

STAFF REPORT
Lancaster Redevelopment Agency

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08/11/09
MVB

Date: August 11, 2009

To: Chairman Parris and Agency Directors

From: Elizabeth Brubaker, Housing and Neighborhood Revitalization Director

Subject: **Acquisition of Real Property located at 45115 Beech Avenue Street, Lancaster, California**

Recommendation:

- A. Approve the Agreement for the Acquisition of Real Property between the Lancaster Redevelopment Agency and Deutsche Bank National Trust Company, as Trustee under the Pooling and Servicing Agreement dated as of May 1, 2007 Securitized Asset Backed Receivables LLC Trust 2007-BR4 Mortgage Pass Through Certificates, Series 2007-BR4 for property located at 45115 Beech Avenue, Lancaster, California.

- B. Adopt Agency **Resolution No.17-09** regarding its intention to issue Tax Exempt Obligations.

Fiscal Impact:

The total purchase price is \$230,000.00, plus closing costs, will come from the Lancaster Redevelopment Agency's Low- and Moderate-Income Housing Fund, Account No. 930-9002-942. 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 July 24, 2001, the City Council directed staff to undertake actions necessary to implement and complete the approved North Downtown Transit Village (NDTV). The North Downtown Lancaster Transit Village Plan (NDTVP) covers an approximately one-half square mile area (approximately 1001 acres) north of downtown Lancaster, bounded by Avenue I, Sierra Highway, Lancaster Boulevard and 10th Street West. The North Downtown area was the earliest development of single-family residences and commercial properties in the City. Over the years, as businesses moved out of the downtown core and new housing was constructed elsewhere, this area became a source of blight and a nucleus for criminal activity. In the late 1980s, the City bought blighted properties and vacant land in the downtown core and built a sheriff station, public library, fire station, and performing arts center, starting the process of blight removal and providing community services. Then in 2001 the City, taking advantage of the new Metrolink

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station and its location within the downtown area, amended the General Plan with new policies and programs that established the downtown Lancaster area as a transit village district. The City saw the establishment of a transit village district as a logical step to providing a unifying theme to address revitalization efforts in both Downtown and North Downtown Lancaster.

While the adjacent public works projects and transit district provided some “spillover” improvements to the North Downtown area, the area still had very real problems and remained in need of significant redevelopment efforts. Around the time the North Downtown Lancaster Transit Village Plan was initiated, residents had an income level well below state and city average income levels. In fact, over 84.1% of the residents in this area of Lancaster were classified as low to moderate-income individuals (source: 2000, Department of Housing and Urban Development). The area also has had a high crime rate compared to other areas of the city and most of the housing stock in the area was in general disrepair and inadequate to meet the needs of neighborhood residents.

To address the problems, the City was charged with the responsibility of reversing the pattern of deterioration and recapturing the sense of place that once existed in North Downtown; increasing the livability and vitality of its neighborhoods; and rekindling a sense of pride among residents for this unique part of Lancaster. In order to accomplish these goals, it was necessary to address the problems inherent in North Downtown through physical improvements, financial incentives and social assistance. With the involvement of local stakeholders, the NDTV project created the framework for expanding and locating new institutional uses in the area, providing adequate locations for various service providers, rehabilitating or replacing deteriorated housing stock, providing recreational facilities and enhancing commercial uses within the area.

Recently, staff was contacted by Dilbeck Realtors regarding a 4-unit apartment recently listed with their firm. This property is located within the targeted multi-family residential areas on the west side of Beech Avenue. This property is of particular interest to the Agency’s revitalization efforts because of the increased number of service calls to the Los Angeles County Sheriff’s Department over the past several years. During negotiations, staff determined that the purchase price of \$230,000 for this property was fair and equitable for both buyer and sellers.

EB:LA:de

Attachments:

1. Site Map
2. Agency Resolution No. 17-09