

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



ITEM: 3.24
(ID # 27231)

MEETING DATE:
Tuesday, May 20, 2025


FROM : HOUSING AND WORKFORCE SOLUTIONS

SUBJECT: HOUSING AND WORKFORCE SOLUTIONS (HWS): Adoption of Resolution No. 2025-066, A Resolution of the County of Riverside Finding and Declaring that Certain Real Property Located in the City of Desert Hot Springs, County of Riverside, State of California, Identified as APN 656-040-039 is "Exempt Surplus Land" Under the Surplus Land Act; District 4. [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2025-066, A Resolution of the County of Riverside Finding and Declaring that Certain Real Property Located in the City of Desert Hot Springs, County of Riverside, State of California, Identified as APN 656-040-039 is "Exempt Surplus Land" Under the Surplus Land Act.

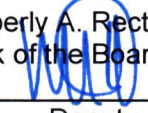
ACTION:Policy


Heidi Marshall, Director 3/4/2025

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: May 20, 2025
xc: HWS

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: N/A			Budget Adjustment:	No
			For Fiscal Year:	24/25

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Pursuant to Government Code Section 54222.3, the County of Riverside (County) may declare County owned land exempt from the Surplus Land Act if Project meets exemption criteria outlined in the Government Code Section 54221(b)(4). In order to meet exemption criteria a project must be used as affordable housing, restrict 100 percent of the units for low-income or moderate-income families, with at least 75 percent of the units restricted to individuals or families that qualify as lower-income households, remain affordable for a minimum of 55 years, benefit the community, and meet other additional requirements. Through this action, the County seeks to declare County owned land located at Palm Drive and Park Lane in the City of Desert Hot Springs, County Assessor's Parcel Number 656-040-039 as exempt surplus land from the Surplus Land Act.

County staff issued Request for Qualifications No. 2023-100 (RFQ 2023-100) for a collaborative developer partner to develop affordable housing on the Property. Thirteen proposals were received and after thorough review of all proposals, County staff selected Abode Communities, a California nonprofit public benefit corporation (Abode), as its collaborative developer partner. The selection was due to, among other things, Abode's extensive experience in the development of affordable housing, sustained history of leveraging multiple funding sources, and excellent reference. The County owned parcel currently is home to the Desert Hot Springs Library, Desert Hot Springs Family Resource Center and the Riverside County Community Action Partnership offices. The balance of the parcel is vacant and intended for affordable housing as stated in RFQ 2023-100.

The project (Proposed Project) is slated to consist of approximately one hundred and eighty (180) affordable rental housing units consisting of 60 one-bedroom units, 75 two-bedroom units, and 45 three-bedroom units (two units will be set-aside for on-site managers); a community-serving commercial building of approximately 12,000 square feet; a resident center with outdoor pool and play area, and related infrastructure such as public improvements and other utilities, (collectively defined herein as the Project). The Project will provide affordable housing to persons and families at the low and very low-income levels.

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

Staff recommends the adoption of Resolution No. 2025-066 to declare the Property exempt surplus land. Resolution No. 2025-066 has been reviewed and approved by County Counsel as to legal form.

Impact on Citizens and Businesses

The potential development of 180 units will have a positive impact on the residents in the County of Riverside as it will create much needed affordable housing in the Coachella Valley as well as create construction, maintenance and property management jobs.

SUPPLEMENTAL:

Additional Fiscal Information

No general funds will be used for the declaration. Abode will bear its own costs and expenses incurred in connection with the negotiating and preparing in good faith of a possible Disposition and Development Agreement and/or Ground Lease for the Indio Apartments Affordable Housing Project.

ATTACHMENT

- Resolution No. 2025-066


Brianna Lontajo, Principal Management Analyst 5/13/2025


Aaron Gettis, Chief of Deputy County Counsel 5/9/2025

2 **RESOLUTION NO. 2025-066**

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4 **A RESOLUTION OF THE COUNTY OF RIVERSIDE FINDING AND DECLARING**
5 **THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF DESERT HOT**
6 **SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA,**
7 **IDENTIFIED AS APN 656-040-039 IS "EXEMPT SURPLUS LAND"**
8 **UNDER THE SURPLUS LANDS ACT**

9
10 **WHEREAS**, the California Surplus Lands Act ((Assembly Bill ("AB") 1486 (Statutes
11 of 2019, Chapter 664) and AB 1255 (Statutes of 2019, Chapter 661) ("SLA")) requires that
12 before a Local Agency, including a County, takes any action to sell or lease surplus property,
13 it must declare the property to be either "surplus land" or "exempt surplus land";

14 **WHEREAS**, "surplus land" means land owned in fee simple for which a local agency's
15 governing body takes formal action at a regular public meeting declaring that such land is
16 surplus and is not necessary for the agency's use;

17 **WHEREAS**, unless the surplus land is exempt, the agency must give written notice of
18 its availability to any local public entity, including schools and park districts, within whose
19 jurisdiction the property is located, as well as to housing sponsors that have notified the State
20 Department of Housing and Community Development ("HCD") of their interest in surplus
21 properties and imposes a mandatory negotiation process giving first priority to affordable
22 housing development;

23 **WHEREAS**, the SLA exempts certain properties, "exempt surplus lands," from the
24 mandatory notification and negotiation procedures, including, without limitation, certain
25 properties conveyed for affordable housing developments purposes;

26 **WHEREAS**, the County of Riverside, a political subdivision of the State of California
27 ("County"), is the legal owner of record of approximately 9.7 acres of real property in the City
28 of Desert Hot Springs, located at Palm Drive and Park Lane, specifically referred to as

1 Assessor's Parcel Number ("APN") Number 656-040-039, as further described on the attached
2 Exhibit "A" (collectively, the "Property");

3 **WHEREAS**, County solicited in a complete process, through Request for
4 Qualifications No. 2023-100 ("RFQ"), issued on May 1, 2023 in which thirteen (13) responses
5 to RFQ were received, reviewed by a scoring committee, followed by a presentation by the four
6 (4) final developers chosen for consideration, Abode Communities, a California nonprofit
7 public benefit corporation ("Abode"), was selected because of their experience obtaining
8 financing and constructing affordable housing projects in a timely manner;

9 **WHEREAS**, pursuant to Abode's successful proposal, the County and Abode entered
10 into that certain Exclusive Negotiation Agreement dated February 27, 2024 and continuing until
11 August 31, 2025, for purposes of facilitating a proposed affordable housing development project
12 with Abode;

13 **WHEREAS**, the proposed affordable housing development project, known as "Park Lane
14 Homes", will result in the development and construction of approximately 180 affordable
15 housing units consisting of 60 one-bedroom units, 75 two-bedroom units and 45 three-bedroom
16 units, two will be set aside for on-site managers ("Project"). A minimum of 100% of the
17 housing units developed and operated shall be rented and occupied by low-income households
18 earning 80% or less of the area median income, thus addressing the pressing need for affordable
19 housing in the County of Riverside; and

20 **WHEREAS**, the Property qualifies for an exemption from the SLA because the proposed
21 Project meets the exemption criteria outlined in the Government Code Section 54221(f)(1)(F) as
22 set forth below.

23 **NOW, THEREFORE, BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED**,
24 by the Board of Supervisors of the County of Riverside, State of California, ("Board") in regular
25 session assembled on May 20, 2025, in the meeting room of the Board located on the 1st floor of
26 the County Administrative Center, 4080 Lemon Street, Riverside, California, that this Board
27 does hereby determine and declare as follows:
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1. Incorporation of Findings. The County of Riverside hereby incorporates by this reference the recitals set forth above as true and correct.
2. Declaration of Exemption (Surplus Land Act). The Board finds and determines that the Property is “exempt surplus land” under the SLA because it meets the exemption criteria contained in Government Code Section 54221(f)(1)(F) and the Updated Surplus Lands Act Guidelines (“Guidelines”) Section 103(c)(7)(A), contingent on HCD’s 30-day review and approval of this Resolution, as follows:
 - a. Affordable Housing: The Project restricts 100% of its residential units to persons and families of low or moderate income. At least 75% of the units (i.e., 135 out of 180 total units) will be reserved for lower-income households, as defined by Section 102(a) of the Guidelines issued by the California Housing and Community Development Department (“HCD”) on August 1, 2024 (“Guidelines”), thereby satisfying the exemption requirement. This restriction will be legally enforced through covenants recorded against the property at the time of sale or ground lease that shall run with the land and be enforceable against any owner who violates the covenants and each successor in interest who continues the violation, ensuring long-term affordability.
 - b. Rent Levels: The proposed rent levels for the restricted units will not exceed 80% of the area median income for the County of Riverside. County of Riverside staff used recent data on area median income rents within the County to calculate the appropriate rent levels for the restricted units, in compliance with the requirements of Section 102(a) of the Guidelines. These affordability requirements will be documented in a recorded covenant or restriction that will run with the land and will be enforceable against any future owner or successor in interest who violates the terms of the covenant.
 - c. Long-term Affordability: The Project will maintain its affordability restrictions for a period of no less than 55 years. This long-term affordability will ensure that low-income individuals in the County of Riverside have access to affordable housing options for the foreseeable future, aligning with both the County’s mission and state housing objectives.

1 d. Community Benefits: Park Lane Homes will offer significant benefits to its
2 residents, including accessibility to an approximately 12,000 square foot
3 commercial building with resident center, childcare center, outdoor pool and
4 play area. Additionally, the Project will include resident services programs
5 focused on further enhancing the quality of life for the residents.

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7 3. Additional Required Findings: Pursuant to Government Code Section 54221(f)(2) and
8 Section 103(d) of the Guidelines, the Board finds that a notice of availability of surplus
9 lands for open-space purposes is not required to be sent to the entities described in
10 Government Code Section 54222(b) because the Property is:

- 11 a. not located within a coastal zone;
- 12 b. not adjacent to a historical unit of the State Parks System;
- 13 c. not listed on, or determined by the State Office of Historic Preservation to be
14 eligible for listing on, the National Register of Historic Places; and
- 15 d. is not located within the Lake Tahoe region as defined in Government Code
16 Section 66905.5.

17 4. Based on the findings above, the County of Riverside finds and concludes that the
18 Property constitutes exempt surplus land for the purposes of Government Code Section
19 54221. The proposed development is an affordable housing project with appropriate
20 affordability restrictions, and it meets the statutory requirements for surplus land
21 exemption. Consequently, the County of Riverside finds and declares the Property
22 exempt surplus land to facilitate the development of affordable housing on the site.
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3 RESOLUTION NO. 2025-066

4 A RESOLUTION OF THE COUNTY OF RIVERSIDE FINDING AND DECLARING THAT
5 CERTAIN REAL PROPERTY LOCATED IN THE CITY OF DESERT HOT SPRINGS,
6 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, IDENTIFIED AS APN 656-040-039 IS
7 "EXEMPT SURPLUS LAND" UNDER THE SURPLUS LANDS ACT

8 ROLL CALL:

9 Ayes: Medina, Spiegel, Washington, Perez, and Gutierrez

10 Nays: None

11 Absent: None

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

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17 KIMBERLY A. RECTOR, Clerk of said Board

18
19 By:  _____

20 Deputy

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22 05/20/2025 Item 3.24
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2 **EXHIBIT "A"**

3 **LEGAL DESCRIPTION OF THE PROPERTY**

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5 All that certain real property situated in the County of Riverside, State of California, described as
6 follows:

7 That portion of the Southeast one-quarter of the Southeast one-quarter of Section 25,
8 Township 2 South, Range 4 East, San Bernardino Base and Meridian in the City of Desert Hot
Springs, County of Riverside, State of California, described as follows:

9 Beginning at the Southeast corner of said Section 25;
10 Thence North 00°14'00" West along the East line of said Section 25, a distance of 635.31 feet
to the point of beginning;
11 Thence continuing North 00°14'00" West along said East line, a distance of 15.00 feet;
12 Thence North 89°52'58" West, a distance of 208.00 feet;
13 Thence South 00°07'02" East, a distance of 48.00 feet;
Thence South 89°52'58" East, a distance of 97.00 feet;
Thence North 00°14'00" West, a distance of 33.00 feet;
Thence South 89°52'58" East, a distance of 111.00 feet to the true point of beginning.

14 Excepting therefrom the Easterly 40 feet in West Drive.

15 Assessor's Parcel No: 664-190-027
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