

RESOLUTION NO. HA X-24

A RESOLUTION OF THE LANCASTER HOUSING AUTHORITY, APPROVING AN EXCLUSIVE NEGOTIATION AGREEMENT (AGREEMENT) BY AND BETWEEN THE LANCASTER HOUSING AUTHORITY AND HABITAT FOR HUMANITY OF GREATER LOS ANGELES AND USA PROPERTIES FUND INC.

WHEREAS, the Lancaster Housing Authority (“Authority”) is the owner in fee simple of certain vacant parcels identified as Assessor Parcel Numbers 3176-005-915, -916, -918, -919, -921, -930 (“Authority Property”); and

WHEREAS, to address the Authority’s objectives of providing affordable housing, Habitat for Humanity of Greater Los Angeles and USA Properties Fund Inc., have proposed to acquire from the Authority certain property identified as Assessor Parcel Numbers 3176-005-915, -916, -918, -919, -921, -930 (“Site”), to construct 110 units of affordable workforce for-sale housing (the “Habitat Project”) and approximately 272 units of affordable rental housing (the “USA Project”) and a to be determined commercial/retail project (the “Commercial/Retail Project”); and

WHEREAS, a public hearing of the Authority on the proposed Agreement was duly noticed; and

WHEREAS, the proposed Agreement was available for public inspection prior to the joint public hearing; and

WHEREAS, on January 9, 2024, the governing board of the Authority held a public hearing on the proposed Agreement, at which time the Authority reviewed and evaluated all of the information, testimony, and evidence presented during the joint public hearing; and

WHEREAS, the purpose of the ENA is to establish procedures and standards for the negotiation by an between the City and Habitat and USA Properties for the disposition and development agreement relating to the proposed project.

NOW, THEREFORE, the Housing Authority of the City of Lancaster does hereby resolve as follows:

Section 1. Approval of the Exclusive Agreement to Negotiate does not commit the City to a definite course of action with respect to the subject property, and this activity does not constitute a “project” within the meaning of Public Resources Code Section 21065 and/or the California Environmental Quality Act (CEQA) Guidelines Section 15060(c)(2) and CEQA Guidelines Section 15378. Appropriate CEQA analysis will occur in connection with formal negotiations for the Disposition and Development Agreement for the property.

Section 2. The Housing Authority finds and determines that the statements set forth in the Recitals above are true, correct and a substantive part of this Resolution.

Section 3. The Housing Authority hereby finds and determines that the Agreement is consistent with the provisions and goals of the City for provision of affordable housing.

Section 4. The Housing Authority hereby finds and determines that the disposition of the Authority Property by the Authority pursuant to the Agreement will promote the affordable housing objectives of the Authority and will eliminate blight within the Project Area by providing for the proper reuse and redevelopment of the Project Area which was declared blighted.

Section 5. The Housing Authority consents that the City Manager (or his designee) may, on behalf of the City, make revisions to the Agreement which do not materially or substantially increase the City's obligations thereunder or materially or substantially change the uses or development permitted on the Authority Property, to sign all documents, to make all approvals and take all actions necessary or appropriate to carry out and implement the Agreement and to administer the City's obligations, responsibilities and duties to be performed under the Agreement and related documents.

PASSED, APPROVED, and ADOPTED this \_\_\_\_\_, 2024, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

\_\_\_\_\_  
ANDREA ALEXANDER  
City Clerk  
City of Lancaster

\_\_\_\_\_  
KITTY KIT SZETO  
Chair  
Lancaster Housing Authority

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

CERTIFICATION OF RESOLUTION  
LANCASTER HOUSING AUTHORITY

I, \_\_\_\_\_, \_\_\_\_\_ City of Lancaster, California, do hereby certify that this is a true and correct copy of the original Resolution No. , 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 \_\_\_\_\_, 2024.

(seal)