

NOTICE OF PUBLIC HEARING BY THE HOUSING AUTHORITY OF THE COUNTY OF RIVERSIDE REGARDING A DISPOSITION AND DEVELOPMENT AGREEMENT TO CONVEY REAL PROPERTY IDENTIFIED AS ASSESSOR'S PARCEL NUMBER 507-100-044 LOCATED IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, TO DESERT AIDS PROJECT AND FINDING THE PROPERTY IS EXEMPT SURPLUS LAND

NOTICE IS HEREBY GIVEN THAT the Housing Authority of the County of Riverside's ("Authority") Board of Commissioners ("BOC") will hold a Public Hearing **on or about** January 11, 2022, at the hour of 9:30 a.m. or as soon thereafter as the matter can be heard, in the Board Chambers, County Administrative Center, 4080 Lemon Street 1<sup>st</sup> Floor, Riverside, CA 92501, for the purpose of considering a proposed Disposition and Development Agreement ("Agreement") by and between the Authority and Desert Aids Project, a California nonprofit public benefit corporation ("DAP"), pursuant to Health & Safety Code Section 34312.3. The proposed Agreement provides for the conveyance by the Authority to DAP of certain real property consisting of approximately 2.87 gross acres, identified as Assessor's Parcel Number 507-100-044, located at the intersection of N. Sunrise and Vista Chino, in the city of Palm Springs, County of Riverside, State of California ("Site"), in exchange for and in consideration of affordable housing covenants on an adjacent parcel.

The Site is currently developed as a parking lot for an existing DAP facility north of the Site, and is subject to a Reciprocal Easement Agreement restricting the use of the Site to parking. DAP wishes to own the Site and continue to use it as a parking lot. A portion of the Site consisting of approximately 3,267 square feet will be combined with an adjacent parcel south east of the Site owned by DAP. The combined property ("Housing Parcel") will be ground leased from DAP to Vista Sunrise II, L.P. (Developer). Developer will construct thereon a total of sixty one (61) apartment units to be occupied by and rented to extremely low, low and moderate income households, with amenities and related infrastructure.

In exchange for and in consideration of the conveyance of the Site to DAP, DAP and Developer have agreed that forty-nine percent (49%) of the units not occupied by an on-site manager built on the Housing Parcel 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"). Such twenty nine (29) restricted units shall be referred to as the "Affordable Units." At least thirty percent (30%) of the "Affordable Units" or nine (9) units will be restricted to occupancy by extremely low income households whose incomes do not exceed thirty percent (30%) of AMI. The Affordable Units shall be subject to an Agreement Containing Covenants recorded against the fee and leasehold interests in the Housing Parcel in favor of HACR, which will require the Affordable Units to remain continually affordable for the longest feasible time, but not less than 55 years from the issuance of a certificate of occupancy for the last building completed in the Project.

The Property is “exempt surplus land” under applicable provisions of the California Surplus Lands Act (“SLA”) and the proposed conveyance of the Site complies with the SLA and the Housing Authorities Law.

The following documents are available for public inspection and copying during regular business hours (8:00 a.m. to 5:00 p.m., Monday through Friday) at the offices of the County located at 3403 Tenth St., Suite 300, Riverside, CA 92501 or email NiSanchez@rivco.org: A copy of the proposed Agreement and all attachments.

At any time before the date and time set forth above for the public hearing by the Authority, any written comments on or objections to the proposed Agreement may be filed with the County Clerk. All persons wishing to question, comment, object to, or be heard on any or all such matters at the public hearing will be given an opportunity to appear and be so heard. If you later desire to challenge actions of the Authority in connection with these actions, you could be limited to raising issues you have raised at or before the public hearing.

Further information concerning this matter may also be obtained by contacting Juan Garcia, Principal Development Specialist at 951-343-5473. This information will be made available in alternative formats upon request. If you require assistance or auxiliary aids to participate at this public hearing, please contact the County Clerk at 951-955-1060 or email COB@RIVCO.ORG in advance of the meeting.

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