FROM: HOUSING AUTHORITY:

SUBJECT: HOUSING AUTHORITY: Resolution No. 2017-005, Approve and Authorize Acceptance of Transfer of Real Property from the Successor Agency to the Redevelopment Agency for the County of Riverside to the Housing Authority of the County of Riverside to be Retained for Housing Development Located in the Cities of Jurupa Valley and Hemet, and the Unincorporated Community of Nuevo, County of Riverside, California, Assessor's Parcel Numbers 177-051-001, 177-051-002, 177-051-003, 181-030-011, 181-111-015, 426-180-020, and 443-050-006; District 2 and District 3, [$0]; CEQA Exempt

RECOMMENDED MOTION: That the Board of Commissioners:

1. Find that the discretionary action to accept the transfer of property is not a project as defined in California Environmental Quality Act (CEQA) Section 21065 and State CEQA Guidelines Section 15061(b)(3), General Rule or “Common Sense” Exemption, and Section 15378;
2. Adopt Resolution No. 2017-005, Approve and Authorize Acceptance of Transfer of Real Property Located In the Cities of Jurupa Valley And Hemet, and the Unincorporated Community of Nuevo, County Of Riverside, State Of California, with Assessor’s Parcel Numbers 177-051-001, 177-051-002, 177-051-003, 181-030-011, 181-111-015, 426-180-020 and 443-050-006 By Grant Deed from the Successor Agency to the Redevelopment Agency for the County Of Riverside to the Housing Authority of the County Of Riverside to be Retained for Future Development;
3. Approve the attached Grant Deed and Certificate of Acceptance;
4. Authorize the Executive Director of the Housing Authority, or designee, to execute the Certificate of Acceptance attached to the Grant Deed, accepting the transfer of fee simple interest in Assessor’s Parcel Numbers 177-051-001, 177-051-002, 177-051-003, 181-030-011, 181-111-015, 426-180-020 and 443-050-006 from the Successor Agency to the Redevelopment Agency for the County Of Riverside to the Housing Authority of the County Of Riverside;
5. Authorize the Executive Director, or designee, to execute any other documents and administer all actions necessary to implement, complete and memorialize the transfer of real property contemplated by this action, subject to approval by County Counsel; and
6. Direct Housing Authority staff to file the Notice of Exemption with the County Clerk within five days of approval by the Board.

ACTION:

[Signature]

Robert Field, Assistant County Executive Officer/EDA 5/11/2017
C.E.O. RECOMMENDATION: Approve

BACKGROUND:
Summary
ABx1 26 enacted in June 2011 (as amended by AB 1484 in June 2012, collectively the Dissolution Act) charges the Successor Agency to the Redevelopment Agency for the County of Riverside (Successor Agency) with winding down the affairs of the former Redevelopment Agency for the County of Riverside (RDA). Pursuant to Health and Safety Code Section 34191.5, added by the Dissolution Act, the Successor Agency prepared a Long Range Property Management Plan (LRPMP) which identified all real property assets owned by the former RDA and recommended appropriate disposition strategies for each identified parcel. The LRPMP includes property profiles, a description of each property’s potential use, and an explanation of the benefit of the proposed disposition strategy to the surrounding community. The LRPMP was approved by the California Department of Finance (DOF) on December 18, 2015. Pursuant to Health and Safety Code section 34180 (f)(1), if the Housing Authority wishes to retain any properties or other assets for future housing development.

The LRPMP designated that certain real properties consisting of approximately 6.79 acres combined, located in the Cities of Jurupa Valley and Hemet, and the unincorporated community of Nuevo, California, identified by Assessor’s Parcel Numbers 177-051-001, 177-051-002, 177-051-003, 181-030-011, 181-111-015, 426-180-020 and 443-050-006, as depicted on the attached site maps (collectively, Properties) as being transferred to the Housing Authority of the County of Riverside (Housing Authority) to be retained for future affordable housing development.

Pursuant to Health and Safety Code section 34315, the Housing Authority may acquire and own real property. The Properties were originally acquired by the former RDA to further the affordable housing goals in the Redevelopment Plans for the Jurupa Valley Project Area and Mid-County Project Area. Staff recommends the Housing Authority accept the transfer of the Properties, because the Properties are suited for potential housing developments which will fulfill the Housing Authority’s goal of providing safe and sanitary dwelling accommodations for persons of low income at rents which persons of low income can afford.

The Housing Authority will not pay any consideration to the Successor Agency in connection with the transfer of the Properties. Pursuant to Health and Safety Code section 34180 (f)(1), if the Housing Authority wishes to retain any properties or other assets for future housing
development, it must reach a compensation agreement with the other taxing entities to provide payments to them in proportion to their shares of the base property tax, as determined pursuant to Health and Safety Code section 34188, for the value of the property retained. Housing Authority staff anticipates presenting to the Board of Commissioners proposed Compensation Agreements relating to the sale of the Properties at a later date. The Compensation Agreements, if approved, will be entered into between the Housing Authority and the various affected taxing entities.

The transfer of property is exempt from the requirements of CEQA as it would not result in direct impacts to the physical environment and there are no reasonably foreseeable indirect effects of future development of the property. Therefore, the discretionary action is limited to the transfer of the properties, and is not a project under CEQA. A Notice of Exemption is the appropriate CEQA determination until a design concept for the future development of the site can provide reasonably foreseeable information with the appropriate level of public input to conduct additional meaningful environment review under CEQA.

Housing Authority Resolution No. 2017-005 and the Grant Deed, including the attached Certificate of Acceptance, have been reviewed and approved as to form by County Counsel.

**Impact on Citizens and Businesses**

The transfer of the Properties to the Housing Authority of the County of Riverside pursuant to the DOF approved LRPMP and its future development as affordable housing will benefit the residents of the County of Riverside and the Cities of Jurupa Valley and Hemet, and the community of Nuevo, by eliminating community blight and providing much needed affordable housing available to the community.

Attachments:

- Housing Authority Resolution No. 2017-005
- Site Maps
- Grant Deed (including Certificate of Acceptance)
- Notice of Exemption

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Ronni drains, Principal Management Analyst 6/12/2017 Gregory F. Phinasos, Director County Counsel 6/7/2017