

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

825C



FROM: Economic Development Agency

SUBMITTAL DATE:
November 23, 2010

SUBJECT: Resolution No. 2010-306, Authorization to Sell Real Property by the Redevelopment Agency for the County of Riverside

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;
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. 2010-306, Authorization to Sell real property by the Redevelopment Agency for the County of Riverside.

BACKGROUND: (Commences on Page 2)

Lisa Brandl for
Robert Field
Assistant County Executive Officer/EDA
By Lisa Brandl, Managing 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:	2010/11

COMPANION ITEM ON BOARD OF DIRECTORS 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
Jennifer L. Sargent
BY: _____
County Executive Office Signature Jennifer L. Sargent

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Stone, seconded by Supervisor Buster and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Stone, Benoit and Ashley
Nays: None
Absent: Tavaglione
Date: December 7, 2010
xc: EDA, RDA, Auditor

Kecia Harper-Ihem
Clerk of the Board
By: *Kecia Harper-Ihem*
Deputy

(Comp. Item 4.3)

Prev. Agn. Ref.: 4.9 – 7/31/2007; 4.3 – 2/01/2010 | **District:** 2 | **Agenda Number:** 9.11

FORM APPROVED COUNTY COUNSEL BY: ANITA C. WILLIS DATE: 11-22-10 Departmental Concurrence

Dept's Recomm.: Consent Policy Per Exec. Ofc.: Consent Policy

Economic Development Agency

Resolution No. 2010-306, Authorization to Sell Real Property by the Redevelopment Agency for the County of Riverside

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BACKGROUND: The Redevelopment Agency for the County of Riverside (Agency) owns two parcels located at 3838 Pontiac Street and 3846 Pontiac Street, with Assessor Parcel Numbers 181-052-012 and 181-052-011, in the unincorporated community of Rubidoux within the Jurupa Valley Project Area. Agency intends to sell real property for One Dollar (\$1) to Habitat for Humanity Riverside, Inc. (Habitat), a California nonprofit public benefit corporation, to facilitate residential construction of two affordable homeownership opportunities in the community of Rubidoux.

Habitat is requesting a total of \$55,000 in Redevelopment Low- and Moderate-Income Housing funds to be used towards planning costs, permits and fees for the development and construction of two single-family homes reserved for qualified low-income first-time homebuyer households. Additional funding sources include donation of labor, materials and funds from various organizations. The estimated total development and construction cost of the project is approximately \$434,220. An affordability covenant will restrict occupancy to low-income owner-occupants for a minimum period of 45 years.

County Counsel has reviewed and approved as to form the attached resolution. Staff recommends that the Board of Supervisors adopt Resolution No. 2010-306, Authorization to Sell Real Property by the Redevelopment Agency for the County of Riverside.

**COUNTY RESOLUTION NUMBER 2010-306
AUTHORIZATION TO SELL REAL PROPERTY BY
THE REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE
ASSESSOR PARCEL NUMBERS 181-052-011 AND 181-052-012
(Second Supervisorial District)**

WHEREAS, the Redevelopment Agency for the County of Riverside (the "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 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 for Redevelopment Project Area Nos. 1-1986, Jurupa Valley, Mid-County, Desert Communities and the I-215 Corridor, as amended, (the "Project Areas"); and

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

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

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

WHEREAS, the Agency wishes to sell two (2) vacant parcels located at 3846 Pontiac Avenue and 3838 Pontiac Avenue, Riverside, CA 92509, referenced with

1 Assessor Parcel Numbers 181-052-011 and 181-052-012, in the unincorporated area
2 of the County of Riverside in the community of Rubidoux inside the Jurupa Valley
3 Project Area (the "Property") to Habitat for Humanity, Riverside, Inc. ("Habitat"), a
4 California nonprofit public benefit corporation; and

5 **WHEREAS**, Habitat proposes to develop two (2) affordable single-family
6 homes for low-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 Supervisors of the County of Riverside, State of California, in regular
20 session assembled December 14, 2010, as follows:

- 21 1. That the Board of Supervisors 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 Habitat to construct two

1 (2) single-family homes available to low-income first-time homebuyer
2 households for a period of 45 years.

3 5. The proposed sale will provide housing for low-income households
4 consistent with the implementation plan adopted for the Jurupa Valley
5 Project Area.

6 6. That the Riverside County Board of Supervisors herein authorizes the
7 Agency to sell the Property to Habitat for the development of affordable
8 housing.

9 **ADOPTED** by the Riverside County Board of Supervisors at a regular meeting
10 of said Board held on the 7th day of December, 2010, by the following vote:

11
12 **ROLL CALL:**

13 **AYES:** Buster, Stone, Benoit and Ashlèy

14 **NAYS:** None

15 **ABSENT:** Tavaglione

16 The foregoing is certified to be a true copy of a resolution duly
17 adopted by said Board of Supervisors on the date therein set forth.

18 KECIA HARPER-IHEM, Clerk of said Board

19 By: _____
20 Deputy

21
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23 **APPROVED AS TO FORM:**

24 PAMELA J. WALLS
25 County Counsel

26 BY: 
27 ANITA C. WILLIS, Deputy
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