

**THE PROPERTY
FORECLOSURE PROPERTIES ACQUIRED
FOR REHABILITATION**

Property Address	APN	Neighborhood
45303 6th Street East	3176-016-013	Piute
45303 7th Street East	3176-015-037	Piute
45316 6 th Street East	3176-016-905	Piute
45306 7th Street East	3176-022-005	Piute
45310 6th Street East	3176-016-035	Piute
45316 Rodin Avenue	3176-015-010	Piute
45317 Rodin Avenue	3176-016-039	Piute
45324 Rodin Avenue	3176-015-009	Piute
45337 Andale Avenue	3176-015-018	Piute
45409 3rd Street East	3176-005-023	Piute
45413 Gingham Avenue	3176-008-011	Piute
45420 4th Street East	3176-008-003	Piute
45422 Sancroft Avenue	3176-016-003	Piute
45434 4th Street East	3176-008-005	Piute
45436 Foxtan Avenue	3176-007-024	Piute
45436 Sancroft Avenue	3176-016-001	Piute
45437 Sancroft Avenue	3176-017-024	Piute
45438 Gingham Avenue	3176-008-018	Piute
45456 Gingham Avenue	3176-008-021	Piute
45457 Foxtan Avenue	3176-006-028	Piute
45504 6th Street East	3176-013-039	Piute
45510 Sancroft Avenue	3176-013-900	Piute
45533 3rd Street East	3176-005-008	Piute
45448 Raysack	3176-011-902	Piute
45540 3rd Street East	3176-006-006	Piute
45545 Foxtan Avenue	3176-006-041	Piute
45554 Andale Avenue	3176-014-031	Piute
45563 3rd Street East	3176-005-003	Piute

45503 7 th Street East	3176-014-902	Piute
45562 Rodin Avenue	3176-014-901	Piute
45549 Sancroft	3176-012-902	Piute
611 W. Ave. H-12	3135-008-900	Mariposa
631 W. Ave. H-12	3135-009-900	Mariposa
708 W. Ave. H-13	3135-020-903	Mariposa
720 W. Ave. H-13	3135-020-904	Mariposa
738 W. Ave. H-12	3135-022-901	Mariposa
744 W. Ave. H-13	3135-020-902	Mariposa
1209 Boyden	3120-026-902	Mariposa
822 W. Ave. H-14	3135-020-901	Mariposa
45408 Genoa	3135-015-904	Mariposa
45434 Fig Ave.	3135-010-901	Mariposa
45447 Gadsden Ave.	3135-015-901	Mariposa
45521 Gadsden Ave.	3135-015-902	Mariposa
45532 Fig Ave.	3135-010-900	Mariposa
45533 Gadsden Ave.	3135-015-903	Mariposa
44127 11 th St. W.	3123-018-900	Mariposa
1003 W. Ave. J-8	3123-021-900	Lowtree
1021 W. Ave. J-6	3123-019-902	Lowtree
1051 W. Ave. J-6	3123-019-900	Lowtree
1062 W. Ave. J-12	3123-026-900	Lowtree
1407-9 W. H-15	3120-036-091	Desert View
1008 W. Ave. H-14	3120-029-902	Desert View
1102 W. Ave. H-14	3120-029-903	Desert View
1106 W. Ave. H-14	3120-029-900	Desert View
1203 Boyden	3120-026-901	Desert View
1258 W. Ave. H-15	3120-030-902	Desert View
1259 W. Ave. H-14	3120-032-901	Desert View
1303 W. Ave. I	3120-037-904	Desert View
45303 Kingtree	3120-026-900	Desert View
1011 W. Ave. H-7	3120-007-900	Desert View
1017 W. Ave. H-3	3120-002-901	Desert View
1034 W. Ave. H-2	3120-002-900	Desert View

1035 W. Ave. H-6	3120-005-904	Desert View
1108 W. Ave. H-5	3120-005-903	Desert View
1109 W. Ave. H-5	3120-004-900	Desert View
1114 W. Ave. H-5	3120-005-905	Desert View
1120 W. Ave. H-5	3120-005-901	Desert View
1139 W. Ave. H-8	3120-009-900	Desert View
1232 W. Ave. H-15	3120-030-901	Desert View
1252 W. Ave. H-15	3120-030-900	Desert View
1304 W. Ave. H-15	3120-037-902	Desert View
1347 W. Ave. I	3120-037-901	Desert View
1409 W. H-13	3120-034-900	Desert View
1415 W. Ave. I	3120-037-900	Desert View
45436 12 th St. W.	3176-014-909	Desert View
45449 Leatherwood	3120-023-900	Desert View
45454 11 th St. W.	3120-012-900	Desert View
3520 W. Ave. K-10	3110-015-900	Trend
3603 Balmont	3110-018-901	Trend
3622 W. Ave. K-12	3110-023-901	Trend
3623 W. Ave. K-10	3110-021-900	Trend
3701 W. Ave. K-11	3110-029-900	Trend
42836 Alep	3110-017-900	Trend
42921 36 th St. W.	3110-023-900	Trend
43028 Alexo	3110-027-900	Trend
43054 36 th St. W.	3110-020-900	Trend
44623 Elm Ave.	3133-020-009	SDT
45115 Beech Ave.	3134-003-913	NDTV
45127 Beech Ave.	3134-003-926	NDTV
45138 Cedar Ave.	3134-003-914	NDTV
45113 Date Ave.	3134-001-915	NDTV
543 Jackman St.	3134-003-923	NDTV
549 Jackman St.	3134-003-922	NDTV
559 Jackman St.	3134-003-925	NDTV
567 Jackman St.	3134-003-924	NDTV
641 Jackman St.	3134-001-914	NDTV

649 Jackman St.	3134-001-913	NDTV
1323 W. ave. I	3120-037-	Desert View
1307 W. ave. I	3120-037-	Desert View
1329 W. Ave. I	3120-037-	Desert View
1333 W. Ave. I	3120-037-	Desert View
1341 W. Ave. I	3120-037-	Desert View
1315 W. Ave. I	3120-037-	Desert View

RESOLUTION NO. HA 03-12

A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF LANCASTER FOR CONSIDERATION OF A DISPOSITION STRATEGY FOR PROPERTIES ACQUIRED BY THE LANCASTER REDEVELOPMENT AGENCY AND TRANSFERRED TO THE HOUSING AUTHORITY IN TARGETED NEIGHBORHOODS

WHEREAS, the Housing Authority is authorized and empowered, to enter into agreements for the acquisition, disposition of real property and otherwise to assist in the pursuant to the Health & Safety Code Sections 34200-34380, to make and execute contracts and other instruments necessary or convenient to the exercise of its powers; and

WHEREAS, the Housing Authority 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 Health & Safety Code Sections 34200-34300; and

WHEREAS, the Housing Authority desires to enter into California Residential Purchase Agreement and Joint Escrow Instructions (the "Agreement") in order to implement Health & Safety Code Sections 34200-34380 by providing for the sale of property generally, located in the City of Lancaster, 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 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 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 applicable state and local laws and requirements; and

WHEREAS, the Housing Authority is authorized, with the approval of the Housing Authority, to sell or lease property for development pursuant to Health and Safety Code Sections 34200-34380 upon a determination by the Housing Authority that the disposition of the property will assist in the elimination of blight and that the consideration fair such disposition is not less than the fair market value of the property in accordance with the covenants and conditions governing the disposition and the development costs required thereof; 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 Housing Authority has duly considered all terms and conditions of the proposed Agreement and believes that the disposition of the sites 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 HOUSING AUTHORITY DOES HEREBY RESOLVE, DETERMINE AND FIND AS FOLLOWS:

Section 1. The Housing Authority hereby finds and determines that based upon substantial evidence provided in the record before it, (i) the disposition of the Properties pursuant to the Agreement is in accordance with the covenants and conditions governing the transfer of the Property, and complies with the purposes 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 Properties pursuant to the terms and conditions of the Agreement is not less than the fair market value in accordance with the covenants, conditions and restrictions imposed under the Agreement and the costs required under the Agreement.

Section 2. The disposition of the Properties by the Housing Authority to potential homebuyers pursuant to the Agreements and any changes mutually agreed upon by the homebuyers and the Housing and Neighborhood Revitalization Director, in substantial conformance with the Agreements for the properties herewith, which establishes terms and conditions for the transfer of the property are hereby approved by the Housing Authority.

Section 3. The Housing Authority authorizes the Executive Director or a designee thereof to execute the Agreements and to take all steps, and to sign all documents (including the Grant Deed) necessary to implement and carry out the Agreements on behalf of the Housing Authority.

Section 4. The Housing Authority hereby finds and determines that the environmental status of the project remains consistent with the environmental impact reports (EIR) prepared for Project Area 5 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 _____, 2012, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

GERI K. BRYAN, CMC
Housing Authority Secretary
Lancaster Housing Authority

Authority Member
Lancaster Housing Authority

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

CERTIFICATION OF RESOLUTION
LANCASTER HOUSING AUTHORITY

I, _____, _____ Lancaster Housing Authority, Lancaster, CA do hereby certify that this is a true and correct copy of the original Resolution No. HA 03-12, 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)

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