

STAFF REPORT
Lancaster Redevelopment Agency

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09/14/10
MVB

Date: September 14, 2010

To: Chairman Parris and Agency Directors

From: Elizabeth Brubaker, Housing and Neighborhood Revitalization Director

Subject: **Acquisition of Real Property located at 1339 West Avenue I**

Recommendation:

Approve the Agreement for the Acquisition of Real Property between the Lancaster Redevelopment Agency and Stephen Magiera and Cheryl Magiera for property located at 1339 West Avenue I, Lancaster, California. Funds will be expended from budgeted Housing Bond Proceeds.

Fiscal Impact:

The total purchase price is \$890,000.00, plus closing costs, will come from the Lancaster Redevelopment Agency's Low- and Moderate-Income Housing Fund, Account No. 920-3102-821.

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 15th Street West to 10th Street West, and 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.

One significant component of the removal of blight and revitalization of the DVN is to provide lower density multi-family residences on the west side of 10th Street West just north of Avenue I, consistent with Vision Plan recommendations for changing the density.

Recently while canvassing the area, staff contacted the owner of a piece of a complex at 1339 West Avenue I. The property is of particular interest to the Agency's revitalization efforts because of the number of code violations and poor maintenance of the units, and was further identified by the Los Angeles Sheriff's Department as a "hot-spot" of criminal activity and recurring tenant related disturbances.

Stephen Magiera is the owner of the property at 1339 West Avenue I and agreed to sell the property to the Agency as part of the Vision Plan. Staff determined during negotiations, that the purchase price of \$890,000.00 was fair and equitable for both Buyer and Seller.

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Attachment:
Site Map