

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

913



FROM: Redevelopment Agency

SUBMITTAL DATE:
13 July 2006

SUBJECT: Public Hearing and Adoption of Resolution Number 2006-37, Declaring the Intent to Acquire Real Property in the Unincorporated Community of Thermal

RECOMMENDED MOTION: That the Board of Directors:

1. Conduct a public hearing for comments on the proposed acquisition of real property in Thermal; and
2. Adopt Resolution Number 2006-37 declaring the intent of the Redevelopment Agency for the County of Riverside to acquire real property located in the Unincorporated Community of Thermal.

BACKGROUND: The Redevelopment Agency proposes to acquire approximately 23.87 acres of unimproved real property located in the unincorporated Riverside County community of Thermal on Middleton Street. The Redevelopment Agency wishes to assemble sufficient land to develop affordable housing on this site.

RZ:JC:JV:ER

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[Signature]
Robin Zimpfer
Executive Director

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	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 type="checkbox"/>

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

County Executive Office Signature

[Signature]

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

Prev. Agn. Ref.: NONE

District: 4

Agenda Number:

4.3

FORM APPROVED
COUNTY COUNSEL

JUL 24 2006

Departmental Concurrence

3000 700 SE 4111:00
RECEIVED

2
3 **RESOLUTION NUMBER 2006-37**
4 **NOTICE OF INTENT TO ACQUIRE REAL PROPERTY**
5 **IN THE**
6 **UNINCORPORATED COMMUNITY OF THERMAL**
7 **BY THE**
8 **REDEVELOPMENT AGENCY FOR 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, under and pursuant to the provisions of the Community Redevelopment Law which is
13 Part 1 of Division 24 of the California Health and Safety Code (commencing with Section 33000
14 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 acquisition and future conveyance of real property on
21 Middleton Street in the unincorporated community of Thermal (“Site”); and

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

24 **WHEREAS**, Urban Housing Communities has entered into a purchase and sale
25 agreement with the Cocopah Nurseries, Inc.; and

26 **WHEREAS**, Urban Housing Communities wishes to assign said purchase and sale
27 agreement to Agency; and

28 **WHEREAS**, Agency wishes to accept said assignment and acquire the above described

1 property; and

2 **WHEREAS**, the Cocopah Nurseries, Inc. consents to the above described assignment;
3 and

4 **WHEREAS**, the Cocopah Nurseries, Inc. is a willing seller.

5 **NOW THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED** by the
6 Board of Directors of the Redevelopment Agency for the County of Riverside, State of
7 California, that the Redevelopment Agency intends to acquire certain real property located on
8 Middleton Street in the unincorporated community of Thermal within the County of Riverside
9 and referenced with Assessor Parcel Numbers of 751-160-007 and 751-160-009 and 751-160-
10 012 and 751-160-014 to facilitate affordable housing opportunities.

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

- 15 1. The purchase price of the property will be at fair market value.
- 16 2. The Agency will assume an existing purchase and sale agreement by and between
17 Urban Housing Communities and Cocopah Nurseries, Inc for the acquisition of the
18 property.
- 19 3. As consideration for such assumption, the Agency intends to enter into a
20 Memorandum of Understanding with Urban Housing Communities for a right to
21 negotiate the development of the property.

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)

