

RESOLUTION NO. _____

A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF LA HABRA APPROVING THE SALE OF 200 WEST GREENWOOD AVENUE TO THE CITY OF LA HABRA FOR THE COMMON BENEFIT

WHEREAS, the Housing Authority of the City of La Habra (Authority) is the owner of that certain real property consisting of approximately 30,938 square feet of land, generally located at 200 West Greenwood Avenue, in the City of La Habra (Property); and

WHEREAS, the City of La Habra (City) desires, and the Authority agrees to sell the Property to the City at a fair market value purchase price of Seven Hundred Seventy-three Thousand Dollars (\$773,000), and to transfer the Property by grant deed; and

WHEREAS, the City intends to use the Property for the development of open space; and

WHEREAS, the sale of the Property to the City serves the common benefit in accordance with Government Code Section 37350 *et seq.* because the property will provide additional open space for the community; and

WHEREAS, the Authority desires to approve the sale of the Property to the City.

NOW, THEREFORE, THE LA HABRA HOUSING AUTHORITY DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

Section 2. CEQA Compliance. The La Habra Housing Authority hereby finds and determines that it can be seen with certainty that there is no possibility that selling the Property will have a significant adverse effect on the environment. Thus, the adoption of this Resolution is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines. Staff is directed to file a Notice of Exemption with Orange County Clerk's Office within five (5) working days of adoption of this Resolution.

Section 3. General Plan Conformity. As required by Government Code Section 65402, the Planning Commission considered the proposed sale and determined that the proposed sale was in conformity with the City's General Plan on December 14, 2020.

Section 4. Fair Market Value. The La Habra Housing Authority determines that the purchase price and other considerations received from the City of La Habra for the transfer of the Property constitutes fair market value for the Property pursuant to an appraisal of the Property conducted by DMD Appraisal, Inc. dated August 13, 2020, which determined that the fair market value of the Property is \$773,000.

Section 5. Approval of Sale of Property. The Housing Authority hereby approves the sale of the property to the City of La Habra, and authorizes and directs the Executive Director to sign the Grant Deed and perform all obligations of the City necessary to transfer the Property from the Authority to the City.

Section 6. Severability. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application and, to this end, the provisions of this Resolution are severable. The La Habra Housing Authority Directors declares that the Directors would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

Section 7. Certification. The La Habra Housing Authority Secretary shall certify the adoption of this Resolution.

Section 8. Effective Date. This Resolution shall become effective immediately upon adoption.

PASSED, APPROVED AND ADOPTED at a regular meeting of the La Habra Housing Authority on the 1st day of March, 2021.

Jose Medrano
Chair

ATTEST:

Laurie Swindell, CMC
Secretary

STATE OF CALIFORNIA }
CITY OF LA HABRA } SS
COUNTY OF ORANGE }

I, Laurie Swindell, Secretary for the La Habra Housing Authority, do hereby certify that the above and foregoing is a true and correct copy of Resolution No. ____ introduced and adopted at a regular meeting of the La Habra Housing Authority held on the 1st day of March, 2021.

AYES: DIRECTORS:
NOES: DIRECTORS:
ABSENT: DIRECTORS:
ABSTAIN: DIRECTORS:

Witness my hand and the official seal of the City of La Habra this 1st day of March, 2021.

Laurie Swindell, CMC
Secretary