

**STAFF REPORT**  
**Lancaster Redevelopment Agency**

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3/25/08
MVB

Date: March 25, 2008

To: Chairman Hearn and Agency Board Members

From: Vern Lawson, Economic Development/Redevelopment Director

Subject: **Acquisition of Tax Deeded Parcels Contract Number 2603**

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**Recommendation:**

Adopt Resolution No. 02-08, authorizing the acquisition of County Tax Defaulted Properties and declaring the public purpose thereof.

**Fiscal Impact:**

The Economic Development/Redevelopment Department and the Housing and the Neighborhood Revitalization Department will allocate approximately \$11,199 in FY 2008-09 to cover the acquisition costs detailed in the contract agreement. Both departments have sufficient funds currently allocated in the FY 07-08 for tax deeded property acquisitions to cover the expense.

**Background:**

The Agency again has the opportunity of purchasing tax defaulted properties from the County of Los Angeles. These parcels become eligible for acquisition by public entities after the taxes are delinquent for at least five years. The Agency was offered the opportunity to purchase these properties on November 1, 2007. Staff has completed a thorough analysis of the properties that were eligible for purchase. This process included a meeting attended by all impacted City departments that had an interest in the process. The resulting evaluation produced several properties that are now included as an exhibit in the contract.

The County has sent Agreement 2603, which now includes two properties. The cost to purchase these properties is approximately \$11,199. This is an estimate based on a processing time of eight months. If the processing takes longer than eight months, the cost will increase; if less, then the cost will decrease. The actual payment for these properties will not be required until after the contract agreement process is completed. These properties are still subject to further redemption by the owners and may be taken off the list.

The County is now requesting that the Agency approve a resolution authorizing the execution of an agreement to purchase the properties. These parcels are being acquired for an affordable housing project and for a potential water well site. These acquisitions will help the Agency revitalize older sections of Lancaster by eliminating blighting influences and bringing new life to the neighborhood. In addition they will help with the future development of the City.

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The attached map indicates the locations of the two parcels. The acquisition of these parcels will bring the department one step closer to accomplishing the goals of the City of Lancaster as outlined in the Economic Development/Redevelopment Strategic Plan. Staff recommends the Agency approve the attached Resolution authorizing the City Manager or his designee to execute the Acquisition Agreement.