

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

137A



FROM: Redevelopment Agency

SUBMITTAL DATE:
April 11, 2006

SUBJECT: Public Hearing and Adoption of Resolution Number 2006-15 Declaring the Intent to Convey Real Property in Home Gardens to the Housing Authority of the County of Riverside

RECOMMENDED MOTION: That the Board of Directors:

1. Conduct a public hearing soliciting comments and objections to the proposed conveyance of real property in the unincorporated community of Home Gardens; and
2. Adopt Resolution Number 2006-15 declaring the intent of the Redevelopment Agency to convey real property located in the unincorporated community of Home Gardens to the Housing Authority of the County of Riverside.

BACKGROUND: The Redevelopment Agency proposes to convey two (2) parcels located in the unincorporated community of Home Gardens on Neece Street between Magnolia Avenue and Indiana Avenue to the Housing Authority. The sale price is one dollar (\$1). The Housing Authority will develop two (2) single family homes, creating affordable homeownership opportunities for low-income households which are also First-Time Home Buyers. The project will be funded with Redevelopment Agency Low- and Moderate-Income Housing Funds.

Robin Zimpfer

RZ:JC:JV:ER:TF:LB

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Robin Zimpfer
Executive Director

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 1	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2005 / 2006

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: No

SOURCE OF FUNDS: Low- and Moderate-Income Housing Fund

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

C.E.O. RECOMMENDATION:

FORM APPROVED
COUNTY COUNSEL

APPROVE
[Signature]

APR 25 2006

BY *[Signature]*

County Executive Office Signature

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

Prev. Agn. Ref.:

District: 2

Agenda Number:

2
3 **RESOLUTION NUMBER 2006-15**
4 **NOTICE OF INTENT TO CONVEY REAL PROPERTY IN HOME GARDENS**
5 **FROM THE**
6 **REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE**
7 **TO THE**
8 **HOUSING AUTHORITY OF THE COUNTY OF RIVERSIDE**
9

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

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

19 **WHEREAS**, a Public Hearing has been held as required by Section Number 33433 of
20 the Health and Safety Code regarding the disposition of property on Neece Street between
21 Magnolia Avenue and Indiana Avenue in the unincorporated community of Home Gardens
22 (“Site”); and

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

25 **WHEREAS**, the consideration for the disposition of the Site is not less than the fair reuse
26 value at its proposed use, when considered with the covenants, conditions and development costs
27 required by the Agreement for the grant of land; and
28

1 **WHEREAS**, the Housing Authority of the County of Riverside (“Housing Authority”) is
2 authorized to acquire property per Section 34312 of the California Health and Safety Code for
3 the benefit of affordable housing to low-income persons; and

4 **WHEREAS**, the Agency has selected the Housing Authority for the development and
5 construction of two (2) single family homes.

6 **NOW THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED** by the
7 Board of Directors of the Redevelopment Agency for the County of Riverside, State of
8 California, that the Redevelopment Agency intends to convey certain real property located on
9 Neece Street between Magnolia Avenue and Indiana Avenue in the unincorporated community
10 of Home Gardens within the County of Riverside and referenced with Assessor Parcel Numbers
11 of 135-021-008 and 135-021-009 to facilitate affordable homeownership opportunities.

12 **NOTICE IS HEREBY GIVEN** that the Board of Directors finds and determines that the
13 above described property is being conveyed for fair reuse value for the purpose of encouraging
14 the development of affordable homeownership opportunities pursuant to the provisions of
15 Section 33433 of the Health and Safety Code upon the following terms and conditions:

- 16 1. The sales price of the property is one dollar (\$1);
- 17 2. The fair reuse value of the property has been determined to be one dollar (\$1) after
18 conditions, covenants, and criteria have been imposed; and
- 19 3. These conditions, covenants, and criteria will be recorded and require the Housing
20 Authority to construct two (2) single family homes available and affordable to low-
21 income households for 45 years.

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

28
(signature on next page)

1 ADOPTED this _____ day of _____, 2006, by the following vote:

2 AYES:

3 NAYS:

4 ABSTAIN:

5 ABSENT:

6

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

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13 _____ Date _____

14 Nancy Romero
15 Clerk of the Board

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FORM APPROVED
COUNTY COUNSEL

APR 25 2006

BY Lee A. Vinocur