

# STAFF REPORT

## Lancaster Redevelopment Agency

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Date: May 22, 2007

To: Chairman Hearn and Agency Directors

From: Elizabeth Brubaker, Housing & Neighborhood Revitalization Director

Subject: **Approve Policies and Procedures for the Mobilehome Improvement Program**

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**Recommendation:**

Approve the Policies and Procedures for the Mobilehome Home Improvement Program and direct staff to implement and administer these programs.

**Financial Impact:**

Funding of the Mobilehome Improvement Program will come from the Lancaster Redevelopment Agency's Low- and Moderate-Income Housing Fund. Appropriations for each of the programs will be presented for adoption with the proposed fiscal year 2007/08 budget.

**Background:**

The Agency is required to deposit not less than 20% of its tax increment revenues in the low- and moderate-income housing fund and to expend the monies in the housing fund only for the purpose of increasing, improving or preserving the supply of low-and moderate-income housing in the city. Redevelopment housing funds may be used in a variety of ways to support and assist the development, improvement and preservation of affordable housing. However, the Redevelopment Agency must distribute housing funds among low- and moderate-income households in proportion to the housing needs of these groups identified in the City's housing element of the General Plan. Failure to spend monies in the housing fund in a timely manner could result in penalties against the Agency. These penalties could prevent the Agency from undertaking economic development activities and requires the expenditure of non-housing money for housing purposes.

The Agency did a Housing Needs Assessment to collect and analyze data in the seven redevelopment project areas to assist in identifying areas in need of housing and other revitalization services, as well as those neighborhoods and/or areas with the most potential for improvement. Analysis of the data resulted in the identification of several primary and secondary focus neighborhoods, as well as neighborhoods of interest for further study. As a result of the Housing Needs Assessments, it is apparent that there are a considerable number of senior citizens with very low income that reside in the primary and secondary neighborhoods, neighborhoods of interest and concern and other neighborhoods throughout the seven redevelopment project areas.

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On September 26, 2006, the Agency Board directed staff to commence with the redevelopment processes necessary and a budget to implement the Housing Division's strategy. The strategies of the Housing Division are as follows: (1) to reverse the pattern of deterioration and recapture the sense of place that once existed; increase the livability and vitality of the neighborhoods; and rekindle a sense of pride among residents unique to Lancaster; (2) to prevent further blight by encouraging and fostering housing and economic revitalization by protecting and promoting the sound development and redevelopment of the community; reinvest in the older and often overlooked neighborhoods, commercial districts and downtowns, and encourage new development at the edges; and (3) to participate in the Strong Neighborhoods Initiative.

On or about July 12, 2007, the Department of Housing & Neighborhood Revitalization will be responsible for the enforcement of nuisance regulations in mobilehome parks after the ordinance amending Chapter 1 of Article XI of the Lancaster Municipal Code relating to the enforcement of the Mobilehome Parks Act is adopted by the City Council.

Mobilehome parks contain the most affordable housing available to the workforce and elderly in the City of Lancaster. There are 32 mobilehome parks in the City with 3,719 mobilehome spaces in the parks. Many owners of the mobilehomes are living on very low incomes and making the repairs to comply with the new ordinance will deplete the household income to the level of poverty.

Therefore, a Mobilehome Improvement Program has been created to assist households whose incomes do not exceed 80% of area median to make repairs on items that are severe and pose a harmful threat to the health and/or safety of the homeowner, such as dangerous electrical, plumbing, and landings, stairs and handrails. The assistance will be a grant not to exceed \$5,000 and the mobilehome owner can participate only once every five years.

<u>Household Size</u>	<u>Income Limit @ 50%</u>	<u>Income Limits @ 80%</u>
one person	\$0 - \$25,900	\$25,901 - \$41,450
two persons	\$0 - \$27,700	\$29,601 - \$47,350
three persons	\$0 - \$31,200	\$33,301 - \$53,300
four persons	\$0 - \$34,650	\$37,001 - \$59,200
five persons	\$0 - \$39,900	\$39,951 - \$63,950
six persons	\$0 - \$40,200	\$42,901 - \$68,650
seven persons	\$0 - \$68,750	\$45,901 - \$73,400
eight persons	\$0 - \$73,200	\$48,851 - \$78,150

The Mobilehome Improvement Program is designed to assist owners of mobilehomes in good condition with financial assistance to meet the requirements of the Mobilehome Inspection Program. In addition, the Mobilehome Improvement Program will assist in providing safe, sanitary and healthy living conditions for the workforce and elderly of Lancaster. Furthermore, the Mobilehome Improvement Program is a neighborhood revitalization program that eliminates, deters and prevents blight in neighborhoods throughout the City of Lancaster a goal approved by the Agency Board.

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Agency staff believes that approving the policies and procedures for the “Mobilehome Improvement Program” meets the strategies and goals of the Housing Division, and meets the goals of the City Council to stabilize neighborhoods physically, and make older neighborhoods as safe and desirable as new ones and therefore, recommends approving the subject programs.

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