

**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

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**FROM:** Economic Development Agency

**SUBMITTAL DATE:**  
March 11, 2010

**SUBJECT:** Resolution No. 2010-017, Approve Sale of Real Property by the Redevelopment Agency for the County of Riverside Assessor Parcel Number 650-131-018

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

1. Conduct a joint Public Hearing with the Redevelopment Agency Board of Directors per Health and Safety Code 33431 and 33433; and
2. Adopt Resolution No. 2010-017 Approve Sale of Real Property by the Redevelopment Agency for the County of Riverside.

**BACKGROUND:** (Commences on Page 2)

*Robert Field*

Robert Field  
Assistant County Executive Officer/EDA

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ 0	For Fiscal Year:	09/10

**COMPANION ITEM ON BOARD OF DIRECTORS AGENDA:** Yes

<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 type="checkbox"/>

**C.E.O. RECOMMENDATION:** APPROVE  
BY: *Jennifer L. Sargent*  
**County Executive Office Signature** Jennifer L. Sargent

FORM APPROVED COUNTY COUNSEL  
DATE 3/11/10  
BY: MICHELLE CLACK  
Departmental Concurrence

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

**BACKGROUND:** (Continued)

On March 2, 2010, the Board of Supervisors adopted Resolution No. 2010-060 approved the conveyance of real property, Assessor Parcel Number 650-131-018 ("Site") from the County of Riverside ("County") to the Redevelopment Agency for the County of Riverside ("Agency") pursuant to Health and Safety Codes 33431 and 33433 for the purpose of developing an affordable housing project.

As such the Agency wishes to sell the Site to Operation Safe House Inc. ("Developer") for the development of sixteen supportive housing units in the unincorporated community of Thousand Palms ("Project"). The Agency is proposing to enter into a Disposition and Development/Affordable Housing Agreement ("Agreement") with the Developer for the development of the Project.

Agency Counsel has approved the attached Resolution as to form. Staff recommends that the Board adopt the attached document.

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3 **COUNTY RESOLUTION NO. 2010-017**  
4 **APPROVE SALE OF REAL PROPERTY BY THE**  
5 **REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE**  
6 **ASSESSOR PARCEL NUMBER 650-131-018**

7 **(Fourth Supervisorial District)**

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

13 **WHEREAS**, the Riverside County Board of Supervisors adopted redevelopment  
14 plans for Redevelopment Project Area Nos. 1-1986, Jurupa Valley, Mid-County, Desert  
15 Communities and the I-215 Corridor, as amended, (the "Project Areas"); and

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

19 **WHEREAS**, pursuant to Section 33430 of the Health and Safety Code, the  
20 Agency may, within the survey area or for purposes of redevelopment, sell, lease, for a  
21 period not to exceed 99 years, or otherwise dispose of any real or personal property or  
22 any interest in property; and

23 **WHEREAS**, on March 2, 2010 the Board of Directors approved the conveyance  
24 of Assessor Parcel Number 650-131-018 ("Site") from the County of Riverside  
25 ("County") to the Redevelopment Agency for the County of Riverside ("Agency") for the  
26 purpose of developing an affordable housing project; and

27 **WHEREAS**, pursuant to Health and Safety Code Section 33433, before any  
28 property of the agency acquired in whole or in part, directly or indirectly, with tax  
increment moneys is sold or leased for development pursuant to the redevelopment  
plan, the sale or lease shall first be approved by the legislative body by resolution after

FORM APPROVED COUNTY COUNSEL  
BY: *Michelle Clack*  
DATE: 3/11/10  
MICHELLE CLACK

1 a public hearing; and

2 **WHEREAS**, the Agency wishes to sell the Site to Operation Safe House Inc.  
3 (“Developer”); and

4 **WHEREAS**, the Agency wishes to enter into a Disposition and  
5 Development/Affordable Housing Agreement (“Agreement”) with the Developer; and

6 **WHEREAS**, the Developer proposed to develop sixteen (16) supportive housing  
7 units affordable to Very Low- Income households; and

8 **WHEREAS**, Agency, pursuant to Section 33334.2 of the California Health and  
9 Safety Code, wishes to utilize its Low- and Moderate-Income Housing Set Aside Funds  
10 to improve and increase the supply of affordable housing in the unincorporated county;  
11 and

12 **WHEREAS**, the AGENCY endeavors to preserve, protect, improve and increase  
13 the affordable housing stock and eliminate blight in the Project Area; and

14 **WHEREAS**, the sale of the Site will assist Agency in providing housing for  
15 families of low- or moderate-income; and

16 **WHEREAS**, the sale of the Site is consistent with the implementation plan  
17 adopted pursuant to Section 33490; and

18 **WHEREAS**, the consideration is not less than the fair reuse value at the use and  
19 with the covenants and conditions and development costs authorized by the sale or  
20 lease.

21 **NOW THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED** by the  
22 Board of Supervisors of the Economic Development Agency for the County of Riverside,  
23 State of California, in regular session assembled March 23, 2010, as follows:

24 1. That the Board of Supervisors hereby finds and declares that the above  
25 recitals are true and correct.

26 2. That the Board of Supervisors approves the Agency selling the Site to the  
27 Developer.

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