

RESOLUTION NO. HA 2025-__

**A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF LA HABRA,
CALIFORNIA, APPROVING THE PURCHASE OF A MOBILE HOME UNIT
LOCATED AT 1750 WEST LAMBERT ROAD, SPACE 114 FROM LISA NUNNS**

WHEREAS the Housing Authority of the City of La Habra (Housing Authority) desires to purchase and Lisa Nunns, (Seller) agrees to sell the consisting of approximately 1,200 square foot Mobile Home Unit (the“Mobile Home Unit”), generally located at 1750 West Lambert Road, space 114 (Property), in the City of La Habra; and

WHEREAS, the Housing Authority received an appraisal dated March 7, 2025 with a fair market value of the unit of \$205,000.00 for the Mobile Home Unit; and

WHEREAS, the Seller agrees to sell the Mobile Home Unit to the Housing Authority at the purchase price of One Hundred Eighty-four Thousand Dollars (\$184,000.00), and to transfer title of the Mobile Home Unit to the Housing Authority; and

WHEREAS, the Housing Authority agrees to provide, through escrow, the return of rent in the amount of \$1,700 for the months of March and April 2025; and

WHEREAS, an appropriation of \$194,316 from Low and Moderate Income Housing Asset Fund will be needed to cover the purchase price of the Mobile Home Unit, and some closing costs; and

WHEREAS, an appropriation of \$1,700 from the Housing Authority Fund, will be needed to cover the rent that will be returned back to the Seller at the close of escrow for the months of March and April 2025; and

WHEREAS, an additional appropriation of \$10,000 from the Housing Authority Fund will be needed to cover any remaining closing costs above and beyond the appropriation of funds from the Low and Moderate Income Housing Asset Fund; and

WHEREAS, Prominent Escrow Services, in Fullerton, California will provide escrow services, including the creation of contract that will be signed by the Housing Authority and Seller that will outline the transfer of title of the Mobile Home Unit.

**NOW, THEREFORE, THE HOUSING AUTHORITY OF THE CITY OF LA HABRA 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. Approval of Purchase of Mobile Home Unit. The Housing Authority hereby approves the purchase of the Mobile Home Unit from the Seller, and authorizes and directs the Executive Director to sign any and all documents and contracts associated with the transfer of the Mobile Home Unit from Seller to Housing Authority.

Section 3. Approval of Appropriation of Funds. The Housing Authority hereby approves the appropriation of \$194,316 from the Low and Moderate Income Housing Asset Fund to cover the purchase and associated closing cost fees for the Mobile Home Unit. Additionally, the Housing Authority hereby approves the appropriation of \$11,700 to cover the return of March and April 2025 rent in the amount of \$1,700 to Seller and to provide an additional \$10,000 in funds for any remaining closing cost associated with the close of escrow that cannot be covered by the appropriation from the Low and Moderate Income Housing Asset Funds.

Section 4. 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 servable. The Housing Authority Board declares that the Housing Authority Board would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

Section 5. Certification. The Secretary of the Housing Authority certify the adoption of this Resolution.

Section 6. Effective Date. This Resolution shall become effective immediately upon adoption.

PASSED, APPROVED AND ADOPTED at a regular meeting of the Housing Authority on the 7th day of April 2025.

Rose Espinoza
Chair

ATTEST:

Rhonda J. Barone, CMC
Secretary

STATE OF CALIFORNIA }
COUNTY OF ORANGE } ss
CITY OF ORANGE }

I, Rhonda J. Barone, CMC, Secretary for the City of La Habra Housing Authority, do hereby certify that the above and foregoing is a true and correct copy of Resolution No. HA 2025-__ introduced and adopted at a regular meeting of the Housing Authority the City of La Habra held on the 7th day of April, 2025.

AYES: Board MEMBERS:
NOES: Board MEMBERS:
ABSTAIN: Board MEMBERS:
ABSENT: Board MEMBERS:

Witness my hand and the official seal of the City of La Habra this 7th day of April, 2025.

Rhonda J. Barone, CMC
Secretary