

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

304



FROM: Housing Authority

SUBMITTAL DATE:
June 3, 2010

SUBJECT: Sell or Lease Real Property Throughout the County of Riverside to Qualified Buyers or Renters

RECOMMENDED MOTION: That the Board of Commissioners adopt Resolution No. 2010-03 and Resolution 2010-04 authorizing the Executive Director or designee to approve the sale or lease of Housing Authority owned real property purchased using County Neighborhood Stabilization Program (County NSP) funds and homes purchased using Housing Authority funds to qualified buyers or renters.

BACKGROUND: Through Resolution 2009-03, the Board delegated authority to the Housing Authority's Executive Director to acquire real property, using County Neighborhood Stabilization Program (County NSP) funds. Through Resolution 2010-02, the Board delegated authority to the Housing Authority's Executive Director or designee to acquire real property, using Housing Authority funds. Real property was acquired throughout the County of Riverside for the purpose of rehabbing and reselling or leasing the real property to qualified buyers and renters.

The HACR now intends to sell or lease the real property to qualified, low-to-moderate income families.

Robert Field
Robert Field
Executive Director

FINANCIAL DATA	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:	N/A

SOURCE OF FUNDS: N/A	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/s Vote	

C.E.O. RECOMMENDATION:

APPROVE

BY: *Jennifer V. Sargent*
Jennifer V. Sargent

County Executive Office Signature

Reviewed by: Christopher Hans
 DATE: 6/9/10
 Departmental Concurrence
 FORM APPROVED COUNTY COUNSEL
 BY: MICHELLE CLACK

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

Prev. Agn. Ref.: N/A **District:** ALL **Agenda Number:**

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3 **RESOLUTION NO. 2010-03**
4 **AUTHORIZING THE EXECUTIVE DIRECTOR OR DESIGNEE TO APPROVE THE SALE OR**
5 **LEASE OF REAL PROPERTY PURCHASED THROUGH THE NEIGHBORHOOD**
6 **STABILIZATION PROGRAM**

7 **WHEREAS**, The Housing Authority of the County of Riverside ("Authority") was
8 allocated funds through the County's Neighborhood Stabilization Program ("County
9 NSP") to purchase single-family homes throughout the County of Riverside; and

10 **WHEREAS**, the Authority was granted approval through Board Resolution 2009-
11 03 to acquire real property using County NSP funds and rehabilitate and either resell or
12 rent the real property to qualified low to moderate income households ("Project"); and

13 **WHEREAS**, the Authority purchased 26 single family homes in designated target
14 areas throughout the County of Riverside using County NSP funds; and

15 **WHEREAS**, Health and Safety Code Section 34315 (e) provides that the
16 Authority may sell, lease, exchange, transfer, assign, pledge, or dispose of any real or
17 personal property or any interest in it; and

18 **WHEREAS**, Health and Safety Code Section 34280 allows the Authority to
19 delegate to one or more of its agents or employees the powers or duties it deems
20 proper; and

21 **WHEREAS**, delegating authority to the Executive Director or designee to
22 approve the sale or lease of any interest in real property not exceeding \$300,000 would
23 facilitate the sale or lease of the real property, increase the efficiency of the Authority's
24 Project and assist the Authority in achieving its objective to work within the time
25 restraints imposed in the County NSP Loan Agreements to sell or lease homes to
26 eligible buyers or renters.

FORM APPROVED COUNTY COUNSEL
BY MICHELLE CLACK
DATE 6/1/10

1 **NOW THEREFORE, BE IT RESOLVED, FOUND, DETERMINED, AND**
2 **ORDERED** by the Board of Commissioners of the County of Riverside, State of
3 California, in regular session assembled on June 15, 2010, as follows:

- 4 1. That the Board of Commissioners hereby finds and declares that the above
5 recitals are true, correct and incorporated herein.
- 6 2. That the Board of Commissioners has determined that delegating authority to
7 the Executive Director or designee to approve for the Authority the sale or
8 lease of any interest in real property not exceeding \$300,000 would facilitate
9 the sale or lease of real property, increase the efficiency of the Authority's
10 Project and assist the Authority in achieving its objective of selling or leasing
11 the real property within the time restraints imposed in the County NSP Loan
12 Agreements to eligible buyers or tenants.
- 13 3. That the Board of Commissioners hereby delegates to the Executive Director
14 or designee the authority to approve the sale or lease when all the following
15 criteria are met:
- 16 a) The Authority used County NSP Funds to acquire the real property.
- 17 b) The value of the real property interest does not exceed \$300,000 for each
18 ownership as determined by the Executive Director or designee.
- 19 c) The sale or lease agreement documents have been approved by County
20 Counsel.
- 21 d) The Executive Director shall post, or cause to be posted, in a public place
22 for five (5) working days prior to approving the sale a Notice of Intention
23 that he/she will execute such documents.
- 24 e) The documents are made available for public review for five (5) working
25 days prior to approving the transfer.
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3 **RESOLUTION NO. 2010-04**
4 **AUTHORIZING THE EXECUTIVE DIRECTOR OR DESIGNEE TO APPROVE THE SALE OR**
5 **LEASE OF REAL PROPERTY USING DEREGULATED HOUSING AUTHORITY FUNDS**

6 **WHEREAS**, The Housing Authority of the County of Riverside ("Authority") is a
7 corporate and politic public body as provided for in Health and Safety Code Section
8 34310; and

9 **WHEREAS**, the Authority was granted approval through Board Resolution 2010-
10 02 to acquire real property using Housing Authority funds and rehabilitate and either
11 resell or rent the real property to qualified low to moderate income households; and

12 **WHEREAS**, Health and Safety Code Section 34315 (e) provides that the
13 Authority may sell, lease, exchange, transfer, assign, pledge, or dispose of any real or
14 personal property or any interest in it; and

15 **WHEREAS**, the Authority acquired real property in areas throughout Riverside
16 County; and,

17 **WHEREAS**, the Authority improved the real property and intends to sell or lease
18 the real property to eligible low to moderate income buyers ("Project"); and

19 **WHEREAS**, Health and Safety Code Section 34280 allows the Authority to
20 delegate to one or more of its agents or employees the powers or duties it deems
21 proper; and

22 **WHEREAS**, delegating authority to the Executive Director or designee to
23 approve the sale or lease or any interest in real property not exceeding \$300,000 would
24 facilitate the sale or lease of the real property and increase the efficiency of the
25 Authority's Project.

FORM APPROVED COUNTY COUNSEL
BY: MICHELLE CLACK
DATE: 10/16/10

1 **NOW THEREFORE, BE IT RESOLVED, FOUND, DETERMINED, AND**
2 **ORDERED** by the Board of Commissioners of the County of Riverside, State of
3 California, in regular session assembled on June 15, 2010, as follows:

- 4 1. That the Board of Commissioners hereby finds and declares that the above
5 recitals are true, correct and incorporated herein.
- 6 2. That the Board of Commissioners has determined that delegating authority to
7 the Executive Director or designee to approve for the Authority the sale or
8 lease of any interest in real property not exceeding \$300,000 would facilitate
9 the sale or lease of real property and increase the efficiency of the Authority's
10 Project.
- 11 3. That the Board of Commissioners hereby delegates to the Executive Director
12 or designee the authority to approve the sale or lease when the following
13 criteria are met:
- 14 a) The real property was acquired with deregulated Housing Authority funds.
- 15 b) The value of the real property interest does not exceed \$300,000 for each
16 ownership as determined by the Executive Director or designee.
- 17 c) The sales or lease agreement documents have been approved by County
18 Counsel.
- 19 d) The Executive Director shall post, or cause to be posted, in a public place
20 for five (5) working days prior to approving the sale a Notice of Intention
21 that he/she will execute such documents.
- 22 e) The transaction documents are made available for public review for five
23 (5) working days prior to approving the transfer.
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