

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

506



FROM: Redevelopment Agency

SUBMITTAL DATE:
April 21, 2011

SUBJECT: Adoption of Resolution No. 2011-022, Authorization to Sell Real Property in the Unincorporated Community of Rubidoux by the Redevelopment Agency for the County of Riverside

RECOMMENDED MOTION: That the Board of Directors:

1. Conduct a public hearing with the Redevelopment Agency Board of Directors per Health and Safety Code 33431 and 33433;
2. Find that pursuant to Health and Safety Code 33433 subdivision (c), the sale of real property is exempt from requirements of 33433 subdivisions (a) and (b); and
3. Adopt Resolution No. 2011-022, Authorization to Sell Real Property by the Redevelopment Agency for the County of Riverside.

BACKGROUND: (Commences on Page 2)

Robert Field
Executive Director

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

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: Yes

| | | |
|-----------------------------|----------------------------------|--------------------------|
| SOURCE OF FUNDS: N/A | Positions To Be Deleted Per A-30 | <input type="checkbox"/> |
| | Requires 4/5 Vote | <input type="checkbox"/> |

C.E.O. RECOMMENDATION: APPROVE
BY:
County Executive Office Signature

Reviewed by: [Signature]
 CIP TEAM
 DATE: 4-21-11
 BY: ANITA C. WILLIS
 Environmental Concurrence

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

Redevelopment Agency

Adoption of Resolution No. 2011-022, Authorization to Sell Real Property in the Unincorporated Community of Rubidoux by the Redevelopment Agency for the County of Riverside

April 21, 2011

Page 2

BACKGROUND

The Redevelopment Agency for the County of Riverside owns a vacant parcel located at 5580 Molino Way with Assessor's Parcel Number 181-082-050, in the unincorporated community of Rubidoux within the Jurupa Valley Project Area. Agency intends to sell real property for \$1 to the Housing Authority of the County of Riverside (HACR), a public body, corporate, and politic of the State of California, to facilitate residential development and construction of an affordable homeownership opportunity in the community of Rubidoux.

HACR is requesting a total of \$173,000 in Redevelopment Low- and Moderate-Income Housing Funds to be used towards development and construction of the single-family home reserved for qualified low and moderate-income households who are first-time homebuyer. Funding sources include \$199,557 from the HACR's Development Fund. The estimated total development and construction cost of the project is approximately \$372,557. An affordability covenant will restrict occupancy to low and moderate-income owner-occupants for a minimum period of 45 years.

Agency Counsel has reviewed and approved as to form the attached resolution. Staff recommends that the Board of Supervisors adopt Resolution No. 2011-022, Authorization to Sell Real Property by the Redevelopment Agency for the County of Riverside.

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3 **RESOLUTION NUMBER 2011-022**
4 **AUTHORIZATION TO SELL REAL PROPERTY BY**
5 **THE REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE**
6 **ASSESSOR PARCEL NUMBER 181-082-050**
7 **(Second 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 California Community Redevelopment Law which is Part 1 of Division 24 of the
12 California Health and Safety Code (commencing with Section 33000 et seq.); and

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

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

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

24 **WHEREAS**, pursuant to Health and Safety Code Section 33431, any lease or
25 sale made pursuant to Section 33430 may be made without public bidding but only
26 after a public hearing, notice of which shall be given by publication for not less than
27 once a week for two weeks in a newspaper of general circulation published in the
28 county in which the land lies; and

WHEREAS, the Agency wishes to sell a vacant parcel located at 5580 Molino
Way, Riverside, CA 92509, referenced with Assessor Parcel Numbers 181-082-050,

1 in the unincorporated area of the County of Riverside in the community of Rubidoux
2 inside the Jurupa Valley Project Area (the "Property") to the Housing Authority of the
3 County of Riverside ("Authority"), a public body, corporate and politic of the State of
4 California; and

5 **WHEREAS**, Developer proposes to develop an affordable single-family home
6 for low and moderate-income households who are first-time homebuyers; and

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

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

13 **WHEREAS**, the sale of the property is consistent with the Implementation Plan
14 adopted by the Agency pursuant to Section 33490; and

15 **WHEREAS**, pursuant to Section 33433 of the Health and Safety Code, the
16 consideration is not less than the fair reuse value at the use and with the covenants
17 and conditions and development costs authorized by the sale or lease.

18 **NOW THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED** by
19 the Board of Directors for the County of Riverside, State of California, in regular
20 session assembled May 3, 2011, as follows:

- 21 1. That the Board of Directors hereby finds and declares that the above
22 recitals are true and correct.
- 23 2. The sales price of the Property is one dollar (\$1.00).
- 24 3. The fair reuse value of the Property has been determined to be one
25 dollar (\$1.00) after conditions, covenants, and criteria have been
26 imposed.
- 27 4. These conditions, covenants, and criteria will be recorded in the Official
28 Records of the County of Riverside and require Authority to construct a

FORM APPROVED COUNTY COUNSEL
BY: *[Signature]* DATE
ANITAC WILLS

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single-family home available to low and moderate-income first-time homebuyer households for a period of 45 years.

- 5. The proposed sale will provide housing for low and moderate-income households consistent with the implementation plan adopted for the Jurupa Valley Project Area.
- 6. That the Board of Directors herein authorizes the Agency to sell the Property to Authority for the development of affordable housing.

**THE
PRESS-
ENTERPRISE**

**CLASSIFIED
ADVERTISING**

PROOF

Printed by: Tinajero, Maria
at: 5:02 pm
on: Thursday, Mar 31, 2011

Ad #: 10607161

3450 Fourteenth St.
Riverside, CA 92501-3878
1-800-880-0345
951-684-1200
951-368-9018 Fax

Account Information

Phone #: (951) 955-3500
Name: EDA / RDA - HOUSING (TOM FAN)
Address: 3403 10TH STREET, SUITE 500
RIVERSIDE CA 92501
Acct #: 284373
Client:
Placed by: Der Xiong
Fax #: (951) 955-3131

Ad Copy:

**NOTICE OF PUBLIC HEARING
REDEVELOPMENT AGENCY FOR THE
COUNTY OF RIVERSIDE
INTENT TO SELL REAL PROPERTY**

April 15, 2011
Redevelopment Agency for the County of Riverside
3403 10th Street, Suite 500
Riverside, CA 92501
Der Xiong
(951) 955-3421

NOTICE IS HEREBY GIVEN that the Board of Directors of the Redevelopment Agency for the County of Riverside will conduct a public hearing to consider the sale of unimproved real property located in the unincorporated area of the County of Riverside in the community of Rubidoux at 5580 Molino Way, Riverside, CA 92509 and referenced with Assessor Parcel Number 181-082-050. The Redevelopment Agency intends to sell real property to the Housing Authority of the County of Riverside, a public body, corporate and politic of the State of California, to facilitate residential construction for an affordable homeownership opportunity. Said public hearing is scheduled to be held on May 3, 2011 at 9:30 am, in the meeting room of the Board of Directors, Riverside County, Administrative Center, 4080 Lemon Street, First Floor, Riverside, California.

Any interested person(s) may submit comments in writing to the Redevelopment Agency for the County of Riverside, Attention: Der Xiong, Development Specialist, Redevelopment Agency for the County of Riverside, 3403 10th Street, Suite 500, Riverside, CA 92501, by April 28, 2011 or may appear and be heard at the time and place of the public hearing.

The Board of Directors for the Redevelopment Agency for the County of Riverside may consider an action authorizing the sale of the above described real property at a regularly scheduled meeting following the above referenced public hearing in the meeting room of the Board of Directors, Riverside County, Administrative Center, 4080 Lemon Street, First Floor, Riverside, California.

4/15

Ad Information

Classification: Legals
Publications: Press-Enterprise

Start date: 04-15-11
Stop date: 04-15-11
Insertions: 1

Rate code: LE-County
Ad type: Ad Liner
Taken by: Tinajero, Maria

Size: 2x49.420
Bill size: 99.00x 5.14 agate lines

Amount due:

**THE
PRESS-
ENTERPRISE**

**CLASSIFIED
ADVERTISING**

PROOF

3450 Fourteenth St.
Riverside, CA 92501-3878
1-800-880-0345
951-684-1200
951-368-9018 Fax

Printed by: Tinajero, Maria
at: 4:56 pm
on: Thursday, Mar 31, 2011

Ad #: 10606536

Account Information

Phone #: (951) 955-3500
Name: EDA / RDA - HOUSING (TOM FAN)
Address: 3403 10TH STREET, SUITE 500
RIVERSIDE CA 92501

Acct #: 284373
Client:
Placed by: Der Xiong
Fax #: (951) 955-3131

Ad Copy:

**NOTICE OF PUBLIC HEARING
REDEVELOPMENT AGENCY FOR THE
COUNTY OF RIVERSIDE
INTENT TO SELL REAL PROPERTY**

April 3, 2011
Redevelopment Agency for the County of Riverside
3403 10th Street, Suite 500
Riverside, CA 92501
Der Xiong
(951) 955-3421

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4/3

Ad Information

Classification: Legals
Publications: Press-Enterprise

Start date: 04-03-11
Stop date: 04-03-11
Insertions: 1

Rate code: LE-County
Ad type: Ad Liner
Taken by: Tinajero, Maria

Size: 2x49.420
Bill size: 99.00x 5.14 agate lines

Amount due:

**THE
PRESS-
ENTERPRISE**

**CLASSIFIED
ADVERTISING RECEIPT**

Printed by: **Gribbin, Kristin**
at: **12:10 pm**
on: **Thursday, Apr 21, 2011**

Ad #: **10629853**

3450 Fourteenth St.
Riverside, CA 92501-3878
1-800-880-0345
951-684-1200
951-368-9018 Fax

Payment Information

| Date | Payment # | Type | Card Holder | Exp. | Approval | Amount |
|------------------------|-----------|------|-------------|------|----------|----------------|
| Total payments: | | | | | | \$ 0.00 |

Note: Advertising may be subject to credit approval.

Account Information

Phone #: (760) 863-7030
Name: ECONOMIC DEVELOPMENT
AGENCY
Address: COUNTY OF RIVERSIDE
82675 HIGHWAY 111 #4
INDIO CA 92201
Acct #: 096494
Client:
Placed by: MERVYN MANALO
Fax #: (951)

Ad Copy:

CORRECTION TO PUBLIC NOTICE
April 23, 2011

(951) 955-3421 Der Xiong
On April 3, 2011 and April 15, 2011, the Redevelopment Agency for the County of Riverside published a notice in this paper announcing to members of the public, pursuant to Section 6066 of the Government Code, a public hearing to consider the sale of unimproved real property located in the unincorporated area of the County of Riverside in the community of Rubidoux at 5580 Molina Way, Riverside, CA 92509 with Assessor Parcel Number 181-082-050.

The purpose of this Correction to Public Notice is to provide notice to the public that the said public hearing has been rescheduled from May 3, 2011 to May 10, 2011 at 9:30 am in the meeting room of the Board of Directors, Riverside County, Administrative Center, 4080 Lemon Street, First Floor, Riverside, California. 4/23

Gross price: \$ 57.20
Net price: \$ 57.20
Total payments: \$ 0.00

Amount Due: **\$ 57.20**

Ad Information

Classification: Legals
Publications: Press-Enterprise

Start date: 04-23-11
Stop date: 04-23-11
Insertions: 1

Rate code: LE-County
Ad type: Ad Liner
Taken by: Gribbin, Kristin

Size: 2x21.790
Bill size: 44.00x 5.14 agate lines