

**SUBMITTAL TO THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

618 A



FROM: Executive Director

SUBMITTAL DATE: December 3, 2003

SUBJECT: Public Hearing: Comments on proposed sale of Real Property, vacant lot in the Homeland Area

RECOMMENDED MOTION: That the Board of Commissioners shall:

1. Conduct a Public Hearing to receive comments on the conveyance of real property, namely Assessor's Parcel Number 459-140-020 (vacant land of 0.23 acres in the Homeland area), by the Housing Authority; and
2. Authorize the proposed sale as determined to be necessary by the Housing Authority; and direct the Executive Director of the Housing Authority to take any necessary actions or execute any related document to complete the proposed transaction.

BACKGROUND: The Housing Authority of the County of Riverside proposes to convey the lot at market value of \$16,000 to a private party for development of housing. The property has been determined by the Housing Authority to be surplus property and is not needed by the Housing Authority for its foreseeable needs. The property is being transferred in accordance with California Health and Safety Code 34315.7 (c).

The sale of this lot was the subject of Resolution 97-003 and had been approved by the Board of Commissioners on April 22, 1997. The proposed sale was not able to be negotiated at that time.

Susan Wamsley

Susan Wamsley, Executive Director

FINANCIAL DATA

Current F.Y. Total Cost: \$
Current F.Y. Net County Cost: \$
Annual Net County Cost: \$

In Current Year Budget:
Budget Adjustment:
For Fiscal Year:

SOURCE OF FUNDS:

Positions To Be Deleted Per A-30	<input type="checkbox"/>
Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

FORM APPROVED
COUNTY COUNSEL

DEC 17 2003

County Executive Office Signature

J. D. Morin

BY *Lee A. Juncos*

Policy
 Policy

Consent
 Consent

Dept't Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.: 11.2, 4/22/97

District: 5

Agenda Number:

10.1

PROPERTY INFORMATION

1) Property: , CA
APN: 459-140-020 Card#: Use: VACANT LAND (NEC)
County: RIVERSIDE, CA Prop Tax: Total Value:
MapPg/Grid: Old Map: Tax Year: Delinq: Land Value:
Census: 427.23 Tract #: Tax Area: 89050 Imprv Value:
High School: PERRIS UN Elem School: Taxable Val:
Comm Coll: Exemptions: Assd Year:
Subdivision: HOMELAND 03 % Improved:
Owner: HOUSING AUTHORITY COUNTY OF RIVERSIDE Phone:
Owner Vest: / / CO
Mail: 5555 ARLINGTON AVE; RIVERSIDE CA 92504-2506 C134
Owner Transfer = Rec Dt: Price: Doc#: Type:
Sale Dt:

SALE & FINANCE INFORMATION

LAST SALE PRIOR SALE
Recording/Sale Date: 09/13/1996
Sale Price/Type:
Document #: 349837
Deed Type: GRANT DEED
1st Mtg Amt/Type:
1st Mtg Rt/Type/Trm: / /
1st Mtg Lender:
2nd Mtg Amt/Type:
2nd Mtg Rt/Type/Trm: / /
Title Company: ORANGE COAST TITLE CO.
Seller: MCLEAN MARY FRANCES
New Construction:
Other Last Sale Info = # Parcels: Type 2: Pend:

IMPROVEMENTS

Bldg/Liv Area:
Gross Area:
Ground Flr:
Bsmnt Area:
\$/SqFt:
Yrblt/Eff:
Stories:
Rooms:
Bedrooms:
Full/Half Bath:
Ttl Baths/Fixt:
Fireplace:
Pool:
Porch Type:
Patio Type:
Construct:
Foundation:
Ext Wall:
Roof Shape:
Roof Type:
Roof Matl:
Floor Type:
Floor Cover:
Heat Type:
Heat Fuel:
Air Cond:
Quality:
Condition:
Style:
Equipment:
Other Rms:

SITE INFORMATION

Res. Units: County Use: Y04 Acres: 0.23
Comm Units: Zoning: M3 Lot Area: 10,019
Buildings: Flood Panel: Lot Width:
Bldg Class: Panel Date: Lot Depth:
Parking Sqft: Flood Zone: Usable Lot:
Park Spaces: Sewer Type:
Garage Cap#: Water Type:
Park Type:
Other Impvs:
Legal Blk/Bldg: Site Influence:
Legal Lot/Unit: 70 Amenities:
Legal: .23 ACRES M/L IN POR LOT 70 MB 015/048 HOMELAND NO 3

34315.7. Real property owned by an authority which the authority determines is not required for its foreseeable needs and which is not transferred pursuant to Section 34315.5, shall be disposed of for the following purposes, in descending order of priority:

(a) For the purposes, and in accordance with the provisions, of Article 10 (commencing with Section 50568) of Chapter 2 of Part 1 of Division 1 of Title 5 of the Government Code.

(b) To public, nonprofit, or private developers for development of housing for persons and families of low and moderate income, as defined by Section 50093. Such transfers may not be made at a cost below the housing authority's acquisition cost but may be made at a cost below market value if (1) not less than 30 percent of the housing units to be developed will be enforceably restricted for occupancy by persons and families of low and moderate income, with at least 50 percent of the housing units restricted to persons and families of low income, and (2) a transfer at below market value is necessary to assure that the housing units restricted for occupancy by persons and families of low or moderate income will be provided at affordable housing cost, as defined by Section 50052.5.

(c) To private developers, generally, at market value for development of housing.

(d) For any purpose, where the sale is at public auction to the highest bidder.

The Department of Housing and Community Development shall adopt regulations governing disposal of surplus real property of housing authorities pursuant to subdivisions (b) and (c). The regulations shall include requirements for providing public notice of a housing authority's intent to dispose of real property in accordance with this section and shall also specify other reasonable requirements to implement the priorities established by this section.

The deed or other instrument of conveyance shall recite that the authority has determined the property is not required for its foreseeable needs and it is being disposed of pursuant to this section and, if the property is disposed of pursuant to subdivision (b) or (c), in accordance with regulations adopted by the Department of Housing and Community Development. Such recital shall be conclusive in favor of purchasers and encumbrancers for value.

Failure to comply with the provisions of this section shall not invalidate any right, title or interest acquired by a purchaser or encumbrancer for value.