

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

172



**FROM:** Redevelopment Agency

**SUBMITTAL DATE:**  
June 28, 2005

**SUBJECT:** Public Hearing and Adoption of Resolution Number 2005-23, Declaring the Intent to Convey Real Property to Riverside Housing Development Corporation

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

- 1) Conduct a public hearing for comments on the proposed conveyance of real property in Rubidoux; and
- 2) Adopt Resolution No. 2005-23 declaring the intent of the Redevelopment Agency to convey real property located at the northeast corner of Wallace and 37<sup>th</sup> Street in Rubidoux to Riverside Housing Development Corporation (RHDC) for the purpose of developing affordable single family homes.

**BACKGROUND:** The Redevelopment Agency proposes to convey approximately 0.52 acres of unimproved real property located at the northeast corner of Wallace and 37<sup>th</sup> Street in Rubidoux. The sale price is one dollar (\$1.00). The Buyer will develop three (3) single family homes, creating affordable homeownership opportunities for low income households, which are also First Time Home Buyers. The buyer is Riverside Housing Development Corporation, a reputable non-profit affordable housing developer.

Departmental Concurrence

RZ:MR:ER:LB

*Robin Zimpfer*  
Robin Zimpfer  
Interim Executive Director

F:\Shared\CDBG\HOUSING\Emilio Ramirez\Infill Housing Program\Form11.publ hearing & intent to convey.doc

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 72,000.00	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$	Budget Adjustment:	No
	Annual Net County Cost:	\$	For Fiscal Year:	2005/2006

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

<b>SOURCE OF FUNDS:</b> Low and Moderate Income Housing Fund	<b>Positions To Be Deleted Per A-30</b>	<input type="checkbox"/>
	<b>Requires 4/5 Vote</b>	<input checked="" type="checkbox"/>

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

**County Executive Office Signature** *Bronda King*

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

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

2  
3 **RESOLUTION NUMBER 2005-23**

4 **NOTICE OF INTENT TO CONVEY REAL PROPERTY**

5 **FROM THE**

6 **REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE**

7 **TO**

8 **RIVERSIDE HOUSING DEVELOPMENT CORPORATION**

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

15 **WHEREAS**, pursuant to the provisions of the Community Redevelopment Law,  
16 Section 33449 of the Health and Safety Code, the Agency may acquire land, donate  
17 land, improve sites, or construct structures in order to provide housing for persons  
18 and families of low or moderate income; and

19 **WHEREAS**, a Public Hearing has been held as required by Section Number  
20 33433 of the Health and Safety Code regarding the disposition of 0.52 acres at the  
21 northeast corner of Wallace and 37<sup>th</sup> Street in Rubidoux ("Site"); and

22 **WHEREAS**, the Agency wishes to facilitate development of affordable housing  
23 for persons and families of low or moderate income; and

24 **WHEREAS**, the consideration for the disposition of the Site is not less than the  
25 fair reuse value at its proposed use, when considered with the covenants, conditions  
26 and development costs required by the Agreement for the grant of land; and

27 **WHEREAS**, the Agency has selected Riverside Housing Development  
28 Corporation for the development and construction of three (3) single family homes.

1           **NOW THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED** by the  
2 Board of Directors of the Redevelopment Agency for the County of Riverside, State of  
3 California, that the Redevelopment Agency intends to convey certain real property  
4 located at the northeast corner of Wallace and 37<sup>th</sup> Street in the unincorporated  
5 community of Rubidoux within the County of Riverside and referenced with Assessor  
6 Parcel Numbers of 179-252-015 and 179-252-016 to facilitate affordable home  
7 ownership.

8           **NOTICE IS HEREBY GIVEN** that the Board of Directors find and determine  
9 that the above described property is being conveyed for fair reuse value for the  
10 purpose of encouraging the development of affordable homeownership opportunities  
11 pursuant to the provisions of Section 33433 of the Health and Safety Code upon the  
12 following terms and conditions:

- 13           1. The sales price of the property is one dollar (\$1.00);
- 14           2. The fair reuse value of the property has been determined to be one dollar  
15           (\$1.00) after conditions, covenants, and criteria have been imposed; and
- 16           3. These conditions, covenants, and criteria will be recorded and require the  
17           buyer to construct three (3) single family homes available and affordable to  
18           low income First Time Home Buyers for 45 years.

19 The property conveyance agreement shall be considered by the Board of Directors of  
20 the Redevelopment Agency for the County of Riverside at a duly scheduled meeting in  
21 the meeting room of the Board of Supervisors, County Administrative Center, 4080  
22 Lemon Street, First Floor, Riverside, California, 92501-3656, at 9:00am, or as soon  
23 thereafter as the agenda of the Board permits.

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FORM APPROVED  
COUNTY COUNSEL

JUN 29 2005

BY Wm. H. Adams

1 ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2005, by the following vote:

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3 AYES:

4 NAYS:

5 ABSTAIN:

6 ABSENT:

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8 The undersigned, Nancy Romero, Clerk of the Board of Directors of the  
9 Redevelopment Agency for the County of Riverside does hereby attest and certify that  
10 the foregoing is a true and full copy of a resolution of the Board of Directors adopted  
11 at a duly convened meeting on the date above mentioned, which has not been  
12 altered, amended or repealed.

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15 \_\_\_\_\_ Date \_\_\_\_\_

16 Clerk of the Board

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