

STAFF REPORT
City of Lancaster
Lancaster Redevelopment Agency

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05/11/10
MVB

Date: May 11, 2010

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

From: Elizabeth Brubaker, Housing & Neighborhood Revitalization Director

Subject: **Consideration of disposition for property acquired by the Lancaster Redevelopment Agency in the Challenger Neighborhood in Redevelopment Project Area 7**

City Recommendation:

Adopt **Resolution No. 10- 24**, a resolution of the City Council of the City of Lancaster, California, approving the sale of a single-family residence at 44734 Calston Avenue acquired in the Redevelopment Project Area 7.

Agency Recommendation:

Adopt **Resolution No. 11-10**, a resolution of the Lancaster Redevelopment Agency, Lancaster, California, approving the sale of a single-family residence at 44734 Calston Avenue acquired in the Redevelopment Project Area 7.

Fiscal Impact:

Sales price of the property is \$135,000.00 plus closing costs. The Homebuyers will provide funding to purchase the home. Revenue from the home sales will be deposited into Account No. 938-3620-100.

Background:

On November 28, 1992, the City Council directed staff to undertake actions necessary to implement and complete the approved redevelopment plans for Redevelopment Project Area No. 7 (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.

The Lancaster Redevelopment Agency owns several residential parcels throughout the City 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&Rs) 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, through 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 rehabilitated several vacant foreclosed properties. 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. 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.

EB:MGB:de

Attachments:

1. 33433 Report
2. City Resolution No. 10-24
3. Agency Resolution No. 11-10
4. Property Description