



City of Arts & Innovation

# Successor Agency to the Redevelopment Agency of the City of Riverside Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL      DATE: APRIL 27, 2021

FROM: COMMUNITY & ECONOMIC DEVELOPMENT      WARDS: ALL  
DEPARTMENT

SUBJECT: SURPLUS DECLARATION FOR ALL REMAINING SUCCESSOR AGENCY-  
OWNED PROPERTIES AS REQUIRED BY ASSEMBLY BILL 1486

## **ISSUE:**

Recommend that the Countywide Oversight Board adopt a resolution declaring as surplus, all remaining Successor Agency-owned properties as required by Assembly Bill 1486.

## **RECOMMENDATION:**

That the Successor Agency:

1. Adopt the attached Resolution declaring as surplus, all remaining Successor Agency-owned properties based on the findings contained in this report; and
2. Recommend that the Countywide Oversight Board adopt a separate resolution declaring as surplus, all remaining Successor Agency-owned properties.

## **BACKGROUND:**

As California continues to face an affordable housing crisis, all unused publicly-owned land, according to the State, has the potential to promote affordable housing developments. Specifically, Assembly Bill 1486 ("AB 1486"), signed into law by Governor Newsome on October 9, 2019. AB 1486 clarifies and strengthens provisions of the Surplus Land Act to promote the use of publicly-owned land for affordable housing projects.

Enacted in 1968, the Surplus Land Act requires all local agencies to prioritize affordable housing, as well as parks and open space, when disposing of surplus land. Before local agencies may dispose of surplus land, they are required to give notice to local public entities and organizations involved in affordable housing development. If a preferred entity expresses interest, the parties must enter into good faith negotiations to determine a sales price or lease terms. In 2014, the Surplus Land Act was amended to better define a qualified proposal for affordable housing; prioritize proposals providing the most units at the maximum affordability, and provide more realistic timeframes to make offers and negotiate.

The adoption of AB 1486 has revised the procedural requirements for the disposition of local agency surplus property and has expanded the definition of “local agency” to include land owned by a successor agency to a former redevelopment agency (“Successor Agency”).

**DISCUSSION:**

While AB 1486 now includes Successor Agency owned property, the Successor Agency is subject to the requirement of AB 1486 if, by December 31, 2020, the Successor Agency did not enter into an exclusive negotiating agreement or a legally binding disposition agreement. The Successor Agency has eight (8) remaining properties listed below to be disposed of that are not subject to a legally binding disposition agreement. The properties are identified in detail in the Successor Agency’s Amended Long-Range Property Management Plan (LRPMP) that was approved by the Department of Finance on March 6, 2014.

<b>LRPMP #</b>	<b>Address</b>	<b>Assessor Parcel No’s.</b>
7	1910 University Avenue	221-052-002
17	2227 and 2243 University Avenue	211-143-002 and 003
18	2585 and 2617 University Avenue	211-131-017 and 018
20	3870 Ottawa Avenue	221-061-002
6	8690 California Avenue	193-261-027
23	6963 Streeter Avenue	190-340-011
13	4271 and 4293 Market Street	215-261-006 and 007
25	Madison at Railroad	230-233-013, 230-245-013 and 015 and 230-253-010

Staff is recommending that the remaining Successor Agency properties, as listed above, be declared surplus now to allow for an uninterrupted process in the ongoing disposition of those properties.

Prior to disposing or participating in negotiations for the remaining Successor Agency-owned properties, a written notice of availability will be sent to the affordable housing entities who have registered with the State’s Department of Housing and Community Development (HCD), as well as the other public agencies required under AB 1486.

Prior to agreeing to any terms for disposing of the remaining Successor Agency-owned properties, the Successor Agency must provide HCD with a description of the notices of availability sent and negotiations conducted with any responding entity. HCD shall have 30 days after receipt to submit written findings if it deems that the City is in violation of the surplus property statutes. Staff will return for both Successor Agency Board and Countywide Oversight Board approval for any proposed sale agreement when ready for each of the properties listed above.

**FISCAL IMPACT:**

There is no immediate fiscal impact associated with this report.

Prepared by: David Welch, Community & Economic Development Director  
 Certified as to availability of funds: Edward Enriquez, Chief Financial Officer/City Treasurer  
 Approved by: Rafael Guzman, Assistant City Manager  
 Approved as to form: Kristi J. Smith, Interim City Attorney

Attachments:           Resolution  
                                  Aerial Maps