

STAFF REPORT

Lancaster Redevelopment Agency

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8/25/09
MVB

Date: August 25, 2009

To: Chairman Parris and Agency Directors

From: Elizabeth Brubaker, Housing and Neighborhood Revitalization Director

Subject: **Adoption of a Replacement Housing Plan for the Lowtree Neighborhood Project**

Agency Recommendation:

Adopt **Resolution No. 21-09**, approving the Replacement Housing Plan for the Lowtree Neighborhood Project.

Fiscal Impact:

None.

Background:

On September 27, 2005, the City Council directed staff to undertake actions necessary to implement and complete the approved Lowtree Neighborhood Project. The Lowtree Neighborhood Project is generally bounded by West Avenue J, West Avenue J-8, 15th Street West and 12th Street West.

The subject area was developed in the early 1980's during one of the City's building booms. Throughout the building boom staff was reacting to development not planning for development. The area developed in a manner that created undeveloped parcels between developed parcels, developments that stand on their own without interfacing with the other developments, no open space, and an overall lack of pedestrian accessibility.

The Lowtree Neighborhood Project area is a great location to create a central place for the community; integrating commercial, residential and public space which also provides a regional draw for the City. Large-scale redevelopment will create a mixed-use "Urban Village." The village will serve local residents, employees, and students while reinforcing the sustainable neighborhood identity through unique energy efficiency technology. The entire area will enhance residential and commercial development. Open public spaces will be convertible space to accommodate community events. Besides being pedestrian friendly; design components will also include pocket parks for passive recreational use by employees, residents, and students in the neighborhood. An integrated gateway will provide a strong entrance into the Lowtree Neighborhood and the City from the freeway.

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To implement the Lowtree Neighborhood Project, and in recognition of its obligations under California Redevelopment Law, the Agency must adopt a targeted Replacement Housing Plan to address the demolition or removal of any dwelling units from the low and moderate-income housing market resulting from the Agency's activities. While the adoption of the Replacement Housing Plan is appropriate at this time, the Agency will not incur an obligation to provide replacement housing until the removal of dwelling units from the housing market occurs where persons of low and moderate-income reside.

Attachment(s):

1. Agency Resolution No. 21-09
2. Lowtree Neighborhood Replacement Housing Plan – available for review in the City Clerk Department