

RESOLUTION NO. HA

A RESOLUTION FOR CONSIDERATION FOR APPROVAL OF ACTIONS IN CONNECTION WITH LANCASTER HOUSING AUTHORITY OWNED PARCELS RELATED TO COMPLIANCE WITH THE SURPLUS LAND ACT AND AN EXCLUSIVE NEGOTIATION AGREEMENT WITH 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, pursuant to the Surplus Land Act, Government Code section 54220, et seq. (“Act”), “surplus land” is land owned in fee simple by any local agency for which the local agency’s governing body takes formal action in a regular public meeting declaring that the land is either surplus land or exempt surplus land and is not necessary for the agency’s use;

WHEREAS, pursuant to the Act, land shall be declared either “surplus land” or “exempt surplus land,” as supported by written findings, before a local agency may take any action to dispose of it consistent with an agency’s policies or procedures;

WHEREAS, the Authority’s priorities for the potential development of the Authority Property is to advance the City’s overall mission to address their current housing crisis needs and need for affordable residential options and that this Property could contribute significantly to addressing that need by providing several residential units;

WHEREAS, the Authority hereby declares, pursuant to Government Code section 54221(b) and 54221(f)(1)(F)(ii), that the Property is exempt surplus land as the City put the Property out to an open, competitive bid by issuing its Request for Proposals with an invitation to all entities identified in Government Code section 54222(a), for a mixed-use development that is more than one acre in area, that includes not less than 300 housing units, restricting at least 25 percent of such units to lower-income households, as defined in section 50079.5 of the Health and Safety Code, with an affordable sales price or an affordable rent, as defined in sections 50052.5 and 50053 of the Health and Safety Code, for a minimum of 55 years for rental housing and 45 years for ownership housing;

WHEREAS, to address the Authority’s objectives of providing affordable housing, Habitat/USA, has 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

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

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

Section 1. The Authority hereby declares that the Authority Property is exempt surplus land pursuant to Government Code section 54221(f)(1)(F)(ii).

Section 2. A notice of availability to the entities designated in Government Code section 54222(a) (“designated entities”) was sent by electronic mail and a copy of this Resolution will be submitted to the California Department of Housing and Community Development in accordance with the Surplus Land Act Guidelines.

Section 3. This Resolution has been reviewed with respect to the applicability of the California Environmental Quality Act (“CEQA”) and the State CEQA Guidelines. It has determined that the designation of the property as exempt surplus does not have the potential for creating a significant effect on the environment and is therefore exempt from further review under CEQA pursuant to State CEQA Guidelines, 15060(c)(3), because it is not a project as defined by the CEQA Guidelines, Section 15378(b)(5), as it involves organizational or administrative activities of government that will not result in direct or indirect physical changes in the environment. Further, adoption of this Resolution is exempt from CEQA pursuant to State CEQA Guidelines section 15061(b)(3) because it can be seen with certainty that the actions will not have a significant adverse impact on the environment, as no development is authorized by this Resolution, and any future disposition will require separate environmental analysis if and when the details of such disposition are known. There are no federal actions, therefore, NEPA does not apply; and

Section 4. The City Manager or his designee is authorized to negotiate, finalize, and execute all related documents in a form approved by the City Attorney.

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

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

ANDREA ALEXANDER
City Clerk
Lancaster Housing Authority

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.
HA **X-24**, 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)