

**SUBMITTAL TO THE BOARD OF DIRECTORS OF THE
REDEVELOPMENT AGENCY
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



FROM: Redevelopment Agency

SUBMITTAL DATE:
February 16, 2007

SUBJECT: Adoption of RDA Resolution No. 2007-04, Notice of Intent to Purchase Real Property in the Unincorporated Area Near Indio of Riverside County - APN 608-020-006 - Fourth Supervisorial District.

RECOMMENDED MOTION: That the Board of Directors:

1. Adopt RDA Resolution Number 2007-04, Notice of Intent to Purchase Real Property in the unincorporated area near Indio, APN 608-020-006; and
2. Direct the Clerk of the Board to advertise notice of this proposed purchase of real property pursuant to Section 33397 of Health and Safety Code and Section 6063 of the Government Code.

BACKGROUND:

On July 11, 2006, the Board of Directors authorized the Agency to pursue negotiations with the owners of the Date Palm Mobile Home Park. Agency staff has successfully negotiated the acquisition of the subject property at the purchase price of \$1,900,000.

(Continued on Page 2)

RZ:JC:DL:TE:JP:AMG:CW:kh

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Robin Zimpfer
Robin Zimpfer
Executive Director

**FINANCIAL
DATA**

Current F.Y. Total Cost: \$ 5,628,000
plus escrow fees
Current F.Y. Net County Cost: \$ 0
Annual Net County Cost: \$ 0

In Current Year Budget: Yes
Budget Adjustment: No
For Fiscal Year: 2006/2007

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: No

SOURCE OF FUNDS: Desert Communities Redevelopment Program Area -
Low- and Moderate-Income Housing Funds

Positions To Be Deleted Per A-30 ☐
Requires 4/5 Vote ☐

C.E.O. RECOMMENDATION:

APPROVE

County Executive Office Signature

James E. Bryant

Prev. Agn. Ref.: 7/11/06 #4.3

District: 4

Agenda Number:

4.5

FORWARDED
COUNTY COUNSEL

FEB 20 2007

Departmental Concurrence

☐ Consent ☒ Policy
☐ Consent ☐ Policy

Dep't Recomm.:
Per Exec. Ofc.:

BACKGROUND: (continued) The purchase price is consistent with current values in the area based on an independent fee appraisal report. The subject property is situated in the unincorporated County near Indio, identified as Assessor's Parcel Number 608-020-006 and located at 44071 Clinton Street, Indio. The property is approximately 4.82 acres and consists of 57 mobile home leasehold spaces, a rental office, a club house, guest parking, storage area, a swimming pool and common areas.

The Agency has retained the services of Mecky Myers and Associates, a professional relocation consultant, to assist in the relocation efforts as required under the Relocation Act of 1970. An independent appraisal report on the existing 57 mobile home coaches have been completed which requires an estimated \$445,000 to acquire these coaches. An additional \$100,000 is requested to cover any miscellaneous cost associated with the acquisition. The Relocation Plan and the Replacement Housing Plan are currently being developed and will be brought back to the Board for approval. An estimated budget for the relocation benefits has been determined to be \$3,183,000.

The following summarizes the costs necessary to purchase the real property identified as APN 608-020-006, the estimated purchase of all the mobile home coaches and the relocation benefits entitled to the displacees.

Purchase Price of APN 608-020-006	\$1,900,000
57 Mobile Home Coaches	\$ 445,000
Relocation Estimated Cost	\$3,183,000
<u>Miscellaneous Costs</u>	<u>\$ 100,000</u>
TOTAL	\$5,628,000

It is recommended that the Board of Directors adopt RDA Resolution Number 2007-04 giving notice of the Agency's intent to purchase the subject property and the allocation of needed funds from the Desert Communities Redevelopment Project Area - Low- and Moderate-Income Housing Funds.

BOARD OF DIRECTORS

REDEVELOPMENT AGENCY

**RDA RESOLUTION NO. 2007-04
NOTICE OF INTENT TO PURCHASE REAL PROPERTY
APN 608-020-006
(Fourth Supervisorial District)**

WHEREAS, the Redevelopment Agency for the County of Riverside is a Redevelopment Agency duly created, established and authorized to transact business and exercise its powers, all under and pursuant to the provisions of the Community Redevelopment Law which is Part 1 of Division 24 of the California Health and Safety Code (commencing with Section 33000 et seq.); and

WHEREAS, the Agency has adopted Redevelopment Plans for Redevelopment Project Area Nos. 1-1986, Jurupa Valley, Mid-County, Desert Communities, and I-215 Corridor, as amended, hereinafter referred to as "Project Areas"; and

WHEREAS, pursuant to Section 33670 of the Health and Safety Code, the Agency began receiving tax increment from the Project Areas in January 1988, and continues to receive annual tax increment revenue; and

WHEREAS, pursuant to the provisions of the Community Redevelopment Law, Section 33391 of the Health and Safety Code, the Agency may acquire, within a survey area or for purpose of redevelopment, any interest in real property; and

WHEREAS, the Redevelopment Agency for the County of Riverside, hereinafter referred to as the "Agency," has identified a Preferred Site for purposes of redevelopment, which includes affordable housing; and

WHEREAS, the Preferred Site is identified as Assessor's Parcel Number 608-020-006, hereinafter referred to as the "Property," described in Exhibit "A," attached hereto; and

WHEREAS, the Property is located within the unincorporated area of Riverside County, outside the Desert Communities Project Area; and

WHEREAS, the Agency may expend low- and moderate- income housing funds outside the Project Areas per Health and Safety Code Section 33334.2(g); and

1 **WHEREAS**, Resolution Number 2005-35 approved on the 20th of December
2 2005 determined that the use of funds for affordable housing in, around and outside of
3 the Project Areas benefits the Project Areas; and

4 **WHEREAS**, the Property is currently a 4.82 acre mobile home park consisting of
5 57 mobile home sites; and

6 **WHEREAS**, the Agency has negotiated a purchase price of \$1,900,000 for the
7 purchase of the Property based on an independent fee appraisal report; and

8 **WHEREAS**, the Agency also must purchase the 57 mobile home units known as
9 personal property which are located within the mobile home park as shown on "Exhibit
10 A" attached hereto and made a part hereof; and

11 **WHEREAS**, the Agency must provide needed relocation assistance as required
12 under the Relocation Act of 1970 to all applicable displacees; and

13 **WHEREAS**, prior to using the Property for the purpose described in this
14 Resolution, the Agency shall comply with the California Environmental Quality Act; and

15 **WHEREAS**, the purchase of this property will assist the Agency in meeting its
16 goals to increase, improve and preserve the supply of low and moderate income
17 housing in the unincorporated area of Riverside County and to eliminate blight within the
18 Project Area.

19 **BE IT RESOLVED, DETERMINED, AND ORDERED** by the Board of Directors of
20 the Redevelopment Agency for the County of Riverside, State of California, that certain
21 real property located within the County of Riverside, State of California, shown on
22 Exhibit "A" attached to this resolution, is desired by Agency for redevelopment purposes
23 including affordable housing and NOTICE IS HEREBY GIVEN that it is the intention of
24 the Board of Directors to purchase said real property pursuant to the provisions of
25 Section 33391 of the Health and Safety Code upon the following terms and conditions:

26 1. The nature of the Property to be purchased is a mobile home park
27 consisting of approximately 4.82 acres, and 57 mobile home sites and units located in
28 the unincorporated area of Indio, County of Riverside, State of California.

1 2. The seller of the Property is the Date Palm Mobile Home Owners
2 Association, Inc.

3 3. The purchase price of the Property is \$1,900,000.

4 4. The purchase price of the 57 mobile home coaches is \$445,000 based on
5 an independent appraisal completed by Metropolitan Appraisal Company, William F.
6 Jacobs.

7 5. The Agency's relocation consultant, Mecky Meyers and Associates, has
8 estimated the relocation benefits to be approximately \$3,183,000.

9 6. The agreement to purchase the property shall be considered by the Board
10 of Directors on May 8, 2007, in the meeting room of the Board of Directors, County
11 Administrative Center, 4080 Lemon Street, 1st Floor, Riverside, California, 92501-3656,
12 at 9:30 AM, or as soon thereafter as the agenda of the Board permits.

13 IT IS FURTHER RESOLVED that the Clerk of the Board is directed to give notice
14 of this purchase pursuant to Health and Safety Code Section 33397 and Section 6063
15 of the Government Code.

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FORM APPROVED
COUNTY COUNSEL

FEB 20 2007



EXHIBIT "A"

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

That portion of the Northeast quarter of the Northwest quarter of Section 22, Township 5 South, Range 7 East, San Bernardino Meridian, in the County of Riverside, State of California, as shown by United States Government Survey approved May 14, 1914, described as follows:

Beginning 20.00 feet South of a point 15.00 feet West of the Northeast corner of said Northwest quarter;

Thence Westerly, parallel with the Northerly line of said Northwest quarter 412.50 feet;

Thence Southerly, parallel with the Easterly line of said Northwest quarter, 528.00 feet;

Thence Easterly parallel with the Northerly line of said Northwest quarter 412.50 feet, to a point 15.00 feet West of the East line thereof;

Thence Northerly, parallel with said Easterly line, 528.00 feet, to the point of beginning;

Except that portion included in the Easterly 30.00 feet of the Northwest quarter of said Section 22, described by deed to the County of Riverside, recorded February 29, 1956 as Instrument No. 14670 of Official Records of Riverside County, California.

Also except that portion lying within 44th Avenue.

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

JUL 13 2005

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CITY OF INDIO

T.R.A. 007-029
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075-165

608-02
613-46

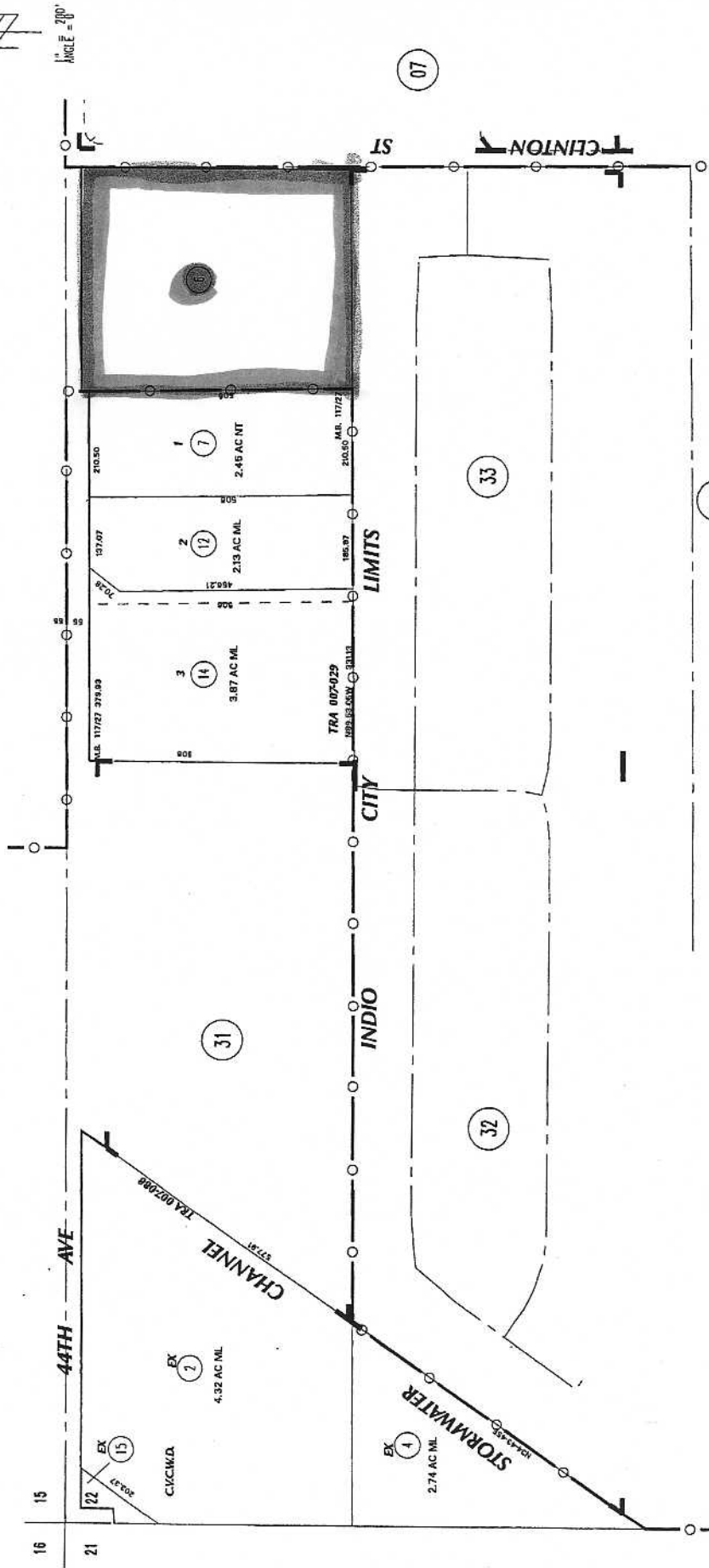
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09 JUL 29 2005

ASSESSOR'S MAP BK608 PG 02
Riverside County, Calif.

DATA: PM 6/16/02

0290

MB 117/27-29 TRACT NO. 13800

Jul 2005

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