

STAFF REPORT
Lancaster Redevelopment Agency

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03/23/10
MVB

Date: March 23, 2010

To: Chairman Parris and Agency Directors

From: Elizabeth Brubaker, Housing and Neighborhood Revitalization Director

Subject: **Acquisition of Real Property located at 44100 Beech Avenue**

Recommendation:

Approve the agreement for the acquisition of real property between the Lancaster Redevelopment Agency and Darius O. Lezama for property located at 44100 Beech Avenue, Lancaster, California.

Fiscal Impact:

The total purchase price is \$198,000.00, plus closing costs, for the property located at 44100 Beech Avenue, will come from the Lancaster Redevelopment Agency's Housing Bond Proceeds, Account No. 920-0802-822.

Background:

On June 23, 2009, the Agency Board directed staff to undertake actions necessary to implement and complete the approved Parkview Neighborhood Revitalization (PNR). The PNR is generally bounded by 10th Street West to Sierra Highway, and Avenue J to Avenue K.

The basis for this action was the concern with the overall lack of maintenance, structural deterioration of the housing stock, increased criminal activity and drug dealing in areas next to schools and commercial properties, imposed prior patterns of poor traffic circulation, and limited neighborhood access. These negative factors compound the problems and add to the general physical, social and economic obsolescence of uses throughout the neighborhood requiring a need for a multi-faceted approach to correct specific problems, combined with an overall strategy of rehabilitation.

This property is located within the targeted multi-family residential areas on the east side of Beech Avenue. This property is of particular interest to the Agency's revitalization efforts because of the increased number of service calls to the Los Angeles County Sheriff's Department over the past several years especially those areas where higher density homes interface with commercial activity.

Darius Lezama owns a four-unit complex located 44100 Beech Avenue where new development of single family, owner-occupied homes will occur. An appraiser valued the four-plex at \$198,000 and Darius Lezama is agreeable to selling the property to the Agency for the appraised value.

Attachment(s): Site Map