

**SUBMITTAL TO THE BOARD OF COMMISSIONERS
HOUSING AUTHORITY
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

729
A



FROM: Housing Authority

SUBMITTAL DATE:
April 16, 2015

SUBJECT: Resolution No. 2015-008, Notice of Intention to Sell Real Property located in the City of Coachella, District 4, [\$5,500]; 100% Riverside County Housing Successor 2006 Series A Taxable Bond Funds

RECOMMENDED MOTION: That the Board of Commissioners:

1. Adopt Resolution No. 2015-008, Notice of Intention to Sell Real Property identified as Assessor's Parcel Number 778-091-005 located in the City of Coachella, and setting a public hearing date in accordance with Health and Safety Code Section 34312.3;
2. Authorize the Housing Authority to negotiate the sale of 7,813 square feet (0.18 acres) of vacant land to the City of Coachella and to incur typical transaction costs including staff time, appraisal cost, title insurance and other due diligence costs of \$5,500; and
3. Authorize and Direct the Clerk of the Board to give notice in accordance with Government Code Section 6066.

BACKGROUND:

Summary

(Commences on Page 2)

Robert Field

Robert Field
Executive Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 5,500	\$ 0	\$ 5,500	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

SOURCE OF FUNDS: Riverside County Housing Successor 2006 Series A Taxable Bond Funds	Budget Adjustment: No
	For Fiscal Year: 2014/2015

C.E.O. RECOMMENDATION:

APPROVE

BY: *Rohini Dasika*
Rohini Dasika

County Executive Office Signature

MINUTES OF THE HOUSING AUTHORITY BOARD OF COMMISSIONERS

On motion of Commissioner Ashley, seconded by Commissioner Tavaglione and duly carried, IT WAS ORDERED that the above matter is approved as recommended, and is set for public meeting on or after May 19, 2015 at 10:30 a.m.

Ayes: Jeffries, Tavaglione, Washington and Ashley
Nays: None
Absent: Benoit
Date: April 28, 2015
xc: Housing Authority

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

Prev. Agn. Ref.: 6-4-13 10.1

District: 4

Agenda Number:

10-2

FORM APPROVED COUNTY CC SEL
BY: *GREGORY P. PRIAMOS* 4/17/15
DATE

Departmental Concurrence

FISCAL PROCEDURES APPROVED
PAUL ANGULO, CPA AUDITOR-CONTROLLER
BY: *Esteban Hernandez* 4/15/15

A...
 Positions Added
 4/5
 Change Order
 Vote

SUBMITTAL TO THE BOARD OF COMMISSIONERS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

Housing Authority

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PAGE: 2 of 2

BACKGROUND:

Summary

On January 25, 2012, pursuant to Health and Safety Code 34176, the City of Coachella elected not to retain responsibility for the housing assets and functions of the former Coachella Redevelopment Agency (Former RDA), thus transferring these assets and functions to the Housing Authority of the County of Riverside (Housing Authority).

On June 4, 2013, the Board of Commissioners of the Housing Authority approved and authorized a Memorandum of Understanding (MOU) between the Housing Authority and the City of Coachella. The MOU, among other things, accepted the transfer of housing assets and functions of the Former RDA under a reservation of rights to the Housing Authority.

One of the transferred housing assets includes a vacant parcel consisting of 7,813 square feet (0.18 acres), located on 5th Street at Palm Avenue, in the City of Coachella, identified as Assessor's Parcel Number 778-091-005 (Site).

This Housing Authority considered developing the Site. After due consideration, it was determined to be too costly for development as a single family home and too small for multi-family housing. The Housing Authority proceeded to offer the site for sale. An independent appraisal conducted by Lidgard and Associates Inc., determined the fair market value of the Site to be \$12,000. The City of Coachella is interested in acquiring the site to be used for a public purpose. The sale of the Site and the use of all disposition proceeds shall occur pursuant to Health and Safety Code Section 34312.3.

Impact on Citizens and Businesses

The sale will have a positive impact on the citizens and businesses of the City of Coachella as the City anticipates using the land for a public purpose. The net sale proceeds will be used by the Housing Authority for affordable housing purposes within the County of Riverside.

SUPPLEMENTAL:

Additional Fiscal Information

No impact upon the Housing Authority's General Fund. Typical transaction costs paid by the Housing Authority will be fully funded with 2006 Series A Taxable Housing Bonds. No budget adjustment is necessary.

Contract History and Price Reasonableness

Not applicable at this time as this is a notice of intention to sell.

Attachment: Resolution No. 2015-008
Site Map

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Housing Authority

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2
3 **RESOLUTION NO. 2015-008**
4 **NOTICE OF INTENTION TO SELL REAL PROPERTY**
5 **LOCATED AT 5TH STREET AND PALM AVENUE**
6 **CITY OF COACHELLA, CALIFORNIA**
7 **(Assessor's Parcel Number 778-091-005)**
8

9 **WHEREAS**, Health and Safety Code Section 34312.3 allows housing authorities
10 to sell housing projects, after a public hearing, so long as the proceeds of any sale, net
11 the cost of sale, are used directly to assist a housing project pursuant to Health and
12 Safety Code Section 34312.3 for persons of low income, and the funds in any trust
13 fund established pursuant to Health and Safety Code Section 34312.3(f) are used
14 directly to assist housing units for persons of very low income;

15 **WHEREAS**, the Housing Authority of the County of Riverside ("Housing
16 Authority") owns vacant land consisting of 7,813 square feet (0.18 acres), located on
17 5th Street at Palm Avenue, in the City of Coachella, identified by Assessor's Parcel
18 Number 778-091-005 ("Property"). The Property is a housing project pursuant to Health
19 and Safety Code Section 34312.3;

20 **WHEREAS**, a fee simple interest in the Property was transferred to the Housing
21 Authority in its capacity as "housing successor" to the former Coachella
22 Redevelopment Agency pursuant to Health and Safety Code Section 34176 which was
23 added by the Redevelopment Dissolution Act (Assembly Bill X 1 26 which added Parts
24 1.8 and 1.85 to Division 24 of the Health and Safety Code, including amendments
25 thereto);

26 **WHEREAS**, the Housing Authority is unable to develop the Property as
27 affordable housing and desires to sell the Property to the City of Coachella for the
28 purchase price of Twelve Thousand Dollars (\$12,000) to be used for a public purpose;

1 **WHEREAS**, the net sale proceeds will be used for affordable housing purposes
2 pursuant to Health and Safety Code Section 34312.3; and

3 **WHEREAS**, the City of Coachella and the Housing Authority concur that it would
4 be in both parties best interest to convey the Property to the City of Coachella.

5 **NOW THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED** by
6 the Board of Commissioners of the Housing Authority of the County of Riverside in
7 regular session assembled April 28, 2015 and **NOTICE IS HEREBY GIVEN**, pursuant
8 to Section 34312.3 of the Health and Safety Code, that this Board at its public meeting
9 on or after May 12, 2015 at 10:30 a.m. in the meeting room of the Board of
10 Commissioners located on the 1st floor of the County Administrative Center, 4080
11 Lemon Street, Riverside, California, intends to authorize a transaction in which the
12 Housing Authority of the County of Riverside will convey to the City of Coachella, by
13 Grant Deed, that certain real property located at 5th Street and Palm Avenue in the City
14 of Coachella, County of Riverside, California, consisting of an approximately 7,813
15 square foot (0.18 acre), identified as Assessor's Parcel Number 778-091-005, as more
16 particularly described on Exhibit "A" attached hereto and incorporated herein by this
17 reference ("Property"), for a purchase price of Twelve Thousand Dollars (\$12,000.00).

18 **BE IT FURTHER RESOLVED AND DETERMINED** that the Housing Authority of
19 the County of Riverside anticipates expending approximately Five Thousand Five
20 Hundred Dollars (\$5,500.00) for typical transaction costs including staff time, appraisal
21 costs, title insurance and other due diligence relating to the sale of Property.

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FORM APPROVED COUNTY COUNSEL
BY: *Cheryl L. Brown* 4-13-15
JHAILA R. BROWN DATE

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BE IT FURTHER RESOLVED AND DETERMINED that the Clerk of the Board of Commissioners is directed to give notice hereof as provided in Section 6066 of the Government Code.

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ROLL CALL:

Ayes: Jeffries, Tavaglione, Washington and Ashley
Nays: None
Absent: Benoit

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

KECIA HARPER-IHEM, Clerk of said Board

By

KeCIA Harper-Ihem

Deputy

1 EXHIBIT A

2 LEGAL DESCRIPTION

3
4 All that certain real property situated in the City of Coachella, County of Riverside, State of
5 California, described as follows:

6
7 PORTIONS OF LOTS 9 AND 10 OF BLOCK 4 OF MAP OF COACHELLA, IN THE CITY OF
8 COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP
9 RECORDED IN BOOK 6, PAGE 49 OF MAPS, OFFICIAL RECORDS OF RIVERSIDE
10 COUNTY, DESCRIBED AS FOLLOWS:

11 COMMENCING AT THE MOST EASTERLY CORNER OF LOT 11 OF SAID MAP OF
12 COACHELLA; THENCE SOUTH 53° 56' 00" WEST ALONG THE SOUTHEASTERLY LINES
13 OF SAID LOTS 11 AND 10, A DISTANCE OF 62.50 FEET TO THE TRUE POINT OF
14 BEGINNING;

15 THENCE CONTINUING SOUTH 53° 56' 00 WEST ALONG THE SOUTHEASTERLY LINES
16 OF LOTS 10 AND 9, A DISTANCE OF 62.50 FEET TO A LINE PARALLEL WITH AND AT A
17 PERPENDICULAR OF 25.00 FEET SOUTHWEST OF THE SOUTHWESTERLY LINE OF
18 SAID LOT 10;

19 THENCE NORTH 36° 04' 00" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF
20 125.00 FEET TO THE SOUTHEAST LINE OF FIFTH STREET AS SHOWN ON SAID MAP
21 OF COACHELLA;

22 THENCE NORTH 53° 56' 00" EAST ALONG SAID SOUTHEAST LINE, A DISTANCE OF
23 62.50 FEET TO A LINE PARALLEL WITH AND AT A PERPENDICULAR DISTANCE OF
24 12.50 FEET SOUTHWEST OF THE SOUTHWESTERLY LINE OF SAID LOT 11;

25 THENCE SOUTH 36° 04' 00" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF
26 125.00 FEET TO THE TRUE POINT OF BEGINNING.

27
28 APN: 778-091-005-1

SITE MAP

SUBJECT PROPERTY



Aerial view of the subject property located on the southerly side of 5th Street, beginning 212.50 feet westerly of Palm Avenue, within the City of Coachella.

APN: 778-091-005