

HM 1
04/24/12
MVB

**LANCASTER HOUSING AUTHORITY  
MINUTES  
March 27, 2012**

**CALL TO ORDER**

Authority Member Crist called the regular meeting of the Housing Authority to order at 5:00 p.m. He stated that due to a lack of quorum, the meeting would recess until 6:30 p.m.

**RECONVENE**

Chair Szeto reconvened the meeting at 6:38 p.m.

**ROLL CALL**

**PRESENT:** Authority Members: Crist, Harvey, Mann, Chair Szeto

On a motion by Authority Member Mann and seconded by Authority Member Harvey, the Housing Authority excused Vice Chairman Smith from the meeting by the following vote: 4-0-0-1; AYES: Crist, Harvey, Mann, Szeto; NOES: None; ABSTAIN: None; ABSENT: Smith

**EXCUSED:** Vice Chairman Smith

**Staff**

**Members:** City Manager/Executive Director; Deputy City Manager/Deputy Executive Director; City Attorney/Authority Counsel; Assistant to the City Manager; City Clerk/Authority Secretary; Planning Director; Public Works Director; Parks, Recreation & Arts Director; Finance Director; Economic Development Director; Housing Director; Human Resources Director

**INVOCATION**

Pastor Cary Schmidt, Lancaster Baptist Church

**PLEDGE OF ALLEGIANCE**

Authority Member Harvey

**HM 1. MINUTES**

On a motion by Authority Member Mann and seconded by Authority Member Harvey, the Housing Authority approved the Housing Authority Regular Meeting minutes of March 13, 2012, by the following vote: 4-0-0-1; AYES: Crist, Harvey, Mann, Szeto; NOES: None; ABSTAIN: None; ABSENT: Smith

**HOUSING AUTHORITY CONSENT CALENDAR**

On a motion by Authority Member Crist and seconded by Authority Member Mann, the Housing Authority approved the Housing Consent Calendar by the following vote: 4-0-0-1; AYES: Crist, Harvey, Mann, Szeto; NOES: None; ABSTAIN: None; ABSENT: Smith

**HA CC 1. RESOLUTION NO. HA 01-12**

Adopted **Resolution No. HA 01-12**, authorizing the Executive Director, or his designee, as the signatories for securities, real estate and other investment transactions.

The adoption of Resolution No. HA 01-12 will designate the individuals as authorized signatories of the Housing Authority. The Executive Director or his designee and Deputy Executive Director or his designee will be authorized to accept for and dispose of any interest in real property as approved by the Lancaster Housing Authority.

**HA CC 2. RESOLUTION NO. HA 02-12**

Adopted **Resolution No. HA 02-12**, modifying the designation of the officers of the Housing Authority.

By the adoption of Resolution No. HA 02-12, the current and approved positions held by staff within the organization of the City of Lancaster will reflect the title of the officers of the Housing Authority.

**HA NB 1. DISPOSITION STRATEGY FOR THE SALE OF SINGLE-FAMILY RESIDENCES**

The Housing Director presented the staff report regarding this matter.

Addressing the Housing Authority on this matter:

Dan Venturoli – the immediate Past President of the Greater Antelope Valley Association of Realtors; briefly discussed the history of the disposition strategies regarding single-family residences and encouraged the Housing Authority to approve the resolution.

Michael Rives – opposed to this action.

Chair Szeto requested clarification regarding the forty-five years and is the City on the hook if someone moves.

**HA NB 1. DISPOSITION STRATEGY FOR THE SALE OF SINGLE-FAMILY RESIDENCES (continued)**

The Housing Director stated that when the property owner sells their property, it is sold to another family that meets the criteria/income requirements. In this manner, it remains affordable to the families. She briefly discussed equity sharing and the process.

Authority Member Crist inquired as to the selling of a home at the appraised value and is the forty-five years taken into consideration.

The Housing Director explained that a home would be sold at the appraised value and it is a requirement of California Redevelopment Law.

On a motion by Authority Member Harvey and seconded by Authority Member Mann, the Housing Authority adopted **Resolution No. HA 03-12**, approving a disposition strategy for the sale of single-family residences acquired by the Lancaster Redevelopment Agency and transferred to the Housing Authority, by the following vote: 4-0-0-1; AYES: Crist, Harvey, Mann, Szeto; NOES: None; ABSTAIN: None; ABSENT: Smith

The Lancaster Redevelopment Agency purchased and rehabilitated one hundred three properties under the Neighborhood Foreclosure Program and those properties have been assigned to the Lancaster Housing Authority. These properties will be marketed and sold to potential homeowners who agree to purchase the properties for appraised value and agree to the recording of Declaration of Covenants, Conditions, and Restrictions. The Affordability Covenants, Conditions, and Restrictions contain affordability requirements and restrict the resale of the property to be owner occupied for forty-five years. The properties will be listed and sold through the Greater Antelope Valley Association of Realtors members, via the local area Multiple Listing Service to qualified homebuyers.

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**ADJOURNMENT**

Chair Szeto adjourned the meeting at 8:12 p.m. and stated that the next regular meeting would take place on Tuesday, April 24, 2012.

Pursuant to action taken by the City Council/Financing/Housing Authority on November 8, 2011, there would not be a City Council//Financing/Housing/Power Authority meeting on April 10, 2012, due to the City's General Municipal Election.

PASSED, APPROVED and ADOPTED this \_\_\_\_\_day of \_\_\_\_\_, 2012, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

**ATTEST:**

**APPROVED:**

\_\_\_\_\_  
GERI K. BRYAN, CMC  
CITY CLERK/  
SECRETARY  
Lancaster, CA

\_\_\_\_\_  
KITTY SZETO  
CHAIR  
Lancaster, CA

**CERTIFICATION OF MINUTES  
LANCASTER HOUSING AUTHORITY**

I, \_\_\_\_\_, \_\_\_\_\_ of the City of Lancaster, CA, do hereby certify that this is a true and correct copy of the original Housing Authority minutes, for which the original is on file in my office.

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

(seal)

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