

STAFF REPORT

Lancaster Redevelopment Agency

RCC 2
01/11/11
MVB

Date: January 11, 2011

To: Chairman Parris and Agency Directors

From: Elizabeth Brubaker, Housing and Neighborhood Revitalization Director

Subject: **Approve the agreement for the acquisition of real property between the Lancaster Redevelopment Agency and Jose G. Leon and Sandra E. Leon for property located at 1321 West Avenue I**

Recommendation:

Approve the agreement for the acquisition of real property between the Lancaster Redevelopment Agency and Jose G. Leon and Sandra E. Leon for property located at 1321 West Avenue I. Funds will be expended from the budgeted Housing Bond Proceeds.

Fiscal Impact:

The total purchase price of \$325,000.00, plus closing costs will come from the Lancaster Redevelopment Agency's Low- and Moderate-Income Housing Fund, Acct. 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 and 10th 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.

Jose and Sandra Leon own a five-unit apartment complex located at 1321 West Avenue I where single family residences will be developed. An appraiser valued the apartment at \$290,000. During negotiations staff determined that the purchase price of \$325,000 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.

Attachment:

Site Map