

RESOLUTION NO. HA 05-12

A RESOLUTION OF THE HOUSING AUTHORITY OF  
THE CITY OF LANCASTER FOR CONSIDERATION  
OF APPROVING LEASE AGREEMENTS BETWEEN  
THE LANCASTER HOUSING AUTHORITY  
ACQUIRED BY THE LANCASTER REDEVELOPMENT  
AGENCY AND TRANSFERRED TO THE HOUSING  
AUTHORITY

WHEREAS, the Housing Authority is authorized and empowered, to enter into agreements for the acquisition, disposition and lease of real property and otherwise to assist 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 a Lease Agreement (the "Agreement") in order to implement Health & Safety Code Sections 34200-34380 by providing for the lease 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 lease 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 leasing 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 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 consideration for 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 laws 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 LANCASTER 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 use and lease of the Property pursuant to the Agreement complies with the purposes for the use and maintenance of the Property, which is in the best interest of the community.

Section 2. The use of the Property by the Lessee pursuant to the Agreement and any changes mutually agreed upon will be in substantial conformance with the Agreement and the proposed amendment submitted herewith, which establishes terms and conditions for the continued use of the Property, are hereby approved by the Lancaster 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) 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:

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GERI K. BRYAN, CMC  
City Clerk  
City of Lancaster

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KITTY KIT YEE SZETO  
Chair  
Housing Authority

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

CERTIFICATION OF RESOLUTION  
CITY COUNCIL

I, \_\_\_\_\_, \_\_\_\_\_ City of Lancaster, CA, do hereby certify that this is a true and correct copy of the original Resolution No. HA 05-12, 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)

EXHIBIT "A"  
PROPERTY LIST

**FORECLOSURE PROPERTIES ACQUIRED FOR REHABILITATION  
LEASED TO ANTELPOPE VALEY PARTNERS FOR HEALTH**

<b>Property Address</b>	<b>APN</b>	<b>Neighborhood</b>
43057 39 <sup>TH</sup> Street West	3176-016-013	Trend
45534 5 <sup>th</sup> Street East	3176-015-037	Piute
1102 West Avenue H-5	3176-016-905	Desert View
45534 Gadsden Avenue	3176-022-005	Mariposa
1038 West Avenue J-5	3176-016-035	Lowtree
44848 Rodin Avenue	3176-015-010	Linda Verde
44381 Stanridge Avenue	3176-016-039	Joshua