

STAFF REPORT
Lancaster Redevelopment Agency

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 3742 West Avenue K-14, Lancaster, California**

Recommendation:

Approve the Agreement for the Acquisition of Real Property between the Lancaster Redevelopment Agency and Jose Abeljardo Ramirez and Amparo Ramirez for property located at 3742 West Avenue K-14, Lancaster, California

Fiscal Impact:

The purchase price of \$40,000.00 plus closing costs for the property located at 3742 West Avenue K-14 will come from the Lancaster Redevelopment Agency's Low- and Moderate-Income Housing Fund, Account No. 920-2002-822.

Background:

On February 24, 2009, the City Council directed staff to undertake actions necessary to implement and complete the approved Trend Master Vision Plan. The Trend Tract is generally bounded by 30th Street to 40th Street West and from Avenue L to Avenue K-10. 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, and the need to remove the blighting conditions and revitalize the area.

The primary objectives for the Trend Tract is to: enhance circulation, access, and traffic calming methods; 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.

Mr. and Mrs. Ramirez own a residence located at 3742 West Avenue K-14. Mr. Ramirez contacted staff after the subject property was repeatedly cited by Code Enforcement as a nuisance property, due to a fire in the residence. This property has not been maintained and has become an eyesore in the neighborhood as well as a haven for illegal activity. Due to the dilapidated condition of the property, following acquisition, the residence will be demolished and the site cleared.

Acquisition Agreement for 3742 West Avenue K-14

August 11, 2009

Page 2

Staff ordered an appraisal of the subject property. During negotiations, staff determined that the purchase price of \$40,000.00 was fair and equitable for both buyer and seller.

Agency staff believes that purchasing the property at 3742 West Avenue K-14 is in harmony with the Trend Tract Master Vision Plan and the goals of the City Council, and therefore, is recommending that the City Council approve the proposed acquisition of the property.

Attachment:

Site Map