



City Council/Housing Authority Memorandum

City of Arts & Innovation

**TO: HONORABLE MAYOR, CITY COUNCIL
AND HOUSING AUTHORITY MEMBERS**

DATE: MARCH 3, 2020

**FROM: COMMUNITY & ECONOMIC DEVELOPMENT
DEPARTMENT**

WARD: 2

**SUBJECT: TRANSFER EXCESS VACANT LAND LOCATED AT 2656 AND 2666 14TH STREET
FROM THE CITY TO THE HOUSING AUTHORITY FOR \$1.00 TO FACILITATE
FUTURE AFFORDABLE HOUSING DEVELOPMENT – EXEMPT SURPLUS LAND**

ISSUE:

Declare as exempt surplus land two vacant properties located at 2656 and 2666 14th Street, bearing Assessor's Parcel Numbers 221-084-005 and 221-184-004, and authorize the transfer of those properties from the City of Riverside to the Housing Authority of the City of Riverside for \$1.00 to facilitate future affordable housing development.

RECOMMENDATIONS:

That the City Council:

1. Based on the written findings contained in this staff report, declare as exempt surplus land two City-owned vacant properties located at 2656 and 2666 on 14th Street, totaling 0.22 acres and bearing Assessor's Parcel Numbers 221-084-005 and 221-184-004;
2. Authorize the transfer of the aforementioned properties to the Housing Authority for \$1.00 to facilitate future affordable housing development; and
3. Authorize the City Manager, or his designee, to execute all appropriate documents, including making minor and non-substantive changes, to complete the transaction.

That the Housing Authority:

1. Authorize the purchase of the City-owned vacant land located at 2656 and 2666 14th Street, totaling 0.22 acres and bearing Assessor's Parcel Numbers 221-084-005 and 221-084-004, for \$1.00 to facilitate future affordable housing development; and
2. Authorize the Executive Director, or his designee, to execute all appropriate documents, including making minor and non-substantive changes, to complete the transaction.

BACKGROUND:

The Public Works Department and the former Redevelopment Agency entered into a joint project, known as the 14th Street/Martin Luther King Boulevard (MLK) Road Widening Project, which consisted of street widening, re-construction of sidewalks, and installation of related public improvements.

In November 2007, the former Redevelopment Agency acquired the two residential parcels located at 2656 and 2666 14th Street between Victoria and Sedgewick Avenues, totaling 0.22 acres, bearing Assessor's Parcel Numbers 221-084-005 and 221-084-004 ("Properties"), for the 14th Street/MLK Boulevard Road Widening Project. The former Redevelopment Agency relocated the existing occupants and demolished the structures to prepare the site for the road widening which provided an aesthetic upgrade while improving the traffic flow on 14th Street and Martin Luther King Boulevard. On August 17, 2009, the former Redevelopment Agency transferred the Properties to the City of Riverside. The Public Works department no longer needs these Properties since the 14th Street/MLK Boulevard Road Widening Project was completed many years ago.

DISCUSSION:

Findings

In order to dispose of the Properties, the City must first take formal action, supported by written findings, that the land is either "surplus land" as defined by Government Code Section 54221(b) or "exempt surplus land" as defined by Government Code Section 54221(f).

"Exempt surplus land" includes land that the City is transferring to another local, state, or federal agency for that agency's use.

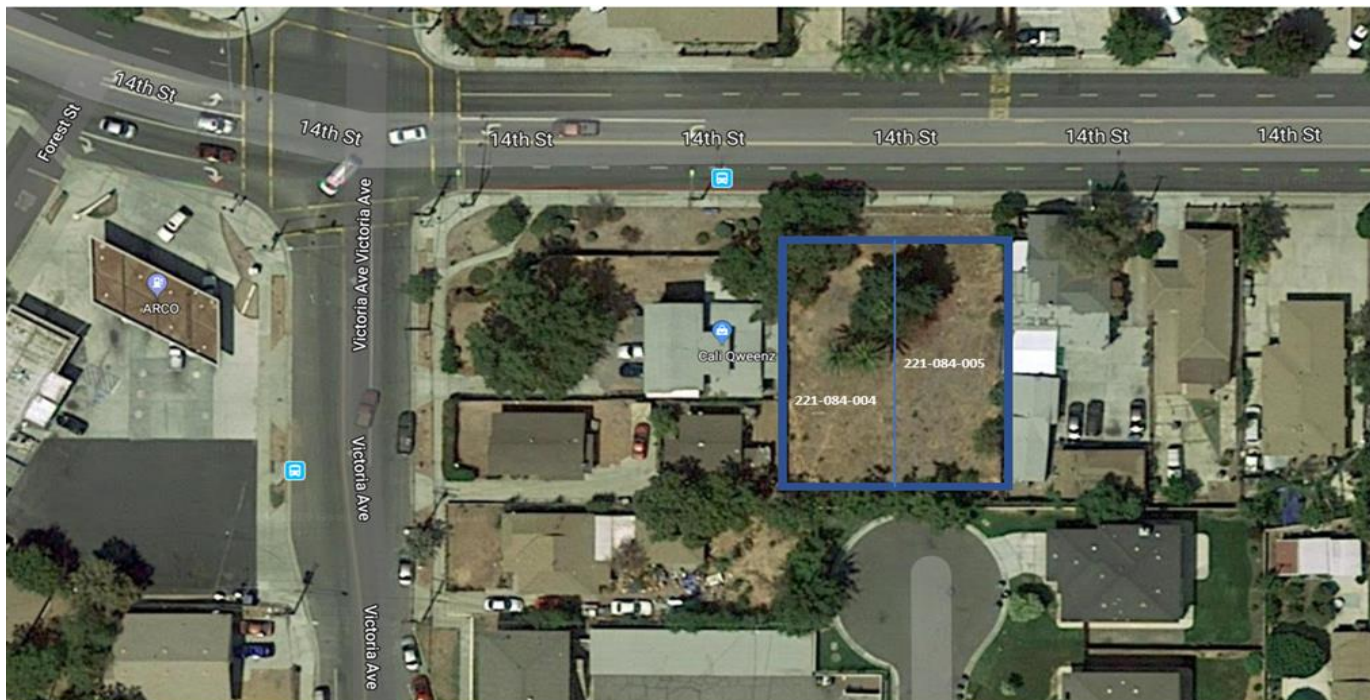
The Housing Authority is a local agency, formed upon such determination by City Council that there is a need for affordable housing in the City and that it should be the function of the Authority to address this public need. The Housing Authority would be acquiring these Properties for the development of affordable housing, consistent with the Housing Authority's purpose.

Since the Properties are being acquired by the Housing Authority for its use, the Properties are exempt surplus land in accordance with the Surplus Land Act, as amended.

Sale to Housing Authority

The Properties consist of two contiguous vacant residential parcels (see aerial map below). The Properties are situated in the Eastside neighborhood of Riverside, located on the southside of 14th Street, east of the intersection of 14th Street and Victoria Avenue. The Properties are surrounded primarily by single-family residences and duplexes. Both parcels are zoned residential (R-1-7000) and designated per the General Plan as a Medium Density Residential (MDR). The Properties were recently appraised by an independent third-party appraiser which concluded to a fair market value of \$102,000.

In compliance with Administrative Manual Policy 08.003.00, Real Property Services offered these parcels first to internal departments for consideration. On October 17, 2019, the Housing Authority expressed interest in the Properties to have the land developed for an affordable housing project.



The Public Works Director concurs with the recommendations in this report.

FISCAL IMPACT:

The Housing Authority will make a one-time payment of \$1.00 for the excess vacant land located at 2656 and 2666 14th Street and valued at \$102,000. The revenue generated in the amount of \$1.00 will be deposited into the General Fund.

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:	Gary G. Geuss, City Attorney

Attachment: Grant Deed