

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

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Date: May 11, 2010

To: Chairman Parris and Agency Directors

From: Elizabeth Brubaker, Housing and Neighborhood Revitalization Director

Subject: **Acquisition of Real Property located at 1209-11 Boyden Avenue**

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**Recommendation:**

Approve the agreement for the acquisition of real property between the Lancaster Redevelopment Agency and Skypro, LLC for property located at 1209-11 Boyden Avenue, Lancaster, California. Funds budgeted from Housing Bond Proceeds will be expended.

**Fiscal Impact:**

The total purchase price of \$140,000.00, plus closing costs, will come from the Lancaster Redevelopment Agency's Low- and Moderate-Income Housing Fund, Account No. 920-3102-822.

**Background:**

On March 24, 2009, the Agency Board directed staff to undertake actions necessary to implement and complete the approved Desert View Neighborhood Vision Plan (DVN). The DVN is generally bounded by 15<sup>th</sup> Street West and 10<sup>th</sup> Street West and by Avenue H to Avenue I.

The basis for this action was the concern with the overall lack of maintenance, structural deterioration of the housing stock, neighborhood isolation from the larger community, poor traffic circulation, limited neighborhood access, unintended planning policy consequences, an abundance of criminal activity, code enforcement violations, and the need to remove the blighting conditions and revitalize the area.

The primary objectives for the DVN Vision Plan are to enhance circulation and access; redevelop housing; improve the stability of the neighborhood; provide planning design guidance; contribute to the open space and parks goals of the community; ensure adequate infrastructure; and create the implementation tools and environmental clearance needed to realize the resultant vision plan.

While canvassing the area, staff contacted the owner of a piece of a complex at 1209-11 Boyden Avenue. The property is of particular interest to the Agency's revitalization efforts because of its proximity to adjacent complexes, which has numerous code violations and poor maintenance. The Los Angeles Sheriff's Department has identified this area as a "hot-spot" of criminal activity and recurring tenant related disturbances.

Skypro, LLC owns a duplex at 1209-11 Boyden Avenue. Keller Williams Realty, aware of the Desert View Vision Plan, contacted staff after the owner had listed the subject property with their real estate firm. Based on usual and customary documentation in staff files, staff determined during negotiations that the purchase price of \$140,000.00 was fair and equitable for both buyer and seller, taking into consideration the additional cost to the City, if the property had to be acquired through condemnation.

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Attachment(s):  
Site Map