



Property Sales Information for the SR-710 Corridor

The California Department of Transportation (Caltrans) will be offering for sale a number of properties owned by Caltrans on the SR-710 Corridor.

This fact sheet is being provided to assist prospective buyers to better understand which type of properties they are eligible to purchase, when and how the offers of purchase can be made, and in what priority a prospective buyer can make an offer.

The sale of properties is planned in three phases:



Properties that are not impacted by remaining project alternatives indicated in the draft environmental document.



Properties that are within the scope of the remaining project alternatives but can still be sold.

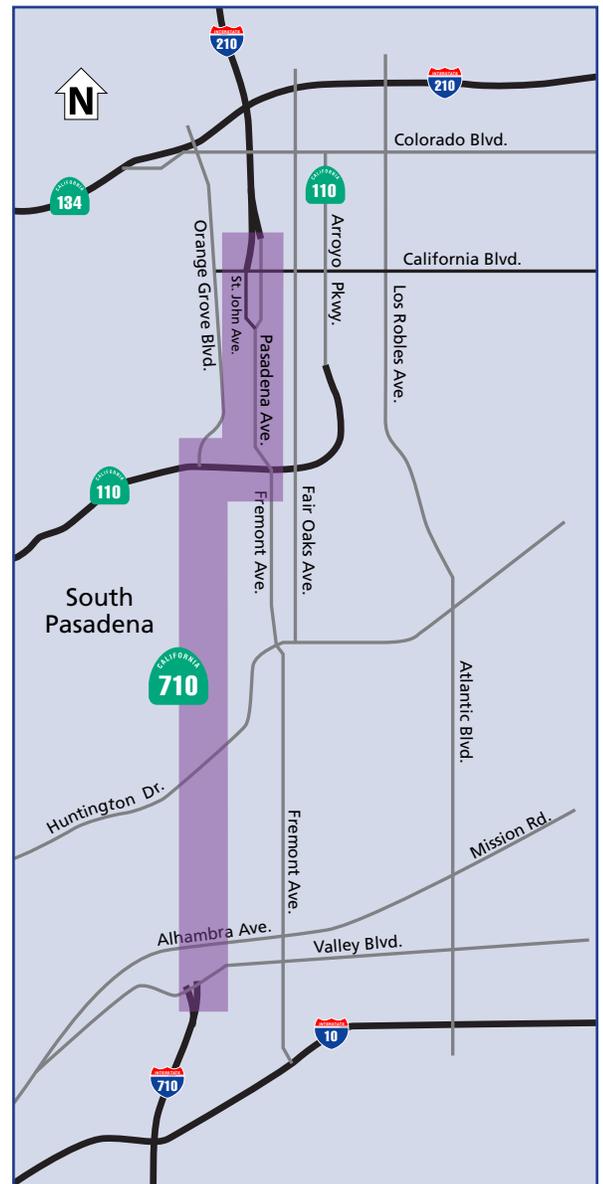


Properties declared excess after the completion of the approved preferred project alternative in the project environmental document.

Caltrans intends to begin to offer Phase 1 properties for sale in Fall 2014 - please see:

www.dot.ca.gov/dist07/business/710sales

for up to date information on properties offered for sale.





Properties offered for sale, after approval of regulations (fall 2014), are those that are not within the scope of the remaining project alternatives indicated in the draft environmental report. Purchase of state designated historic properties or properties in locally designed historic districts may have to meet additional requirements.

Single Family Residences

Prospective Buyer in Priority Order		Notification of Offer **	Offer Price	Conditions for Offer of Sale
1	Current tenant if former owner	US Mail	Appraised Fair Market Value	Tenant is in good standing.
2	Current occupant if in residence for 2 or more years, and low or moderate income *	US Mail	Affordable Price or "As Is" Fair Market Value (at request of tenant)	For Property sold at an Affordable Price: Occupant in good standing certifies income and assets; Caltrans will provide repairs to Federal Housing Administration (FHA) Minimum Property Standards; and resale restricted for 30 years to affordable price.
3	Current occupant if in residence for 5 or more years with not more than 150% of area median income *	US Mail	Affordable Price or "As Is" Fair Market Value (at request of tenant)	For Property sold at an Affordable Price: Occupant in good standing certifies income and assets; Caltrans will provide repairs to Federal Housing Administration (FHA) Minimum Property Standards; and resale restricted for 30 years to affordable price.
4	Housing related public or private affordable housing organization	Offered by a Request for Proposal	Reasonable Price	Purchaser will rehabilitate and develop property as limited equity cooperative housing or used for low- and moderate-income rental or owner-occupied housing with first right of occupancy to present occupants.
5	Current tenant	US Mail	Appraised Fair Market Value	Tenant is in good standing.
6	Former tenants in reverse order of tenancy	US Mail Local Media Website	Appraised Fair Market Value	Tenant was in good standing.
7	Potential Owner Occupant	Website Local Media	Auction	Property sold at a resulting auction price.

* Single-family residence will not be offered to present occupants who are not the former owners of the property if the present occupants have had an ownership interest in real property in the last three years.

** Prospective buyers will have up to 60 days with a possible 30 day extension to accept the conditional Offer of Proposed Sale and, if purchasing at an affordable price, to provide evidence of income. After the Department determines eligibility, the highest priority respondent will have up to 30 days to enter into a Contract for Sale.

Multi-Family Residences

Prospective Buyer in Priority Order		Notification of Offer	Offer Price	Conditions for Offer of Sale
1	Housing related public or private affordable housing organization	Offered by a Request for Proposal	Reasonable Price	Purchaser will rehabilitate and develop property as limited equity cooperative housing or used for low- and moderate-income rental or owner-occupied housing with first right of occupancy to present occupants.
2	Current tenant	US Mail	Appraised Fair Market Value	Tenant is in good standing.
3	Former tenants in reverse order of tenancy	US Mail Local Media Website	Appraised Fair Market Value	Tenant was in good standing.
4	Potential Owner Occupant	Local Media Website	Auction	Property sold at a resulting auction price.