



City of Loma Linda Official Report

Ovidiu Popescu, Chairman
Ronald Dailey, Vice Chairman
Stan Brauer, Board Member
Rhodes Rigsby, Board Member
Phillip Dupper, Board Member

CRA AGENDA: May 24, 2011
TO: Agency Board Members
VIA: T Jarb Thaipejr, Executive Director *T.J.T.*
FROM: Pamela Byrnes-O'Camb, Secretary *pb*
SUBJECT: CRA Bill #R-2011-08 – Approving purchase agreement for
25438 Sonora Loop

Approved/Continued/Denied By Redevelopment Agency Date _____

RECOMMENDATION

It is recommended that the Agency Board adopt CRA Bill #R-2011-08.

BACKGROUND

The subject house is located within Tract 15917 (the Parkside Homes Development), and is one (1) of 35 houses within the Tract that has a long-term affordability covenant (Low Income) associated with it that runs with the land for a State designated period. The house was purchased in March 2002 by a first time homebuyer, who received Agency assistance of \$12,756.10 (\$8,000 down payment assistance and \$4,756.10 land cost share). The Agency's loan was satisfied in May 2003.

The subject house is a 1,316 square foot, three-bedroom, 2-1/2-bath unit. The unit is bank owned. In December 2010, the Agency Board authorized Agency Staff to submit an offer within stated parameters to the Federal National Home Loan Corporation (FNMA). Negotiation has been ongoing. FNMA has accepted the Agency's offer of \$125,000. The Agency's acquisition of the house will ensure retention of the long-term affordability covenant in that the house will be sold to a purchaser whose gross annual income does not exceed 80 percent of County Median Income, adjusted as to family size.

ANALYSIS

Acquisition of the subject property will facilitate the Agency's affordable housing goals within the North Central Neighborhood in that it will provide for the retention of a long-term affordability covenant. The Agency has a list of potential persons and families who may purchase the house, and the term of a new covenant will be 45 years in compliance with Redevelopment Law.

FINANCIAL IMPACT

Account Number 59-1800-8835 \$125,000.00 plus normal closing costs

Attachment: Site Map
CRA Bill #R-2011-08

RESOLUTION NO. _____

A RESOLUTION OF THE LOMA LINDA REDEVELOPMENT AGENCY
APPROVING, AUTHORIZING AND RATIFYING THE EXECUTION OF
AN AGREEMENT FOR THE ACQUISITION OF PROPERTY FROM THE
FEDERAL NATIONAL HOME LOAN CORPORATION

(25438 Sonora Loop)

WHEREAS, the Loma Linda Redevelopment Agency (the "Agency") is engaged in activities necessary to carry out and implement the Redevelopment Plan for the Loma Linda Redevelopment Project (the "Redevelopment Project") and the merged redevelopment project area ("Project Area") established thereby; and

WHEREAS, the Federal National Home Loan Corporation (the "Owner") has requested that the Agency purchase certain property located at 25438 Sonora Loop, Loma Linda (the "Property") on the terms and conditions as set forth in that certain Purchase and Sale Agreement and Joint Escrow Instructions in the form submitted herewith (the "Agreement"); and

WHEREAS, in order to carry out and implement such Redevelopment Plan, Agency staff was previously given authorization within stated parameters to proceed with efforts to acquire the Property; and

WHEREAS, the Agreement provides for the acquisition of the Property within the parameters previously provided by the Agency Board to Agency staff; and

WHEREAS, the Agency has duly considered the terms and conditions of the Agreement, and desires to approve the Agreement and authorize, approve and ratify the acquisition of the Property by Agency under the terms of such Agreement; and

WHEREAS, the acquisition of the Property under the Agreement and the implementation of the Agreement will assist in the implementation of the Redevelopment Plan and the Agency's goals for production and preservation of affordable housing resources in connection therewith; and

WHEREAS, all actions required by all applicable law with respect to the proposed Agreement have been taken in an appropriate and timely manner; and

WHEREAS, the Agency has duly considered all of the terms and conditions of the proposed Agreement and believes that the Agreement and its implementation are in the best interests of the Agency as well as the City of Loma Linda and the health, safety, and welfare of its residents, and in accord with the public purposes and provisions of applicable state and local laws and requirements.

NOW, THEREFORE, BE IT RESOLVED by the Loma Linda Redevelopment Agency as follows:

1. The Agency hereby approves and ratifies the Agreement and authorizes and directs the Executive Director of the Agency to execute the Agreement on behalf of the Agency, and to execute the deed acceptance thereunder on behalf of the Agency.
2. The Agency additionally authorizes the Executive Director to take such actions as are necessary or convenient to comply with any applicable relocation requirements or enactments. The

Resolution No.
Page 2

Executive Director of the Agency, or his designee, is authorized to implement the Agreement and take all further actions and execute all escrow documents and other documents which are necessary or appropriate to carry out the Agreement.

3. The Agency authorizes and approves the payment of such moneys and provision of other consideration as are provided for under the Agreement.

4. The Agency Secretary shall certify to the adoption of this Resolution.

The foregoing Resolution is hereby approved this 24th day of May, 2011 by the following vote:

Ayes:
Noes:
Absent:

Ovidiu Popescu, Chairman

ATTEST:

Pamela Byrnes-O'Camb, Agency Secretary