

STAFF REPORT
City of Lancaster, California
Lancaster Housing Authority

HA CC 1
11/08/11
MVB

Date: November 8, 2011

To: Chairman Parris and Authority Board Members

From: Elizabeth Brubaker, Housing and Neighborhood Revitalization Director

Subject: **Resolution of the Lancaster Housing Authority approving an agreement for the sale of real property by and between the Lancaster Housing Authority and Caritas Acquisition I, LLC**

Recommendation:

Adopt **Resolution No. HA 03-11** of the Lancaster Housing Authority (the "Housing Authority") approving an agreement for the sale of real property by and between the Lancaster Housing Authority and Caritas Acquisition I. LLC. Increase estimated revenues by \$11,200,000 in account number 301-3606100 for the sales proceeds.

Fiscal Impact:

The Housing Authority will receive \$11,200,000, less the redemption of the outstanding bond, escrow expenses, acquisition fee and rental assurance reserve, leaving approximately \$4,323,000.

Background:

On April 18 2011, the Housing Authority received a Letter of Intent from The Caritas Corporation. a California non-profit Corporation for the acquisition of Brierwood Mobile Home Estates. The Caritas Corporation is a non-profit organization chartered to preserve affordable housing through the ownership of manufactured home communities. Their proposal will cause the defeasance of the current 1999 Brierwood MHP Lease Revenue and maintain quality affordable housing by a qualified 501(c)(3) organization.

The Caritas Corporation will maintain Brierwood Mobile Home Estates as an affordable housing project where at least 20% of the units will be occupied by residents that qualify as very low-income limit for the area as determined by the State Department of Housing & Urban Development for the Los Angeles/Long Beach Metropolitan Area. Brierwood consists of 308 mobile home sites and is currently full.

Attachments:

Resolution No. HA 03-11