

**INFORMATION SUMMARY (33433 REPORT)  
FOR THE  
SALE OF REAL PROPERTY  
WITH PROPOSED HOMEBUYER**

This summary is provided pursuant to Section 33433 of the California Redevelopment Law (Part 1 of Division 24 of the Health and Safety Code).

**1. Cost of the Project to the Agency:**

The Sale of Real Property Agreement between the Lancaster Redevelopment Agency and potential homebuyers at 44734 Calston Avenue requires the Agency to transfer property to the homebuyer to complete acquisition of the property. The cost of the Property to the Agency is determined based on the following information:

- a. Acquisition Cost: The City acquired the home in the Challenger Neighborhood, Project Area No. 7 for \$90,000 plus fees. The project home was a vacant bank foreclosure property acquired for the purpose of creating affordable homeownership and revitalizing the neighborhood.
- b. Clearance Costs: None.
- c. Relocation Costs: None.
- d. Improvement Costs: Improvement costs to the project homes include substantial rehabilitation including drought tolerant landscaping to meet the new California landscape standards, increased hardscape, energy-efficient dual-paned windows, and energy-efficient appliances to assist and reduce the long-term costs for the new homeowners. Property rehabilitation cost was \$57,440.
- e. Finance Costs: None.

**2. Estimated value of interest to be conveyed by the Agency to the Lessee determined at the highest and best use permitted by the Redevelopment Plan:**

The estimated value of the interest to be conveyed at its "highest and best use" is based on the appraised value of each home upon entering into a purchase agreement. The appraised value of the home is \$135,000. The value is based on an independent appraisal of the property valued at the time of sale.

**3. Estimated value of interest to be conveyed relative to the reuse of the property and with the conditions, covenants and development costs required by the sale:**

Section 33433 of the California Health and Safety Code requires the Agency to identify the value of the interests being conveyed at the highest use allowed by the property's zoning and the requirements imposed by the redevelopment plan. The valuation must be based on the assumption that near-term development is required, but the valuation does not take into consideration any extraordinary use and/or quality restrictions being imposed on the development by the Agency.

The Agency's property is and will remain fully restricted for a 45-year affordability period. Pursuant to California Redevelopment Law, the Agency must utilize a portion of the redevelopment funding for low- and moderate-income housing. Restrictions on the residential properties in the program greatly reduce the resale viability of the units through affordability covenants, and mandatory equity sharing with the Agency at the time of sale, if it is sold prior to expiration of the agreement. The value to be conveyed is the fair market value of the Agency parcels based on the appraised value of such parcels at their "highest and best use," with restrictions on the property ownership and use. The estimated value of the interest to be conveyed is \$135,000, based on an independent appraisal of the property valued at the time of sale.

The Agency is authorized under the Community Redevelopment Law, Sections 33334.2 and 33334.6, et seq. to sell or lease property for less than its fair market or fair reuse value if the disposition of the property meets the affordable housing requirements, as this property does. Analysis of the "estimated value of interest" must take into account the fair market value of the property and the Agency's obligation to assist with a growing need within the community for affordable housing.

**4. The acquisition price, which the Lessee will be required to pay during the term of the Agreement:**

The homebuyer will receive title to the property subject to the terms and conditions as outlined within the Sale Agreement. The disposition price of this property, with a declaration of affordable housing and Conditions, Covenants and Restrictions (CC&Rs) limiting the future sale of this property, may range from \$130,000 to \$150,000.

**5. Explanation as to the reason why the sale of the property will assist the elimination of blight:**

In connection with the adoption of the redevelopment plan for Project Area No. 7 by Ordinance 624 on November 28, 1992, based on the evidence presented at the Public Hearing, the City Council found that:

"(a) The Project Area is a predominantly urbanized area, which is a blighted area, the redevelopment of which is necessary to effectuate the public purposes declared in the California Community Redevelopment Law (Health and Safety Code Section 33000, et seq.). This finding is based upon the following conditions, which characterize the project area.

- (1) The physical deterioration of structures and infrastructure.
- (2) A lack of proper utilization of property, resulting in a stagnant and unproductive condition of land potentially useful and valuable.
- (3) A decline in economic viability including the prevalence of impaired investments.
- (4) Social maladjustment.

It is further found and determined that such conditions are causing and will increasingly cause a reduction of, or lack of, proper utilization of the project area to such an extent that it constitutes a serious physical, social and economic burden on the City which cannot reasonably be expected to be reversed or alleviated by private enterprise acting alone.

The City Council also declared that the purpose and intent of the City Council in adopting the Redevelopment Plan with respect to the Project Area No. 7 were:

- (1) to eliminate the conditions of blight existing in the Project Area;
- (2) to prevent recurrence of blighting conditions within the Project Area;
- (3) to provide for participation by owners and tenants and preferences to persons engaged in business within the Project Area to participate in the redevelopment of the Project Area; to encourage and ensure the redevelopment of the Project Area in the manner set forth in the proposed Redevelopment Plan; and to provide for the relocation of residents, if any, displaced by the implementation of the proposed Redevelopment Plan;
- (4) to improve and construct or provide for the construction of public facilities, roads, and other public improvements and to improve the quality of the environment in the Project Area to the benefit of the Project Area and the general public as a whole;
- (5) to encourage and foster the economic revitalization of the Project Area by protecting and promoting the sound development and utilization of the Project Area and by replanning, redesigning or redeveloping portions of the Project Area which are stagnant or improperly utilized because of the lack of adequate facilities, utilities and other causes; and;
- (6) to provide housing as required satisfying the needs and desires of the various age, income and ethnic groups of the community.

The report to the City Council in connection with the adoption of the Redevelopment Plan for Project Area No. 7, encompasses approximately 1,526 acres in ten (10) non-contiguous areas, sets forth the reasons for selection of the Project Area as follows:

- a. The citizens, governmental officials and City staff of the City of Lancaster have been aware of the adverse conditions within the Project Area boundaries. The conditions in this area have contributed to the physical deterioration of structures and infrastructure both within and surrounding the Project Area, a lack of proper utilization of the Project Area, a decline in the economic viability of the Project Area, impaired investments, and social and economic maladjustment. The result has been a serious physical, social and economic burden on the Community as a whole, which cannot reasonably be expected to be reversed or alleviated by private enterprise acting alone. The inclusion of all the sub-areas which comprise Project Area No. 7 is a natural extension of the Agency's efforts to eliminate the existence of and the extension of blight in the City of Lancaster.
- b. The redevelopment of the Project Area would attain the objectives of the Community Redevelopment Law (California Health and Safety Code Section 33000, et seq.). The Project Area is in need of, and particularly suitable for, redevelopment under the provisions of the Community Redevelopment Law. Many parcels throughout the Project Area are underutilized or of irregular form or shape for proper usefulness and development. This condition contributes to economic decline and impaired investments in the Project Area since new development is impaired on these parcels because their irregularity precludes new developments from meeting current design and building standards such as parking, landscaping and setback requirements.
- c. The age, obsolescence and ensuing deterioration of some structures and the underutilization of many parcels in the Project Area is a serious physical and economic liability requiring redevelopment. The proposed Project will assist in the redevelopment of this underutilized and deficient property.
- d. The selection of the boundaries of the Project Area was guided by the physical, social and economic conditions in the Project Area, the requirements of Health and Safety Code Section 33320.1 which specify that, with certain exceptions described therein, a project area must be an area that is "predominantly unbiased," City staff, the Lancaster General Plan, the Redevelopment Agency, the City Council, and the following facts, principles and objectives of the Redevelopment Agency:
  - (1) The desire to revitalize and upgrade the existing commercial, industrial and residential areas within the Project Area in order to provide adequate roadways, and other infrastructure, provide adequate parking, reduce the economic burden of the City from the cost of providing City services to the Project Area, create jobs and housing opportunities for Project Area residents, assure social and economic stability, and promote aesthetic and environmental improvements.
  - (2) The purposes of the Community Redevelopment Law would be achieved by the project's elimination of blighting influences through the removal or rehabilitation of physically obsolete or substandard structures and other blighting influences; the rehabilitation, with owner participation, of existing commercial, industrial and residential buildings; the installation, construction, reconstruction or redesign of

necessary infrastructure including streets, utilities, curbs, gutters, sidewalks and other public improvements as permitted by the Lancaster General Plan; the assemblage of land into parcels suitable for modern integrated development with improved pedestrian and vehicular circulation; and the improvement and provision of adequate recreation, cultural, community and open space facilities.

The redevelopment of the Project Area would implement the California Community Redevelopment Law.

The Project Area is characterized by conditions which cause a reduction of, or lack of, proper utilization of the area to such an extent that it constitutes a serious physical, social or economic burden on the City of Lancaster, which cannot reasonably be expected to be reversed or alleviated by private enterprise acting alone. The physical environment is conducive to social and health problems and there is physical deterioration of structures and infrastructure, a lack of proper utilization of the area, a decline in the economic viability of the area, impaired investments and social maladjustment and economic dislocation.

There are parcels in the Project Area, which suffer from the subdividing and sale of lots of irregular form and shape and inadequate size for proper usefulness and development. There are inadequate public improvements, public facilities, improved open spaces and utilities serving the Project Area and this situation cannot be remedied by private or governmental action without the aid and assistance of the Redevelopment Agency. There is a prevalence of depreciated values, impaired investments, and social and economic maladjustment in the Project Area.

The foregoing described conditions have contributed to the physical deterioration of structures and infrastructure and lack of infrastructure, a lack of proper utilization of the area and a decline in the economic viability of the area.

The purposes of the California Community Redevelopment Law are to protect and promote the sound development and redevelopment of blighted areas and the general welfare of the inhabitants of the community. The purposes of the California Community Redevelopment Law would be attained by redevelopment of the Project Area, including the planning, development, re-planning, redesign, reconstruction or rehabilitation, or any combination of the foregoing, and the provision for residential, commercial, industrial, public or other structures or spaces as may be appropriate or necessary in the interest of the general welfare, including public safety education and cultural facilities incidental or appurtenant to them, thereby contributing to the public health, safety and welfare. Redevelopment of the Project Area will also obtain the purposes of the California Community Redevelopment Law by stimulating construction activity and increasing employment opportunities in commercial and industrial areas of the proposed Project Area and in the City of Lancaster and by providing financial assistance in connection with the construction and reconstruction of curbs, gutters, sidewalks, streets, and other public facilities. Such purposes would also be attained by the attraction of residential, commercial and industrial uses to stagnant and unproductive areas, including the recycling of land uses into viable productive uses to be consistent with the General Plan of the City of Lancaster. It is further anticipated that the Agency will provide

financial assistance for the development of additional residential, commercial and industrial construction and rehabilitation in a manner, which will make such development economically feasible.

The redevelopment of the Project Area may include, but will not be limited to, the actions outlined below. The Agency proposes to alleviate the conditions of blight within the Project Area by the following actions:

- a. Install, construct, reconstruct or redesign streets, utilities, curbs, gutters, sidewalks, handicap ramps, and other public improvements as permitted in accordance with the Lancaster General Plan, as amended from time to time.
- b. Provide and/or upgrade traffic signals, channelization, lighting and signing of various intersections, and correct other existing circulation deficiencies within the Project Area.
- c. Complete various water system projects including the replacement, construction, and improvement of water lines.
- d. Construct, install and improve existing sewage system.
- e. Underground utilities in the Project Area.
- f. Improve and develop recreational/park and open space facilities.
- g. Construct and improve community facilities, including community centers for youths and seniors.
- h. Construct additional and improve existing vehicle parking facilities.
- i. Improve, as needed, various utility distribution systems.
- j. Improve streetscapes and urban design.
- k. Provide housing for senior and handicapped citizens and low- moderate-income families.
- l. Purchase land, construct, reconstruct or rehabilitate structures for the purpose of providing necessary community uses such as parking and recreational facilities.
- m. Replace, install and improve flood control and storm drain facilities.
- n. Develop community facilities to provide for the public safety, cultural and educational needs of Project Area residents.
- o. Construct, reconstruct, rehabilitate and provide site acquisition for public schools and colleges.

The rehabilitated property was acquired in order to implement the Redevelopment Plan for Project Area No. 7 and to carry out the declared purposes of the City Council in the adoption of the Redevelopment Plan.

The purposes of the California Community Redevelopment Law would be attained by the proposed Project Area No. 7 Redevelopment Project through the removal or rehabilitation of physically obsolete or substandard structures and other blighting influences; the rehabilitation, with owner participation, of existing commercial and industrial buildings; the installation, construction, reconstruction, redesign, or reuse of streets, utilities, curbs, gutters, sidewalks and other associated public improvements as permitted by the Lancaster General Plan and Zoning Ordinance; the construction and/or reconstruction of various flood control and drainage facilities; the replacement, installation and improvement of domestic sewage distribution facilities to reduce public health and safety hazards; the assemblage of land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation; the improvement and provision of adequate recreation facilities; the provision of other public facilities including educational facilities; and the development and redevelopment of the Project Area in a manner consistent with the policies and goals of the Lancaster General Plan. The Redevelopment Plan of the Project would implement the California Redevelopment Law. The basis for implementing the Redevelopment law can be stated as follows:

The Foreclosure Rehabilitation Program preserves housing and removes blight in the City's mature neighborhoods through substantial rehabilitation. It also provides affordable homeownership opportunities for those who qualify. Without encouraging homeownership, the value attributed to the land as a resource would otherwise continue to experience conditions of physical deterioration and blight due to poor use of the property, squatting and illegal dumping.

Additionally, the transfer of this property will also help to eliminate blight by promoting rehabilitation of not only the Agency's project homes, but those around them. Sale of the rehabilitated home is the second phase of a multi-pronged approach to revitalizing this neighborhood.

RESOLUTION NO. 10-24

A RESOLUTION OF THE CITY OF LANCASTER FOR  
CONSIDERATION OF THE SALE OF A PROPERTY  
ACQUIRED BY THE LANCASTER REDEVELOPMENT  
AGENCY IN THE CHALLENGER NEIGHBORHOOD

WHEREAS, the Redevelopment Plans for Redevelopment Project Area No. 7 (the "Redevelopment Plan") approved and adopted by the City Council of the City of Lancaster on November 28, 1992 by Ordinance No. 624, as amended, in compliance with all requirements of the law. This summary is being prepared pursuant to Section 33433 of the California Community Redevelopment Law (Part 1 of Division 24 of the Health and Safety Code, commencing with Section 33000).

WHEREAS, the Lancaster Redevelopment Agency (the "Agency") Agency is authorized and empowered under the Community Redevelopment Law, to enter into agreements for the acquisition, disposition of real property and otherwise to assist in the redevelopment of real property within a redevelopment project area in conformity with a redevelopment plan adopted for such area, to acquire real and personal property in redevelopment project areas, to receive consideration for the provision by the Agency of redevelopment assistance, to make and execute contracts and other instruments necessary or convenient to the exercise of its powers, and to incur indebtedness to finance or refinance redevelopment projects; and

WHEREAS, the Agency owns residential property in the City of Lancaster, Los Angeles County, State of California, further described shown in Exhibit "A" (the "Property"), and is engaged in activities necessary to execute and implement the Redevelopment Plan; and

WHEREAS, the Agency desires to enter into an Agreement for the Sale of Real Property (the "Agreement") in order to implement the provisions of the Redevelopment Plan by providing for the sale of property generally, located in the City of Lancaster Redevelopment Project Area 7, further described in Exhibit "A" (the "Property"), and which development of the Property is consistent with previous uses of the Property as well as existing uses of other real property in the surrounding neighborhood; and

WHEREAS, the Agreement does not create any new or additional environmental impacts than were considered in the Redevelopment Plan, or any environmental requirements applicable to the proposed use of the Property pursuant to the City's Zoning Ordinance. The Agreement to dispose of the Property and the intended use of the real property is similar in nature to the previous uses of the Property. The use is permitted and is consistent with the General Plan land use designation. The proposed project is not expected to produce any significant impacts to the environment; and



WHEREAS, the disposition of this Property within Redevelopment Plan is being considered pursuant to the terms of the Agreement, is in the vital and best interest of the City, and the health, safety, morals and welfare of its residents. Furthermore, this project is in accordance with the public purposes and provisions of Redevelopment Plan and applicable State and local laws and requirements; and

WHEREAS, pursuant to Section 33433 of the Community Redevelopment Law, California Health and Safety Code Sections 33000, et seq. (the "CRL"), the Agency is authorized, with the approval of the City Council after a duly noticed public hearing, to sell or lease property for development pursuant to the redevelopment plan upon a determination by the City Council that the disposition of the property will assist in the elimination of blight and is consistent with the implementation plan adopted for the Redevelopment Project pursuant to CRL Section 33490 and that the consideration fair such disposition is not less than either the fair market value or fair reuse value of the property in accordance with the covenants and conditions governing the disposition and the development costs required thereof; and

WHEREAS, the Agreement, and a summary report meeting the requirements of CRL Section 33433, were available for public inspection consistent with the requirements of CRL Section 33433; and

WHEREAS, on May 11, 2010, the Agency and City Council held a duly noticed joint public hearing on the proposed agreement in accordance with the requirements of CRL Section 33433, at which time the City reviewed and evaluated all of the information, testimony, and evidence presented during the joint public hearing; and

WHEREAS, all actions required by all applicable law with respect to the proposed Agreement have been taken in an appropriate and timely manner; and

WHEREAS, the City has reviewed the summary report required pursuant to CRL Section 33431 and 33433 and evaluated other information provided to it pertaining to the findings required pursuant to CRL Section 33433; and

WHEREAS, the City has duly considered all terms and conditions of the proposed Agreement and believes that the disposition of the Site pursuant thereto is in the best interests of the City of Lancaster the health; safety, and welfare of its residents, and in accord with the public purposes and provisions of application state and local laws and requirements.

NOW, THEREFORE, THE CITY OF LANCASTER DOES HEREBY RESOLVE, DETERMINE AND FIND AS FOLLOWS:

Section 1. The City Council hereby finds and determines that based upon substantial evidence provided in the record before it, (i) the disposition of the Property pursuant to the Agreement is in accordance with the covenants and conditions governing the transfer of the Property, and complies with the purposes of the Redevelopment Plan for the use and maintenance of the Property, which is in the best interest of the community, and (ii) the

consideration for the disposition of the Property pursuant to the terms and conditions of the Agreement is not less than either the fair market value or the fair reuse value in accordance with the covenants, conditions and restrictions imposed under the Agreement and the costs required under the Agreement. The City Council further finds and determines that the disposition of the Property pursuant to the Agreement (i) will assist in the elimination of blight by requiring redevelopment of the Property in accordance with the Agreement as residential workforce housing, including affordable housing and (ii) is consistent with the implementation plan for the Redevelopment Project adopted by the City pursuant to Health and Safety Code Section 33490.

Section 2. The disposition of the Property by the Agency to the home buyer pursuant to the Agreement and any changes mutually agreed upon by the homebuyers and the Housing and Neighborhood Revitalization Director as are minor and in substantial conformance with the Agreement on file with the Department, which establishes terms and conditions for the transfer of the property, are hereby approved by the City Council.

Section 3. The City Council concurs in authorizing the Executive Director of the Agency to execute the Agreement and to take all steps, and to sign all documents (including the Grant Deed) necessary to implement and carry out the Agreement on behalf of the Agency.

Section 4. The City Council hereby finds and determines that the environmental status of the project remains consistent with the environmental impact reports (EIR) prepared for Project Area 7 and the Agreement does not add new environmental impacts and neither a supplemental nor a subsequent EIR is required.

PASSED, APPROVED, and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2010, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

\_\_\_\_\_  
GERI K. BRYAN, CMC  
City Clerk  
City of Lancaster

\_\_\_\_\_  
R. REX PARRIS  
Mayor  
City of Lancaster

STATE OF CALIFORNIA            )  
COUNTY OF LOS ANGELES    ) ss  
CITY OF LANCASTER            )

CERTIFICATION OF RESOLUTION  
CITY OF LANCASTER

I, \_\_\_\_\_, \_\_\_\_\_ City of Lancaster, California, do hereby certify that this is a true and correct copy of the original Resolution No. 10-24, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
(seal)

EXHIBIT "A"  
THE PROPERTY  
CHALLENGER NEIGHBORHOOD  
FORECLOSURE PROPERTY ACQUIRED  
FOR REHABILITATION

Property Address	Neighborhood	Original APN	Updated APN
44734 Calston Avenue	Challenger	3147-016-022	3147-016-900

RESOLUTION NO. 11-10

A RESOLUTION OF THE LANCASTER REDEVELOPMENT AGENCY FOR CONSIDERATION OF THE SALE OF A PROPERTY ACQUIRED BY THE LANCASTER REDEVELOPMENT AGENCY IN THE CHALLENGER NEIGHBORHOOD

WHEREAS, the Redevelopment Plan for Redevelopment Project Area No. 7 (the "Redevelopment Plan") approved and adopted by the City Council of the City of Lancaster on November 28, 1992 by Ordinance No. 624, as amended, in compliance with all requirements of the law. This summary is being prepared pursuant to Section 33433 of the California Community Redevelopment Law (Part 1 of Division 24 of the Health and Safety Code, commencing with Section 33000).

WHEREAS, the Lancaster Redevelopment Agency (the "Agency") is authorized and empowered under the Community Redevelopment Law, to enter into agreements for the acquisition, disposition of real property and otherwise to assist in the redevelopment of real property within a redevelopment project area in conformity with a redevelopment plan adopted for such area, to acquire real and personal property in redevelopment project areas, to receive consideration for the provision by the Agency of redevelopment assistance, to make and execute contracts and other instruments necessary or convenient to the exercise of its powers, and to incur indebtedness to finance or refinance redevelopment projects; and

WHEREAS, the Agency owns residential property in the City of Lancaster, Los Angeles County, State of California, further described in Exhibit "A" (the "Property") and is engaged in activities necessary to execute and implement the Redevelopment Plan; and

WHEREAS, the Agency desires to enter into a For Sale of Real Property Agreement (the "Agreement") in order to implement the provisions of the Redevelopment Plans by providing for the sale of property generally, located in the City of Lancaster Redevelopment Project Areas 7, further described in Exhibit "A" (the "Property"), and which development of the Property is consistent with previous uses of the Property as well as existing uses of other real property in the surrounding neighborhood; and

WHEREAS, the Agreement does not create any new or additional environmental impacts than were considered in the Environmental Impact Reports for Redevelopment Plans, or any environmental requirements applicable to the proposed use of the Property pursuant to the City's Zoning Ordinance. The Agreement to dispose of the Property and the intended use of the real property is similar in nature to the previous uses of the Property. The use is permitted and is consistent with the General Plan land use designation. The proposed project is not expected to produce any significant impacts to the environment; and

WHEREAS, the disposition of this Property within the Redevelopment Plan is being considered pursuant to the terms of the Agreement, is in the vital and best interest of the City, and the health, safety, morals and welfare of its residents. Furthermore, this project is in accordance with the public purposes and provisions of Redevelopment Plan and applicable State and local laws and requirements; and

WHEREAS, pursuant to Section 33433 of the Community Redevelopment Law, California Health and Safety Code Sections 33000, et seq. (the "CRL"), the Agency is authorized, with the approval of the City Council after a duly noticed public hearing, to sell or lease property for development pursuant to the redevelopment plan upon a determination by the City Council that the disposition of the property will assist in the elimination of blight and is consistent with the implementation plan adopted for the Redevelopment Project pursuant to CRL Section 33490 and that the consideration fair such disposition is not less than either the fair market value or fair reuse value of the property in accordance with the covenants and conditions governing the disposition and the development costs required thereof; and

WHEREAS, the Agreement, and a summary report meeting the requirements of CRL Section 33433, were available for public inspection consistent with the requirements of CRL Section 33433; and

WHEREAS, on May 11, 2010, the Agency and City Council held a duly noticed joint public hearing on the proposed agreement in accordance with the requirements of CRL Section 33431 and 33433, at which time the Agency reviewed and evaluated all of the information, testimony, and evidence presented during the joint public hearing; and

WHEREAS, all actions required by all applicable law with respect to the proposed Agreement have been taken in an appropriate and timely manner; and

WHEREAS, the Agency has reviewed the summary report required pursuant to CRL Section 33433 and evaluated other information provided to it pertaining to the findings required pursuant to CRL Section 33433; and

WHEREAS, the Agency has duly considered all terms and conditions of the proposed Agreement and believes that the disposition of the Site pursuant thereto is in the best interests of the City of Lancaster the health; safety, and welfare of its residents, and in accord with the public purposes and provisions of application state and local laws and requirements.

NOW, THEREFORE, THE LANCASTER REDEVELOPMENT AGENCY DOES HEREBY RESOLVE, DETERMINE AND FIND AS FOLLOWS:

Section 1. The Lancaster Redevelopment Agency hereby finds and determines that based upon substantial evidence provided in the record before it, (i) the disposition of the Property pursuant to the Agreement is in accordance with the covenants and conditions governing the transfer of the Property, and complies with the purposes of the Redevelopment Plan for the use and maintenance of the Property, which is in the best interest of the community, and (ii) the consideration for the disposition of the Property pursuant to the terms and conditions of the Agreement is not less than either the fair market value or the fair reuse value in accordance with the covenants, conditions and restrictions imposed under the Agreement and the costs required under the Agreement. The Lancaster Redevelopment Agency further finds and determines that the disposition of the Property pursuant to the Agreement (i) will assist in the elimination of blight by requiring maintenance of the Property in accordance with the Agreement as residential workforce housing and (ii) is consistent with the implementation plan for the Redevelopment Project adopted by the Agency pursuant to Health and Safety Code Section 33490.

Section 2. The disposition of the Property by the Agency to the home buyer pursuant to the Agreement and any changes mutually agreed upon by the homebuyers and the Housing and Neighborhood Revitalization Director as are minor and in substantial conformance with the Agreement on file with the Department, which establishes terms and conditions for the transfer of the property, are hereby approved by the Lancaster Redevelopment Agency.

Section 3. The Lancaster Redevelopment Agency concurs in authorizing the Executive Director of the Agency to execute the Agreement and to take all steps, and to sign all documents (including the Grant Deed) necessary to implement and carry out the Agreement on behalf of the Agency.

Section 4. The Lancaster Redevelopment Agency hereby finds and determines that the environmental status of the project remains consistent with the environmental impact reports (EIR) prepared for Redevelopment Project Area 7 and the Agreement does not add new environmental impacts and neither a supplemental nor a subsequent EIR is required.

PASSED, APPROVED, and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2010, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

\_\_\_\_\_  
GERI K. BRYAN, CMC  
Agency Secretary  
Lancaster Redevelopment Agency

\_\_\_\_\_  
R. REX PARRIS  
Chairman  
Lancaster Redevelopment Agency

STATE OF CALIFORNIA            )  
COUNTY OF LOS ANGELES    ) ss  
CITY OF LANCASTER            )

CERTIFICATION OF RESOLUTION  
LANCASTER REDEVELOPMENT AGENCY

I, \_\_\_\_\_, \_\_\_\_\_, City of Lancaster, CA do hereby certify that this is a true and correct copy of the original Agency Resolution No. 11-10, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
(seal)



EXHIBIT "A"  
THE PROPERTY  
CHALLENGER NEIGHBORHOOD  
FORECLOSURE PROPERTY ACQUIRED  
FOR REHABILITATION

Property Address	Neighborhood	Original APN	Updated APN
44734 Calston Avenue	Challenger	3147-016-022	3147-016-900