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**SUBMITTAL TO THE BOARD OF DIRECTORS
REDEVELOPMENT AGENCY
FOR THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



FROM: Redevelopment Agency

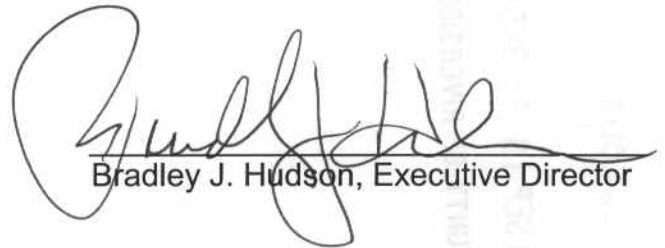
SUBMITTAL DATE: August 27, 2003

SUBJECT: Adoption of RDA Resolution No. 2003-15, Notice of Intent to Purchase Real Property in Home Gardens.

RECOMMENDED MOTION: That the Board of Directors:

1. Adopt RDA Resolution No. 2003-15, Notice of Intent to Purchase Real Property in the Home Gardens area;
2. Direct the Clerk of the Board to give notice pursuant to Government Code Section 6063; and
3. Authorize and direct the Executive Director of the Redevelopment Agency, or his designee, to take the necessary actions and execute any related documents necessary to complete this transaction.

BACKGROUND: Assessor Parcel Numbers 135-021-008 and 135-021-009 are properties identified by the Agency and Housing Authority as having housing development value. The purchase price of \$77,000.00 is inclusive of all real estate. Agency, working in conjunction with the Riverside County Housing Authority, is proposing to construct low-income housing in the community of Home Gardens. Agency will assist with the development by acquiring the project site. In addition, the proposed project will eliminate blighted conditions in the Home Gardens community. (continued on next page)



Bradley J. Hudson, Executive Director

BJH:RZ:DML:AMV:JFM:sj
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FINANCIAL DATA:

CURRENT YEAR COST: \$77,000.00, plus escrow costs

NET COUNTY COST: \$0

BUDGET ADJUSTMENT: N/A

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: No

SOURCE OF FUNDS: Project Area 1-1986 Redevelopment Capital Improvement Funds

ANNUAL COST: \$0

IN CURRENT YEAR BUDGET: Yes

FOR FY: 03/04

C.E.O. RECOMMENDATIONS:

APPROVE

County Executive Officer Signature: *Bronda King*

Department Recommendation: Consent Policy
Per Executive Office: Consent Policy

Prev. Agn. Ref.

Dist.
2

AGENDA NO.

4.3

BACKGROUND (continued)

Guided by Government Code Section 7267: "In order to encourage and expedite the acquisition and relieve congestion in the courts, to assume consistent treatment for owners in the public programs, and to promote public land acquisition practices, public entities shall, to the greatest extent practicable be guided by the provision of Section 7267.1: 'The public entity shall make every reasonable effort to acquire expeditiously real property by negotiation'."

**RDA RESOLUTION NO. 2003-15
NOTICE OF INTENT TO PURCHASE REAL PROPERTY IN THE
HOME GARDENS AREA
(Second Supervisorial District)**

WHEREAS, the Redevelopment Agency for the County of Riverside is a Redevelopment Agency duly created, established and authorized to transact business and exercise its powers, all under and pursuant to the provisions of the Community Redevelopment Law which is Part 1 of Division 24 of the California Health and Safety Code (commencing with Section 33000 et seq.); and

WHEREAS, Agency has adopted Redevelopment Plans for Redevelopment Project Area Nos. 1-1986, Jurupa Valley, Mid-Counties, Desert Communities, and I-215 Corridor, as amended, hereinafter referred to as "Project Areas"; and

WHEREAS, pursuant to Section 33670 of the Health and Safety Code, the Agency began receiving tax increment from the 1986 Project Areas in January 1988, and continues to receive annual tax increment revenue; and

WHEREAS, pursuant to the provisions of the Community Redevelopment Law, Section 33391 of the Health and Safety Code, the Agency may acquire, within a survey area or for purpose of redevelopment, any interest in real property; and

WHEREAS, the Agency has negotiated a purchase price of \$77,000.00 for Assessor Parcel Numbers 135-021-008 and 135-021-009, more particularly described in Exhibit "A", attached hereto; and

WHEREAS, the purchase of this property will assist the Agency in meeting its goal of eliminating blighting conditions and revitalizing the Home Gardens area.

BE IT RESOLVED, DETERMINED, AND ORDERED by the Board of Directors of the County of Riverside, State of California, that certain real property located within the County of Riverside, State of California, shown on Exhibit "A" attached to this resolution, is desired by Agency for construction of housing for low-income first time homebuyer purposes and NOTICE IS HEREBY GIVEN that it is the intention of the Board of

1 Directors to purchase said real property pursuant to the provisions of Section 25350 of
2 the Government Code upon the following term and conditions:

3 1. The nature of the property to be purchased consists of vacant land,
4 totaling approximately 0.44 acres, located within the Home Gardens area, County of
5 Riverside, State of California.

6 2. The seller of the subject property is the Wilma Eileene Chapin Trust.

7 3. The purchase price of the property is \$77,000.00.

8 4. The agreement to purchase the property shall be considered by the Board
9 of Directors on November 4, 2003 in the meeting room of the Board of Directors, County
10 Administrative Center, 4080 Lemon Street, 1st Floor, Riverside, California, 92501-3656,
11 at 9:00 a.m. or as soon thereafter as the agenda of the Board permits.

12 IT IS FURTHER RESOLVED that the Clerk of the Board is directed to give notice
13 of this purchase pursuant to Section 6063 of the Government Code.

14
15 FORM APPROVED
16 COUNTY COUNSEL

17 SEP 09 2003

18 BY 
19 ASSISTANT COUNTY COUNSEL

