

CITY OF YUBA CITY
STAFF REPORT

Date: December 19, 2017
To: Honorable Mayor & Members of the City Council
From: Public Works Department
Presentation by: Diana Langley, Public Works Director

Summary

Subject: Sale of 716 Winslow Drive

Recommendation: A. Authorize the City Manager on behalf of the Housing Successor Agency to execute a Grant Deed and necessary documents to sell Real Property located at 716 Winslow Drive (APN 51-073-012) in the amount of \$170,000

B. Authorize the Finance Director to transfer sale proceeds to the Successor Agency Low and Moderate Income Housing Fund

Fiscal Impact: Sale proceeds will be placed in the Successor Agency Low and Moderate Income Housing Asset Fund to be used for affordable housing purposes in accordance with the law.

Purpose:

To work with the Regional Housing Authority of Sutter and Nevada Counties (Housing Authority) to use Low and Moderate Income Housing Funds for the purchase and improvement of blighted properties within the City to provide low and moderate income housing opportunities.

Background:

The Redevelopment Agency of the City of Yuba City purchased 716 Winslow Drive in 2010 using Low and Moderate Income Housing Funds. The property has been managed by the Housing Authority as part of the Homes2Families program, which provides housing for low to moderate income families. The Redevelopment Agency was dissolved effective February 1, 2012, and the City elected to retain all the housing assets and functions previously performed by the Redevelopment Agency, and act as the Housing Successor Agency to the Redevelopment Agency under the Dissolution Law.

Analysis:

The home was vacated a couple of months ago and the City is interested in selling the property. The City will pool the proceeds with other property sale proceeds and partner with the Housing Authority to purchase and improve blighted properties within the City in order to provide low and moderate income housing opportunities.

The property was originally purchased for \$117,517 and approximately \$27,000 has been spent since that time for repairs. An appraisal was completed in October 2017, in which the appraised amount was \$195,000.

The home was placed for sale in November and two offers were received, ranging from \$165,000 to \$170,000. Feedback from other prospective buyers that viewed the home but opted not to submit offers provided feedback that the home needs a lot of work and is listed too high at \$195,000. Staff is requesting authorization for the City Manager, on behalf of the Housing Successor Agency, to execute a Grant Deed and the necessary documents to sell the property for \$170,000.

Fiscal Impact:

The anticipated net proceeds to the City are approximately \$156,651. The Housing Successor Agency is required to place the sale proceeds in a separate Low and Moderate Income Housing Asset Fund, and use those funds for affordable housing purposes in accordance with the Community Redevelopment Law (Health and Safety Code Section 33000 et seq.).

Alternatives:

Do not approve the sale of 716 Winslow Drive and direct the Housing Authority to make the home available to rent. This alternative will result in less funds being available to purchase and improve blighted properties elsewhere in the City for use as low and moderate housing.

Recommendation:

Authorize the City Manager on behalf of the Housing Successor Agency to execute a Grant Deed and necessary documents to sell Real Property located at 716 Winslow Drive (APN 51-073-012) in the amount of \$170,000.

Attachment:

1. Location Exhibit

Prepared by:

/s/ Diana Langley

Diana Langley
Public Works Director

Submitted by:

/s/ Steven C. Kroeger

Steven C. Kroeger
City Manager

Reviewed by:

Finance

RB

City Attorney

TH by email

ATTACHMENT 1

EXHIBIT
716 WINSLOW DRIVE

