

**STAFF REPORT**  
**Lancaster Redevelopment Agency**

RCC 2
02/13/07
RSL

Date: February 13, 2007

To: Chairman Hearn and Agency Directors

From: Elizabeth Brubaker, Housing and Neighborhood Revitalization Director

Subject: **Approve Emergency Shelter Grant Agreement and CC&Rs between the Community Development Commission of Los Angeles County and the Lancaster Redevelopment Agency for the expansion of the Lancaster Community Homeless Shelter**

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**Recommendation:**

1. Approve the Emergency Shelter Grant Agreement and CC&Rs between the Lancaster Redevelopment Agency and the Community Development Commission of the County of Los Angeles to expand the Lancaster Community Homeless Shelter.
2. Approve the waiving of Development Impact Fees in accordance with the provisions of Section 15.64.210 C of the Lancaster Municipal Code for the construction of thirteen (13) family transitional units at the Lancaster Community Homeless Shelter.
3. Appropriate \$1,000,000 to Revenue Account No. 261-3305-100 and appropriate \$1,000,000 to Expenditure Account No. 261-4302-100.

**Fiscal Impact:**

The Agency will receive a grant in an amount not to exceed one million dollars (\$1,000,000) from the Community Development Commission of the County of Los Angeles for the construction of thirteen (13) family transitional units at the Lancaster Community Homeless Shelter. In the event the actual cost of construction exceeds the amount of the grant, the Lancaster Redevelopment Agency will pay the additional cost to complete the construction of the thirteen transitional units. The existing Lancaster Community Homeless Shelter and the newly constructed thirteen transitional units will continue to be owned by the Lancaster Redevelopment Agency and operated by Catholic Charities.

**Background:**

The Lancaster Community Homeless Shelter is located at 44611 Yucca Avenue in the City of Lancaster and is owned by the Lancaster Redevelopment Agency. The Homeless Shelter was built by the Lancaster Redevelopment Agency in 1988 and 1989 and consists of a 9,100 square foot building situated on 25,000 square feet of land. Throughout the year, the 52-bed facility (which includes two family units) provides 32 transitional beds, 10 emergency shelter beds, 10 Department of Mental Health beds and 10 cots for its clients. Additionally, during cold weather from November to March the Shelter provides an additional 35 emergency cots.

## **Emergency Shelter Grant Agreement & CCRs with L.A. County**

**February 13, 2007**

**Page 2**

The Antelope Valley is seeing an increase in homeless families. During 2004-2005, the Lancaster Community Homeless Shelter turned away approximately 44 families each month. There are only two (2) transitional family units serving the entire Antelope Valley and they are both located at the Lancaster Community Homeless Shelter; there is obviously a need for more transitional housing for homeless families.

In April of 2006, the Lancaster Redevelopment Agency made an application to the Los Angeles County Community Development Commission for the allocation of \$1,000,000 to construct an additional thirteen family units at the Lancaster Community Homeless Shelter. The Community Development Commission approved the Agency's application and has prepared a Grant Agreement and CC&R documents for approval by the Agency.

Catholic Charities has operated the Lancaster Community Homeless Shelter on behalf of the Lancaster Redevelopment Agency since December 1, 1989 and will continue to operate the facility, including the additional thirteen units. The Agency will continue to lease the Shelter to Catholic Charities for \$1.00 to operate the Shelter and administer Supportive Housing Programs. For over 80 years, Catholic Charities has been one of the major social service agencies serving more than 200,000 clients annually; nearly all of whom are homeless and/or very low income.

A deciding factor in the Community Development Commission's decision to select the Lancaster Redevelopment Agency's application above others is the fact that a well-established service provider currently operates the Shelter. Catholic Charities provides comprehensive case management designated for residents seeking to achieve greater self-sufficiency and end homelessness. Case management includes screening, assessment, developing realistic goals, developing an appropriate plan, providing adequate training and referrals offering support and guidance to each resident. Catholic Charities' Program provides two tiers of service: short-term emergency shelter and longer term transitional housing. The core services provided are food, shelter, clothing, and counseling. Counseling on-site includes advocacy to assist the client to access all community resources, job development, and job search assistance, help to locate housing, support groups, and referrals for mental and physical health problems.

It is therefore recommended that the Grant Agreement and CC&Rs between the Lancaster Redevelopment Agency and the Los Angeles County Community Development Commission for the expansion of the Shelter be approved. It is further recommended that authorization be granted to the Executive Director, or his designee, to execute the Agreement, the CC&Rs and all attendant documents.