

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

813



**FROM:** Redevelopment Agency

**SUBMITTAL DATE:**  
October 10, 2003

**SUBJECT:** Authorization to Purchase Real Property in the Home Gardens Redevelopment Project Area.

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

1. Adopt RDA Resolution No. 2003-14, Authorization to Purchase Real Property in the Home Gardens area;
2. Approve the Acquisition Agreement for Assessor Parcel Numbers 135-021-008 and 135-021-009 as authorized in the resolution;
3. Authorize and direct the Chairman of the Board of Directors, or his designee, to execute the Acquisition Agreement and Certificate of Acceptance on the related Grant Deed; and
4. Authorize and direct the Executive Director of the Redevelopment Agency, or his designee, to take the necessary actions and execute any related escrow documents 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. (continued on next page)

Departmental Concurrence

BJH:RZ:DML:AMV:JFM:sj  
F:\Shared\RealProperty\Real Property\DIST2\03-2-281.frm11.doc

*Bradley J. Hudson*  
Bradley J. Hudson, Executive Officer

<b>FINANCIAL DATA</b>	<b>Current F.Y. Total Cost:</b>	\$77,000.00 plus escrow costs	<b>In Current Year Budget:</b>	Yes
	<b>Current F.Y. Net County Cost:</b>	\$0	<b>Budget Adjustment:</b>	No
	<b>Annual Net County Cost:</b>	\$0	<b>For Fiscal Year:</b>	03/04

**COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA:** No

<b>SOURCE OF FUNDS:</b> Project Area 1-1986 Redevelopment Capital Improvement Funds	<b>Positions To Be Deleted Per A-30</b>	<input type="checkbox"/>
	<b>Requires 4/5 Vote</b>	<input type="checkbox"/>

**C.E.O. RECOMMENDATION:** **APPROVE**

**County Executive Office Signature** *Bhonda King*

3003 OCT 15 5 30 PM '03  
CLERK OF SUPERVISORS  
RECEIVED RIVERSIDE COUNTY

**Prev. Agn. Ref.:** 10/7/03, 4.3 | **District:** 2 | **Agenda Number:**

**ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD**

4.1

Dept's Recomm.:  Consent   
Per Exec. Ofc.:  Consent  Policy

**BACKGROUND** (continued)

The Agency, working in conjunction with the Riverside County Housing Authority, is proposing to construct low-income housing in the community of Home Gardens. The Agency will assist with the development by acquiring the project site. In addition, the proposed project will eliminate blighted conditions in the Home Gardens Project Area.

Staff recommends the adoption of RDA Resolution No. 2003-14 and approval of the Acquisition Agreement.

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. 2003-14  
AUTHORIZATION 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 not only assist the Agency in meeting its goal of eliminating blighting conditions and revitalizing the Home Gardens area, but will, when constructed, provide additional low-income housing opportunities within the Home Gardens community.

**NOW THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED** by the Board of Directors of the Redevelopment Agency for the County of Riverside, State of California, in regular session assembled on November 4, 2003, as follows:

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1. That the Board of Directors hereby finds and declares that the above recitals are true and correct.

2. That the Redevelopment Agency for the County of Riverside is authorized to purchase real property in the community of Home Gardens.

3. That the Chairman of the Board of Directors is hereby authorized to execute any and all documents necessary to purchase the real property from the Wilma Eileene Chapin Revocable Living Trust dated February 3, 2001, as amended December 28, 2001 and does nominate Judy Sturgeon and Lloyd Copenbarger and Associates as Successor Co-Trustees of said trust.

4. That the Executive Director of the Redevelopment Agency, or his designee, is hereby authorized to take the necessary actions and execute any related documents to complete this purchase.

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FORM APPROVED  
COUNTY COUNSEL

OCT 08 2003

BY   
ASSISTANT COUNTY COUNSEL

