

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



**ITEM: 10.2
(ID # 13910)**

MEETING DATE:

Tuesday, December 08, 2020

FROM: HOUSING AUTHORITY:

SUBJECT: HOUSING AUTHORITY: Adoption of Resolution No. 2020-010, Objecting to the Public Sale of Tax Defaulted Property and Offer to Purchase Certain Fee Simple Interests in Real Property with Assessor's Parcel Number 751-160-015 Located in Riverside County, State of California, from County of Riverside Treasurer-Tax Collector's Office, District 4. [\$19,887 - Low and Moderate Income Housing Asset Funds 100%]

RECOMMENDED MOTION: That the Board of Commissioners:

1. Adopt Resolution No. 2020-010, Objecting to the Public Sale of Tax Defaulted Property and Offer to Purchase Certain Fee Simple Interests in Real Property with Assessor's Parcel Number 751-160-015 (Property) Located on Middleton Street in unincorporated area of Riverside County, State of California; and
2. Authorize the Deputy Executive Director of the Housing Authority of the County of Riverside, or designee, to take all the necessary steps to submit the application to purchase and execute all the documents necessary to submit the Offer to Purchase for the Properties including, but not limited to, signing subsequent necessary and relevant documents, subject to approval as to form by County Counsel.

ACTION: Policy


Heidi Marshall | Director, Housing, Homelessness Prevention | 11/19/2020

MINUTES OF THE BOARD OF COMMISSIONERS

On motion of Supervisor Spiegel, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: December 8, 2020
xc: Housing Authority

Kecia R. Harper
Clerk of the Board

By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$19,887	\$0	\$19,887	\$0
NET COUNTY COST	\$0	\$0	\$0	\$0
SOURCE OF FUNDS: Low- and Moderate-Income Housing Asset Funds 100%			Budget Adjustment:	No
			For Fiscal Year:	20/21

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The County of Riverside Tax Collector's Office ("County") issued a list of tax-defaulted properties subject to public sale by auction. The Housing Authority of the County of Riverside ("HACR") is interested in acquiring one (1) of these Properties ("Property") through the California Revenue and Taxation Code tax sale process prior to the County's tax sale auction.

Although the HACR has notified the County of its intent to purchase the Property, the HACR must formally object to the sale by Resolution from the Board of Commissioners pursuant to California Revenue and Taxation Code Section 3695. A Resolution from the Board of Commissioners must be adopted by the Board of Commissioners objecting to the public sale of the Property along with related fees.

The Property that the HACR desires to purchase is identified with Assessor's Parcel Number 751-160-015, which is located on Middleton Street within the unincorporated community of Oasis, County of Riverside, State of California. The Property is described and depicted in the attached legal description, Assessor's parcel map and Site map. The HACR desires to purchase the Property in order for it to be included in the development of a 105 affordable housing multifamily project. The Housing Authority already owns all of the property surrounding the property, and the parcel is needed to facilitate the active transportation improvements along Middleton Road. The HACR has determined the total purchase price for the Property is \$19,886.17.

To purchase the Property, the HACR shall pay for all notice costs of the sale in a newspaper of general circulation in the County pursuant to Section 3800 of the California Revenue and Taxation Code. Therefore, the total purchase price for the Property is \$19,886.17, plus the cost of giving notice of the Agreement for Purchase and Sale. The HACR recommends that the Board adopt Resolution No. 2020-010.

Under the County Tax Collector's rules, current Property owners may pay the back taxes and assessments at any time during the first year (one year) processing period, so it is possible that the Property could be removed from the tax defaulted inventory prior to the HACR's purchase being consummated.

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COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

Resolution No. 2020-010 has been reviewed and approved as to form by County Counsel.

Impact on Residents and Businesses

The acquisition of this parcel will allow a 105 affordable housing project to move forward, providing very much needed housing opportunities for farmworker families.

ATTACHMENTS:

- Resolution No. 2020-010
- APN 751-160-015 Legal- Exhibit A; Assessor Map - Exhibit B; Site Map - Exhibit C



Marcus Maltese

11/30/2020



Gregory I. Priamos, Director County Counsel

11/23/2020

Board of Commissioners

Housing Authority of
the County of Riverside

RESOLUTION NO. 2020-010

A RESOLUTION OF THE BOARD OF COMMISSIONERS FOR THE HOUSING AUTHORITY OF THE COUNTY OF RIVERSIDE OBJECTING TO THE PUBLIC SALE OF TAX DEFAULTED PROPERTY AND OFFER TO PURCHASE FEE SIMPLE INTERESTS IN REAL PROPERTY WITH ASSESSOR'S PARCEL NUMBER 751-160-015 LOCATED ON MIDDLETON STREET IN UNINCORPORATED AREA OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, FROM COUNTY OF RIVERSIDE TREASURER-TAX COLLECTOR'S OFFICE

WHEREAS, the County of Riverside Treasurer Tax Collector's office has notified public agencies of its intent to sell tax-defaulted property for the purpose of collecting back taxes and penalties; and

WHEREAS, the Housing Authority of the County of Riverside ("HACR") has reviewed the proposed parcels for sale in areas of Riverside County, State of California and has determined that the fee interest in Assessor's Parcel Number 751-160-015 (the "Property") is essential for the development of an affordable housing project; and

WHEREAS, the County of Riverside Treasurer-Tax Collector's office has determined that the cost of acquisition is \$19,886.17, plus the non-refundable costs of the legal notices published in newspapers of general circulation published in Riverside County; and

WHEREAS, the HACR desires to purchase the Property from the County of Riverside Treasurer-Tax Collector's office and has sufficient funds available to complete the purchase; and

WHEREAS, the acquisition of the Property will allow the HACR to develop an affordable housing project for the benefit of very low income families in Riverside County;

NOW THEREFORE, BE IT RESOLVED, FOUND, DETERMINED AND ORDERED by the Board of Commissioners of the Housing Authority of the County of Riverside ("Board"), in regular session assembled on December 8, 2020, in the meeting room of the Board of Commissioners located on the 1st floor of the County Administrative Center, 4080 Lemon

RESOLUTION NUMBER 2020-010
Oasis Villas Parcel Acquisition

DEC 08 2020 10.2

FOR APPROVED COUNTY COUNSEL
BY *SANTHIA M. GUNZEL* 11-23-2020
DATE
SANTHIA M. GUNZEL

1 Street, Riverside, California, that the Board:

- 2 1) Objects to the public sale of the Tax Defaulted Property.
- 3 2) Offers to purchase the Property for approximately \$19,886.17, plus all costs of the sale
4 including the cost of giving notice.
- 5 3) Identifies the legal description for the Property as described in Exhibit "A" and depicted
6 in Exhibit "B" and Exhibit "C", attached hereto by reference.
- 7 4) Declares that the purchase of the Property is to be dedicated for the development of an
8 affordable housing project for the public benefit of very low-income families in Riverside
9 County.
- 10 5) Authorize the Deputy Executive Director of the Housing Authority of the County of
11 Riverside, or designee, to submit the application to purchase and to execute in the name
12 of HACR all documents necessary to submit the Offer to Purchase and consummate the
13 purchase of the Property, including but not limited to, signing subsequent necessary and
14 relevant documents.

15 //
16 ROLL CALL:

17 // Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
18 // Nays: None
19 // Absent: None

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

23 //
24 //
25 //
26 //
27 //
28 //
Kecia R. Harper, Clerk of said Board

By Priscilla East
Deputy

333229

RECEIVED FOR RECORD
AT 8:30 O'CLOCK A.M.

SEP - 7 1990

Recorded to General Records
of Riverside County, California
Recorder
Pages 5

1895 THE DAILY NEWS

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

which, pursuant to law was declared to be Tax-Defaulted on JUNE 30, 1983
for the nonpayment of delinquent taxes in the amount of \$ 95.78
for the fiscal year 19 82 - 19 83. Default Number 751160015-0000

RIVERSIDE

Notice is hereby given by the Tax Collector of _____
County that five or more years have elapsed since the duly assessed
and legally levied taxes on the property described herein were declared
in default and that the property is subject to sale for nonpayment of
taxes and will be sold unless the amount required to redeem the
property is paid to the Tax Collector of said County before sale. The

real property subject to this notice is assessed to GRANT
OLLA J & ELSIE M and is
situated in said county, State of California, described as follows: 751160015-8

(Assessor's Parcel Number)

THAT PORTION OF LOT 1 OF THE SUBDIVISION OF A PORTION OF SECTION 17,
TOWNSHIP 7 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS
SHOWN BY MAP ON FILE IN BOOK 10, PAGE 23 OF MAPS, RIVERSIDE COUNTY
RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF THE NORTHEASTERLY ONE-HALF
ACRE OF THE SOUTHWESTERLY THREE-QUARTERS ACRE OF SAID LOT 1; THENCE
SOUTH 44 DEGREES 25 MINUTES EAST, ALONG THE SOUTHWESTERLY LINE OF SAID
ONE-HALF ACRE, 130 FEET, TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 45
DEGREES 35 MINUTES WEST 20 FEET; THENCE SOUTH 44 DEGREES 25 MINUTES EAST
20 FEET; THENCE NORTH 45 DEGREES 35 MINUTES EAST 20 FEET; THENCE NORTH
44 DEGREES 25 MINUTES WEST 20 FEET TO THE POINT OF BEGINNING.

STATE OF CALIFORNIA
RIVERSIDE }
COUNTY } ss. JULY 2, 1990
JULY 2, 1990 R. WAYNE WATTS

EXECUTED ON
JULY 2, 1990

By

[Signature]
Tax Collector

On _____, known
to me to be both the Tax Collector of said County and the person who executed this
document, personally appeared before me and acknowledged having executed the
same as Tax Collector.

WILLIAM E. CONERLY

County Clerk and Ex Officio Clerk
of the Superior Court

[Signature]
Deputy



§§ 3691, 3691.1, 3691.2 R & T Code

END RECORDED DOCUMENT

Exhibit B Assessor's Parcel Map
 APN 751-160-015

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

POR. NE 1/4 SEC. 17 T.7S R.8E

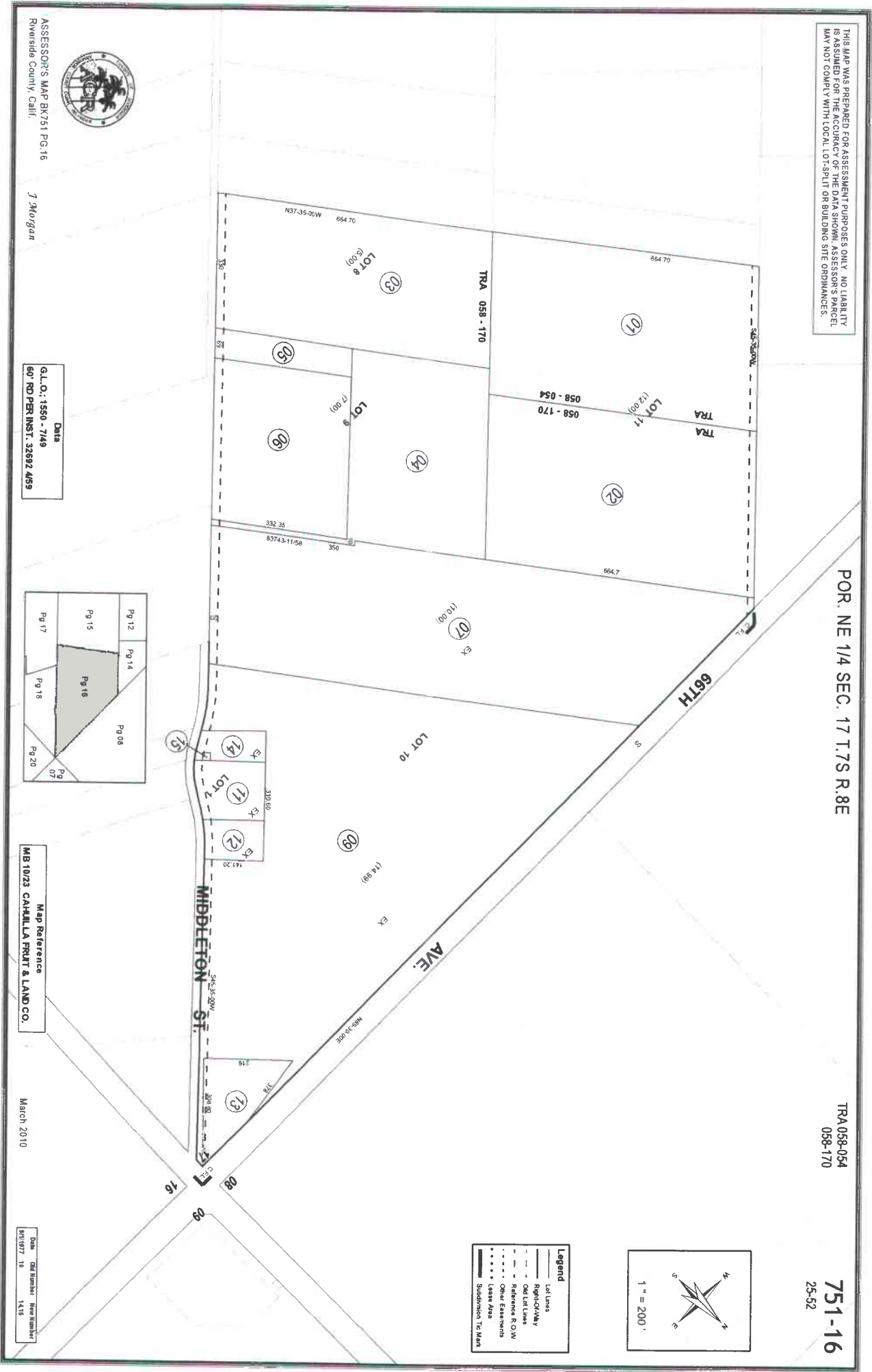
TRA 058-054
 058-170

751-16
 25-52



Legend

- Lot Lines
- Right-Of-Way
- Old Lot Lines
- Reference R.O.W
- Other Easements
- Lease Area
- Subdivision Tr. Mark



ASSESSOR'S MAP BK751 PG.16
 Riverside County, Calif.

J Morgan

Data
 G.L.O.: 1550 - 7149
 60' RD PER INST. 32892 459

Pg 12	Pg 14	Pg 08
Pg 15	Pg 16	Pg 07
Pg 17	Pg 18	Pg 20

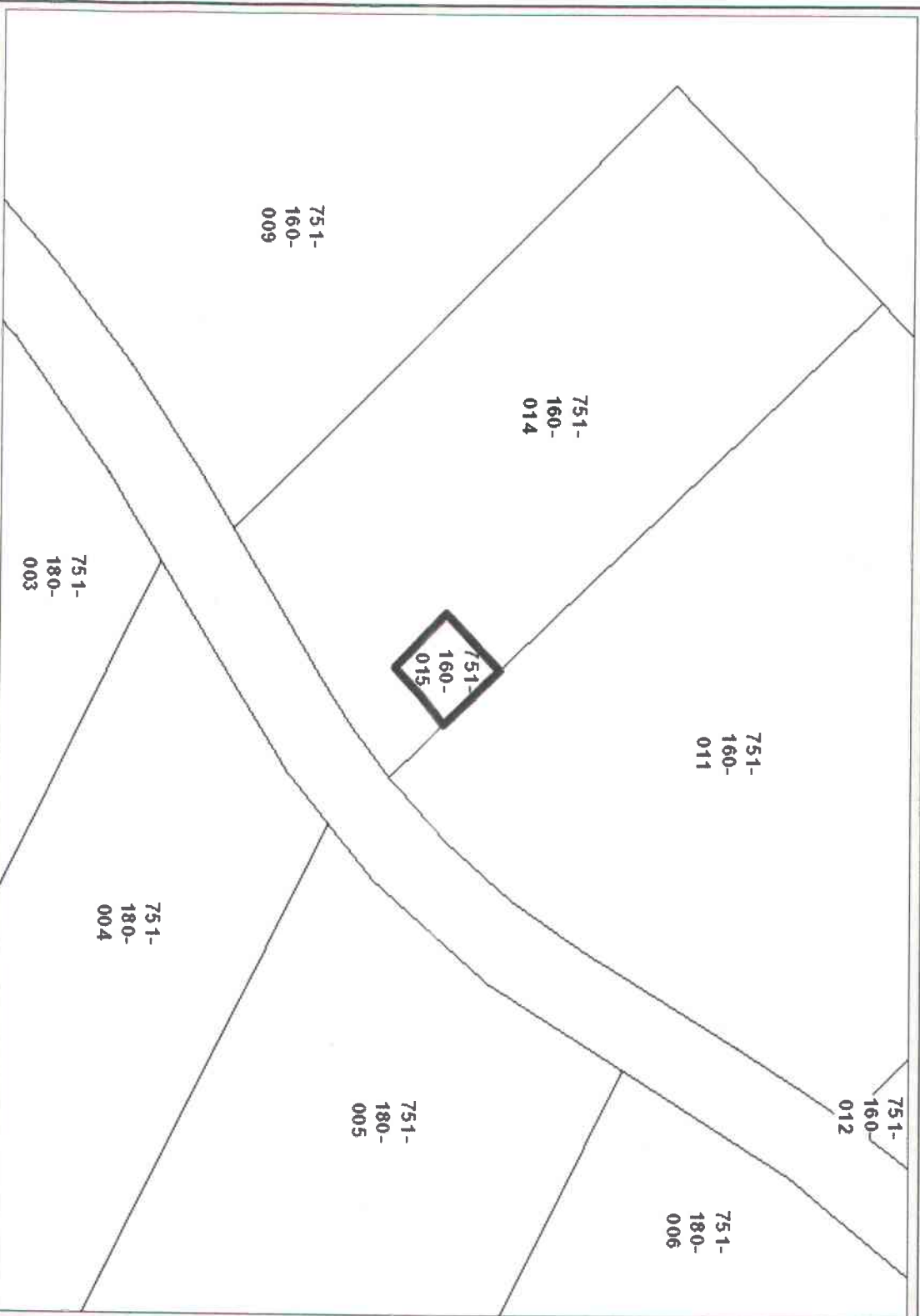
Map Reference
 MB 1023 CAHULLA FRUIT & LAND CO.

March 2010

Date	Old Number	New Number
9/1/97	10	1415

EXHIBIT C SITE MAP

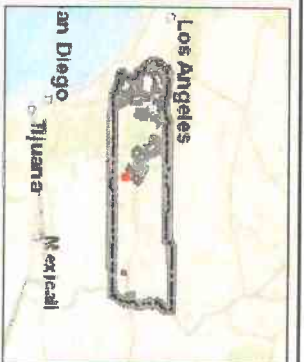
APN 751-160-015



IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 11/23/2020 10:50:02 AM

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- Legend**
- Parcel APNs
 - Parcels
 - Blueline Streams
 - City Areas
 - World Street Map

Notes

Notes area for additional information.