

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

534



FROM: Redevelopment Agency

SUBMITTAL DATE:
March 20, 2008

SUBJECT: Agreement to Develop Housing in the Community of Rubidoux

RECOMMENDED MOTION: That the Board of Directors:

1. Find that the project is exempt from CEQA pursuant to section 15303 – New Construction of Small Structures. The proposed project is the construction of one single family residence; and
2. Approve the attached Agreement to Develop and Covenant Agreement (“Agreements”) between Habitat for Humanity Riverside and the Redevelopment Agency; and
3. Authorize the Chairman of the Board of Directors to sign the Agreements; and
4. Authorize the Executive Director of the Redevelopment Agency or designee to take all necessary steps to implement the Agreements, including but not limited to, signing subsequent necessary and relevant documents.

BACKGROUND: Redevelopment Agency Resolution 2008-024 was approved by the Board of Directors (Board) on March 11, 2008, authorizing the Redevelopment Agency for the County of Riverside (Agency) to sell real property identified as Assessor’s Parcel Number (APN) 179-292-009 for One Dollar (\$1) to Habitat for Humanity Riverside, Inc. (Habitat), a California non-profit public benefit corporation to facilitate residential construction of an affordable homeownership opportunity. (Continued on Page 2)

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Robin Zimpfer

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Executive Director

FINANCIAL DATA

Current F.Y. Total Cost:	\$78,700	In Current Year Budget:	Yes
Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
Annual Net County Cost:	\$ 0	For Fiscal Year:	2007/2008

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: NO

SOURCE OF FUNDS: Redevelopment Low- and Moderate-Income Housing Funds

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

C.E.O. RECOMMENDATION: APPROVE

By: *Jennifer L. Sargent*
Jennifer L. Sargent

County Executive Office Signature

FORM APPROVED COUNTY COUNSEL
BY: *Michelle Clack*
DATE: 3/24/08
MICHELLE CLACK

Departmental Concurrence

Policy

Consent

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

Prev. Agn. Ref.: 4.8 - 3/11/08

District: 2nd

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

4.7

BACKGROUND (continued): The Board authorized the Agency to prepare and bring back for approval an Agreement to Develop between the Agency and Habitat.

Habitat has requested \$78,700 in Redevelopment Low- and Moderate-Income Housing Funds for the development and construction of one (1) single-family house located at 5259 37th Street, Riverside, CA 92509, east of Daly Avenue and west of Crestmore Road, in the community of Rubidoux (the "Project"). The Project is exempt from CEQA pursuant to section 15303 – New Construction of Small Structures.

The proposed Project will be stick-built of standard quality and design with four (4) bedrooms and two (2) bathrooms. The interior living area is approximately 1,500 square feet with a detached two (2) car garage.

The single-family home will be reserved for a qualified lower income household whose income does not exceed eighty percent (80%) area median income for the County of Riverside, adjusted by family size at the time of occupancy. The house will remain affordable for a period of forty-five (45) years.

County Counsel has reviewed and approved the attached Agreement to Develop and Covenant Agreement ("Agreements"). Staff recommends that the Board approve the attached Agreements to develop housing in Rubidoux.