

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

319



FROM: Redevelopment Agency

SUBMITTAL DATE:
November 9, 2004

SUBJECT: Adoption of RDA Resolution No. 2004-40, Authorization to Purchase Real Property in the Community of Glen Avon.

RECOMMENDED MOTION: That the Board of Directors:

- (1) Adopt RDA Resolution No. 2004-40, Authorization to Purchase Real Property in Glen Avon
- (2) Approve the Acquisition Agreement to purchase Assessor Parcel Number 169-100-031 and 169-100-041, as authorized in the resolution;
- (3) Authorize and direct the Chairman of the Board of Directors 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.

Departmental Concurrence

BACKGROUND: The community of Glen Avon is an older community with a large number of senior citizens. A number of these residents are at an age that living in a single-family residence is more space than necessary. However, they do not see leaving the area as an option. (continued on next page)

Bradley J. Hudson

Bradley J. Hudson
Executive Director

BJH:RZ:JFM:io

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FINANCIAL DATA	Current F.Y. Total Cost:	\$ 320,000.00 plus escrow fees	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	04/05

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: No

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

C.E.O. RECOMMENDATION:

APPROVE

County Executive Office Signature

Rhonda King

- Dep't Recomm.: Policy
- Per Exec. Ofc.: Policy
- Consent
- Consent

Prev. Agn. Ref.: 5/18/04, 4.3

District: 2

Agenda Number:

Background (continued)

Therefore, the Agency proposes to redevelop a site currently consisting of mixed commercial, vacant parcels, and multi-family housing. The Agency owns an undeveloped 5.5-acre site directly north of the proposed project site that would be included in the project. RDA staff proposes to purchase, demo and redevelop the site for affordable senior special needs housing and single-family homes. The scope, design and cost of the proposed project have not yet been identified. All purchases will be subject to Government Code 7261 regarding acquisition laws of the State of California and relocation benefits which must be offered to any potential displaced owners, tenants, and businesses.

Staff recommends the adoption of RDA Resolution No. 2004-40, 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 entity shall make every reasonable effort to acquire expeditiously real property by negotiation".

2 **RDA RESOLUTION NO. 2004-40**
3 **AUTHORIZATION TO PURCHASE REAL PROPERTY IN GLEN AVON**
4 **(Second Supervisorial District)**

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

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

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

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

19 **WHEREAS**, the Agency has negotiated a purchase price of \$320,000.00 for
20 Assessor Parcel Numbers 169-100-031 and 169-100-041, more particularly described
21 in Exhibit "A", attached hereto; and

22 **WHEREAS**, the purchase of this property will acquire land needed for the
23 development of single-family residences for senior and low to moderate income
24 housing.

25 **NOW THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED** by the
26 Board of Directors of the Redevelopment Agency for the County of Riverside, State of
27 California, in regular session assembled on December 7, 2004, as follows:

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

1 2. That the Redevelopment Agency for the County of Riverside is authorized
2 to purchase real property in Glen Avon.

3 3. That the Chairman of the Board of Directors is hereby authorized to
4 execute any and all documents necessary to purchase the real property from Builders
5 Pointe, LLC.

6 4. That the Executive Director of the Redevelopment Agency is hereby
7 authorized to take the necessary actions and execute any related documents to
8 complete this purchase.

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FORM APPROVED
COUNTY COUNSEL

NOV 15 2004

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BY Lee A. Innocent

