

STAFF REPORT
Lancaster Redevelopment Agency

RCC 1
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 & Ariel Zaiderman for property located at 44052 Beech Avenue.**

Recommendation:

Approve the agreement for the acquisition of real property between the Lancaster Redevelopment Agency and Ariel Zaiderman for property located at 44052 Beech Avenue. Funds will be expended from the budgeted Housing Bond Proceeds.

Fiscal Impact:

The total purchase price of \$840,000.00, 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. This property is of particular interest to the Agency's revitalization efforts because of the increased number of service calls to the Los Angeles County Sheriff's Department over the past several years especially those areas where higher density homes interface with commercial activity.

Ariel Zaiderman owns a twelve-unit apartment complex located 44052 Beech Avenue that will be combined with adjacent properties and developed into single-family homes. An appraiser valued the property at \$840,000.00 and the owner is agreeable to selling the property to the City for the appraised value.

Attachment:

Site Map