

**YOLO COUNTY HOUSING AUTHORITY**

**RESOLUTION NO. 06- 13**

**(Resolution Noticing YCHA's Intent to Consider Bids for the Real Property Located at 1212 L Street, Davis, California)**

**WHEREAS**, the Yolo County Housing Authority ("YCHA") is the owner of certain real property located at 1212 L Street in the City of Davis, County of Yolo, State of California;

**WHEREAS**, YCHA is authorized under California Health and Safety Code §34315 et seq. to sell or dispose of any real property;

**WHEREAS**, on October 24, 2006, the Board of Commissioners of YCHA adopted a Resolution declaring the property surplus and noticing YCHA's intent to sell the property;

**WHEREAS**, YCHA offered the property for sale to other public and private entities pursuant to California Health and Safety Code §34315.7; and

**WHEREAS**, if on or after November 24, 2006, no offer by an eligible public or private entity is deemed acceptable, or eligible public and private entities have not made an offer to purchase this property pursuant to California Health and Safety Code §34315.7, YCHA hereby declares its intention to consider bids from the public for purchase of the property on the terms and conditions hereafter set forth.

**NOW, THEREFORE, IT IS HEREBY RESOLVED, DETERMINED, AND ORDERED AS FOLLOWS:**

1. The Board of Commissioners of the Yolo County Housing Authority hereby finds and determines that the foregoing recitals are true and correct.

2. Bids are to be made in writing and must be received no later than 3:30 p.m. on Friday, January 5, 2007. The Bids must be in a sealed envelope marked "1212 L Street Bid," which shall be mailed or delivered to YCHA's Executive Director at Yolo County Housing Authority, 147 W. Main Street, Woodland, California 95695. All written bids must be submitted on official bid documents provided by YCHA. Bids not submitted on official YCHA bid documents will not be considered. Official bid documents can be obtained at Yolo County Housing Authority, 147 W. Main Street, Woodland, California 95695, phone number (530) 662-5428. Facsimile, telegraphic, or electronic bids will not be accepted. Bids delivered to locations other than that specified in this notice will not be accepted.

3. A written bid must be signed by the person or entity on whose behalf the proposal is submitted.

4. YCHA's Executive Director will open the proposals at the time, date and place specified in paragraph 2. Thereafter, the Executive Director will call for oral bids. An oral bid will be accepted only:

- a. If it is at least five percent (5%) higher than the highest sealed bid; and
- b. If it is reduced to writing and signed by the person on whose behalf the bid is made or the duly authorized agent of the person (who shall possess sufficient proof of agency); and
- c. In the case of a bid following the first oral bid, if it is at least \$1,000 higher than the last oral bid.

5. All sealed bids shall be accompanied by a money order or cashier's check payable to "Yolo County Housing Authority" in the amount of one thousand dollars (\$1,000) as a guarantee that the bidder will, if the bidder's bid is accepted by the Board of Commissioners, purchase the property. If the successful bidder fails to purchase the property, the \$1,000 shall be retained by YCHA as damages, and not as a penalty, for failure to purchase in accordance with the bid. Money tendered by an unsuccessful bidder shall be returned within thirty (30) days after the successful bid is accepted. If an oral bid is the highest bid, then \$1,000 in the form specified in this paragraph must accompany such bid when it is reduced to writing and signed by the bidder.

6. YCHA reserves the right to reject any and all bids and to waive irregularities in any bid received. If the successful bidder fails to purchase the property, YCHA reserves the right to take such measures as it deems appropriate to sell the property. YCHA may, but shall have no obligation to, accept the next highest bid, or successive high bid.

7. The minimum price is Four Hundred Thousand Dollars (\$400,000). No written or oral bid below that amount will be considered.

8. YCHA will not pay a broker's or agent's commission. All amounts specified herein shall be exclusive of any commission the bidder may elect to pay a broker.

9. Payment of any amount due shall be in cash, lawful money of the United States, at the close of escrow. The bid security of \$1,000 set forth in paragraph 5 shall be applied to the purchase price.

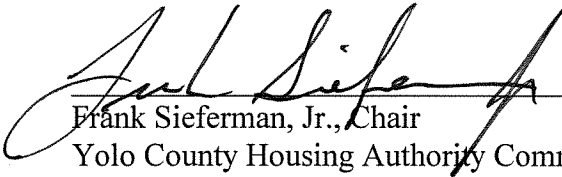
10. The Title Company shall be selected by YCHA. The escrow shall close, title shall pass, and possession shall be delivered within thirty (30) days after the date of acceptance by the Board of Commissioners of the Yolo County Housing Authority of the successful bid. Closing costs shall be borne by YCHA and the purchaser in the manner customary in the purchase and sale of real property in the County of Yolo.

11. The property is to be sold in an "AS IS" condition. YCHA will convey all right, title, and interest which it owns in the property and title conveyed shall be subject to all liens and encumbrances, easements, right of way, taxes and assessments, if any, and deed and tract covenants, conditions, and restrictions, whether recorded or not.

12. This Resolution shall take effect from and after the date of its adoption.

**PASSED AND ADOPTED**, by the Board of Commissioners of the Yolo County Housing Authority Commission, County of Yolo, State of California, this 24th day of October 2006, by the following vote:

AYES: Chamberlain, McGowan, Thomson, Sieferman, Jr.  
NOES: Yamada.  
ABSENT: None.  
ABSTAIN: None.

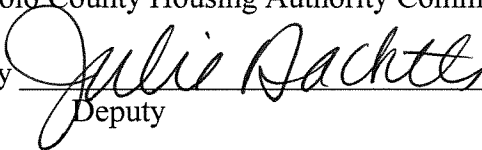
  
Frank Sieferman, Jr., Chair  
Yolo County Housing Authority Commission

Approved as to Form:

Robyn T. Drivon, County Counsel

By   
Sonia Cortés, Deputy County Counsel

Attest:  
Ana Morales, Clerk  
Yolo County Housing Authority Commission

By   
Deputy

