

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



ITEM: 3.31
(ID # 27016)

MEETING DATE:
Tuesday, February 25, 2025

FROM : HOUSING AND WORKFORCE SOLUTIONS

SUBJECT: HOUSING AND WORKFORCE SOLUTIONS (HWS): Re-Evaluation of Environmental Assessment Report for Mulberry Gardens Family Apartments Located in the City of Riverside, and Finding that the Original Findings in the Environmental Assessment are Still Valid and Affirmed, and Approval of Request for Release of Funds from U.S. Department of Housing and Urban Development (HUD); District 1. [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt the attached Re-Evaluation of Environmental Assessment for HUD-Funded Projects (Re-Evaluation) prepared for Mulberry Gardens Family Apartments and conclude that all the environmental factors considered in the original Environmental Assessment dated December 1, 2023, are still valid;
2. Find that, in accordance with the procedures set forth in 24 CFR 58.47(b), after re-evaluating the Environmental Assessment dated December 1, 2023, for Mulberry Gardens Family Apartments project, the original findings set forth therein are still valid and are hereby affirmed, no data or conditions upon which they were based have been changed;

Continued on page 2

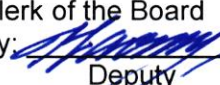
ACTION:Policy


Heidi Marshall, Director 2/10/2025

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, seconded by Supervisor Perez 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: February 25, 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:

3. Approve the attached Re-Evaluation and Request for Release of Funds and Certification (RROF) for HOME funds for the Proposed Project and authorize the Chair of the Board to execute the Re-Evaluation and RROF on behalf of the County, to be filed with HUD; and
4. Authorize the Director of Housing and Workforce Solutions (HWS), or designee, to take all necessary steps to implement the RROF, County EA, and FONSI, including, but not limited to, signing subsequent necessary and relevant documents, subject to approval as to form by County Counsel.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: 100% HOME Investment Partnerships Act Funds			Budget Adjustment:	No
			For Fiscal Year:	24/25

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Eden Housing, Inc., a California nonprofit public benefit corporation (Developer), has requested \$2,000,000 in HOME Investment Partnerships Act (HOME) funds, in order to fill the \$2,000,000 permanent financing gap for its proposed project Mulberry Gardens Family Apartments. The HOME program was created under Title II of the National Affordable Housing Act of 1990. Under the HOME program, the Department of Housing and Urban Development (HUD) allocates funds to Participating Jurisdictions (PJ) to be used to implement housing strategies in accordance with Federal HOME regulations (24 CFR Part 92). The County of Riverside has been designated as the PJ to receive HOME funds.

The Proposed Project, known as Mulberry Gardens Family Apartments, Phase II, will consist of 149 affordable units comprised of 73 one-bedroom units, 38 two-bedroom units, 38, with one unrestricted 1 two-bedroom manager's units located on 2.81 acres of land located at 2560 Mulberry Street, in the City of Riverside, County of Riverside, State of California, identified as Assessor's Parcel Number APN 209-130-003 (Property). The Property was previously referenced as 2524 Mulberry Street, Riverside, CA 92501, but due to a recent lot split, it has been changed to 2560 Mulberry Street, Riverside, CA 92501. Thirty-seven of the units will be restricted as HOME-ARP assisted units for low-income families, for qualifying populations that are: 1) Homeless, 2) At-Risk of Homelessness, 3) Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, and 4) Veterans, with a preference for households that are homeless or at-risk of being homeless. Additionally, Developer was awarded thirty-seven (37) Housing Choice Voucher Program (HCVP) Project-

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Based Vouchers (PBVs) through two competitive Request for Proposals released by the Housing Authority of the County of Riverside (HACR) on June 2, 2023. Proposed Project which will help provide permanent supportive housing for individuals who are homeless, chronically homeless or at risk of becoming homeless. Supportive Services provided by the Riverside University Health System-Behavioral Health that includes case management and referrals based on each tenant's needs.

NEPA Review

The County of Riverside (County) has completed all applicable review procedures and has evaluated the potential effects of the Proposed Project (defined below) on the environment pursuant to the National Environmental Policy Act (NEPA) regulations.

On June 28, 2023, the City of Riverside (City), as Lead Agency for NEPA, adopted an Environmental Assessment (EA) determining that the Proposed Project will have a less than significant impact on the environment. The City also filed a Finding of No Significant Impact (FONSI) affirming that the Proposed Project will not have a negative impact on the environment. Developer applied for federal funds through the City and the County. Since the City committed funds prior to the County, the City is the Responsible Entity (RE) for the NEPA process, and the procedures as set forth in 24 CFR Sections 58.5 and 58.6.

On January 30, 2024, Minute Order 3.14, the County of Riverside Board of Supervisors approved the EA prepared by the County (County EA) that incorporated the original findings made in the City EA. City of Riverside as the RE, approved the NEPA on June 28, 2023, and determined a Finding of No Significant Impact (FONSI) on the environment. Pursuant to 24 CFR Sections 58.5 and 58.6, the City of Riverside completed the Environmental Assessment (City EA).

HWS has re-evaluated the County EA and determined the original findings are still valid and there is no need for further re-evaluation pursuant to 24 CFR Section 58.47. Public Notice of the Finding of No Significant Impact (FONSI) and Requests for Release of Funds was published on February 10, 2025, pursuant to 24 Code of Federal Regulations Section 58.43, and is attached hereto.

Staff recommends that the Board adopt the attached Environmental Assessment, Environmental Assessment Determinations and Compliance Findings for HUD-Assisted Projects 24 CFR Part 58 and approve Request for Release of Funds for the HOME funds.

Impact on Residents and Businesses

Mulberry Gardens Family Apartments project will have a positive impact on community members and businesses in the County of Riverside as it provides housing and supportive services for individuals experiencing homelessness as well as creates jobs for local residents.

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ATTACHMENTS

- County EA Re-evaluation
- FONSI (Approved in 2024)
- RROF
- Public Notice of FONSI
- Proof of Publication


Brianna Lontajo, Principal Management Analyst 2/16/2025


Aaron Gettis, Chief of Deputy County Counsel 2/11/2025

Request for Release of Funds and Certification

U.S. Department of Housing
and Urban Development
Office of Community Planning
and Development

OMB No. 2506-0087
(exp. 03/31/2020)

This form is to be used by Responsible Entities and Recipients (as defined in 24 CFR 58.2) when requesting the release of funds, and requesting the authority to use such funds, for HUD programs identified by statutes that provide for the assumption of the environmental review responsibility by units of general local government and States. Public reporting burden for this collection of information is estimated to average 36 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Part 1. Program Description and Request for Release of Funds (to be completed by Responsible Entity)

1. Program Title(s) Home Investment Partnerships Act (HOME)	2. HUD/State Identification Number #069065	3. Recipient Identification Number (optional) CA028
4. OMB Catalog Number(s) 14.239	5. Name and address of responsible entity County of Riverside, Board of Supervisors c/o Riverside County Housing and Workforce Solutions 3403 Tenth Street, Suite #300 Riverside, CA 92501	
6. For information about this request, contact (name & phone number) Nicole Sanchez, 760.863.2825	7. Name and address of recipient (if different than responsible entity) Same as Responsible Entity	
8. HUD or State Agency and office unit to receive request United States Department of Housing and Urban Development Community Planning and Development 300 N. Los Angeles Street, Suite 4054 Los Angeles, CA 90012		

The recipient(s) of assistance under the program(s) listed above requests the release of funds and removal of environmental grant conditions governing the use of the assistance for the following

9. Program Activity(ies)/Project Name(s) Home Investment Partnerships Act/ Mulberry Gardens Family Apartments	10. Location (Street address, city, county, State) 2524 Mulberry Street, Riverside, CA 92501
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11. Program Activity/Project Description

The Project activity proposes the use of \$2,000,000 in Home Investment Partnerships Act funds by Eden Housing, Inc., a California Non-Profit Corporation to construct 150 unit multi-family affordable rental housing project that will affordable housing for low income families. The Proposed Project will consist of 73 one-bedroom units, 39 two-bedroom units, 38 three-bedroom units (including 1 two-bedroom manager's unit) located on 4.07 acres of land located at 2524 Mulberry Street, Riverside, CA 92501, identified as Assessor Parcel Number 209-130-003 (Property).

The total cost for development is approximately \$97,538,249 sources of funding include the use of 37 Housing Choice Voucher Program (HCVP) Project Based Vouchers (PBVs), HOME funds from the City of Riverside in the amount of \$1,154,171, Local Housing Trust Funds from the City of Riverside in the amount of \$1,500,000, Prohousing Incentive Pilot Program funds from the City of Riverside in the amount of \$1,000,000, State of California Housing and Community Development (HCD) Affordable Housing and Sustainable Communities funds in the amount of \$14,000,000, HCD Infill Infrastructure Grant Program funds in the amount of \$8,746,448, HCD Local Grant Match Program funds in the amount of \$8,748,475, a tax exempt construction loan in the amount of \$48,178,510, a taxable construction loan in the amount of \$10,626,947, deferred developer fee of \$1,000,000, general partner equity in amount of \$5,000,000, and limited partner equity in the amount of \$44,956,600.

Part 2. Environmental Certification (to be completed by responsible entity)

With reference to the above Program Activity(ies)/Project(s), I, the undersigned officer of the responsible entity, certify that:

1. The responsible entity has fully carried out its responsibilities for environmental review, decision-making and action pertaining to the project(s) named above.
2. The responsible entity has assumed responsibility for and complied with and will continue to comply with, the National Environmental Policy Act of 1969, as amended, and the environmental procedures, permit requirements and statutory obligations of the laws cited in 24 CFR 58.5; and also agrees to comply with the authorities in 24 CFR 58.6 and applicable State and local laws.
3. The responsible entity has assumed responsibility for and complied with and will continue to comply with Section 106 of the National Historic Preservation Act, and its implementing regulations 36 CFR 800, including consultation with the State Historic Preservation Officer, Indian tribes and Native Hawaiian organizations, and the public.
4. After considering the type and degree of environmental effects identified by the environmental review completed for the proposed project described in Part 1 of this request, I have found that the proposal did ☐ did not ☒ require the preparation and dissemination of an environmental impact statement.
5. The responsible entity has disseminated and/or published in the manner prescribed by 24 CFR 58.43 and 58.55 a notice to the public in accordance with 24 CFR 58.70 and as evidenced by the attached copy (copies) or evidence of posting and mailing procedure.
6. The dates for all statutory and regulatory time periods for review, comment or other action are in compliance with procedures and requirements of 24 CFR Part 58.
7. In accordance with 24 CFR 58.71(b), the responsible entity will advise the recipient (if different from the responsible entity) of any special environmental conditions that must be adhered to in carrying out the project.

As the duly designated certifying official of the responsible entity, I also certify that:

8. I am authorized to and do consent to assume the status of Federal official under the National Environmental Policy Act of 1969 and each provision of law designated in the 24 CFR 58.5 list of NEPA-related authorities insofar as the provisions of these laws apply to the HUD responsibilities for environmental review, decision-making and action that have been assumed by the responsible entity.
9. I am authorized to and do accept, on behalf of the recipient personally, the jurisdiction of the Federal courts for the enforcement of all these responsibilities, in my capacity as certifying officer of the responsible entity.

Signature of Certifying Officer of the Responsible Entity

V. Manuel Perez

X

Title of Certifying Officer

V. MANUEL PEREZ
Chair, Riverside County Board of Supervisors

Date signed

2/25/2025

ATTEST:

KIMBERLY A. RECTOR, Clerk

By

[Signature]
DEPUTY

Address of Certifying Officer

C/O Riverside County Housing and Workforce Solutions, 3403 Tenth Street, Suite #300, Riverside, CA 92501

Part 3. To be completed when the Recipient is not the Responsible Entity

The recipient requests the release of funds for the programs and activities identified in Part 1 and agrees to abide by the special conditions, procedures and requirements of the environmental review and to advise the responsible entity of any proposed change in the scope of the project or any change in environmental conditions in accordance with 24 CFR 58.71(b).

Signature of Authorized Officer of the Recipient

Title of Authorized Officer

Date signed

X

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)



U.S. Department of Housing
and Urban Development
Los Angeles Field Office
611 W. 6th Street
Los Angeles, CA 90017

Re-evaluation of Environmental Assessment for HUD-funded Proposals

(24 CFR 58.47. Re-evaluation of environmental assessments and other environmental findings.)

Project Identification: Mulberry Gardens Family Apartments

Preparer: Nicole Sanchez, Development Specialist III

Responsible Entity: County of Riverside

Month/Year: December 2024

Re-evaluation of Environmental Assessment

Responsible Entity: County of Riverside Housing and Workforce Solutions

[24 CFR 58.2(a)(7)]

Certifying Officer: Chair, Board of Supervisors

[24 CFR 58.2(a)(2)]

Project Name: Mulberry Gardens Family Apartments

EA Date: December 1, 2023

RROF Date Received by HUD: February 5, 2025

HUD Authorization to Use Funds Approval Date: February 28, 2024

Project Location: 2524 Mulberry Street, Riverside, CA 92501 APN: 209-130-003

Estimated Total HUD Funded, Assisted or Insured Amount: \$2,000,000 HOME and \$18,297,120 in Housing Choice Voucher Program Project Based Vouchers

Estimated total project cost: \$84,578,748

Grant Recipient: Eden Housing, Inc.

[24 CFR 58.2(a)(5)]

Recipient Address: 22645 Grand Street, Hayward, CA 94541

Project Representative: Jared Kadry

Telephone Number: 619-830-5433

Description of the Original Proposal:

The Mulberry Gardens Apartments project is an affordable housing project will be constructed on the site in two phases. Phase I will consist of affordable senior housing in a four-story building. A total of 59 units will be constructed: 58 one-bedroom units and one two-bedroom unit for an onsite manager. Phase II will construct two four-story buildings containing 150 units of family housing: 73 one-bedroom units; 39 two-bedroom units; and 38 three-bedroom units. Both buildings will be rectangular in shape; the family housing building will contain two interior courtyards; a paseo will separate the buildings and also contain a small park. The project will construct a surface parking lot with 210 spaces: 60 for senior housing and 150 for the family housing portion. A total of 21 stalls will be Electric Vehicle Charging (EVC) stations.

Offsite improvements include curb, gutter and sidewalk reconstructions along two streets: Holding Street and Mulberry Street; and includes infrastructure upgrades required to support the project. Onsite amenities include leasing, management and supportive services offices; community rooms, computer rooms and laundry facilities.

Description of Project Changes Reflected In this Re-evaluation:

Developer submitted an application to the County of Riverside for the use of \$2,000,000 in HOME funds for the Mulberry Gardens Family project. The funds were requested due to an unforeseen increase in the cost of the construction. The scope and design of the project remain unchanged. The original environmental findings are still valid and are hereby affirmed. No data or conditions upon which they were based have changed.

In accordance with the provisions of 24 CFR 58.47 relative to this re-evaluation, it is the finding of the Responsible Entity, that [check one of the following 2 options]:

1. ☒ **Re-evaluation of the project under Sec. 58.47 is not required.**

The scope, scale, nature, magnitude and location of the project are substantially unchanged from that as originally reviewed and approved; no new circumstances or environmental conditions which may affect the project or have a bearing on its impact, such as concealed or unexpected conditions, have been discovered; and the selection of an alternative not in the original finding is not being proposed. The same conditions that previously applied to the project remain unchanged.

2. ☐ Re-evaluation of the project under Sec. 58.47 is required because (select one):

- ☐ The amendment substantially changes the nature, magnitude or extent of the project/program, including adding new activities not anticipated in the original scope;
- ☐ There are new circumstances and environmental conditions which affect the project/program or have a bearing on its impact, such as concealed or unexpected conditions discovered during the implementation of the project or activity which is proposed to be continued; or
- ☐ An alternative has been selected not considered in the original finding.

Explain the changes, circumstances or alternative that triggers this re-evaluation:

N/A

Re-evaluation has been undertaken and the findings in the ERR have been updated per Sec. 58.47(b) as follows:

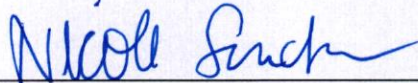
N/A

Having undertaken the procedures in 58.47(b), it is determined that (select one):

- ☒ The original environmental findings are still valid and are hereby affirmed. No data or conditions upon which they were based have changed.
- ☐ The original findings are no longer valid; there may be potentially significant impacts to the environment or community. An EA and FONSI notice are being prepared. **Note: If this box is checked, CD Specialists must wait until the entire process of completing the checklists, publication and ROF is completed before signing below.**

Preparer's signature:

I certify to the accuracy of the above statement(s).

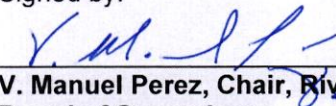


Nicole Sanchez, Development Specialist III

Date: 2/5/25

Responsible Entity:

Signed by:



V. Manuel Perez, Chair, Riverside County of Riverside Board of Supervisors

Date: 2/25/2025

FORM APPROVED COUNTY COUNSEL
BY  2/11/2025
AMRIT P. DHILLON DATE

ATTEST:
KIMBERLY A. RECTOR, Clerk

By 
DEPUTY



U.S. Department of Housing
and Urban Development
Los Angeles Field Office
300 N. Los Angeles, Suite 4054
Los Angeles, CA 90012

Environmental Assessment for HUD-funded Proposals

Recommended format per 24 CFR 58.36, revised March 2005
[Previously recommended EA formats are obsolete].

Project Identification: Mulberry Gardens Apartments

Preparer: Annjanette Aguilar, Development Specialist

Responsible Entity: County of Riverside

Month/Year: December 1, 2023

Environmental Assessment

Responsible Entity: County of Riverside
[24 CFR 58.2(a)(7)]

Certifying Officer: Chair, Riverside County Board of Supervisors
[24 CFR 58.2(a)(2)]

Project Name: Mulberry Gardens Apartments

Project Location: 2524 Mulberry Street, Riverside, CA 92501, in the City of Riverside, Riverside County, California, identified as Assessor Parcel Numbers 209-130-003 and unassigned

Estimated total project cost: \$37,867,644

Grant Recipient: Eden Housing
[24 CFR 58.2(a)(5)]

Recipient Address: 600 West Broadway, Suite 700 San Diego, CA 92101
Project Representative: Tamar Saunders, Senior Project Developer

Telephone Number: Phone: 510-247-8183
Email: Tamar.Saunders@edenhousing.org

Conditions for Approval: (List all mitigation measures adopted by the responsible entity to eliminate or minimize adverse environmental impacts. These conditions must be included in project contracts and other relevant documents as requirements). [24 CFR 58.40(d), 40 CFR 1505.2(c)]

An Environmental Assessment and Compliance Findings for the Related Laws ("EA") was completed and approved by the City of Riverside on June 28, 2023. The County of Riverside ("RE") has reviewed the EA and found that the original findings are still valid and there is no need for re-evaluation pursuant to 24 CFR Section 58.47 as:

- 1) There are no substantial changes in nature, magnitude or extent of the project;
- 2) There are no new circumstances and environmental conditions which may affect the project or have a bearing on its impact; and
- 3) The recipient has not proposed the selection of an alternative not in the original finding.

Additionally, the County hereby incorporates by reference, the EA and Finding of No Significant Impact on the environment completed and approved by City of Riverside.

FINDING: [58.40(g)]

X **Finding of No Significant Impact**

(The project will not result in a significant impact on the quality of the human environment)

 Finding of Significant Impact

(The project may significantly affect the quality of the human environment)

Preparer Signature: Annjanette Aguilar Date: 1/9/2024
Name/Title/Agency: Annjanette Aguilar, Development Specialist

RE Approving Official Signature: Chuck Washington Date: 1/30/2024
Name/Title/Agency: Chair, Riverside County Board of Supervisors
CHUCK WASHINGTON

ATTEST:
KIMBERLY A. RECTOR, Clerk

By Nancy Li
DEPUTY

FORM APPROVED COUNTY COUNSEL
BY: Paula S. Salcido 1/16/2024
PAULA S. SALCIDO DATE

Statement of Purpose and Need for the Proposal: [40 CFR 1508.9(b)]

The purpose of the proposed Project is to provide affordable housing for extremely low- to low-income family and senior households earning below 80% of the Area Median Income.

Description of the Proposal: Include all contemplated actions which logically are either geographically or functionally a composite part of the project, regardless of the source of funding. [24 CFR 58.32, 40 CFR 1508.25]

The Mulberry Gardens Apartments project is an affordable housing project will be constructed on the site in two phases.

Phase I will consist of affordable senior housing in a four-story building. A total of 59 units will be constructed: 58 one-bedroom units and one two-bedroom unit for an onsite manager. Phase II will construct two four-story buildings containing 150 units of family housing: 73 one-bedroom units; 39 two-bedroom units; and 38 three-bedroom units. Both buildings will be rectangular in shape; the family housing building will contain two interior courtyards; a paseo will separate the buildings and also contain a small park. The project will construct a surface parking lot with 210 spaces: 60 for senior housing and 150 for the family housing portion. A total of 21 stalls will be Electric Vehicle Charging (EVC) stations.

Offsite improvements include curb, gutter and sidewalk reconstructions along two streets: Holding Street and Mulberry Street; and includes infrastructure upgrades required to support the project. Onsite amenities include leasing, management and supportive services offices; community rooms, computer rooms and laundry facilities.

Existing Conditions and Trends: Describe the existing conditions of the project area and its surroundings, and trends likely to continue in the absence of the project. [24 CFR 58.40(a)]

The site is approximately 4.07 acres in size and is located at 2524 Mulberry Street in the City of Riverside. The site is located on the east side of Mulberry Street. Holding Street is located to the north; Poplar Street is located to the south. The neighborhood is comprised of a mixture of residential and commercial development. The site is developed with a CalFire operations facility and related improvements. All existing development would be removed to accommodate the project.

The site is bordered by the following uses:

North: Commercial

South: Commercial

West: Single and multi-family residential

East: SR 91 freeway corridor

PUBLIC NOTICE

February 10, 2025

Housing and Workforce Solutions
3403 Tenth Street, Suite 300
Riverside, California 92501
(760) 863-2825 Nicole Sanchez

TO ALL INTERESTED AGENCIES, GROUPS, AND PERSONS:

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the County of Riverside. Any individual, group or agency submitting comments should specify in their comments which "notice" their comments address.

REQUEST FOR RELEASE OF FUNDS

On or about February 25, 2025, the County of Riverside will submit a request to the U.S. Department of Housing and Urban Development (HUD) Los Angeles Field Office for the release of HOME Investment Partnerships Program (HOME) funds under Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990 through Housing and Workforce Solutions (HWS) to undertake the following project:

PROJECT NAME: Mulberry Gardens Family Apartments

PURPOSE: The project activity includes the allocation of \$2,000,000 to be utilized by Eden Housing, Inc., a non-profit public benefit corporation, to be used for construction costs associated for Mulberry Gardens Family Apartments (Mulberry Family). Mulberry Family will consist of the construction of a 150-unit apartment complex. The proposed project will consist of 73 one-bedroom units, 39 two-bedroom units and 38 three-bedroom and 1 manager's units. The apartment units will be rented to low income families.

LOCATION: The project site consists of an approximately 4.07 acres located at 2524 Mulberry Street in the City of Riverside. The vacant lot is identified as Assessor's Parcel Number 209-130-003.

This activity may be undertaken over multiple years.

FINDING OF NO SIGNIFICANT IMPACT

The County of Riverside has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Assessment (EA) on file at Housing and Workforce Solution of the County of Riverside at 44-199 Monroe Street, Suite B, Indio, California 92201. The EA may be downloaded at the following website address <https://rivcohws.org/>.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the EA and the Request for Release of Funds to the Department of Housing, Homelessness Prevention and Workforce Solutions, Attention: Nicole Sanchez at 44-199 Monroe Street, Suite B or email comments to NiSanchez@Rivco.org. All comments received at the address specified above **on or before February 25, 2025** will be considered by the County of Riverside prior to submission of a request for release of funds. Comments should specify which Notice they are addressing.

RELEASE OF FUNDS

The County of Riverside certifies to the HUD Los Angeles Field Office that the Chair of the Board of Supervisors consents to accept the jurisdiction of the Federal courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the County of Riverside HWS to allocate HOME on behalf of the County of Riverside.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and the County of Riverside's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases:

- a. the certification was not executed by the Certifying Officer of the County of Riverside;
- b. the County of Riverside has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58;
- c. the grant recipient has committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or
- d. another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality.

Objections must be prepared and submitted via email in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to the following HUD Los Angeles Field Offices of Community Planning and Development at CPDLA@hud.gov. Potential objectors should contact HUD Los Angeles Field Offices via email to verify the actual last day of the objection period.

NOTICIA PUBLICA

10 de febrero del 2025

Departamento de Soluciones para Vivienda y la Fuerza Laboral del Condado de Riverside
3403 Tenth Street, Suite 300
Riverside, California 92501
Nicole Sanchez, Preparadora (760) 863-2825

A TODAS LAS AGENCIAS, GRUPOS Y PERSONAS INTERSADOS:

Estos avisos deberán satisfacer las actividades que realizara el Condado de Riverside. Cualquier individuo, grupo o agencia que envíe comentarios debe especificar en sus comentarios que "aviso" tiene la dirección de sus comentarios.

SOLICITUD DE LIBERACION DE FONDOS

El 25 de febrero del 2025 o alrededor de esa fecha, el Condado de Riverside presentara una solicitud a la Oficina de Campo de Los Ángeles del Departamento de Vivienda y Desarrollo Urbano de EE.UU. (HUD) la Departamento de Viviendas (HWS), para emprender el siguiente proyecto:

NOMBRE DEL PROYECTO: Proyecto de Mulberry Gardens Family Apartamentos, Riverside

PROPOSITO: La actividad del proyecto incluye la asignación de \$2,000,000 para ser utilizados por Eden Housing, Inc., una corporación de beneficio público sin fines de lucro, para ser utilizados en los costos de construcción asociados a los Apartamentos Familiares de Mulberry Gardens (Mulberry Family). Mulberry Family consistirá en la construcción de un complejo de apartamentos de 150 unidades. El proyecto propuesto constará de 73 unidades de un dormitorio, 39 unidades de dos dormitorios y 38 unidades de tres dormitorios y 1 unidad de gerente. Las unidades de apartamentos serán alquiladas a familias de bajos ingresos.

UBICACIÓN: La propiedad se encuentra en una parcela de aproximadamente 4.07 acres de tierra por 2524 Mulberry Street, en la Ciudad de Riverside, identificada como la parcela del tasador número 209-130-003.

Esta actividad se puede realizar durante varios años.

NO HAY IMPACTO SIGNICATIVO

El Condado de Riverside ha determinado que el proyecto no tendrá un impacto significativo en el medio ambiente humano. Por lo tanto, no se requiere una Declaración de Impacto Ambiental Nacional de 1969 (NEPA). Se incluye información adicional del proyecto en la Evaluación Ambiental (EA) archivada en la Autoridad de Vivienda del Condado de Riverside en 44-199 Monroe Street, Suite B, Indio, CA 92201. La EA se puede descargar en la siguiente dirección del sitio web <https://rivcohws.org/>.

COMENTARIOS PUBLICOS

Cualquier individuo, grupo o agencia puede enviar comentarios por escrito sobre el EA y la Solicitud de liberación de fondos al Departamento de Soluciones para Vivienda y la Fuerza Laboral, Atención: Nicole Sanchez en 3403 Tenth Street, Suite 300, Riverside, CA 92501 o comentarios por correo electrónico a NiSanchez@rivco.org. Todos los comentarios recibidos en la dirección especificada anteriormente **en o**

alrededor del 25 de febrero del 2025 serán considerados por el Condado de Riverside antes de presentar una solicitud de liberación de fondos. Los comentarios deben especificar a que Aviso se dirigen.

LIBERACION DE FONDOS

El Condado de Riverside certifica a la Oficina de Campo de HUD en Los Ángeles que el Presidente de la Junta de Supervisores consiente en aceptar la jurisdicción de los tribunales federales si se entable una acción para hacer cumplir las responsabilidades se han cumplido satisfecho. La aprobación de la certificación por parte de HUD satisface sus responsabilidades según la NEPA y las leyes y autoridades relacionadas y permite que el Condado de Riverside Housing y Workforce Solutions asignen vales basaos en proyectos del programa de vales de elección de HOME del Condado de Riverside.

OBJECIONES A LA LIBERACION DE FONDOS

HUD aceptara objeciones a su liberación de fondos y la certificación del Condado de Riverside por un periodo de quince días después de la fecha de presentación anticipada o su recepción real de la solicitud (lo que sea posterior) solo si se basan en una de las siguientes bases:

- a. la certificación no fue ejecutada por el Oficial Certificador del Condado de Riverside;
- b. el Condado de Riverside omitió un paso o no tomo una decisión o un hallazgo requerido por las regulaciones de HUD en 24 CFR parte 58;
- c. el beneficiario de la subvención ha comprometido fondos o incurrido en costos no autorizados por 24 CFR Parte 58 antes de la aprobación de una liberación de fondos por parte de HUD; o
- d. otra agencia federal que actúa de conformidad con el 40 CFR Parte 1504 ha presentado una conclusión por escrito de que el proyecto no es satisfactorio desde el punto de vista de la calidad ambiental.

Las objeciones deben prepararse y enviarse por correo electrónico de acuerdo con los procedimientos requeridos (24 CFR Parte 58, Sec. 58.76) y deben dirigirse a las siguientes Oficinas de Campo de HUD en Los Ángeles Oficina de Community Planning and Development at CPDLA@hud.gov. Los posibles objetores deben comunicarse con las oficinas de campo de HUD en Los Ángeles por correo electrónico para verificar el ultimo día real del periodo de objeción.

The Press-Enterprise

3512 14th Street
Riverside, CA 92501
Willoughby, OH 44096
951-368-9222
951-368-9018 FAX

5269086

COUNTY OF RIVERSIDE HHPWS
3403 10TH STREET, SUITE 300
RIVERSIDE, CA 92501

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: Mulberry Gardens Family / FONSI and
RROF-HOME

FILE NO. FONSI and RROF-HOME

PROOF OF PUBLICATION

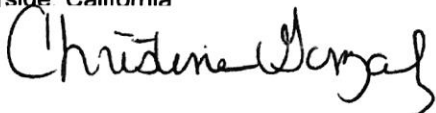
I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

02/10/2025

I certify (or declare) under penalty of perjury that the foregoing is true and correct:

Date: February 10, 2025.

At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

Legal No. **0011718620**

Ad Copy:

PUBLIC NOTICE

February 10, 2025

Housing and Workforce Solutions
3403 Tenth Street, Suite 300
Riverside, California 92501
(760) 863-2825 Nicole Sanchez

TO ALL INTERESTED AGENCIES, GROUPS, AND PERSONS:

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the County of Riverside. Any individual, group or agency submitting comments should specify in their comments which "notice" their comments address.

REQUEST FOR RELEASE OF FUNDS

On or about **February 25, 2025**, the County of Riverside will submit a request to the U.S. Department of Housing and Urban Development (HUD) Los Angeles Field Office for the release of HOME Investment Partnerships Program (HOME) funds under Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990 through Housing and Workforce Solutions (HWS) to undertake the following project:

PROJECT NAME: Mulberry Gardens Family Apartments

PURPOSE: The project activity includes the allocation of \$2,000,000 to be utilized by Eden Housing, Inc., a non-profit public benefit corporation, to be used for construction costs associated for Mulberry Gardens Family Apartments (Mulberry Family). Mulberry Family will consist of the construction of a 150-unit apartment complex. The proposed project will consist of 73 one-bedroom units, 39 two-bedroom units and 38 three-bedroom and 1 manager's units. The apartment units will be rented to low income families.

LOCATION: The project site consists of an approximately 4.07 acres located at 2524 Mulberry Street in the City of Riverside. The vacant lot is identified as Assessor's Parcel Number 209-130-003.

This activity may be undertaken over multiple years.

FINDING OF NO SIGNIFICANT IMPACT

The County of Riverside has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Assessment (EA) on file at Housing and Workforce Solution of the County of Riverside at 44-199 Monroe Street, Suite B, Indio, California 92201. The EA may be downloaded at the following website address <https://rivcohws.org/>.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the EA and the Request for Release of Funds to the Department of Housing, Homelessness Prevention and Workforce Solutions, Attention: Nicole Sanchez at 44-199 Monroe Street, Suite B or email comments to NISanchez@Rivco.org. All comments received at the address specified above on or before **February 25, 2025** will be considered by the County of Riverside prior to submission of a request for release of funds. Comments should specify which Notice they are addressing.

RELEASE OF FUNDS

The County of Riverside certifies to the HUD Los Angeles Field Office that the Chair of the Board of Supervisors consents to accept the jurisdiction of the Federal courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the County of Riverside HWS to allocate HOME on behalf of the County of Riverside.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and the County of Riverside's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases:

- a. the certification was not executed by the Certifying Officer of the County of Riverside;
- b. the County of Riverside has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58;
- c. the grant recipient has committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or
- d. another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality.

Objections must be prepared and submitted via email in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to the following HUD Los Angeles Field Offices of Community Planning and Development at CPDLA@hud.gov. Potential objectors should contact HUD Los Angeles Field Offices via email to verify the actual last day of the objection period.

NOTICIA PUBLICA

10 de febrero del 2025

Departamento de Soluciones para Vivienda y la Fuerza Laboral del Condado de Riverside
3403 Tenth Street, Suite 300
Riverside, California 92501
Nicole Sanchez, Coordinadora (760) 863-2825

A TODAS LAS AGENCIAS, GRUPOS Y PERSONAS INTERSADOS:

Estos avisos deberán satisfacer las actividades que realizará el Condado de Riverside. Cualquier individuo, grupo o agencia que envíe comentarios debe especificar en sus comentarios que "aviso" tiene la dirección de sus comentarios.

SOLICITUD DE LIBERACION DE FONDOS

El 25 de febrero del 2025 o alrededor de esa fecha, el Condado de Riverside presentará una solicitud a la Oficina de Campo de Los Angeles del Departamento de Vivienda y Desarrollo Urbano de EE.UU. (HUD) la Departamento de Viviendas (HWS), para emprender el siguiente proyecto:

NOMBRE DEL PROYECTO: Proyecto de Mulberry Gardens Family Apartamentos, Riverside

PROPOSITO: La actividad del proyecto incluye la asignación de \$2,000,000 para ser utilizados por Eden Housing, Inc., una corporación de beneficio público sin fines de lucro, para ser utilizados en los costos de construcción asociados a los Apartamentos Familiares de Mulberry Gardens (Mulberry Family). Mulberry Family consistirá en la construcción de un complejo de apartamentos de 150 unidades. El proyecto propuesto constará de 73 unidades de un dormitorio, 39 unidades de dos dormitorios y 38 unidades de tres dormitorios y 1 unidad de gerente. Las unidades de apartamentos serán alquiladas a familias de bajos ingresos.

UBICACIÓN: La propiedad se encuentra en una parcela de aproximadamente 4.07 acres de tierra por 2524 Mulberry Street, en la Ciudad de Riverside, identificada como la parcela del tasador número 209-130-003.

Esta actividad se puede realizar durante varios años.

NO HAY IMPACTO SIGNIFICATIVO

El Condado de Riverside ha determinado que el proyecto no tendrá un impacto significativo en el medio ambiente humano. Por lo tanto, no se requiere una Declaración de Impacto Ambiental Nacional de 1969 (NEPA). Se incluye información adicional del proyecto en la Evaluación Ambiental (EA) archivada en la Autoridad de Vivienda del Condado de Riverside en 44-199 Monroe Street, Suite B, Indio, CA 92201. La EA se puede descargar en la siguiente dirección del sitio web <https://rivcohws.org/>.

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LIBERACION DE FONDOS

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