

RESOLUTION NO.

A RESOLUTION OF THE COUNCIL OF THE CITY OF RIVERSIDE, CALIFORNIA, AUTHORIZING THE SUBMISSION OF A JOINT APPLICATION TO THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR THE AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES PROGRAM FOR FUNDING FOR THE MISSION HERITAGE PLAZA AND ASSOCIATED SUSTAINABLE TRANSPORTATION IMPROVEMENT (STI) PROJECTS, AND AUTHORIZING THE EXECUTION OF ALL REQUIRED DOCUMENTS BY THE CITY MANAGER OR HIS DESIGNEE.

WHEREAS, Mission Heritage LP, a California limited partnership (“Developer”), is in the process of developing a mixed use project at 3901 and 3933 Mission Inn Avenue and 3942 6th Street, consisting of approximately eight thousand (8,000) square feet of commercial space and a multifamily, affordable housing project of approximately seventy-two (72) units (hereafter “Mission Heritage Plaza” or “Project”);

WHEREAS, Developer has requested that the City of Riverside (“City”) identify Sustainable Transportation Improvement (STI) projects to support the Project;

WHEREAS, the State of California, the Strategic Growth Council (“SGC”), and the Department of Housing and Community Development (“Department”) has issued a Notice of Funding Availability dated November 1, 2018 (“NOFA”), under the Affordable Housing and Sustainable Communities (“AHSC”) Program established under Division 44, Part 1 of the Public Resources Code commencing with Section 75200;

WHEREAS, Developer (through Wakeland Housing and Development Corporation, a California nonprofit public benefit corporation acting as the sole member and manager of Wakeland Mission Heritage LLC, Developer's managing general partner) and City desire to jointly apply for AHSC Program funds and to submit the Application Package released by the Department for the AHSC Program for funding for the Mission Heritage Plaza and associated STI projects;

WHEREAS, the AHSC Program provides grants and loans to applicants identified through a competitive process for the development of projects that, per the Program guidelines, will achieve greenhouse gas reductions by increasing the accessibility of local transit to affordable housing projects;

1 WHEREAS, if awarded, the AHSC grant would fund transit projects in the City's downtown
2 and eastside areas, including alley improvements and sharrows/bike striping and signage, sidewalks
3 on Dwight Avenue, and two additional bike share stations, in order to provide the residents of Mission
4 Heritage Plaza and the surrounding neighborhood with safe pedestrian access to the downtown area
5 and White Park;

6 WHEREAS, the AHSC Program requires that joint applicants for a project will be held jointly
7 and severally liable for completion of such project;

8 WHEREAS, the City is familiar with the terms, conditions, and limitations of the loan and
9 grant;

10 WHEREAS, the City is willing and able to conform to each of the terms, conditions, and
11 limitations imposed upon such loan and grant;

12 WHEREAS, the City has determined that it is in its best interests to submit such application;

13 WHEREAS, the City desires to apply for AHSC Program funds and to submit an Application
14 Package as a joint applicant with Developer; and

15 WHEREAS, the SGC is authorized to approve funding allocations for the AHSC Program,
16 subject to the terms and conditions of the NOFA, Program Guidelines, Application Package, and
17 Standard Agreement, and the Department is authorized to administer the approved funding allocations
18 of the AHSC Program.

19 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Riverside,
20 California, as follows:

21 Section 1: That the City Manager, or his designee, is hereby authorized to execute an AHSC
22 Program Application jointly with Developer, or one of its designated partners, and submit it to the
23 Department, as detailed in the NOFA dated November 1, 2018, for Round 4 of the AHSC Program,
24 for a total amount not to exceed Twenty Million Dollars (\$20,000,000), of which Fourteen Million
25 Dollars (\$14,000,000) is requested as a loan for an Affordable Housing Development ("AHSC Loan")
26 and Six Million Dollars (\$6,000,000) is requested for a grant for Housing-Related Infrastructure,
27 Sustainable Transportation Infrastructure (STI), Transit-Related Amenities, or Program activities
28 ("AHSC Grant"), as defined in the AHSC Program Guidelines adopted by SGC on October 29, 2018.

Section 2: That upon application approval, the City Manager, or his designee, is hereby authorized and directed to execute a State of California Standard Agreement (Standard Agreement) in a total amount not to exceed Twenty Million Dollars (\$20,000,000) (\$14,000,000 for the AHSC Loan and \$6,000,000 for the AHSC Grant), as well as any and all other documents required or deemed necessary or appropriate to secure the AHSC Program funds from the Department, and all amendments thereto (collectively, the “AHSC Documents”).

Section 3: That the City shall be subject to the terms and conditions as specified in the Standard Agreement: funds are to be used for allowable capital asset project expenditures to be identified in Exhibit A of the Standard Agreement; the application in full is incorporated as part of the Standard Agreement; any and all activities funded, information provided, and timelines represented in the application are enforceable through the Standard Agreement; and the City hereby agrees to use the funds for eligible capital asset(s) in the manner presented in the application as approved by the Department and in accordance with the Notice of Funding Availability (NOFA) and Program Guidelines and Application Package.

Section 4. That the City Manager, or his designee, is authorized to execute in the name of the City of Riverside (Co-Applicant) the AHSC Program Application Package and the AHSC Program Documents as required by the Department for participation in the AHSC Program.

Section 5: That the City acknowledges that by submitting a joint application as a co-applicant that it will be jointly and severally liable for the completion of the Project required by the terms of any funding awarded to the City and Developer under the AHSC Program.

ADOPTED by the City Council this _____ day of _____, 20____.

WILLIAM R. BAILEY, III
Mayor of the City of Riverside

Attest:

COLLEEN J. NICOL
City Clerk of the City of Riverside

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2 I, Colleen J. Nicol, City Clerk of the City of Riverside, California, hereby certify that the
3 foregoing resolution was duly and regularly adopted at a meeting of the City Council of said City at
4 its meeting held on the _____ day of _____, 20____, by the following vote, to wit:

5 Ayes:

6 Noes:

7 Absent:

8 Abstain:

9 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the
10 City of Riverside, California, this _____ day of _____, 20____.

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13 COLLEEN J. NICOL
14 City Clerk of the City of Riverside
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