

STAFF REPORT
Lancaster Redevelopment Agency

RCC 2
03/08/11
MVB

Date: March 8, 2011

To: Chairman Parris and Agency Directors

From: Elizabeth Brubaker, Housing and Neighborhood Revitalization Director

Subject: **Acquisition of Real Property located at 44381 Stanridge Avenue**

Recommendation:

Approve an agreement for the acquisition of real property between the Lancaster Redevelopment Agency and Aurora Loan Services, LLC for property located at 44381 Stanridge Avenue, Lancaster, California. Funds will be expended from budgeted Housing Bond Proceeds.

Fiscal Impact:

The total purchase price is \$62,900.00, plus closing costs, will come from the Lancaster Redevelopment Agency's Low- and Moderate-Income Housing Fund, Account No. 920-3702-824.

Background:

On June 9, 2009, the Agency Board directed staff to undertake actions necessary to implement and complete the approved Joshua Neighborhood Vision Plan (JNV). The JNV is generally bounded by Division Street to 10th Street East, and Avenue J to Avenue K.

The primary objectives for the Joshua Neighborhood Vision Plan are: 1) to redevelop areas involving inconsistent patterns and densities of multi-family residential uses; 2) to mitigate the conflict of uses between some of the uses (e.g. mostly commercial to residential uses); 3) to develop programs and establish street patterns for the redevelopment and rehabilitation of older commercial and residential properties; 4) to enhance circulation and access, wherever possible; 5) to ensure and facilitate the construction of new infrastructure to support neighborhood growth and future investment; and 6) to create implementation tools and comply with environmental standards in order to realize the potential benefits from the resultant vision plan.

The existing problems stem from an overall lack of maintenance, structural deterioration of existing housing, increased criminal activity and drug dealing in areas next to schools and commercial properties, imposed prior patterns of poor traffic circulation, and limited neighborhood access. These negative factors compound the problems and add to the general physical, social, and economic obsolescence of uses throughout the neighborhood requiring a need for a thoughtful multi-faceted approach to correct specific problems, combined with an overall strategy of rehabilitation.

Recently while canvassing the area, staff contacted the realtor representing the property located at 44381 Stanridge Avenue. The property is of particular interest to the Agency's revitalization efforts because of the number of code violations. During negotiations, staff determined that the purchase price of \$62,900.00 was fair and equitable for both buyer and sellers.

EB:LA:de

Attachment:
Site Map