

10th St W

1003

1021

1038

1039

1045

1051

44127

W Avenue J-5

W Avenue J6

W Avenue J7

W Avenue J8

Anvers Ave

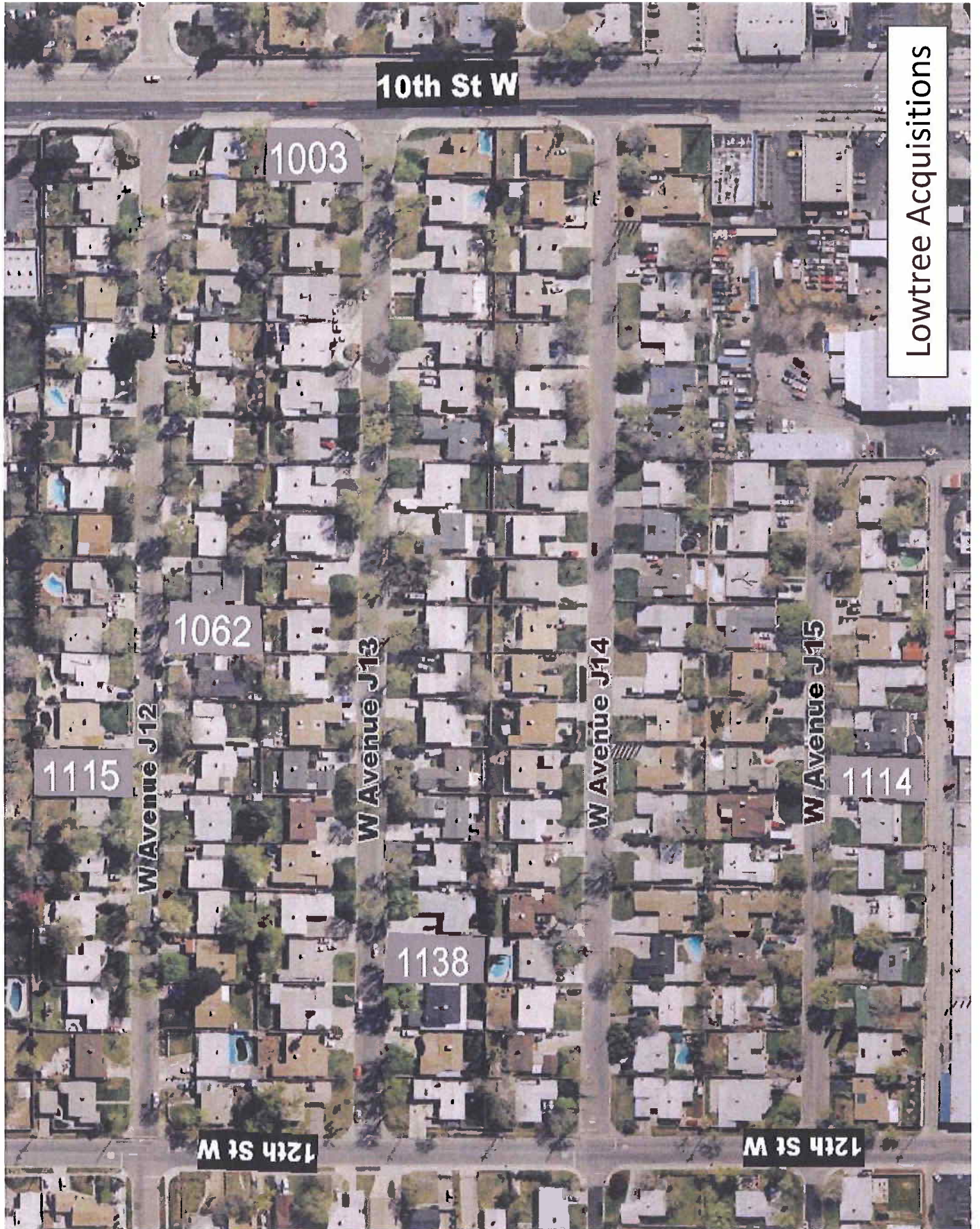
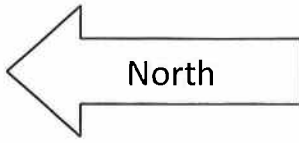
11th St W

Kingtree Ave

Lightwoods Ave

12th St W

Lowtree Acquisitions



Lowtree Acquisitions

LOWTREE MASTER VISION PLAN

FORECLOSURE PROPERTIES ACQUIRED

FOR REHABILITATION

44127 11th Street West	06/10/08	3123-018-041	Lowtree
1038 W. Avenue J-5	06/10/08	3123-019-006	Lowtree
1039 W. Avenue J-6	06/10/08	3123-019-031	Lowtree
1115 W. Avenue J-12	06/10/08	3123-025-008	Lowtree
1114 W. Avenue J-15	06/24/08	3123-029-007	Lowtree
1003 W. Avenue J-8	07/08/08	3123-021-040	Lowtree
1021 W. Avenue J-6	07/22/08	3123-019-034	Lowtree
1138 W. Avenue J-13	07/22/08	3123-027-018	Lowtree
1051 W. Avenue J-6	08/12/08	3123-019-029	Lowtree
1045 W. Avenue J-6	09/09/08	3123-019-030	Lowtree
1003 W. Avenue J-13	02/24/09	3123-026-042	Lowtree
1062 W. Avenue J-12	02/24/09	3123-026-011	Lowtree

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

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

1. Cost of Project to the Agency:

The Sale of Real Property Agreements between the Lancaster Redevelopment Agency and proposed Homebuyers requires the Agency to transfer property to the homebuyer to complete acquisitions of the properties. The cost of the Properties to the Agency is determined based on the following information:

- a. Acquisition Cost of the homes in the Lowtree Master Vision Plan Neighborhood Revitalization area range from \$74,000 to \$119,000. The project homes are vacant bank foreclosure properties acquired for the purpose of creating affordable homeownership and revitalizing the neighborhood.
- b. There are no clearance costs for this project.
- c. There are no relocation costs for this project.
- d. 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 costs range from \$48,470 to \$73,155.
- e. There are no finance costs for this project.

2. Estimated value of interest to be conveyed by the Agency to proposed Homebuyers determined at 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 values of the homes will range from \$120,000 - \$140,000. The value is based on an independent appraisal of the property valued at the time of sale.

3. The estimated value of interest to be conveyed at the use and with the conditions, covenants and restrictions (CC&R's) required by the transfer of the property:

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 properties' 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.

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The Agency's properties are 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 may range from \$110,000 to 130,000, 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 properties meets the affordable housing requirements, as the properties in the Lowtree Master Vision Plan Neighborhood Revitalization area 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 homebuyer will be required to pay during the terms of the Real Property Transfer 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 these properties, with a declaration of affordable housing and conditions, covenants and restrictions (CC&R's) limiting the future sale of these properties, may range from \$120,000 to \$140,000.

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

In connection with the adoption of the Redevelopment Plans for the Redevelopment Project Area 5, based on the evidence presented at the public hearing, the City Council found that:

“(a) The Project Area is a blighted area, the redevelopment of which is necessary to effectuate the public purposes declared in the Community Redevelopment Law of the State of California and specifically that the Project Area is characterized by properties which suffer from economic dislocation, deterioration or disuse because of one of the following factors:

- (1) economic dislocation, deterioration, or disuse resulting from faulty planning;
- (2) the subdividing and sale of lots of irregular form and shape and inadequate size for proper usefulness and development;

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- (3) the laying out of lots in disregard of the contours and other topography or physical characteristics of the ground and surrounding conditions;
- (4) the existence of inadequate public improvements, public facilities, open spaces and utilities which cannot be remedied by private or governmental action without redevelopment;
- (5) the prevalence of depreciated values, impaired investments and social and economic maladjustments.
- (6) the existence of lots or other areas which are subject to being submerged by water;

which conditions cause a reduction of, or lack of, property utilization of the area to such an extent that it constitutes a serious physical, social or economic burden on the community which cannot reasonably be expected to be reversed or alleviated by private enterprise action along;

The City council also declared that the purpose and intent of the City Council in adopting the Redevelopment Plan were:

- “(1) The elimination and prevention of the spread of blight and deterioration and the conservation, rehabilitation and redevelopment of the Project Area in accord with the General Plan, design guidelines, specific plans, the Plan, the Plan Amendment and local codes and ordinances.
- “(2) The promotion of new and continuing private sector investment within the Project Area to prevent the loss of, and to facilitate the recapture of commercial sales activity.
- “(3) The achievement of an environment reflecting a high level of concern for architectural, landscape, urban design, and land use principles appropriate attainment of the objectives of the Plan and the Plan Amendment.
- “(4) The retention and expansion of as many existing businesses in the Project Area as possible by means of redevelopment and rehabilitation activities and by encouraging and assisting the cooperation and participation of owners, businesses and public agencies in the revitalization of the Project Area.
- “(5) The creations and development of local job opportunities and the preservation of the area’s existing employment base.
- “(6) The replanning, redesign and development of underdeveloped areas which are stagnant or improperly utilized.
- “(7) The elimination or amelioration of certain public improvements, facilities and environmental deficiencies, including substandard vehicular circulation

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July 14, 2009

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systems; inadequate water, sewer, flood control and storm drainage systems; insufficient off-street parking; and other similar public improvements, facilities, utilities and deficient adversely affecting the Project Area.

“(8) The improvement and expansion of the community’s supply of housing (inside or outside the Project Area), including opportunities for very low, low and moderate-income households.

“(9) The development of commercial and industrial uses which generate increased sales, business license, and other fees, taxes and revenues to the City of Lancaster.

“(10) The reduction of the City’s annual costs of the provision of local services to and within the Project Area resulting from blighting conditions.”

The Report to City Council in connection with the adoption of the Redevelopment Plan sets forth the reasons for selection of the Project Area as follows:

“The boundaries of the area selected by the Lancaster Planning Commission as the proposed Lancaster Central Business District indicated on the Project Area Map (Exhibit “A”).” The Project Area consists of approximately 438 acres divided among (4) non-contiguous areas.

“The basic goals for the Project Area are as follows:

“To control unplanned growth by guiding new development to meet the needs of the community as reflected in this Redevelopment Plan and the annual Work Program.

“To retain by means of rehabilitation as many existing residences and businesses as possible.

“To improve certain environmental deficiencies, including among others, substandard alleys and public recreational facilities.

“To encourage the cooperation and participation of residents, business persons, public agencies and community organizations in the revitalization of the area.

“To eliminate and prevent the spread of blight and deterioration and to conserve, rehabilitate, and redevelop the Project are in accordance with the Redevelopment Plan and the annual Work Programs.

“To achieve an environment reflecting a high level of concern for architectural, landscape, and urban design principles appropriate to the objectives of the Redevelopment Plan.

“To encourage the preservation of historical monuments, landmarks and buildings.

“To encourage the preservation and the enhancement of the varied and distinctive character of the community and to promote the development of the community as a cultural center.

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“To make provisions for housing as it is required to satisfy the needs and desires of the various age, income and ethnic groups of the community, maximizing the opportunity for individual choice.

“To alleviate overcrowded, substandard housing conditions and to promote the development of a sufficient number of affordable housing units for low and moderate income households.

“To promote the economic well being of the Redevelopment project by encouraging the diversification of its commercial base and of employment opportunities.

“To encourage the development of an industrial environment which positively relates to adjacent land uses and to upgrade and stabilize existing industrial uses.

“To provide opportunities for industrial firms to locate their operations in an attractive, safe and economically sound environment in accordance with the Redevelopment Plan and Annual Work Programs.

“To provide a basis for the location and programming of public service facilities and utilities, including but not limited to, libraries, senior citizen centers, youth centers, cultural centers, parks and recreation facilities, and to coordinate the phasing of public facilities with private development

“To expand open spaces for recreational uses and to promote the preservation of views, natural character and topography of the community for the enjoyment of both local residents and persons throughout the Los Angeles region.

“To make provision for a pedestrian and vehicular circulation system coordinated with land uses and densities and adequate to accommodate traffic; and to encourage the expansion and improvement of public transportation services.

“To improve the visual environment of the community, and in particular to strengthen and enhance its image and identity.

“To develop safeguards against noise and pollution; to enhance the residential/commercial community.

“To promote the development of local job opportunities.

“To coordinate the revitalization efforts in the Redevelopment Project with other public programs in the city of Lancaster.

“To establish as the first priority for redevelopment, the combination of actions (e.g., renovation, new development, public improvements, parcel aggregation, property acquisition, etc). Which achieve the highest economic, social and environmental benefits and long-term reversal of the Project area’s blighted conditions.

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“To improve the visual character of Lancaster Boulevard by the renovation of existing commercial structures in accordance with a consistent architectural character and implementation of streetscape improvements.

“To enhance pedestrian activity among commercial establishments along Lancaster Boulevard.

“To provide opportunities for the development of new parking facilities to serve commercial uses along Lancaster Boulevard.

“To encourage the development of vacant parcels and redevelopment of blighted parcels with the Lancaster Boulevard corridor for office-professional, specialty commercial, restaurant, and entertainment uses.

“To encourage the visual improvement and consolidation of automobile sales and service and related commercial uses along Sierra Highway.

“To provide for the undergrounding of utilities and streetscape improvements along Sierra Highway

“To improve accessibility of commercial uses through traffic control procedures along Sierra Highway.

“To encourage the intensification of residential development in the Project area.

“To provide the opportunity for the development of a civic center, community, and other cultural facilities in the Project area.

“To encourage the aggregation of parcels in the Herald tract into one or more units which are economically viable for light industrial and/or commercial development.

“To provide drainage improvements in the Project area, reducing the periodic threat of flooding.

“To encourage the use of alternate routes for east-west through-traffic whose destination is not the commercial uses of Lancaster Boulevard?

“To promote an urban environment t safe from the perceived and actual threat of crime.

The purposes of the California Community Redevelopment Law would be attained by the proposed Central Business District 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

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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 these properties 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 homes is the second phase of a multi-pronged approach to revitalizing this neighborhood.

RESOLUTION NO. 09-63

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LANCASTER, CALIFORNIA FOR CONSIDERATION OF A DISPOSITION STRATEGY FOR PROPERTIES ACQUIRED BY THE LANCASTER REDEVELOPMENT AGENCY UNDER THE LOWTREE MASTER VISION PLAN

WHEREAS, the Redevelopment Plans for Redevelopment Project Areas 5 (the "Redevelopment Plan") approved and adopted by the City Council of the City of Lancaster on November 25, 1984 by Ordinance No. 360, 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 5, 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 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 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 proposed 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 July 14, 2009, 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 potential homebuyers 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 submitted herewith, 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 5 and the Agreement does not add new environmental impacts and neither a supplemental nor a subsequent EIR is required.

EXHIBIT "A"

THE PROPERTY

**LOWTREE MASTER VISION PLAN
FORECLOSURE PROPERTIES ACQUIRED
FOR REHABILITATION**

44127 11th Street West	06/10/08	3123-018-041	Lowtree
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1003 W. Avenue J-13	02/24/09	3123-026-042	Lowtree
1062 W. Avenue J-12	02/24/09	3123-026-011	Lowtree

PASSED, APPROVED, and ADOPTED this _____ day of _____, 2009, 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. 09-63, 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)

RESOLUTION NO. 11 -09

A RESOLUTION OF THE LANCASTER REDEVELOPMENT AGENCY FOR CONSIDERATION OF A DISPOSITION STRATEGY FOR PROPERTIES ACQUIRED BY THE LANCASTER REDEVELOPMENT AGENCY UNDER THE LOWTREE MASTER VISION PLAN

WHEREAS, the Redevelopment Plan for Redevelopment Project Areas 5 (the "Redevelopment Plan") approved and adopted by the City Council of the City of Lancaster on November 25, 1984 by Ordinance No. 360, 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 5, 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 proposed 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 July 14, 2009, 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 proposed homebuyers 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 submitted herewith, 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 5 and the Agreement does not add new environmental impacts and neither a supplemental nor a subsequent EIR is required.

EXHIBIT "A"

THE PROPERTY

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PASSED, APPROVED, and ADOPTED this _____ day of _____, 2009, 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, _____, _____ Lancaster Redevelopment Agency, California, do hereby certify that this is a true and correct copy of the original Resolution No. 11-09, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE LANCASTER REDEVELOPMENT AGENCY, on this _____ day of _____.

(seal)