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

FROM: Redevelopment Agency

SUBMITTAL DATE:
April 27, 2007

SUBJECT: Adoption of RDA Resolution No. 2007-03, Authorization to Purchase Real Property in the Unincorporated Area Near Indio of Riverside County - APN: 608-340-029 - Fourth Supervisorial District

RECOMMENDED MOTION: That the Board of Directors:

1. Adopt RDA Resolution No. 2007-03, Authorization to Purchase Real Property located at 44071 Clinton Street, in the unincorporated area of Riverside County near Indio, also referred to as APN 608-340-029;
2. Approve and authorize the Chairman of the Board of Directors to execute the Acquisition Agreement for the purchase of APN 608-340-029 from the Date Palm Mobilehome Owners Association, Inc., a California Nonprofit Mutual Benefit Corporation;
3. Authorize the Clerk of the Board to certify acceptance of any documents pertaining to this transaction;
4. Authorize the Executive Director of the Redevelopment Agency or designee to execute and take all necessary steps to implement the Agreement including signing subsequent, necessary related documents to complete this transaction; and
5. Authorize the expenditure of up to \$5,628,000 from the Desert Communities Redevelopment Project Area-Low and Moderate-Income Housing Funds as needed for the completion of the project.

BACKGROUND (Continued on Page 2)

Robin Zimpfer

 Robin Zimpfer
 Executive Director

RZ:DL:TE:JP:AMG:CW:kh
 S:\RealProperty\Real Property\DIST4\07-4-008.Fm11.doc

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 5,628,000 plus escrow fees	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2006/2007

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: No

SOURCE OF FUNDS: Desert Communities Redevelopment Project Area-Low and Moderate-Income Housing Funds	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

BY C.E.O. RECOMMENDATION:

APPROVE *Suzanne Chow*

County Executive Office Signature

- Consent
- Policy
- Consent
- Policy

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

Prev. Agn. Ref.: 7/11/06, #4.1;
 2/27/07, #4.5 & 4/24/07, #4.5

District: 4

Agenda Number:

4.1

Reviewed by
 CIP TEAM
 Departmental Concurrence
 APR 30 2007
 FORM APPROVED COUNTY COUNSEL

BACKGROUND:

On February 27, 2007, Item 4.5, the Board of Directors approved the Notice of Intent to Purchase Assessor's Parcel Number 608-020-006, also known as the Date Palm Mobile Home Park, for redevelopment purposes and future development of an affordable housing project. Subsequently, the County Assessor's Office has changed the Book and Page to reflect a new APN which is now APN 608-340-029.

Agency staff has successfully negotiated the acquisition of the subject property at the purchase price of \$1,900,000. The purchase price is consistent with current values in the area based on an independent fee appraisal report. The subject property is situated in the unincorporated area of Riverside County on Assessor's Parcel Number 608-340-029, located at 44071 Clinton Street, Indio. The subject property is approximately 4.82 acres and consists of 57 mobile home leasehold spaces, a rental office, a club house, guest parking, storage area, a swimming pool and common areas.

The Agency has retained the services of Mecky Myers and Associates, a professional relocation consultant, to assist in the relocation efforts as required under the Relocation Act of 1970. An independent appraisal report on the existing 57 mobile home coaches has been completed which requires an estimated \$445,000 to acquire these coaches. An additional \$100,000 is requested to cover any miscellaneous costs associated with the acquisition. The Relocation Plan and the Replacement Housing Plan were adopted and approved by the Board of Directors on April 24, 2007, Item 4.5. An estimated budget for the relocation benefits has been determined to be \$3,183,000.

The following summarizes the costs necessary to purchase the real property identified as APN 608-340-029, the estimated purchase of all the mobile home coaches and the relocation benefits entitled to the displacees.

Purchase Price of APN 608-340-029	\$1,900,000
57 Mobile Home Coaches	\$ 445,000
Relocation Estimated Cost	\$3,183,000
<u>Miscellaneous Costs</u>	<u>\$ 100,000</u>
TOTAL	\$5,628,000

It is recommended that the Board of Directors adopt RDA Resolution Number 2007-03 authorizing the purchase of the subject property and the allocation of needed funds from the Desert Communities Redevelopment Project Area – Low- and Moderate-Income Housing Funds.

Guided by Government Code Section 7267: "In order to encourage and expedite the acquisition and relieve congestion in the courts, to assume consistent treatment for owners in the public programs, and to promote public land acquisition practices, public entities shall, to the greatest extent practicable be guided by the provision of Section 7267.1: 'The public entity shall make every reasonable effort to acquire expeditiously real property by negotiation' ".

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSORS' RECORDS MAY NOT CORRELATE WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

DEC 19 2006

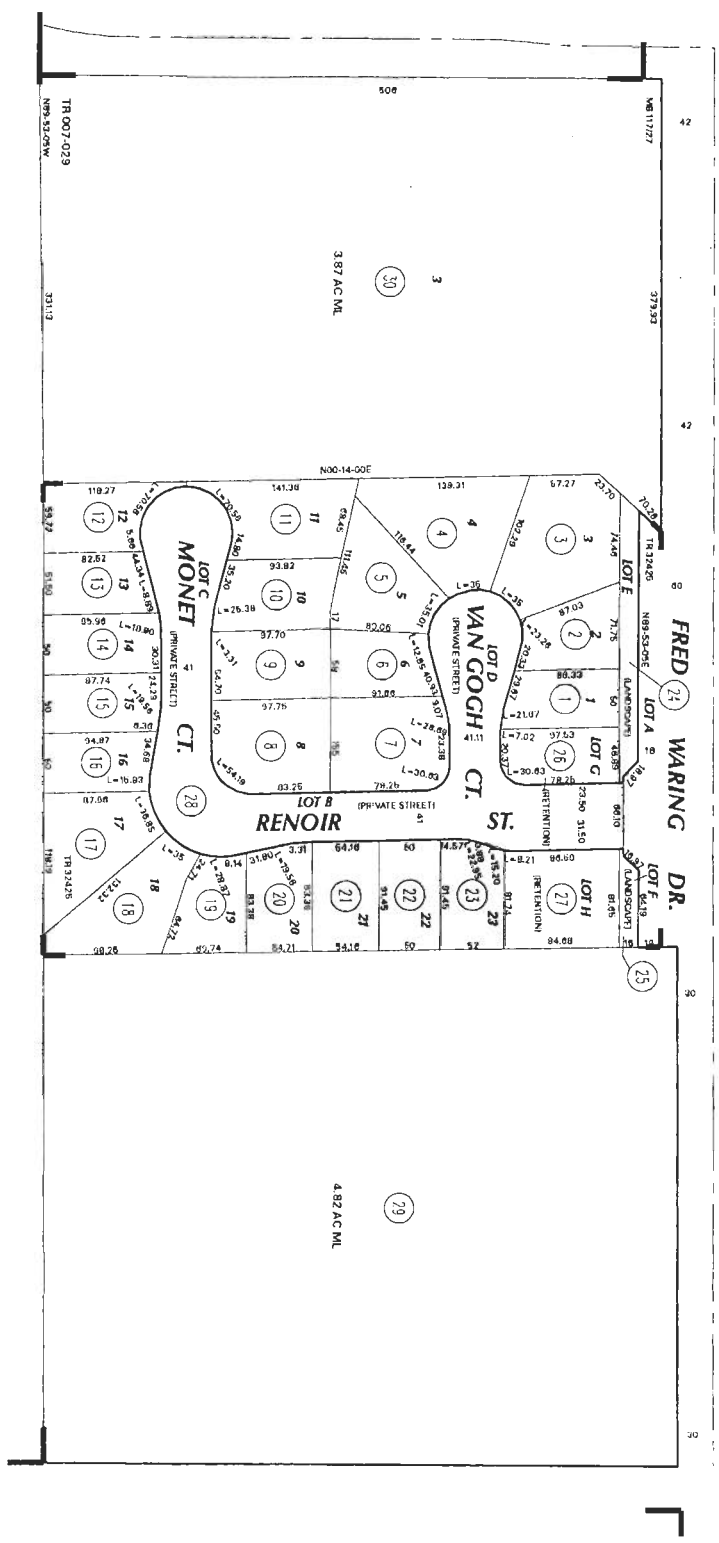
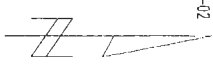
POR. N 22 T. 5S., R. 7E
CITY OF INDI

1. R. A. 007-029

608-34
608-02
SCALE = 1" = 100'

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ASSESSOR'S MAP 86808 PG. 34
Riverside County, Calif.

A7703

MB 411/8-10 TRACT MAP NO. 32425
MB 117/27-29 TRACT MAP NO. 13800

Dec 2006

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**RDA RESOLUTION NO. 2007-03
AUTHORIZATION TO PURCHASE REAL PROPERTY IN THE UNINCORPORATED
AREA OF RIVERSIDE COUNTY – APN: 608-340-029
(Fourth Supervisorial District)**

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

WHEREAS, Agency has adopted a Redevelopment Plan, hereinafter referred to as the “Plan,” for the Desert Communities Project Area, hereinafter referred to as “Project Area,”; and

WHEREAS, pursuant to Section 33670 of the Health and Safety Code, the Agency began receiving tax increment from the Project Area in January 1988, and continues to receive annual tax increment revenue; and

WHEREAS, pursuant to the provisions of the Community Redevelopment Law, Section 33391 of the Health and Safety Code, the Agency may acquire, within a survey area or for purpose of redevelopment, any interest in real property; and

WHEREAS, the Agency has, based on an independent fee appraisal report, negotiated the purchase of Assessor’s Parcel Number 608-340-029, hereinafter referred to as “Property,” more particularly described in Exhibit “A,” attached hereto and made a part hereof; and

WHEREAS, the Property is located within the unincorporated area of Riverside County, outside the Project Area; and

WHEREAS, the Agency may expend low and moderate income housing funds outside the Project Area pursuant to Section 33334.2(g) of the Health and Safety Code; and

WHEREAS, Resolution No. 2005-374, adopted by the Board of Supervisors of

1 the County of Riverside on December 20, 2005, determined that the use of funds for
2 affordable housing in, around and outside of the Project Area benefits the Project Area;
3 and

4 **WHEREAS**, Resolution No. 2005-035 adopted by the Board of Directors on
5 December 20, 2005, made a similar determination; and

6 **WHEREAS**, Resolution No. 2007-04, Notice of Intent to Purchase APN 608-340-
7 029 was adopted by the Board of Directors on February 27, 2007, Item 4.5; and

8 **WHEREAS**, pursuant to Section 33397 of Health and Safety Code and Section
9 6063 of the Government Code, the Agency has satisfied, through the Clerk of the
10 Board, its obligation to provide public notice of this proposed purchase; and

11 **WHEREAS**, the Property is currently a 4.82 acre mobile home park consisting of
12 57 mobile home leasehold spaces; and

13 **WHEREAS**, the Agency has negotiated a purchase price of \$1,900,000 for the
14 Property based on an independent fee appraisal report; and

15 **WHEREAS**, the Agency also must purchase the 57 mobile home units known as
16 personal property which are located within the mobile home park; and

17 **WHEREAS**, the cost of purchasing the mobile home units is approximately
18 \$445,000 based on an independent fee appraisal report; and

19 **WHEREAS**, the Agency must provide relocation assistance as required under
20 the Relocation Act of 1970 to all applicable displacees; and

21 **WHEREAS**, the cost of providing relocation assistance is approximately
22 \$3,183,000 based on an estimate by the Agency's relocation consultant; and

23 **WHEREAS**, the purchase of the Property will assist the Agency in meeting its
24 goals to increase, improve and preserve the supply of low and moderate income
25 housing in the unincorporated area of Riverside County and will help eliminate physical
26 blighting conditions; and

27 **WHEREAS**, prior to the Agency using the Property for purposes described in the
28 Plan, the Agency understands and agrees to fully comply with the California

1 Environmental Quality Act.

2 **BE IT RESOLVED, DETERMINED, AND ORDERED** by the Board of Directors of
3 the Redevelopment Agency for the County of Riverside, State of California, in regular
4 session assembled on May 8, 2007, as follows:

5 1. That the Board of Directors hereby finds and declares that the above
6 recitals are true and correct.

7 2. That the Agency is authorized to expend \$1,900,000 plus escrow fees to
8 purchase the Property.

9 3. That the Agency is authorized to expend up to \$445,000 to acquire the 57
10 mobile home units on the Property.

11 4. That the Agency is authorized to expend up to \$3,183,000 to provide
12 relocation assistance to entitled diplacees.

13 5. That the Chairman of the Board of Directors is hereby authorized to
14 execute any and all documents necessary to purchase the Property.

15 6. That the Executive Director of the Agency or his or her designee is hereby
16 authorized to take the necessary actions to complete the purchase, acquisition and
17 relocation, including the execution of any related documents other than the Property
18 acquisition agreement.

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FORM APPROVED COUNTY COUNSEL

APR 30 2007

BY K. King

EXHIBIT "A"

All that certain real property situated in the County of Riverside, State of California, described as follows:

That portion of the Northeast quarter of the Northwest quarter of Section 22, Township 5 South, Range 7 East, San Bernardino Meridian, in the County of Riverside, State of California, as shown by United States Government Survey approved May 14, 1914, described as follows:

Beginning 20.00 feet South of a point 15.00 feet West of the Northeast corner of said Northwest quarter;

Thence Westerly, parallel with the Northerly line of said Northwest quarter 412.50 feet;

Thence Southerly, parallel with the Easterly line of said Northwest quarter, 528.00 feet;

Thence Easterly parallel with the Northerly line of said Northwest quarter 412.50 feet, to a point 15.00 feet West of the East line thereof;

Thence Northerly, parallel with said Easterly line, 528.00 feet, to the point of beginning;

Except that portion included in the Easterly 30.00 feet of the Northwest quarter of said Section 22, described by deed to the County of Riverside, recorded February 29, 1956 as Instrument No. 14670 of Official Records of Riverside County, California.

Also except that portion lying within 44th Avenue.

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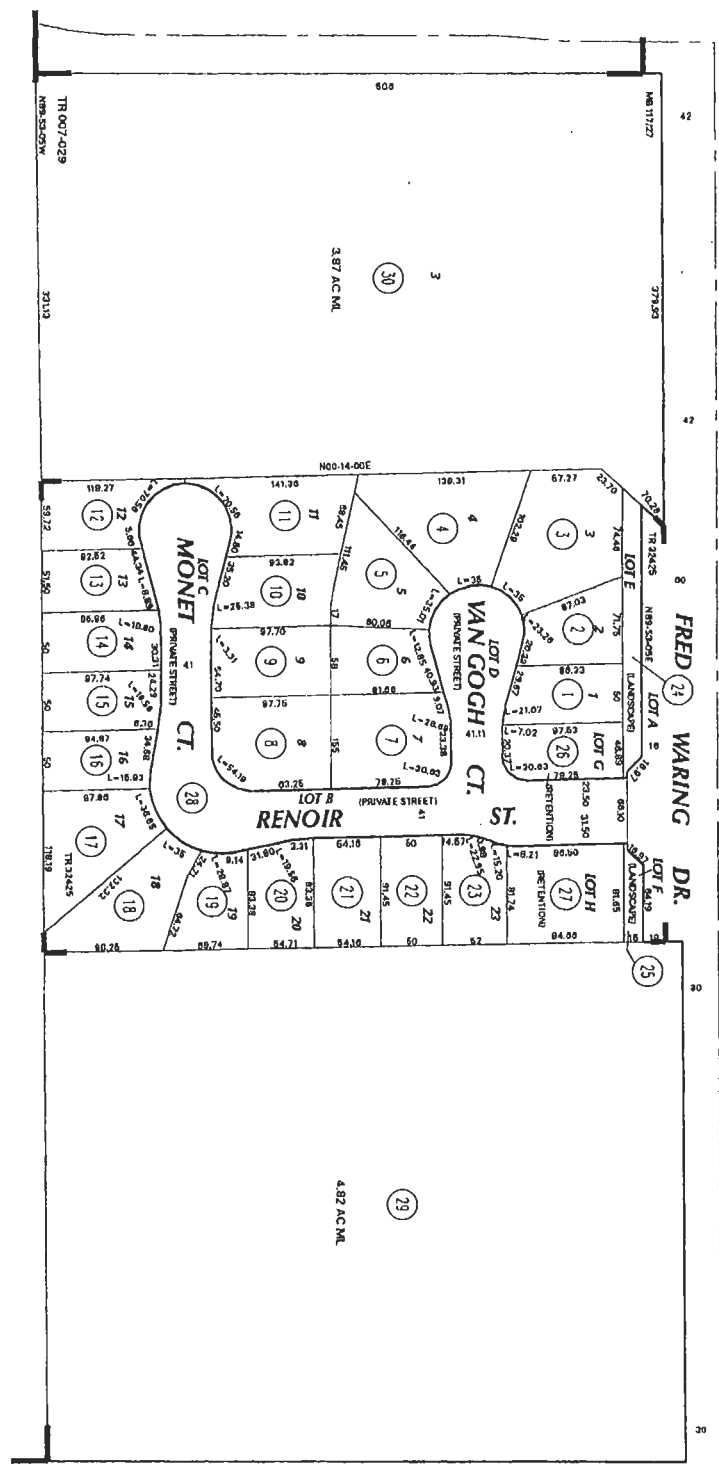
I. R. A. 007-029

608-34
608-02

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1" = 100'
ANGLE = 0



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ASSESSOR'S MAP 8K608 PG. 34
Riverside County, Calif. A700

MB 411/8-10 TRACT MAP NO. 32425
MB 117/27-29 TRACT MAP NO. 13800

Dec 2006

JAN 17 2007