

STAFF REPORT

Lancaster Redevelopment Agency

RCC 5
01/12/10
MVB

Date: January 12, 2010

To: Chairman Parris and Agency Directors

From: Elizabeth Brubaker, Housing and Neighborhood Revitalization Director

Subject: **Adoption of a Replacement Plan for the Desert View Neighborhood Project**

Recommendation:

Adopt **Resolution No. 02-10**, approving the Replacement Plan for the Desert View Neighborhood Project.

Fiscal Impact:

None.

Background:

On March 24, 2009, the Agency Board Members directed staff to undertake actions necessary to implement and complete the approved Desert View Neighborhood Master Vision Plan. The Desert View Neighborhood Project Plan is generally bounded by West Avenue H, West Avenue I, 20th Street West and 10th Street West.

The residents of Lancaster know the neighborhood, located between 10th and 20th Streets West and Avenues I and H, as Desert View named after the elementary school built in the late 1950's. At that time, commercial buildings were constructed on Avenue I between 10th and 20th Streets West and were the first type of development to occur in the Desert View Neighborhood. During the late 1950's, single-family subdivisions were built filling in the area north of the commercial development up to Avenue H.

Over time, the commercial development began to deteriorate and the residential development followed. In the mid 1990's, the City completed a street improvement project on Avenue I between 10th and 15th Streets West, which spurred the businesses to improve the appearance of their buildings; however, the residential property did not improve and continued to become more blighted with increased criminal activity and code enforcement violations. As homeowners moved up to newer homes and neighborhoods, investors acquired the properties in the subject area creating an imbalance of homeownership and rental properties thereby contributing to the escalation of blighting conditions in the Desert View Neighborhood.

The Desert View Neighborhood Project area is a great location to integrate commercial, residential and public space, which also provides a regional draw for the City. New trails, landscaping and a neighborhood park are part of the plans to enhance recreational space and activities in the City. Vehicular reconfigurations and pedestrian accessible walkway are

improvements included in the project plans. Façade improvements to commercial property, streetscape improvements throughout the plan area and revitalization of homes will enhance residential and commercial development. Enhancement of gateways into the neighborhood will help form a positive identity.

To implement the Desert View Neighborhood Project, and in recognition of its obligations under California Redevelopment Law, the Agency must adopt a targeted Replacement Housing Plan to address the demolition or removal of any dwelling units from the low and moderate-income housing market resulting from the Agency's activities. While the adoption of the Replacement Housing Plan is appropriate at this time, the Agency will not incur an obligation to provide replacement housing until the removal of dwelling units from the housing market occurs where persons of low and moderate-income reside.

Attachment(s):

1. Agency Resolution No. 02-10
2. Desert View Neighborhood Replacement Plan (on file at the City Clerk's Office for review)