

**STAFF REPORT**  
**Lancaster Housing Authority**

HA CC 1
05/22/12
MVB

Date: May 22, 2012

To: Chairperson Kit Yee Szeto and Housing Authority Members

From: Elizabeth Brubaker, Housing & Neighborhood Revitalization Director

Subject: **Approve Lease Agreements between the Lancaster Housing Authority and Antelope Valley Partners for Health to Promote Public Health, Public Services, Safe and Sanitary Housing Pursuant to Neighborhood Revitalization Plans**

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**Recommendation:**

Adopt **Resolution No. HA 05-12**, approving the lease agreement between the Lancaster Housing Authority and Antelope Valley Partners for Health.

Approve elimination of debt obligation for the period prior and up to February 1, 2012, for the License Agreements entered into between the Lancaster Redevelopment Agency and Antelope Valley Partners for Health.

**Fiscal Impact:**

Revenue from the lease agreements will be deposited into Account Number 306-3605-400.

**Background:**

In December 2004 the Lancaster Redevelopment Agency hired a consultant to do a Housing Needs Assessment to collect and analyze different types of data to assist in identifying areas in need of housing and other revitalization services, as well as those neighborhoods with the most potential for improvement. Using existing sources, data related to housing, economic and social environments of the City was obtained. The data was graphically depicted using Geographic Information Systems (GIS). Analysis of the data resulted in the identification of several primary and secondary focus neighborhoods, as well as neighborhoods of interest for further study.

The second phase of the Housing Needs Assessment involved the application of this data to create neighborhood revitalization plans to allow Agency staff to implement housing programs and projects to preserve and maintain affordable, decent, and safe and sanitary housing, improve the aesthetics of the neighborhoods, redevelop challenged housing, reduce crime, improve stability and promote wellness in the existing neighborhoods throughout the city of Lancaster.

On August 14, 2007, the Agency Board approved the implementation of the Neighborhood Foreclosure Preservation Home Ownership Program (the "Program") citywide. The goal of the

Program is to reclaim vacant, abandoned properties for affordable housing, to strengthen blocks and neighborhoods by eliminating the blighting effects of vacant properties, reduce crime, improve stability, and promote wellness in existing neighborhoods.

In early 2010, Antelope Valley Partners for Health, Antelope Valley Clinic, Kaiser Permanente and High Desert Medical Group approached Agency staff about the potential for using one of the recently rehabilitated foreclosure homes as a way to establish a more permanent centralized presence to provide health services at the neighborhood level. These homes would be easily accessible for health education, information and services, encourage prevention of disease, provide convenient, caring, progressive and proactive assistance, and improve the health and well being at the neighborhood level.

The term of the original License Agreement with Antelope Valley Partners for Health was for a period of one year with the ability to extend the Agreement upon administrative approval. The Wellness Homes continue to be a viable service within the neighborhoods; however, the terms of the original License Agreement proved to be burdensome. Funding for license/lease payments is almost non-existent, as there is only sufficient funding to operate and maintain the Wellness Homes. In addition, during the term of the original License Agreement, which was between the Lancaster Redevelopment Agency and Antelope Valley Partners for Health, Redevelopment Agencies were eliminated through State legislation. On January 24, 2012, the Lancaster City Council, adopted Resolution 12-08 assigning the housing functions of the former Lancaster Redevelopment Agency to the Lancaster Housing Authority and made certain findings in connection therewith.

At this time, both parties desire to continue their relationship through a more secure “long-term” commitment due to the value of the service and benefit to the community. The Authority and Antelope Valley Partners for Health each have mutual interest and benefit in supporting the continued operation of the designated home within the primary and secondary neighborhoods and now seek Authority approval to extend the term of the Agreement. All terms and conditions of the original Agreement would remain the same except for the extension of time and the lease payment, which will include a monthly rate of one-dollar per month and a one (1) year extension from the date of the Authority’s approval with one-year renewals upon written consent of the Director of Housing and Neighborhood Revitalization Department.

**Attachments:**

Resolution No. HA 05-12

Listing of Properties