

STAFF REPORT
City of Lancaster, California

CC 19
06/09/09
MVB

Date: June 9, 2009

To: Mayor Parris and City Council Members

From: Elizabeth Brubaker, Housing & Neighborhood Revitalization Director

Subject: **Approve Amendment #1 to the Memorandum of Understanding from Fiscal Year 2008-2009 to continue additional Section 8 investigative services between the Housing Authority of the County of Los Angeles and the City of Lancaster**

Recommendation:

Approve Amendment #1 to the Memorandum of Understanding from Fiscal Year 2008-2009 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 2009-10.

Fiscal Impact:

The estimated program cost consists of \$261,765, of which the City of Lancaster's share is \$130,882, and the Community Development Commission, Housing Authority of the County of Los Angeles's share is \$130,883 to administer the Housing Choice Voucher Section 8 Tenant investigations. Funding for the program is included in the Fiscal Year 2009-10 Budget.

<u>Position</u>	<u>Cost</u>	<u>Projected Service Period</u>	<u>Case Production</u>
Part-time Investigator (32 hours/week)	\$ 90,000	July 2009 through June 2010 (12 months)	20-25/month
Part-time Investigator (32 hours/week)	\$ 90,000	July 2009 through June 2010 (12 months)	15-20/month
Investigator Supervision	\$ 9,000	July 2009 through June 2010 (12 months)	support
Part -time Analyst (32 hours/week)	\$ 56,250	July 2009 through June 2010 (12 months)	support
Part-time Hearing Officer (as needed)	\$ 16,515	July 2009 through June 2010 (12 months)	1 - 2 hearing days every month
Total:	\$261,765		

Background:

In 2004, 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 the 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 mutually agreed that each would pay the Housing Authority of Los Angeles one-half of the cost to increase the investigations of Section 8 tenants in the City of Lancaster. In 2005, the City Council approved extending the original MOU for an additional 12 months, and in 2006, Council approved extending the original MOU through June 30, 2007. The additional investigations deterred but did not eliminate the problematic Section 8 tenants, and complaints from the citizens of Lancaster continued to increase. Therefore, on May 22, 2007, the City Council approved a new MOU for additional investigative staff for the 2007-2008 Fiscal Year.

On July 8, 2008, the City Council approved a new MOU for the 2008-2009 Fiscal Year. The current MOU may be renewed by written amendment for an additional two years in one-year increments. This 1st Amendment will extend the term of the current MOU through June 30, 2010. The cost is shared equally between the City of Lancaster and the County of Los Angeles with each paying approximately \$130,882 for a total cost of \$261,765.

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