

STAFF REPORT

Lancaster Redevelopment Agency

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07/13/10
MVB

Date: July 13, 2010

To: Chairman Parris and Agency Directors

From: Elizabeth Brubaker, Housing and Neighborhood Revitalization Director

Subject: **Acquisition of Real Property located at approximately W. Ave. J-2 and Beech Avenue, APN 3132-010-016, Parcels 1 and 2 of Parcel Map No. 1129**

Recommendation:

Approve an agreement for the acquisition of real property between the Lancaster Redevelopment Agency and Maria Aguilar for property located at approximately W. Ave. J-2 and Beech Avenue, APN: 3132-010-016, Parcels 1 and 2 of Parcel Map No. 1129. Funds will be expended from budgeted Housing Bond Proceeds.

Fiscal Impact:

The total purchase price of \$85,800.00, plus closing costs will come from the Lancaster Redevelopment Agency's Low- and Moderate-Income Housing Fund, Acct. No. 920-0802-821.

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 primary objectives for the PNR are to redevelop areas involving inconsistent patterns and densities of multi-family residential uses; to mitigate the conflict of uses between the incompatible nature of some of the uses (e.g. hospital, mobile home park, schools, commercial strip centers and residences); to develop programs for the redevelopment and rehabilitation of older commercial and residential properties; to enhance circulation and access; to ensure and facilitate the construction of new infrastructure to support neighborhood growth and future investment; and to create implementation tools and comply with environmental standards in order to realize the potential benefits from the resultant vision plan.

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

Maria Aguilar owns two parcels located in the vicinity of Beech Avenue and West Avenue J-2. KW Commercial, aware of the Parkview Vision Project, contacted staff directly to negotiate the sale of these parcels. During negotiations, staff determined that the purchase price of \$85,800 was fair and equitable for both parties, based on the appraised value provided by Lea and Associates, plus 10% and also taking into consideration the additional cost to the Agency, if the property had to be acquired through condemnation.

Attachment(s): Site Map