

STAFF REPORT

Lancaster Redevelopment Agency

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MVB

Date: March 22, 2011

To: Chairman Parris and Agency Directors

From: Elizabeth Brubaker, Housing and Neighborhood Revitalization Director

Subject: **Acquisition of Real Property located at the northwest corner of Spearman and Milling (APNs: 3138-016-029, 030 & 031)**

Recommendation:

Approve the agreement for the acquisition of real property between the Lancaster Redevelopment Agency and Mario Lopez for property located at the northwest corner of Spearman and Milling (APNs: 3138-016-029, 030 & 031), Lancaster, California. Funds will be expended from budgeted Housing Bond Proceeds.

Fiscal Impact:

The total purchase price is \$70,000.00, plus closing costs, for the property located at the northwest corner of Spearman and Milling (APNs: 3138-016-029, 030 & 031), will come from the Lancaster Redevelopment Agency's Low- and Moderate-Income Housing Fund, Account No. 920-0402-821.

Background:

On September 23, 2008, the City Council directed staff to enter into a Professional Services Agreement with RBF Consulting to create the Yucca Neighborhood Specific Area Vision Plan (YSP). The YSP is generally bounded by Sierra Highway to Division Street and from Avenue I to Avenue J.

There are significant components to removing blight and revitalizing the Yucca District Neighborhood. Improving the aesthetics of the area, improving the stability of the existing neighborhood, site planning, ensuring adequate infrastructure, and creating the implementation tools are needed to realize the vision plan.

Commercial uses along streets will enhance and promote a mixed-use area with a Main Street feel extending to downtown. The existing Transit Village boundary will be evaluated and creatively enhanced to best utilize its prime location. In addition, the Herald Lots portion of the neighborhood is in poor condition and will provide the opportunity for additional redevelopment and revitalization.

An agent for Pinnacle Properties, aware of the Agency's acquisition of similar properties in the area contacted staff regarding the property located at the northwest corner of Spearman and Milling (APNs: 3138-016-029, 030 & 031). During negotiations, staff determined that the purchase price of \$70,000.00 was fair and equitable for both buyer and seller.

Attachment:

Site Map