

STAFF REPORT
City of Lancaster
Lancaster Redevelopment Agency

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12/08/09
MVB

Date: December 8, 2009

To: Mayor Parris and City Council Members
Chairman Parris and Agency Directors

From: Elizabeth Brubaker, Housing & Neighborhood Revitalization Director

Subject: **Consideration of a disposition strategy for properties acquired by the Lancaster Redevelopment Agency under the Mariposa Master Vision Plan**

City Recommendation:

Adopt **Resolution No. 09-115**, a resolution of the City Council of the City of Lancaster, California, approving a disposition strategy for the sale of single-family residences acquired in the Mariposa Master Vision Plan area.

Agency Recommendation:

Adopt **Resolution No. 29-09**, a resolution of the Lancaster Redevelopment Agency, Lancaster, California, approving a disposition strategy for the sale of single-family residences acquired in the Mariposa Master Vision Plan area.

Fiscal Impact:

Property sales costs will likely range from \$120,000.00 to \$140,000.00 plus closing costs. Homebuyers will provide funding to purchase the homes. Revenue from the home sales to be deposited into Account No. 938-3620-100.

Background:

On November 25, 1984, the City Council directed staff to undertake actions necessary to implement and complete the approved Redevelopment Plans for Redevelopment Project Area No. 5 (the "Redevelopment Plan") approved and adopted by the City Council of the City of Lancaster by Ordinance No. 360, as amended, to assist with the redevelopment of this project area.

On February 24, 2004, based upon the Work Program created by RBF Consulting the Agency Board authorized Agency staff to commence with the planning, environmental, and redevelopment processes necessary to implement the Northeast Gateway Corridors Project Vision Plan. The Work Program included compliance with environmental review requirements, an approved Environmental Impact Report, adoption of necessary regulatory plans and compliance with Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, a relocation plan and a replacement plan, the ability to obtain funding approvals to acquire property for future projects. The Mariposa neighborhood was identified as a Primary Focus Neighborhood within the Northeast Gateway Corridors Project area. The "Mariposa Neighborhood Master Plan" was created after doing an in depth study and analysis of opportunities and constraints for potential revitalization activities.

On March 10, 2009, the City Council directed staff to undertake actions necessary to implement and complete the Mariposa Master Vision Plan project, generally bounded by Sierra Highway to the east, West Avenue H to the north, 10th Street West to the west and East Avenue I to the south. The Lancaster Redevelopment Agency owns several parcels and will be marketing and selling each to potential homeowners agreeable to purchasing the property for the appraised value, including 45 year Covenants, Conditions, and Restrictions (CC&R's) with affordability requirements and restrictions on the resale of the property. The properties will be listed and sold through the Greater Antelope Valley Association of Realtors members, via the local area Multiple Listing Service (MLS) to qualified homebuyers.

One significant component of the removal of blight and revitalization of mature neighborhoods is the rehabilitation of older housing stock. During the current economic downturn, there have been a substantial number of foreclosures on mortgages throughout the City. The Redevelopment Agency has purchased and substantially rehabilitated several vacant foreclosed properties in the Mariposa neighborhood. The homes purchased are typically those in need of the most assistance and not purchased by homeowners or investors when listed on the local Multiple Listing Service (MLS.) The properties have been substantially rehabilitated with energy efficient features, such as dual paned windows, Energy Star appliances, and drought tolerant landscaping was installed: all in an effort to reduce the maintenance cost of the home to the new homeowners.

The Neighborhood Foreclosure Program helps to eliminate blight in the neighborhoods, and it assists the community by providing much needed affordable homeownership for families. Sale of the rehabilitated Mariposa properties to homeowners will also help provide a better balance of homeowners to investors in this neighborhood. By encouraging homeownership, the value attributed to the land as a resource increases, as the conditions of physical deterioration and blight due to poor use of the property, squatting and illegal dumping have been removed. The rejuvenation of this property is further bolstered with the real potential of providing long-term affordable homeownership.

Attachments:

1. 33433 Report
2. City Resolution 09-115
3. Agency Resolution 29-09
4. Listing of Properties