

**Adopt Resolution Approving
Updated Real Property Policies and
Procedures Manual**

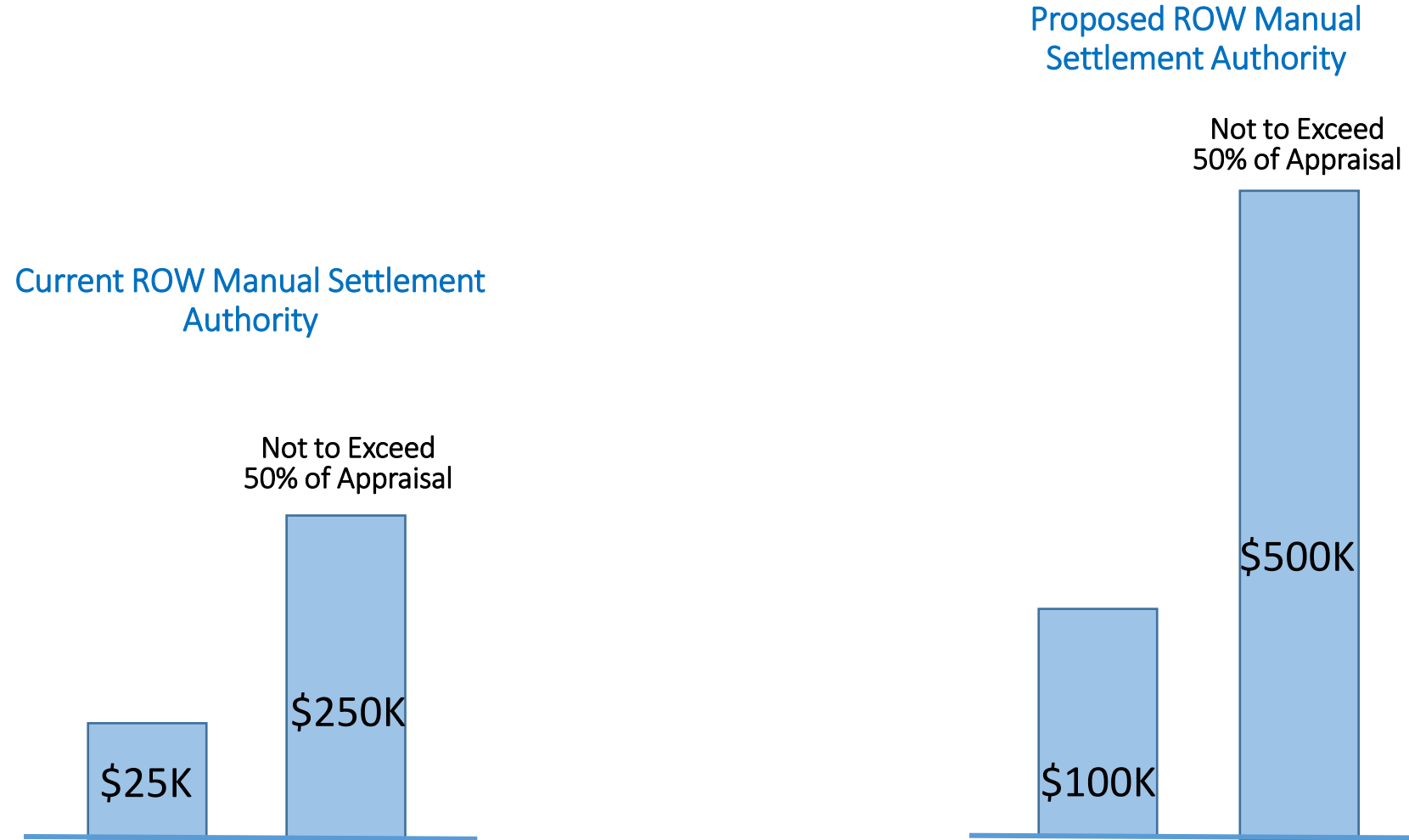
Real Property Policies and Procedures Manual

- Contains the regulations, requirements, and procedural directives for all Orange County Transportation Authority's (OCTA) right-of-way (ROW) activities, property management duties, and general real estate transactions
- OCTA must comply with the requirements of federal and state laws, particularly the Uniform Relocation Assistance and Real Property Acquisition Act of 1970, as amended, and the California Government Code
- Requires OCTA to follow guidelines outlined in the California Department of Transportation ROW Manual to implement projects
- Provides OCTA internal policies and guidelines for processing activities of the Real Property Department

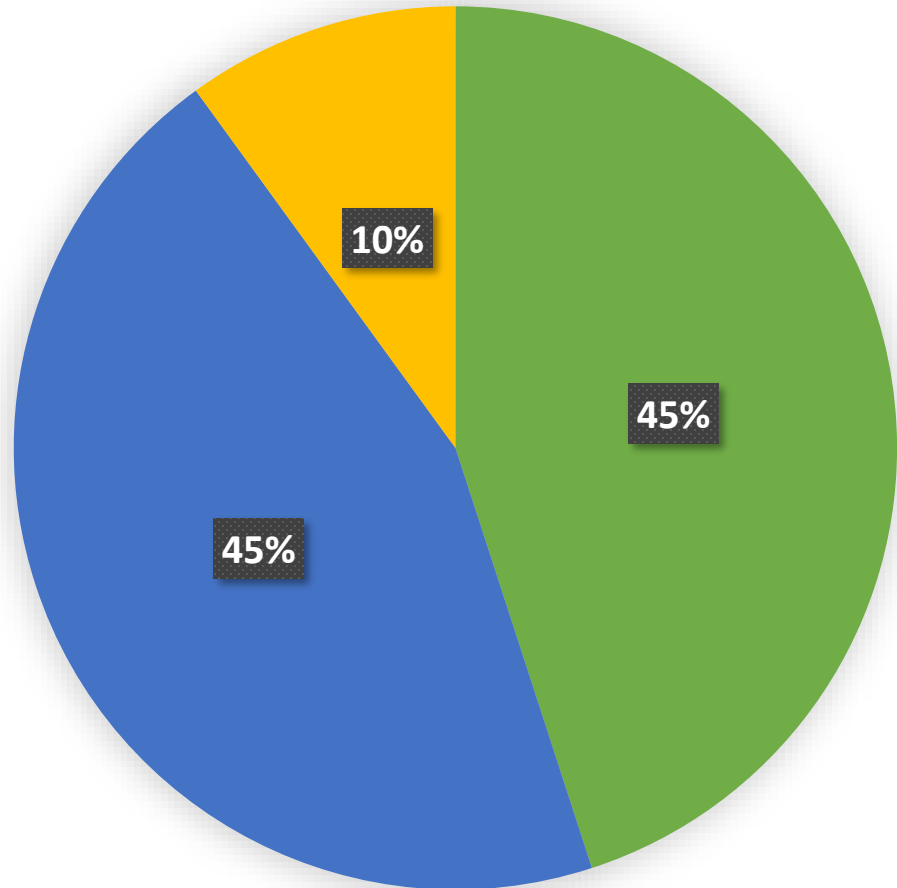
Incentive Payment Program

- OCTA offers an owner incentive payment equal to 20 percent in excess of the appraised value
- Owner is required to accept the offer within 60 days
- Incentive payment not to exceed \$100,000
- Incentive payment not to be less than \$1,000
- Prior incentive payment programs authorized by the Board of Directors (Board) for the Interstate 405, State Route 55, and State Route 91 improvement projects

Modified Delegated Settlement Authority



Projected Future Property Settlements



- 60-Day Incentive Payment
- Proposed Settlement Authority
- Board Approval

Staff, through legal counsel, shall provide the Board a quarterly summary of all administrative settlements.

Surplus Land Act

- The Surplus Land Act (SLA) was amended by the state in 2020 and is now applicable to all local public agencies, including OCTA
- The OCTA Board must declare property that is not necessary for the agency's use as "surplus land" prior to staff taking any action to dispose of the property
- The SLA requires OCTA to issue notices of availability of surplus land to local public entities and housing sponsors. If interest is received within 60 days, OCTA must participate in good-faith negotiations for at least 90 days to sell or lease the property for affordable housing purposes
- Prior to finalizing any sale, OCTA must provide the California Department of Housing and Community Development with specific information that OCTA complied with the disposition process outlined in the SLA related to the potential sale
- Once this process is complete and OCTA identifies a potential buyer, staff may seek Board approval to dispose of the property
- Finally, when a sale is being recorded, OCTA must record deed restrictions against the property for affordable housing purposes