



**CITY OF LANCASTER  
CALIFORNIA**

**CDBG**

**CONSOLIDATED  
ANNUAL PERFORMANCE  
AND EVALUATION REPORT**

**2006 PROGRAM YEAR**



## CITY OF LANCASTER, CA

### CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT 2006 PROGRAM YEAR

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**CITY OF LANCASTER**

**CONSOLIDATED ANNUAL PERFORMANCE  
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The 2006 Consolidated Annual Performance and Evaluation Report (CAPER) is the second annual performance report of the City of Lancaster's for the 2005-2010 Consolidated Plan. The Plan will focus project priorities on housing rehabilitation and construction, neighborhood revitalization/blight reduction efforts, infrastructure improvements, and special needs/homeless populations. The intent of the City of Lancaster is that it will not hinder the Consolidated Plan implementation by action or willful inaction. This CAPER report describes the progress made from July 1, 2006 to June 30, 2007, in attaining the City's goals as outlined in the City's Consolidated Plan.

During the 2006 Program Year, the City of Lancaster allocated its CDBG funds on project priorities that included housing rehabilitation, revitalization/blight reduction efforts, and public services related to housing. Total funding allocations consisted of \$1,492,576 in new entitlement funds. An outline of projects and funding allocations for the 2006 program year is provided as Exhibit 1.

First priority consideration in CDBG project funding was given to Section 108 loan obligations. Qualified projects were then considered based upon the seriousness of apparent health and safety issues. As a result, the City focused federal resources in FY 2006 on a high priority goal outlined in the City's Consolidated Plan; namely, the provision of providing decent housing for renters within the targeted revitalization area designated as the North Downtown Transit Village Project (NDTV).

The City's primary housing goals continued to be those of furthering the provision of affordable, safe, healthy, and livable housing to its residents as well as providing safe neighborhoods. This included providing affordable housing to extremely low-income, low-income, and moderate-income persons who experience housing cost burdens, live in deteriorated units, or require certain special services to maintain a satisfactory lifestyle. To meet these needs, the City of Lancaster partnered with developers to offer additional affordable housing opportunities for residents as well as providing various housing programs/activities for City residents.

The following are accomplishments for the goals/priorities outlined in the City of Lancaster's 2006 Action Plan in conjunction with the City's five-year Consolidated Plan and Strategy.

A separate matrix outlining Goals and Accomplishments for the 2006 Program Year is also provided as Exhibit 2.

**I ASSESSMENT OF STRATEGIC PLAN GOALS AND OBJECTIVES -  
WORSE CASE NEEDS**

**A. Maintaining and/or Increasing Affordable Housing**

The following is a review of goals and objectives for the five-year Consolidated Plan as well as accomplishments for the 2006 Program Year aimed at maintaining and/or increasing affordable housing.

**1. GOAL/PRIORITY 1: Rehabilitation of owner and/or renter-occupied residences for extremely low to moderate-income households, the elderly, and the physically disabled.**

**a. Objective B1: Implement a Rental Housing Rehabilitation Program in the North Downtown Transit Village (NDTV) project area.**

*5-Year Goal:* Provide financial assistance of approximately \$875,000 to rehabilitate approximately 40 qualified rental units over five years.

**2006 Accomplishment/Action North Downtown Transit Village (NDTV) (Arbor Village):** This project was funded in the 2005 Program Year in the amount of \$867,308 as part of the City's housing preservation efforts in the NDTV. The City, RBF Consulting and rental property owners participated in a charrette of the NDTV for this specific area to generate participation in rental and owner-occupied rehabilitation programs. Individual meetings with property owners were held in order to obtain maximum involvement and participation. Rental property owners submitted applications but soon changed their minds as the area experienced a real estate and economic boom. Many of the properties were sold during this period. In 2006, due to the lack of participation, the project was reassessed and the funding amount was decreased to \$368,000 (Exhibit 3).

**2006 Accomplishment/Action: NDTV 72 Unit Multi-Family Housing (Laurel Crest Apartments):** On September 14, 2004, the City Council adopted Resolution No. 04-383, approving the issuance by the Lancaster Redevelopment Agency of a Multi-family Revenue Bond and waived development impact fees for the construction of a 72-unit apartment complex. This project is located at 531 West Jackman Street, within the North Downtown Transit Village project area generally bounded by Avenue I, Kettering Avenue, Sierra Highway, and Fern Avenue. Jamboree Housing Corporation is constructing a multi-family housing complex known as Laurel Crest Apartments (Exhibit 3). All units, through deed restrictions, will remain affordable for low-income families for 55 years. This project



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is being financed through the issuance of approximately \$11 million of multi-family housing revenue bonds, \$3.5 million in State HOME funds, \$285,000 in waived impact fees, and \$ 4 million in MHP funds. The project is scheduled for completion by September 2007.

**b. Objective B2: Continue the Home Ownership Mortgage Loan Program.**

This program provides affordable housing to meet the needs of extremely low and low-income households, increase the manufactured home owner base, and revitalize these living spaces. Priority is to provide new housing units to meet the needs of these targeted income groups for purchase of affordable housing.

The Lancaster Redevelopment Agency provides no-interest loans to qualifying applicants to purchase manufactured homes. The loan requires the applicant to contribute two (2) percent towards the down payment of the unit and have the funds necessary for the first and last months rent on the unit space.

The Homeownership Mortgage Loan Program is funded using the Lancaster Redevelopment Agency Housing Division's 20% housing set-aside funds in addition to state HOME program income funds.

**5-Year Goal:** The five-year goal is to provide approximately \$450,000 to this program and assist approximately 100 low-income households obtain decent, affordable housing.

**Annual Goal:** Provide 8 new units and 12 refurbished mobile home units per year to extremely low and low-income families.

**2006 Accomplishment/Action:** A total of 6 households were assisted with purchasing mobile homes at a total cost of \$471,414.

**c. Objective B3: New Rental Program.**

**5-Year Goal:** Provide financial assistance with the rehabilitation of rental housing units.

**Annual Goal:** Provide financial assistance with the rehabilitation of rental housing units.

**2006 Accomplishment/Action: Citywide Rental Rehabilitation Program** (CDBG funded) - As part of the Citywide Rental Rehabilitation Program, the Redevelopment Agency Housing and

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Neighborhood Revitalization Department continues with the rehabilitation of rental housing units within targeted low and moderate income areas where rental housing is in the greatest need of repair. This project is a carryover from the 2005 program year with CDBG carryover funds maintained for project completion and target area expansion.

2. **GOAL/PRIORITY 2: Construction of affordable housing meeting the special needs of the elderly population.**

a. **Objective B3: Continue construction of senior citizen independent living residences.**

The City of Lancaster's goal is to provide affordable housing to meet the special needs of the elderly population whose household incomes do not exceed the moderate-income levels.

*5-Year Goal:* Construction of senior housing.

*Annual Goal:* Continue to promote construction of senior citizen housing.

**2006 Accomplishment/Action (Aurora Village II):** On June 8, 2004, the Lancaster City Council approved the City's participation as a conduit for the issuance of Multi-family Housing Revenue Bonds in the amount of \$7,760,000 for the construction of the \$14 million, 140-unit Aurora Village II Senior Apartment project. Additional financing was provided by using a 4% low-income federal housing tax credit and from personal investment by the owner.

Construction was completed and the grand opening was held on June 29, 2006, on this senior community project located at 43945 12<sup>th</sup> Street West consisting of 140 units available to seniors over the age of 55. All units are offered at affordable rates and are 100% income restricted to senior citizens whose incomes are below 60% of the Los Angeles County median.

The Aurora Village II Senior Apartment project provides the City's low-income active senior population with an affordable and independent living opportunity they might not otherwise be able to obtain.

**2006 Accomplishment/Action (Arbor Grove):** In the summer of 2006, the \$13 million, 150-unit residential/commercial mixed-use complex located on the corner of 10<sup>th</sup> Street West and Jackman Street within the

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North Downtown Transit Village Project area No. 17 was completed (Exhibit 3). Arbor Grove, developed by Urban Renewal, consists of 150 units of low to moderate-income senior housing along with approximately 10,000 square feet of commercial/retail space. To facilitate the project, the City of Lancaster waived \$500,000 in development impact fees. All units, through deed restrictions, will remain affordable for low-income senior families for 55 years.

All units are offered at affordable rates and are 100% income restricted to senior citizens whose incomes are below 60% of the Los Angeles County median.

The Arbor Grove Senior Apartment project provides the City's low-income, active senior population with an affordable and independent living opportunity they might not otherwise be able to obtain.

3. **GOAL/PRIORITY 5: Provide financial assistance to first-time homebuyers who do not exceed the moderate-income level.**

a. **Objective B2: Continue the Home Ownership Mortgage Loan Program**

This program provides affordable housing to meet the needs of extremely low and low-income households, increase the manufactured home owner base, and revitalize these living spaces. Priority is to provide new housing units to meet the needs of these targeted income groups for purchase of affordable housing.

The Lancaster Redevelopment Agency provides no-interest loans to qualifying applicants to purchase manufactured homes. The loan requires the applicant to contribute 2 percent towards the down payment of the unit and have the funds necessary for the first and last month's rent on the unit space.

The Homeownership Mortgage Loan Program is funded using the Lancaster Redevelopment Agency Housing Division's 20% housing set-aside funds in addition to state HOME program income funds.

**5-Year Goal:** The five-year goal is to provide approximately \$450,000 to this program and assist approximately 100 low-income households obtain decent, affordable housing.

**Annual Goal:** Provide 8 new units and 12 refurbished mobile home units per year to extremely low and low-income families.

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**2006 Accomplishment/Action:** A total of 6 households were assisted with purchasing mobile homes at a total cost of \$471,414.

4. **GOAL/PRIORITY 6: Construction of affordable housing meeting the needs of the low to moderate-income population.**

a. **Objective B5: Complete construction and sale of single-family residences.**

The purpose of this objective is to provide affordable housing to meet the needs of low to moderate-income households, increase the home ownership base, and revitalize neighborhoods through the pride of homeownership.

**5-Year Goal:** Construction of single-family residences targeted to households whose income does not exceed 120% of the Los Angeles County median (LMI).

**Annual Goal:** Ongoing.

**2006 Accomplishment/Action: Construction of 68 Single Family Homes (Daybreak II):** This single-family residential project known as Daybreak II by Richmond American Homes is located on the north side of Avenue K-8 at 13<sup>th</sup> Street East. The builder is completing the construction of a 68 lot residential subdivision. There are 9 homes, 20%, out of the 68 that are restricted to low and moderate-income households whose incomes do not exceed 120% of the Los Angeles County median adjusted for family size. The homes are expected to be occupied by qualified buyers in the following Program Year.

**2006 Accomplishment/Action: Construction of 72 Single Family Homes (Carrousel):** This single-family residential project known as Carrousel by the Larwin Company is located at Avenue H-9 and Third Street East within the City's designated Northeast Gateway Corridors Plan area. The builder is completing the construction of a 72 lot residential subdivision. There are 14 homes, 20%, out of the 72 that are restricted to low and moderate-income households whose incomes do not exceed 120% of the Los Angeles County median adjusted for family size. Ten of the fourteen homes are occupied by qualified buyers; and, the remaining four will be filled in the following Program Year (Exhibit [45](#)).

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**B. Assisting the Homeless**

The following is a review of goals and objectives for the five-year Consolidated Plan as well as accomplishments for the 2006 Program Year aimed at assisting the homeless:

**1. GOAL/PRIORITY 4: Provide shelter and services to meet the needs of the homeless population and "at risk" populations.**

**a. Objective C1: Continue to support the Lancaster Community Shelter for the Homeless.**

The Lancaster Community Shelter, the only homeless shelter in the Antelope Valley, offers temporary shelter, meals, health, and employment services to area homeless. Catholic Charities of Los Angeles has operated the shelter on behalf of the City since 1989. Catholic Charities has extensive knowledge and experience managing shelters and provides needed services to the Antelope Valley's homeless population.

**5-Year Goal:** To provide approximately \$200,000 in financial and staff assistance.

**Annual Goal:** Provide \$40,000 in financial and staff assistance to Catholic Charities for the maintenance/operation of the Lancaster Community Shelter.

**2006 Accomplishment/Action:** The City provided financial assistance in the amount of \$42,897 in addition to "in-kind" staff support to cover costs associated with maintenance of the shelter. Approximately 40% of the financial support went to plumbing rehabilitation operations for the shelter.

**2006 Accomplishment/Action** During the 2006 Program Year, the Lancaster shelter served 791 individuals/families (838 family members) through its Year-Around Overnight Program, 71 individuals/family members through its Transitional Living Program and 156 individuals/family members through the Emergency Shelter Program for a total of 1,018 individuals/families.

To provide services and maintain the shelter, Catholic Charities receives funding from the City of Lancaster, federal allocations and grants, the Los Angeles County Housing Services Authority (LAHSA), contributions from individuals and businesses, the United Way, local fund raising efforts, and through the Federal Emergency Management Act (FEMA).

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- b. **Objective C2:** *Coordinate with other jurisdictions and area service providers in the Antelope Valley to address the regional perspective of homelessness.*

***5-Year Goal:*** Work with local agencies and area service providers to investigate the potential for the development of other publicly supported shelters and/or service centers by adding additional beds and services within existing locations in order to provide public services to the homeless on a regional scale.

***Annual Goal:*** Continue working with governmental, public, and non-profit agencies to provide assistance to families and individuals who are homeless or threatened with homelessness.

***2006 Accomplishment/Action:*** During the 2006 Program Year, the City of Lancaster continued its regional efforts of meeting the ongoing needs of the homeless through the regional Antelope Valley Homeless Coalition. The Coalition remained focused on exploring transitional housing opportunities in the Antelope Valley as well as on identifying additional funding sources, partners, and property availability for future transitional housing, especially for families.

***2006 Accomplishment/Action:*** Transitional family units have been a high priority for the City and area homeless service providers for many years. The Lancaster Community Shelter has only two family units and demands for family shelter far exceed the current capacity. In February 2007, the City of Lancaster, in cooperation with Catholic Charities, received \$1 million in funding from the County of Los Angeles for the construction of 13 transitional housing units for families at the Lancaster Community Shelter site. Development plans, awarded to MDM Architects, are under a professional services agreement and will be completed in the future program year.

***2006 Accomplishment/Action:*** In May of 2007, a Homeless Needs Assessment was proposed and accepted to identify the many unique characteristics fundamental to Lancaster that are not adequately represented in the larger studies. This study along with the Los Angeles Homeless Services Authority's findings will promote a deeper understanding of homelessness in the community, such as whom they are, where they come from, where they concentrate, and how best to address the problem. The assessment will identify the short-comings and gaps and be a continual and inherent tool in Lancaster's proactive approach in addressing homelessness within the community.

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In January 2005, the Los Angeles Homeless Services Authority (LAHSA) conducted the first-ever countywide census of the area's homeless as part of a U.S. Department of Housing and Urban Development mandated initiative to find ways to provide better services and to track progress of outreach programs for the homeless. The count included a street count of homeless individuals and families along with counts from area homeless shelters and institutions housing the homeless.

In January 2005, LAHSA released its findings in a 198-page report on the homeless population in Los Angeles County. The report showed that the number of homeless on any one night (point-in-time) in the Antelope Valley (Service Provider Area 1) was 3,544 and the annual projection for one year as 7,123. A map of SPA 1 and demographic breakdown of census data for both point-in-time and annual projections are provided in Exhibit [57](#).

This more accurate census information will increase public awareness of the number of homeless in the Antelope Valley and could result in more federal funding coming to help the homeless in the Antelope Valley with programs and services that are so desperately needed.

**2006 Accomplishment/Action:** In August and November of 2006 and April of 2007, Grace Resource Center sponsors Antelope Valley Veterans Stand Down days. The goal of these one-day events is to undertake aggressive outreach efforts to those veterans living on the streets and in shelters who would not otherwise seek assistance. These one-day events offer a wide array of special programs and services specifically designed to help homeless veterans live as self-sufficiently and independently as possible. Some of the services offered include: issuance of government identifications; employment assistance; legal aid; counseling; clothing; food; blankets; transitional housing assistance; and clinical assessment and referral for medical treatment for physical and psychiatric disorders, including substance abuse.

c. **Objective C3: Support continued implementation and operation of a regional Homeless Solutions Access Center.**

**5-Year Goal:** Work with the Antelope Valley Homeless Coalition in support of the regional Homeless Solutions Access Center ("Access Center") that provides housing and related services to the homeless, "at risk" persons, mentally ill, disabled, and other special needs populations.

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**Annual Goal:** Continue working with Antelope Valley Homeless Coalition and Access Center sponsor, Antelope Valley Domestic Violence Council, to provide assistance to families and individuals that are homeless or threatened with homelessness through the Homeless Solutions Access Center.

**2006 Accomplishment/Action:** During the program year, the Homeless Solutions Access Center provided services to 2,412 individuals.

A breakdown of the 2,412 individuals receiving services through the Access Center during the 2006 Program Year is as follows:

Singles	1334
Single-Parent Families	320
Two-Parent Families	55
Children	<u>703</u>
<b>TOTAL</b>	<b>2412</b>

Of the 2,412 served, a total of 332 became Access clients. A breakdown of the 332 clients during the 2006 Program Year is as follows:

Singles	94
Single-Parent Families	73
Two-Parent Families	10
Children in Families	<u>155</u>
<b>TOTAL</b>	<b>332</b>

The Access Center is operated through a partnership of numerous governmental agencies and non-profit organizations. Other participants include: AV Domestic Violence Council (Valley Oasis); State of California Economic Development Department (EDD); Emancipated Youth Services of LA County; LA County Dept. of Children & Family Services; LA County Department of Mental Health; National Mental Health Association of Greater Los Angeles; Tarzana Treatment Center; Grace Resources; SAVES (South AV Emergency Services); Salvation Army; St. Vincent De Paul; St. Joseph's Manor; Independent Living Center; Penny Lane; Veterans Administration; and, St. Vincent DePaul Society. The Center provides intake, assessment, and referral linkages between other homeless service providers and related agencies. As a result of these cooperative



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efforts, the Center and partners are able to make better use of the regions limited resources.

Exhibit [5-7](#) provides a matrix outlining the array of services provided and the agencies participating in supplying services at the Homeless Solutions Access Center.

C. **Addressing Special Needs Groups**

The following program accomplishments are aimed at addressing special needs groups:

1. **GOAL/PRIORITY 1: Rehabilitation of owner and/or renter-occupied residences for extremely low to moderate-income households, elderly, and physically disabled.**

a. **Objective B1: Implement the Rental Housing Rehabilitation Program Citywide.**

***5-Year Goal:*** Provide financial assistance of approximately \$368,000 to rehabilitate approximately 40 qualified rental units over five years. In addition, funding is available for the removal of barriers and the installation of helpful devices in the homes of persons with physical disabilities.

***2006 Accomplishment/Action (Arbor Village):*** This project was funded in the 2005 Program Year in the amount of \$867,308 as part of the City's housing preservation efforts in the NDTV. The City, RBF Consulting and rental property owners participated in a charrette of the NDTV for this specific area to generate participation in rental and owner-occupied rehabilitation programs. Individual meetings with property owners were held in order to obtain maximum involvement and participation. Rental property owners submitted applications but soon changed their minds as the area experienced a real estate and economic boom. Many of the properties were sold during this period. In 2006, due to the lack of participation, the project was reassessed and the funding amount was decreased to \$368,000.

***2006 Accomplishment/Action:*** Owner/occupied Physical Disability Rehabilitation program. The City continues its efforts in meeting the rehabilitation of owner and/or renter-occupied residences for extremely the physically disabled as identified in its Consolidated Plan Strategic Plan. The City of Lancaster created the program in 2006 and will implement it in 2007 by offering several Housing and Home Improvement Programs.

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2. **GOAL/PRIORITY 3: Construction of congregate housing to meet the special needs of veterans.**

a. **Objective D1: Provide for the construction of State Veterans' Home within the City.**

The purpose of this project is to construct affordable housing to meet the needs of veterans. The proposed 60-bed facility will provide affordable accommodations to meet the special needs of veterans of all ages.

***5-Year Goal:*** Continue efforts with the Department of Veteran's Affairs to complete construction of a 60-bed State Veteran's Home to serve this special needs group.

***2006 Accomplishment/Action (William J. "Pete" Knight Veterans Home):*** Groundbreaking ceremonies were held on June 12th 2007 to commemorate the long-awaited start date that contributing organizations and individuals have diligently worked toward. Completion of the project will occur in summer of 2008.

In December 2005, the California Department of Veterans Affairs certified the final environmental impact report for veterans' homes in Lancaster, Ventura County, and West Los Angeles.

The new facility, located on the northwest corner of 30<sup>th</sup> Street West and Avenue I (Exhibit 68) will have 60 beds, an adult day health care program, an a therapeutically oriented outpatient day program to provide up to 50 veterans with the daytime services that are most appropriate to their level of care needs.

Approximately 35% of the \$10-\$12 million cost will be provided by the state, with the remaining 65% coming from the U.S. Department of Veteran's Affairs. The City of Lancaster has contributed approximately \$1.75 million to the site through the completion of environmental studies, roads, and utility hookups necessary for construction to begin.

D. **Addressing Non-Housing Needs**

The following are program accomplishments aimed at addressing non- housing needs:

a. **GOAL/PRIORITY 7: Promote and stimulate job creation activities for low/moderate-income residents through economic development activities.**

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1. **Objective E1**: Provide for the construction of infrastructure within the Fox Field Industrial Corridor.

**5-Year Goal:** Creation of 200 new jobs for low/moderate-income residents (not CDBG funded).

**Annual Goal:** Provide for economic development expansion and creation of 50 new jobs within the Fox Field industrial area.

**2006 Accomplishment/Action:** The Larwin Investment Company completed construction on 24 industrial spec buildings, totaling 220,000 square feet, within the Fox Field Industrial Corridor of the city (Exhibit 79). Located on 24-acres at 45<sup>th</sup> Street West and Avenue G, this \$24 million business park offers smaller industrial/office users the opportunity to own their own building. During this program year two companies located to this new business park; namely, SCE Gaskets who will create 25 new jobs and SCP Distributors, LLC who will create 15 new jobs.

**2006 Accomplishment/Action:** SYGMA, a subsidiary of SYSCO Corporation, the nation's largest food service supplier, decided to expand its original plans for an 110,000 square foot distribution facility in the Fox Field Industrial to a 239,000 square foot facility. The new facility is located on a 20-acre site at 47<sup>th</sup> Street West and Avenue G (Exhibit 79). The company created 219 new jobs this program year and, at full capacity, will employ 350 workers.

**2006 Accomplishment/Action:** Morton Fasteners, Inc., a major supplier to the largest jet engine builders in the world, decided to expand its operations and establish a manufacturing facility in the Fox Field Industrial Corridor. The contract, centerless grind facility encompasses 7,963 square feet and is located at 47<sup>th</sup> Street West and Avenue G. Morton Fasteners, Inc. employs a handful of personnel who are engaged in supporting the local and global aerospace industry.

**2006 Accomplishment/Action:** Calvert Racing is specialty manufacturer catering to the drag racing circuit. Specializing in traction enhancement systems based upon specific performance standards, the company has established a name for itself amongst drag racing professionals and enthusiasts. With local and regional access to a number of race tracks, Calvert Racing decided to establish its 6,448 square foot manufacturing facility in the Fox Field Industrial Corridor. The company created 5 new jobs during Program Year 2006.

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**2006 Accomplishment/Action:** Infrastructure related to the extension of sewer and gas lines and paving a portion of 30th Street West began this program year in support of the development of approximately 425,000 square feet of large commercial and industrial spec space in the Fox Field Industrial Corridor. The initial phase of this project will be for the construction of three 59,000 square foot buildings with the remaining buildings constructed over the next five years. This development will be built on 40 acres on the northeast corner of Avenue G and 30th Street West. The infrastructure improvements will be paid for by the Redevelopment Agency Economic Development Department at a budgeted cost of \$1.6 million.

b. **GOAL/PRIORITY 8: Enhance the City's public facility needs through the expansion of the City's Parks and Recreation and neighborhood facilities.**

1. **Objective E2: Provide for the construction of additional City/Neighborhood parks.**

**5-Year Goal:** Complete development of a new 10-acre City/neighborhood park within the old fairgrounds site located in census tract 9006.02 on the City's east side (Exhibit [45](#)).

**Annual Goal:** Continue development of neighborhood park(s).

(a) **Lancaster Youth Baseball/Softball Center (Old Fairgrounds Site):**

This park complex located at Avenue I and Division Street (former fairgrounds), is a multi-use facility with an emphasis on baseball and softball activities (Northeast Gateway Old Fairgrounds Site, Exhibit [45](#)).

**2006 Accomplishment/Action:** Value engineering strategies and best use practices are under review to determine ways and means of cutting costs while still delivering a community based project. Demolition and grading, phase I of the project, were completed in program year 2005.

(b) **James C. Gilley/Downtown Park**

The 12.2 acre municipal park is a multimillion-dollar centerpiece of the North Downtown Transit Village Project (NDTV). The park consists of two baseball fields, two soccer fields, four basketball courts, "plaza" gathering spaces, and a walking and

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jogging path (Exhibit 45). The development of this park is a multi-year project, involving property acquisition, demolition, design and construction.

**2006 Accomplishment/Action:** Design work for construction of the James C. Gilley/Downtown Park began in fall 2005 and continued on into the 2006 program year. Numerous challenges, not to mention joint use issues with local schools, are slowly but surely being overcome. The park is an integral part of the Downtown Specific Plan. As the plan unfolds and the inclusionary vision incorporates and accommodates the demographics and intended use of the area as a senior hub, the botanical gardens and pedestrian accessibility will no doubt become a focal and anchor point of this project area. The bidding process and construction is scheduled to start in the 2007 Program Year.

**2. Objective E3: Provide for the construction of adult and youth activity centers.**

This new \$8 million, 35,000 sq. ft YMCA center will offer an indoor pool, gymnasium with basketball courts, aerobics studio, and fitness area, as well as child care and teen centers. The center will be located in Lancaster City Park on the south side of the Stanley Kleiner Activity Center near 10th Street West and Avenue L-8.

Funding for the center will be provided through a combination of grants and community donations. Under an agreement with the City of Lancaster, the YMCA will lease the parkland for \$1 per year for 50 years. In exchange, the YMCA will provide partial or full fee waivers to families and individuals who could not otherwise afford to pay for the center's programs.

The construction portion of the project will employ approximately 250 people. Approximately 150 jobs will be created once the building is completed and operating, and an estimated 600 volunteers will be involved in a variety of programs offered by the center, such as children's swim lessons, after-school tutoring, and sports tournaments.

As fund-raising efforts draw to a close, initial site-work will occur in late-summer 2007, construction ground breaking is slated for spring of 2008, and the new facility is scheduled to tentatively open in 2009.

**5-Year Goal: Construction of a new \$8 million, 35,000 sq. ft. YMCA facility**

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**Annual Goal:** Continue efforts toward construction of a new YMCA facility.

**2006 Accomplishment/Action:** To date, approximately \$6 million has been raised for construction of the new facility: property sales of \$1.5 million; \$2 million long-term loan, and \$2.5 million in donations. Approximately \$2 million is still being sought to reach the stated goal of \$8 million.

c. **GOAL/PRIORITY 9: Provide for a safe and healthy environment through the construction and rehabilitation of City infrastructure.**

**Infrastructure Assessment and Rehabilitation** (\$800,000 CDBG funds) - The City has allocated \$710,862 in new funding along with \$89,138 in reprogrammed prior years' funding for a total budget of \$800,000 to provide for the assessment and rehabilitation of sewers in older low and moderate-income areas of the City. With rapid growth comes the on-going need for community infrastructure improvements. The City follows a Capital Improvement Plan (CIP) to meet those needs. Street and water/sewer improvements were listed as high priorities under "Community Development Needs" within the City's Five-Year Consolidated Plan. In meeting the City's community development needs, sewer improvements are considered a high priority within the five-year Consolidated Plan.

The first phase of this project involves a video assessment of approximately 80 miles of sewer mains to determine which areas require repair, relining, or replacement of the sewers in order to maintain the health and safety of these neighborhoods. Phase 2 will include the reconstruction of the sewers identified as needing replacement and/or reconstruction.

The City shall ensure that these activities do not benefit moderate income persons to the exclusion of low-income persons of which at least 51 percent exist in all the census tract areas that will be affected under this project and as outlined

The City uses a variety of financing methods to improve community infrastructure including Lancaster Redevelopment Agency funds, Gas Tax, Prop C, Drainage Maintenance District funds, and Developer Fees in addition to others. With these funding sources, the city will provide new infrastructure and repair and/or replace existing infrastructure in order to continue its provision of a safe and healthy

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environment for Lancaster residents. Priority will be give to those areas with the most distressed infrastructure.

d. **GOAL/PRIORITY 10: Provide for the public safety needs of Lancaster residents through enhanced crime awareness services.**

The residents of Lancaster place a high priority on public safety within their community. As a result, the City will continue to work closely with local agencies and citizens to maintain public safety programs to meet the needs of the community, committing over \$21.8 million annually to meet community safety needs. The City realizes that in a fast growing, very diverse community it needs to remain proactive in its approach to public safety.

e. **GOAL/PRIORITY 11: Provide for public service needs for residents of Lancaster through enhanced transportation services.**

1. **Objective E-4: Provide transportation services to all areas of the City of Lancaster through the City's transit provider, the Antelope Valley Transit Authority (AVTA).**

*5-Year Goal:* To periodically analyze AVTA's existing transit routes to assure all sectors of the City are being served primarily in areas where new industrial development is occurring.

*Annual Goal:* Monitor AVTA transportation activities and projects within the City of Lancaster.

*2006 Accomplishment/Action:* During the 2006 Program Year, the City of Lancaster allocated over \$1.72 million to the Antelope Valley Transit Authority (AVTA) to provide local transit, commuter, and para-transit services within the Antelope Valley and to residents commuting to jobs outside the area. Furthermore, added services, such as Dial-A-Ride, provide curb-to-curb van service to seniors over the age of 65 and disabled residents.

*2006 Accomplishment/Action:* Performance standards were adopted by the AVTA Board implementing measures and standards for frequency of bus stops, headways, maximum loads, and amenities at bus stop locations.

*2006 Accomplishment/Action:* The residents of Lancaster place a high priority on public safety within their community. As a result, the City works closely with local agencies and citizens to maintain public safety programs to meet the needs of the community, committing

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approximately \$18 million in FY 2006-2007, of both grant and general fund monies to meet community safety needs. Lancaster is taking a pro-active approach in a rapidly growing and diverse community.

During FY 2006, the City of Lancaster maintained its contract with the Los Angeles County Sheriff's Department for law enforcement services at a cost of approximately \$18 million. The City of Lancaster is one of the largest contracts for general law enforcement patrol and traffic patrol in the Sheriff's contract system.

The City of Lancaster hired 15 additional Community Services Officers, CSO, in 2005. This pro-active approach allows deputies to focus on more serious issues while Community Service Officers take routine reports.

f. **GOAL/PRIORITY 12: Provide for neighborhood revitalization within blighted areas.**

1. **Objective F1: Provide for the acquisition of property in a targeted neighborhood revitalization area where blighting conditions exist.**

**5-Year Goal:** Complete property acquisition and demolition in targeted neighborhood revitalization areas and begin construction and/or rehabilitation of housing.

Targeted revitalization areas:

- North Downtown Transit Village Project Area
- Northeast Gateway Corridor Project Area
- Lowtree Neighborhood Project Area
- Downtown Lancaster Project Area

**Annual Goal:** Continue property acquisition, demolition, and construction/rehabilitation efforts in the targeted revitalization areas.

(a) **North Downtown Transit Village Project Area (Exhibit 3)**

This project will rejuvenate the downtown residential neighborhoods, enhance commercial development, as well as create a centralized area for public service and transportation needs. The total project area will cover approximately 103 acres bounded by 10<sup>th</sup> Street West, Avenue I, Division Street and West Avenue J. The core focus of the project's plan is around the Metrolink rail station and is bounded by Sierra Highway to the east, 10<sup>th</sup> Street West to the west, Avenue I to the north and Lancaster Boulevard to the south.



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Phase I of this multi-year, multi-million dollar project involves the acquisition and demolition of blighted properties within the targeted area. Long-range efforts for the project area include the development and expansion of new housing opportunities and the revitalization of some of Lancaster's historical neighborhoods. The project, once completed, will include over 789 housing units, including a combination of rental and ownership of multi-family units and single-family homes. In addition, there will be retail and service businesses available for area residents along with construction of new housing for low-income seniors.

The North Downtown Transit Village project also proposes to improve the aesthetic character of downtown Lancaster by introducing consistent landscaping and streetscape design elements throughout the area.

The area included the relocation and expansion of the Antelope Valley Children's Center. Additional relocation and expansion efforts include, under construction during the 2006 program year, the Antelope Valley Mental Health Association. By relocating close to a centralized transit center and other existing service providers, the Mental Health Association and the Children's Center will be better able to support Antelope Valley residents in providing closer comprehensive services.

A map depicting the long-range plan for the North Downtown Transit Village project area is shown in Exhibit 3. This map also outlines the long-range housing efforts planned for the North Downtown area. Also in Exhibit 3 is a map showing the overall vision plan, including public amenities, for the downtown area.

In addition to the accomplishments outlined in Goal/Priority 2 and Goal/Priority 6, related to construction of affordable housing for seniors and the low to moderate-income population, the following additional accomplishments related to the North Downtown Transit Village Project were accomplished during this program year.

**2006 Accomplishment/Action:** The James C. Gilley/Downtown Park property acquisitions were completed at a total cost of \$3,388,000 (Exhibit 3). Funding for these acquisitions came from Urban Structure Fees, Park in Lieu Fees and CDBG funds.

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**2006 Accomplishment/Action:** Design work for construction of the James C. Gilley/Downtown Park began in fall 2005. Numerous challenges, not to mention joint use issues with local schools, have been identified and are being addressed. The park is an integral part of the Downtown Specific Plan. As the plan unfolds and the inclusionary vision incorporates and accommodates the demographics and intended use of the area as a senior hub, the botanical gardens and pedestrian accessibility will no doubt become a focal and anchor point of this project area. The tentative start date for construction has been moved to 2008.

**2006 Accomplishment/Action:** The new Children's Center of the Antelope Valley held its Grand Opening on June 22, 2006. The new \$2.5 million, 115,445 square foot facility is located on the corner of Fern Avenue and Jackman Street within the North Downtown Neighborhood Revitalization area (Exhibit 3).

Funding for the new center came, in part, from a \$1.5 million Section 108 loan from the U.S. Department of Housing and Urban Development facilitated by the City, as well as more than \$1 million in fundraising and a \$250,000 grant from the Ahmanson Foundation.

Completion of the new facility helps the Center fulfill the mission of serving the needs of abused and neglected children and their families. The new facility provides the opportunity to provide additional services at a more convenient location for clients.

**2006 Accomplishment/Action:** On June 29, 2006, groundbreaking ceremonies were held for the construction of the new 20,000 square foot Mental Health Association (MHA) facility along with a 100-unit, "Poppyfield Estate" apartment complex. The structure is now 60% complete with a completion time-frame of winter 2007. The new MHA facility will be located at the southwest corner of Sierra Highway and Jackman Street with the apartment complex at the southeast corner of Beech Avenue and Jackman Street within the North Downtown Transit Village project area (Exhibit 3).

In exchange for the City land, the partnership will be required to maintain the mental-health facility as an outpatient, non-residential, non-day-care facility for 55 years. The City will also require that 35 of the apartments be made available to individuals

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with disabilities as referred by the Mental Health Association and that rent on all of the apartments comply with government definitions of “affordable” for 55 years.

The Mental Health Association has served the Antelope Valley since 1988 offering a broad spectrum of services for adults and young adults with mental illness. MHA helps those in need of their service develop skills, gain self-confidence and receive the support they need to move from isolated, withdrawn lives to lives with purpose, dignity and self-reliance.

MHA offers many services in the Antelope Valley. The MHA Village program blends treatment, recovery, family and community support, and self-help to help adults with disabilities lead self-sufficient, fulfilling lives. MHA Antelope Valley Services offer the Valley’s only nonprofit rehabilitation programs for adults with disabilities. It’s integrated services customize mental health care, housing assistance, job coaching, social skills training and money management to each individual’s needs. Homeless Assistance Programs include outreach and drop-in centers that offer showers, laundry facilities, clothes and a haven from the streets. Project Return: The Next Step is a self-help network run by and for people with disabilities, and Transition Age Youth Programs help young adults with disabilities live self-sufficiently in the adult world.

**(b) Northeast Gateway Corridors Project Area (NGCP)**

The primary objectives of the NGCP are to:

- (1) Enhance the aesthetics of Avenue I, Sierra Highway, Division Street, and other major streets;
- (2) Redevelop specific housing areas;
- (3) Improve the stability of existing neighborhoods;
- (4) Provide subdivision and site planning design guidance for infill development; and
- (5) Create the implementation tools and environmental clearance needed to realize this “vision” plan.

A significant component of the removal of blight and revitalization of the NGCP is the construction of affordable housing for families of various ages and incomes in the community. One objective of the NGCP is to provide affordable housing between Third St. East and Fifth Street East and between East Avenue I and Avenue H-13 by acquiring and demolishing

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blighted, dilapidated properties and working with a developer to construct housing in the area. The NGCP is generally bounded by West Avenue H-8, 10th Street West, Challenger Way, and Avenue I (Exhibit [45](#)).

**2006 Accomplishment/Action:** On 24 April 2007, the Lancaster Redevelopment Agency approved the acquisition of the two properties on Sierra Highway where the construction of single-family residences will occur within the NGCP. These properties are in escrow and are to be acquired for \$535,000. Funding for these acquisitions came from the Lancaster Redevelopment Agency's 20 percent low and moderate-income housing fund.

The plan for the “old fairgrounds,” between Avenues I and H-8 and Division Street and approximately Third Street East, is to develop a livable community with the combination of education, recreation, and affordable housing.

**2006 Accomplishment/Action:** This single-family residential project known as Carrousel by the Larwin Company is located at Avenue H-9 and Third Street East within the City's designated Northeast Gateway Corridors Plan area. The builder is completing the construction of a 72 lot residential subdivision. There are 14 homes, 20%, out of the 72 that are restricted to low and moderate-income households whose incomes do not exceed 120% of the Los Angeles County median adjusted for family size. Ten of the fourteen homes are occupied by qualified buyers; and, the remaining four will be filled in the following Program Year

**2006 Accomplishment/Action:** This park complex located at Avenue I and Division Street (former fairgrounds), is a multi-use facility with an emphasis on baseball and softball activities. Value engineering strategies and best use practices are under review to determine ways and means of cutting costs while still delivering a community based project. Demolition and grading, phase I of the project, were completed in program year 2005.

**2006 Accomplishment/Action:** The education expansion effort of the Lancaster University Center continued for the 2006 Program Year. Tenant improvements, \$290,754, added additional classrooms and office space to a growing campus. Overall, 1,600 square feet of additional educational space in the form of 2 classrooms and 4 administrative offices complimented the existing facilities.

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**2006 Accomplishment/Action:** Construction of a 4,000 square foot, \$716,189 engineering laboratory was completed in June of 2007. This structure enhances the local engineering program by creating a facility that focuses on the Antelope Valley's large aerospace industry presence and the importance for the community to train and grow local engineers.

**2006 Accomplishment/Action:** The Antelope Valley Boys and Girls Club opened its new site over two years ago at the former Antelope Valley State Fairgrounds site, which is now owned by the City of Lancaster. Through significant community donations, the Club has upgraded the interior of the facility to include a computer lab, recreational equipment, desks and homework areas, social areas, and a food service area. The exterior building improvements, including new roofing, remain to be completed. The total cost of the exterior improvements is estimated at \$180,050; \$99,000 EDI funds and \$81,050 City of Lancaster funds.

The 2006-Special EDI Project funding in the amount of \$99,000 will be used to complete improvements to the Boys and Girls Club of the Antelope Valley. Specifically, funds will be used to pay a significant portion of the cost to replace and install a new roof on the existing building. The total estimated cost of the roof replacement/installation is \$122,000 of which the City of Lancaster will contribute \$23,000.

**(c) Lowtree Neighborhood Project (LNP)**

The primary objectives of the LNP are to:

- (1) Eliminate blight and develop a strategy and implementation plan to enhance the aesthetics of the area;
- (2) Redevelop specific housing challenges;
- (3) Improve the stability of existing neighborhoods;
- (4) Provide subdivision and site planning design guidance for development; and
- (5) Ensure adequate infrastructure to enhance the livability of the Lowtree Neighborhood.

The LNP area is considered south of West Avenue J, east of 15<sup>th</sup> Street West, north of West Avenue J-8, and west of 12<sup>th</sup> Street West (Exhibit [810](#)).

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The Lowtree Neighborhood Project is based upon a strong residential design mix with the incorporation of a complimentary commercial element. The vision is to shape the area into a sustainable community using good planning principles and practices. The goal of the City of Lancaster and the purpose of the project are to reverse the pattern of deterioration, increase the livability and vitality of the neighborhoods, and rekindle a sense of pride among residents. The project encourages infill development of new residential and commercial development, rehabilitation of existing residential and commercial development, construction of parks to serve as a gathering place for the residents, and creation of pedestrian friendly accessibility. Eliminating blight and improving the aesthetics of the area through a strategy that addresses the housing challenges and existing neighborhood stability is paramount to the success of the project.

On February 22, 2005, the City Council and Agency Board authorized the award of a Professional Services Agreement with RBF Consulting to develop a conceptual/strategic vision plan for the subject area.

The primary objective of the project is the removal of blight and revitalization of the Lowtree Neighborhood Project with the construction and rehabilitation of affordable housing for families of various ages and incomes and the construction and rehabilitation of commercial retail uses in the subject area.

A significant element of the re-establishment of the Lowtree Neighborhood Project area is the creation of small parks to serve as a gathering place for the residents reflecting the community's vision for a livable, healthy, and exciting Lancaster by providing an area for events to support recreation and cultural events. By building upon Lancaster's existing natural, cultural, social and physical assets, a foundation for strategic actions will be established to help shape the future development of parks, enhance recreation infrastructure and programming, and plan for a variety of artistic opportunities and events.

The primary focus of the Lowtree Neighborhood Project is the revitalization of an area located between West Avenue J and Avenue J-8 and between what is generally defined by the extension of 12<sup>th</sup> Street West and 15<sup>th</sup> Street West. Some of the City's housing programs that will be used to assist in revitalizing the area includes a combination of grants, low interest, no interest

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and deferred loans programs, and specific capital improvement projects by the City will support the revitalization of the existing housing stock. The City will provide streetscape and other public right-of-way improvements that will further upgrade the neighborhoods (Exhibit [810](#)).

The Lowtree Neighborhood Project is a mixed-use district within the City of Lancaster that will achieve a strong sense of community, economic vitality, and a focus on learning and wellness. The Lowtree Neighborhood will be family-friendly, where seniors regularly spend time in the neighborhood parks strolling the tree-lined streets where youth are actively learning at the Sunnydale Elementary School and having fun on the playground. The Lowtree Neighborhood includes a mix of housing types designed to promote safety, reinforce neighboring uses, and suit the needs of a diverse community and therefore, can be easily rehabilitated. The Lowtree neighborhood offers residents with employment opportunities in numerous professional and medical office environments, as well as several retail commercial businesses along its northern and western edges. The Lowtree Neighborhoods will be a point of pride to long-time and new residents alike and will serve as a neighborhood of great stability and promise within the City of Lancaster.

***2006 Accomplishment/Action:*** The first phase of this project took place from 2005 to 2007 for the acquisition and demolition of blighted properties to provide land to enhance the aesthetics of the area; construct infill development; redevelop specific challenged housing; and, improve the stability of existing neighborhoods.

The second phase of the project, to occur in Program Year 2007, is to complete the General Plan Update, obtain an Environmental Impact Report, provide subdivision and site planning design guidance for development; and ensure adequate infrastructure.

The third phase, to be determined, is to develop the neighborhood projects within the Lowtree Neighborhood Project.

- g. **GOAL/PRIORITY 13: Promote the State Enterprise Zone Program for the creation of new jobs for LMI residents.**

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The State Enterprise Zone Program is a tax incentive program offered to local and relocating businesses located within a designated area of the City. Businesses located in the “zone” area can receive state hiring credits of over \$31,000 (over five years) for employees hired who meet Workforce Investment Act or other designated employment criteria. Each employee voucher represents a person that was previously unemployed. This Antelope Valley Enterprise Zone is a multi-jurisdictional awarded through the cooperative efforts of the City of Lancaster, City of Palmdale, and Los Angeles County.

**5-year Goal:** Create 1,000 new jobs through the Antelope Valley Enterprise Zone Program (AVEZ) for local and relocating businesses.

**Annual Goal:** Voucher 200 job seekers through the AVEZ Program

**2006 Accomplishment/Action:** The City continued to promote its State Enterprise Zone and assist local and relocating businesses in applying for hiring tax credits. During the 2006 Program Year, 1,693 employee vouchers were issued to local businesses through the Antelope Valley Enterprise Zone Program.

## **II AFFIRMATIVELY FURTHERING FAIR HOUSING**

### **A. Analysis of Impediments to Fair Housing**

In April 2002, the Empirical Research Group, UCLA, completed an update to the Analysis of Impediments to Fair Housing (AI) for the City of Lancaster. While many of the positive attributes of the City’s fair housing efforts remained; no jurisdiction is perfect, and the following recommendations to improve and/or enhance fair housing within the City of Lancaster were offered:

1. Develop joint fair housing strategies with the City of Palmdale and the City’s fair housing service provider who now also provides services for Palmdale.
2. Conduct investigations and testing within the new developments on the City’s southwest border, since conditions in this area inevitably have a powerful influence on the fair housing environment of the City.
3. Undertake special outreach efforts aimed at the Asian community to better understand possible fair housing needs of this ethnic group.
4. Conduct seminars with the lending community regarding minority applicants.



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5. Examine zoning and land use practices to ensure fair housing for disabled persons and those individuals living in group homes.
6. Broaden the fair housing provider's mission to include the "sales" market.
7. Consider an increase in fair housing funding to provide for the supplemental activities and services outlined in the report.
8. Set standards for the fair housing provider regarding performance in outreach, investigation volume, testing volume, and substantive resolutions of fair housing complaints.

The City of Lancaster's Impediments to Fair Housing study documented that the City of Lancaster provides an extensive array of housing services, dealing aggressively with the housing problems of a rapidly growing city. It also noted that the City's housing programs have many beneficiaries in all racial groups and that there is consistency and fairness in access to the City's programs. Moreover, the study pointed out that a large majority of Lancaster's residents have been supportive of the City's growing diversity and have contributed to the general atmosphere of racial tolerance.

**2006 Accomplishment/Action:** The City of Lancaster entered into a Sub-Recipient Agreement for fair housing services with the Housing Rights Center ("HRC") for the period July 1, 2006 through June 30, 2007, incorporating recommendations offered in the City's updated AI study through the Fair Housing Implementation Plan (Exhibit [913](#)). The total cost for fair housing services for this program year was \$23,152.

**2006 Accomplishment/Action:** An updated Impediment study was proposed and accepted in the 2006 Program Year. This new study by the Housing Rights Center will provide updated research and analysis to assist the municipality in determining how and where to channel future resources.

## **B. Fair Housing Services**

This program covers costs associated with providing fair housing services to all Lancaster residents. Services include training; counseling; monitoring; testing; mediation; printed materials (English, Spanish, and Chinese); on-site, walk-in information/counseling clinics; and telephone/message accessibility.

The following recommendations were offered to improve fair housing within the City of Lancaster in the updated Analysis of Impediments to Fair Housing (AI) report. Also addressed is the action taken during the 2006 Program Year to address each concern outlined in the current report or a plan for action in the

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upcoming program year. It should be noted that with budget and staff constraints for both the City and the Housing Rights Center, not all recommendations may have been addressed in this program year.

The City of Lancaster Impediments to Fair Housing Implementation Plan is outlined in Exhibit [911](#).

1. **Recommendation:** Develop joint fair housing strategies with the City of Palmdale and the City's fair housing service provider who also provides services for Palmdale.

**Actions Taken/Plans:**

- a. To ensure cost and program effectiveness as well as accountability of the program, the Cities of Lancaster and Palmdale, along with the Housing Rights Center ("HRC"), continued providing on-site fair housing clinics to the residents of both cities. This cooperative effort allows residents of either city the opportunity to meet with a fair housing attorney if they should happen to miss the fair housing office hours held in their particular city.
  - b. The Housing Rights Center also conducted and participated in various joint outreach activities such as fair housing advertisements in local media, presentations to social service agencies, and attendance at various coalition meetings. (Exhibit 11 outlines the Housing Rights Center's accomplishments for the 2006 Program Year.)
  - c. On April 18, 2007, the Housing Rights Center held its 8<sup>th</sup> Annual Housing Rights Summit. The purpose of this summit was to discuss housing and civil rights issues for the purpose of providing education, initiating dialogue between coalitions, and stimulating innovative ideas/solutions for fair housing issues.
2. **Recommendation:** Conduct investigations and testing with the new developments on the City's southwest border, since conditions in this area inevitably have a powerful influence on the fair housing environment of the City.

**Actions Taken/Plans:**

- a. The HRC Investigation Department held one tester training during the 2006 program year. HRC was able to train five new testers to help in housing discrimination investigations.
- b. The Housing Rights Center ("HRC") conducted 12 audit tests to measure accent discrimination (discrimination based on accent). In these tests, the Protected Tester was African American and the Control

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Tester was Caucasian. Evidence of discrimination was found in thirty-three percent of the tests based on accent alone.

NOTE: Audit testing is used to gain a general sense of the levels of discrimination existing in a community as well as to uncover particular problem areas that may require further testing and/or investigations. Testing, in the past, usually is conducted on a complaint-driven basis due to the fact that the Housing Rights Center holds monthly fair housing clinics locally for residents, has a toll-free number for contacting the fair housing agency, and provides citywide outreach to landlords and managers. Even with adequate trained testers available in the Antelope Valley, this process will remain in affect and continue to be monitored as part of the City's fair housing program.

3. **Recommendation:** Undertake special outreach efforts aimed at the Asian community to better understand possible fair housing needs of this ethnic group.

**Actions Taken/Plans:**

- a. As a part of its outreach to the Asian community in Lancaster, the HRC has provided the City with Asian language fair housing information materials and also distributed this information to community organizations and service providers.
  - b. The HRC conducted the 8<sup>th</sup> Annual Housing Rights Summit on April 18, 2007, to examine socio-political, cultural, ethnic, and economic elements that have influenced housing and civil rights. Although the seminar was not specifically related to addressing the Asian community, the Asian demographic trends relative to housing were discussed.
4. **Recommendation:** Conduct seminars with the lending community regarding minority applicants.

**Action Taken/Plan:** HRC conducted a mailing to 50 lenders and lending institutions that service the cities of Lancaster and Palmdale. The mailing included a letter introducing HRC and its services, offered a free fair lending training to each institution, and an excerpt from an in-house, *Fair Lending Laws: Basic Training*, lender training manual.

5. **Recommendation:** Examine zoning and land use practices to ensure fair housing for disabled persons and those individuals living in group homes.

**Action Taken/Plan:** While the City consistently reviews its zoning and land use practices, the Housing Rights Center will review new zoning laws and

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ordinances the City initiates related to housing in order to ensure fair housing practices.

6. **Recommendation:** Broaden the fair housing provider's mission to include the "sales" market.

**Action Taken/Plan:** Through the Housing Rights Center's monthly walk-in clinics, Lancaster residents have the opportunity to receive one-on-one counseling and information for any housing-related concerns including those related to the "sales" market.

7. **Recommendation:** Consider an increase in fair housing funding to provide for the supplemental activities and services outlined in the AI report.

**Action Taken/Plan:** Budget constraints and staffing have played a significant role in providing all the resources necessary to institute all recommendations offered in the updated AI report. Over the last Consolidated Plan cycle, the City of Lancaster has incrementally increased its fair housing budget in order to provide the monetary resources needed to address as many of the AI recommendations as possible. The CDBG allocation for Fair Housing Services will remain at or as close to the same amount; however, additional funding in the amount of \$15,000 for the 2007 Program Year will be allocated for an updated assessment regarding impediments to fair housing.

8. **Recommendation:** Set standards for the fair housing provider regarding performance in outreach, investigation volume, testing volume, and substantive resolutions of fair housing complaints.

**Action Taken/Plan:** The Lancaster City Council approved a Sub-Recipient Agreement for the 2006 program year. As part of the Sub-Recipient Agreement, the Housing Rights Center was required to meet the Impediments to Fair Housing Implementation Plan (Exhibit [4214](#)).

### C. Fair Housing Demographic Activity for the 2006 Program Year

**2006 Accomplishment/Action:** Over the course of the 2006 Program Year, the Housing Rights Center provided services to a total of 553 Lancaster clients, a 5.7% increase from last year, through a variety of programs at a cost of \$23,152. This total consisted of 526 general housing contacts and 27 discrimination contacts of which 17 were inquiries and 10 became cases.

Provided on the following page are the demographics for those clients who received services from the Housing Rights Center during the 2006 Program

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Year. An in-depth, demographic quarterly review is provided in the Housing Rights Center Program Summary in Exhibit 11.

**FAIR HOUSING DEMOGRAPHICS  
2006 Program Year**

<b><u>Ethnicity</u></b>	<b><u>Total</u></b>	
Mexican/Chicano	65	(12%)
Not Hispanic/Latino	458	(83%)
Other Hispanic/Latino	30	(5%)
	<b>553</b>	<b>100%</b>
<b><u>Race</u></b>	<b><u>Total</u></b>	
American Indian or Alaskan Indian	6	(1%)
American Indian/Alaskan and Black	5	(1%)
American Indian/Alaskan and White	58	(10%)
Asian	8	(1%)
Black/African American	199	(36%)
Black/African American and White	1	(0%)
White	207	(37%)
Other	69	(12%)
	<b>553</b>	<b>100%</b>
<b><u>Income</u></b>	<b><u>Total</u></b>	
Above Moderate	13	(2%)
Moderate	51	(9%)
Low	240	(43%)
Extremely Low	249	(45%)
	<b>553</b>	<b>100%</b>
<b><u>Special Groups</u></b>	<b><u>Total</u></b>	
Female Headed Households	70	(13%)
Seniors	48	(9%)
Disabled	76	(14%)
Government Subsidized	42	(8%)
Rent Stabilized	2	(0%)

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Activity for the 2006 Program Year increased approximately 5 percent from the previous year. As evidenced by the consistent increase in direct service activity during the 2006 Program Year, the Lancaster community continues to become more aware of the availability of fair housing services through active fair housing outreach efforts.

**2006 Accomplishment/Action:** The Housing Rights Center distributed 2,061 pieces of literature to social service agencies, community centers, and housing industry professionals through the City of Lancaster during the program year. All printed materials were available in English, Spanish and Chinese. In addition to this information being provided to service agencies throughout the City, it was also made available in the Housing Department lobby area located at Lancaster City Hall.

**2006 Accomplishment/Action:** HRC conducted monthly fair housing walk-in clinics at Lancaster City Hall to provide Lancaster residents and community members the opportunity to meet personally with a fair housing representative to receive one-on-one counseling or to obtain information regarding a housing-related concern. A toll-free telephone line also remained available throughout the year during regular daytime office hours, providing a contact person for residents to call with fair housing issues.

### **III AFFORDABLE HOUSING**

When funding annual housing programs, the City focuses its resources on those groups or areas experiencing the most severe housing problems.

One of the City's primary housing goals is to further the provision of affordable, safe, healthy, and livable housing to its residents. This includes providing affordable housing to extremely low, low, and moderate-income persons who experience housing cost burdens, live in deteriorated units, or require certain special services to maintain a satisfactory lifestyle.

The City of Lancaster has available, adequate, and affordable housing due to the large amount of new housing offered at a lower cost compared to other areas in Southern California. In fact, local real estate statistics indicate that the median home selling price (both new and resale) in the City of Lancaster was \$369,800 in November 2006, as compared with the median selling price in neighboring Palmdale of \$389,000, Los Angeles County at \$550,000, and statewide at \$564,700. Even with affordable housing, the City does have some lower-income households who experience cost burdens and are forced to live in older housing that are considered, to some degree, substandard, especially within the City's manufactured home parks.

The City's intent is to provide housing programs that help prevent the deterioration as well as maintain the supply of affordable housing to these lower-income groups. In

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addition, the City's housing programs focus on meeting the needs of extremely low, low, and moderate-income households citywide.

During FY 2006 housing assistance, services, and new construction were provided to extremely low and low-income owner households and renters in the City through programs funded from federal, state, and private funding sources.

The programs provided during FY 2006 included:

- A. **The Home Ownership Mortgage Loan Program** funded, in part, by State HOME Program income and Redevelopment Agency 20% set-aside housing funds;
- B. **The Section 8 Housing Assistance Program** funded through the Los Angeles County Community Development Commission.
- C. **The Lancaster Community Shelter** funded through a HUD Emergency Shelter grant, the Los Angeles Homeless Services Authority (LAHSA), and individual and business contributions.

For FY 2006, it was the City of Lancaster's goal to continue coordination efforts with both public and private service agencies in order to establish programs necessary to meet the community's affordable housing needs. The following outlines goals and accomplishments for the 2006 Program Year:

- 1. **Goal:** Continue efforts with the Department of Veteran's Affairs to provide a 60-bed State Veteran's Home to serve this special needs group.

***2006 Accomplishment/Action:*** In December 2005, the California Department of Veterans Affairs certified the final environmental impact report for veterans' homes in Lancaster, Ventura County, and West Los Angeles. Plans from the State call for construction of the Lancaster Veterans' Home to begin in summer 2007 with completion scheduled in December 2008.

The new facility, located on the northwest corner of 30<sup>th</sup> Street West and Avenue I (Exhibit 68) will have 60 beds, reduced from the already downsized 110-bed facility previously slated to be built. An adult day-care health center will accommodate an additional 50 community residents who need medical care, but do not require an over-night stay.

Approximately 35% of the \$10-\$12 million cost will be provided by the state, with the remaining 65% coming from the U.S. Department of Veteran's Affairs. The City of Lancaster has contributed approximately \$1.75 million to the site through the completion of environmental studies, roads, and utility hookups necessary for construction to begin.

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2. **Goal:** Provide new or substantially refurbished housing units to extremely low- and low-income households through the Home Ownership Mortgage Loan Program.

**2006 Accomplishment/Action:** A total of 6 households received assistance with purchasing new mobile home units at a total cost of \$471,414.

3. **Goal:** Construction of affordable housing meeting the special needs of the elderly population.

**2006 Accomplishment/Action:** In the summer of 2006, Arbor Grove the \$11 million, 150-unit residential/commercial mixed-use complex located on the corner of 10<sup>th</sup> Street West and Jackman Street within the North Downtown Transit Village project area No. 17 was completed (Exhibit 3). Arbor Grove, developed by Urban Renewal, consists of 150 units of low to moderate-income senior housing along with approximately 10,000 square feet of commercial/retail space. To facilitate the project, the City of Lancaster waived \$500,000 in development impact fees. This project adds 150 inclusionary housing units.

The Arbor Grove Senior Apartment project provides the City's low-income, active senior population with an affordable and independent living opportunity they might not otherwise be able to obtain. All units are offered at affordable rates and are 100% income restricted to senior citizens whose incomes are below 60% of the Los Angeles County median.

**2006 Accomplishment/Action:** On June 8, 2004, the Lancaster City Council approved the City's participation as a conduit for the issuance of Multi-family Housing Revenue Bonds in the amount of \$7,760,000 for the construction of the \$14 million, 140-unit Aurora Village II Senior Apartment project. Additional financing was provided by using a 4% low-income federal housing tax credit and from personal investment by the owner.

Construction was completed and the grand opening was held on June 29, 2006, on this senior community project located at 43945 12<sup>th</sup> Street West consisting of 140 units available to seniors over the age of 55. All units are offered at affordable rates and are 100% income restricted to senior citizens whose incomes are below 60% of the Los Angeles County median.

The Aurora Village II Senior Apartment project provides the City's low-income active senior population with an affordable and independent living opportunity they might not otherwise be able to obtain

**2006 Accomplishment/Action:** On September 14, 2004, the City Council adopted Resolution No. 04-383, approving the issuance by the Lancaster Redevelopment Agency of a Multi-family Revenue Bond for the construction of a 72-unit



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apartment complex. This project is located at 531 West Jackman Street, within the North Downtown Transit Village project area generally bounded by Avenue I, Kettering Avenue, Sierra Highway, and Fern Avenue. Jamboree Housing Corporation is constructing a multi-family housing complex known as Laurel Crest Apartments (Exhibit 3). All units, through deed restrictions, will remain affordable for low-income families for 55 years. This project is being financed through the issuance of approximately \$11 million of multi-family housing revenue bonds and \$3.5 million in State HOME funds. The project is scheduled for completion by September 2007.

**2006 Accomplishment/Action:** Rehabilitation was completed on a 40-unit senior housing complex, Arbor Garden, located at 716 Kettering Street in the North Downtown Neighborhood Revitalization/Transit Village project area. This project is being undertaken in conjunction with the construction of the 76-unit senior complex completed during the 2004 program year. Funding for this project was provided by a loan of \$475,000 and \$3,200,000 in state HOME funds from the City.

**2006 Accomplishment/Action:** This single-family residential project known as Carrousel by the Larwin Company is located at Avenue H-9 and Third Street East within the City's designated Northeast Gateway Corridors Plan area. The builder is completing the construction of a 72 lot residential subdivision. There are 14 homes, 20%, out of the 72 that are restricted to moderate-income households whose incomes do not exceed 120% of the Los Angeles County median adjusted for family size. Ten of the fourteen homes are occupied by qualified buyers; and, the remaining four will be filled in the following Program Year

**2006 Accomplishment/Action:** This single-family residential project known as Daybreak II by Richmond American Homes is located on the north side of Avenue K-8 at 13<sup>th</sup> Street East. The builder is completing the construction of a 68 lot residential subdivision. There are 9 homes, 20%, out of the 68 that are restricted to moderate-income households whose incomes do not exceed 120% of the Los Angeles County median adjusted for family size. The homes are expected to be occupied by qualified buyers in the following Program Year.

4. **Goal:** Housing Assistance to meet the needs of the homeless or "at risk" populations.

**2006 Accomplishment:** The following is a breakdown of income categories and persons/families, including homeless and involuntarily displaced persons, assisted with affordable housing and/or housing rehabilitation for the 2006 Program Year:

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**AFFORDABLE HOUSING ASSISTANCE**

Extremely low/low-income (0-30%) - renter/owner households (rehab)	6
Extremely low/low income (31-50%) - owner households (purchase - HOME)	6
Los Angeles County Section 8 Housing Assistance (L.A. County data)	1,935
Homeless Housing Assistance (Lancaster Community Shelter)	1,018
Emergency Shelter & Services (AV Domestic Violence Council)	352
Mental Health Association Housing Assistance Program (HAP)	254
Transitional Housing (Penny Lane, Gay & Lesbian Adolescent Social Services, Inc.)	28

5. **Goal:** Continue to offer fair housing services for the residents of Lancaster.

**2006 Accomplishment/Action:** During the 2006 Program Year, the Housing Rights Center provided services to a total of 553 Lancaster clients, a 5.7% increase over last year, through a variety of programs at a total cost of \$23,152 in CDBG funding. This total included 249 (45%) extremely low-income, 240 (43%) low-income, 51 (10%) moderate-income, and 13 (2%) above moderate-income residents.

The statistical breakdown shows that of these 553 clients, the majority, 207 (37%) were White and 199 (36%) were Black/African American. Additionally, the majority of clients receiving services, 249 (45%) were extremely low or low-income residents

Of the 236 classified as "special groups," 31 (13%), were female head of households, 21 (9%) were senior households, and 33 (14%) were households headed by disabled persons.

A comprehensive Housing Rights Center Program Summary of services and demographic information for the 2006 Program Year is outlined in Exhibit [4012](#).

**IV CONTINUUM OF CARE**

To address the homeless issue and the City's overall continuum of care needs, the City of Lancaster has facilities and services available to the homeless as well as those individuals/families that are involuntarily displaced from their homes either temporarily or permanently. These services include temporary shelter, meals, clothing, cold weather programs, emergency shelter, transitional living programs, educational literature, outreach, legal, employment, transportation, and counseling support services.

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The number of public and private organizations located in Lancaster that serve the homeless makes the City a focal point for the homeless population to receive aid. However, homelessness is not restricted by a jurisdiction's boundaries. The homeless population tends to fluctuate through migration from area to area based on the availability of aid, weather conditions, and other factors. As a result, homelessness continues to be viewed as a regional concern addressed through the cooperation of many organizations both public and private throughout the Antelope Valley

The City has remained proactive in its approach to the Continuum of Care process and has identified five objectives to be addressed as this process continues to evolve and grow with the community.

- Support efforts to enhance services and facilities to serve the needs of homeless individuals and families with an emphasis on implementing the Continuum of Care approach of outreach/intake/assessment, emergency shelter and service, transitional housing and supportive services, permanent housing and supportive services, and prevention.
- Support agencies in their quest to secure stable sources of operating funding for existing facilities and services.
- Support services to prevent persons "at-risk" from becoming homeless.
- Define and strengthen the role of coordinating agencies in planning, fund-raising, and community education.
- Support coordination between service providers to improve service delivery and to address gaps in the Continuum of Care.

The latest distribution of homeless residents by Service Planning Area (SPA) reported by the Los Angeles County Homeless Service Authority (LAHSA) indicates that there are approximately 15,993 homeless persons in the Antelope Valley Region (SPA 1). Like other areas throughout the Los Angeles area and the state, homelessness is a growing concern and the numbers of homeless, especially families, continue to increase.

Even though the City of Lancaster is under the "umbrella" of the Los Angeles Homeless Services Authority's Continuum of Care, there are separate goals for addressing the needs of the homeless and the special needs of persons that are not homeless but require supportive housing and services that the City of Lancaster undertakes.

Following are the City's accomplishments for the 2006 Program Year relative to providing a continuum of care for its residents in conjunction with the programs offered through the Los Angeles Homeless Services Authority:

- A. **Goal:** Provide shelter and services to meet the needs of the homeless population and "at risk" populations.

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**2006 Accomplishment/Action:** During the 2006 Program Year, the Lancaster Shelter served 791 individuals/families (838 family members) through its Year-Around Overnight Program, 71 individuals/family members through its Transitional Living Program and 156 individuals/family members through the Emergency Shelter Program for a total of 1,018 individuals/families.

The large numbers of homeless, especially families, continues to be attributed, in part, to the movement of new homeless individuals into the area from out of state and the Los Angeles basin. The increase in the number of families that have become homeless is attributed, in large part, to current economic conditions. Some families are losing their homes due to increasing rents along with existing rental units being sold. Other families cannot find housing due to low wages and the increasing cost of living.

A demographic/ethnicity matrix of the 791 individuals receiving services through the Year-Around Overnight Program during this program year is as follows:

CLIENTS			CASE DISPOSITION			FAMILY STATUS		
New	788	100%	Full	788	100%	Single	782	99%
Old	3	0%	Partial	1	0%	Dual	8	1%
			Out	0	0%			
	791	100%		789	100%		790	100%

GENDER			EDUCATION			LABOR		
Male	572	72%	Student	205	26%	Full	36	5%
Female	219	28%	Less HS	39	5%	Part	33	4%
			HS Grad	365	46%	Unemp	577	73%
			SomeClg	154	19%	Not Mrkt	143	18%
			ClgeGrd	28	4%			
	791	100%		791	100%		789	100%

AGE			INCOME			VETERAN		
0-4	0	0%	\$10k	564	71%	Disabled	10	1%
5-9	0	0%	\$15k	225	29%	Vietnam	36	5%
10-14	0	0%	\$20k	0	0%	Rec Sep	2	0%
15-19	28	4%	\$30k	0	0%	Other	38	5%
20-34	237	30%	\$40k	0	0%	Not Vet	703	89%
35-64	517	65%	\$50k	0	0%			
65-74	8	1%	\$50k+	0	0%			
75-84	1	0%						
85+	0	0%						

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791 100%			789 100%			790 100%		
<b>ETHNIC</b>			<b>PUBLIC ASSISTANCE ELIGIBLE</b>			<b>VOTER</b>		
Hspanc	99	13%	Yes	711	90%	Yes	278	35%
AfrAmr	314	40%	No	78	10%	No	511	65%
White	347	44%						
Asian	12	2%						
NatAmr	11	1%						
Other	8	1%						
791 100%			789 100%			789 100%		
<b>REFERRED</b>			<b>PUBLIC ASSISTANCE RECEIVE</b>			<b>HOMELESS</b>		
Agency	313	40%	Yes	380	48%	Yes	782	99%
Indiv	472	60%	No	409	52%	No	7	1%
County	5	1%						
Pastor	1	0%						
791 100%			789 100%			789 100%		
<b>FAMILY SIZE</b>			<b>DISABLED</b>			<b>US CITIZEN</b>		
1	770	97%	Yes	788	100%	Yes	772	98%
2	6	1%	No	1	0%	No	17	2%
3	8	1%						
4	4	1%						
5	2	0%						
6+	1	0%						
791 100%			789 100%			789 100%		
<b>LIMITED ENGLISH</b>								
Yes	29	4%						
No	760	96%						
789 100%								

Of the 791 individuals/families who received services, 788 (100%), were identified as disabled and a total of 782 (99%) were homeless. Of the individuals served, a total of 380 (48%) were receiving public assistance of some form while 409 (52%) of those served were not receiving any type of public assistance. Two individuals did not provide this information. A total of 365 (46%) had a high school education; a total of 205 (26%) were students or individuals who had less than a high school education; 154 (19%) had some college; and a total of 28 (4%) were college graduates.

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To provide services and maintain the shelter, Catholic Charities received funding from the City of Lancaster, federal allocations and grants, the Los Angeles County Housing Services Authority (LAHSA), contributions from individuals and businesses, the United Way, local fund raising efforts, and through the Federal Emergency Management Act (FEMA).

- B. Goal:** Coordinate with other public and service agencies in developing a Continuum of Care Strategy for the homeless to identify both the available services within the community and the services that are lacking in meeting the needs of the homeless population.

**2006 Accomplishment/Action:** During the 2006 Program Year, the Antelope Valley Homeless Coalition, consisting of local non-profit housing and service agencies along with city and county governmental representatives, continued to explore transitional housing opportunities through the implementation of additional homeless services.

**2006 Accomplishment/Action:** The following is a breakdown of persons/families, including homeless and involuntarily displaced persons, assisted with housing during the 2006 Program Year:

<b>ASSISTED HOUSING</b>	
Los Angeles County Section 8 Housing Assistance	1,935
Homeless Housing Assistance (Lancaster Community Shelter)	1,018
Housing Assistance Program, Transitional Aged Youth, and Adult Integrated Services (Mental Health Association)	541
Emergency Shelter and Services (AV Domestic Violence Council)	346
Transitional Housing for Emancipated Foster Youth (Penny Lane Centers; Gay & Lesbian Adolescent Social Services, Inc.)	28
Emergency Shelter and Services - Winter Shelter Program (Catholic Charities)	30

**2006 Accomplishment Action:** Awarded Grant for \$1 million from the County of Los Angeles for the construction of 13 additional transitional housing units for the Lancaster Community Shelter.

**2006 Accomplishment/Action:** In August and November of 2006 and April of 2007, Grace Resource Center holds Antelope Valley Veterans Stand Down days. The goal of these one-day events is to undertake aggressive outreach efforts to those veterans living on the streets and in shelters who would not otherwise seek assistance. These one-day events offer a wide array of special

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programs and services specifically designed to help homeless veterans live as self-sufficiently and independently as possible. Some of the services offered include: issuance of government identifications; employment assistance; legal aid; counseling; clothing; food; blankets; transitional housing assistance; and clinical assessment and referral for medical treatment for physical and psychiatric disorders, including substance abuse.

**2006 Accomplishment/Action:** During the program year, the Homeless Solutions Access Center provided services to 1,664 individuals including 703 children.

The Homeless Solutions Access Center is operated through a partnership of government agencies and non-profit organizations under the leadership of the Antelope Valley Domestic Violence Council. The Center provides intake, assessment, and referral linkages between other homeless service providers and related agencies; provides better services to those people in need; and makes better use of limited regional resources.

A matrix outlining the array of services provided and the agencies participating in supplying services at the Homeless Solutions Access Center is shown in Exhibit [57](#).

**2006 Accomplishment/Action:** The following agencies provide housing services in the Lancaster/Antelope Valley area:

1. The Lancaster Community Shelter is operated by Catholic Charities of Los Angeles. The Shelter provides 10 beds specifically for emergency shelter, with a maximum 30-day length of stay. During cold weather, 40-50 individuals, including two families, can be sheltered for a period of up to 4-1/2 months. In addition, during severe weather, the Shelter provides hotel vouchers for up to three nights for families with children. Other emergency services provided, in conjunction with emergency shelter, include food, restroom facilities, showers, clothing, medical screening, and follow-up case management. All the facilities at the Shelter are handicap accessible.
2. In addition to other supportive services, the Salvation Army, Our Lady of Charity of St. Vincent DePaul, and Grace Resource Center provide vouchers for three to five-night stays in hotels/motels for individuals seeking emergency shelter. It should be noted, however, that the ability to provide hotel/motel vouchers is often based on a limited availability and also depends on the amount of funding available to accommodate this service.
3. Through the Antelope Valley Council on Domestic Violence, two facilities provide emergency shelter to meet the emergency housing needs of a special

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population; those men, women, and children looking to escape abusive and/or potentially life-threatening situations.

Oshun Village Family Services and Valley Oasis Shelter both provide domestic violence housing that is handicap accessible. Oshun Village Family Services operates a 26-bed facility providing emergency shelter to battered women and children for a maximum stay of 30 days. Along with emergency housing, residents receive a wide range of supportive services such as food, clothing, and medical services advocacy. The sister shelter and core program of the Antelope Valley Domestic Violence Council is the Valley Oasis Shelter. Offering a six-day stay for domestic violence victims and their children, Valley Oasis offers emergency shelter and support that includes food, clothing, and introduction to the Valley Oasis House Transitional Living Program.

4. Several agencies provide transitional housing/supportive services to meet the emergency housing needs of special or sub-populations such as the mentally ill, substance abuse individuals, or domestic violence victims.

In addition, the Antelope Valley has several transitional housing/supportive services providers. Transitional housing/supportive services are usually in the form of specially designed housing facilities for sub-populations such as:

- Domestic Violence Shelters
- Sober Living Centers/Homes
- HIV/AIDS Supportive Housing
- Severely Mentally Ill Facilities
- Displaced Youth Housing
- Developmentally Disabled Centers/Homes
- Senior Citizen Care Center/Communities

- a. **Domestic Violence Shelters:** Antelope Valley Oasis House, Valley Oasis Shelter, and Oshun Village Family Services. Lengths of stays range from thirty days to six months. On-site advocacy services, as well as legal and supportive counseling services, are available.

- b. **Sober Living Centers/Homes:** Get-It Together Sober Living Home, Live Again Recovery Home, Bridges, Inc., Serenity House, and the Transition House “Working With Others” Sober Living Center provide sober living environments for recovering alcoholics and drug addicts with a supportive, controlled atmosphere to overcome their chemical dependencies while temporarily living on-site. Service providers such as Alcoholics Anonymous, Antelope Valley Council on Alcohol and Drug Dependency, Family Resource



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Foundation, The High Road, and Tarzana Treatment Center also provide substance abuse supportive services including referrals to sober living facilities.

- c. **HIV/AIDS Supportive Housing:** The Catalyst Foundation for AIDS Awareness, Antelope Valley Friendship Center, Antelope Valley Hope Center, and the Antelope Valley Hope Foundation facilitate supportive shelter for individuals living with the HIV virus.
- d. **Severe Mental Disability Facilities:** The Independent Living Center of Southern California provides referrals for mentally disabled individuals seeking affordable and accessible living accommodations within the community. The Mental Health Association of Los Angeles County and the Los Angeles County Department of Mental Health facilitate the movement of mentally disabled patients into facilities where they will receive proper care and attention. The Sun Plus Adult Day Care Center provides on-site monitoring and supervision of adults with various mental disabilities.
- e. **Displaced Youth Housing:** To ensure that displaced youth are moved from the streets into transitional housing situations, organizations such as Walden Family Services, Antelope Valley Youth and Family Services, Masada Home Foster Family Agency, Murrell's Farm and Residential Boys Home, County of Los Angeles Department of Children and Family Services (DCFS), GLASS, Penny Lane, Tarzana Treatment Center, and the Antelope Valley Hope Foundation work to place homeless youth and emancipated foster youth in independent living facilities or with families removing children from "at-risk," homeless situations.
- f. **Developmentally Disabled Centers/Homes:** Individuals afflicted with developmental disabilities are afforded various supportive services at such locations as the Antelope Valley Foundation for the Developmentally Disabled, the Daystar Training Activity Center, Easter Seals, Daystar Adult Development Center, Life Steps Foundation, and the Phoenix Behavior Activity Center.
- g. **Senior Citizen Care Centers/Communities:** The need to provide affordable senior housing for the elderly has promoted the addition of three facilities that furnish seniors with transitional/supportive housing that are restricted to this particular special-needs population. Sierra Retirement Village, Max Keller Senior Apartments, and the new Prestige Assisted Living facility specialize in the supportive, independent living of senior citizens. Senior care providers such as Sun Plus Home Health, St. Jude Home Health, and Mayflower

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Gardens Convalescent Hospital offer nursing services related to health conditions and recovery for seniors.

- C. **Goal:** To assist/support non-profit agencies with funding opportunities.

***2006 Accomplishment/Action:*** The City of Lancaster supported “Certification of Consistency with the Consolidated Plan” approvals and "Preference Points Certification" for five programs sponsored by the following non-profit organizations as part of the regional Continuum of Care.

1. **The Antelope Valley Domestic Violence Council ("Steppin' Into The Light and "Oasis House"** - through the Los Angeles Housing Services Authority and the Department of Housing and Community Development Program funds, "Steppin' Into The Light," and "Oasis House" provide transitional housing programs designed to assist individuals and families who have become homeless or “at risk” due to domestic violence.

These transitional housing programs provide supportive services consisting of a comprehensive system of case management, advocacy, child care, transportation, job development, counseling, support services, life-skill building, and assistance in finding permanent housing. These projects address the shortage of transitional housing with supportive services for this special population group in the Antelope Valley.

2. **The Antelope Valley Domestic Violence Council** - through the Los Angeles Housing Services Authority and the Department of Housing and Community Development Program funds, 24-hour emergency shelter services for domestic violence victims and their children are provided. This program provides 24-hour emergency shelter for individuals who have become homeless due to domestic violence for up to 60 days.
3. **The Antelope Valley Domestic Violence Council (Homeless Solutions Access Center)** - through the Los Angeles Housing Services Authority and the Department of Housing and Community Development Program funds, to provide funding for the operation of the Homeless Solutions Access Center. The Center provides services to the general homeless population. Services include intake, assessment, case management, showers, laundry, housing vouchers, and referral linkages to other area service providers when required for special services, i.e. mental illness.
4. **The Mental Health Association (Housing Assistance Program)** - through the Los Angeles Homeless Services Authority (LAHSA) Continuum of Care for U. S. Department of Housing and Urban Development Supportive Housing Program funds in support of continuing the Mental Health Association Housing Assistance Program (HAP). This program provides

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service to homeless mentally ill in the form of case management, money management, psychiatry, employment support, housing, and personal services (i.e. laundry, showers, etc.)

**D. Goal:** Continue providing financial support to the Lancaster Community Shelter.

**2006 Accomplishment/Action:** The City provided financial assistance in the amount of \$42,897 in addition to “in-kind” staff support to cover costs associated with maintenance of the shelter. Most of the financial support was to provide a new roof for the shelter.

In addition to City funds, Catholic Charities received funding from federal allocations and grants, the Los Angeles County Housing Services Authority (LAHSA), contributions from individuals and businesses, the United Way, local fund raising efforts, and through the Federal Emergency Management Act (FEMA).

**V OTHER ACTIONS**

**A. Obstacles to Meeting Under-Served Needs**

The bulk of financial assistance for delivery of services provided by the City comes from the Lancaster Redevelopment Agency and the City’s general fund. Weaknesses in this delivery system are primarily related to declining state and federal funding sources and to fluctuations in the level of economic and development growth that occurs within the community. The reason for this is that the primary source of revenue for both the City and the Redevelopment Agency is that which is produced as a direct result of economic and development growth through sales and property taxes.

While the California State budget crises, which has continued since the 2003 program year, seems to be easing for the City of Lancaster, staffing levels have not been able to keep up with the overwhelming growth the City is currently experiencing. Even though the City and the Redevelopment Agency have experienced increased sales tax and tax increment funds, a gap still remains in the City's ability to provide the underserved needs of this fast-growing community in a timeframe compatible with growth.

The City will continue to determine priority housing and service needs by income group considering factors such as available resources, staff capacity, timing, and local political and community interests. As in the past, priority consideration will be given to those groups experiencing the most significant housing problems or where the most serious neighborhood problems exist, as noted by the areas selected for the public infrastructure (sewer) assessment/rehabilitation project.

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To overcome current and projected financial obstacles in meeting underserved needs, the City will continue to aggressively pursue leveraging resources through public and private partnerships as well as searching for additional funding sources to augment CDBG funds in providing housing programs and services to the underserved segment of the community. As additional funding sources become available, those funds will be used to support ongoing programs as well as finance additional programs.

During the 2006 Program Year, the City observed incremental increases in assessed valuations and growth continued to at a steady pace. For cities over 100,000 the City of Lancaster was ranked the 10<sup>th</sup> fastest-growing city in America according to CNN. Among California cities, Lancaster continues to be one the fastest growing cities within the state. The City of Lancaster, a “high growth city,” continually strives to meet the needs of its citizenry and build a better community by addressing issues and shortfalls through a forward thinking approach that involves commitment and perseverance on behalf of the residents, businesses, and government.

1. **Housing Needs:** As in previous years, priority-housing needs were determined based on income group and factors such as available resources, staff capacity, timing, and local political and community interest. Lancaster’s housing program efforts continue by targeting funding for priority neighborhoods and specific city areas, such as the targeted revitalization areas of the North Downtown Transit Village Project, Lowtree Project, and the Northeast Gateway Corridor. Home improvement programs for the elderly and low to moderate income groups initiated in the 2006 Program Year are slated for implementation in 2007.

***2006 Accomplishment/Action:*** During the 2005 Program Year, the Lancaster Housing Needs Assessment Report was completed. This report was contracted to provide the City data to assist in identifying areas in need of housing and other revitalization services, as well as those neighborhood and/or areas with the most potential for improvement (Exhibit [4214](#)). The insight provided in the initial assessment led to the adoption of expanding the agreement to provide a greater understanding in further detail of the neighborhoods in question. A Housing Needs Assessment Phase II study started in the Program Year and will continue on into the following year. The expanded study will allow the City to gain a better sense and to specifically address opportunities and constraints for revitalization and improvement activities.

2. **Employment Services:** One of the unmet needs identified through a past Study on Homelessness in the Antelope Valley was the provision of employment services. The City of Lancaster, in cooperation with other public, private, and non-profit agencies, continued to assist the employment

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needs of its unemployed population through the Work Source California Antelope Valley One-Stop Career Center.

**2006 Accomplishment/Action:** In addition to providing general employment, assessment, and training services, the Work Source California Antelope Valley One-Stop Career Center also provides employee vouchering services for the City's State Enterprise Zone Program. The State Enterprise Zone Program is a tax incentive program offered to local businesses located within a designated area of the City. Businesses located in the "zone" area can receive state hiring credits of over \$31,000 (over five years) for employees hired who meet Workforce Investment Act or other designated employment criteria. Each employee voucher represents a person that was previously unemployed.

During the 2006 Program Year 1,693 employee vouchers were issued to local businesses through the Antelope Valley Enterprise Zone Program.

- 3. Employment Training Needs:** In overcoming an obstacle to assist the area's unemployed residents, the Work Source California Antelope Valley One-Stop Career Center continued to provide training necessary for program participants to obtain employment. The One-Stop Center provides tools needed to enhance each participant's success in obtaining and retaining a job and, as a result, reducing the number of potential poverty level individuals and families within the community.

In addition, Antelope Valley Community College continued to offer new and established businesses multi-faceted, customized training to meet the needs of both the employees and the businesses. Training offered includes technical, life-skills, and management training.

The city continues to work with both the Work Source Center and Antelope Valley Community College to assure that the various programs are meeting the needs of the community.

## **B. Foster and Maintain Affordable Housing**

In determining annual housing programs for the 2006 Program Year, the City focused its available resources on those groups experiencing the most severe housing problems. Housing programs funded were those that would provide as much assistance as possible to those targeted groups.

**2006 Accomplishment/Action:** During the 2006 Program Year, the City of Lancaster continued to foster and maintain affordable housing for very low and low-income residents through its citywide Homeownership Mortgage Loan Program.

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A total of 6 households were assisted with new mobile homes at a total cost of \$471,414.

**2006 Accomplishment/Action:** Rehabilitation was completed on a 40-unit senior housing complex, Arbor Gardens, located at 716 Kettering Street in the North Downtown Neighborhood Transit Village project area. This project was undertaken in conjunction with the construction of the 76-unit senior complex completed during the 2004 program year. Partial funding for this project was provided by a loan of \$475,000 and \$3,200,000 in state HOME funds from the City.

**2006 Accomplishment/Action:** Over 1,935 families were provided housing in the Lancaster area under the Los Angeles County's Section 8 Rental Subsidy Program. This program, administered through the Los Angeles County Community Development Commission Housing Authority, helps lower-income residents maintain safe and healthy housing while working to reach self-sufficiency.

**2006 Accomplishment/Actions:** Other housing projects aimed at providing affordable housing have been listed as housing accomplishments in previous housing sections of this report.

### C. Eliminate Barriers to Affordable Housing

In planning for the development, maintenance, and improvement of housing, barriers to the construction of affordable housing must be identified; however, local government cannot mitigate many of these constraints, particularly those related to the value of land and the cost of housing. While many constraints, nevertheless, cannot be eliminated, such as the lack of funding availability, there are those barriers that can be minimized in order to facilitate the provision of housing.

1. **Housing Needs Assessment:** An additional Housing Needs Assessment is being conducted based upon the need to identify housing needs for the non-redevelopment areas. In order to supply, preserve and maintain affordable, decent, safe and sanitary housing, understanding the city as a whole and assessing the status and nature of the neighborhoods that are not contained within the seven-redevelopment project areas will permit the Agency and the City to make decisions on how to utilize Agency and City resources to supply, preserve and maintain affordable decent, safe and sanitary housing in the areas outside the redevelopment project areas (Exhibit [4214](#)).
2. **Density Bonus Incentive:** The City of Lancaster continued to make available a density bonus provision providing incentives to developers who set aside

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20% of their housing units for low-income households and 10% for very low-income households. Under this provision, the developer may exceed the maximum allowable residential density restrictions by 25% or receive an equivalent financial incentive. This provision provides an incentive to developers to increase the availability of housing to low-income households in the City through the use of private funds.

- **City Ordinance No. 816:** The City of Lancaster continued to allow for density bonuses and other incentives and concessions to affordable housing developments under certain conditions. Under Ordinance No. 816, the City of Lancaster allows developers of condominium projects to be eligible for density bonuses and also allows the Director of Community Development to independently approve a second dwelling unit request, on lots of 10,000 sq. ft size or greater, if the request meets all development standards in lieu of the developer going through the previous Conditional Use Permit process. The ordinance also stipulates that in compliance with Americans with Disabilities Act provisions, “paths of travel” through residential neighborhoods must remain unobstructed.
  
  - **City Ordinance No. 827:** City Ordinance No. 827 provides a provision to allow the opportunity for developers to build mixed-use developments through a director’s review process. This designation allows the construction of multiple family projects combined with commercial developments within the City’s Central Business District area.
3. **2030 General Plan Update:** During the 2006 program year, the City of Lancaster continued the General Plan Update to the year 2030. The General Plan is a “constitution” for long-term development and the foundation upon which all land use decisions are based. The General Plan addresses numerous issues including quality of life, community design, public health and safety, housing, transportation and circulation, municipal services, and economic vitality.

#### **D. Overcome Gaps in Institutional Structures and Enhance Coordination**

The primary components of the institutional structure remain with the Lancaster Redevelopment Agency and the City of Lancaster. While a few outside organizations provide support to the City’s housing efforts, the bulk of the financial assistance and other efforts are provided by the identified agencies. There are, however, a number of non-profit and other charitable organizations throughout the community that provide various housing programs previously discussed within the “Affordable Housing” and "Continuum of Care" sections of this report.

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The solvency of the Lancaster Redevelopment Agency and the City has been, and will continue to be, the major strength of the delivery system. Both agencies have a long history of commitment to the improvement and sustainment of community housing needs. This commitment is evidenced by the long-range and on-going housing and revitalization programs/efforts the City has initiated and maintained; by the goals, objectives, policies, and action programs outlined in the City's Consolidated Plan and Strategy, the City's General Plan, and in the redevelopment plans adopted for the various redevelopment project areas throughout the City.

Under these plans, it is the intent of the City and the Redevelopment Agency, through the maximum use of financial and human resources, to create incentives for private investment within the City and Redevelopment project areas. Creative economic development incentive packages, long-range infrastructure planning and development, revitalization efforts, and private investment have already provided measurable benefits to local residents.

**1. Economic Development – Public/Private Partnerships**

- a. **Fox Field Industrial Corridor:** Following the completion of infrastructure improvements on both Avenue G and Avenue H within the Fox Field Industrial Corridor, the following companies relocated and/or expanded existing businesses in the area creating new job opportunities for local residents prior and during the 2006 program year:
  - 1) The Larwin Investment Company completed construction on 24 industrial spec buildings, totaling 220,000 square feet, within the Fox Field Industrial Corridor of the city. Located on 24-acres at 45<sup>th</sup> Street West and Avenue G, this \$24 million business park offers smaller industrial/office users the opportunity to own their own building. During this program year two companies located to this new business park; namely, SCE Gaskets who will create 25 new jobs and SCP Distributors, LLC who will create 15 new jobs.
  - 2) SYGMA, a subsidiary of SYSCO Corporation, the nation's largest food service supplier, decided to expand its original plans for an 110,000 square foot distribution facility in the Fox Field Industrial Corridor to a 239,000 square foot facility. The new facility is located on a 20-acre site at 47<sup>th</sup> Street West and Avenue G. The company created 219 new jobs this program year and, at full capacity, will employ 350 workers.
  - 3) Morton Fasteners, Inc., a major supplier to the largest jet engine builders in the world, decided to expand its operations and establish a manufacturing facility in the Fox Field Industrial Corridor. The



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contract, centerless grind facility encompasses 7,963 square feet and is located at 47<sup>th</sup> Street West and Avenue G. Morton Fasteners, Inc. employs a handful of personnel who are engaged in supporting the local and global aerospace industry.

- 4) Calvert Racing is specialty manufacturer catering to the drag racing circuit. Specializing in traction enhancement systems based upon specific performance standards, the company has established a name for itself amongst drag racing professionals and enthusiasts. With local and regional access to a number of race tracks, Calvert Racing decided to establish its 6,448 square foot manufacturing facility in the Fox Field Industrial Corridor. The company created 5 new jobs during the 2006 Program Year.

These public/private partnerships will continue to provide for the reduction of blight; the stimulation of industrial, commercial, residential, and public development; an increased local employment base; and the enhancement of opportunities for the provision of lower-income housing. All of these factors support the major statutory goals of the Consolidated Plan which are to expand economic opportunities, provide decent housing, and provide a suitable living environment for the City's residents.

## **2. Non-Profit Agency Support**

Any gaps or weaknesses in the delivery system for FY 2006 were primarily related to fluctuations in the level of economic and development growth that occurred within the community. These conditions directly affected the delivery systems of both the City and non-profit agencies in their ability to provide all the programs needed in the community.

Although the City of Lancaster could not offer monetary support to many of its local non-profit agencies, it still recognizes the importance of coordinating its efforts with other agencies in order to accomplish the programs necessary to meet community and service needs.

On June 29, 2006, groundbreaking ceremonies were held for the construction of the new 20,000 square foot Mental Health Association (MHA) facility along with a 100-unit, "Poppyfield Estate" apartment complex. The structure is now 60% complete with a completion time-frame of winter 2007. The new MHA facility will be located at the southwest corner of Sierra Highway and Jackman Street with the apartment complex at the southeast corner of Beech Avenue and Jackman Street within the North Downtown Transit Village project area (Exhibit 3).

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In exchange for the City land, the partnership will be required to maintain the mental-health facility as an outpatient, non-residential, non-day-care facility for 55 years. The City will also require that 35 of the apartments be made available to individuals with disabilities as referred by the Mental Health Association and that rent on all of the apartments comply with government definitions of “affordable” for 55 years.

The Mental Health Association has served the Antelope Valley since 1988 offering a broad spectrum of services for adults and young adults with mental illness. MHA helps those in need of their service develop skills, gain self-confidence and receive the support they need to move from isolated, withdrawn lives to lives with purpose, dignity and self-reliance.

MHA offers many services in the Antelope Valley. The MHA Village program blends treatment, recovery, family and community support, and self-help to help adults with disabilities lead self-sufficient, fulfilling lives. MHA Antelope Valley Services offer the Valley’s only nonprofit rehabilitation programs for adults with disabilities. It’s integrated services customize mental health care, housing assistance, job coaching, social skills training and money management to each individual’s needs. Homeless Assistance Programs include outreach and drop-in centers that offer showers, laundry facilities, clothes and a haven from the streets. Project Return: The Next Step is a self-help network run by and for people with disabilities, and Transition Age Youth Programs help young adults with disabilities live self-sufficiently in the adult world.

The relocation of this facility into this target area will better serve Antelope Valley residents by being located close to a centralized transit center and other service providers that work closely with the Mental Health Association. Funding for the property acquisition comes from \$1.45 million federal Section 108 Loan Guarantee acquired by the City.

- b. Construction was completed on the Children’s Center of the Antelope Valley’s \$2.4 million, 115,445 square foot facility located on the corner of Fern Avenue and Jackman Street within the North Downtown Neighborhood Revitalization area (Exhibit 3). The City of Lancaster contributed \$332,850 towards acquiring the site and contributed and additional \$1.5 million towards construction of the facility through federal Section 108 Loan funding.

Completion of the new facility helps the Center fulfill the mission of serving the needs of abused and neglected children and their families. The new facility provides the opportunity to provide additional services at a more convenient location for clients.

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- c. Also in FY 2006, the City of Lancaster continued to support the efforts of the Lancaster Homeless Shelter through both monetary and “in kind” contributions to the Center’s operations.

**3. Coordination of Public and Private Resources**

The City and the Lancaster Redevelopment Agency also participated in several programs that required the involvement of various public and private resources.

- a. **Aurora Village II Senior Apartment Project:** During the 2005 program year, The Aurora Village II 140-unit Senior Apartment Complex held its grand opening. This project was made possible, in part, by the City of Lancaster’s participation as a conduit for the issuance of Multifamily Housing Revenue Bonds in the amount of \$7,760,000. This project, located at 43945 West 12<sup>th</sup> Street, offers units at affordable rates and all units are 100% income restricted. Financing for the project was provided using a 4% low-income housing tax credit as well as the bond proceeds.

The Aurora Village II Senior Apartment project will provide the City’s low-income active senior population with an affordable and independent living opportunity they might not otherwise be able to obtain.

- b. **Arbor Gardens Senior Apartment Rehabilitation:** During the 2005 program year, rehabilitation was completed on a 40-unit senior housing complex located at 716 Kettering Street in the North Downtown Neighborhood Transit Village project area. This project was undertaken in conjunction with the construction of the 76-unit senior complex completed during the 2004 program year. Funding for this project was provided by a loan of \$475,000 and \$3,200,000 in state HOME funds from the City.

- c. **Lancaster University Center:** The education expansion effort of the Lancaster University Center continued for the 2006 Program Year. Tenant improvements, \$290,754, added additional classrooms and office space to a growing campus. Overall, 1,600 square feet of additional educational space in the form of 2 classrooms and 4 administrative offices complimented the existing facilities. These expansion efforts allow local residents to work and obtain advanced degrees without having to travel many miles out the area to four-year universities.

Work also began on a 4,000 square foot, \$800,000 engineering laboratory, which will enhance the local engineering program. Since the Antelope Valley has a large aerospace industry, it is important for the community to train and grow local engineers.

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**4. Public Safety**

The residents of Lancaster place a high priority on public safety within their community. As a result, the City works closely with local agencies and citizens to maintain public safety programs to meet the needs of the community, committing approximately \$21.8 million in FY 2006-2007, of both grant and general fund monies to meet community safety needs. Lancaster is taking a pro-active approach in a rapidly growing and diverse community (Exhibit [4316](#)).

During FY 2006, the City of Lancaster maintained its contract with the Los Angeles County Sheriff's Department for law enforcement services at a cost of approximately \$21.8 million. The City of Lancaster is one of the largest contracts for general law enforcement patrol and traffic patrol in the Sheriff's contract system.

The City of Lancaster hired 15 additional Community Services Officers, CSO, in 2005. This pro-active approach allows deputies to focus more on serious issues while Community Service Officers take routine reports.

a. The following public safety programs were offered during the 2006 program year in conjunction with the Los Angeles Sheriff's Department:

- 1) **LAN-CAP** - Lancaster Community Appreciation Project (LAN-CAP) is the result of a cooperative partnership between the City of Lancaster, the Los Angeles County Sheriff's Department, and the Los Angeles County District Attorney's Office. The goal of this program is to improve the quality of life for the residents of Lancaster through focused crime prevention. This multi-faceted crime reduction program provides additional deputies that can support local rental property owners and applicants and, thereby, create a greater likelihood of a crime-free rental operation. This program provides the services of deputies (LAN-CAP team) to only rental operators (apartment complexes and rental homes of two or more units) in order to focus on the increased violations that are taking place in targeted locations.
- 2) **Gang Violence Suppression** - The Gang Violence Suppression (GVS) Program remains a strong partnership involving the Los Angeles County Sheriff's Department, Los Angeles County Probation Department, Los Angeles County District Attorney, Antelope Valley Unified High School District, Lancaster School District (elementary and junior high schools), and the United Community Action Network (UCAN).

During the 2006 Program Year, grant funding and in-kind matching funds were received from the state, City of Lancaster, and the County of Los Angeles for the GVS program. This program now encompasses

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the entire Antelope Valley and incorporates citizen awareness programs that share and strive for a community without gangs and the associated violence.

- 3) **Office of Traffic Safety Grant** - The City of Lancaster utilizes multiple grants from the Office of Traffic Safety (OTS).

A Grant Agreement from the Office of Traffic Safety is utilized for general traffic safety. This grant is used in various ways to assist the City with improving the safe flow of traffic through the use of intersection cameras and mounted motorcycle officers.

Grant funds for the California Seat Belt Compliance Campaign Program were obtained for the 2006 program year. The grant provides funding for Sheriff Traffic deputies to complete both pre and post seat belt observation surveys for documentation. Between the two surveys, the deputies set up check points to inspect vehicles for seat belt violations.

The Sobriety Checkpoint Grant uses traffic checkpoints for Sheriff Deputies to check for sobriety violations. The purpose of the program is to reduce the number of victims killed and injured in alcohol-related crashes.

The California Office of Traffic Safety contributes additional funding to assist with offsetting the cost of deploying additional officers for Holiday Mobilization and Checkpoints.

- 4) **Police Explorers and Volunteers on Patrol**

Police Explorers and other station volunteers performed thousands of hours of paperwork and routine field assignments in order to free deputies for important field assignments. The City also continued a special patrol detail to ensure shoppers' safety and confidence during the traditional holiday shopping period between Thanksgiving and the New Year (Holiday Shopping Patrol). This program has been very effective in reducing crime in shopping centers and is extremely popular and well received by the merchants and shoppers.

The Volunteers on Patrol (VOP) Program puts citizen volunteers in Sheriff's vehicles to patrol, enforce parking violations (handicapped parking, red curb violations, etc) throughout the City, assist with traffic control, report on criminal activity and other assigned duties as needed. Explorers are very effective and productive during special events and traffic closures. The Explorer program is a leadership

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program and many who participate in the program apply to the Sheriff's Academy and become deputies.

5) **Los Angeles County Sheriff Department**

In addition to community safety services (Neighborhood/Business Watch programs), the City also contracts with the Los Angeles County Sheriff's Department as its police agency. The contract also includes gang and drug intervention teams, community relations, and other specialized units. Along with these programs, the City sponsors such other award winning, successful community programs as Target Oriented Policing (TOP), Teen Court, a Crime Tip Hotline and Reward Program (CSI:Lancaster) for burglaries and robberies. The City has also implemented an online reporting system to help reduce response time and it's an additional tool for residents. All of these programs continue to support the reduction of crime within the City of Lancaster.

- b. The following is a list of public safety programs budgeted in FY 2006-2007:

City Public Safety Office	642,000
Los Angeles County Sheriff's Department contract	18,261,000
Animal Care and Control contract	360,000
Other Public Safety services	<u>2,561,000</u>
TOTAL	21,824,000

- c. To support the efforts of the groups in closing funding gaps the City assisted the following three agencies in applying for supplemental grant funding through "Preference Point Certification," in order to support and enhance various community service programs: (Still ongoing or status with Grants?)

1) **Los Angeles County District Attorney's office for "Stalking and Threat Assessment Team" (STAT)** - This program vertically prosecutes criminal cases involving stalking and terrorist threats at all court locations throughout Los Angeles County, including the Antelope Valley. STAT works closely with the Los Angeles Police Department's Threat Management Unit, the Los Angeles County Sheriff's Stalking Unit and all municipal police departments in the county to aggressively investigate and prosecute stalking cases.

2) **Los Angeles County Sheriff's Department for the Antelope Valley Gang Violence Suppression Program** - This program is composed of representatives from the Lancaster Sheriff Stations' gang detail, the

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Los Angeles County District Attorney's Office, the Los Angeles County Probation Department, Antelope Valley Union High School District, and the United Community Action Network (a non-profit youth services organization). The mission of the project is to both suppress gang violence and intervene in the lives of younger gang members.

- 3) **The Antelope Valley Domestic Violence Council** - through the Los Angeles Housing Services Authority and the Department of Housing and Community Development Program funds, to provide 24-hour emergency shelter services for domestic violence victims and their children. This program will provide 24-hour emergency shelter for individuals who have become homeless due to domestic violence for up to 60 days.

**E. Improve Public Housing and Resident Initiatives**

As a tool to support housing and resident initiatives, the Lancaster Housing Authority continued to own and manage selected mobile home parks within the community. Its mission is to protect and maintain the City's affordable housing stock; stabilize and limit current rents and future rent increases (handled through a citizen-selected rent arbitration board); and provide well-managed and well-maintained mobile home parks.

To support the goals of the Housing Authority, the City assisted eight families through its Home Ownership Mortgage Loan Program for low-income, first-time home buyers, providing loans to homebuyers for the purchase of mobile homes that have been substantially rehabilitated and placed in city-owned mobile home parks.

As mentioned previously in this report, the City of Lancaster and the Lancaster Redevelopment Agency were able to use various funding sources, incentive programs, and grant programs to work with private developers/contractors to provide new, affordable housing for low/moderate-income residents as well as housing for senior citizens.

**F. Evaluate and Reduce Lead-Based Paint Hazards**

The City of Lancaster has a relatively young housing stock with the majority of homes constructed after 1980. As a result, lead-based paint has not been identified as a significant problem in Lancaster.

However, to ensure compliance with regulations related to lead-based paint, the City of Lancaster mandates the following procedures:

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1. Properties are tested for lead-based paint before demolition work is undertaken to assure proper disposal; and
2. City Housing staff and Building and Safety staff look for potential lead-based paint problems when inspecting homes; and
3. City Housing staff include disclosures on the hazards of lead-based paint in all contracts; and
4. City staff coordinates their efforts with the Los Angeles County Department of Public Health through the policy of reporting all instances of structures containing lead-based paint.

During the period of July 1, 2006 to June 30, 2007, two elevated blood levels (EBL's) were reported to the County of Los Angeles Department of Health Services down from the six reports in the 2005 program year. Of these two EBL's, none resulted in a case. These reports came from the following census tracts within the City of Lancaster:

Los Angeles Childhood Lead Poisoning Prevention Program

Reporting period: 07/01/2006 through 6/30/2007  
 Reporting Age: Under 6  
 Reporting Location: Lancaster  
 Reported Screening: 2248  
 Reported EBLs: 5  
 Reported Cases: 0

Zip Codes	# of Screening for Lancaster
91331	1
92525	1
93063	1
93533	1
93534	578
93535	1069
93536	564
93539	24
93550	1
93551	2
93552	1
93555	1
93584	4
Total	2248

Census Tract	Number of EBL	City
9005.02	1	Lancaster



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9007.05	1	Lancaster
9008.04	1	Lancaster
9008.05	1	Lancaster
9012.03	1	Lancaster

**G. Compliance with Program and Comprehensive Planning Requirements**

1. To ensure compliance with program and comprehensive planning requirements, City staff attended HUD-sponsored training seminars and workshops related to Action Plan development and the Integrated Disbursement Inventory System (IDIS). Housing staff also attended workshops related to obtaining state HOME funds.
2. City staff also completed all HUD-related reports for the 2006 Program Year in a timely manner using HUD reporting requirements and software.
3. City staff continued to monitor and evaluate progress toward achieving the goals and objectives presented in the City’s five-year Consolidated Plan. Staff also continued their comprehensive monitoring plan with the City’s fair housing provider, reviewing specific quarterly goals. These goals and accomplishments are discussed in detail under Section II, “Affirmatively Further Fair Housing,” in this report.
4. The following processes were utilized to monitor the City’s progress in meeting goals for the current year as well as those goals and objectives outlined in the City’s five-year Consolidated Plan:
  - a. Reports documenting the progress of the current fiscal year’s projects and/or activities.
  - b. Timetables for projects/activities.
  - c. Monthly reports from the City’s Finance Department itemizing all expenditures.
  - d. Drawdown and carry-over amounts for all CDBG, HOME, and Redevelopment Agency projects/activities.
  - e. Review of quarterly summary reports from the fair housing service provider.
  - f. Weekly staff meetings to ensure program manageability and accountability.

**H. Reduce the Number of Persons Living Below the Poverty Level**

The goals and objectives found in the Strategic Plan of the City’s Consolidated Plan outline the City’s plan for addressing the housing and economic needs of the community during this five-year period. The Plan particularly addresses the

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needs of lower-income individuals and families including those who are homeless or threatened with homelessness as well as individuals with special needs.

The City's 2006 Action Plan, along with the Redevelopment Agency's housing programs, were aimed at reducing, to the extent possible, the number of poverty level families and individuals. The Action Plan also took into consideration the many factors over which the City and Agency have no control (i.e. funding resources, economic conditions, business staffing reductions, state budget, etc.)

The housing programs funded in FY 2006 once again continued to preserve and produce housing units intended for low/moderate-income families and individuals as outlined in Section III, "Affordable Housing.

In addition, as outlined in Section IV, "Continuum of Care," focus was placed on identifying and meeting the service needs of the homeless and needy populations.

Also, as noted in Section V.A., "Obstacles to Meeting Under-Served Needs," the City of Lancaster, in cooperation with other public and private agencies, was able to assist the employment needs of its unemployed population, including the homeless and under-employed residents, through the continued support of the Work Source Antelope Valley One-Stop Career Center. This Center provides one-stop access to assessment, training, and employment services for all individuals seeking employment as well as providing services such as recruitment support and applicant testing for area businesses.

The cumulative effects of the City of Lancaster and the Lancaster Redevelopment Agency's efforts have resulted in the direct preservation and provision of affordable housing for low-income families and individuals along with the coordinated housing and service programs undertaken with other agencies, service providers, and private industry. These efforts will continue to incrementally assist in the reduction of the number of poverty level families within the City of Lancaster and the Antelope Valley. In addition, through the provisions of housing and supportive services along with the concentrated efforts of the City and the Redevelopment Agency to encourage economic and development growth, the opportunity for gainful employment will continue to increase for targeted income groups.

## **VI LEVERAGING RESOURCES**

In the City's Consolidated Plan, extremely low and low-income families as well as the elderly were identified as experiencing the most significant housing problems. With the implementation of the City's Consolidated Plan, although funding is limited, programs have been made available and partnerships have been created to assist these groups with their housing needs.

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During the 2006 Program Year, the City provided financial assistance to six low-income families in the amount of \$471,414 through the City's Home Ownership Mortgage Loan Program funded through State HOME Program revolving funds and 20% Redevelopment set-aside housing funds.

Also in FY 2006, the City of Lancaster again supported the operation and maintenance of the Lancaster Community Shelter facility with financial assistance in the amount of \$42,897 in addition to "in-kind" staff support. Funding was provided through Redevelopment Agency Housing 20% set aside funds. The Shelter served 1,018 individuals/families during the program year.

The City also assisted local non-profit agencies in applying for grant funding for five local programs so that these organizations could continue providing support services for the community.

In addition, the City provided funding support from two Section 108 Loan Guarantees to assist the Antelope Valley Mental Health Association and the Children's Center of the Antelope Valley in relocating and expanding their services within the North Downtown Revitalization/Transit Village Project area.

## **VII CITIZEN COMMENTS**

A 14-day public review and comment period was made available (September 11-25, 2007). This review and comment period was published in the "Public Notice" section of the local newspaper on Tuesday, September 11, 2007, and posted at public sites throughout the city (Exhibit [4417](#)). No citizen comments were received during this review and comment period.

## **VIII SELF-EVALUATION**

During the 2006 Program Year, the City of Lancaster continued to meet the needs of its citizens by developing and funding programs that met the City's approved Consolidated Plan's goals and objectives of providing safe and affordable housing, providing suitable living environments, expanding economic opportunities for low/moderate-income residents, and supporting continuum of care programs for the homeless and needy populations within the community.

The City was very active in leveraging resources through the award of Section 108 Loan Guarantees for the relocation and expansion of both the Antelope Valley Mental Health Association (\$1.45 million) and the Children's Center of the Antelope Valley (\$1.5 million). These two service agencies provide expanded services within the City's North Downtown Revitalization/Transit Village Project area in proximity to other support services already located in the project area.

With the number of Section 108 Loans the City of Lancaster has been awarded, much of its CDBG entitlement funding each year is budgeted for the repayment of these

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loans. As a result, only about 50% of funding remains each year for eligible CDBG projects. Most of what is reported in this Consolidated Annual Performance and Evaluation Report is funded by the City and the Lancaster Redevelopment Agency.

The City of Lancaster completed its full reporting year using the HUD IDIS reporting and disbursement system. The City completed all reporting requirements using this system and tracked all disbursements, balanced expenditures, and monitored accomplishments using the IDIS reports.

**IX ADDITIONAL NARRATIVE**

**A. Relationship between the use of CDBG funds to priorities, needs, goals, and specific objectives identified in the Consolidated Plan.**

For the 2006 Program Year, the City of Lancaster focused its Community Development Block Grant (CDBG) resources on priorities outlined in the City's five-year Consolidated Plan and Strategy.

The priorities funded in FY 2006 included:

- 1. Consolidated Plan Goal/Priority 7: Promote and stimulate job creation/retention activities for low/moderate-income residents through economic development activities**

**Objective E1: Provide for the construction of infrastructure within the Fox Field Industrial Corridor**

**CDBG Funding (Fox Field):** A total of \$30,340 was budgeted to repay a \$320,000 Section 108 Loan Guarantee for additional infrastructure required for the Fox Field Industrial Corridor in order to enhance economic development in that area. At the end of the program year all budgeted funds were expended for the repayment of the Section 108 loan.

At the end of this program year, two additional employers relocated to the Fox Field Industrial area. In addition to the already existing Rite Aid Southwest Headquarters Regional Distribution Center, Michaels Stores Distribution Center, Rexhall Industries, Inc., SCE Gaskets, SCP Distributors, and SYGMA; Morton Fasteners, Inc. and Calvert Racing opened up their doors for business.

Without the infrastructure and improvements provided, in part, through this loan and other City and federal funding, these businesses would not have located in this industrial area, would not have been able to expand operations, and would not have created new jobs for low and moderate-

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income residents. As a result, the City has exceeded its expectations and goals presented in its application for Section 108 funds.

2. **Consolidated Plan Goal/Priority 12: Provide for neighborhood revitalization within blighted areas**

**Objective F1:** *Provide for the acquisition of property in a targeted neighborhood revitalization area where blighting conditions exist*

(a) **North Downtown Transit Village Project Area**

**CDBG Funding (MHA):** A total of \$118,148 was allocated to the repayment of a \$1.45 million Section 108 Loan Guarantee secured for the purpose of acquiring properties needed for the relocation and expansion of the Antelope Valley Mental Health Association facility within the North Downtown Transit Village project area. All properties have been acquired, design has been completed, and groundbreaking ceremonies took place on June 29, 2006. At the end of the program year all budgeted funds for repayment of this loan were expended.

**CDBG Funding (Children's Center):** A total of \$127,650 was allocated to the repayment of a \$1.5 million Section 108 Loan Guarantee awarded for the purpose of constructing a new Antelope Valley Children's Center facility within the North Downtown Transit Village project area. The new facility's grand opening was held June 22, 2006. At the end of the program year all budgeted funds for repayment of this loan were expended.

3. **Specific Requirement of the CDBG Program - Affirmatively Furthering Fair Housing**

**Objective:** **Continue to offer fair housing services for the residents of Lancaster**

**CDBG Funding:** A total of \$23,152 was allocated to fund the Housing Rights Center (HRC) sub-recipient contract for the 2006 Program Year. Over the year, the HRC serviced a total of 553 Lancaster clients, a 5.7% increase over last year, through a variety of programs and services. A breakdown of programs, services and accomplishments is provided under Section II, "Affirmatively Furthering Fair Housing" beginning on Page 25 of this report and is offered in detail in Exhibit [911](#). At the end of the program year all budgeted funds were expended.

4. **Consolidated Plan Goal/Priority 6: Construction of affordable housing meeting the needs of the low to moderate-income population;**

**Goal/Priority 7: Promote and stimulate job creation activities for low to moderate-income residents through economic development activities (construction of infrastructure); and Goal/Priority 8: Enhance the City's public facility needs through the expansion of the City's parks and Recreation and neighborhood facilities**

**CDBG Funding:** A total of \$279,285 was allocated to the repayment of a \$3.1 million Section 108 Loan Guarantee for purposes of providing public improvements within the Fox Field Industrial Corridor for economic development and continued job creation (\$500,000); property acquisition of the City's old state fairgrounds for the purpose of creating an affordable 73 single-family home development, commercial area, and park/baseball facility (\$1.3 million); and completion of a world-class soccer complex public facility on otherwise blighted property located on the east side of the City (\$1.3 million). At the end of the program year all budgeted funds for repayment of this loan were expended.

5. **Consolidated Plan Goal/Priority 1: Rehabilitation of owner and/or renter-occupied residences for extremely low to moderate-income households, the elderly, and the physically disabled.**

**Objective B1: Implement a Rental Housing Rehabilitation Program City Wide.**

Provide financial assistance of approximately \$875,000 to rehabilitate approximately 40 qualified rental units over five years.

**CDBG Funding:** This project was funded in the 2005 Program Year in the amount of \$867,308; however, owners did not begin to apply for participation in the program until the end of the program year. Because of this delay, rehabilitation planning and implementation efforts began in the 2006 Program Year. The program and CDBG funding were carried over for continuation in the 2006 Program Year.

**CDBG Funding:** The City has allocated \$710,862 in new funding along with \$89,138 in reprogrammed prior years' funding for a total budget of \$800,000 to provide for the assessment and rehabilitation of sewers in older low and moderate-income areas of the City. In meeting the City's community development needs, sewer improvements are considered a high priority within the five-year Consolidated Plan.

The City shall ensure that these activities do not benefit moderate income persons to the exclusion of low-income persons of which at least 51 percent exist in all the census tract areas that will be affected under this project.

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**6. Specific Requirement of the CDBG Program - Program Administration**

**CDBG Funding:** A total of \$114,000 was budgeted for the administration of the CDBG program to include project management, records management, completion of all required reports, consultant support, training, and financial administration. A total of \$114,000 was expended during this program year.

A comprehensive review of CDBG project funding for the 2006 Program Year is provided in Exhibit 1 and summarized on the U.S. Department of Housing and Urban Development CDBG Summary of Consolidated Plan Projects For Report Year 2006 (PR06) as Report B.

**B. Nature of and reasons for changes in program objectives**

During the 2006 Program Year, no changes to the program objectives in the City's approved Consolidated Plan were made. As a result, the City of Lancaster continued to meet the needs of its citizens by developing and funding programs that met the City's Consolidated Plan goals and objectives of providing safe and affordable housing, providing suitable living environments, expanding economic opportunities for low/moderate-income residents, and supporting continuum of care programs for the homeless and needy populations within the community.

If the City has any future changes to its program objectives during the coming year, those changes will be processed through the HUD Community Planning Department following CDBG program requirements and procedures.

**C. Assessment of effort in carrying out planned actions described in grantee action plan**

The City of Lancaster pursued all the resources, and more, that were outlined in its 2006 Action Plan in order to meet the City's objectives and fund as many projects as possible. Along with using State HOME program income to meet current housing needs for low-income residents. The City was awarded additional funding through state and federal transportation grants, and state and federal public safety grants in addition to utilizing Section 108 Loan Guarantee funding.

The Rental Rehabilitation Program within the North Downtown Transit Village project area was expanded to a city wide program in order to encourage and appeal to a broader base.

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As noted previously, property owners did not begin to apply for participation in the program until the end of the 2005 program year. Because of this delay, rehabilitation efforts were refocused and partially reallocated for the 2006 program year.

Public Infrastructure Assessment/Reconstruction in the North Downtown Transit Village project area received a portion of reallocated funds in the amount of \$89,138 and additional new funds totaling \$710,862.

**D. Grantee funds were used exclusively for the three national objectives**

All projects/programs undertaken by the City of Lancaster during this program year clearly met one of the three national objectives of (1) benefiting low and moderate-income persons; (2) addressing slums or blight; or (3) meeting a particularly urgent community development need.

**E. Activities for the program year involving acquisition, rehabilitation, or demolition of occupied real property**

Although budgeted, the City of Lancaster did not complete any rehabilitation projects during the 2006 Program Year using CDBG funds. Also no CDBG funds were used in acquisition or demolition of occupied real property during this program year.

However, three properties were acquired for the purpose of assimilating land for the construction of a public park in the North Downtown Neighborhood Revitalization area at a total cost of \$3,388,000 (Exhibit 3). Funding for these acquisitions came from Urban Structure Fees, Park in Lieu Fees, and from the Lancaster Redevelopment Agency's 20 percent low and moderate-income housing fund.

**F. Economic development activities undertaken where jobs were made available to low or moderate-income persons but not taken by them.**

1. All jobs created through the City and Redevelopment Agency activities are made available to low or moderate-income persons. However, it is not known whether the jobs created within the Fox Field Industrial Corridor were taken by LMI residents.
  - SCE Gaskets relocated to the Fox Field Industrial Corridor creating 25 new jobs.
  - SCP Distributors, LLC relocated to the Fox Field Industrial Corridor creating 15 new jobs.



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- SYGMA, a subsidiary of SYSCO Corporation, the nation's largest food service supplier, relocated to the Fox Field Industrial Corridor creating 219 new jobs during this program year and, at full capacity, will employ 350 local workers.
  - Morton Fasteners, Inc., a major supplier to the largest jet engine builders in the world, employs a handful of personnel who are engaged in supporting the local and global aerospace industry.
  - Calvert Racing is specialty manufacturer catering to the drag racing circuit, specializing in traction enhancement systems, employs 5 personnel.
2. State Enterprise Zone Tax Credit: Because of the hiring tax credits offered through the City of Lancaster's State Enterprise Zone, local employers receive over \$31,000 in tax credits (over five years) for every qualifying employee hired. Qualifying employees are those individuals that meet Workforce Investment Act (WIA) criteria for obtaining job placement assistance services. This program has been extremely successful since its inception in February 1997.

During this program year, 1,693 employees were hired through the Enterprise Zone program.

- G. Limited Clientele Presumptive Benefit:** The City of Lancaster did not undertake any CDBG projects or programs in the 2006 Program Year that related to the limited clientele category.
- H. Program Income:** The City did not receive any program income from CDBG activities.
- I. HUD-Approved Neighborhood Revitalization Strategy:** The City of Lancaster does not have a HUD-approved neighborhood revitalization strategy; however, census tract 9008.06 within the North Downtown Transit Village project has been federally defined as a "Qualified Census Tract" for additional federal funding.

The City of Lancaster has designated four areas within the city as revitalization areas:

1. North Downtown Revitalization/Transit Village Project (NDTV)
2. Northeast Gateway Corridors Plan (NGCP)
3. Lowtree Neighborhood Project (LNP)
4. Lancaster Downtown Specific Plan

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- J. **EZ or EC Designation**: The City of Lancaster is not federally designated as an EZ or EC.
- K. **Certifications for Consistency**: Certifications related to affirmatively further fair housing, anti-displacement and relocation plan, drug free workplace, anti-lobbying, authority of jurisdiction, consistency with plan, Section 3, and specific CDBG certifications related to citizen participation, community development plan, following a plan, use of funds, excessive force, compliance with anti-discrimination laws, lead-based paint, and compliance with laws were presented in the Consolidated Plan Annual Action Plan for the 2006 Program Year as Appendix G in the 2005-2010 Consolidated Plan & Strategy document. All certifications have been followed in carrying out the various programs and projects funded with Community Development Block Grant funds.
- L. **Performance Measurement**: A matrix outlining the goals and accomplishments for the 2006 Program Year is included as Exhibit 2. The HUD performance measurement system will continue being implemented for the 2007 Program Year.

**X OTHER PROGRAM FUNDS**

A. **Home Program Funds**

The City of Lancaster does not participate in the Federal HOME Program.

B. **HOPWA Funds**

The City of Lancaster does not receive HOPWA funding.

C. **ESG Funds**

The City of Lancaster does not receive ESG funding.

**XI NOTES**

A. **IDIS Reports**