

RESOLUTION NO.

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A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RIVERSIDE, CALIFORNIA, PURSUANT TO ASSEMBLY BILL 1486 (GOVERNMENT CODE SECTION 54221(f)(1)(F)(i)) DECLARING AS SURPLUS THE CITY PROPERTY LOCATED AT 2882 MISSION INN AVENUE AND IDENTIFIED AS ASSESSOR PARCEL NUMBER 211-131-001, RIVERSIDE, CALIFORNIA

WHEREAS, on January 10, 2012, the City Council adopted Resolution No. 22322 re-affirming the election of the City of Riverside to become Successor Agency to the Redevelopment Agency of the City of Riverside (“Successor Agency”) pursuant to ABx1 26; and

WHEREAS, subsequent legislation entitled “Assembly Bill 1484”, signed into law on June 27, 2012, made substantive amendments to ABx1 26 and specifically included a requirement, set forth at Health & Safety Code Section 34179(e), that each successor agency shall have an oversight board and all actions taken by the oversight board shall be adopted by resolution; and

WHEREAS, on January 10, 2012, the City Council adopted Resolution No. 22323 whereby the City elected to not retain the responsibility of performing the housing functions previously performed by the former Redevelopment Agency (“RDA”) and designated the Housing Authority of the City of Riverside (“Housing Authority”) to be responsible to perform housing functions previously performed by the RDA. Concurrently, the Housing Authority adopted Resolution No. 7 and thereby accepted the City’s designation of the Housing Authority to be responsible to perform housing functions previously performed by the RDA; and

WHEREAS, on March 30, 2012, and pursuant to Health & Safety Code Section 34181(c), the Successor Agency’s Oversight Board adopted Resolution No. 1 directing the transfer of housing assets from the RDA to the Housing Authority; and

WHEREAS, on July 31, 2012, and pursuant to Health & Safety Code Section 34176(a)(2), the City submitted a Housing Assets Transfer Form to the Department of Finance for the period of February 1, 2012, through July 31, 2012; and

WHEREAS, on September 11, 2012, the Department of Finance provided a letter to the City’s Development Director indicating that Finance was not objecting to any assets or transfers identified

1 on the Housing Assets Transfer Form and after subsequent notifications, no objections were made by
2 the Department of Finance to such transfers; and

3 WHEREAS, a reconfirmation by the Successor Agency’s Oversight Board of the transfer of
4 housing assets from the RDA to the Housing Authority has been advised by the State Controller’s
5 Office; and

6 WHEREAS, pursuant to above-noted actions, the Housing Authority of the City of Riverside
7 (“Authority”) now owns property located at 2882 Mission Inn Avenue in the City and identified as
8 Assessor Parcel Number 211-131-001 (“Property”); and

9 WHEREAS, on July 8, 2021, staff issued a Request for Proposals seeking a proposal to
10 construct a mixed-use development on the Property with 15% of the housing units restricted for low-
11 income qualified households (the “Proposed Project”); and

12 WHEREAS, on October 6, 2021, Grapevine Economic Development Fund, Inc.
13 (“Grapevine”), along with four other developers, submitted proposals for consideration. With its
14 development experience, qualifications, and financial capacity to undertake the Proposed Project,
15 Grapevine was chosen by the selection committee and thereafter, the Economic Development,
16 Placemaking and Branding/Marketing supported staff’s recommendation on April 21, 2022, for the
17 development of 54 market rate units on Successor Agency-owned property and 10 affordable housing
18 units on Housing Authority-owned property; and

19 WHEREAS, in exchange for the Housing Authority’s contribution of its land parcel,
20 Grapevine agreed to set aside ten affordable housing units to be made available to persons earning at-
21 or-below 60% of the Area Median Income; and

22 WHEREAS, Grapevine has created MJW Investments, LLC to implement the project; and

23 WHEREAS, the mission of the Proposed Project is to provide access to affordable housing;
24 and

25 WHEREAS, effective January 1, 2020, Assembly Bill 1486 (“AB 1486”) expanded the Surplus
26 Land Act to provide that competitive written findings are to be made and adopted declaring property
27 as either surplus property or exempt surplus property before a local agency may take any action to
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1 dispose of its property, and that such property had to be first made available to affordable housing
2 developers; and

3 WHEREAS, Government Code Section 54234(a)(1) provides that if a local agency, as of
4 September 30, 2019, has entered into a legally binding agreement to dispose of property, the provisions
5 of the Surplus Land Act as it existed before AB1486 will apply to the disposition of the property to
6 the party that had entered into such agreement, provided the disposition is completed by December
7 31, 2022; and

8 WHEREAS, under AB 1486 (Gov. Code Section 54221(f)(1)(F)(i)), property may be declared
9 surplus property if the property is put out to open, competitive bid, provided all housing entities
10 identified in subdivision (a) of Section 54222 of the Government Code will be invited to participate
11 in the competitive bid process, for the following purpose “(i) A housing development, which may have
12 ancillary commercial ground floor uses, that restricts 100 percent of the residential units to persons
13 and families of low or moderate income, with at least 75 percent of the residential units restricted to
14 lower income households, as defined in Section 50079.5 of the Health and Safety Code, with an
15 affordable sales price or an affordable rent, as defined in Sections 50052.5 or 50053 of the Health and
16 Safety Code, for a minimum of 55 years for rental housing and 45 years for ownership housing, and
17 in no event shall the maximum affordable sales price or rent level be higher than 20 percent below the
18 median market rents or sales prices for the neighborhood in which the site is located;” and

19 WHEREAS, the Property is vacant land and is no longer necessary for the Housing Authority’s
20 use and will be put out to an open, competitive bid by the Housing Authority for the development of
21 affordable housing, in compliance with the requirements of Government Code Section 54221(f)(1)(F)
22 noted above, and therefore the Property falls within the AB 1486 definition of surplus property.

23 NOW THEREFORE, BE IT RESOLVED by the Housing Authority of the City of Riverside,
24 California, as follows:

25 Section 1. The above recitals are incorporated herein as if set forth herein in full.

26 Section 2. The property located at 2882 Mission Inn Avenue in the City of Riverside and
27 identified as Assessor Parcel Number 211-131-001 is no longer necessary for public use.

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1 I, Donesia Gause, Secretary of the Housing Authority of the City of Riverside, California,
2 hereby certify that the foregoing resolution was duly and regularly adopted at a meeting of the Housing
3 Authority of said City, at its meeting held on the _____ day of _____, 2023, by the
4 following vote, to wit:

5 Ayes:

6 Noes:

7 Absent:

8 Abstain:

9 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the
10 City of Riverside, California, this _____ day of _____, 2023.

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12 _____
13 DONESIA GAUSE
14 Secretary of the Housing Authority
15 of the City of Riverside
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