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

MEETING DATE:
Tuesday, June 20, 2017

FROM: SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY:

SUBJECT: SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY: Resolution No. 2017-010, Approving the Transfer of Assessor Parcel No's 177-051-001, 177-051-002, 177-051-003, 181-111-015 and 181-030-011 Located in Jurupa Valley, CA; Assessor’s Parcel Number 443-050-006 Located in Hemet, CA; and, Assessor’s Parcel Number 426-180-020 Located in Nuevo, CA 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; District 2, 3 and 5 [$11,500]; Redevelopment Property Tax Trust Fund; CEQA Exempt (Clerk to file Notice of Exemption)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061 (b)(3);

2. Adopt Successor Agency Resolution No. 2017-010, Authorization to Convey Fee Simple Interest in Real Property located in Jurupa Valley, Hemet and Nuevo California, County of Riverside, Assessor Parcel Number’s 177-051-001, 177-051-002, 177-051-003, 181-111-015, 181-030-011, 443-050-006 and 426-180-020; by Grant Deed 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 Chairman of the Board of Supervisors to execute the attached Grant Deed to convey the real properties from the Successor Agency to the Redevelopment Agency for the County of Riverside (Successor Agency) to the Housing Authority of the County of Riverside (HACR);

5. Authorize the Deputy County Executive Officer, or his designee, to execute any other documents and administer all actions necessary to complete or memorialize this transaction;

6. Approve and authorize reimbursement to EDA-Real Estate in the amount not-to-exceed $11,500 for due diligence and staff expenses; and

7. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk within five days of approval by the Board.

ACTION: Policy
C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

ABx1 26 enacted in June 2011 (as amended by AB 1484 in June 2012 and SB 107 in 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 34191.3 (a) the approved LRPMP shall govern, superseding all other provisions relating to, the disposition and use of the real property assets of the former redevelopment agency.

The LRPMP provided that the following real property be retained by the Housing Authority of the County Riverside (Housing Authority) for future development collectively consisting of approximately 6.79 total acres: certain real property identified by Assessor Parcel Number’s 177-051-001, 177-051-002, 177-051-003, 181-111-015 and 181-030-011 located off Mission Boulevard in the community of Jurupa Valley, California; certain real property located off State Street located in the community of Hemet, California, identified by Assessor’s Parcel Number 443-050-006 and; certain real property located off Lakeview Avenue in the community of Nuevo, California, identified by Assessor’s Parcel Number 426-180-020 (collectively, Properties) each depicted individually on an attached site map. 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. The Properties are suited for potential housing developments which will complement the existing neighborhoods and fulfill the Housing Authority’s goal of providing affordable housing while maintaining consistency with the rest of the area. The proposed transfer of the Properties to the Housing Authority for future development will also provide substantial positive fiscal benefits flowing to the affected taxing entities as a result of the development of the Properties. Investment in the development of the
Properties will encourage reinvestment of existing residents and businesses, increasing the economic value of the communities.

Upon acceptance by the Housing Authority, the Successor Agency will convey the Properties to the Housing Authority by the attached Grant Deed and execute any other documents as may be necessary to implement the conveyance of the property consistent with the LRPMP and Health and Safety Code Section 34180(f)(1).

Pursuant to Health and Safety Code section 34180 (f) (1), since the Housing Authority wishes to retain the Properties for future redevelopment activities, 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. Under the Dissolution Act, entities that receive property taxes based on the value of real property lying within the boundaries of the former RDA are entitled to a share of any revenues not needed to meet the enforceable obligations of the former RDA, including those received from sales of properties owned by the former RDA. Housing Authority staff anticipates presenting to its Board of Commissioners proposed Compensation Agreements relating to the sale of each property at a later date. The Compensation Agreements, if approved, will be entered into between the Housing Authority and the various affected taxing entities.

The Successor Agency’s disposition of the Properties, in a manner consistent with the Dissolution Act and LRPMP, will facilitate the unwinding of the former RDA by liquidating its property in a manner aimed at maximizing value for the benefit of the taxing entities. There are not-to-exceed costs of $11,500 associated with this transaction.

Pursuant to the California Environmental Quality Act (CEQA), the sale of the Properties was reviewed and determined to be categorically exempt from CEQA under State CEQA Guidelines Section 15061 (b)(3), common sense, general rule exemption. The proposed project is the transfer of vacant real property and no development is contemplated at this time, and it can be seen with certainty that there is no possibility that the activity in question will have a significant impact on the environment the conveyance is merely a transfer in title to the real property; it will not require any construction activities and will not lead to any direct or reasonably foreseeable indirect physical environmental impacts. Any future development of the Properties will be subject to separate CEQA environmental review prior to taking any choice limiting action or discretionary action.

Staff recommends approval of Resolution No. 2017-010 and the attached Grant Deed, authorizing the transfer of the Properties by the Successor Agency to the Housing Authority for future development pursuant to the LRPMP. Resolution No. 2017-010 and the attached Grant Deed have been reviewed and approved as to legal form by County Counsel.

**Impact on Residents and Businesses**
The transfer of the Properties to the Housing Authority of the County of Riverside pursuant to the DOF approved LRPMP and the subsequent future development will benefit the residents of the affected communities by increasing access to affordable housing opportunities.

SUPPLEMENTAL:
Additional Fiscal Information

The following summarizes the funding necessary for the transfer of the subject real properties located in Jurupa Valley, Hemet and Nuevo; all in the County of Riverside:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Estimated Title and Escrow Charges</td>
<td>$2,000</td>
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<tr>
<td>EDA Real Property Staff Time (including County Counsel Staff Time)</td>
<td>$9,500</td>
</tr>
<tr>
<td>Total Estimated Costs (Not-to-Exceed)</td>
<td>$11,500</td>
</tr>
</tbody>
</table>

Attachments:
Site Map of each Property
Resolution No. 2017-010
Grant Deed
Notice of Exemption

RF:JVW:VC:VY:MT:tg 432ED 18.920 13569
MinuteTrak: 4194