

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

345



**FROM:** Economic Development Agency

**SUBMITTAL DATE:**  
June 28, 2011

**SUBJECT:** Resolution No. 2011-182, Approving Sale of Real Property by the Redevelopment Agency for the County of Riverside Assessor Parcel Number 255-070-013

**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; and
2. Adopt Resolution No. 2011-182, Approving Sale of Real Property by the Redevelopment Agency for the County of Riverside.

**BACKGROUND:** (Commences on Page 2)

Robert Field  
Assistant County Executive Officer/EDA

<b>FINANCIAL DATA</b>	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:	2011/12

**COMPANION ITEM ON BOARD OF DIRECTORS AGENDA:** Yes

**SOURCE OF FUNDS:** N/A

Positions To Be Deleted Per A-30   
Requires 4/5 Vote

**C.E.O. RECOMMENDATION:**

APPROVE

BY:   
Jennifer L. Sargent

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Ashley, 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: July 26, 2011

xc: EDA, RDA

Kecia Harper-Ihem  
Clerk of the Board

By:   
Deputy

(Comp. Item 4.5)

Prev. Agn. Ref.: 4.3 of 4/20/2010

District: 5

Agenda

9.30

FORM APPROVED COUNTY COUNSEL  
BY: ANITA C. WILLIS  
6-28-11  
Departmental Concurrence

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

**BACKGROUND:**

On July 29, 2008, the Board of Directors ("Board") gave approval for the acquisition of the property located at the southwest corner of Center Street and Michigan Ave in the unincorporated community of Highgrove with Assessor Parcel Number of 255-070-013 (site), pursuant to Health and Safety Codes 33431 and 33433. When the site was purchased by the Redevelopment Agency for the County for Riverside (agency) it consisted of a vacant blighted lot. When the site was acquired by the agency, it was acquired for the purpose of removing blight and future development.

The agency has since built a public library on a portion of the site (.72 acres) which opened in March 2011. The agency has decided that the best use for the balance of the land would be to build an affordable housing project. The agency is in the process of subdividing the site into two separate lots, a .72 acre lot where the current public library is located and a 6.71 acre lot for developing an affordable housing project for low-income households. As such, the agency wishes to sell the 6.71 acre lot to Workforce Homebuilders LLC (Developer) for the development of an affordable housing project. The Developer is proposing to build an 89-unit multifamily affordable housing complex for low-income households (Project). On April 20, 2010, the Board of Directors approved an Exclusive Negotiation Agreement (ENA) with the Developer. The ENA included a loan to the Developer in the amount of \$550,000 for expenses incurred in the entitlement process.

The Developer is in the process of applying for other gap financing, including but not limited to, funding from the Federal Home Loan Affordable Housing Program, and Federal and/or State tax credit financing for the development and construction of the Project. Some of the gap financing that the Developer will be applying for requires that the Developer have site control so staff is recommending approval of Resolution No. 2011-182, Approving Sale of Real Property by the Redevelopment Agency for the County of Riverside, for the sale of the Project Site to Workforce Homebuilders LLC, legal description of proposed Project Site is attached hereto as Attachment A.

The agency is proposing to enter into a Disposition and Development Agreement ("Agreement") with the Developer for the development of the Project.

County Counsel has approved the attached Resolution as to form. Staff recommends that the Board adopt Resolution No. 2011-182, Sale of Real Property by the Redevelopment Agency for the County of Riverside.

**FINANCIAL DATA:**

All the costs related to the development of the project will be fully funded with Redevelopment Housing Set Aside Funds. The agency has budgeted this expense in the FY 2011/12 budget.

**Attachments:**

Resolution No. 2011-182  
Summary Report Disposition and Development

**COUNTY RESOLUTION NO. 2011-182**  
**APPROVING SALE OF REAL PROPERTY BY THE**  
**REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE**  
**ASSESSOR PARCEL NUMBER 255-070-013**  
**(Fifth 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 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 Section 33430 of the Health and Safety Code, the Agency may, within the survey area or for 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 33433, before any property of the agency acquired in whole or in part, directly or indirectly, with tax increment moneys is sold or leased for development pursuant to the redevelopment plan, the sale or lease shall first be approved by the legislative body by resolution after a public hearing; and

1           **WHEREAS**, the Agency wishes to sell a section of a vacant parcel located at the  
2 southwest corner of Center Street and Michigan Ave with Assessor Parcel Number of 255-070-  
3 013 ("Site") to Workforce Homebuilders LLC ("Developer"); and

4           **WHEREAS**, the Agency is in the process of subdividing the Site into two separate legal  
5 parcels;

6           **WHEREAS**, the proposed legal description of the section of the Site intended for sale to  
7 Developer is attached hereto as Attachment A;

8           **WHEREAS**, the Developer is proposing to develop an eighty nine (89) unit affordable  
9 housing apartment complex; and

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

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

15           **WHEREAS**, the sale of the Site will assist Agency in providing housing for families of  
16 low- or moderate-income; and

17           **WHEREAS**, the sale of the Site is consistent with the Implementation Plan adopted by  
18 the Agency pursuant to Section 33490; and

19           **WHEREAS**, the consideration is not less than the fair reuse value at the use and with  
20 the covenants and conditions and development costs authorized by the sale or lease.

21           **NOW THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED** by the  
22 Board of Supervisors of the County of Riverside, State of California, in regular session  
23 assembled July 12, 2011, as follows:

24           1.       That the Board of Supervisors hereby finds and declares that the above recitals  
25 are true and correct.

26           2.       That the Board of Supervisors approves the Agency selling the Site to the Developer.

27       ///       ROLL CALL:

28       ///       Ayes:        Buster, Stone, Benoit, and Ashley

          Nays:       None

          Absent:    Tavaglione

The foregoing is certified to be a true copy of a  
resolution duly adopted by said Board of Super-  
visors on the date therein set forth.

KECIA HARPER-IHEM Clerk of said Board

By \_\_\_\_\_ Deputy

FORM APPROVED COUNTY COUNSEL

BY: *[Signature]* ANITA Q. WILKINS 6-28-11

DATE

MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



**9.24**

9:30 a.m. being the time set for public hearing on the recommendation from the Economic Development Agency regarding a Public Hearing on the Adoption of Resolution 2011-182, Approving Sale of Real Property by the Redevelopment Agency for the County of Riverside, APN 255-070-013, 5<sup>th</sup> District.

On motion of Supervisor Buster, seconded by Supervisor Ashley and duly carried, IT WAS ORDERED that the above matter is continued to Tuesday, July 26, 2011 at 9:30 a.m.

Roll Call:

Ayes: Buster, Stone, Benoit and Ashley  
Nays: None  
Absent: Tavaglione

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on July 12, 2011 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors  
Dated: July 12, 2011  
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

(seal)

By: Kareem M. [Signature] Deputy

AGENDA NO.  
**9.24**

xc: EDA, CØB



MEMORANDUM  
EXECUTIVE OFFICE, COUNTY OF RIVERSIDE

**Bill Luna**  
County Executive Officer

**Jay E. Orr**  
Assistant County Executive Officer

**TO:** Kecia Harper-Ihem, COB

**FROM:** Jay E. Orr, Assistant CEO

**DATE:** July 7, 2011

**RE: CONTINUANCE**

Please continue the item below to July 26, 2011:

✓ 9.24 ECONOMIC DEVELOPMENT AGENCY: Public Hearing on the Adoption of Resolution 2011-182, Approving Sale of Real Property by the Redevelopment Agency for the County of Riverside, APN 255-070-013, 5<sup>th</sup> District.

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**Riverside County Board of Supervisors  
Request to Speak**

Submit request to Clerk of Board (right of podium),  
Speakers are entitled to three (3) minutes, subject  
Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** Juan Garcia

**Address:** 193 Goldenrod Ave. P  
(only if follow-up mail response requested)

**City:** Perry **Zip:** 92570

**Phone #:** 951-955-3418

**Date:** 7/26 **Agenda #:** 9.30

**PLEASE STATE YOUR POSITION BELOW:**

**Position on "Regular" (non-appealed) Agenda Item:**

**Support**       **Oppose**       **Neutral**

**Note:** If you are here for an agenda item that is filed  
for "Appeal", please state separately your position on  
the appeal below:

**Support**       **Oppose**       **Neutral**

**I give my 3 minutes to:** \_\_\_\_\_

**Riverside County Board of Supervisors  
Request to Speak**

Submit request to Clerk of Board (right of podium),  
Speakers are entitled to three (3) minutes, subject  
Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** TONY MIZE

**Address:** \_\_\_\_\_  
(only if follow-up mail response requested)

**City:** RIVERSIDE **Zip:** 92507

**Phone #:** (909) 957-4810

**Date:** 7/26/11 **Agenda #** 9.30+4.5 @ 1:30PM

**PLEASE STATE YOUR POSITION BELOW:**

**Position on "Regular" (non-appealed) Agenda Item:**

**Support**       **Oppose**       **Neutral**

**Note:** If you are here for an agenda item that is filed  
for "Appeal", please state separately your position on  
the appeal below:

**Support**       **Oppose**       **Neutral**

**I give my 3 minutes to:** \_\_\_\_\_