

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

913



FROM: Redevelopment Agency

SUBMITTAL DATE:
December 2, 2010

SUBJECT: RDA Resolution No. 2010-059 and 2010-066, Adoption of the Relocation and Replacement Housing Plan and Approval to Allocate Funds for the Smart and Final State Street Expansion Project – District 3

RECOMMENDED MOTION: That the Board of Directors:

1. Approve RDA Resolution No. 2010-059, adoption of relocation and replacement Housing Plans for the Smart and Final State Street Expansion Project;
2. Ratify the assumption of all existing leases on the acquired properties by the Redevelopment Agency and delegate authority to the Agency Executive Director, or designee, to administer the leases;

(Continued)

Lisa Brandl for

Robert Field
Executive Director
By Lisa Brandl, Deputy Executive Director

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|-----------------------|-------------------------------|------------|-------------------------|---------|
| FINANCIAL DATA | Current F.Y. Total Cost: | \$ 658,927 | In Current Year Budget: | Yes |
| | Current F.Y. Net County Cost: | \$ 0 | Budget Adjustment: | No |
| | Annual Net County Cost: | \$ 0 | For Fiscal Year: | 2010/11 |

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| COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: No | |
| SOURCE OF FUNDS: Housing Tax Exempt Bond | 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

FISCAL PROCEDURES APPROVED
 ROBERT E. BYRD, AUDITOR-CONTROLLER
 BY: *Samuel Wong* 11/27/10
 SAMUEL WONG
 Departmental Concurrence
 DATE: 11-22-10
 FORM APPROVED COUNTY COUNSEL
 BY: *Anita C. Willis*
 ANITA C. WILLIS
 Policy Consent
 Policy Consent
 Dept't Recomm.: Per Exec. Ofc.:

RECOMMENDED MOTION: (Continued)

3. Adopt RDA Resolution No. 2010-066, approval to allocate funds for the Smart and Final State Street Expansion Project;
4. Authorize the Agency Director, or designee, to execute any related documents pertaining to the leases and relocation process pursuant to the California Relocation and Assistance Act of 1970; and
5. Approve the allocation of \$658,927 for relocation assistance and benefits pursuant to California Relocation and Assistance Act of 1970.

BACKGROUND:

On August 31, 2010, the Board adopted RDA Resolution 2010-047, authorizing the acquisition of Assessor's Parcel Numbers 439-060-009, 010, 011, 013, 014, 024 and 439-281-035, as the preferred site for the Smart and Final State Street Expansion Project. The 8.6 acres of land is located at the intersection of State Street and Menlo Street in the North Hemet area of Riverside County.

There are currently 14 households and six businesses that will require relocating to decent, safe, and sanitary dwellings. All leases are currently on a month to month rental term with the exception of a bakery business. In compliance with the statutory requirements, Relocation and Replacement Housing Plans have been prepared to better identify and address the needs of the displacees. It has been determined that there are sufficient replacement sites available to relocate all of the displaced households. Relocation assistance, including eligible monetary benefits, will be provided to all displacees.

The Agency is prepared to take the necessary actions to successfully relocate all displacees. Agency staff recommends approval of RDA Resolution No. 2010-059, adoption of the relocation and replacement Housing Plan and RDA Resolution No. 2010-066, approval to allocate funds for the Smart and Final State Street Expansion Project.

Based on current information provided by the tenants and the average estimated current rental rate for replacement units, the Agency's relocation consultant, Paragon Partners LTD, has determined that the estimated cost to relocate the current tenants and businesses is approximately \$658,927. Unexpected expenses that may occur have been included to calculate the total cost figures.

Staff recommends that the Board approve the allocation of \$658,927 so relocation can commence.

1 RDA RESOLUTION NO. 2010-059
2 ADOPTION OF RELOCATION AND REPLACEMENT HOUSING PLAN
3 FOR THE SMART AND FINAL STATE STREET EXPANSION PROJECT

4 (3RD Supervisorial District)

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

10 WHEREAS, the Riverside County Board of Supervisors adopted redevelopment
11 plans for Redevelopment Project Areas No. 1-1986, Jurupa Valley, Mid-County, Desert
12 Communities and the I-215 Corridor, as amended ("Project Areas");

13 WHEREAS, pursuant to the provisions of the Community Redevelopment Law,
14 Section 33391 of the Health and Safety Code, the Agency may acquire, within a survey
15 area or for purpose of redevelopment, any interest in real property; and

16 WHEREAS, On August 31, 2010, the Board of Directors adopted RDA
17 Resolution No. 2010-047, authorizing the purchase of APN 439-060-009, 439-060-010,
18 439-060-011, 439-060-024, 439-060-013, 439-060-014, and 439-281-035 hereinafter
19 the "Property," more particularly described in Exhibit "A" attached hereto and made a
20 part hereof, located in the North Hemet area within Riverside County, in order to
21 establish an affordable housing site, hereinafter the "Project," which would benefit the
22 area.

23 WHEREAS, the Proposed Project may displace up to fourteen (14) households,
24 and six (6) businesses who may relocate into decent, safe and sanitary replacement
25 dwellings; and

26 WHEREAS, pursuant to section 6038 of the California Code of Regulations, Title
27 25, Division 1, Chapter 6, Subchapter 1, Article 2, the Agency has contracted with
28 Paragon Partners LTD., which has prepared

1 a Relocation Plan to more specifically address potential displacements as a result of the
2 Proposed Project; and

3 **WHEREAS**, pursuant to Section 33413.5 of the Health and Safety Code,
4 Paragon Partners LTD, under the direction of the Agency, prepared a relocation plan
5 which will provide displacees the assistance, rights, and benefits required under
6 California's Relocation Assistance Law and the Relocation Guidelines. The relocation
7 plan will detail both the advisory and financial assistance. Every effort will be made to
8 facilitate arrangements and minimize hardships for the displacees; and

9 **WHEREAS**, it has been determined that there are sufficient replacement sites
10 available to relocate any displaced households and businesses; and

11 **WHEREAS**, the Agency is prepared to take the necessary actions to successfully
12 relocate displacees.

13 **BE IT RESOLVED, DETERMINED, AND ORDERED** by the Board of Directors of
14 the Redevelopment Agency for the County of Riverside, State of California, in regular
15 session assembled on December 14, 2010 as follows:

16 1. That the Board of Directors hereby finds and declares that the above
17 recitals are true and correct.

18 2. That in compliance with Section 6012 of the California Code of
19 Regulations, Title 25, Division 1, Chapter 6, Subchapter 1, Article 1; and in accordance
20 with the provisions of Sections 33411 and 33411.1 of the California Health and Safety
21 Code, and the California Relocation Assistance Law, Section 7260 et.seq. of the
22 California Government Code, the Board of Directors approves and adopts the
23 Relocation Plan for the Smart and Final State Street Expansion Project.

24 3. Pursuant to California's Relocation Assistance Law the Agency shall publish
25 proper notice of the proposed displacement and relocation.

FORM APPROVED COUNTY COUNSEL

BY: *Anita C. Willis* 11-22-10
ANITA C. WILLIS
DATE

**RDA Resolution No. 2010-066
APPROVAL TO ALLOCATE FUNDS FOR RELOCATION ASSISTANCE AND
BENEFITS FOR THE SMART AND FINAL STATE STREET EXPANSION PROJECT
Third Supervisorial District**

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

WHEREAS, the Riverside County Board of Supervisors adopted redevelopment plans, hereinafter the ("Plan") for Redevelopment Project Areas No. 1-1986, Jurupa Valley, Mid-county, Desert Communities and the 1-215 Corridor, ("Project Areas") and

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

WHEREAS, Agency's proposed Smart and Final State Street Expansion Project (the "Project"), will assist in the implementation of the Plan for the Project Area and will help eliminate physical blighting conditions within the Project Area; and

WHEREAS, the Project is located within the Project Area; and

WHEREAS, the Agency must provide relocation assistance as required under Health and Safety Code Sections 33411, 33411.1 and the California Relocation Assistance Act of 1970; and

WHEREAS, the proposed Project will displace fourteen (14) households and six (6) businesses, who will be required to relocate into decent, safe and sanitary replacement dwellings; and

WHEREAS, it has been determined that there are sufficient replacement sites available to relocate any displaced households; and

WHEREAS, based on the Agency's contracted relocation company's report, the

1 relocation cost is estimated to be approximately \$658,927 for the relocation of six (6)
2 businesses and fourteen (14) households; and

3 **BE IT RESOLVED, DETERMINED, AND ORDERED** by the Board of Directors of
4 the Redevelopment Agency for the County of Riverside, State of California, in regular
5 session assembled on December 14, 2010, as follows:

6 1. That the Board hereby finds and declares that the above recitals are true
7 and correct.

8 2. That the Agency's relocation consultant, Paragon Partners LTD., has
9 estimated the relocation benefits to be approximately \$658,927 for the six (6)
10 businesses and fourteen (14) households tenants.

11 3. That the Board hereby allocates \$658,927 for relocation benefits and
12 assistance for the Smart and Final State Street Expansion Project.

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FORM APPROVED COUNTY COUNSEL

BY: *[Signature]* DATE: 11-22-10

BY: JANINA C. WILLIS