

STAFF REPORT
Lancaster Redevelopment Agency

RCC 2
09/22/09
MVB

Date: September 22, 2009

To: Chairman Parris and Agency Directors

From: Elizabeth Brubaker, Housing and Neighborhood Revitalization Director

Subject: **Acquisition of Real Property located at 1203 Boyden Avenue**

Recommendation:

Approve the Agreement for the Acquisition of Real Property between the Lancaster Redevelopment Agency and JP Morgan Chase Bank, National Association for property located at 1203 Boyden Avenue, Lancaster, California.

Fiscal Impact:

The total purchase price is \$56,430.00, plus closing costs, will come from the Lancaster Redevelopment Agency's Low- and Moderate-Income Housing Fund, Account No. 920-3102-820.

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 15th Street West to 10th 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 10th Street West just north of Avenue I, consistent with Vision Plan recommendations for changing the density.

Recently while canvassing the area, staff observed a duplex for sale through Troth Realtors at 1203 Boyden Avenue. This property is located within the targeted multi-family residential areas on the north side of H-14. The property is of particular interest to the Agency's revitalization efforts because of the number of code violations and poor maintenance of the units, and was 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 \$56,430.00 was fair and equitable for both buyer and sellers.

EB:LA:de

Attachment:
Site Map