



Meeting Date: March 18, 2008

ACTION	TYPE OF ITEM
<input type="checkbox"/> Approved Recommendation	<input checked="" type="checkbox"/> Info/Consent
<input type="checkbox"/> Ord. No(s). _____	<input type="checkbox"/> Report
<input type="checkbox"/> Res. No(s). _____	<input type="checkbox"/> Public Hearing (Info/consent)
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____

Prepared By: Ernest Whitaker *EW* Agenda Item No. I-5  
 Reviewed By: City Manager *NPB* City Attorney *Holmberg* Finance *SW* Other (Specify) \_\_\_\_\_

**DATE:** March 5, 2008  
**TO:** City Council  
**FROM:** Sal Gonzalez, Housing Director *Sal*  
 Housing Department  
**SUBJECT:** Acquisition of Tax-Defaulted Properties

**RECOMMENDATION**

That City Council approve and authorize the purchase and acquisition of tax defaulted properties at 321 Harrison Avenue and 1262 South J Street.

**DISCUSSION**

Pursuant to Revenue and Taxation Code provisions permitting it to do so, County Tax Collector's office has offered to sell several properties to the City for the amount which otherwise would be the opening bid at tax sales. Staff is interested in two properties. The Colonia parcel is vacant; the J Street parcel is occupied. If the City is successful in obtaining one or both properties, the City would sell the properties to the Oxnard Housing Authority (OHA) for the acquisition price and expenses. The OHA would preserve the J Street property as a rental unit to assist the current owner during a period of hardship. The Colonia parcel would be developed with a single family home and sold to a low income family by the OHA.

Authorization to purchase the properties does not mean they will be automatically acquired by the City. The owners of the properties and lien holders have 21 days after the Notice of Sale by the Tax Collector to pay the delinquent taxes and redeem the property.

**FINANCIAL IMPACT**

The sale price of the two properties is \$14,900. Staff does not plan to request the appropriation until there is a higher comfort level that the properties will not be redeemed by the owner, but before the 21 day Notice of Sale expiration date. Funds will come from the affordable housing in-lieu fee fund balance. Funds to acquire the property by the OHA from the City will come from the Central Fund.

(EW/hh)