

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

187A



FROM: Housing Authority

SUBMITTAL DATE:
28 June 2005

SUBJECT: Public Hearing and Adoption of Resolution Number 2005-16 Declaring the Intent to Acquire Real Property from Desert Health Care District and Subsequently resale to Vista Sunrise Apartments LP

RECOMMENDED MOTION: That the Board of Commissioners:

1. Conduct a public hearing for comments on the proposed acquisition and subsequent resale of real property in Palm Springs; and
2. Adopt Resolution Number 2005-16 declaring the intent of the Housing Authority to acquire real property in Palm Springs from the Desert Healthcare District and subsequently resale to Vista Sunrise Apartments LP.

BACKGROUND: The Housing Authority of the County of Riverside (Housing Authority) proposes to acquire unimproved real property located near the southeast corner of Vista Chino Road and Sunrise Way in Palm Springs. The Housing Authority intends to then resale the ground, or a portion thereof, to Vista Sunrise Apartments LP, whose member partners include the Desert Aids Project and McCormick Barron Salazar, to facilitate the construction of an affordable multi-family housing project serving persons diagnosed with HIV/AIDS. (Continued)

RZ:MR:er

S:\Templates\HA-001a-F11.doc

Robin Zimpfer
Robin Zimpfer
Interim Assistant County Executive Officer / EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 1,000,000 plus transaction costs	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

SOURCE OF FUNDS: Private / CORAL / HUD Grant funds	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/6 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION: **APPROVE** FORM APPROVED COUNTY COUNSEL

JUN 29 2005
BY *Lee A. Lindorfer*

County Executive Office Signature *Bhonda King*

Reviewed by
CIP TEAM
Bany M. Chitna

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

Prev. Agn. Ref.: 5OCT04 – 10.1 | **District:** 4 | **Agenda Number:**

10.1

Form 11 - Public Hearing and Adoption of Resolution Number 2005-16 Declaring the Intent to Acquire Real Property from Desert Health Care District and Subsequently resale to Vista Sunrise Apartments LP

28 June 2005

Page 2

The Housing Authority proposes to acquire the complete parcel identified with Assessor Parcel Number 507-100-030 from the Desert Health Care District for a price of \$1,000,000. This parcel is vacant unimproved land of approximately 5.37 acres in size. The parcel will be acquired to facilitate the development of a multi-family affordable housing complex serving special needs residents with HIV/AIDS and a County operated medical clinic. The Housing Authority intends to divide the parcel into two pieces supporting the two projects. The northern half will be approximately 2.5 acres of the larger 5.37 acres. The Housing Authority intends to sell the northern 2.5 acres to Vista Sunrise Apartments LP for a price of \$350,000. Vista Sunrise Apartments LP will ensure development of the multi-family affordable housing complex. The Housing Authority wishes to retain the southern half (approximately 2.87 acres) of the same larger parcel to facilitate development of the County operated medical clinic. The Housing Authority may eventually sell the southern half to the County of Riverside.

The \$1,000,000 purchase price, to be paid to the Desert Health Care District for the 5.37 acres parcel, will be funded with proceeds of the sale of the northern half (\$350,000 from Vista Sunrise Apartments LP), proceeds of CORAL development financing for the medical clinic (\$400,000) and HUD grant funds from the Economic Development Agency (\$250,000).

1 **RESOLUTION NUMBER 2005-16**
2 **NOTICE OF INTENT TO ACQUIRE REAL PROPERTY**
3 **BY THE**
4 **HOUSING AUTHORITY OF THE COUNTY OF RIVERSIDE**
5 **FROM THE**
6 **DESERT HEALTH CARE DISTRICT**
7 **AND**
8 **SUBSEQUENT RESALE A PORTION TO**
9 **VISTA SUNRISE APARTMENTS LP**

10
11 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING
12 AUTHORITY OF THE COUNTY OF RIVERSIDE CONDUCTING A PUBLIC HEARING
13 FOR A PROPOSED ACQUISITION AND SUBSEQUENT RESALE OF REAL PROPERTY
14 IN PALM SPRINGS.

15 **RECITALS**

- 16 I. WHEREAS, the Housing Authority of the County of Riverside is a Housing
17 Authority duly created, established and authorized to transact business and
18 exercise its powers, all under and pursuant to the provisions of the Housing
19 Authority Law which is Part 2 of Division 24 of the California Health and
20 Safety Code (commencing with Section 34200 et seq); and
21 II. WHEREAS, the Housing Authority is authorized to buy and sell real property;
22 and
23 III. WHEREAS, on 5 October 2004, The Housing Authority executed a Lease with
24 the Desert Health Care District for unimproved real property located near the
25 corner of Vista Chino Road and Sunrise Way in the City of Palm Springs,
26 which lease gave the Housing Authority and option to purchase the same real
27 property; and
28

- 1 IV. WHEREAS, the Housing Authority desires to acquire and subsequently resale
2 that certain real property which is subject to the lease of 5 October 2004; and
3 V. WHEREAS, the Housing Authority desires to subsequently resale a portion of
4 the same real property to Vista Sunrise Apartments LP to facilitate
5 development of a multi-family affordable housing complex.

6 BE IT RESOLVED, DETERMINED, AND ORDERED by the Board of Commissioners
7 of the Housing Authority of the County of Riverside ("Housing Authority") that the
8 Housing Authority intends to acquire certain real property located within the City of
9 Palm Springs, County of Riverside, State of California, referred as assessor parcel
10 number 507-100-030 from the Desert Health Care District and subsequently resale
11 a portion thereof to Vista Sunrise Apartments LP to facilitate affordable housing
12 opportunities.

13
14 NOTICE IS HEREBY GIVEN that it is the intention of the Board of Commissioners to
15 acquire said real property and subsequently resale a portion thereof upon the
16 following terms and conditions:

- 17
18 1. The nature of the property to be acquired is approximately 5.37 acres of
19 unimproved vacant land, commonly referred as assessor parcel number of
20 507-100-030 located on the southeast corner of Vista Chino Road and
21 Sunrise Way, in the City of Palm Springs, County of Riverside, and State of
22 California.
- 23 2. Acquisition price is \$1,000,000.
- 24 3. The nature of the portion to be resold is approximately 2.5 acres of the
25 same unimproved vacant land described above.
- 26 4. The resale price is \$350,000.
- 27 5. The resold property will facilitate development of affordable multi family
28 residential units.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

6. The balance of the vacant land will be used for development of a medical clinic.
7. Not less than 30% of the housing units will be enforceably restricted for occupancy by persons or families of low income.

END

SIGNATURES OF THE NEXT PAGE

CERTIFICATION

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

I, _____, Clerk of the Board, do hereby certify that the foregoing Resolution was regularly introduced and adopted by the Board of Commissioners of the Housing Authority of the County of Riverside, at a regular meeting thereof held on the ____ day of _____, 2005, by the following vote of the County:

AYES:

NOES:

ABSENT:

ABSTAINED:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the County of Riverside, California, this ____ day of _____, 2005.

Clerk of the Board