

STAFF REPORT
City of Lancaster, California

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MVB

Date: July 8, 2008

To: Mayor Parris and City Council Members

From: Elizabeth Brubaker, Housing & Neighborhood Revitalization Director

Subject: **Approve Memorandum of Understanding to Continue Additional Section 8 Investigative Services between the Housing Authority of the County of Los Angeles and the City of Lancaster**

Recommendation:

Approve Memorandum of Understanding to continue additional Section 8 Investigative Services between the Housing Authority of the County of Los Angeles and the City of Lancaster for the Fiscal Year 2008-09.

Fiscal Impact:

The estimated program cost consists of \$232,680, of which the City of Lancaster's share is \$116,340, and the Community Development Commission, Housing Authority of the County of Los Angeles's share is \$116,340 to administer the Housing Choice Voucher Section 8 Tenant investigations. Funding for the program is included in the Fiscal Year 2008-09 Budget.

<u>Position</u>	<u>Cost</u>	<u>Projected Service Period</u>	<u>Case Production</u>
Part-time Investigator (32 hours/week)	\$ 80,000	July 2008 through June 2009 (12 months)	20-25/month
Part-time Investigator (32 hours/week)	\$ 80,000	July 2008 through June 2009 (12 months)	15-20/month
Investigator Supervision	\$8,000	July 2008 through June 2009 (12 months)	support
Part -time Analyst (32 hours/week)	\$ 50,000	July 2008 through June 2009 (12 months)	support
Part-time Hearing Officer (as needed)	\$ 14,680	July 2008 through June 2009 (12 months)	1 - 2 hearing days every month
Total:	\$232,680		

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Background:

In 2005, Michael Antonovich, 5th District Supervisor, and members of his staff met with the City Manager and city staff to discuss the challenges of problematic Section 8 tenants and the adverse affects of this issue on the quality of life for citizens of Lancaster.

After the meeting, the City of Lancaster and the County of Los Angeles decided to share the cost for an additional Section 8 Investigator to work within the City of Lancaster. The County of Los Angeles and the City of Lancaster decided that each would pay the Housing Authority of Los Angeles \$50,000 for a total of \$100,000 to increase the investigations of Section 8 tenants in the City of Lancaster. The additional investigations deterred but did not eliminate the problematic Section 8 tenants, and complaints from the citizens of Lancaster continued to increase.

On May 22, 2007, the City Council approved the MOU for additional investigative staff at a cost of \$232,680. This cost is shared equally between the City of Lancaster and the County of Los Angeles with each paying \$116,340. The added investigative services in relation to Section 8 tenants indicate a significant decrease in the number of households from 2007 to 2008 as compared to the minor decrease from 2005 to 2007. In November of 2005, there were 2,047 Section 8 households containing 7,037 persons of which 4,100 were minors. By February 2007, there were 1,878 Section 8 households containing 6,359 persons of which 3,618 were minors; and, as of July 2008, the number of Section 8 households decreased to 1,425 containing 4,869 persons of which 2,840 are minors. Since the hiring of additional investigative services, the number of Section 8 households decreased approximately 8% from 2005 to 2007, and decreased in the order of 24% from 2007 to 2008.

The approximate 24% decrease in the total number of Section 8 households from 2007 to 2008 indicates that the increase in funding and staffing are successfully addressing the issues surrounding Section 8 tenants. Furthermore, the City's Rental Inspection Program and inter-agency cooperation between Code Enforcement and Housing Authority investigators has had a significant impact on reducing the number of problematic Section 8 tenants. Staff believes that maintaining the current level of investigative services will result in a continued decrease in the number of problematic Section 8 tenants.

The public places a high priority on the commitment and ability of local agencies to maintain neighborhoods, protect property and property rights, and preserve the value of public and private investments. Therefore, the City of Lancaster has a vested interest in protecting the health, safety, and welfare of the neighborhoods within the City of Lancaster. Staff recommends that the City Council approve the Memorandum of Understanding between the Housing Authority and the City of Lancaster.