

STAFF REPORT

Lancaster Redevelopment Agency

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02/24/09
MVB

Date: February 24, 2009

To: Chairman Parris and Agency Board Members

From: Elizabeth Brubaker, Director of Housing & Neighborhood Revitalization

Subject: **Authorize a Professional Services Agreement with RBF Consulting to develop the Challenger Neighborhood Specific Area Vision Plan**

Recommendation:

Authorize a Professional Services Agreement with RBF Consulting to develop the Challenger Neighborhood Specific Area Vision Plan in an amount not to exceed \$66,946 for Phase I. The Challenger Neighborhood is bounded by Challenger Way to 20th Street East and from Avenue I to Avenue J.

Financial Impact:

The amount of \$66,946 will come from the Lancaster Redevelopment Agency's Low- and Moderate-Income Housing Budget Fund Account No. 920-1502-801. The account has a balance of \$103,500, which is sufficient to cover this agreement.

Background:

The Agency Board authorized the award of Professional Services Agreements to RBF Consulting to prepare and develop a Housing Needs Assessment for the seven-redevelopment project areas and outside the project areas on April 26, 2005 and January 23, 2007, respectively. The purpose of these assessments was to identify priority areas of need in housing and then strategically direct available financial resources to revitalize established housing areas, address issues of blight and optimize inclusionary housing opportunities throughout the City.

The data collected and analyzed from these initial assessments was instrumental in identifying and prioritizing neighborhoods in need of revitalization efforts. The second phase of the Housing Needs Assessment entails application of this data to identify detailed implementation strategies and plans for each revitalization project area and to preserve and maintain affordable, decent, and safe and sanitary housing in the City of Lancaster.

An analysis of the Challenger Neighborhood will be conducted to determine the conditions and needs in order to create a detailed strategy and implementation plan to guide the area's future. The purpose of creating a specific strategy and implementation plan is: to improve the aesthetics of the area; redevelop challenged housing; improve the stability of existing neighborhoods;

provide subdivision and site planning design guidance; contribute to the open space of the community through park planning and design; ensure adequate infrastructure; and, create the implementation tools needed to realize the vision plan.

In order to complete the analysis and develop the specific strategy and implementation plan, staff has determined that the most effective and efficient method is to work in conjunction with RBF Consulting. RBF is familiar with the Challenger Neighborhood and the City of Lancaster and is prepared to work with staff to conduct and deliver a timely analysis.

Staff recommends entering into a Professional Services Agreement with RBF Consulting to create a specific Vision Plan and strategy for the Challenger Neighborhood.