



DECLARE A PORTION OF WQCP AS SURPLUS PROPERTY

Community & Economic Development Department

City Council
January 10, 2023

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BACKGROUND

1. In 1968, the Surplus Land Act requires all local agencies to prioritize affordable housing when disposing surplus land. Amended in 2014 defining what constitutes a qualified proposal, prioritize proposals to encourage the most units at the deepest affordability, and provide more realistic timeframes to make and negotiate offers;
2. In 2019, Assembly Bill 1486 (AB 1486) changed the disposition process for the sale of surplus property which requires governmental agencies to notify the state of the availability of surplus land possibly for affordable housing development.



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DISCUSSION

The subject property is:

- Triangular parcel outlined in yellow
- Zoned BMP (Business & Manufacturing Park)
- Approximately 54,450 square feet or 1.25 acres



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DISCUSSION

1. Once the property is declared as surplus, staff will notify the State's Housing and Community Development Department of the availability of the parcel per AB 1486.
2. Simultaneously, other public agencies will be notified of the availability of the property. However, affordable housing developers who are registered with the State will have priority consideration.
3. Upon completion of the 60-day noticing period, and the State's 30-day review period, staff will then market the property to the public.



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STRATEGIC PLAN ALIGNMENT

Strategic Priority No. 5 – High Performing Government

Goal No. 5.4 – Achieving and maintaining financial health by addressing gaps between revenues and expenditures and aligning resources with strategic priorities to yield the greatest impact.

Cross-Cutting Threads



Community Trust



Fiscal Responsibility



Sustainability &
Resiliency



Equity



Innovation



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RECOMMENDATIONS

That the City Council:

1. Adopt a Resolution to declare as surplus approximately 1.25 acres of City-owned vacant land located near the intersection of Jurupa Avenue and Van Buren Boulevard, which is a portion of the Water Quality Control Plant; and
2. Authorize the marketing and sale of the above Property at fair market value pursuant to Assembly Bill 1486 and in accordance with the City's Administrative Manual Section 08.003.00 for the Disposition and Sale of City-Owned Real Property.



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