

**STAFF REPORT**  
**Lancaster Redevelopment Agency**

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02/23/10
MVB

Date: February 23, 2010

To: Chairman Parris and Agency Directors

From: Elizabeth Brubaker, Housing and Neighborhood Revitalization Director

Subject: **Acquisition of Real Property located at 44660 Beech Avenue**

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**Recommendation:**

Approve Agreement for the Acquisition of Real Property between the Lancaster Redevelopment Agency and Leslie M. Payne, Jr. and Casandra J. Payne, Co-Trustees, or their Successors in Trust, under the Payne Family Trust, dated August 9, 1999 for property located at 44660 Beech Avenue, Lancaster, California. Funds will be appropriated from Housing Bond Proceeds.

**Fiscal Impact:**

The purchase price of \$135,000.00 plus closing costs for the property located at 44660 Beech Avenue will come from the Lancaster Redevelopment Agency's Low- and Moderate-Income Housing Fund, Account No. 920-0702-822.

**Background:**

In September 2008, the City Council directed RBF Consultants to prepare a vision plan for the South Downtown Plan. The HSDP is roughly bounded by Sierra Highway to 10<sup>th</sup> Street West and from Avenue J to Lancaster Boulevard.

A significant component of the South Downtown Plan is to preserve the rich historical resources, build upon the proximity to the Transit Village and major transportation hub, and create a cohesive connection and transition from residential to commercial Downtown. Redevelopment of challenged housing, improving the stability of the existing neighborhood, providing site planning design guidance, addressing landscaping, parking, circulation patterns and architecture to create a more cohesive look, improving streetscapes and pedestrian connections to the Downtown, installing historical-themed gateways to act as way finding monuments to provide a sense of place when entering the area, are required to improve the aesthetics of the area and realize the vision plan.

Bedrock Realty, aware of the South Downtown Plan, contacted staff after the subject property was listed on the multiple listing service through their firm. The commercial property contains an abandoned car wash, which after acquisition will be demolished. In harmony with the goals of Housing and Neighborhood Revitalization, owner occupied work force housing will be constructed on the property.

During negotiations, staff determined that the purchase price of \$135,000.00 was fair and equitable for both buyer and seller. This property has been not been maintained and repeatedly cited by Code Enforcement as a nuisance property. Following property acquisition, the property will be demolished and the site cleared due to its dilapidated condition.

Agency staff believes that purchasing the property at 44660 Beech Avenue is in harmony with the South Downtown Plan and the goals of the City Council, and therefore, is recommending that the City Council approve the proposed acquisition of the property.

Attachment: Site Map