

CITY OF LANCASTER

2010-2011 ACTION PLAN



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PMC

ACTION PLAN

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I. EXECUTIVE SUMMARY

The 2010–2011 Action Plan is a one-year plan to address the community development and low- and moderate-income housing needs in the City of Lancaster. It is the sixth Action Plan in the implementation of the City's two consecutive five-year Consolidated Plans. Both the Consolidated Plan and the Action Plan are implemented by the City's Redevelopment Agency.

The City anticipates receiving \$1,503,924 from the federal Community Development Block Grant (CDBG) program in the 2010 program year. The City is also reprogramming \$159,300 in unexpended prior year funds. The City will apply to the State of California for Home Investment Partnership Program (HOME) funds through the competitive process. The City also plans to meet its community development and housing needs using a variety of other funding sources, including the Neighborhood Stabilization Program and Lancaster Redevelopment Agency tax increment funds.

City staff encouraged citizen participation throughout the Action Plan process. This included consulting local organizations, holding public meetings, and encouraging public comment during the public review period. Using research and input from the public, City staff formulated the objectives and outcomes that are briefly described below.

OBJECTIVES

The City of Lancaster will address the following objectives during the 2010–11 program year. These objectives are:

1. Maintaining and/or increasing affordable housing
2. Assisting the homeless
3. Addressing the needs of special needs groups
4. Addressing non-housing needs through neighborhood revitalization efforts

OUTCOMES

The City's outcomes for this planning period are primarily directed at neighborhood revitalization and affordability and accessibility of housing for target-income residents.

The City will assist very low- to moderate-income property owners with housing rehabilitations as part of the neighborhood revitalization efforts. The City also received a Neighborhood Stabilization Program (NSP) allocation of \$6,983,533 from the U.S.

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Department of Housing and Urban Development to sustain the City's stock of affordable housing while addressing the blighting conditions caused by vacant and foreclosed homes.

The City will continue to support the Lancaster Community Shelter for the Homeless and support the City's regional Homeless Solutions Access Center. The City will also assist the homeless or persons at risk of becoming homeless through the Homelessness Prevention and Rapid Re-Housing Program (HPRP). The City received a one-time grant of \$564,646 for HPRP funds to provide housing relocation and stabilization services.

The City will address the needs of low- to moderate-income residents in the areas of public facility needs through infrastructure improvements and neighborhood revitalization projects. These projects will also create jobs for low- to moderate-income residents. The City will also address the needs of low- to moderate-income residents through the development of public safety facilities and programs.

The City will also fund fair housing services, which is expected to benefit approximately 675 residents:

- The Housing Rights Center will provide fair housing services including training, counseling, testing, mediation, informational printed materials (English, Spanish, and Asian languages), community outreach and education, on-site clinics, monitoring, and telephone/message accessibility.

RESOURCES

The following is a breakdown of the resources the City of Lancaster plans to use over the next year (for a complete list of resources available to the City see Appendix C of the 2010-2015 Consolidated Plan).

- The City anticipates receiving \$1,503,924 in CDBG funds in the 2010 program year. The City is also reprogramming \$159,300 in unexpended prior year funds.
- The City will apply to the State of California for HOME funds through the competitive process.
- The City of Lancaster's primary source of long term funding for preserving affordable housing is the Lancaster Redevelopment Agency's Housing Funds. Consistent with the California Redevelopment Law, the Lancaster Redevelopment Agency is obligated to set-aside, into a separate fund twenty percent of the tax increment revenues received. For FY 2010-11 the Redevelopment Agency is expected have total revenue of \$16 million. The Agency will continue to fund a variety of housing related projects including residential rehabilitation grants and loans, assistance to developers who agree to provide affordable housing opportunities subject to recorded restriction, senior

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housing developments and purchase of property for future housing development programs.

- While the past efforts and apparent future of the Agency merit optimism, during the 2009-10 California State Budget session, the legislature approved, and the governor signed, AB X4- 26, also known as "SERAF" (the 2009-2010 and 2010-2011 Supplemental Education Revenue Augmentation Fund), which is the State property tax allocation system that shifts property taxes from local governments to local education agencies. The City made a payment to the state of California for \$17 million in Agency funds in 2009-10 and will have to pay \$3 million in 2010-11 to the State of California. The City has a housing bond that was floated from 2009-10 and that will be used to fund some of the City's projects. Other programs and projects have been reduced in funding or put on hold due to the state payment.
- The City also plans to sustain the existing stock of affordable housing while addressing the blighting conditions caused by vacant and foreclosed homes with \$6,983,533 in NSP funds.
- The City of Lancaster's Homelessness Prevention and Rapid Re-Housing Program is used to prevent homelessness, stabilize housing through security deposits, short and medium term rental assistance, utility deposits and payments, moving assistance, housing location and case management. The City received a one-time grant of \$564,646 for Homelessness Prevention and Rapid Re-Housing Program funds to provide housing relocation and stabilization services. The anticipated expenditures by the end of this FY 2010-11 is \$50,000 and the anticipated expenditure for the FY 2011-12 is \$300,000.
- The Housing Authority of the County of Los Angeles offers two types of housing assistance programs: the Public Housing program and the Housing Choice Voucher program. The Housing Authority administers 21,026 Housing Choice Vouchers countywide and 2,297 vouchers for units that are located in Lancaster.
- Aside from the programs that the County Housing Authority currently administers, HUD also provides funding for the construction of low- and moderate-income rental housing as authorized under Sections 202, 241, 236, and 811 of the National Affordable Housing Act. Many of these projects also maintain project-based Section 8 contracts to subsidize rents for low-income tenants.
- The City's General funds are limited due to the current economic conditions and the City will continue applying for grants and pursuing private and public partnerships.

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II. OVERVIEW OF CONSOLIDATED PLAN

The U.S. Department of Housing and Urban Development (HUD) implemented a process that combines the planning and application aspects of the Community Planning and Development (CPD) formula programs, including the Community Development Block Grant (CDBG), into a single, consolidated document submission. This process is called the Consolidated Plan and represents a five-year plan for the administration of HUD-funded CPD programs, including the CDBG program in which the City of Lancaster currently participates.

The Consolidated Plan is designed to be a collaborative process between local government and the community for establishing a unified vision for community development actions. The Consolidated Plan helps the City plan and also facilitates implementation of its CPD programs.

III. CONSOLIDATED PLAN GOALS /PRIORITIES

As part of its Consolidated Plan, the City of Lancaster identified the following priorities in the Strategic Plan, along with specific objectives, to be addressed during the current five-year planning period.

1. Rehabilitate owner- occupied residences for extremely low- to moderate-income households, the elderly, and the physically disabled.
2. Provide financial assistance to first-time homebuyers who do not exceed the moderate-income level to help them purchase affordable housing.
3. Construct affordable housing meeting the special needs of persons with disabilities and the elderly.
4. Construct affordable housing meeting the needs of the low- to moderate-income population.
5. Provide shelter and services to meet the needs of the homeless and “at risk” populations.
6. Promote and stimulate job creation/retention activities through enhanced skills assessment, employment training, and job placement for low- to moderate-income residents.

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7. Provide for a safe and healthy environment through the construction and rehabilitation of City infrastructure and the expansion and development of new parks, recreational, and neighborhood facilities.
8. Provide for the public safety needs of Lancaster residents through enhanced crime awareness services.
9. Provide for public service needs for Lancaster residents through enhanced transportation services.
10. Provide for neighborhood revitalization within blighted areas.

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IV. ANNUAL ACTION PLAN PROJECTS

To receive Community Development Block Grant funds, the City must produce an Action Plan each year. The annual Action Plan describes the City's planned investments for the coming program year, including proposed actions and proposed CDBG projects. An Action Plan is similar to a yearly operating plan for a business. It outlines the City's proposed activities in several areas and relates these activities back to the five-year strategies to address priority needs described in the Consolidated Plan.

The majority of projects funded through CDBG are available on a citywide basis. Projects that do have a specific, pre-determined geographic location are often located in or near areas with low-income households or of minority concentration (see **Appendix A** for Low Income and Minority Concentration Distribution maps).

To continue the City's efforts to meet new and continuing priorities, the City of Lancaster will fund the following CDBG projects during the 2010 program year in support of its approved 2010–2015 Consolidated Plan five-year Strategic Plan. The new entitlement funding allocation for the 2010 program year is anticipated to be \$1,503,924.

PROPOSED PROJECTS

**TABLE 1
PROPOSED CDBG ACTIVITIES AND PROJECTS**

Consolidated Plan Goals	Activity Name	Activity Description	Output	Funding
Neighborhood Revitalization Activities				
NI-1, NI-2	Neighborhood Improvements	Neighborhood revitalization of alleyways.	Improvements along the alleyways in 3 project areas.	\$522,459 in CDBG and \$159,300 in reprogrammed funds
Housing				
NI-1, NI-3	Code Enforcement Officer I	Provide code enforcement services in the neighborhood revitalization areas.	300 cases	\$110,000
NI-1, NI-3	Code Enforcement Officer II	Provide code enforcement services in the neighborhood revitalization areas.	300 cases	\$102,000
Public Services				

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Consolidated Plan Goals	Activity Name	Activity Description	Output	Funding
PS-1	Fair Housing Services	Provide fair housing services including counseling and education.	Assist 675 households	\$26,000
Section 108 Loan Repayments				
NI-2, ED-1	Fox Field Corridor	Job creation, acquisition of property, infrastructure improvements.	Project completed	\$30,622
NI-1, S-4	Mental Health Association	Relocation and expansion of Antelope Valley Mental Health Association facility.	Project completed	\$120,090
NI-1	Children's Center	Construction of new Antelope Valley Child Abuse Center.	Project completed	\$128,275
NI-2, ED-1	Rite Aid/Soccer/Fairgrounds	Job creation, acquisition of property, infrastructure improvements.	Project completed	\$279,478
Planning and Administration				
PA-1	Planning and Administration	Provide general administration of the CDBG program, including all planning and reporting activities.	1 year of program administration	\$185,000
Total 2010–2011 Budget				\$1,503,924

NEIGHBORHOOD REVITALIZATION ACTIVITIES

Neighborhood Improvements

The Neighborhood Revitalization activities will consist of improvements along alleyways to enhance the quality and promote the longevity in the Desert View, Mariposa and the North Downtown Revitalization/Transit Village project areas. These alleyway improvements will benefit the residents located primarily in residential areas where 51 percent or more of the persons are of low to moderate income.

The City will focus efforts on the following designated areas identified as revitalization areas. (See **Figure B-1** in **Appendix B** for a map including all the project areas and **Figures B-2** through **B-4** in **Appendix B** for individual maps of each project):

- Desert View Neighborhood Improvement (Figure B-2)

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- Mariposa Neighborhood Improvement (**Figure B-3**)
- North Downtown Revitalization/Transit Village Project (NDTV) (Figure B-4)

2010–2011 Output: Revitalize the alleyways in the Desert View, Mariposa and NDTV project areas located primarily in residential areas where 51 percent or more of the persons are of low to moderate income.

Outcome Categories: Affordability of Decent Housing; Sustainability of Decent Housing; Availability/Accessibility of Suitable Living Environment; Sustainability of Suitable Living Environment; Sustainability of Economic Opportunity

Goals Addressed: NI-1, NI-2

Funding: \$522,459 in 2010–2011 CDBG funds and \$159,300 in reprogrammed funds

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Code Enforcement Officer I

During the 2010 program year, the City of Lancaster will allocate \$110,000 for salary and overhead costs incurred by a Code Enforcement Officer. The Code Enforcement Officer will focus resources on targeted areas of the City to promote social and physical revitalization as well as enhance the quality of life for its residents through rehabilitation efforts. These code enforcement activities, together with public improvements, rehabilitation, and services to be provided, are expected to arrest the decline of the deteriorating or deteriorated areas.

As part of the City's comprehensive, multiyear rehabilitation plan, resources will continue to be allocated to targeted areas of the City. The City shall ensure that these resources/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 (see **Figure A-1 in Appendix A2** that will be affected under this project (**Figure C-1 in Appendix C**)) and as outlined in 24 CFR, Part 570.208(a)(1).

2010–2011 Output: 300 homes inspected

Outcome Category: Sustainability of Suitable Living Environment

Goals Addressed: NI-1, NI-3

Funding: \$110,000 in 2010–2011 CDBG funds

Code Enforcement Officer II

During the 2010 program year, the City of Lancaster will allocate \$102,000 for salary and overhead costs incurred by a Code Enforcement Officer. The Code Enforcement Officer will focus resources on targeted areas of the City to promote social and physical revitalization as well as enhance the quality of life for its residents through rehabilitation efforts. These code enforcement activities, together with public improvements, rehabilitation, and services to be provided, are expected to arrest the decline of the deteriorating or deteriorated areas.

As part of the City's comprehensive, multiyear rehabilitation plan resources will continue to be allocated to targeted areas of the City. The City shall ensure that these resources/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 (see **Figure A-1 in Appendix A**) that will be affected under this project (**Figure C-2 in Appendix C**) and as outlined in 24 CFR, Part 570.208(a)(1).

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2010–2011 Output: 300 homes inspected

Outcome Category: Sustainability of Suitable Living Environment

Goals Addressed: NI-1, NI-3

Funding: \$102,000 in 2010–2011 CDBG funds

Fair Housing Services

The Housing Rights Center provides fair housing services to the residents of Lancaster. The Los Angeles Housing Department administers a contract with the Southern California Housing Rights Center. The center, together with its subcontractors, Fair Housing Council of San Fernando Valley and Fair Housing Foundation, provides the following services:

- Investigations of housing discrimination complaints concerning housing for rent or sale, advertising, lending, insurance, steering, blockbusting, and hate crimes.
- Remedies for valid complaints, including conciliations, legal action, and administrative referrals to state and federal fair housing agencies.
- Multilingual counseling on fair housing and predatory lending issues.
- Multilingual property owner, manager and realtor training sessions.
- Educational seminars, workshops and presentations on fair housing.

2010–2011 Output: Fair housing services for 675 households

Outcome Category: Availability/Accessibility of Decent Housing

Goals Addressed: PS-1

Funding: \$26,000 in 2010–2011 CDBG funds

Repayment of Section 108 Loan Programs

Through Section 108, HUD guarantees notes issued by units of general local government. Proceeds have financed economic revitalization and development activities that include housing and rehabilitation of privately owned buildings for residential purposes; expansion of for-profit businesses; financing and rehabilitation of low-income and public housing; acquisition, construction, or rehabilitation of neighborhood and community facilities; site improvement on community-owned land leased to a developer for a commercial or industrial development project; site development; purchase of land or buildings for economic development; and infrastructure development that includes street reconstruction and/or sewer system repairs.

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**TABLE 2
REPAYMENT OF SECTION 108 LOANS**

Activity	Total Amount of Loan	Previous Amount Paid	2010–2011 Repayment	Remaining Amount of Loan (Principal & Interest)
Fox Field Corridor	\$320,000	\$8,369.60	\$30,622.00	\$333,618.10
Mental Health Association	\$1,450,000	\$29,310.60	\$120,089.70	\$1,562,469.55
Children’s Center	\$1,500,000	\$34,031.55	\$128,275.40	\$1,810,903.75
Rite Aid/Soccer/Fairgrounds	\$1,300,000	\$59,587.00	\$279,478	\$2,443,952.00
Total	\$4,750,000		\$558,465	

The following is a discussion of projects that were funding through Section 108 loans and will be repaid during the 2010–2015 Consolidated Plan period.

Industrial Infrastructure (Fox Field); Housing Site Property Acquisition (Sate Fairgrounds); and Recreational Facilities (Soccer Complex)

\$279,478 in 2010–2011 CDBG funds

This \$3.1 million loan was secured for the purpose of meeting high priority community development needs outlined in the City’s 2005–2009 Consolidated Plan and continued in the 2010–2015 Consolidated Plan. These priorities included job creation through economic development activities, acquisition of property for the purpose of providing affordable housing, and the elimination of blight through the construction of public facilities. All three projects have been completed; however, the following is a brief summary outlining each of the projects covered by this loan (see **Figure D-1** in **Appendix D** for a map of this project).

- a. Public improvements and economic development activities in the Fox Field Industrial Corridor (\$500,000) – Infrastructure improvements in support of retaining the new jobs created as a result of the Avenue H Overpass project (850 new jobs) and providing for future business expansion as well as attraction of other industrial/manufacturing businesses.
- b. Acquisition of state fairground property located at Division Street and East Avenue I for the construction of future affordable housing, a neighborhood park, and a retail center in a low/moderate-income area (\$1.3 million).

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- c. Elimination of blighting conditions through the development of recreational facilities in Redevelopment Project Area No. 6 (\$1.3 million).

Industrial Corridor Infrastructure **\$30,622 in 2010–2011 CDBG funds**

Job creation continues to be a high priority for the City of Lancaster and this Section 108 loan was used to assist the City in addressing a community development need. This \$320,000 loan was secured to assist the City of Lancaster with additional economic development activities and the construction of public improvements in the Fox Field Industrial Corridor. It was used to augment the \$500,000 in loan funding that was received through the \$3.1 million Section 108 loan. As previously stated, these improvements are completed and will continue to aid in bringing new industrial and manufacturing businesses to the area and create additional new jobs for low- and moderate-income residents (see **Figure D-2** in **Appendix D** for a map of this project).

Children's Center **\$128,275 in 2010–2011 CDBG funds**

During the 2003 program year, the City received approval of its application for \$1.5 million in Section 108 loan funding for the construction of a new Antelope Valley Child Abuse Center (Children's Center) facility. This facility is located in a more convenient, centralized location within the City's North Downtown Neighborhood Revitalization/Transit Village project area. These Section 108 loan funds were used to support construction of the new 15,445 square foot facility (see **Figure D-3** in **Appendix D** for a map of this project).

The purpose of this loan is to meet the goal/priority need of providing neighborhood revitalization identified in the City's Strategic Plan in addition to supporting the "special needs" and youth populations along with addressing community development needs.

As part of the City's comprehensive, multiyear rehabilitation plan, resources will continue to be allocated to targeted areas of the City. The City shall ensure that these resources/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 are under this project and as outlined in 24 CFR, Part 570.208(a)(1).

Mental Health Association **\$120,090 in 2010–2011 CDBG funds**

In August 2003, the City received \$1.45 million in Section 108 loan funding for the relocation and expansion of the Antelope Valley Mental Health Association facility to a more centralized location within the City's North Downtown Neighborhood Revitalization/Transit Village project area. The Section 108 loan funds have been used to acquire the property needed for the construction of the new facility (see **Figure D-4** in **Appendix D** for a map of this project).

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The purpose of this loan is to assist in meeting the goal/priority need of providing neighborhood revitalization identified in the City's Strategic Plan in addition to supporting the homeless and special needs populations along with addressing community development needs.

V. GEOGRAPHIC DISTRIBUTION

The City's CDBG entitlement funds for the 2010 program year will be allocated toward targeted areas of the City to promote social and physical revitalization and to enhance the quality of life for its residents.

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 thirteen areas in the city as revitalization areas:

- Desert View Neighborhood Improvement
- El Dorado Neighborhood Improvement
- Joshua Neighborhood Improvement
- Lancaster Downtown Specific Plan
- Linda Verde Neighborhood Plan
- Lowtree Neighborhood Project (LNP)
- Mariposa Neighborhood Improvement
- North Downtown Revitalization/Transit Village Project (NDTV)
- Northeast Gateway Corridors Plan (NGCP)
- Parkview Neighborhood Improvement
- Piute Neighborhood Improvement
- South Downtown Neighborhood Improvement
- Trend Tract Neighborhood Improvement
- Yucca Neighborhood Improvement

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V. HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES

During the 2010 program year, the City will continue to meet its Consolidated Plan goals/priorities by funding projects, through various funding sources, that support the homeless and special needs households and promote job creation and training.

ANTELOPE VALLEY HOMELESS COALITION

The City will continue its support of the regional Antelope Valley Homeless Coalition to meet the needs of the area's homeless and those threatened with homelessness. This coalition comprises regional service providers that offer a wide array of services to the homeless and "at risk" populations in the Antelope Valley.

LANCASTER COMMUNITY SHELTER

The Lancaster Community Shelter is the only dedicated facility that provides shelter and services for the homeless in the Antelope Valley Service Population Area (SPA 1). The shelter's sphere of influence includes the cities of Lancaster and Palmdale and the unincorporated areas of Los Angeles County.

The shelter property is owned by the City and leased to Catholic Charities for \$1.00. Catholic Charities entered into a management agreement to provide homeless services in July of 1989 and has managed the shelter continually since that time.

The City of Lancaster was awarded a \$1 million grant from the Los Angeles County Community Development Commission for the expansion of the existing Lancaster Homeless Shelter to construct 14 transitional housing units for families. Construction began in the 2007 program year and was completed in October 2008. The shelter now has a total of 16 units to assist persons in the Antelope Valley with transitional housing.

WORK-SOURCE CALIFORNIA ANTELOPE VALLEY ONE-STOP CAREER CENTER

The City will continue to be an active partner in the Work-Source California Antelope Valley One-Stop Career Center, which provides training and employment support services to area job seekers.

In an effort to lower the chances of high-risk residents becoming homeless, the City, in conjunction with the State Enterprise Zone tax incentive program and the One-Stop Career Center programs, will continue to work with community organizations, area businesses, and training service providers to assist unemployed residents in obtaining both the training and support necessary to obtain and retain employment.

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ANTELOPE VALLEY CHILD ABUSE CENTER (CHILDREN'S CENTER)

The City will continue to assist the Antelope Valley Child Abuse Center (Children's Center), through the repayment of a Section 108 loan (\$1.5 million). The center has located its operations within the City's North Downtown Neighborhood Revitalization/Transit Village project area. The Antelope Valley Child Abuse Center provides an outpatient, nonresidential facility for the treatment of abused, neglected, and "at risk" children.

The center offers a child abuse treatment program for children of all ages known as the Family Preservation Program. This program is a multidisciplinary program involving the Department of Children and Family Services, Mental Health, and the Probation Department.

The center's Home-Based Program offers school readiness for children ages 3 to 5 as well as family bonding. The Home-Based Program also targets children who only speak Spanish, those at risk for special education, and those children living in rural areas not accessible to public transportation or preschool educational opportunities.

MENTAL HEALTH ASSOCIATION

The City will also continue to assist in the relocation and expansion of the Antelope Valley Chapter of the Mental Health Association (MHA) through the repayment of a Section 108 loan (\$1.45 million) obtained for this purpose. This loan will allow the Mental Health Association to relocate its operations within the City's North Downtown Neighborhood Revitalization/Transit Village project area. Relocating in this area will allow the MHA center to be in closer proximity not only to transportation but also to other support services for its clients.

The Mental Health Association offers a broad range of services to adults (from age 17) in the Antelope Valley. Its integrated services customize a range of mental health care, housing, employment, and money management services along with providing one-on-one case management support to its clients.

VII. OTHER ACTIONS

During the 2010 program year, the City will continue to meet its Consolidated Plan goals/priorities by funding projects, through various funding sources, that provide for the elimination of blighting conditions in low/moderate-income areas; provide services to the needy; provide for enhanced public safety; provide for enhanced transportation services; support affordable housing needs; provide revitalization efforts in targeted low/mod-income neighborhoods; and promote job creation and training.

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PLANNED ACTIONS TO ADDRESS OBSTACLES TO MEETING UNDERSERVED NEEDS

Obstacles to meeting undeserved needs primarily fall into the categories of funding and staff availability. 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. Gaps 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 a direct result of economic and development growth through sales and property taxes.

The California state budget crisis, which has worsened since the 2003 program year, has not negatively impacted the City of Lancaster thus far. Nevertheless, building permits and other sources of revenue are significantly down due to the housing and economic crisis.

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.

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 to finance additional programs.

Social Services

To enhance its ongoing continuum of care for the needy as well as improve and expand the provision of social service benefits for the community, the City will work in partnership with local nonprofit organizations in order to increase the social service benefits available to the residents of the Antelope Valley.

Children's Center – During the 2003 program year, the City was awarded a Section 108 loan guarantee for \$1.5 million to support the construction of a new Antelope Valley Child Abuse Center (Children's Center). This organization provides services to the region's abused and neglected children. Construction began during the 2005 program year and was completed during the 2006 program year. This project is located in the North Downtown Neighborhood Revitalization/Transit Village project area (see **Figure D-3**).

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The City has allocated \$128,275 for repayment of this Section 108 loan during the 2010 program year.

Mental Health Association – The City was awarded a Section 108 loan in the amount of \$1.45 million to assist with the relocation and expansion of the Antelope Valley Mental Health Association (MHA). The property acquisition phase of this project was completed during the 2005 program year. The cost of property acquisition was funded from the Redevelopment Agency’s 20 percent set-aside housing budget in addition to the Section 108 loan funds. Construction was completed in the 2008 program year.

This project will support the needs of the mentally ill within not only the City of Lancaster but also the regional area with a larger facility that will be able to accommodate more services in a location that will be more easily accessible to MHA clients. The new Mental Health Association facility is located within the Downtown Revitalization/Transit Village area (see **Figure D-4**).

The City has allocated \$120,090 for repayment of this Section 108 loan during the 2010 program year.

Regional Homeless Coalition – The City will also continue its support of the Antelope Valley Homeless Coalition in meeting the needs of the area’s homeless and those threatened with homelessness.

Lancaster Community Shelter – The Lancaster Community Shelter is the only dedicated facility that provides shelter and services for the homeless in the Antelope Valley Service Population Area (SPA 1). Its jurisdiction includes the cities of Lancaster and Palmdale and the unincorporated areas of Los Angeles County.

Catholic Charities has operated the Lancaster Community Shelter on behalf of the City of Lancaster since 1989 and will continue to operate the facility and administer supportive housing programs to include the additional 13 family units. 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.

Job Creation

Work-Source California Antelope Valley One-Stop Career Center – The City will continue to be an active partner with the center providing employment support services to area residents. This will be accomplished through the City’s efforts in working with businesses to hire state-recognized Enterprise Zone eligible employees. While there are 26 criteria that can qualify a job seeker as Enterprise Zone eligible, most of the categories fall within the criteria of “disadvantaged.” Through the State Enterprise Zone tax hiring credit, a

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business is entitled to over \$31,000 in state tax credits, over a five-year period, for every qualifying employee that is hired.

Fox Field Industrial Area Infrastructure – In 1990 the City was awarded a Section 108 loan in the amount of \$320,000 to provide additional funding support to the \$500,000 loan (portion of \$3.1 million loan) that was used to add infrastructure in the Fox Field Industrial Corridor area in order to support current and future manufacturing and light industrial businesses. As a result of the infrastructure enhancements, new businesses continue to locate in this area.

Approximately 1,700 new jobs have already been created as a result of the City's economic development activities in the Fox Field Corridor.

The City has allocated \$30,622 for repayment of this Section 108 loan during the 2010 program year.

FOSTER AND MAINTAIN AFFORDABLE HOUSING

The City's 2006–2014 Housing Element includes a number of important programs to facilitate the development of affordable housing in Lancaster. The City's housing goals/priorities continue to be those of furthering the provision of affordable, safe, healthy, and livable housing to its residents as well as providing safe neighborhoods. This includes providing affordable housing to extremely low-, low-, and moderate-income persons/families that experience housing cost burdens, live in deteriorated units, or require certain special services to maintain a satisfactory lifestyle.

During this program year, the City will continue its efforts to purchase and demolish deteriorated dwellings in the downtown area; to rehabilitate owner-occupied and renter-occupied dwellings; and to provide for neighborhood revitalization within the North Downtown Neighborhood Revitalization/Transit Village project area for the purpose of providing a centralized, downtown public park, public service facilities, infrastructure improvements, and low- to moderate-income housing.

In addition to CDBG funds, other redevelopment and city funds are used to foster and maintain affordable housing throughout Lancaster. The following is a discussion of both CDBG-funded projects proposed for the 2010 program and other affordable housing projects/programs the City will be undertaking.

Housing Rehabilitation

Rental Housing Rehabilitation (City funded) – As part of the City's Housing Restoration and Preservation Program, the Redevelopment Agency Housing and Neighborhood Revitalization Department will continue with the rehabilitation of rental housing units within

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redevelopment project areas with approved vision plans located in a low- and moderate-income area encompassing portions of 2000 Census Tract 9008.06 (see **Figure B-1**).

Continue the Homeowner and Senior Citizen Home Improvement Programs. Continue the Homeowner Home Improvement Program and the Senior Citizen Home Improvement Program designed to assist very low- to above moderate-income homeowners, as well as senior citizen homeowners, by providing loans to rehabilitate distressed properties. The following programs are being offered:

- Emergency Repair Loans
- Exterior Paint Loans
- Disability Access Loans
- Landscape Improvement Loans
- Senior and Homeowner Improvement Loans

Assistance will be provided through Redevelopment Low and Moderate Income Housing Funds.

Affordable Housing Projects/Programs

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

The Lancaster Redevelopment Agency will assist with the developments of the following affordable housing units:

Ownership

- 100 single-family residences located north of Avenue I and east of Division Street (Sky View)
- 100 single-family residences located north of Avenue H-8 and east of Division Street (WhitCarter)
- 40 single-family residences located in the Northeast Gateway Corridor (Old Fairgrounds housing project)
- 77 single-family residences located in the Lowtree Neighborhood Project
- 200 townhomes located in the Lowtree Neighborhood Project
- 100 condominiums located in the Downtown Specific Plan project area (Arbor Downtown condominiums)

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- 100 condominiums located on Avenue I in the North Downtown Transit Village project area

Rental

- 40 apartments located in the Downtown Specific Plan project area (Arbor on Date apartments)

Construction and sale/rental of these new affordable units will be funded through HOME funds and Redevelopment Low and Moderate Income Housing Funds.

Implement the Homeowner Infill Program. Implement the Homeowner Infill Program designed to assist potential homebuyers with down-payment assistance, payment of closing costs, or a buy-down of their interest rate, to attain homeownership. This program will preserve ten (10) very low-, ten (10) low-, and nine (9) moderate-income residential homes by 2014 and will be funded through Redevelopment Low and Moderate Income Housing funds.

Support the construction of affordable housing units for special needs households as well as the elderly population. Continue the Homeowner Disabled Accessibility Program and the Senior Citizen Disabled Accessibility Program designed to assist very low- to moderate-income disabled homeowners as well as disabled senior citizen homeowners, by providing loans to retrofit principal residences to be physically accessible. The programs will provide assistance to twenty-four (24) very low-, sixteen (16) low-, and eight (8) moderate-income households, as well as sixty (60) very low-, twenty (20) low-, and sixteen (16) moderate-income senior households. Assistance will be provided by 2014 through Redevelopment Low and Moderate Income Housing Funds.

Neighborhood Foreclosure Preservation Homeownership Program. 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, and to enforce the City codes and City building code requirements. The program is designed to preserve sustainable homeownership for Lancaster residents by reclaiming foreclosed homes as neighborhood assets. The foreclosure preservation program is funded through the use of Low and Moderate Income Housing Funds. The owner-occupied housing is for qualifying low- or moderate-income families. The foreclosure preservation program is used to improve and preserve the City's stock of affordable housing. This program will preserve ten (10) very low-, ten (10) low-, and nine (9) moderate-income residential homes by 2014 through Redevelopment Low and Moderate Income Housing Funds.

Neighborhood Stabilization Program. In September 2008, pursuant to the Housing and Economic Recovery Act of 2008, the U.S. Department of Housing and Urban Development (HUD) allocated a total of \$3.92 billion to the Neighborhood Stabilization Program (NSP). This program, which is similar in nature to Lancaster's Neighborhood Foreclosure

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Preservation Home Ownership Program, assists cities with federal funds for the purpose of addressing the effects of abandoned and foreclosed properties in the nation's communities. The City of Lancaster received a NSP allocation of \$6,983,533 from HUD. These funds will be used to benefit persons of low-, moderate-, and middle-income in areas within the community with the greatest percentage of home foreclosures, homes financed by subprime mortgage-related loans, and areas likely to face a significant rise in the rate of home foreclosures. The goal of the program is to sustain the City's stock of affordable housing while addressing the blighting conditions caused by vacant and foreclosed homes.

Additional measures are identified and explained in detail in the City's Housing Element.

REMOVE BARRIERS TO AFFORDABLE HOUSING

As defined by the Consolidated Plan regulations, a barrier to affordable housing is a public policy such as land use controls, property taxes, zoning ordinances, building codes, fees and charges, growth limits, and other policies.

The State of California requires each city and county to prepare a Housing Element to its general plan every five years. The Housing Element includes an analysis of constraints to housing and strategies to reduce or remove those constraints. Constraints that must be addressed include public policies and regulations that limit the availability of housing, particularly affordable housing. The City of Lancaster's 2006–2014 Housing Element has identified the following potential barriers or constraints to the development of affordable housing:

- Zoning for lower-income households
- Lack of infrastructure
- Provisions for a variety of housing types
- Land use controls
- Processing and permit procedures
- Constraints on persons with disabilities

PLANNED ACTIONS TO AFFIRMATIVELY FURTHER FAIR HOUSING

The Housing Rights Center will continue to provide fair housing services to the residents of Lancaster as well as review HMDA data to monitor changes in the City's housing distribution (Appendix E includes the Fair Housing Subrecipient Agreement).

ACTION PLAN

Lancaster has taken a proactive approach to creating a climate for housing development. As noted above, the City has implemented multiple actions to create a supportive climate for the availability of affordable housing.

In addition, City officials, City staff, and community leaders are supportive of the affordable housing programs available to lower-income households as evidenced by the low- and moderate-income housing that has and will be created within the North Downtown Neighborhood Revitalization/Transit Village project area and other areas of the City during the coming year. The City will continue, however, to examine its policies, ordinances, and procedures as they are introduced to identify and correct any future potential barriers to affordable housing opportunities.

REDUCE LEAD-BASED PAINT HAZARDS

The City has a relatively young housing stock, with the majority having been constructed after 1980; therefore, there are fewer incidences of housing containing lead-based paint than in other areas of Los Angeles County. Data from the Los Angeles County Department of Public Health Childhood Lead Poisoning Prevention Program shows that, for the period 2005–2009, there were three reported cases of lead poisoning among children within the City of Lancaster and that none of these cases was attributable to lead paint. These numbers are lower than the seven cases reported during the period 2000–2004, and the seven cases reported during the period 1995–2000, of lead poisoning among children within the City of Lancaster. As a result, lead-based paint does not appear to be a significant problem in Lancaster.

However, to ensure compliance with 24 CFR Parts 35 and 24 and CFR 570, the City will continue to test for lead-based paint following state and federal requirements before demolition. The Housing staff, Building and Safety Official, and City inspectors will continue to look for potential lead-based paint problems when inspecting homes for the Housing Division. In addition, the Housing staff will continue to include disclosures on the hazards of lead-based paint in all contracts. The City will coordinate its efforts with the Los Angeles County Department of Public Health Lead Program by reporting to them all instances of structures containing lead-based paint.

Lead Hazard Reduction

The City of Lancaster will comply with the Residential Lead-Based Paint Hazard Reduction Act of 1992 as implemented in 24 CFR 35 Subpart B. Compliance includes the following strategies.

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Housing Rehabilitation

All housing rehabilitation activities funded under this Plan will assess lead hazard risk before proceeding. This requirement applies to any work on structures constructed prior to January 1, 1978. The work will comply with the appropriate level of protection indicated in 24 CFR 35.100.

All work on homes constructed prior to January 1, 1978, will have a lead hazard risk assessment conducted as described at 24 CFR 35.110.

At the completion of any prescribed lead hazard reduction activities, a clearance examination is required as described at 24 CFR 35.110.

Information and Education

Households that participate in housing activities under this Plan, including home purchase, rental assistance, or rehabilitation, will be given educational material regarding the hazards of lead-based paint, signs of lead poisoning, and strategies to reduce exposure. Materials will include the use of HUD/EPA publications such as “Protect Your Family from Lead in Your Home.” Information will be provided in multiple languages.

Blood Testing

In conjunction with housing programs, public health programs, or other programs conducted under this Plan, children occupying housing constructed prior to January 1, 1978, will be tested for elevated blood lead levels.

Monitoring

At least annually, the City will monitor the reporting of cases of child lead poisoning by the Los Angeles County Health Department. The results may be used to modify the current strategies and/or develop new programs.

ANTI-POVERTY STRATEGY

The priorities and objectives outlined in various sections of the Strategic Plan component represent the City’s five-year program for addressing the housing and economic needs of the community, particularly lower-income families and individuals, including those who are homeless or threatened with homelessness as well as those with special needs. As a result, many of the City’s priorities and objectives are aimed at reducing, to the extent possible, the number of poverty-level families and individuals taking into consideration the many factors over which the City has no control (e.g., reduction in funding resources, severe economic recessions, company downsizing).

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The cumulative effects of the City's and Redevelopment Agency's efforts result in the direct preservation and provision of housing. This is particularly true for those activities which preserve and produce housing units intended for lower-income families and individuals together with the coordinated programs undertaken with other public agencies, service providers, and private industry. These efforts will incrementally assist in the reduction of the number of poverty-level families through the provisions of housing and services and, along with the concentrated efforts of the City and the Redevelopment Agency to improve economic and development expansion, the opportunity for gainful employment will be increased and opened to targeted income groups.

DEVELOP INSTITUTIONAL STRUCTURE

The primary components of the institutional structure continue to be the Lancaster Redevelopment Agency and the City of Lancaster. While several nonprofit organizations provide ancillary support to the City's housing and economic development efforts, the vast majority of the financial assistance and other efforts are provided by these two governmental agencies. The solvency of the Lancaster Redevelopment Agency and the City of Lancaster has been, and will continue to be, the major strength of the permanent housing delivery system.

Both the City and the Redevelopment Agency have a long history of commitment to addressing the housing needs of the community. The continuation of this commitment is evidenced by the long-range housing programs the City has outlined in its five-year Consolidated Plan, by the programs outlined in the City's General Plan, and by the adopted Redevelopment Plans of the various redevelopment project areas within the City.

The City of Lancaster completed its comprehensive Housing Needs Assessment in the 2006 program year. From the results of the assessment, a strategic plan to meet the City's housing needs has been created, specific housing program requirements have been identified, and partnerships with appropriate support agencies are being developed.

The City of Lancaster will continue its participation in the regional Antelope Valley Homeless Coalition. This partnership provides a coordinated effort, in conjunction with the Los Angeles Homeless Services Authority (LAHSA), for funding and the study of a variety of issues related to the homeless population, housing needs, public services, and overall enhancement of the region's Continuum of Care.

The City of Lancaster also will continue its partnership with Catholic Charities for the operation of the Lancaster Community Shelter. In addition, the City will continue to provide financial and staff assistance for the maintenance of the facility.

In addition to housing efforts, the City will continue to maintain partnerships with outside agencies in its economic development and job creation efforts. The Greater Antelope Valley

ACTION PLAN

Economic Alliance and the Los Angeles Economic Development Commission, along with the real estate and broker communities, all work closely with the City and Redevelopment Agency staff to bring new industry to the city in order to create local jobs for area residents.

To enhance these efforts and provide support to the many needs of the housing and service providers, City staff will continue to work closely with the Fair Housing Center to maintain and promote fair housing services available to all residents as well as work with the Regional Homeless Coalition and the Los Angeles Homeless Services Authority to meet the needs of its “at risk” residents.

All of these efforts support the major statutory goals of Lancaster’s Consolidated Plan and are being realized through various long-term projects during the 2010 program year, such as the North Downtown Neighborhood Revitalization/Transit Village Project, the Northeast Gateway Corridor Project, which includes sub-project areas consisting of Piute, Mariposa and Desert View, the Lowtree Neighborhood Revitalization Project, and a multitude of additional revitalization projects that are currently in the initial stages of the planning process. Neighborhoods targeted for revitalization projects include the South Downtown, El Dorado, Joshua, Park View, Linda Verde, Trend, Tierra Bonita, Challenger, Columbia, Lincoln, and Yucca neighborhoods (see **Appendix B**).

COORDINATION BETWEEN PUBLIC AND PRIVATE HOUSING AND SOCIAL SERVICE AGENCIES

The City recognizes the importance of coordinating its planning efforts with other public and private service agencies in order to accomplish the programs necessary to meet the community’s needs of providing decent housing, providing a suitable living environment, and expanding economic opportunities particularly for low/moderate-income persons.

In order to prevent the haphazard expenditure of housing funds, the City initiated a citywide Housing Needs Assessment. The assessment is assisting the City in prioritizing the future use of affordable housing funds to provide for the highest and best use of these funds.

As identified throughout this Action Plan document, the City of Lancaster and the Lancaster Redevelopment Agency attempt to coordinate housing, public services, and economic development efforts with other public agencies, nonprofit agencies, private developers, and community organizations for the construction of low-income housing, enhanced social services for the “at risk” population, and increased employment opportunities. This year the City and Agency will continue to enhance coordination efforts in the following ways:

- Continuing to implement a Housing Strategic Plan in support of the citywide Housing Needs Assessment
- Developing an Economic Development Strategic Plan

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- Meeting with outside nonprofit agencies and local community organizations for input
- Working with private developers
- Working with training and employment organizations
- Monitoring recipients of City programs and organizations receiving funding
- Reviewing applications, including interviews with applicants, participating in City programs
- Holding neighborhood meetings
- Receiving citizen input on citywide issues
- Recommending funding allocations to City Council

FOSTER PUBLIC HOUSING IMPROVEMENTS AND RESIDENT INITIATIVES

The City of Lancaster does not have a Public Housing Authority and does not have public housing units within the City other than Section 8 housing which is administered through the Los Angeles County Housing Authority.

However, City residents have voiced their concerns regarding the problems with Section 8 households within their neighborhoods. As a result, there is a major “push” within the City of Lancaster to make Section 8 housing owners responsible for the upkeep of their properties as well as monitoring the individuals/families renting under the Section 8 subsidy to make certain Section 8 guidelines are being followed.

One of the most important activities in fostering all housing improvements, as well as public housing improvements, is the City’s participation and assistance in working with private industry, nonprofit organizations, and local residents to facilitate development projects that will benefit the community and provide additional affordable and safe housing opportunities for qualifying individuals and/or families.

MONITORING STANDARDS AND PROCEDURES

Project Monitoring

Monitoring of the City’s programs and activities is not just a regulatory process or a fact-finding mission. Rather, it involves effective communication and cooperative, problem-solving relationships to help ensure success.

ACTION PLAN

Project Monitoring Process

Upon award of grant funds, Redevelopment Agency staff (the “staff”) will develop individual monitoring schedules for each project that may include elements of the following items:

- **Desk Monitoring.** Staff reviews copies of case files to ensure complete and accurate documentation relative to (i) client eligibility; (ii) property eligibility; (iii) appropriate activity funding; and (iv) compliance with program requirements (i.e., environmental review).
- **Performance Reports.** Staff requires that performance reports be prepared to assess the progress and help ensure project timeliness. For capital projects and public service grants, reports are to be prepared quarterly. Housing program reports will be obtained based upon program operations.
- **Annual On-site Reviews.** Staff shall determine as-needed site reviews of projects to assess staff capabilities and case file review.

The three items listed above will assist in providing a picture of each program’s progress. For housing projects, the staff will provide additional monitoring procedures that will provide the following assurances:

- Ensure consistency with stated objectives and ensure that no less than 70 percent of CDBG funds used during the program year go toward activities that benefit low- and moderate-income persons.
- Ensure each activity meets the criteria for one or more of the national objectives.
- Comply with all regulatory eligibility requirements for each activity.
- Comply with regulations regarding displacement pertaining to Consolidated Plan.
- Comply with all applicable laws and program requirements.
- Ensure production and accountability.
- Evaluate organizational and project performance.
- Achieve success through (i) pre-award screening, risk assessment, and orientation; (ii) strongly written agreements; (iii) performance standards and program objectives; and (iv) defined monitoring of activities, as needed.

Monitoring Staff

The Redevelopment Agency periodically reports on the progress of each project, and staff will have the following monitoring duties:

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- Oversee the planning and budgeting process to ensure that projects and programs are consistent with the City's Consolidated Plan identifying high- and possibly medium-priority objectives and grant requirements. Staff will also provide technical guidance regarding affirmative marketing and fair housing practices.
- Provide technical assistance regarding program structure, income requirements, and document compliance, as needed, and review monthly expenditure reports. Staff should perform quarterly drawdowns in HUD's Integrated Disbursement and Information System (IDIS) against the appropriate grant. For IDIS, staff will review all program statistical reports and update the appropriate IDIS fields from setup to completion of each project and activity. Regular updating and draws will help to ensure CDBG timeliness and compliance with deadlines. Staff will perform environmental reviews and Davis Bacon monitoring, as needed.
- Regularly review project invoicing to ensure timeliness of payments of any and all project-related expenditure.
- Provide technical guidance regarding all housing construction, demolition, and rehabilitation projects ensuring the correct number of units, timeliness in build-out, and approval of payments. For new construction, ensure compliance with all applicable local codes, ordinances, and zoning ordinances at the time of project completion.
- Provide monitoring orientation with all affected staff, subrecipients, contractors, and partners, if applicable, and establish monitoring visits, as needed. The monitoring orientation includes the timing for monitoring visits. Projects without significant problems or findings are subject to receive annual or semiannual monitoring visits, while new or complex projects will receive monitoring on a quarterly basis.

Consolidated Plan Monitoring

The Redevelopment Agency understands that monitoring the Consolidated Plan and the annual activities must be carried out regularly to ensure that statutory and regulatory requirements are met and that, wherever appropriate, information submitted to HUD is correct and complete.

To ensure that the City's CDBG program further meets the Plan's goals, the strategies, objectives, and activities are incorporated into its work plan. Staff will measure the achievement of the Plan's goals by the same standards used to evaluate all CDBG programs and activities.

Staff will appraise its diverse operations and controls and determine whether (i) risks are identified and reduced; (ii) acceptable policies and procedures are followed; (iii) established

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standards are met; (iv) resources are used efficiently and economically; and ultimately that (v) specific program objectives are achieved.

Staff will prepare the required HUD documentation and reports, including the Consolidated Annual Performance and Evaluation Report (CAPER). Using a citizen participation and consultation processes, the CAPER describes each year's performance regarding Consolidated Plan strategies, objectives, actions, and projects.

Monitoring Strategy

As the lead agency for the CDBG program, the Redevelopment Agency is refining monitoring procedures to ensure that projects have measurable outcomes. This refinement will allow assessment of progress toward the specified goals and objectives of the individual projects, as well as ensuring long-term compliance with all applicable program regulations and statutes. Staff will publish any proposed significant changes to monitoring standards and procedures in a future annual Action Plans.

VIII. PUBLIC HOUSING

The City of Lancaster does not have a public housing authority. Public housing issues and assistance are handled through the County of Los Angeles.

IX. SOURCES OF FUNDS

CDBG SOURCES

Implementation of the Consolidated Annual Action Plan, in regard to funding, is not based solely upon the yearly CDBG entitlement. Various other funding sources are used in conjunction with CDBG funds to include the City's general funds, state funds, redevelopment funds, school district funds, and county funds.

The CDBG entitlement allocation for Program Year 2010–2011 is \$1,503,924 plus \$159,300 in reprogrammed funds in reallocated metropolitan area entitlement funds. The City of Lancaster has allocated \$681,759 to various programs designed to address blighting conditions and promote conservation. Section 108 loan repayments account for \$558,465 of the CDBG entitlement. The remainder of CDBG funds is for administrative activities to include \$26,000 for fair housing services and \$185,000 for administration and planning. The Lancaster City Council reviews CDBG activities and funding to ensure that community needs are best served (**Appendix F** includes the HUD required Table 3Cs that include a description of each of the proposed projects to be funded this year).

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X. HOME PROGRAM FUNDS

The City of Lancaster does not participate in the federal HOME program. The City will be applying for state HOME funds to be awarded during the 2010 program year.

XI. CITIZEN COMMENTS

A public comment/review period notice (**Appendix G**) outlining the proposed use of funds for the Consolidated Plan's annual Action Plan for the 2010-2011 program year was published April 9, 2010 allowing for a 30-day review/comment period ending May 11, 2010. This notice was made in compliance with HUD guidelines and the City of Lancaster's approved Citizen Participation Plan (see **Appendix A** of the 2010 – 2015 Consolidated Plan). No comments were received during the public comment and review period.

A notice of public hearing on the proposed annual Action Plan for the 2010-2011 program year was published on April 9, 2010, 30 days in advance of the public hearing in compliance with HUD guidelines and the City of Lancaster's approved Citizen Participation Plan (see **Appendix A** of the 2010 – 2015 Consolidated Plan).

A public hearing was held May 11, 2010 to receive public comment on the proposed 2010-2011 Consolidated Plan's One-Year Action Plan and receive City Council action. No comments were received during the public hearing held on May 11, 2010.

Appendix H includes the HUD requirement application certifications and SF 424 documentation.

XII. OTHER COMMENTS

None.

APPENDICES

**APPENDIX A – LOW INCOME AND MINORITY
DISTRIBUTION MAPS**

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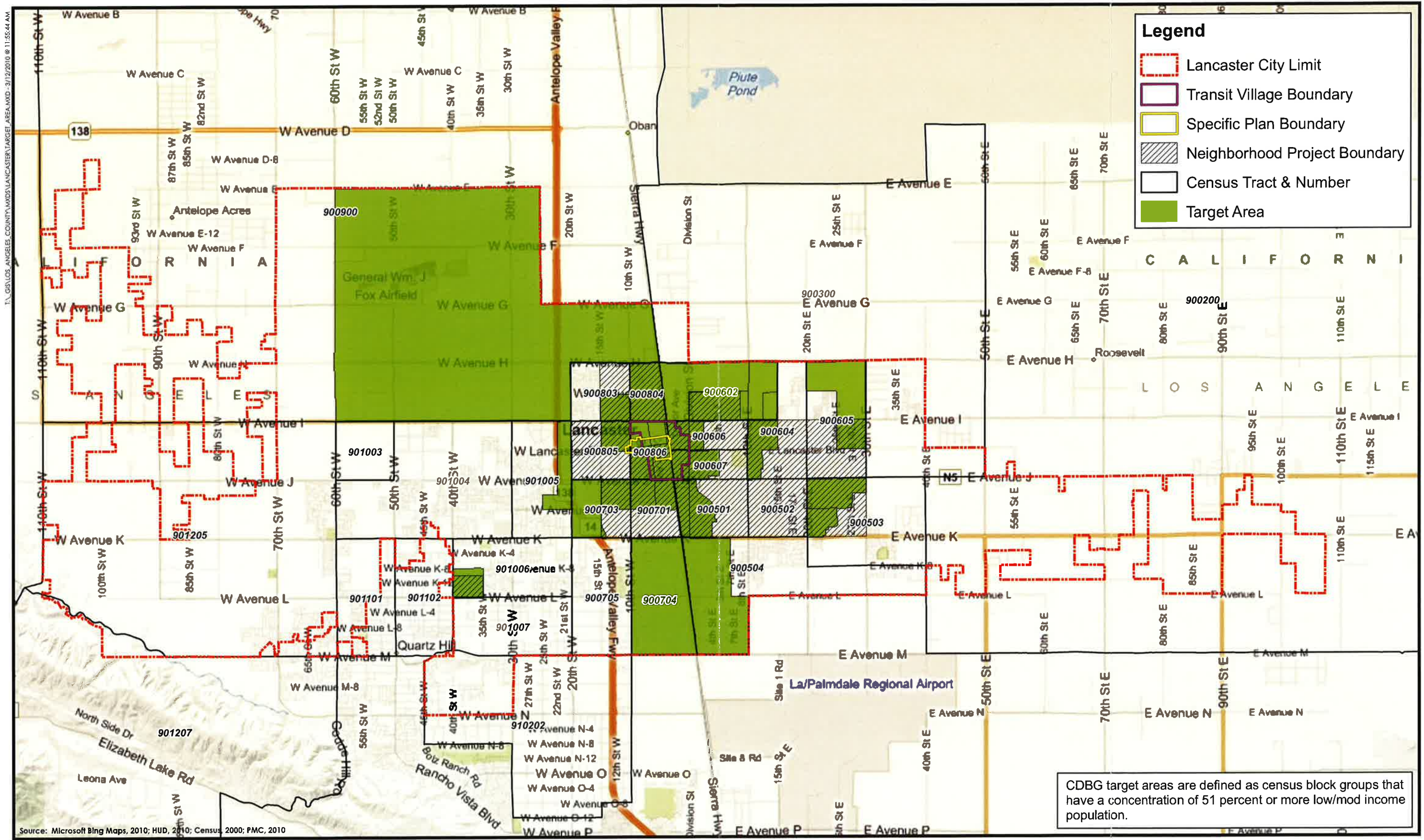


Figure A-1
CDBG Target Area
PMC

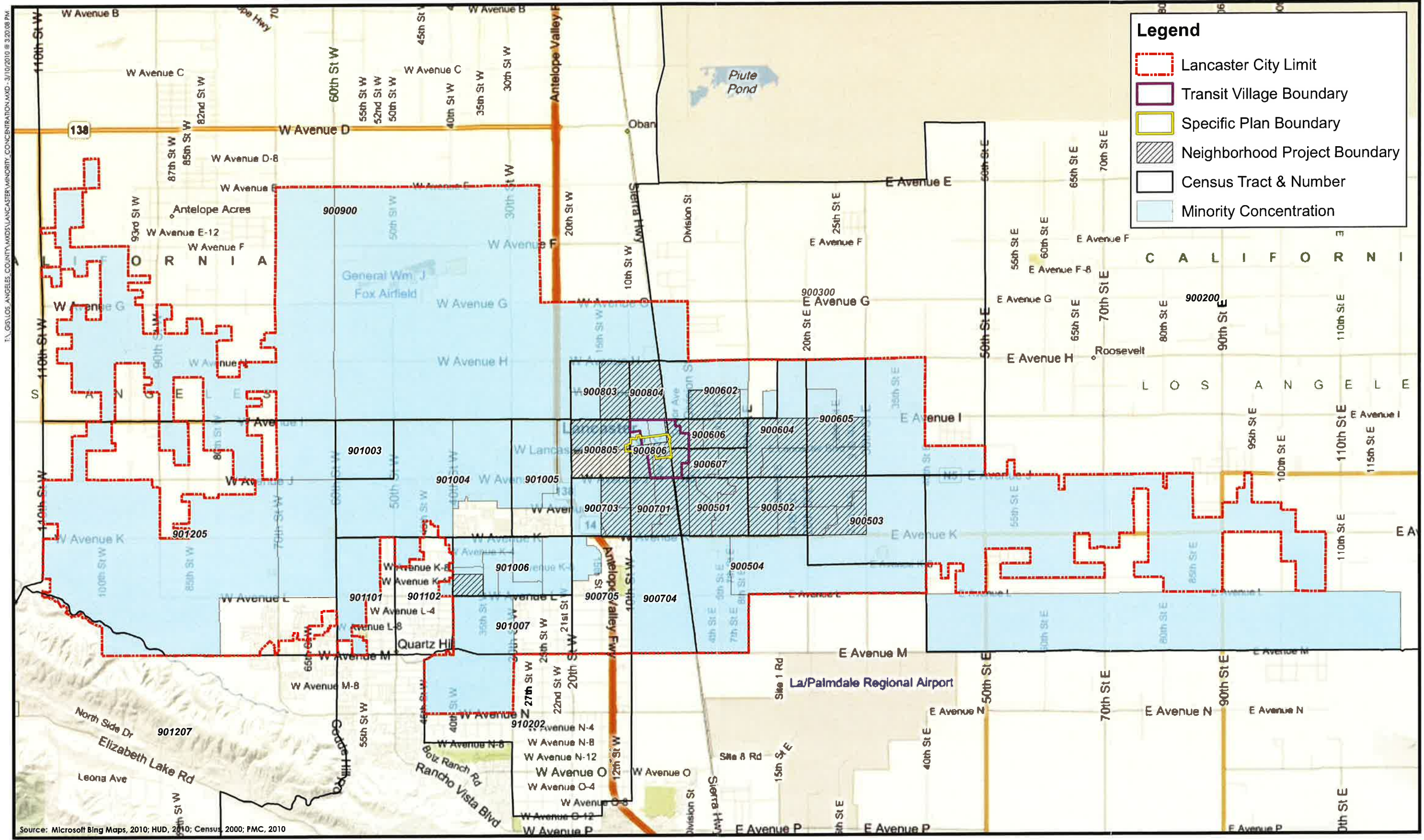


Figure A-2
 Minority Concentration
 PMC

APPENDIX B – NEIGHBORHOOD PROJECT MAPS

Legend

- Enhancement
- Redevelopment
- Public Space
- Transition Area
- Expanded Landscape Corridor
- Streetscape Enhancement
- Neighborhood Gateway
- Traffic Calming
- New Street
- Bulbout
- New Pedestrian/Recreational Trail
- Bike Lane (Class I)
- New Sidewalk
- New Pedestrian or Bike Connection
- Transit Stop Enhancement
- Signalized Intersection
- Neighborhood Impact Center



A fenced off-leash dog area between the retention basins will encourage use of the new recreational trail.



15th St 'Road Diet'
15th Street West can better serve pedestrians, bicycles and cars with a road diet that accommodates a new off-road bike trail in a wider landscaped parkway.

This unused street stub can be used for public art or active/passive recreational space. The traffic stops at this "intersection" will then be unnecessary.

Enhancing gateways will help form a positive neighborhood identity.

Desert View Elementary School



In the long term, a recreation area on Boyden will be a focal point of the neighborhood—a point of identity and pride that provides space for play, exercise and interaction.

Avenue I
Vehicular access points will be reworked on the north side of Avenue I, including a right-in, right-out restriction on Kingtree and alterations to the frontage road west of 13th St. On the south side of Ave I, access driveways should be consolidated. An additional west-bound lane will eliminate parking on the north side. However, street trees and a landscaped median will improve the pedestrian environment.

A productive use should be found for the vacant lot adjacent to this future commercial development. If the development is withdrawn, the two lots should be consolidated.

10th St 'Road Diet'
North of H-8, reducing the width of 10th Street West with a raised median and an expanded parkway will create a better pedestrian environment while still providing four driving lanes to move traffic through the corridor.

Mariposa Elementary School and Park

10th St Local Safety
Between H-8 and Ave I, narrowing 10th Street to two drive lanes with two parking lanes will provide traffic calming while still moving traffic. A median and improved parkway and sidewalk conditions will further create a safe neighborhood environment for both pedestrians and residents.

AVENUE H-8

A pedestrian pass-through to 10th St on Valiant St will provide more direct access to Whit Carter Park for residents in this northern area.

Neighborhood circulation will be improved with new street segments that improve access to recreation areas and create a better-connected street network.

The relatively shallow south end could host recreation uses that are not sensitive to flooding, such as a BMX bike course or basketball courts. Access and drainage will need to be considered.

Enhancements to key internal streets including Boyden Avenue, 13th Street, and Ave H-8 will create attractive connections between major activity nodes.

Traffic calming and a consistent sidewalk treatment on H-8 will enhance this important pedestrian corridor.

A multi-use trail will provide a recreational amenity for Desert View residents and link key recreation areas.

More amenity-rich housing is desired along 10th St, which may be achieved through a combination of lot consolidation, rezoning to a lower density and/or development of amenities such as tot lots, paseos and common areas.

An alley improvement program will include new walls or fence repairs, resurfacing, trash enclosures and garages.




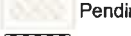



This prominent corner will serve the neighborhood as a pedestrian-oriented activity node that incorporates commercial, recreational and residential uses.






Facade improvements to these downtown-style storefronts will heighten their appeal. In the back, the outdoor dining/leisure space will be enhanced through improvements to parking, trash receptacles and seating areas. The relationship with homes to the north should be considered. Design elements on Kingtree Ave will encourage patrons to walk between these businesses and the center to the east.

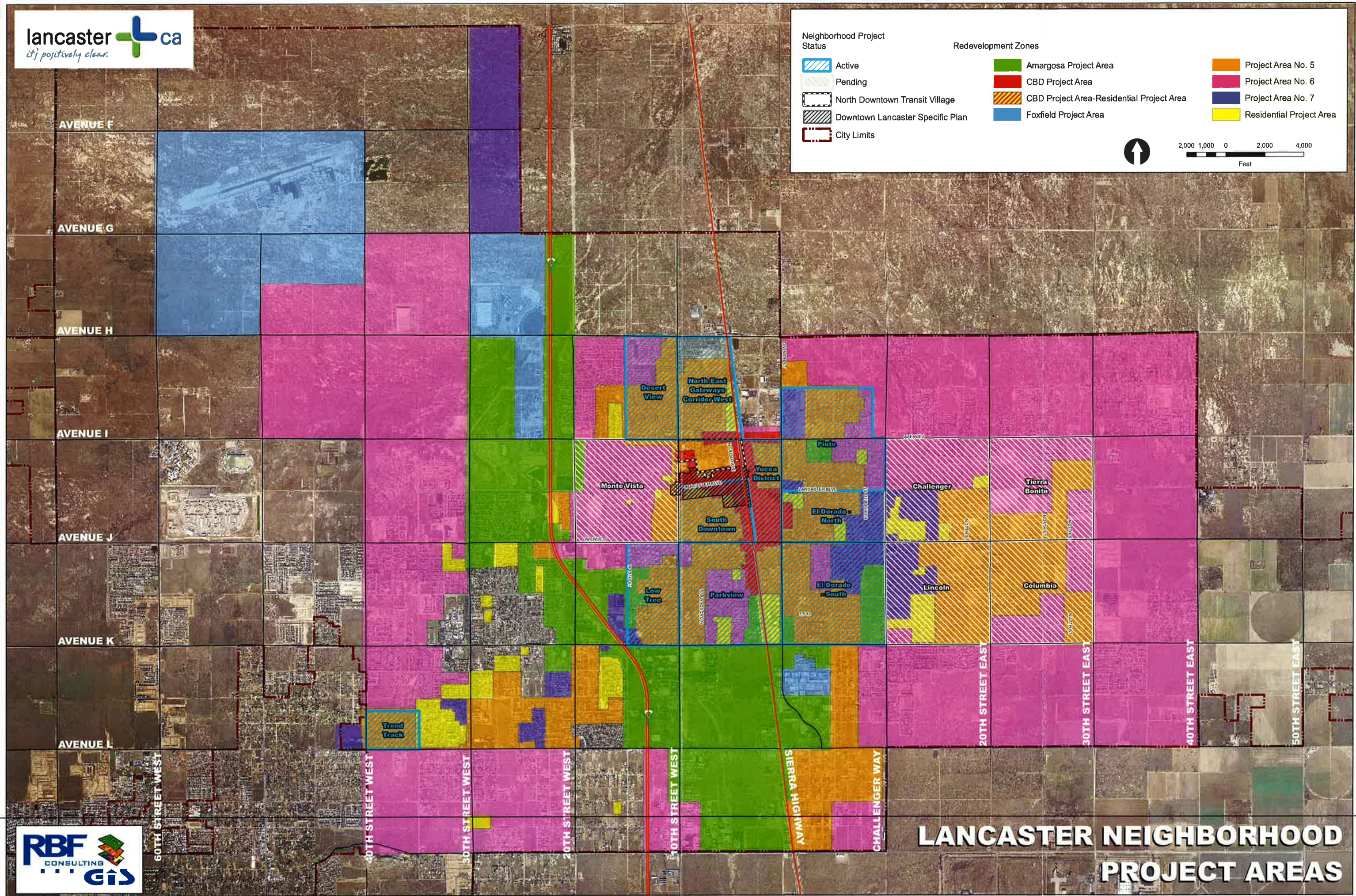
Access and building types will be addressed to improve the appearance and function of the residential strip on the frontage road. The frontage road produces traffic conflicts, and single-family homes are not appropriate facing Avenue I.

Neighborhood Project Status

-  Active
-  Pending
-  North Downtown Transit Village
-  Downtown Lancaster Specific Plan
-  City Limits

Redevelopment Zones

-  Amargosa Project Area
-  CBD Project Area
-  CBD Project Area-Residential Project Area
-  Foxfield Project Area
-  Project Area No. 5
-  Project Area No. 6
-  Project Area No. 7
-  Residential Project Area



Drainage
Standing water issues will be resolved through a newly re-engineered drainage system and water conservation efforts.

Frontage Road
The frontage road along 10th Street West between Avenue H-6 and Holguin St will be reconfigured to open at H-6 and close at Holguin. This will improve safety allow for better access to the Mariposa School from the neighborhood to the west and to the new Whit Carter Park

Road Vacation
Road vacation will reduce safety concerns and eliminate through traffic, while allowing for infill housing that will reconnect the neighborhood.

Circulation
The future development around Whit Carter Park will increase safety and support circulation within the neighborhood. 1 Circulation will be improved by reducing the number of entrances onto Avenue H and connecting several streets. 2 An increased radius and acceleration lane will provide better access onto Sierra Highway. 3 Connecting roads will eliminate high crime areas.

'Road Diet'
Reducing the width of 10th Street West with a raised median and an expanded parkway will create a better pedestrian environment while still providing four driving lanes to move traffic through the corridor.

Local Safety
Narrowing 10th Street West to two drive lanes with two parking lanes will provide traffic calming while still moving traffic. A median and improved parkway and sidewalk conditions will further create a safe neighborhood environment for both pedestrians and residents while supporting ingress and egress between the adjacent neighborhoods.

Local Access
A planned access road and an existing parking lot could be used to create neighborhood access to commercial uses and Avenue I and potentially provide a better access/connection for the mobile home park.

Avenue I Commercial
The commercial uses along Avenue I will be rehabilitated to have a cohesive look with facade improvements and streetscape and landscape enhancements, which will also improve the pedestrian environment.

Neighborhood Redevelopment
Converting the dilapidated residential area to neighborhood serving commercial uses will enhance the adjacent neighborhood through much needed services and provide increased pedestrian access. This new parcel will be connected to the planned commercial to the south and share parking.

Avenue I Commercial
The commercial uses along Avenue I will be rehabilitated to have a cohesive look with facade improvements and streetscape and landscape enhancements, which will also improve the pedestrian environment.

Local Access
A planned access road and an existing parking lot could be used to create neighborhood access to commercial uses and Avenue I and potentially provide a better access/connection for the mobile home park.

Local Access
A planned access road and an existing parking lot could be used to create neighborhood access to commercial uses and Avenue I and potentially provide a better access/connection for the mobile home park.

Traffic Calming
Traffic calming elements will be incorporated throughout the neighborhood to reduce speeding on long stretches of roadways and ease access around the Mariposa School property. These elements will include a variety of raised crosswalk, bump outs, or mini roundabouts and possibly a loading zone for the school providing safer access to students.

Whit Carter
The Whit Carter Park will be a main component of the neighborhood's image as well as a source of pride. The transition area (properties adjacent to the park) will be addressed by considering the needs and safety of the residential streets, the park and the homeowners. Enhanced street pedestrian connections will allow for better access and surveillance, as will adding a third access point from the school to the park. A skate park will allow for structured and active recreation in addition to the passive park areas. Native and drought tolerant landscaping will be used, as will recycled water for irrigation.

Whit Carter
The Whit Carter Park will be a main component of the neighborhood's image as well as a source of pride. The transition area (properties adjacent to the park) will be addressed by considering the needs and safety of the residential streets, the park and the homeowners. Enhanced street pedestrian connections will allow for better access and surveillance, as will adding a third access point from the school to the park. A skate park will allow for structured and active recreation in addition to the passive park areas. Native and drought tolerant landscaping will be used, as will recycled water for irrigation.

Whit Carter
The Whit Carter Park will be a main component of the neighborhood's image as well as a source of pride. The transition area (properties adjacent to the park) will be addressed by considering the needs and safety of the residential streets, the park and the homeowners. Enhanced street pedestrian connections will allow for better access and surveillance, as will adding a third access point from the school to the park. A skate park will allow for structured and active recreation in addition to the passive park areas. Native and drought tolerant landscaping will be used, as will recycled water for irrigation.

Bike Lane
A Class 1 bike lane will extend from Avenue I to Avenue H and continue beyond the Avenue H overpass. It will be a continuation of the proposed Class 2 bike lane which will stretch south along Sierra Highway connecting the Mariposa Neighborhood with the Metrolink Station and other neighborhoods. The landscaping improvements along the Class 1 bike lane will include native and drought tolerant plant species.

Sierra Highway
Commercial uses will address both Beech and Sierra with public access and facade improvements, articulating both front and rear entrances. Mixed-use and neighborhood serving commercial will be encouraged. Gateways at primary intersections will provide a sense of place while creating connectivity from North Downtown to Whit Carter Park.

Sierra Highway
Commercial uses will address both Beech and Sierra with public access and facade improvements, articulating both front and rear entrances. Mixed-use and neighborhood serving commercial will be encouraged. Gateways at primary intersections will provide a sense of place while creating connectivity from North Downtown to Whit Carter Park.

Sierra Highway
Commercial uses will address both Beech and Sierra with public access and facade improvements, articulating both front and rear entrances. Mixed-use and neighborhood serving commercial will be encouraged. Gateways at primary intersections will provide a sense of place while creating connectivity from North Downtown to Whit Carter Park.

New Development
Vacant land south of Whit Carter Park will be carefully and creatively developed to provide much needed neighborhood serving commercial uses as well as townhomes which will integrate into the surrounding neighborhood. There will be a signalized four way intersection and signage indicating the neighborhood/park gateway at Avenue H-8. The commercial component will have a 'Main Street' feel on North Beech Avenue and will promote a safe pedestrian environment and improved connectivity with the area to the north.

New Development
Vacant land south of Whit Carter Park will be carefully and creatively developed to provide much needed neighborhood serving commercial uses as well as townhomes which will integrate into the surrounding neighborhood. There will be a signalized four way intersection and signage indicating the neighborhood/park gateway at Avenue H-8. The commercial component will have a 'Main Street' feel on North Beech Avenue and will promote a safe pedestrian environment and improved connectivity with the area to the north.

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Legend
Commercial Enhancement
Redevelopment (Change of use)
Infill
Residential/Park Transition
Proposed New Street
Impacted Residential Parcel
Bike Path
Expanded Landscape Corridor
Parkway Improvement

Legend
Re-engineered Drainage
Mini Traffic Circle
Traffic Calming
4-Way Signalized Intersection
Neighborhood Gateway

Legend
Commercial Enhancement
Redevelopment (Change of use)
Infill
Residential/Park Transition
Proposed New Street
Impacted Residential Parcel
Bike Path
Expanded Landscape Corridor
Parkway Improvement

Legend
Re-engineered Drainage
Mini Traffic Circle
Traffic Calming
4-Way Signalized Intersection
Neighborhood Gateway

Scale
0 100 200 Feet

Scale
0 100 200 Feet

Scale
0 100 200 Feet

Scale
0 100 200 Feet

RBF CONSULTING

lancastr ca
city positively clear.

lancastr ca
city positively clear.

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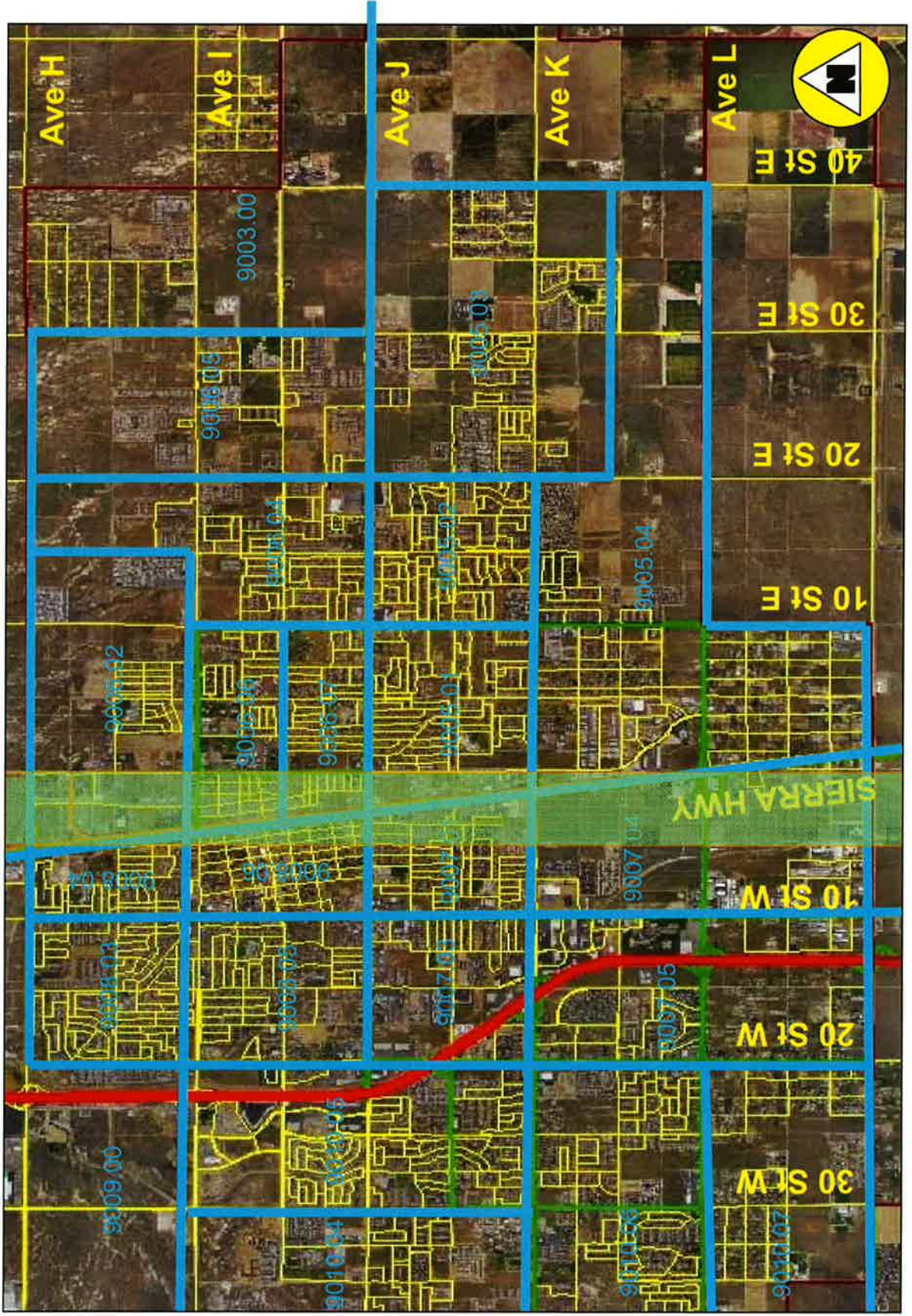


- 1 Affordable Senior Housing and Commercial Development
- 2 Affordable Supportive and Senior Housing
- 3 The Children's Center of the Antelope Valley
- 4 School Campus
- 5 Neighborhood Park
- 6 Affordable Senior Housing
- 7 Affordable Family Housing and Commercial Development
- 8 Sacred Heart Catholic Church Campus
- 9 Preserve Neighborhood with New Infill Affordable Housing
- 10 Owner-occupied Affordable Family Housing
- 11 Mental Health Association / Affordable Family Housing
- 12 Affordable Family Housing
- 13 Commercial Center
- 14 Grace Resource Center
- 15 Extension of Metrolink Park n Ride

North Downtown Lancaster Transit Village Vision Plan

**APPENDIX C – CODE ENFORCEMENT PROJECT
MAPS**

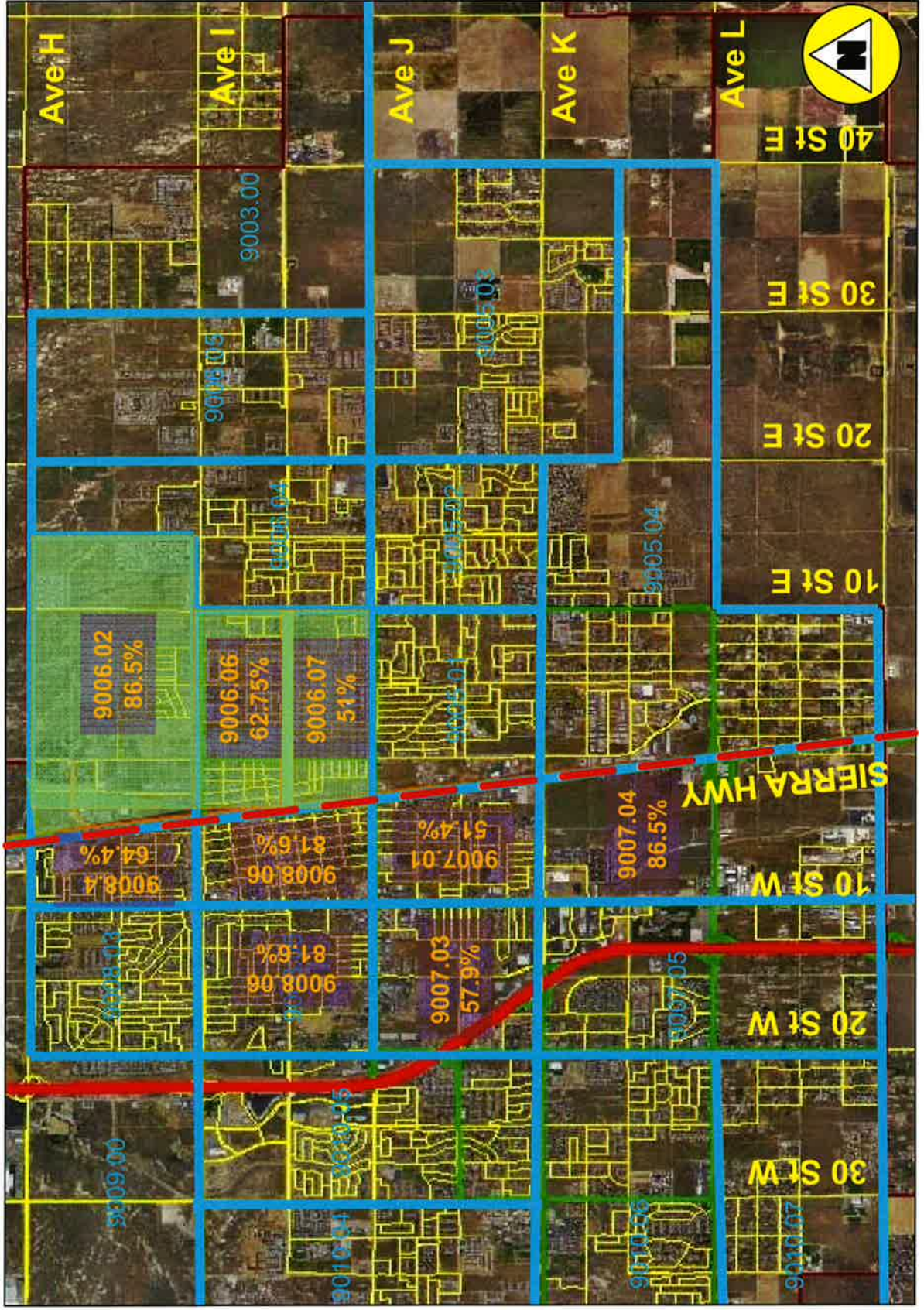
City of Lancaster -- Code Enforcement A -- District 6



— Census Tracts

— Code Enforcement Officer Area

City of Lancaster -- Code Enforcement B

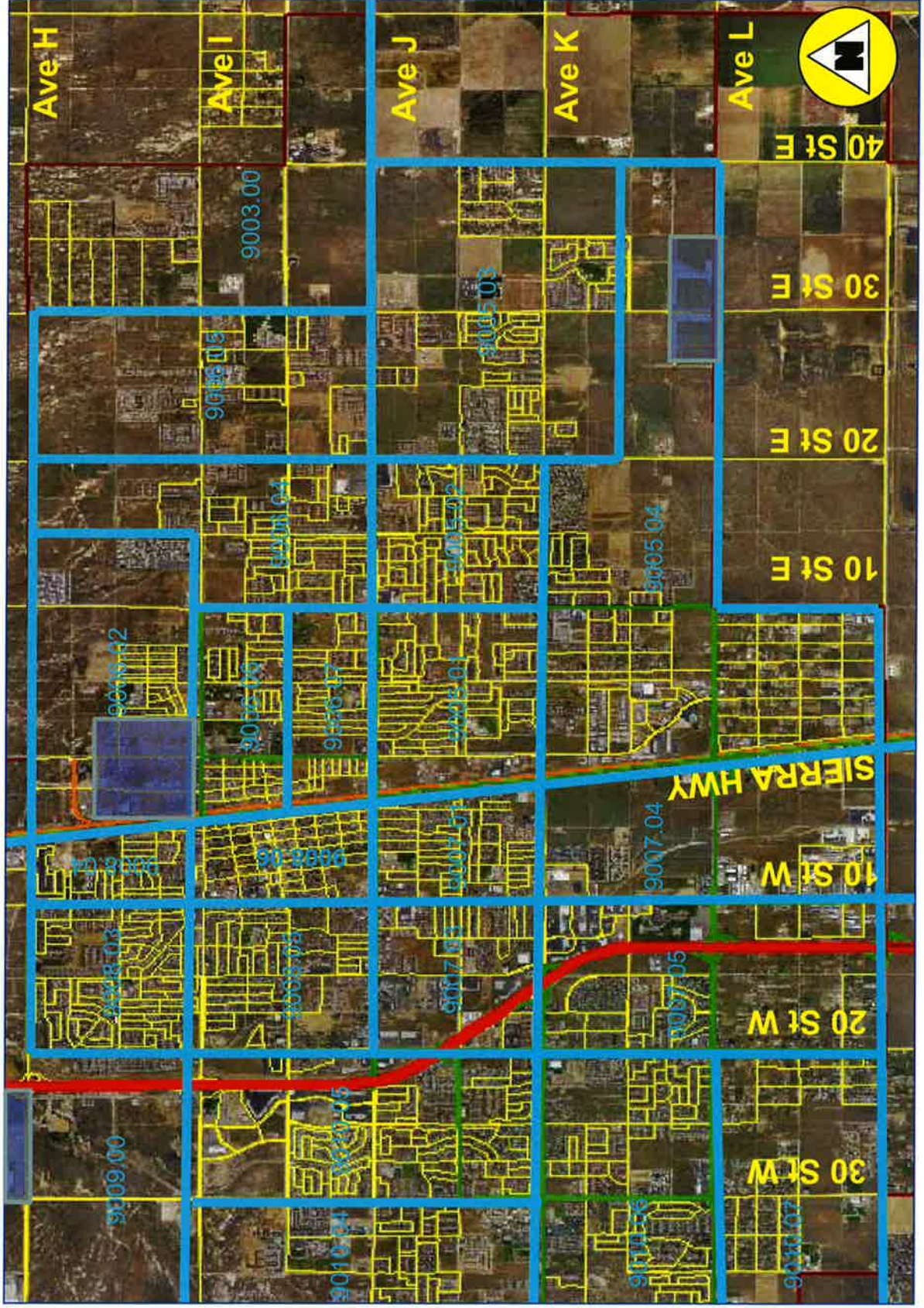


Code Enforcement Officer Area

Census Tracts

**APPENDIX D – SECTION 108 LOAN PROJECT
MAPS**

City of Lancaster — Old Fairgrounds, Foxfield, Soccer Complex



Census Tracts

City of Lancaster – Children’s Center



Census Tracts

Low/Mod 9008.06 Average 81.6%

City of Lancaster – MHA



Census Tract

Low/Mod 9008.06 Average 81.6%

**APPENDIX E – FAIR HOUSING SUBRECIPIENT
AGREEMENT**

**SUB-RECIPIENT AGREEMENT
WITH THE HOUSING RIGHTS CENTER
FOR THE PROVISION OF FAIR HOUSING SERVICES
TO THE CITY OF LANCASTER**

THIS SUB-RECIPIENT AGREEMENT ("Agreement") is entered into this 11th day of May, 2010, by and between THE CITY OF LANCASTER, (the "Recipient") and the Housing Rights Center, (the "Sub-recipient"). Recipient and Sub-recipient are collectively referred to herein as the "Parties."

WHEREAS, the Recipient previously entered into a Sub-recipient Agreement with the City of Lancaster for purposes of providing fair housing services to the residents of the City of Lancaster as defined by the U.S Department of Housing and Urban Development ("HUD") regulations for entitlement communities; and

WHEREAS, upon agreement of both parties, the Sub-recipient Agreement may be renewed annually in coordination with submittal of the City of Lancaster's annual Consolidated Plan Action Plan to the Department of Housing & Urban Development.

WHEREAS, the City of Lancaster received written confirmation from the Housing Rights Center to provide fair housing services to the residents of Lancaster for the Community Development Block Grant 2010/11 program year.

WHEREAS, the total amount for Fair Housing Services under the new Agreement will be \$25,853 for the 2010/11 program year.

WHEREAS, the Agreement provides for fair housing services to include training, counseling, monitoring, testing, mediation, monthly on-site clinics, printed materials (English, Spanish, and Asian languages), and telephone/message accessibility for City of Lancaster residents.

WHEREAS, this activity is eligible under 24 CFR, Part 570.201(e). All references herein are to the Code of Federal Regulations (CFR), unless otherwise specified; and

WHEREAS, pursuant to 24 CFR 570.201, Recipient desires to use the funds received pursuant to the HUD Contract to reimburse Sub-recipient for the provision of fair housing services to the City of Lancaster residents.

NOW, THEREFORE, the Parties do hereby agree as follows:

Section 1. Entitlement Funds. Subject to the terms and conditions of this Agreement, Recipient agrees to disburse U.S. Department of Housing and Urban Development Community Development Block Grant ("CDBG") entitlement funds to the Sub-recipient during the CDBG 2010/11 program year.

Section 2. Disbursement. The Sub-recipient shall have the right to disbursements from CDBG entitlement funds based on the submittal of monthly invoices and quarterly status reports as outlined by the Recipient in an amount not to exceed \$25,853 for the CDBG 2010/11 program year.

STAFF REPORT

City of Lancaster, California

5/11/10
MVB

Date: May 11, 2010

To: Mayor R. Rex Parris and City Council Members

From: Elizabeth Brubaker, Director Housing & Neighborhood Revitalization

Subject: **Approval of a Sub-Recipient Agreement with the Housing Rights Center for Fair Housing Services**

Recommendation:

Approve the Sub-Recipient Agreement between the City of Lancaster and the Housing Rights Center to provide fair housing services to the residents of Lancaster for the 2010 Community Development Block Grant (CDBG) Program Year.

Fiscal Impact:

\$25,853 provided through annual federal CDBG entitlement funds.

Background:

All municipalities receiving CDBG funding are required to maintain fair housing programs in order to affirmatively further fair housing pursuant to the Code of Federal Regulations as outlined in § 570.601 Public Law 88-352 and Public Law 90-284; affirmatively furthering fair housing; Executive Order 11063.

Staff prepared and issued a Request for Proposal for fair housing services on March 31, 2010. The deadline for receipt of proposals was April 15, 2010; one proposal was received. Staff reviewed the proposal and recommends that the contract be awarded to Housing Rights Center due to staff experience, cost and specificity of services it will provide.

Summary:

In compliance with Federal Regulations Title 24, Part 570, Section 570.503, HUD requires that the City of Lancaster (the "Recipient") enter into a written agreement with the Housing Rights Center (the "Sub-Recipient") in order for the City to grant its entitlement funds to the sub-recipient for providing fair housing services. An outline of the fair housing activities and resources to be provided for the period July 1, 2010 to June 30, 2011, is outlined on Attachment 1 of the Agreement.

Attachments:

APPENDIX F – PROPOSED PROJECTS (TABLE 3Cs)

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name City of Lancaster

Priority Need NI-1, NI-3

Project Title Code Enforcement Officer II

Description Salary and overhead costs incurred by a Code Enforcement Officer. The Code Enforcement Officer will focus resources on targeted areas of the City to promote social and physical revitalization as well as enhance the quality of life for its residents through rehabilitation efforts. These code enforcement activities, together with public improvements, rehabilitation, and services to be provided, are expected to arrest the decline of the deteriorating or deteriorated areas.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

Select Neighborhood Revitalization Areas

Objective Number NI-1, NI-3	Project ID 10-03
HUD Matrix Code 15	CDBG Citation 570.202
Type of Recipient City	CDBG National Objective LMA
Start Date (mm/dd/yyyy) 07/01/2010	Completion Date (mm/dd/yyyy) 06/30/2011
Performance Indicator Cases resolved	Annual Units 150
Local ID 10-03	Units Upon Completion 150

Funding Sources:

CDBG	\$102,000
ESG	.....
HOME	.....
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	\$102,000

The primary purpose of the project is to help: The Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name City of Lancaster

Priority Need PS-1

Project Title Fair Housing Services

Description The Housing Rights Center provides fair housing services to the residents of Lancaster. The Los Angeles Housing Department administers a contract with the Southern California Housing Rights Center. The center, together with its subcontractors, Fair Housing Council of San Fernando Valley and Fair Housing Foundation, provides the following services: a) Investigations of housing discrimination complaints concerning housing for rent or sale, advertising, lending, insurance, steering, blockbusting, and hate crimes; b) Remedies for valid complaints, including conciliations, legal action, and administrative referrals to state and federal fair housing agencies; c) Multilingual counseling on fair housing and predatory lending issues; d) Multilingual property owner, manager and realtor training sessions; and e) Educational seminars, workshops and presentations on fair housing.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

Citywide

Objective Number PS-1	Project ID 10-04
HUD Matrix Code 05J	CDBG Citation 570.201(e)
Type of Recipient City	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07/01/2010	Completion Date (mm/dd/yyyy) 06/30/2011
Performance Indicator Households assisted	Annual Units 675
Local ID 10-04	Units Upon Completion 675

Funding Sources:

CDBG	\$26,000
ESG	.....
HOME	.....
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	\$26,000

The primary purpose of the project is to help: The Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name City of Lancaster

Priority Need PA-1

Project Title Planning and Administration

Description The planning and administration funding is intended to provide funding for general staff administration of CDBG programs and activities, including Integrated Disbursement and Information System (IDIS) training, program set-up, reporting, planning, and subrecipient training and monitoring.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

Citywide

Objective Number PA-1	Project ID 10-05
HUD Matrix Code 21A	CDBG Citation 570.206
Type of Recipient City	CDBG National Objective n/a
Start Date (mm/dd/yyyy) 07/01/2010	Completion Date (mm/dd/yyyy) 06/30/2011
Performance Indicator n/a	Annual Units n/a
Local ID 10-05	Units Upon Completion n/a

Funding Sources:

CDBG	\$185,000
ESG	.....
HOME	.....
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	\$185,000

The primary purpose of the project is to help: The Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

APPENDIX G – PUBLIC NOTICES

**NOTICE OF PUBLIC REVIEW
FOR THE CITY OF LANCASTER
DRAFT FIVE-YEAR CONSOLIDATED PLAN (2010-2015),
AND ONE-YEAR ACTION PLAN (2010-2011)**

NOTICE IS HEREBY GIVEN that the City of Lancaster has prepared its draft Five-Year Consolidated Plan (2010-2015) and One-Year Action Plan (2010-2011). The publication of this notice is the beginning of the 30-day public review period required under Federal Regulation 21 CFR 91.105 (b) (2). The public review and written comment period begins Friday, April 9, 2010 and runs through Monday, May 11, 2010.

NOTICE IS HEREBY FURTHER GIVEN that the Five-Year Consolidated Plan and One-year Action Plan will be presented to the City Council for approval on following date:

DATE: Tuesday, May 11, 2010
TIME: 5:00 PM
LOCATION: City Council Chambers, 44933 N. Fern Avenue, Lancaster, CA

At this meeting, the City Council will receive public comment on the draft Five-Year Consolidated Plan (2010-2015) and One-Year Action Plan (2010-2011) that is to be submitted to the U.S. Department of Housing and Urban Development (HUD).

BACKGROUND

The Consolidated Plan is a grant application to the Department of Housing and Urban Development (HUD). The plan establishes a framework of housing and community development priorities for Lancaster, aides in identifying and sets the foundation for projects and programs to help local low- and moderate-income communities solve their problems, meet their needs, and achieve their goals. The Action Plan then appropriates the funding to specific programs and projects for a given year. Each year, the City of Lancaster has participated in the Community Development Block Grant (CDBG) Program. The City of Lancaster anticipates receiving \$1,400,000 for FY 2010-2011 under the CDBG program. The Action Plan will appropriate the funding to specific programs and projects for a given year. The City anticipates receiving approximately \$7 million in federal funds over the next 5 years.

PUBLIC COMMENT

Copies of the latest drafts of this document will be available for public review upon written or oral request at the following locations:

**The City Clerk's office, Lancaster City Hall, 44933 North Fern Avenue, Lancaster
Lancaster Redevelopment Agency, 44933 North Fern Avenue, Lancaster
City's Website at <http://www.cityoflanasterca.org>.**

The public is invited to submit written comments on the housing, community and economic development needs and proposed projects as articulated in the draft Consolidated Plan and One-Year Action Plan. All comments relative to the draft Five-Year Consolidated Plan (2010-2015) and One-Year Action Plan (2010-2011) are to be submitted to the Lancaster Redevelopment Agency Department no later than May10, 2010.

Questions and written comments regarding the draft Five-Year Consolidated Plan and One-Year Action Plan may be addressed to Christopher Shaver, CDBG Administrator, 44933 North Fern Avenue, Lancaster, CA 93534-2461. You may also call (661) 723-6197 with any questions concerning the above drafts.

STAFF REPORT

City of Lancaster

PH
5/11/10
MVB

Date: May 11, 2010

To: Mayor Parris and City Council Members

From: Elizabeth Brubaker, Housing and Neighborhood Revitalization Director

Subject: **Adoption of the City of Lancaster's Community Development Block Grant Program 2010-2015 Five-Year Consolidated Plan and Approve the One-Year Action Plan for the 2010 Program Year**

Recommendation:

Adopt the 2010-2015 Five-Year Consolidated Plan and approve the One-Year Action Plan for the 2010 Program Year to be submitted to the United States Department of Housing and Urban Development.

Financial Impact:

Financial impact is estimated at \$1,400,000 in new Community Development Block Grant (CDBG) entitlement funds and \$169,488 of reprogrammed CDBG funds.

Background:

The Consolidated Plan is a required document by the U.S. Department of Housing and Urban Development (HUD) in order to receive Community Development Block Grant (CDBG) program funds. The Consolidated Plan has two components: a needs assessment and a strategic plan. The needs assessment uses demographic data, consultations with local agencies, and public feedback to determine the needs for the City over the next five years. It focuses on the needs of low-income households, the homeless population, and other special needs populations, such as the elderly and persons with disabilities. The strategic plan uses the needs assessment data to establish priorities for identified needs and set objectives for the use of resources over the five-year period.

The Action Plan lists the activities the City will undertake to address priorities and objectives with anticipated CDBG funding received during the 2010-2011 program year. A new Action Plan is developed and submitted for each program year within the five-year planning period of the Consolidated Plan (2010-2015).

The public review period for the Consolidated Plan and Action Plan began on April 9, 2010 and will conclude on May 11, 2010.

Summary:

In compliance with federal requirements and in accordance with the City's Citizen Participation Plan, the City published its proposed Consolidated Plan and Action Plan on April 9, 2010, providing a 30-day comment period. Comments received during the review period, ending May 11, 2010, will be attached to the Consolidated Plan and incorporated into the plan where appropriate.

The Consolidated Plan and Action Plan will be brought to the Council on May 11, 2010 for approval. The documents will be submitted to HUD by May 15, 2010 in order to ensure the availability of CDBG funds on July 1, 2010.

Approval of the 2010-2015 Five-Year Consolidated Plan and One-Year Action Plan will enable CDBG funding availability as of July 1, 2010, the start of the 2010 Program Year.

EB:CS:de

Attachment: 2010-2015 Five-Year Consolidated Plan (on file in City Clerk's office)

LEGAL NOTICE
CITY OF LANCASTER
NOTICE OF PUBLIC HEARING
PROPOSED 5-YEAR CONSOLIDATED PLAN (2010-2015) AND ONE-YEAR ANNUAL
ACTION PLAN (2010-2011) FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
PROGRAM

Notice is hereby given that the City Council of the City of Lancaster will conduct a public hearing to accept comments and suggestions on the Five-Year Consolidated Plan (2010-2015) and One-Year Action Plan (2010-2011) for the use of Community Development Block Grant (CDBG), beginning July 1, 2010, as part of its compliance with the U. S. Department of Housing and Urban Development Community Block Grant funding requirements.

DATE OF PUBLIC HEARING:	May 11, 2010
TIME OF HEARING:	5:00 p.m.
LOCATION OF HEARING:	Council Chambers Lancaster City Hall 44933 North Fern Avenue

All interested persons are invited to attend the hearing to comment on the proposed Action Plan for the City's Five-Year Consolidated Plan and FY 2010 CDBG Program. Any member of the public unable to attend the public hearing may submit comments and recommendations, in writing, to the City of Lancaster, CDBG Program, 44933 North Fern Avenue, Lancaster, CA 93534, ATTN: Christopher Shaver, CDBG Administrator, or call the Department of Housing and Neighborhood Revitalization at (661) 723-6233 with comments relative to this public hearing. The primary objective of the City of Lancaster's CDBG Program is to benefit low and moderate-income persons.

The City of Lancaster certifies that it has given maximum feasible priority to activities which benefit low- and moderate-income families in the development of the City's Proposed Use of Funds.

For the 2010 Program Year, the City proposes to spend 70% of CDBG funds allocated (excluding those for grant administration), on new projects that will primarily benefit low- and moderate-income persons as outlined in the City of Lancaster's five-year Consolidated Plan.

It is the intention of the City of Lancaster that no activity funded under the CDBG Program will result in the displacement of individuals or businesses. If displacement should occur, the City shall abide by Department of Housing and Urban Development regulations pertaining to displacement and relocation.

Citizens interested in reviewing the proposed 5-Year Consolidated Plan and One-Year Action Plan may visit Lancaster City Hall, 44933 North Fern Avenue, Lancaster, CA 93534, or call Mr. Christopher Shaver, CDBG Program Administrator, at (661) 723-6197 during regular business hours (8:00 a.m. - 6:00 p.m., Monday – Thursday, and 8:00 a.m. – 5:00 p.m. Friday). The 5-Year Consolidated Plan and One-Year Action Plan is also available on the City's web site at www.cityoflancasterca.org.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk Department at (661) 723-6020. Services such as American Sign Language interpreters, a reader during the meeting, and/or large print copies of the agenda are available. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

GERI K. BRYAN, CMC
City Clerk
City of Lancaster

Published:
Notices)

- Antelope Valley Press (Public

Posted:

- Lancaster City Hall
- Lancaster Library
- Lancaster Senior Center

PROOF OF PUBLICATION

(2015.5 C.C.P.)

STATE OF CALIFORNIA

County of Los Angeles

} SS

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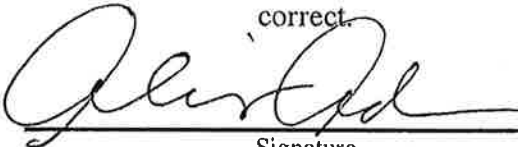
Notice Type: NOTICE OF PUBLIC REVIEW

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the **Antelope Valley Press**, a newspaper of general circulation, printed and published daily in the city of **Palmdale**, County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California, under date of October 24, 1931, Case Number 328601; Modified Case Number 657770 April 11, 1956; also operating as the Ledger-Gazette, adjudicated a legal newspaper June 15, 1927, by Superior Court decree No. 224545; also operating as the Desert Mailer News, formerly known as the South Antelope Valley Foothill News, adjudicated a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California on May 29, 1967, Case Number NOC564 and adjudicated a newspaper of general circulation for the City of Lancaster, State of California on January 26, 1990, Case Number NOC10714, Modified October 22, 1990; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

April 8, 2010

I certify (or declare) under penalty of perjury that the fore-going is true and

correct.


Signature

Dated April 8, 2010

Executed at Palmdale, California

**NOTICE OF PUBLIC REVIEW
FOR THE CITY OF LANCASTER
DRAFT FIVE-YEAR CONSOLIDATED PLAN (2010-2015),
AND ONE-YEAR ACTION PLAN (2010-2011)**

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At this meeting, the City Council will receive public comment on the draft Five-Year Consolidated Plan (2010-2015) and One-Year Action Plan (2010-2011) that is to be submitted to the U.S. Department of Housing and Urban Development (HUD).

BACKGROUND

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GERI K. BRYAN, CMC, City Clerk
City of Lancaster
Published: Thursday, April 8, 2010- Antelope Valley Press

Dated: April 8, 2010

ANTELOPE VALLEY PRESS

37404 SIERRA HWY., PALMDALE CA 93550
Telephone (661)267-4112/Fax (661)947-4870

APPROVED

STAFF REPORT

City of Lancaster

CITY OF LANCASTER
REDEVELOPMENT AGENCY

SIGNATURE *EB* DATE
Vote: 5-0-0-0 *5/11/10*

PH ¹

5/11/10

MVB

Date: May 11, 2010

To: Mayor Parris and City Council Members

From: Elizabeth Brubaker, Housing and Neighborhood Revitalization Director ^{EB}

Subject: **Adoption of the City of Lancaster's Community Development Block Grant Program 2010-2015 Five-Year Consolidated Plan and Approve the One-Year Action Plan for the 2010 Program Year**

Recommendation:

Adopt the 2010-2015 Five-Year Consolidated Plan and approve the One-Year Action Plan for the 2010 Program Year to be submitted to the United States Department of Housing and Urban Development.

Financial Impact:

Financial impact is estimated at \$1,400,000 in new Community Development Block Grant (CDBG) entitlement funds and \$169,488 of reprogrammed CDBG funds.

Background:

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Approval of the 2010-2015 Five-Year Consolidated Plan and One-Year Action Plan will enable CDBG funding availability as of July 1, 2010, the start of the 2010 Program Year.

EB:CS:de

Attachment: 2010-2015 Five-Year Consolidated Plan (on file in City Clerk's office)