

STAFF REPORT
Lancaster Housing Authority

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MVB

Date: September 11, 2012

To: Chair Szeto and Housing Authority Members

From: Elizabeth Brubaker, Housing & Neighborhood Revitalization Director

Subject: **Approve Real Property Transfer Agreement between the Lancaster Housing Authority and Orville Hernvall (APN 3120-001-028).**

Recommendation:

Approve a Real Property Transfer Agreement, accepting certain real property from Orville Hernvall and authorize the Executive Director or his designee to execute all necessary documents.

Fiscal Impact:

None

Background:

On March 24, 2009, the Lancaster Redevelopment Agency Board Members directed staff to undertake actions necessary to implement and complete the approved Desert View Neighborhood (DVN) Master Vision Plan. The DVN Project Plan is generally bounded by West Avenue H, West Avenue I, 20th Street West and 10th Street West.

The basis for this action was the concern with the overall lack of maintenance, structural deterioration of the housing stock, limited neighborhood access, code enforcement violations, and the need to remove the blighting conditions and revitalize the area. The primary objectives of the DVN Master Vision Plan are to enhance circulation and access; redevelop housing; improve the stability of the neighborhood; contribute to the open space and parks goals of the community; and create the implementation tools and environmental clearance needed to realize the resultant vision plan.

Through Code Enforcement actions staff immediately began to address the deferred maintenance of properties in the DVN. Additionally staff began the installation of improvements including pedestrian accessibility, installation of handicap accessible ramps, alley improvements, perimeter walls and the enhancement of the south gateway at West Avenue I and Kingtree Avenue, all in furtherance of the DVN Master Vision Plan. As part of the Neighborhood Foreclosure Preservation Program, many of the most 'at risk' homes in the DVN were beautifully rebuilt or rehabilitated and in 2010, both a

Wellness Home located at 1102 West Avenue H-5 and a Neighborhood Impact Home located at 45740 Kingtree Avenue were established to serve the residents of the DVN.

On July 31, 2012, staff received a telephone call from property owner Orville Hernvall regarding the possible donation of vacant land to the Lancaster Housing Authority. Mr. Hernvall owns an approximate 9,820 square foot lot on the southeast corner of Avenue H and Kingtree Avenue. The property is of particular interest to the DVN Vision Plan's revitalization efforts because of its northern gateway location to the Desert View Neighborhood. The undeveloped property, identified as Los Angeles County Assessor's Parcel Number 3120-001-028 contains approximately 40 feet of frontage on West Avenue H and approximately 242 feet of frontage on Kingtree Avenue. The Housing Authority is authorized and empowered to enter into agreements for the acquisition, disposition and lease of real property pursuant to the Health & Safety Code Sections 34200-34380, to eliminate blight and improve the neighborhood for low and moderate income households.

The intersection of Avenue H and Kingtree Avenue is one of the main entrances into the Desert View Neighborhood and with over 200 feet of frontage on Kingtree Avenue the subject property will be developed as an enhanced gateway into the DVN. The Authority and Orville Hernvall each have mutual interest and benefit in the approval of this Real Property Transfer Agreement.