

**REPORT OF SALES OF SMALL HOUSING PROJECTS PURSUANT TO SECTION 33431 OF THE HEALTH & SAFETY CODE**

**SHORT TITLE: SECTION 33431 REPORT**

**REPORT DATE: JULY 1, 2017**

Section 33433(c) (1) of the Health Code requires that this report be filed with the legislative body within 30 days after the end of the Agency fiscal year in which the sale occurred. This report includes items not previously reported as an effort to catch up on existing obligations and to bring reporting current.

The following six (6) small housing properties were sold by the Successor Housing Agency pursuant to California Health & Safety Code section 33431 during the past two fiscal years, commencing on July 1, 2015 and ending on June 30, 2017. These sales were of mobile home park lot spaces with a resident-owned mobile home positioned on the Agency lot. With one exception, the lots were sold to the same residents that were living in the mobile home when the park was converted. All revenues generated by the sales of the spaces were deposited in the San Marcos Successor Housing Agency Fund (Fund #250) to be used exclusively for the support of affordable housing activities.

**Property #1**

Buyer's name:	Frederick Martin, resident owner of trailer and lot tenant of SHA
Street address:	Twin Oaks Valley Mobile home Park; Space #169; 500 Rancheros Dr.
Date of sale:	18 Nov 2015
Sales price:	\$28,000
Date of public hearing:	A generalized authorization to purchase, re-sell or lease land for "small housing projects" as defined by Health & Safety Code section 33433(c)(1), without using public bidding, was approved on 28 Feb 2006 by the former Redevelopment Agency; see RDA Resolution No. 2006-352

**Property #2**

Buyer's name:	Francis Lindop, resident owner of trailer and lot tenant of SHA
Street address:	Twin Oaks Valley Mobile home Park; Space #37; 500 Rancheros Dr.
Date of sale:	3 Dec 2015
Sales price:	\$28,000
Date of public hearing:	28 Feb 2006; RDA Resolution No. 2006-352, see above

**Property #3**

Buyer's name:	Diane Heiland, resident owner of trailer and lot tenant of SHA
Street address:	Twin Oaks Valley Mobile home Park; Space #164; 500 Rancheros Dr.
Date of sale:	17 Dec 2015
Sales price:	\$29,500
Date of public hearing:	28 Feb 2006; RDA Resolution No. 2006-352, see above

**Property #4**

Buyer's name:	Clive Hayes, owner of trailer and lot tenant of SHA
Street address:	San Marcos View Estates; Space #136; 150 S. rancho Santa Fe Road
Date of sale:	26 Feb 2016
Sales price:	\$35,000

Date of public hearing: 28 Feb 2006; RDA Resolution No. 2006-352, see above

Property #5

Buyer's name: Anna Guidry; resident owner of trailer and lot tenant of SHA  
Street address: Twin Oaks Valley Mobile home Park; Space #140; 500 Rancheros Dr.  
Date of sale: 9 Mar 2016  
Sales price: \$29,500  
Date of public hearing: 28 Feb 2006; RDA Resolution No. 2006-352, see above

Property #6

Buyer's name: American Pacific Manufactured Homes; for the purpose of replacing the abandoned and dilapidated trailer with a new unit  
Street address: Casitas Del Sol; Space #48; 1219 E. Barham Drive  
Date of sale: 16 Jun 2016  
Sales price: \$100,000  
Date of public hearing: 28 Feb 2006; RDA Resolution No. 2006-352, see above