

# City of Hesperia

## STAFF REPORT



**DATE:** December 19, 2017  
**TO:** Chair and Commissioners, HHA Board  
**FROM:** Nils Bentsen, Executive Director  
**BY:** Rod Yahnke, Economic Development Manager  
**SUBJECT:** Eagle Hesperia 55, L.P. Completion Certificate Phase I

---

### RECOMMENDED ACTION

It is recommended the Commissioners of the Hesperia Housing Authority (HHA) adopt Resolution No. HHA 2017-011 approving completion of Phase I of the Eagle Hesperia 55 senior apartment project and authorizing execution and recordation of a Completion Certificate.

### BACKGROUND

Eagle Real Estate Group (Developer) and HHA entered into an Affordable Housing Loan Agreement dated February 2, 2016 (Loan Agreement) for construction of Phase I of an affordable 55+ senior apartment project consisting of 96 units (Project). Construction began in July 2016 and completed in September 2017.

### ISSUES

Pursuant to section 5.7 of the Loan Agreement the HHA is required to issue a Completion Certificate promptly after receipt of written request by Developer. Developer did make such a request on November 17, 2017.

Prior to the above request the Developer was required to: 1) request each applicable Government to inspect the project; 2) correct any defects or deficiencies disclosed during inspection; 3) request each applicable Government to issue final Certificates of Occupancy and; 4) record a Notice of Completion. Each of the four requirements has been met; Developer recorded a Notice of Completion on September 29, 2017; and the City issued a final Certificate of Occupancy on November 28, 2017.

Developer was notified that the Project was determined to be completed and would submit this Completion Certificate to the Board at the December 19, 2019 meeting for approval.

### FISCAL IMPACT

Funds have already been issued through escrow and disbursed during construction. There will be no further financial impacts.

### ALTERNATIVE(S)

1. Provide alternative direction to staff

**ATTACHMENT(S)**

1. Resolution No. HHA 2017-011
2. Completion Certificate