021-195 setting forth additional requirements for the disbursement of those funds. Oasis Mobile Home Park (OMH) is an approximately 350 space unpermitted mobile home park located on Torres Martinez tribal land and is home to more than 1,000 people. OMH has a long history of health and safety problems, but none bigger than the unsafe water conditions that exist at the park as detailed in the letter from the United States Environmental Protection Agency (EPA) dated September 14, 2021, regarding the high levels of arsenic found in the water.

The County, through its Housing and Workforce Solutions (HWS), has continued to direct State Funds to address immediate short-term needs of residents at OMH and implementing a long-term strategy to expand the supply of affordable housing to provide options for the relocation of families from OMH, consistent with community input and the State Standard Agreement, executed on January 27, 2021.

On June 21, 2022 (Minute Order 3.12), the Board of Supervisors approved Resolution No. 2022-123, approving a funding allocation of up to \$7,000,000 from State of California for relocation of Oasis Mobile Home Park residents (State Funds) to Coachella Valley Housing

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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Coalition, a nonprofit California public benefit corporation (Developer), Phase I of the Oasis Villas Housing Project, a multi-phase development that will include 160 units of rental housing affordable to low-income households, two resident manager units, support service and commercial uses (Proposed Project), and supporting an application for Support for Application for Multifamily Housing Program (MHP) to the State of California Department of Housing and Community Development (HCD) for the Proposed Project.

Developer was unsuccessful in obtaining funding from the Multifamily Housing Program through the State of California Department of Housing and Community Development (HCD) Multifamily Finance Super Notice of Funding Application (NOFA), as well as low-income housing tax credits in 2024. The State Funds under Resolution 2022-123 expired on December 31, 2024, so Developer requested a current resolution to pursue tax credits in 2025. If awarded tax credits, the Proposed Project is anticipated to begin construction by the end of 2025.

The Proposed Project will be developed in three phases on a total of approximately 26.23 gross acres of unimproved real property located at Avenue 66 and Middleton Street in the Unincorporated Community of Oasis, County of Riverside, State of California, identified with Assessor's Parcel Numbers (APNs) 751-160-004, 751-160-007, 751-160-009, 751-160-012, 751-160-014 and 751-160-015.

Phase I – located on APNs 751-160-009 and 751-160-012 – is comprised of approximately 9.57 acres and eighty (80) rental apartment units and one manager unit, consisting of one, two, three and four bedrooms, with a community center pool and other amenities and infrastructure. Forty-nine percent (49%) of the units not occupied by an on-site manager will be restricted to extremely low- and low-income households whose incomes do not exceed sixty percent (60%) of the Area Median Income for Riverside County (AMI). At least thirty percent (30%) of these "Restricted Units" will be restricted to occupancy by extremely low-income households whose incomes do not exceed thirty percent (30%) of AMI. The maximum qualifying income for all other units in the project will be one hundred twenty percent (120%) of AMI.

The Proposed Project is sited in the unincorporated community of Oasis and can provide housing opportunities to the residents of OMH.

To complete the California Debt Limit Allocation Committee (CDLAC) application for award of private activity bonds, the Developer must provide a resolution from the local jurisdiction providing support for the Proposed Project. The Proposed Project has a competitive tiebreaker score for private activity bonds bolstered by the financial support from the State Funds commitment.

The attached proposed Resolution No. 2025-15 provides Board support for the Proposed Project and recommends an allocation of up to \$7,000,000 in State Funds for a loan to Developer to pay for a portion of the development and construction costs for the Phase I of the Proposed Project. Staff recommends that the allocation of the State Funds be valid until

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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December 31, 2026.

The attached proposed Resolution 2025-15 allocates up to \$7,000,000 in State Funds to the Proposed Project, subject to Developer's satisfaction of the conditions specifically set forth in the attached Resolution No. 2025-15, 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 a Loan Agreement requiring compliance with the State Funds, approved by the Board of Supervisors and approved as to form by County Counsel.

Staff recommends that the Board adopt Resolution No. 2025-15. County Counsel has reviewed and approved the attached Resolution No. 2025-15 as to form.

Impact on Residents and Businesses

Approving this item will have a positive impact on the citizens and businesses of the Coachella Valley. The Proposed Project will provide urgently needed affordable housing in Oasis for Riverside County residents. In addition, the Proposed Project will generate construction, property maintenance and property management jobs.

Additional Fiscal Information

No impact upon the County's General Fund; the County's contribution will be fully funded with State of California Housing and Community Development \$30,000,000 for relocation of Oasis Mobile Home Park (State Funds).

Attachment:

- Resolution No. 2025-15


Brianita Lontajo, Principal Management Analyst 1/16/2025


Aaron Gettis, Chief of Deputy County Counsel 1/14/2025

BOARD OF SUPERVISORS

COUNTY OF RIVERSIDE

RESOLUTION NO. 2025-15

APPROVING FUNDING ALLOCATION OF STATE FUNDS FOR OASIS MOBILE HOME PARK IN THE AMOUNT OF \$7,000,000 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 OASIS VILLAS I APARTMENT HOUSING PROJECT IN THE UNINCORPORATED COMMUNITY OF OASIS

WHEREAS, the State of California Department of Housing and Community Development ("HCD"), pursuant to the 2021 Budget Act Section 2.0, as amended by Budget Bill Jr. ("SB 129") Chapter 69, Section 57, allocated Thirty Million Dollars (\$30,000,000) to the County of Riverside, a political subdivision of the State of California ("County"), for relocation efforts of residents of Oasis Mobile Home Park ("State Funds");

WHEREAS, on October 26, 2021, in Minute Order 3.10, the County Board of Supervisors adopted Resolution No. 2021-195 authorizing the acceptance and administration of the State Funds to the County and authorizing the Director of the Housing and Workforce Solutions ("HWS") to execute a State Standard Agreement setting forth the terms and conditions for the use of those State Funds;

WHEREAS, on January 27, 2022, HCD and County entered into that certain State Standard Agreement No. 2240-21 GFD001 ("State Standard Agreement") which provides that the County may use the State Funds to develop quality affordable housing to relocate residents of Oasis Mobile Home Park ("OMH Park");

WHEREAS, the County, through its HWS, has used State Funds to address immediate short-term needs of residents at OMH Park and implement a long-term strategy to expand the supply of affordable housing to provide options for the relocation of families from OMH Park;

WHEREAS, the Coachella Valley Housing Coalition, a California nonprofit public benefit corporation and affordable housing developer ("Developer"), is developing a housing project, Oasis Villas I, in the unincorporated community of Oasis, that can serve residents of OMH;

WHEREAS, on June 15, 2021, the Housing Authority of the County of Riverside

RESOLUTION NUMBER 2025-15
Oasis Villas Apartments

FORM APPROVED COUNTY COUNSEL
BY: [Signature] DATE: 1/15/2025
BY: [Signature] DATE: 1/15/2025

1 ("HACR") and Developer entered into that certain Disposition, Development, and Loan
2 Agreement for Oasis Villas Affordable Housing Project, recorded in the Office Records of
3 Riverside County on August 10, 2021, Doc. No. 2021-0476049 ("DDLA") in connection with a
4 Proposed Mixed-Use Oasis Villas Affordable Housing Project, which continues to be in effect;

5 **WHEREAS**, under the DDLA, Developer will acquire Property from the HACR to
6 develop, in three (3) separate phases, a mixed use project that would include one hundred and
7 sixty (160) affordable housing units to be rented to and occupied by low income households with
8 a preference for farmworkers, and commercial and public service facilities, such as a public
9 laundromat, grocery store, day care center, and medical services, and related infrastructure such
10 as public improvements and other utilities (collectively, the "Oasis Villas Affordable Housing
11 Project");

12 **WHEREAS**, the housing portion of the Project will consist of a "First Phase", with
13 eighty (80) rentable multi-family residential units and one (1) manager unit, within 68,976
14 square feet of buildings, a 3,500 square foot community center, tot lot, pool and pool house
15 (the "Project");

16 **WHEREAS**, the Project will be sited on a portion of approximately 9.57 acres of
17 unimproved real property located at A venue 66 and Middleton Street in the unincorporated
18 community of Oasis, County of Riverside, State of California, identified with Assessor's
19 Parcel Numbers 751-160-009 and 751-160-012 ("Property");

20 **WHEREAS**, the Project includes eighty (80) rentable apartment units consisting of one,
21 two, three and four bedrooms, with a community center pool and other amenities and
22 infrastructure. Under the terms of the existing DDLA, forty-nine percent (49%) of the units not
23 occupied by an on-site manager will be restricted to extremely low- and low-income households
24 whose incomes do not exceed sixty percent (60%) of the Area Median Income for Riverside
25 County ("AMI"). At least thirty percent (30%) of these "Restricted Units" will be restricted to
26 occupancy by extremely low-income households whose incomes do not exceed thirty percent
27 (30%) of AMI. The maximum qualifying income for all other units in the project will be one
28 hundred twenty percent (120%) of AMI;

1 **WHEREAS**, On June 21, 2022 (Minute Order 3.12), the Board of Supervisors approved
2 Resolution No. 2022-123, approving a funding allocation of up to \$7,000,000 from State Funds
3 to Developer for the Project, and supporting an application for Multifamily Housing Program
4 (“MHP”) to the State of California Department of Housing and Community Development
5 (“HCD”) for the Proposed Project;

6 **WHEREAS**, Developer intends to submit applications for the Proposed Project to
7 CDLAC in 2025 for tax-exempt private activity bonds, the sales proceeds of which will be used
8 to finance the development and construction of the Proposed Project;

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

13 **WHEREAS**, to complete the application process, Developer must provide a resolution
14 from the local jurisdictions, including the County, supporting the Project;

15 **WHEREAS**, the County desires to re-approve an allocation of funding in the
16 approximate amount of \$7,000,000 State Funds, to be used to pay a portion of the costs to
17 develop and construct the Project on the Property, subject to Developer’s satisfaction of certain
18 conditions precedent for the benefit of the County; and

19 **WHEREAS**, the County desires to continue supporting the Developer’s applications to
20 CDLAC for tax-exempt private activity bonds.

21 **NOW THEREFORE, BE IT RESOLVED, FOUND, DETERMINED AND**
22 **ORDERED** by the Board of Supervisors of the County of Riverside (“Board”), in regular
23 session assembled on January 28, 2025, in the meeting room of the Board of Supervisors located
24 on the 1st floor of the County Administrative Center, 4080 Lemon Street, Riverside, California,
25 as follows:

- 26 1) That the Board of Supervisors hereby finds and declares that the above recitals are true
27 and correct and incorporated as though set forth herein.
28 2) The Board of Supervisors hereby supports the Developer’s application to CDLAC for

1 tax-exempt private activity bonds, the proceeds of which will be used to finance the
2 development and construction of the Oasis Villas I, apartments, an 80-unit multi-family
3 affordable rental housing, on real property located on approximately 9.57 gross acres of
4 unimproved real property located at Avenue 66 and Middleton Street in the
5 Unincorporated Community of Oasis, County of Riverside, State of California,
6 identified with Assessor's Parcel Numbers 751-160-009 and 751-160-012.

7 3) Subject to any restrictions on the use State Funds, the Board of Supervisors agree to
8 provide financial assistance to the Developer in the maximum amount of \$7,000,000 of
9 State Funds, for construction of eligible activities on the Project, subject to the
10 satisfaction of the following conditions precedent:

- 11 a. Applicant shall be the Coachella Valley Housing Coalition, a California nonprofit
12 public benefit corporation for the purpose of developing, constructing, and
13 owning the Project;
- 14 b. Project Name shall be Oasis Villas I Apartments;
- 15 c. State Funds Loan Amount shall not exceed Seven Million Dollars (\$7,000,000);
- 16 d. Interest shall be three percent (3%) simple interest;
- 17 e. Affordability Period shall be 55 years from recordation of the Notice of
18 Completion in the official records of the County of Riverside, subject to an
19 affordability covenant agreement;
- 20 f. State Funds Loan Term shall be 55 years;
- 21 g. Repayment shall be from loan payments derived from the Project's residual
22 receipts;
- 23 h. Entitlements and Governmental Approvals: Developer shall secure any and all
24 required land use entitlements, permits and approvals which may be required for
25 construction of the Project, including, but not limited to compliance with the
26 California Environmental Quality Act;
- 27 i. Other Financing: The State Funds loan is expressly conditioned upon the
28 Developer's ability to secure sufficient equity capital or firm and binding

1 commitments for financing necessary to undertake the development and
2 construction of the Project. All financing contemplated or projected with respect
3 to the Project shall be, or have been, approved in form and substance by the Board
4 of Supervisors. Other financing sources for the Project are anticipated to include
5 Bank of America, N.A. Construction Loan of approximately \$34,672,925, HCD
6 Joe Serna of approximately \$10,000,000, Limited Partnership Equity of
7 approximately \$3,819,598, with a total expected construction budget of
8 \$55,907,522;

9 j. Monitoring Fee: Payment of annual compliance monitoring fee to the County in
10 the amount of \$8,000 per phase or \$100 per unit. Monitoring fee to be adjusted
11 annually, not to exceed an increase in the Consumer Price Index ("CPI"); and

12 k. Successful negotiation of loan agreements evidencing the loan of the State Funds
13 in the amount approved herein, approved as to form by County Counsel, approved
14 by the Board of Supervisors and executed by all required parties.

15 4) The Board of Supervisors' commitment to provide the State Funds loan is subject to the
16 satisfaction of conditions precedent set forth herein, is valid until December 31, 2026,
17 and shall thereafter have no force or effect, unless a State Funds loan agreement related to
18 the financing of the Project (approved as to form by County Counsel) has been approved
19 and executed by the Board of Supervisors and the Developer.

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ROLL CALL:

Ayes: Medina, Spiegel, Washington, 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

RESOLUTION NUMBER 2025-15
Oasis Villas Apartments

Online



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. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

SPEAKER'S NAME: Ivanna Uriate

Address: _____
(Only if follow-up mail response requested)

City: _____ Zip: _____

Phone #: _____

Date: _____ Agenda # 3.15

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: _____

Parking validations available for speakers only – see Clerk of the Board.

(Revised: 06/13/2024)

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:

Notwithstanding any other provisions of these rules, 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.** The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

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, ensuring 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. Speakers are prohibited from bringing signs, placards, or posters into the hearing room.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board. Please step up to the podium when the Chair 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 flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chair 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 Chair'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 front bottom of the form.

Addressing the Board & Acknowledgement by Chair:

The Chair 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 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 public and/or meeting participants. Such behavior, at the discretion of the Board Chair may result in removal from the Board Chambers by Sheriff Deputies.

Lopez, Daniel

From: Aquia Mail
Sent: Monday, January 27, 2025 10:22 AM
To: iuriarte@leadershipcounsel.org
Cc: Clerk of the Board
Subject: Request to Speak 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 20250128**. 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 January 27, 2025

Submitted values are:

First Name

Ivanna

Last Name

Uriarte

Address (Street, City and Zip)

85350 Bagdad Ave

Phone

7607995418

Email

iuriarte@leadershipcounsel.org

Agenda Date

01/28/2025

Agenda Item # or Public Comment

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