

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

RCC 3
06/23/09
MVB

Date: June 23, 2009

To: Chairman Parris and Agency Directors

From: Elizabeth Brubaker, Housing and Neighborhood Revitalization Director

Subject: **Acquisition of real property located at 45531 10<sup>th</sup> Street West and 45423 10<sup>th</sup> Street West, Lancaster, California**

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**Recommendation:**

- A. Approve the Agreement for the Acquisition of Real Properties between the Lancaster Redevelopment Agency and various agencies for properties located at 45531 10<sup>th</sup> Street West and 45423 10<sup>th</sup> Street West, Lancaster, California.
  
- B. Approve **Resolution No. 09-09** regarding its intention to issue Tax Exempt Obligations.

**Fiscal Impact:**

The total purchase price for both parcels of \$455,810.00, plus closing costs, will come from the Lancaster Redevelopment Agency's Low- and Moderate-Income Housing Fund, account no. 920-3102-819. This amount will be reimbursed from the proceeds of the proposed Tax Allocation Bond, which the Agency will consider at a future meeting.

**Background:**

On March 24, 2009, the Agency Board directed staff to undertake actions necessary to implement and complete the approved Desert View Neighborhood Vision Plan (DVN). The DVN is generally bounded by 15<sup>th</sup> Street West to 10<sup>th</sup> Street West, and Avenue H to Avenue I.

The basis for this action was the concern with the overall lack of maintenance, structural deterioration of the housing stock, neighborhood isolation from the larger community, poor traffic circulation, limited neighborhood access, unintended planning policy consequences, an abundance of criminal activity, code enforcement violations and the need to remove the blighting conditions and revitalize the area.

The primary objectives for the DVN Vision Plan are to enhance circulation and access; redevelop housing; improve the stability of the neighborhood; provide planning design guidance; contribute to the open space and parks goals of the community; ensure adequate infrastructure; and create the implementation tools and environmental clearance needed to realize the resultant vision plan.

One significant component of the removal of blight and revitalization of the DVN is to provide lower density multi-family residences on the west side of 10<sup>th</sup> Street West just north of Avenue I, consistent with Vision Plan recommendations for changing the density.

Recently while canvassing the area, staff observed a four-plex for sale through Coldwell Banker–Hartwig Realtors at 45423 10<sup>th</sup> Street West, and was contacted by Premier Valley Properties regarding a second four-plex listed in approximately the same area at 45531 10<sup>th</sup> Street West. These properties were both within the targeted multi-family residential areas on the west side of 10<sup>th</sup> Street West.

The properties are of particular interest to the Agency’s revitalization efforts because of the number of code violations and poor maintenance of the apartment units, and were further identified by the Los Angeles County Sheriff’s Department as “hot-spots” of criminal activity and recurring tenant related disturbances.

During negotiations, staff determined that the purchase price of \$227,905.00 for each parcel was fair and equitable for both buyer and sellers.

EB:LA:de

**Attachments:**

Site Maps

Resolution No. 09-09