

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



ITEM: 3.28  
(ID # 28800)

**MEETING DATE:**  
Monday, September 22, 2025

**FROM :** HOUSING AND WORKFORCE SOLUTIONS

**SUBJECT:** HOUSING AND WORKFORCE SOLUTIONS (HWS): Adopt Resolution No. 2025-246, Authorizing Joint Application with Abode Communities and Villa Verde I, L.P. and Villa Verde I, G.P., LLC; Participation in the Homekey+ Program of the State of California Department of Housing and Community Development for a Grant Amount not to Exceed \$9,962,708; and Approval and Execution of Standard Agreement; District 4. [\$9,962,708 - 100% State HCD Funds]

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

1. Rescind Resolution No. 2025-084 that was previously approved on April 15, 2025;
2. Adopt Resolution No. 2025-246, Authorizing Joint Application with Abode Communities and Villa Verde I, L.P. and Villa Verde I, G.P. LLC; Participation in the Homekey+ Program of the State of California Department of Housing and Community Development for a Grant Amount not to Exceed \$9,962,708; and Approval and Execution of Standard Agreement; and
3. Authorize the Director of Housing and Workforce Solutions (HWS), or designee, to execute the State of California's Standard Agreement for the Homekey+ Program Grant not to exceed \$9,962,708, and any amendments thereto, on behalf of the County of Riverside, subject to approval as to form by County Counsel.

**ACTION:Policy**

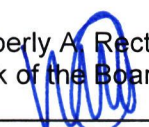
  
Heidi Marshall, Director 9/4/2025

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Spiegel, 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: September 22, 2025  
xc: HWS

Kimberly A. Rector  
Clerk of the Board  
By:   
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS 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>	\$ 0	\$ 0	\$ 0	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> 100% California Department of Housing and Community Development – Homekey+ Grant Funds			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	25/26

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

**BACKGROUND:**

**Summary**

In connection with Department of Housing and Community Development (“HCD”) Notice of Funding Availability (“NOFA”) for Homekey+ grant funds, the County of Riverside (“Co-Applicant”) has jointly applied for Homekey+ grant funds with Abode Communities, a California nonprofit public benefit corporation (the “Corporation”), and its affiliates, Villa Verde I, L.P., a California Limited Partnership (“LP”) and Villa Verde I, G.P. LLC, a California Limited Liability Corporation (“LLC”). As such, Co-Applicant is joining Corporation and LP and LLC in the submittal of an application for Homekey+ funds (“Application”) to HCD for review and consideration in the amount of up to \$9,962,708 for the Project (“Project” or “Villa Verde Housing”) gap funding for the Villa Verde Housing Project, located at 84824 Calle Verde, in the City of Coachella, County of Riverside, State of California, identified as Assessor’s Parcel Number 768-350-002 & 768-400-001 (“Property”). The Project is anticipated to include 116 affordable units, 16 one-bedroom units, 56 two-bedroom units, and 44 three-bedroom units.

The Board of Supervisors, on February 25, 2025 (Minute Order 3.32), as part of Resolution No. 2025-057, previously approved the Permanent Local Housing Allocation (“PLHA”) funds in the amount of \$6,115,251.78 to increase competitive tie breaker score of funding applications, subject to the satisfaction of certain conditions contained therein. Under the County’s PLHA Program, 32 units will be restricted to households whose incomes do not exceed 30% of the area median income, 136 units will be restricted to individual households whose incomes do not exceed 40% of the area median income, 82 units will be restricted to households whose income do not exceed 50% of median income and 2 unrestricted manager units for the County of Riverside.

The Board of Supervisors, on April 15, 2025 (Minute Order 3.18), as part of Resolution No. 2025-084, approved the joint application for the Homekey+ Program for an amount not to exceed \$9,000,000. Since then, the project has been advised of additional offsite costs and HCD has allowed for a modification to the application and an increased fund request. The fund request has been revised from \$9,000,000 to the not to exceed amount of \$9,962,078. HCD requires an updated resolution in order to request an increase in Homekey+ funding. Staff recommend that the Board of Supervisors rescind Resolution No. 2025-084 to allow adoption and approval of updated Resolution No. 2025-246.

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STATE OF CALIFORNIA**

Abode Communities has established Villa Verde I GP, LLC, a California limited liability company (Owner), for the ownership of the Project. Additionally, Villa Verde I GP, LLC, a California limited liability company, has been formed to serve as the sole general partner of the limited partnership. The sole purpose of the Company is to acquire, own, hold, maintain a general partnership interest (the "Interest") in Villa Verde I L.P., a California limited partnership (the "Partnership") which will own a fee interest in and develop the Property, together with such other activities as may be necessary in connection with the ownership of the interest and the Property.

Staff recommend adoption of Resolution No. 2025-246 authorizing the joint application and, if awarded, the execution of the Standard Agreement for Homekey+ grant funds for the Project, allowing the Corporation to hold title of the Project and authorizing the Corporation as contractor. County Counsel has reviewed the attached Resolution No. 2025-246 and approved as to form.

**Impact on Residents and Businesses**

Approving this item will positively impact citizens and businesses of the Coachella Valley by providing attractive and affordable housing. The Project will provide urgently needed affordable housing in the City of Coachella for Riverside County residents. In addition, the project will generate construction, property maintenance and property management jobs.

**Additional Fiscal Information**

No impact upon the County's General Fund, the proposed project seeks State Homekey+ Program grant funds and has received County's allocation of PLHA funds.

**ATTACHMENTS:**

- Resolution No. 2025-246

  
Stacey Pena, EO Management Analyst 9/15/2025

  
Aaron Gettis, Chief of Deputy County Counsel 9/8/2025

**BOARD OF SUPERVISORS**

**COUNTY OF RIVERSIDE**

**RESOLUTION NO. 2025-246**

**AUTHORIZING JOINT APPLICATION WITH ABODE COMMUNITIES AND VILLA VERDE I, L.P. AND VILLA VERDE I G.P., LLC; PARTICIPATION IN THE HOMEKEY+ PROGRAM OF THE STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR THE HOMEKEY+ PROGRAM FUNDS FOR A GRANT AMOUNT NOT TO EXCEED \$9,962,708; AND, APPROVAL AND EXECUTION OF A STANDARD AGREEMENT TO ACCEPT THE GRANT FUNDING IF AWARDED AND ANY AMENDMENTS THERETO; AND ANY RELATED DOCUMENTS NECESSARY TO PARTICIPATE IN THE HOMEKEY+ PROGRAM**

**WHEREAS**, The Department of Housing and Community Development (“Department”) has issued a Notice of Funding Availability (“NOFA”), dated November 26, 2024 for the Homekey+ Program (“Homekey+” or “Homekey+ Program”) and the Department has issued the NOFA for Homekey+ grant funds pursuant to Health and Safety Code section 50675.1.3 (Assembly Bill No. 140 (2021-2022 Reg. Sess.), to Health and Safety Code section 50675.1.5 (Assembly Bill No. 531 (2021-2022 Reg. Sess.), and to Chapter 4 (commencing with Section 5965) to Part 7 of Division 5 of the Welfare and Institutions Code;

**WHEREAS**, the County of Riverside, through its Housing and Workforce Solutions (“County”), has jointly applied for Homekey+ grant funds with Abode Communities, a California nonprofit public benefit corporation (the “Corporation”), and its affiliate, Villa Verde I, L.P., a California Limited Partnership (“LP”) and its affiliate Villa Verde I G.P., LLC, a limited liability corporation. Therefore, Co-Applicant (defined below) has joined Corporation and LP and LLC in the submittal of an application for Homekey+ grant funds (“Application”) to the Department for review and consideration;

**WHEREAS**, after the application had been submitted, the Department has allowed a modification to the application and an increase in the fund request from \$9,000,000 to \$9,962,708.

**WHEREAS**, the Corporation acts as the sole member of Villa Verde I G.P., LLC, a California limited liability company (the “LLC”), and the LLC acts as the sole general partner of Villa Verde I G.P., a California limited partnership (the “Partnership”);

**WHEREAS**, the Corporation, on its own behalf and as the sole member of the LLC, which LLC is acting in its own capacity and as the general partner of the Partnership (collectively, its “Capacities”) desires to jointly apply for Homekey+ grant funds with the County of Riverside (“County”, and collectively, with the

FORM APPROVED COUNTY COUNSEL  
BY: PAULA S. SALCIDO  
DATE: 9-5-2025

SEP 22 2025 3.28

1 Corporation, the LLC and the Partnership, the “Co-Applicants”). Therefore, Co-Applicants are joining in the  
2 submittal of an application for Homekey+ funds (“Application”) to the Department for review and  
3 consideration;

4 **WHEREAS**, Applicant will use Homekey+ grant funds, if awarded, for purposes consistent with  
5 Homekey+ Program objectives and purposes, including for project gap funding for the Villa Verde Housing  
6 Project, located at 84824 Calle Verde, in the City of Coachella, County of Riverside, State of California,  
7 identified as Assessor’s Parcel Number 768-350-002-5 & 768-400-001-8 for the Project completion of 116  
8 affordable units, 16 one-bedrooms units, 56 two-bedroom units, and 44 three-bedroom units. (“Property”);

9 **WHEREAS**, the Department is authorized to administer Homekey+ pursuant to the Multifamily  
10 Housing Program (Chapter 6.7 (commencing with Section 50675) of Part 2 of Division 31 of the Health  
11 and Safety Code). Homekey+ funding allocations are subject to the terms and conditions of the NOFA, the  
12 Application, the Department-approved STD 213, Standard Agreement (“Standard Agreement”), and all  
13 other legal requirements of the Homekey+ Program; and

14 **WHEREAS**, Corporation, at the time of the acquisition of the Property, formed Villa Verde I, L.P.,  
15 a California limited partnership for purposes of ownership of the Property.

16  
17 **NOW, THEREFORE, BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by  
18 the Board of Supervisors of the County of Riverside, State of California, (the “Board”) in regular session  
19 assembled on or about September 22, 2025, at 9:30 a.m. or soon thereafter, in the meeting room of the  
20 Board located on the 1<sup>st</sup> floor of the County Administrative Center, 4080 Lemon Street, Riverside,  
21 California, and based upon the evidence and testimony presented on the matter, both written and oral,  
22 including the Administrative Record as it relates to the Homekey+ Application, as follows:

- 23 1. That the above recitals are true and correct and incorporated as though set forth herein.
- 24 2. The Board of Supervisors hereby rescinds Resolution No. 2025-084.
- 25 3. The Board authorizes submission of a joint Application by County, Corporation, LLC, and LP  
26 to the Department in response to the NOFA, dated November 26, 2024, and to jointly apply  
27 for Homekey+ grant funds in a total amount not to exceed \$9,962,708.

- 1           4.    If the Application is approved, Co-Applicant is hereby authorized and directed to ensure that  
2           any funds awarded for capital expenditures are spent within eight (8) months of the date of  
3           award, and that any funds awarded for capitalized operating subsidies are spent by June 30,  
4           2027.
- 5           5.    If the Application is approved, Co-Applicant is hereby authorized and directed to enter into,  
6           execute, and deliver a Standard Agreement in a total amount not to exceed \$9,962,708, any  
7           and all other documents required or deemed necessary or appropriate to secure the Homekey+  
8           grant funds from the Department and to participate in the Homekey+ Program, and all  
9           amendments thereto (collectively, the “Homekey+ Documents”).
- 10          6.    Co-Applicant acknowledges and agrees that it shall be subject to the terms and conditions  
11          specified in the Standard Agreement, the Standard Agreement Amendment, and that the  
12          NOFA and Application will be incorporated in the Standard Agreement by reference and made  
13          a part thereof. Any and all activities, expenditures, information, and timelines represented in  
14          the Application are enforceable through the Standard Agreement. Funds are to be used for the  
15          allowable expenditures and activities identified in the Standard Agreement.
- 16          7.    Heidi Marshall as the Director of the County’s Housing and Workforce Solutions, or designee,  
17          is authorized to execute the Application and the Homekey+ Documents on behalf of Co-  
18          Applicant for participation in the Homekey+ Program.

2  
3 RESOLUTION NO. 2025-246

4 AUTHORIZING JOINT APPLICATION WITH ADOBE COMMUNITIES AND VILLA  
5 VERDE I, L.P. AND VILLA VERDE I G.P., LLC; PARTICIPATION IN THE HOMEKEY+  
6 PROGRAM OF THE STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND  
7 COMMUNITY DEVELOPMENT FOR THE HOMEKEY+ PROGRAM FUNDS FOR A  
8 GRANT AMOUNT NOT TO EXCEED \$9,962,708; AND, APPROVAL AND EXECUTION  
9 OF A STANDARD AGREEMENT TO ACCEPT THE GRANT FUNDING IF AWARDED  
10 AND ANY AMENDMENTS THERETO; AND ANY RELATED DOCUMENTS NECESSARY  
11 TO PARTICIPATE IN THE HOMEKEY+ PROGRAM

12 ROLL CALL:

13 Ayes: Medina, Spiegel, Washington, Perez, and Gutierrez

14 Nays: None

15 Absent: None

16 Abstain: None

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

19 KIMBERLY A. RECTOR, Clerk of said Board

20 By:  \_\_\_\_\_

21 Deputy