

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

835



FROM: Redevelopment Agency

SUBMITTAL DATE:
June 7, 2005

SUBJECT: Rubidoux Revitalization Program – Housing Rehabilitation Program

RECOMMENDED MOTION: That the Board :

1. Approve and authorize the Chairman to utilize Housing Set-Aside Funds for the off-site infrastructure projects needed to implement the housing rehabilitation component of the Rubidoux Revitalization Program; and
2. Make the following findings:
 - a) The proposed Rubidoux Revitalization Program will be of benefit to the community of Rubidoux because it will result in the construction of public infrastructure improvements (streets, curb, gutter, sidewalks, streetlights, and storm drains) necessary to complete the housing rehabilitation program within the community, and is consistent with Section 33334.2(e)(2) of the California Health and Safety Code;
 - b) The Rubidoux Revitalization Program will result in the construction or rehabilitation of affordable housing units for low and moderate income persons;

(Continued on page two)

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Robin Zimpfer
Robin Zimpfer,
Interim Executive Director

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 10,000,000	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	05/06

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: No

SOURCE OF FUNDS: Jurupa Valley Redevelopment Project Area Housing Set-Aside 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

County Executive Office Signature *Bhonda King* JUN 08 2005
Wes A. J. ...
BY _____

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

Prev. Agn. Ref.: _____ **District:** 2nd **Agenda Number:** _____

RECOMMENDED MOTION:

- c) The Rubidoux Revitalization Program will assist in the elimination of blighting conditions by providing necessary public facilities;
- d) In order to be effective, both the housing and infrastructure components of the Rubidoux Revitalization Program must be implemented, as the two components are complimentary and neither will result in the long-term revitalization of the community in the absence of the other;
- e) The project is consistent with the Implementation Plan for the Jurupa Valley Redevelopment Project Area; and
- f) No other reasonable means of financing the project is available to the community.

BACKGROUND:

In 1996, the Redevelopment Agency (Agency) initiated the Rubidoux Revitalization Program (Program) to eliminate blight, improve the economic vitality, and improve low and moderate income housing in Rubidoux. The Program consists of a number of components two of which are a public infrastructure component and a housing rehabilitation component. The boundaries of the Program are shown on the attached Rubidoux Revitalization Program exhibit.

To accomplish the goal of revitalizing the community of Rubidoux, and improving the low and moderate income housing stock, it is necessary to construct a variety of infrastructure improvements including storm drains, street lights, streets, curbs, gutters, and sidewalks. These improvements will eliminate current health and safety hazards throughout the existing residential community such as flooding and lack of pedestrian walkways, and are essential to the overall revitalization of the housing stock. Some of the projects to be implemented as part of this program are:

1. Rubidoux Area 1 – Mintern, Packard, Arora and 35th Street Improvement Project
2. Rubidoux Area 2 - Crestmore Road, Daly Avenue, Wallace St., Odell St., 34th St., 35th St., 36th St., and 37th St.
3. Rubidoux Area 3 – Pacific Ave., 42nd St., Tilton Ave., Briggs St., Leigh St., Pontiac Ave, Rubidoux Blvd., Fort Dr., Twining St., Mennes Ave., Wallace St., Carol Wy., Capary Rd., and Molino Wy.
4. Conning Sidewalk Project
5. Mission Blvd. - Phase 4
6. Mission Blvd. – Phase 5
7. Opal St., 42nd St., 45th St., Alton St., and Rustic Lane Street Improvements

In conjunction with the off-site infrastructure improvements the Agency is implementing a number of housing programs to improve and increase housing available to low and moderate income households. The programs that are being implemented in this target area are:

- The Housing Rehabilitation Program;
- The Infill Housing Program;
- The Senior Home Repair Program;
- The Mobile Home Park Resident Ownership Program;
- The First Time Homebuyer Program;
- The Rental Rehabilitation Program; and
- The Mortgage Credit Certificate Program.

Submittal to the Board of Directors

Rubidoux Revitalization Program

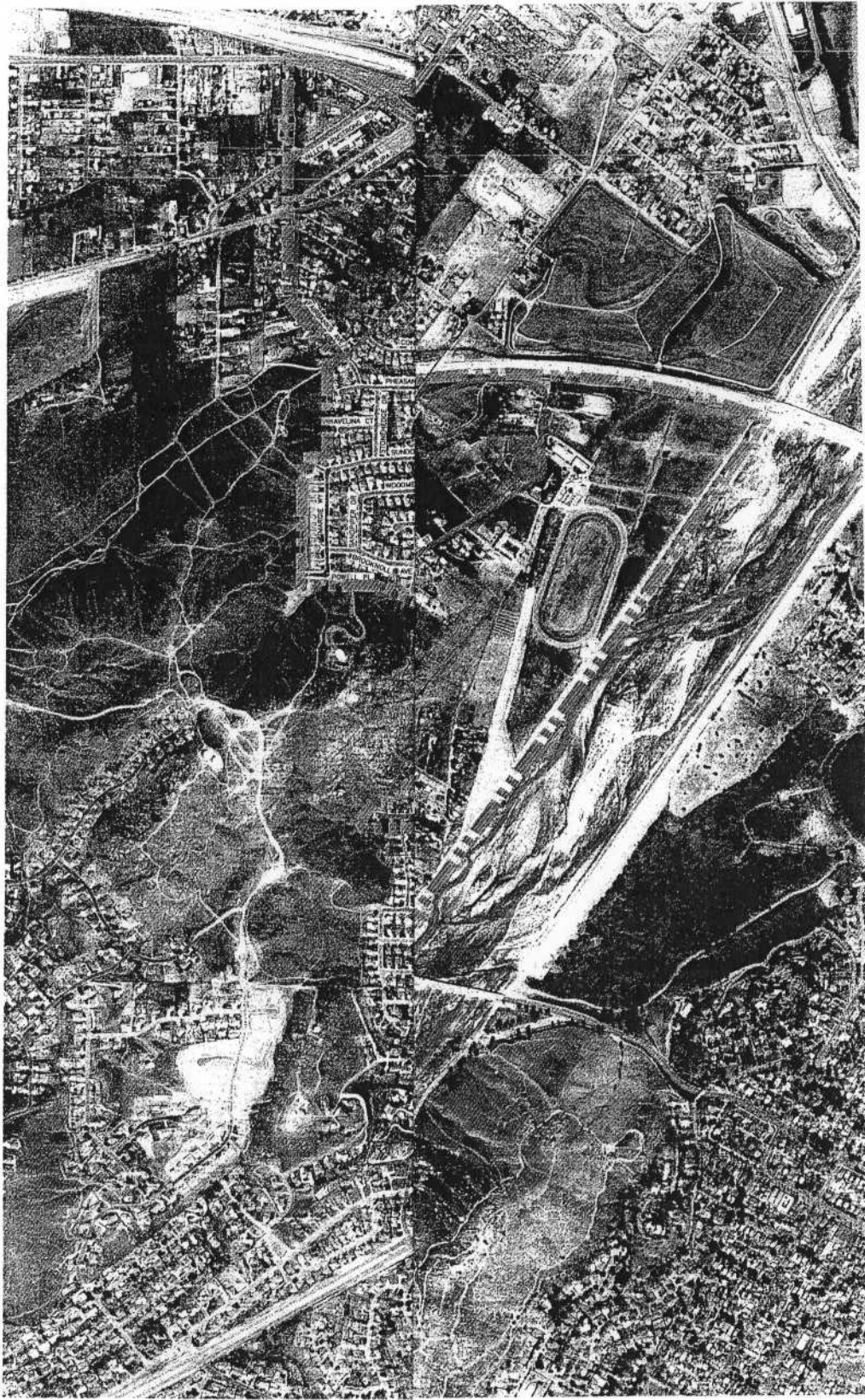
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These programs will facilitate rehabilitation of both tenant occupied and owner occupied properties. In both cases the applicant is required to execute a covenant agreement restricting the use of the property to an affordable single-family dwelling. The Agency has recorded covenant agreements throughout the Rubidoux Revitalization Program area.

Additionally, the Agency has established a Community Impact Team made up of a Housing Specialist and a County Code Enforcement Officer. The team will work together to identify the needs of each home within the Revitalization area and work with the individual homeowners to improve and preserve the homes in the community.

Staff recommends that the Board make the recommended findings and approve the allocation of the Housing Set-Aside funds so that the Agency may proceed with the infrastructure component of this program.



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REVITALIZATION DISTRICT

