

STAFF REPORT

Lancaster Redevelopment Agency

RCC 3
10/14/08
MVB

Date: October 14, 2008

To: Chairman Parris and Agency Board Members

From: Elizabeth Brubaker, Housing and Neighborhood Revitalization Director

Subject: **Approve Agreement for Acquisition of Real Property between the Lancaster Redevelopment Agency and James D. Gilstrap and Patricia Gilstrap for properties located at 45411 Sierra Highway**

Recommendation:

Approve Agreement for Acquisition of Real Property for \$580,000 between the Lancaster Redevelopment Agency and James D. Gilstrap and Patricia Gilstrap for properties located at 45411 Sierra Highway.

Fiscal Impact:

The purchase price of \$580,000 plus closing costs and tenant relocation costs will come from the Lancaster Redevelopment Agency's Low- and Moderate-Income Housing Fund, account number 960-9402-802.

Background:

On February 24, 2004, the City Council directed staff to undertake actions necessary to implement and complete the Northeast Gateway Corridors Plan (NGCP). The NGCP is generally bounded by 10th Street West, Avenue H-8, Challenger Way and Avenue I.

A significant component of the removal of blight and revitalization of the Northeast Gateway Corridors Plan is the construction of workforce housing for families of various ages and incomes in the community. One area within the NGCP planned for workforce housing is located on Sierra Highway between Avenues H-8 and H-12 adjacent to the proposed single-family residential development on Beech Avenue. Redeveloping this area with owner-occupied housing will improve the aesthetic appearance of the area and create a land use pattern compatible with the housing area to the north and to the west. The Agency anticipates that the workforce housing within the NGCP will be for low- or moderate-income persons. Such units would be subject to occupancy and affordability restrictions recorded against the property as required by Health & Safety Code 33334.2(e)(2).

Acquisition Agreement for James D. Gilstrap and Patricia Gilstrap

October 14, 2008

Page 2

James D. Gilstrap and Patricia Gilstrap own the commercial property located at 45411 Sierra Highway which will be combined with adjacent properties and developed with single-family homes. A licensed appraiser valued the property at \$580,000 and James D. Gilstrap and Patricia Gilstrap are agreeable to selling the property to the Agency for the appraised value.

Agency staff believes that purchasing the properties at 45411 Sierra Highway is in harmony with the Northeast Gateway Corridors Plan and, therefore, is recommending that the Agency Board approve the proposed acquisition of property.

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Attachment: Site Map