

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

802A



**FROM:** Housing Authority of the County of Riverside

**SUBMITTAL DATE:**  
April 18, 2007

**SUBJECT:** Notice of Intent to Sell Real Property

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

1. Conduct a public hearing regarding a proposed conveyance of real property in Moreno Valley;
2. Find and determine that the property is not required for the foreseeable needs of the Housing Authority; and
3. Adopt Resolution Number 2007-04 declaring the intent of the Housing Authority to convey improved real property to the Riverside Housing Development Corporation (RHDC).

**BACKGROUND:** The Housing Authority of the County of Riverside (Housing Authority) proposes to sell two separate parcels of real property improved with independent public multi-family housing complexes located at 22-898 Allies and 22-801 Adrienne in the city of Moreno Valley. The Housing Authority has received approval from the United States Department of Housing and Urban Development (HUD) for the disposition of said public housing sites. The property is not required for its foreseeable needs due to HUD's diminishing focus on Public Housing and increase in available funding for other rental assistance programs. The property is currently in need of repairs, and its continued operation has become a burden to the Housing Authority. RHDC proposes to acquire and rehabilitate the property and continue to make it available and affordable to low- and very low-income persons. The proposed sales price is \$800,000.

RZ:DL:JV:ER

*Robin Zimpfer*  
\_\_\_\_\_  
Robin Zimpfer  
Assistant County Executive Officer / EDA

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<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	NO
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	NO
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2006 / 2007

<b>SOURCE OF FUNDS:</b> N/A	<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

BY: *Jennifer A. Sargent*  
\_\_\_\_\_  
Jennifer A. Sargent

County Executive Office Signature

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

Prev. Agn. Ref.: \_\_\_\_\_ District: 5 Agenda Number: \_\_\_\_\_

**ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD**

FORM 11 THOUS  
COUNTY COUNSEL

MAY 11 2007  
BY: Michelle Clark

1 BOARD OF COMMISSIONERS

2 HOUSING AUTHORITY OF THE COUNTY OF RIVERSIDE

3 **RESOLUTION NUMBER 2007-04**

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

5 **FROM THE**

6 **HOUSING AUTHORITY OF THE COUNTY OF RIVERSIDE**

7 **TO**

8 **RIVERSIDE HOUSING DEVELOPMENT CORPORATION**

9 BE IT RESOLVED, DETERMINED, AND ORDERED by the Board of  
10 Commissioners of the Housing Authority of the County of Riverside ("Housing  
11 Authority") that the Housing Authority intends to convey certain real property located  
12 within the City of Moreno Valley, County of Riverside, State of California, located  
13 within Assessor Parcel Numbers 291-283-019 and 291-294-002 to facilitate affordable  
14 housing opportunities and NOTICE IS HEREBY GIVEN that it is the intention of the  
15 Board of Commissioners to convey said real property pursuant to the provisions of  
16 Section 34315(e) and 34315.7(b) of the Health and Safety Code upon the following  
terms and conditions:

- 17 1. The nature of the property to be conveyed is developed land located at 22-  
18 801 Adrienne Avenue and 22-801 Allies Place, Moreno Valley, CA.
- 19 2. The property is developed with two four unit public multi-family housing  
20 complexes.
- 21 3. The Housing Authority finds and determines that the property is not  
22 required for its foreseeable needs due to HUD's diminishing focus on Public  
23 Housing and increase in available funding for other rental assistance  
24 programs.
- 25 4. All eight units will be enforceably restricted to remain affordable to very low  
26 and low-income persons.
- 27 5. The proposed buyer of the property is the Riverside Housing Development  
28 Corporation.

1 6. The sales price of the property is \$800,000, which is a price below the fair  
2 market value but greater than the Housing Authority's acquisition cost for  
3 the property.

4 7. A transfer at below market value is necessary to assure that the housing  
5 units restricted for occupancy by persons or families of low income be  
6 provided at affordable housing cost.

7 The conveyance agreement to the property shall be considered by the Board of  
8 Commissioners of the Housing Authority of the County of Riverside at duly scheduled  
9 and subsequent meeting of the Board of Commissioners, in the meeting room of the  
10 Board of Supervisors, County Administrative Center, 4080 Lemon Street, First Floor,  
11 Riverside, California, 92501-3656, at 1:30pm, or as soon thereafter as the agenda of  
12 the Board permits.

13  
14 ADOPTED this 1<sup>st</sup> day of May, 2007

15  
16 \_\_\_\_\_  
17 Chairman of the Board of Commissioners  
18 Housing Authority of the County of Riverside

19  
20  
21 ATTEST:

22  
23 \_\_\_\_\_  
24 Clerk of the Board

25  
26 FORM APPROVED  
27 COUNTY COUNSEL

28 MAY 11 2007



**CERTIFICATION**

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 \_\_\_\_\_, 2007, 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 \_\_\_\_\_, 2007.

\_\_\_\_\_  
Clerk of the Board

BOARD OF COMMISSIONERS

HOUSING AUTHORITY

NOTICE OF PUBLIC HEARING  
FOR THE  
HOUSING AUTHORITY OF THE COUNTY OF RIVERSIDE  
INTENT TO SELL REAL PROPERTY

NOTICE IS HEREBY GIVEN that the Board of Commissioners of the Housing Authority of the County of Riverside will conduct a public hearing to consider the sale of two (2) parcels of real property each improved with a four (4) unit multi-family housing complex and located in Moreno Valley at 22-898 Allies and 22-801 Adrienne. The Housing Authority intends to sell the real property to the Riverside Housing Development Corporation for their subsequent operation as affordable housing. The public hearing will be held on 8 May 2007, at 1:30 pm, in the meeting room of the Board of Supervisors, Riverside County, Administrative Center, 4080 Lemon Street, First Floor, Riverside, California.

Any interested person(s) may submit comments in writing to the Housing Authority of the County of Riverside, Attention: Emilio Ramirez, 5555 Arlington Avenue, Riverside, California 92504, or may appear and be heard at the time of the public hearing.

The Board of Commissioners for the Housing Authority of the County of Riverside will consider an action authorizing the sell of the above described real property located in Moreno Valley at a subsequent and regularly scheduled meeting in the meeting room of the Board of Supervisors, Riverside County, Administrative Center, 4080 Lemon Street, First Floor, Riverside, California.

Dated: 24 April 2007

By: Emilio Ramirez  
Deputy Director  
Housing Authority of the County of Riverside  
5555 Arlington Avenue  
Riverside, CA 92504