

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

808



**FROM:** Redevelopment Agency

**SUBMITTAL DATE:**  
November 23, 2010

**SUBJECT:** Adoption of RDA Resolution No. 2010-068, Extending the time for Ownership of Real Property Located at 30<sup>th</sup> Street and Sierra Avenue in the Unincorporated Community of Rubidoux

**RECOMMENDED MOTION:** That the Board of Directors adopt the attached RDA Resolution No. 2010-068, extending the period of time for the RDA's ownership of real property located near the southwest corner of Sierra Avenue and 30<sup>th</sup> Street in the unincorporated community of Rubidoux for the development of housing affordable to persons and families of low- and moderate-income pursuant to Section 33334.16 of the California Health & Safety Code.

**BACKGROUND:** On May 23, 2006, the Redevelopment Agency for the County of Riverside Board of Directors authorized the acquisition of approximately 6.76 acres of unimproved land from the June Lockhart Revocable Trust located near the southwest corner of Sierra Avenue and 30<sup>th</sup> Street in the unincorporated community of Rubidoux with Assessor's Parcel Numbers 177-020-012, 177-020-018, and 177-110-005.

(Continued)

*[Signature of Robert Field]*

Robert Field  
Executive Director

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2010/2011

**COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: No**

<b>SOURCE OF FUNDS:</b> Redevelopment Low- and Moderate-Income Housing Funds	<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

*[Signature of Jennifer L. Sargent]*

County Executive Office Signature Jennifer L. Sargent

FORM APPROVED COUNTY COUNSEL

BY: *[Signature]* DATE: 11-8-10

Departmental Concurrence

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

Prev. Agn. Ref.: 4.1 of 5/23/06 and 4.7 - 5/9/06

District: 2

Agenda Number:

4.1

**BACKGROUND:**

Concurrently, Agency Board of Directors approved a Memorandum of Understanding including a Right to Negotiate by and between Workforce Homebuilders, LLC (Developer) and the Agency to explore the feasibility of the development of 30 to 35 affordable single-family homes.

On June 14, 2006, the property was acquired by the Agency. Subsequently, due to unsuitable market conditions the project has not moved forward with a feasible plan.

Pursuant to California Health and Safety Code Section 33334.16, in the event the Agency is unable to initiate the physical development of the property within the initial five-year period, Agency Board of Directors may adopt a Resolution providing for an additional five-year period for the Agency to retain ownership for the purpose of causing physical development of affordable housing and affirming its intention that such affordable housing will be physically developed on the property within the extended five-year period.

Staff recommends the Board of Directors adopt a Resolution extending the time of ownership of the property by an additional five-year period and allow the Agency to explore and plan for the development of affordable housing on or before June 14, 2016, consistent with the requirements of California Health and Safety Code Section 33334.16.

Agency counsel has reviewed and approved to form the attached resolution. Staff recommends that the Board of Directors adopt the attached Resolution.

**BOARD OF DIRECTORS**

**REDEVELOPMENT AGENCY**

**RDA RESOLUTION NO. 2010-068  
EXTENDING THE PERIOD OF TIME BY WHICH THE REDEVELOPMENT AGENCY FOR  
THE COUNTY OF RIVERSIDE MAY RETAIN OWNERSHIP OF THE PROPERTY LOCATED  
AT 30<sup>TH</sup> STREET AND SIERRA AVENUE IN THE UNINCORPORATED COMMUNITY OF  
RUBIDOUX**

**WHEREAS**, the Redevelopment Agency for the County of Riverside ("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 California Community Redevelopment Law ("CRL"), which is Part 1 of Division 24 of the California Health and Safety Code (commencing with Section 33000 et seq.); and

**WHEREAS**, pursuant to the provisions of the CRL, Section 33449 of the Health and Safety Code, the Agency may acquire land, donate land, improve sites, or construct structures in order to provide housing for persons and families of low or moderate income; and

**WHEREAS**, Agency endeavors to preserve, protect, improve, and increase the affordable housing stock and eliminate blight; and

**WHEREAS**, the Agency wishes to facilitate development of affordable housing for persons and families of low or moderate income; and

**WHEREAS**, on June 14, 2006, the Agency acquired that certain real property for the development of affordable single family residential units located south of 30<sup>th</sup> Street and Sierra Avenue, known as Assessor Parcel Numbers 177-020-012, 177-020-018 and 177-110-005 (the "Project Site"), in the unincorporated community of Rubidoux, in the County of Riverside, California 92509; and

**WHEREAS**, the acquisition of the Project Site was accomplished by the Agency with proceeds from the Redevelopment Low- and Moderate-Income Housing Fund; and

**WHEREAS**, pursuant to Section 33334.16 of the California Health & Safety Code, redevelopment agencies using proceeds from its Redevelopment Low- and Moderate-Income Housing Fund to acquire an interest in real property must either initiate or cause the initiation of activities consistent with the development of housing affordable to persons and families of

1 low- and moderate-income on such real property within five (5) years of such property interest  
2 acquisition, or in the absence of such statutorily prescribed activity within the requisite five (5)  
3 year period, request its legislative body to adopt a resolution extending the period of time  
4 during which the redevelopment agency may retain ownership of the property interest for an  
5 additional period of time not to exceed five (5) years; and

6 **WHEREAS**, Agency has engaged in certain activities in attempt to cause the  
7 development of affordable housing on the Project Site for persons and families of low- and  
8 moderate-income, including, but not limited to, the approval of a Memorandum of  
9 Understanding including a Right to Negotiate by and between Workforce Homebuilders, LLC  
10 and the Agency to explore the feasibility of the development on the Project Site and any  
11 suitable additional property located nearby; and

12 **WHEREAS**, Agency has been unable to initiate and/or cause the physical development  
13 of the Project Site consistent with the requirements of Section 33334.16 of the California Health  
14 & Safety Code; and

15 **WHEREAS**, Agency requests that the Board of Directors adopt a resolution pursuant to  
16 California Health & Safety Code Section 33334.16 extending the period of time during which  
17 the Agency may retain ownership of the Project Site and cause the physical development of  
18 the requisite affordable housing on the Project Site until June 14, 2016.

19 **BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board of Directors  
20 for the Redevelopment Agency for the County of Riverside, in regular session assembled on  
21 December 7, 2010, as follows:

- 22 1) That the Board of Directors hereby finds and declares that the above recitals are true  
23 and correct.
- 24 2) The Board of Directors hereby authorizes the extension of the period during which the  
25 Agency may retain ownership of the Subject Property until June 14, 2016, pursuant to  
26 Section 33334.16 of the California Health & Safety Code.
- 27 3) Consistent with the requirements of Section 33334.16 of the California Health & Safety  
28 Code, the Board of Directors affirms the intention of the Agency that the Project Site be

1 used for the development of housing affordable to persons and families of low and  
2 moderate income.

3  
4 **ADOPTED** by the Board of Directors of the Redevelopment Agency for the County of  
5 Riverside at a regular meeting of said Board held on the 7<sup>th</sup> day of December, 2010, by the  
6 following vote:

7  
8 **ROLL CALL:**

9 **AYES:**

10 **NAYS:**

11 **ABSENT:**  
12  
13

14 **ATTEST:**

15 **KECIA HARPER-IHEM**  
16 Clerk of the Board

17 By: \_\_\_\_\_  
18 Deputy

19  
20 **APPROVED AS TO FORM:**

21 **PAMELA J. WALLS**  
22 County Counsel

23 By:  \_\_\_\_\_  
24 ANITA WILLIS, Deputy  
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26  
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