



CITY OF LANCASTER

**U.S. DEPARTMENT OF HOUSING &
URBAN DEVELOPMENT**

CONSOLIDATED PLAN ANNUAL ACTION PLAN 2009 PROGRAM YEAR

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CITY OF LANCASTER

CONSOLIDATED PLAN 2009 PROGRAM YEAR ACTION PLAN

TABLE OF CONTENTS

	<u>PAGE</u>
I EXECUTIVE SUMMARY	i
II OVERVIEW OF CONSOLIDATED PLAN	1
III CONSOLIDATED PLAN GOALS/PRIORITIES	1
IV ANNUAL ACTION PLAN PROJECTS	2
A. Proposed Projects	2
1. Planning and Administration	2
2. Fair Housing Services	3
3. Repayment of Section 108 Loan (Citywide)	3
4. Repayment of Section 108 Loan (Infrastructure)	3
5. Repayment of Section 108 Loan (Mental Health Association)	4
6. Repayment of Section 108 Loan (AV Children's Center)	4
7. Code Enforcement Officer Program A	5
7. Code Enforcement Officer Program B	6
8. Parks, Recreation and Arts Fee Waiver Program	5
9. The Lancaster CARES Program	5
10. Primary Neighborhood Improvements and Rehabilitation	7
11. Secondary Neighborhood Improvements and Rehabilitation	7
V GEOGRAPHIC DISTRIBUTION	7
VI HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES	10
A. Antelope Valley Homeless Coalition	10
B. Lancaster Community Shelter	10
C. Work-Source California Antelope Valley One-Stop Career Center	11
D. Antelope Valley Child Abuse Center	11
E. Mental Health Association	11
F. Downtown Housing	12

VII	OTHER ACTIONS	12
A.	Planned Action to Address Obstacles to Meeting Underserved Needs	12
	1. Social Services	13
	2. Housing	14
	3. Job Creation	15
B.	Planned Action to Foster and Maintain Affordable Housing	15
	1. Housing Rehabilitation	16
	2. Affordable Housing Projects/Programs	16
	3. Public Infrastructure	17
	4. Housing Development Policies/Procedures	18
	5. Development Partnerships	18
	6. Non-Profit Housing Support	18
	7. Fair Housing	19
C.	Planned Action to Remove Barriers to Affordable Housing	20
	1. Jobs/Housing Balance	21
	2. Zoning Ordinance	21
	3. Additional Funding Sources	22
	4. Development Processing	22
	5. Fair Housing	23
D.	Planned Action to Affirmatively Further Fair Housing	23
	1. Fair Housing Impediments Study	23
	2. Fair Housing Impediments Study Update	23
	a. Demographic Context in Lancaster	24
	b. Fair Lending in the City of Lancaster	24
	c. Fair Housing Services in Lancaster	25
	d. Lancaster Land Use and Zoning	25
E.	Planned Action to Eliminate Identified Impediments to Fair Housing	27
F.	Planned Action to Evaluate and Reduce Lead-Based Paint Hazards	29
G.	Planned Action to Reduce the Number of Poverty Level Families	30
	1. Continuum of Care	30
	2. Job Creation/Job Training	31
	3. Preservation and Provision of Housing	31
H.	Planned Action to Develop Institutional Structure	33
I.	Planned Action to Enhance Coordination Between Public and Private Housing and Social Service Agencies	34

Table of Contents (cont.)	<u>PAGE</u>
J. Planned Action for the Restoration/Preservation of Housing	35
K. Planned Action to Foster Public Housing Improvements and Resident Initiatives	35
L. Monitoring Standards and Procedures	36
VIII PUBLIC HOUSING	38
IX SOURCES OF FUNDS	39
X HOME PROGRAM FUNDS	41
XI CITIZEN COMMENTS	41
XII OTHER COMMENTS	41
XIII ATTACHMENTS	41
1. Application for Federal Assistance (HUD Form - 424)	
2. Proposed Project Matrix	
3. Consolidated Plan Listing of Projects	
4. Consolidated Plan Tables	
a. Table 1B – Special Needs Populations	
b. Table 2A – Priority Needs Summary Table	
c. Table 2B – Community Development Needs	
5. Certifications	
6. Code Enforcement A	
a. Map	
b. Census Tracts	
c. Description	
7. Code Enforcement B	
a. Map	
b. Census Tracts	
c. Description	
8. Recreation Fee Waiver Program	
9. CARES After School Program	
10. Primary Neighborhoods Rehabilitation and Improvements	
11. Secondary Neighborhoods Rehabilitation and Improvements	

12. Housing Programs Descriptions and Maps
 - a. North Downtown Transit Village Project
 - b. Northeast Gateway Project Area
 - c. Downtown Lancaster
 - d. Lowtree Neighborhood Project Area
 - e. Piute
 - f. Mariposa
 - g. Desert View
 - h. Linda Verde
 - i. South Downtown
 - j. El Dorado
 - k. Parkview
 - l. Joshua
 - m. Trend
 - n. Yucca

13. Section 108 Loan Census Maps
 - a. Citywide – Old Fairgrounds, Soccer Complex and Foxfield
 - b. Foxfield Infrastructure
 - c. Mental Health Association
 - d. Children’s Center

14. Fair Housing
 - a. Staff Report
 - b. Sub-Recipient Agreement
 - c. Fair Housing Implementation Plan

15. Public Notices

16. City Council Staff Report May 13, 2009

May 13, 2009

Mr. William G. Vasquez
Community Planning & Development Representative
U.S. Department of Housing & Urban Development
611 West Sixth St., 10th Floor, Suite 1000
Los Angeles, California 90017

Dear Mr. Vasquez:

SUBJECT: Community Development Block Grant
Consolidated Plan 2009 Program Year Action Plan

Enclosed are the original and two copies of the City of Lancaster's Consolidated Plan 2009 Program Year Action Plan. All required documentation is included as outlined in HUD's Community Block Grant Entitlement Regulations.

Should you have any questions or need additional information please contact me at (661) 723-6233.

Sincerely,

Christopher Shaver
CDBG Administrator
Housing & Neighborhood Revitalization

Enclosures: Consolidated Plan 2009 Program Year Action Plan

Cc: Michael Kovalsky

CITY OF LANCASTER
CONSOLIDATED PLAN AND STRATEGY
2009 PROGRAM YEAR
ACTION PLAN

I EXECUTIVE SUMMARY

A. OVERVIEW OF CONSOLIDATED PLAN

In 1995, the U.S. Department of Housing and Urban Development 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 Strategy and represents a five-year plan for the administration of HUD funded CPD Programs, including the Community Development Block Grant (CDBG) program in which the City of Lancaster currently participates. The City of Lancaster is entering the second year of the 2005-2010 Consolidated Plan cycle.

The Consolidated Plan and Strategy also represents a comprehensive citywide program for addressing priority community needs. It provides the opportunity for defining a community vision through comprehensive planning and translating that vision into action through a well-defined set of strategies.

B. CONSOLIDATED PLAN GOALS/PRIORITIES

In its Consolidated Plan Strategic Plan, the City of Lancaster identified thirteen priorities, along with specific objectives, to be addressed during its current five-year planning period. These priorities are as follows:

1. Rehabilitate owner and/or renter-occupied residences for extremely low- to moderate-income households, elderly, and the physically disabled.
2. Construct affordable housing meeting the special needs of the elderly population.
3. Construct congregate housing to meet the special needs of veterans.
4. Provide shelter and services to meet the needs of the homeless and “at risk” populations.

5. Provide financial assistance to first-time home buyers who do not exceed the moderate-income level to help them purchase affordable housing.
6. Construct affordable housing meeting the needs of the low- to moderate-income population.
7. Promote and stimulate job creation/retention activities for low/moderate-income residents through economic development activities.
8. Enhance the City's public facility needs through the expansion and development of new parks, recreational, and neighborhood facilities.
9. Provide for a safe and healthy environment through the construction and rehabilitation of City infrastructure.
10. Provide for the public safety needs of Lancaster residents through enhanced crime awareness services.
11. Provide for public service needs for Lancaster residents through enhanced transportation services.
12. Provide for neighborhood revitalization within blighted areas.
13. Promote and support enhanced skills assessment, employment training, and job placement for very low- and low-income residents.

C. ANNUAL ACTION PLAN PROJECTS

To receive Community Development Block Grant funds, the City must produce an Annual 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 Annual Action Plan is similar to a yearly operating plan for a business; and, 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.

To continue the City's efforts in meeting new and continuing priorities, the City of Lancaster will fund the following CDBG projects during the 2009 program year in support of its approved 2005-2010 Consolidated Plan five-year Strategic Plan. The new entitlement funding allocation for the 2009 program year is \$1,389,530.

PROPOSED PROJECTS

A. PROPOSED PROJECTS

1. Planning and Administration - \$171,410 (new funds)

The City will provide staff and resources to support the administration of the City's CDBG programs and projects. This support will include planning, environmental review, training, inspection, general administrative, clerical, and monitoring.

2. Fair Housing Services - \$25,100 (new funds)

As provided in its current agreement with the Housing Rights Center, the City will enter into a new Sub-recipient Agreement for fair housing services for the 2009 program year to provide fair housing services to the City's housing providers, financial institutions, and an estimated 675 Lancaster residents. Fair housing services provided will include training, counseling, testing, mediation, informational printed materials (English, Spanish, and Asian languages), community outreach and education, on-site clinics, monitoring, and telephone/message accessibility. Providing fair housing services is a requirement of the Community Development Block Grant program under the U.S. Department of Housing and Urban Development Title 24 regulations.

3. Repayment of Section 108 Loan - Industrial Infrastructure (Fox Field); Housing Site Property Acquisition (Sate Fairgrounds); and Recreational Facilities (Soccer Complex) - \$269,000 (new funds)

This \$3.1 million loan was secured for the purpose of meeting high priority community development needs outlined in the City's 2000-2005 Consolidated Plan Strategic 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.

- 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, neighborhood park, and retail center in a low/moderate-income area (\$1.3 million); and

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

4. Repayment of Section 108 Loan (Industrial Corridor Infrastructure) - \$32,000 (new 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 area. It was used to augment the \$500,000 in loan funding that was received through the \$3.1 million Section 108 Loan as noted previously in item A.3, page 3.

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.

5. Repayment of Section 108 Loan (Mental Health Association) - \$120,000 (new 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.

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

6. Repayment of Section 108 Loan (Antelope Valley Child Abuse Center) - \$130,000 (new 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 sq. ft. facility.

The purpose of this loan is to meet the goal/priority need of providing neighborhood revitalization identified in the City's Consolidated Plan 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, multi-year 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).

7. Code Enforcement Officer A - \$ 107,380 (new funds)

During the 2009 program year the City of Lancaster will allocate \$107,380 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, multi-year 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 will be affected under this project and as outlined in 24 CFR, Part 570.208(a)(1).

8. Code Enforcement Officer B - \$96,560 (new funds)

During the 2009 program year the City of Lancaster will allocate an additional \$96,560 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, multi-year 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 will be affected under this project (see Attachment 8a) and as outlined in 24 CFR, Part 570.208(a)(1).

Plan9. Parks, Recreation and Arts Fee Waiver Program - \$9,300 (new funds)

The City of Lancaster recognizes the value of participating in recreational programs for people of all ages and income levels. Therefore, in an effort to make the recreational programs available to the widest range of Lancaster's residents, the Parks Recreation and Arts Department will continue to implement, through the use of CDBG funding, a Fee Waiver Program that will provide financial assistance to those who wish to participate in a City recreation program. Individuals who apply for financial assistance through the Parks, Recreation and Arts Fee Waiver Program must provide one of the following justifications:

- a. Proof of enrollment in a reduced/free lunch program at school
- b. Family recipient of State or County assistance
- c. Proof of care for a foster or institutionalized child

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

10. The Lancaster CARES Program - \$150,000 (new funds)

For the 2009 program year, the City will allocate \$150,000 in new funding for the Lancaster CARES Program. The Lancaster CARES Program is an after school combination program consisting of an educational and a recreational element that promotes services at eight (8) separate elementary schools for approximately 650 children. The City of Lancaster, partners with Lancaster Elementary School District to provide the Lancaster CARES Program at schools where 51% or more of the student population participate in the free or reduced meal program. The School District is responsible for the administrative duties of this program and provides the educational component of Lancaster CARES. The City of Lancaster provides a full-time Recreation Coordinator who oversees the part-time staff who supervises the recreational element of the Lancaster CARES Program.

11. Primary Neighborhoods Improvements/Rehabilitation - \$139,365 (new funds), \$19,944 (reprogrammed funds) & \$ (carry forward funds)

For the 2009 program year, the City will continue to fund and will allocate an additional \$139,365 in new funds, \$19,944 in reprogrammed funds for improvements and rehabilitation in the primary neighborhoods. This funding will be used to rehabilitate and improve neighborhoods and properties in decline in order to prevent further deterioration and blight within Redevelopment Project Area 5 East of Division Street.

12. Secondary Neighborhoods Improvements/Rehabilitation - \$139,365 (new funds), \$19,944 (reprogrammed funds) & \$ (carry forward funds)

For the 2009 program year, the City will continue to fund and will allocate an additional \$139,365 in new funds, \$19,944 in reprogrammed funds for improvements and rehabilitation in the secondary neighborhoods. This funding will be used to rehabilitate and improve neighborhoods and properties in decline in order to prevent further deterioration and blight within Redevelopment Project Area 5 West of Division Street.

D. GEOGRAPHIC DISTRIBUTION

The City's CDBG entitlement funds for the 2009 program year will be focused on addressing the Consolidated Plan goals/priorities on a citywide basis. The City will continue to: allocate resources toward targeted areas of the City, promote social and physical revitalization, and enhance the quality of life for its residents through rehabilitation efforts.

The City shall ensure that these resources and activities do not benefit moderate income persons to the exclusion of low-income persons of which at least 51 percent exist in all census tract areas that will be affected under these projects.

E. HOMELESS AND OTHER SPECIAL NEEDS ACTIVITES

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 completed in October 2008. The shelter now has a total of 16 units to assist persons in the Antelope Valley with transitional housing.

In addition, the City of Lancaster will continue to work with the regional Homeless Coalition, the Los Angeles Homeless Service Authority (LAHSA), and area service providers for the development of additional support programs and shelter for homeless and/or "at risk" families in the Antelope Valley as part of the regional Continuum of Care for SPA 1.

An initial Homeless Needs Assessment was conducted in 2007 to identify the many unique characteristics fundamental to Lancaster that are not adequately represented in the larger studies. This study along with the Los Angeles Homeless Services Authority's findings promote a deeper understanding of homelessness in the community, such as whom they are, where they come from, where they concentrate, and how best to address the problem. The assessment identified the short-comings and gaps and is being

utilized as a tool in Lancaster's proactive approach in addressing homelessness within the community.

A Continuum of Care Assessment is underway to incorporate not only homeless issues but also community wide needs and identify any gaps in coverage. This assessment is a community wide effort that involves representatives from a diverse group of agencies, school districts, law enforcement and outreach services. Upon completion of the assessment, scheduled for the spring of 2009, the City will gain a better understanding of populations in need and how best to serve and meet their needs.

The City will continue to assist the Antelope Valley Child Abuse Center (Children's Center), through the repayment of a Section 108 Loan in the amount of \$1.5 million. The Center relocated and expanded its operations within the City's North Downtown Neighborhood Revitalization/Transit Village project area.

The City will also continue to assist the Antelope Valley Chapter of the Mental Health Association with its expansion and relocation efforts through the repayment of a \$1.45 million Section 108 Loan used for property acquisition.

F. OTHER ACTIONS

1. Planned Action to Address Obstacles to Meeting Underserved Needs

Obstacles to meeting undeserved needs primarily stem from funding and staffing 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 due to current economic conditions facing the state and nation. The City and the Redevelopment Agency rely primarily on funding generated as a direct result of economic and development growth through sales and property taxes.

With the lull in the economy, the City is facing the need to limit funding for new and existing programs and to assess non-essential functions. Nevertheless, the Redevelopment Agency is reaching the desired staffing levels and is moving forward to implement a plan to meet the needs of this community within a reasonable timeframe based upon projected growth.

The City will continue to determine priority housing and service needs by income group and take into consideration resource factors, such as 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 finance additional programs.

2. **Planned Action to Foster and Maintain Affordable Housing**

During the 2009 program year, the City of Lancaster will continue to foster and maintain the provision of affordable housing for its residents. Through the City's Neighborhood Foreclosure Homeownership Program and Preservation Mobilehome Grant Program, the City will foster and maintain affordable housing through a repair program designed to assist lower income mobilehome owners by providing grants for rehabilitation.

In addition to providing rehabilitation opportunities, the City will continue to work in partnership with local developers in providing affordable housing to low/moderate-income families including the City's senior population.

City staff will continue to examine policies, ordinances, resolutions, and procedures, as they are introduced, to identify and correct any potential constraints which may inhibit the City's ability to foster, implement, and maintain affordable housing and housing assistance.

3. **Planned Action to Remove Barriers to Affordable Housing**

In planning for the development, maintenance, and improvement of housing, barriers to the construction of housing must be identified. The primary constraints imposed by governments relate to decreasing federal and state commitments to housing, conflicting local responsibilities, development standards/zoning requirements, fees, and processing times.

The emphasis placed by the federal and state governments on housing policies and funding has traditionally shifted with changing administrations and priorities. As a result, federal funding for housing programs has either declined or remained stagnant. This trend has left local governments with a mandate to provide programs to facilitate

housing for all economic segments of the community with limited access to the funds necessary to initiate and/or maintain such programs. As noted previously, this problem may be exacerbated during the coming years with on-going state and federal budget problems that will, in all probability, continue to reduce available resources to both Cities and Redevelopment Agencies for the creation and rehabilitation of affordable housing.

The City of Lancaster is aware that state and federal deficits may impact budgetary expenditures during the 2009 program year. The City of Lancaster is currently experiencing the same downward trend that many other communities are dealing with. Development and economic growth are stagnant at best. Foreclosures are on the rise and the City is addressing such issues through the creation of purposeful ordinances, proactive code enforcement and educational outreach programs. The Housing Division will be able to maintain current programs and initiate additional programs based upon current tax increment projections and planned housing bonds.

The City of Lancaster recently amended its park-in-lieu development fee and will continue to review its fee structure so that, in compliance with state law, fees charged by the City continue to bear a reasonable relationship to the actual costs incurred by the City and do not become excessive and hinder development.

In addition, the City is reviewing final drafts of its General Plan, which will provide a "roadmap" for future land use and development standards within the city.

The City will also continue to use the Development Review Committee (DRC) to provide a unified, single-point review team that will work directly with the developer/applicant, relative to any development changes that may be required. This process significantly cuts the timeline for development and also helps in reducing project processing time.

In addition, the City's Subdivision Ordinance incorporates an administrative parcel map section. Subdivision review is now performed entirely by City staff which eliminates the requirement for a Public Hearing thereby reducing processing time.

The Lancaster Redevelopment Agency will also continue to provide an ombudsman to assist developers through the City's development process.

Because Lancaster's management has taken a proactive approach in creating a climate for housing development, there are no identified

City policies, ordinances, resolutions, or procedures that inhibit the City's ability to implement affordable housing and housing assistance.

4. Planned Action to Affirmatively Further Fair Housing

An update to the City's 1996 Analysis of Impediments to Fair Housing (AI), conducted by the Empirical Research Group – UCLA, was completed in April 2002. A further update will be available for review and analysis by mid-spring 2008. Nevertheless, the 2002 "update" focused on four specific areas: Demographics, Fair Lending, Fair Housing, and Land Use/Zoning. The following is a brief summary of findings related to these four specific areas:

a. Demographic Context in Lancaster - The 2000 census counted 118,718 residents in Lancaster -- about a 22% increase over 1990. As of January 2008, Lancaster's population has grown to 143,818 a change of approximate 21% from the 2000 census and a 3.75% increase from January 2007.

Much of that growth does not come from an increase in ex-urban commuters but from the maturing of the area's own commercial and retail base which has produced more jobs within the valley as a whole as well as the abundance of affordable housing.

Overall, Lancaster has become very racially diverse; with a narrowing split now between whites (58.7%) and racial minorities (41.3%), consisting of African Americans (18.8%), Asian/Pacific Islanders (4.1%) and other races (18.4%). The substantial and widespread racial integration in Lancaster makes it a very attractive destination for individuals and families seeking to live in an outlying area that has both a real minority presence and high integration.

Lancaster is almost evenly split now between whites (58.7%) and racial minorities (41.3%). The substantial and widespread racial integration in Lancaster makes it a very attractive destination for families seeking to live in an outlying area that has both a real minority presence and high integration. In addition, there is an equal split between males (49.44%) and females (50.56%) with a median age of 32.18 years. The average family income as of January 2008 was \$65,810 according to the GAVEA 2008 Economic Roundtable Report.

In addition, housing in Lancaster continues to be substantially more affordable than in other parts of Los Angeles County (particularly the "suburban" areas). The average home price in Lancaster for 2008 was \$190,000 in contrast to neighboring

Palmdale at \$206,000 and our neighbor to the south, Santa Clarita, at \$477,000.

- b. Fair Lending in the City of Lancaster** - The Home Mortgage Disclosure Act data (HMDA) data provides information about the lending patterns of financial institutions. The City of Lancaster's 2002 AI update showed that approval rates are relatively high for all groups of loan applicants in the City of Lancaster when the information is evaluated in the aggregate.
- c. Fair Housing Services in Lancaster** - The updated AI Study found that overall the City of Lancaster's Fair Housing operation is well-run. Record-keeping is excellent, intake and investigation of complaints is effective, and complaints are resolved in over half the cases. One area that can be improved is the area of testing which is currently used only as a tertiary tool.
- d. Lancaster Land Use and Zoning** - Over the past fifteen years, one of the most important new concerns of fair housing law has been the protection of persons with disabilities. The AI update reviewed the key documents that embody land use policies in Lancaster; namely, the Zoning Code and the General Plan. Overall, the City's policies appear to be more progressive and less problematic than those of most California jurisdictions.

5. **Planned Action to Eliminate Identified Impediments to Fair Housing**

Based on the City's 2008 updated AI study, the City of Lancaster has implemented a Fair Housing Implementation Plan with its fair housing provider to address identified impediments to fair housing. To remain in compliance with HUD guidelines and also remain proactive in its fair housing efforts, the City of Lancaster is conducting a comprehensive update of the 1996 Analysis of Impediments to Fair Housing for the 2009-2010 program year. This update will allow the City to make prudent decisions in regards to addressing any impediments that may exist.

6. **Planned Action to Evaluate and Reduce Lead-Based Paint Hazards**

The City of Lancaster has a relatively young housing stock with the majority of homes constructed after 1980. As a result, lead-based paint has not been a significant problem in Lancaster.

7. **Planned Action to Reduce the Number of Poverty Level Families**

The City's five-year Consolidated Strategic Plan is aimed at reducing the number of poverty level families and individuals in the City. The plan takes into consideration the multitude of factors, such as economic conditions, company downsizing, and funding resources – both from the state and federal governments.

- a. **Continuum of Care** - The Department of Housing and Urban Development encourages jurisdictions to develop and maintain a comprehensive continuum of care. The City of Lancaster is part of the Antelope Valley Service Planning Area (SPA 1) within the Los Angeles Housing Services Authority which provides a regional continuum of care program for Los Angeles County. However, to continue its pro-active approach in providing a comprehensive continuum of care to local residents, the City of Lancaster is currently revising and expanding upon the document in order to develop a more comprehensive approach to develop solutions to public concerns. In the meantime, the City will continue to provide support to local service providers and non-profit agencies in developing additional facilities that will provide new services and enhance existing services for all people in need.

During the 2009 program year, the City of Lancaster will continue to assist the Antelope Valley Child Abuse Center (Children's Center) and the Mental Health Association within the North Downtown Neighborhood Revitalization/Transit Village project area. Both of these projects will provide residents with expanded services that will be centrally located for easy public transportation access.

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. The City of Lancaster was awarded a \$1 million grant from Los Angeles County to construct 14 additional transitional family for homeless and/or "at risk" families in the Antelope Valley.

b. **Job Creation/Job Training**

- 1) Job Creation - During this program year, the City will provide assistance to local non-profit organizations in efforts to relocate and expand their services for the residents of the Antelope Valley as well as continue its economic development efforts in

the Fox Field Industrial area to support the creation of new jobs for area residents.

- 2) Job Training - The City of Lancaster will continue to work with local training providers, Antelope Valley Community College, surrounding jurisdictions, and the Los Angeles County Workforce Investment Board in developing and implementing programs for the purpose of job training and job placement for local residents.

c. Preservation and Provision of Housing – The City will continue its efforts toward the direct preservation and provision of housing through its CDBG and/or Redevelopment Housing programs. Along with coordinated programs undertaken by other public agencies, service providers, and private industry, the City of Lancaster's current and proposed programs will continue to preserve and produce housing units intended for lower-income individuals and families.

- 1) Housing Restoration/Preservation and New Housing - One phase of the City's long-range, comprehensive rehabilitation plan involves the restoration and preservation of existing homes in the North Downtown Neighborhood Revitalization target area known as Arbor Walk as well as providing for the construction of new infill housing for low-income and senior residents.

The City has mapped out and implemented a plan to expand the residential rehabilitation programs citywide in support of findings in the Housing Needs Assessment that focused on areas within the seven Redevelopment projects. The Citywide Rental Rehabilitation Program is helping to rehabilitate rental housing units within targeted low- and moderate-income areas where rental housing is in the greatest need of repair.

- 2) Housing and Home Improvement Programs – To continue the City's efforts in meeting the goal/priority of rehabilitating owner and/or renter-occupied residences for extremely low- to moderate-income households, elderly, and the physically disabled as identified in its Consolidated Plan Strategic Plan the City of Lancaster will offer several Housing and Home Improvement Programs. The Housing programs are an integral component of deterring blight and deterioration in the identified neighborhoods, programs include; Senior Citizen Home Improvement Programs, Home Improvement Programs, Rental Improvement Programs, Maintenance Programs and Acquisition Programs, these programs will be funded through

the use of Low and Moderate Income Housing funds. These housing programs and funds will be used to support and assist the development, improvement and preservation of affordable housing.

- 3) Code Enforcement – 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. The City will support this through the enforcement of codes provided by the Code Enforcement Division and use of housing programs and projects provided by the Housing Division. The City’s goal is to enhance the quality of life in our city and to maintain healthy neighborhoods free of unsightly or hazardous conditions that have a negative impact on surrounding property values.

d. Low-Income Housing - As part of the City’s comprehensive, multi-year rehabilitation plan resources will continue to be allocated to targeted areas of the City. The following low-income housing projects will be completed during the 2009 program year:

- 1) Home Mortgage Loan Program - This program provides mobile home rehabilitation and new mobile home purchase capability for low-income individuals and families.

8. Planned Action to Develop Institutional Structure

The primary components of the institutional structure continue to be the Lancaster Redevelopment Agency and the City of Lancaster. 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. However, maintaining the strength to meet the housing and economic needs of the community poses a challenge in the coming year with cities and redevelopment agencies continuing to face the uncertainty of state and federal budget cutbacks.

As noted previously, gaps, or weaknesses, in the City’s delivery system are primarily related to declining state and federal funding resources as well as fluctuations in the level of economic and development growth that occurs within the community. These conditions affect the delivery systems of both the City and private non-profit agencies in their ability to provide all the programs that are needed in the community. With the state and federal economic conditions in turmoil, the upcoming year poses great challenges for all sectors in providing much needed programs to area residents.

Even though the City leverages resources through partnerships with outside agencies, gaps still remain. However, to support their efforts in closing these gaps, the City will continue to work with outside agencies in locating additional funding sources to support and enhance their individual programs and projects.

The City and Redevelopment Agency's support of the Lancaster Community Shelter will continue to remain stable, since this facility is recognized as a priority recipient of housing assistance resources and the only dedicated homeless shelter in the Antelope Valley region.

9. Planned Action to Enhance 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.

a. Public and Private Housing - The City's mobile home parks will continue to be managed through the Lancaster Housing Authority and the City's Housing Department. Through these two entities, the City is able to maintain affordable housing stock as well as provide well-managed and well-maintained mobile home parks.

The City will also continue to apply all State HOME program income funds towards the purchase of new mobile homes for placement in the existing Redevelopment Agency and Housing Authority-owned mobile home parks through the Home Mortgage Assistance Program.

b. Non-Profit Agencies - The City relies on non-profit agencies to provide social services to the community. In the upcoming program year, the City will continue to work with the Catholic Charities, the Antelope Valley Homeless Coalition, and the Los Angeles Homeless Services Authority to provide assistance to families and individuals who are homeless or threatened with homelessness. The City will also continue its strong relationship and assistance to the Work-Source California Antelope Valley One Stop Career Center for continued business support and job placement activities.

The City will also continue coordination efforts with the various agencies that provide housing services to the community including the County of Los Angeles Housing Authority which provides

Section 8 assistance to meet the needs of lower-income renter households.

In addition to the above programs, the City and Redevelopment Agency Housing Department, through the use of various funding vehicles such as mortgage revenue bond financing, Cal-Home grants, and state HOME funding, will continue to work with private contractors to build new, affordable housing and rehabilitate existing housing for lower-income households as well as provide needed public improvements.

10. Planned Action for the Restoration/Preservation of Housing

As part of the City's comprehensive, multi-year North Downtown Neighborhood Revitalization/Transit Village project, a portion of the project area known as "Arbor Walk" will involve the restoration and preservation of existing mixed single-family and duplex residences (owner-occupied and rental units) as well as the construction of in-fill housing for low-income and senior residents.

The Northeast Gateway Corridor Project, Lowtree Neighborhood Project, the upcoming Trend Neighborhood Project and the South Downtown Neighborhood Project all focus on a comprehensive plan that includes identified areas from the Housing Needs Assessment (August 2006). These areas will involve the preservation and restoration of existing mixed single-family and duplex residences (owner-occupied and rental units) as well as the construction of in-fill housing for low-income and senior residents.

The goal of the Neighborhood Foreclosure Preservation Homeownership Program is to reclaim vacant, abandoned properties for affordable housing, to strengthen blocks and neighborhoods by eliminating the blighting effects of vacant properties, and 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.

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

The City has expanded the residential rehabilitation program citywide in support of findings in the Housing Needs Assessment (August 2006), identifying several other areas of significant need throughout the community for housing rehabilitation. The Citywide Rental Rehabilitation Program will be funded through tax increment set aside funds to support the rehabilitation of rental units city-wide within targeted low- and moderate-income areas in the greatest need of repair.

11. Planned Action to Foster Public Housing Improvements and Resident Initiatives

Although 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 administered through the Los Angeles County Housing Authority, it takes an active role in working with private developers to construct and provide affordable housing.

One of the most important activities in fostering all housing improvements is the City's participation and assistance in working with private industry, non-profit organizations, and local residents to facilitate development projects that will benefit the community and provide additional housing opportunities for qualifying individuals and/or families. This has recently been shown by the completion of a 116-unit affordable senior housing complex located in the city's downtown core as well as the housing rehabilitation, low-income multi-family housing, and senior housing that was completed in the 2007 program year within the City's targeted North Downtown Neighborhood Revitalization/Transit Village project area.

G. PUBLIC HOUSING

The City of Lancaster does not have a public housing authority. Public housing issues and assistance, such as Section 8 housing, are handled through the County of Los Angeles.

H. HOME PROGRAM FUNDS

The City of Lancaster does not participate in the Federal HOME Program. The City applied for State HOME funds and was awarded a \$4 million grant that will be utilized in the 2009 program year.

I. CITIZEN COMMENTS

The City held a 30-day public comment period from March 11, 2009 to April 9 12, 2008. In addition a public hearing was held on May 12, 2009 to receive public comment on the proposed 2009 Action Plan.

J. OTHER COMMENTS

The City of Lancaster does not foresee receiving program income from CDBG activities nor does the City foresee initiating "urgent need" projects or activities during the 2009 program year.

The aggregate use of CDBG funds for program years 2007, 2008, and 2009 shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

K. OUTCOME PERFORMANCE MEASUREMENTS

To continue the City's efforts in meeting new and continuing priorities, the City of Lancaster will fund a total of twelve (12) CDBG projects. These twelve (12) CDBG projects for program year 2009 are in support of the City's approved 2005-2010 Consolidated Five-year Strategic Plan. Four (4) of the 2009 CDBG program year projects are for the repayment of Section 108 loans and two (2) projects are for the City's Planning and Administration of the Community Development Block Grant program. Two (2) of the activities qualify as public service needs targeted at low- to moderate income persons. The remaining activities are geared at reversing and preventing deterioration and blight within the established neighborhoods through code enforcement, neighborhood rehabilitation and community improvements.

1. PROPOSED PROJECTS FOR PROGRAM YEAR 2009

a. Fair Housing Services - \$25,100 (new funds)

The City's purpose in providing fair housing services is a requirement of the Community Development Block Grant program under the U.S. Department of Housing and Urban Development regulations Title 24 for the purpose of sustaining decent affordable housing to persons of low to

moderate income. Fair housing services provided will include training, counseling, testing mediation, informational printed materials, community outreach and education, on-site clinics, monitoring and telephone message accessibility, which will be provided to the City's housing providers, financial institutions, and an estimated 675 Lancaster residents.

Outcome: Sustainable
Objective: to provide decent housing to persons of low and moderate income.
Indicator: Persons served

b. Code Enforcement Officer A - \$ 107,380 (new funds)

This program to add a new Code Enforcement Officer will help the City focus its resources to promote social and physical revitalization and enhance the quality of life for residents within the target areas of the rehabilitation efforts. The enforcement of existing code together with the revitalization of public improvements and expansion of services are expected to assist in reversing the decline of the deteriorating areas in several low and moderate areas of the City. Added enforcement efforts will be part of a multi-year program of revitalization, which will continue to be allocated to targeted areas of the City.

Outcome: Sustainability
Objective: to provide suitable living environments within deteriorating target areas of the City
Indicator: Household/neighborhood revitalization

c. Code Enforcement Officer B - \$ 96,560 (new funds)

This program to add a new Code Enforcement Officer will help the City focus its resources to promote social and physical revitalization and enhance the quality of life for residents within the target areas of the rehabilitation efforts. The enforcement of existing code together with the revitalization of public improvements and expansion of services are expected to assist in reversing the decline of the deteriorating areas in several low and moderate areas of the City. Added enforcement efforts will be part of a multi-year program of revitalization, which will continue to be allocated to targeted areas of the City.

Outcome: Sustainability

Objective: to provide suitable living environments within deteriorating target areas of the City
Indicator: Household/neighborhood revitalization

d. **Parks, Recreation and Arts Fee Waiver Program - \$9,300 (new funds)**

The Fee Waiver Program will help to increase the participation level in City recreational programs for people of all ages and income levels. Added opportunities to participate in City Parks Recreation and Arts programs will be available through CDBG funded fee waivers to persons meeting either proof of enrollment in school reduced/free lunch programs, recipient of State or County assistance, or proof of foster or institutionalized child care

Outcome: Affordability
Objective: to provide suitable living environments by encouraging qualifying residents to participate citywide in City sponsored recreational programs.
Indicator: Number of persons participating

d. **The Lancaster CARES Program - \$150,000 (new funds)**

CARES Program is an after-school combination education and recreation program offered at eight (8) separate elementary schools for approximately 650 children. The City of Lancaster, partners with Lancaster Elementary School district to provide the Lancaster CARES Program at schools with qualifying students. The School District provides the educational component while the City of Lancaster provides full-time recreation staff for recreation activities

Outcome: Accessibility
Objective: to provide suitable living environments by encouraging qualifying residents to participate in the City's recreational programs citywide
Indicator: Number of persons participating

e. **Primary Neighborhoods Rehabilitation - \$139,365 (new funds), \$19,944 (reprogrammed funds) & \$19,944 (carry forward funds)**

For rehabilitating and improving neighborhoods and properties in decline and to prevent further deterioration

and blight within Redevelopment Project Areas West of Sierra Highway.

Outcome: Sustainability
Objective: to provide suitable living environments by improving and rehabilitating elements that contributes to neighborhood deterioration and blight.
Indicator: Household/neighborhood revitalization

f. Secondary Neighborhoods Rehabilitation - \$139,365 (new funds), \$19,944 (reprogrammed funds) & \$19,944 (carry forward funds)

For rehabilitating and improving neighborhoods and properties in decline and to prevent further deterioration and blight within Redevelopment Project Areas West of Sierra Highway.

Outcome: Sustainability
Objective: to provide suitable living environments by improving and rehabilitating elements that contributes to neighborhood deterioration and blight.
Indicator: Household/neighborhood revitalization

L. 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.

1. 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:

a. 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; iv) compliance with program requirements (i.e. environmental review).

b. Performance Reports. Staff requires 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.

- c. Annual On-site Reviews. Staff, shall determine as needed site reviews of projects to assess staff capabilities and case file review.

These three (3) 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:

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

2. Monitoring Staff: The Redevelopment Agency Department shall periodically reports on the progress of each project and staff will have the following monitoring duties:

- a. 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.
- b. Provide technical assistance regarding: program structure, income requirements, and document compliance, as needed, and review monthly expenditure reports. Staff should perform quarterly draw downs 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 set-up 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.

- c. Regularly review project invoicing to ensure timeliness of payments of any and all project related expenditure.
- d. 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.
- e. Provide monitoring orientation with all affected Staff, sub-recipients, 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 semi-annual monitoring visits, while new or complex projects will receive monitoring on a quarterly basis.

Consolidated Plan Monitoring The Redevelopment Agency Department understands that monitoring the Consolidated Plan (the “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 standards are met; iv) resources are used efficiently and economically; and, ultimately that v) specific program objectives are achieved.

Staff shall 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 Department 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.

CITY OF LANCASTER

CONOLIDATED PLAN AND STRATEGY 2009 PROGRAM YEAR ACTION PLAN

II. OVERVIEW OF CONSOLIDATED PLAN

The U.S. Department of Housing and Urban Development 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 Strategy and represents a five-year plan for the administration of HUD funded CPD Programs, including the Community Development Block Grant program in which the City of Lancaster currently participates. The City of Lancaster is entering the fifth year of the 2005-2010 Consolidated Plan cycle.

The Consolidated Plan and Strategy 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

In its Consolidated Plan Strategic Plan, the City of Lancaster identified thirteen priorities, along with specific objectives, to be addressed during its current five-year planning period. These priorities are as follows:

1. Rehabilitate owner and/or renter-occupied residences for extremely low- to moderate-income households, elderly, and the physically disabled.
2. Construct affordable housing meeting the special needs of the elderly population.
3. Construct congregate housing to meet the special needs of veterans.
4. Provide transitional housing and services to meet the needs of the homeless and “at risk” populations.
5. Provide financial assistance to first-time home buyers who do not exceed the moderate-income level to help them purchase affordable housing.
6. Construct affordable housing meeting the needs of the low- to moderate-income population.

7. Promote and stimulate job creation/retention activities for low/moderate-income residents through economic development activities.
8. Enhance the City's public facility needs through the expansion and development of new parks, recreational, and neighborhood facilities.
9. Provide for a safe and healthy environment through the construction and rehabilitation of City infrastructure.
10. Provide for the public safety needs of Lancaster residents through enhanced crime awareness services.
11. Provide for public service needs for Lancaster residents through enhanced transportation services.
12. Provide for neighborhood revitalization within blighted areas.
13. Promote and support enhanced skills assessment, employment training, and job placement for very low- and low-income residents.

IV. ANNUAL ACTION PLAN PROJECTS

To receive Community Development Block Grant funds, the City must produce an Annual 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 Annual Action Plan is similar to a yearly operating plan for a business; and, 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.

To continue the City's efforts in meeting new and continuing priorities, the City of Lancaster will fund the following CDBG projects during the 2009 program year in support of its approved 2005-2010 Consolidated Plan five-year Strategic Plan. The new entitlement funding allocation for the 2009 program year is \$1,415,800.

A. PROPOSED PROJECTS

1. Planning and Administration - \$171,410 (new funds)

The City will provide staff and resources to support the administration of the City's CDBG programs and projects. This support will include planning, environmental review, training, inspection, general administrative, clerical, and monitoring.

2. **Fair Housing Services - \$25,100 (new funds)**

As provided in its current agreement with the Housing Rights Center, the City will enter into a new Sub-recipient Agreement for fair housing services for the 2009 program year to provide fair housing services to the City's housing providers, financial institutions, and an estimated 675 Lancaster residents. Fair housing services provided will include training, counseling, testing, mediation, informational printed materials (English, Spanish, and Asian languages), community outreach and education, on-site clinics, monitoring, and telephone/message accessibility. Providing fair housing services is a requirement of the Community Development Block Grant program under the U.S. Department of Housing and Urban Development Title 24 regulations.

3. **Repayment of Section 108 Loan - Industrial Infrastructure (Fox Field); Housing Site Property Acquisition (Sate Fairgrounds); and Recreational Facilities (Soccer Complex) - \$269,000 (new funds)**

This \$3.1 million loan was secured for the purpose of meeting high priority community development needs outlined in the City's 2000-2005 Consolidated Plan Strategic 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.

- 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, neighborhood park, and retail center in a low/moderate-income area (\$1.3 million); and
- c. Elimination of blighting conditions through the development of recreational facilities in Redevelopment Project Area No. 6 (\$1.3 million).

4. **Repayment of Section 108 Loan (Industrial Corridor Infrastructure) - \$32,000 (new 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 area. It was used to augment the \$500,000 in loan funding that was received through the \$3.1 million Section 108 Loan as noted previously in item A.3, page 3.

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.

5. Repayment of Section 108 Loan (Mental Health Association) - \$120,000 (new 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.

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

6. Repayment of Section 108 Loan (Antelope Valley Child Abuse Center) - \$130,000 (new 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 sq. ft. facility.

The purpose of this loan is to meet the goal/priority need of providing neighborhood revitalization identified in the City's Consolidated Plan 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, multi-year 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).

7. Code Enforcement Officer A - \$ 107,380 (new funds)

During the 2009 program year the City of Lancaster will allocate \$107,380 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, multi-year 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 will be affected under this project (see Attachment 7a) and as outlined in 24 CFR, Part 570.208(a)(1).

8. Code Enforcement Officer B - \$96,560 (new funds)

During the 2009 program year the City of Lancaster will allocate an additional \$96,560 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, multi-year 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 will be affected under this project (see Attachment 8a) and as outlined in 24 CFR, Part 570.208(a)(1).

9. Parks, Recreation and Arts Fee Waiver Program - \$9,300 (new funds)

The City of Lancaster recognizes the value of participating in recreational programs for people of all ages and income levels. Therefore, in an effort to make the recreational programs available to the widest range of Lancaster's residents, the Parks Recreation and Arts Department will continue to implement, through the use of CDBG funding, a Fee Waiver Program that will provide financial assistance to those who wish to participate in a City recreation program. Individuals who apply for financial assistance through the Parks,

Recreation and Arts Fee Waiver Program must provide one of the following justifications:

- a. Proof of enrollment in a reduced/free lunch program at school
- b. Family recipient of State or County assistance
- c. Proof of care for a foster or institutionalized child

The objective of this program is to meet the goal/priority need of providing neighborhood revitalization identified in the City's Consolidated Strategic Plan in addition to supporting the "special needs" and youth populations along with addressing community development needs (see Attachment 9).

10. The Lancaster CARES Program - \$150,000 (new funds)

For the 2009 program year, the City will allocate \$150,000 in new funding for the Lancaster CARES Program. The Lancaster CARES Program is an after school combination program consisting of an educational and a recreational element that promotes services at eight (8) separate elementary schools for approximately 650 children. The City of Lancaster, partners with Lancaster Elementary School District to provide the Lancaster CARES Program at schools where 51% or more of the student population participate in the free or reduced meal program. The School District is responsible for the administrative duties of this program and provides the educational component of Lancaster CARES. The City of Lancaster provides a full-time Recreation Coordinator who oversees the part-time staff who supervises the recreational element of the Lancaster CARES Program (see Attachment 10).

11. Primary Neighborhoods Improvements/Rehabilitation - \$152,500 (new funds), \$19,944 (reprogrammed funds) & \$ (carry forward funds)

For the 2009 program year, the City will continue to fund and will allocate an additional \$152,500 in new funds, \$19,944 in reprogrammed funds for improvements and rehabilitation in the primary neighborhoods. This funding will be used to rehabilitate and improve neighborhoods and properties in decline in order to prevent further deterioration and blight within Redevelopment Project Area 5 East of Division Street (see Attachment 11).

12. Secondary Neighborhoods Improvements/Rehabilitation - \$152,500 (new funds), \$19,944 (reprogrammed funds) & \$ (carry forward funds)

For the 2009 program year, the City will continue to fund and will allocate an additional \$152,500 in new funds, \$19,944 in reprogrammed funds for improvements and rehabilitation in the secondary neighborhoods. This funding will be used to rehabilitate and improve neighborhoods and properties in decline in order to prevent further deterioration and blight within Redevelopment Project Area 5 West of Division Street (see Attachment 12).

V. GEOGRAPHIC DISTRIBUTION

The City's CDBG entitlement funds for the 2009 program year will be focused on addressing the Consolidated Plan goals/priorities on a citywide basis. The City will continue to: allocate resources toward targeted areas of the City, promote social and physical revitalization, and enhance the quality of life for its residents through rehabilitation efforts. The City shall ensure that these resources and activities do not benefit moderate income persons to the exclusion of low-income persons of which at least 51 percent exist in all census tract areas that will be affected under these projects.

For the 2009 program year, the City of Lancaster will focus its CDBG entitlement funding on addressing Consolidated Plan goals/priorities within the following geographic locations:

- A. **PLANNING & ADMINISTRATION** - Citywide
- B. **FAIR HOUSING SERVICES** – Citywide
- C. **REPAYMENT OF SECTION 108 LOAN (\$3.1 million)**. Projects and project locations are identified below and shown on Attachment 16a.
 - a. **Fox Field industrial area infrastructure improvements (\$500,000)** - Avenue G-8, from 25th Street West to 30th Street West and from 30th Street West from Avenue H to Avenue G-8 located in the Amargosa Redevelopment Project Area.
 - b. **Property acquisition for development of future affordable housing, neighborhood park, and surrounding public services (\$1.3 million)** - Located at the "Old Fairgrounds Site" at Avenue I and Division Street in Redevelopment Project Area 7 within 2000 Census Tract 9006.02.
 - c. **Development of recreational facilities (Regional Soccer Complex) in Redevelopment Project Area 5 (\$1.3 million)** - Avenue L and 30th Street East.
- D. **REPAYMENT OF SECTION 108 LOAN (\$320,000)** - Fox Field industrial area infrastructure improvements for economic development and job creation activities located on Avenue G-8, from 25th Street West to 30th Street West and from 30th Street West from Avenue H to Avenue G-8 within the Amargosa Redevelopment Project Area (see Attachment 16b).
- E. **REPAYMENT OF SECTION 108 LOAN (\$1.45 million)** - Property acquisition for relocation of the Mental Health Association to be located on the Southwest Corner of Jackman Street and Sierra Highway within Redevelopment Project Areas 6 and Central Business District and within the North Downtown Neighborhood Revitalization/Transit Village Project area as outlined on Attachment 16c).

F. **REPAYMENT OF SECTION 108 LOAN (\$1.5 million)** - Construction of a new Antelope Valley Child Abuse Center (Children's Center) at the northwest corner of Jackman Street and Fern Avenue within Redevelopment Project Areas 5 and Central Business District and within the North Downtown Neighborhood Revitalization/Transit Village Project Area as outlined on Attachment 16d).

G. **CODE ENFORCEMENT OFFICER A**

Targeted Project Areas (Code Enforcement District No. 6); as part of the City's comprehensive, multi-year rehabilitation effort resources will be allocated for a code enforcement officer. 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 (see Attachment 7).

H. **CODE ENFORCEMENT OFFICER B**

Targeted Project Areas (Code Enforcement District No. 5); As part of the City's comprehensive, multi-year rehabilitation effort resources will be allocated for a code enforcement officer. 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 (see Attachment 8).

I. **PARKS, RECREATION AND ARTS FEE WAIVER PROGRAM**

Targeted Project Area (Citywide); The objective of this program is to meet the goal/priority need of providing neighborhood revitalization identified in the City's Consolidated Strategic Plan in addition to supporting the "special needs" and youth populations along with addressing community development needs.

The City shall ensure that these 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 will be affected under this project (see Attachment 9) and as outlined in 24 CFR, Part 570.208(a)(1).

J. **THE LANCASTER CARES PROGRAM**

Targeted Project Areas (Desert View, Linda Verde, Sierra, Jack Northrop, Joshua, Sunnydale, El Dorado, Mariposa); The objective of this program is to support the "special needs" and youth populations along with addressing community development needs as identified in the City's Consolidated Strategic Plan. The Lancaster Cares Program is a partnership with the Lancaster Elementary School District. Through the Lancaster Cares Program, the City provides staff who administers a recreation element to 650 Lancaster Elementary school children. The Lancaster Cares Program is offered at 8 separate elementary schools where 50% or more of the student population participate in the free or reduced meal program (see Attachment 10).

K. **PRIMARY NEIGHBORHOODS IMPROVEMENTS & REHABILITATION**

Targeted Project Areas (see Attachment 11).

For the 2009 program year, the City will continue to fund and will allocate an additional \$152,500 in new funds, \$19,944 in reprogrammed funds for improvements

and rehabilitation in the primary neighborhoods. This funding will be used to rehabilitate and improve neighborhoods and properties in decline in order to prevent further deterioration and blight within Redevelopment Project Areas West of Sierra Highway (see Attachment 11). This activity meets eligibility requirements as outlined in Title 24 CFR, Part 570.201(c).

The City shall ensure that these 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 will be affected under this project and as outlined in 24 CFR, Part 570.208(a)(1).

L. SECONDARY NEIGHBORHOODS IMPROVEMENTS & REHABILITATION

Targeted Project Areas (see Attachment 12).

For the 2009 program year, the City will continue to fund and will allocate an additional \$152,500 in new funds, \$19,944 in reprogrammed funds for improvements and rehabilitation in the secondary neighborhoods. This funding will be used to rehabilitate and improve neighborhoods and properties in decline in order to prevent further deterioration and blight within Redevelopment Project Areas West of Sierra Highway (see Attachment 12). This activity meets eligibility requirements as outlined in Title 24 CFR, Part 570.201(c).

The City shall ensure that these 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 will be affected under this project and as outlined in 24 CFR, Part 570.208(a)(1).

V. HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES

A. ANTELOPE VALLEY HOMELESS COALITION

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

B. 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 completed in October 2008. The shelter now has a total of 16 units to assist persons in the Antelope Valley with transitional housing.

C. 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 obtain both the training and support necessary to obtain and retain employment.

D. 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 (Children's Center) provides an outpatient, non-residential, 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 multi-disciplinary 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 3-5 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.

E. 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 (MH) 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 to not only transportation but also 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.

F. DOWNTOWN HOUSING

As an additional part of its multi-year downtown revitalization effort, the Redevelopment Agency Housing Department, in partnership with a private developer and the National Mental Health Association of Greater Los Angeles, is constructing 100 units of multi-family housing that target individuals and families at 30% to 50% of the area median income (AMI). This new complex will be located in proximity to the new Mental Health Association facility within the downtown revitalization area. A total of 35 one-bedroom units will be used as supportive housing units serving a tenant population of persons with a primary diagnosis of mental illness who may be dually diagnosed with chronic substance abuse and who are homeless or "at risk" of homelessness.

VII OTHER ACTIONS

During the 2009 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.

A. PLANNED ACTION 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 finance additional programs.

1. 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 non-profit organizations in order to increase the social service benefits available to the residents of the Antelope Valley.

- a. **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 Attachment 16d).

The City has allocated \$130,000 for repayment of this Section 108 Loan during the 2009 program year.

- b. **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 will be located within the Downtown Revitalization/Transit Village area (see Attachment 16c).

The City has allocated \$120,000 for repayment of this Section 108 Loan during the 2009 program year.

- c. **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.
- d. **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 thirteen 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.

2. Housing

- a. **Supportive Housing** - As a part of its multi-year downtown revitalization effort, the Redevelopment Agency Housing and Neighborhood Revitalization Department, in partnership with a private developer and the National Mental Health Association of Greater Los Angeles, is constructing 100 units of multi-family housing targeting individuals and families at 30-50% of the area median income (AMI). A total of 35 one-bedroom units will be used as supportive housing units serving a tenant population of persons with a primary diagnosis of mental illness. Construction of this project is funded through the issuance of multi-family housing revenue bonds.
- b. **Transitional Housing** - An underserved need in the Antelope Valley continues to be the shortage of transitional family units for homeless families. Currently, there are only two transitional family units at the Antelope Valley Shelter to service the entire Antelope Valley homeless population. With funding as the primary obstacle in meeting the need for additional family units, 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 add 14 transitional housing units for families. Design, engineering and construction of these additional units began in 2007 and were completed and available for occupancy in the fall of 2008.

- c. **Housing and Home Improvement Programs** – To continue the City’s efforts in meeting the goal/priority of rehabilitating owner and/or renter-occupied residences for extremely low- to moderate-income households, elderly, and the physically disabled as identified in its Consolidated Plan Strategic Plan the City of Lancaster will offer several Housing and Home Improvement Programs. The Housing programs offered will be; Senior Citizen Home Improvement Programs, Home Improvement Programs, Rental Improvement Programs, Maintenance Programs and Acquisition Programs, these programs will be funded through the use of Low and Moderate Income Housing funds. These housing programs and funds will be used to support and assist the development, improvement and preservation of affordable housing.

3. Job Creation

- a. **Work-Source California Antelope Valley One-Stop Career Center ("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 business is entitled to over \$31,000 in state tax credits, over a five year period, for every qualifying employee that is hired.
- b. **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 additional 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 \$32,000 for repayment of this Section 108 Loan during the 2009 program year.

B. PLANNED ACTION TO FOSTER AND MAINTAIN AFFORDABLE HOUSING

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 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 the city. The following is a list of both CDBG funded projects proposed for the 2009 program and other affordable housing projects/programs the City will be undertaking:

1. Housing Rehabilitation

- a. 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 Redevelopment Project Areas with approved vision plans preservation located in a low- and moderate-income area encompassing portions of 2000 Census Tract 9008.06 (see Attachment 12).
- b. Housing Restoration/Preservation** - In addition to the rehabilitation of approximately 12 rental housing units, the Housing Department will also rehabilitate approximately 20 owner-occupied low/moderate-income units within the North Downtown Neighborhood Revitalization/Transit Village Project preservation and in-fill housing area shown on Attachment 12.

This project will be funded, in part, by a \$500,000 Cal HOME award along with Redevelopment Housing Bond proceeds.

2. Affordable Housing Projects/Programs

- a. **Laurel Crest Apartments** - Additional affordable housing was recently constructed, in conjunction with Jamboree Housing, a California non-profit public benefit corporation, within the North Downtown Neighborhood Revitalization/Transit Village Project area. Laurel Crest Apartments, located at 45114 Beech Avenue, is a 72-unit complex for lower-income families. A 55-year affordability covenant, along with other conditions and restrictions, are placed on the development to secure that these community benefits to lower-income families will be enforced over the long-term. This project was funded through State HOME funds, MHP funds, along with private and public funds.

- c. **Northeast Gateway Corridor Housing** - In its provision of affordable housing, the City partnered with Richmond American Homes to develop 43 single-family homes as part of the City's Northeast Gateway Corridor Vision Plan for revitalization. These homes are offered to potential homeowners with incomes ranging from 60 percent to 120 percent of median income. Construction is complete and the last seven homes were sold to income qualified buyers during the 2008 program year.

- d. **Downtown Housing** - As an additional part of its multi-year downtown revitalization effort, the Redevelopment Agency Housing and Neighborhood Revitalization Department, in partnership with a private developer and the National Mental Health Association of Greater Los Angeles, constructed 100 units of multi-family housing targeting individuals and families at 30-50% of the area median income (AMI).

Of the 100 units, total of 35 one-bedroom units are used as supportive housing units serving a tenant population of persons with a primary diagnosis of mental illness. This project was funded through the issuance of multi-family housing revenue bonds.

- e. **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 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.

- f. **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 allocated a total of \$3.92 billion to the Neighborhood Stabilization Program. This program, which is similar in nature to Lancaster's Neighborhood Foreclosure 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 the U.S. Department of Housing and Urban Development. 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.

- g. Mobilehome Grant Rehabilitation Program** - During the 2009 program year, the City of Lancaster will continue to foster and maintain the provision of affordable housing for its residents. Through the City's Mobilehome Grant Program, the City will foster and maintain affordable housing through a repair program designed to assist lower income mobilehome owners by providing grants for rehabilitation.

In addition to providing rehabilitation opportunities, the City will continue to work in partnership with local developers in providing affordable housing to low/moderate-income families including the City's senior population.

City staff will continue to examine policies, ordinances, resolutions, and procedures, as they are introduced, to identify and correct any potential constraints which may inhibit the City's ability to foster, implement, and maintain affordable housing and housing assistance.

3. Housing Development Policies/Procedures

In addition to fostering the development of affordable housing, the City of Lancaster has developed policies and procedures, initiated partnerships, and supported public service coalitions that remove barriers and promote the development of affordable housing.

- a. Density Bonus Provision** - This policy provides an incentive to developers who set aside 20% of their housing units for low-income households and 10% for very low-income households exists within the City's Zoning Ordinance.

Under the density bonus provisions, a developer may exceed the maximum allowable residential density restrictions by 25% or receive an equivalent financial incentive for providing income-restricted housing units. This provision provides for an increase in the availability of housing to low-income households within the City through the use of private funds.

- b. **Development Review** - The City of Lancaster also has procedures in place to reduce project review and processing time, to the minimum necessary, while still providing adequate review and control of development in accordance with adopted development standards. These procedures also act as a conduit in promoting affordable housing. Reduced processing time results in lower costs to the developer which can be passed on to the buyer.

4. **Development Partnerships**

- a. **Low-Income and Supportive Housing** - As noted previously, the Redevelopment Agency Housing and Neighborhood Revitalization Department, in partnership with a private developer and the National Mental Health Association of Greater Los Angeles, will begin construction on 100 units of multi-family housing targeting individuals and families at 30-50% of the area median income (AMI). A total of 35 one-bedroom units will be used as supportive housing units serving a tenant population of persons with a primary diagnosis of mental illness.

The City acted as the conduit for the developer to secure financing of this project through the issuance of multi-family housing revenue bonds. This barrier to financing the project could not have been overcome without the City's participation.

- b. **Laurel Crest Low-Income Apartments** - Additional affordable housing was recently constructed, in conjunction with Jamboree Housing, a California non-profit public benefit corporation, within the North Downtown Neighborhood Revitalization/Transit Village Project area. Laurel Crest Apartments, located at 45114 Beech Avenue, is a 72-unit complex for lower-income families. A 55-year affordability covenant, along with other conditions and restrictions, are placed on the development to ensure that these community benefits to lower-income families are enforced over the long-term.

This project is funded through State HOME funds, acquired by the City of Lancaster; MHP funds; and private funds.

5. **Non-Profit Housing Support**

- a. **Antelope Valley Homeless Coalition** - The City will continue its support of the Antelope Valley Homeless Coalition in meeting the housing needs of the areas homeless and those threatened with homelessness through increased housing opportunities such as those noted above and for residents diagnosed with mental illness as described in see Section VII.A.2.a. "Supportive Housing."

Additionally, the Homeless Coalition has identified transitional housing for individuals and families with general needs as the highest priority need within the community. Currently, there are only two transitional family units at the Antelope Valley Shelter to service the entire Antelope Valley homeless population.

With funding as the primary obstacle in meeting the need for additional family units, the City of Lancaster will apply for a \$1 million grant from the Los Angeles County Community Development Commission for the expansion of the existing Lancaster Homeless Shelter to construct 13 additional transitional housing units for families.

6. **Fair Housing**

- a. **Fair Housing Impediment Study** - City staff will continue to examine policies, ordinances, resolutions, and procedures, as they are introduced, to identify and correct any potential constraints which may inhibit the City's ability to foster, implement, and maintain affordable housing and housing assistance.

The timelines for implementing the recommendations to Lancaster's current Updated Impediments to Fair Housing will continue to be monitored. (See Attachment 14c). An updated Fair Housing Impediment Study was conducted and finished in the 2008 program year. Recommendations from the study will be incorporated into the City's goals of removing barriers to fair housing.

- b. **Fair Housing Services** - The City of Lancaster will continue to work with the Housing Rights Center, through a Sub-recipient Agreement (see Attachment 14b), to provide fair housing services to the residents of Lancaster.

During the 2009 program year, the Housing Rights Center will provide training and presentations to local lending institutions, housing groups, and landlords; public service information for radio and newspaper dissemination; fair housing information to residents (English, Spanish and Asian languages), a toll-free telephone line; monitoring of fair housing complaints; investigation and testing when warranted; and conduct on-site fair housing counseling clinics for the public as outlined in Attachment 16.

Based on the available statistical reports for the 2008 program year, it is estimated that approximately 675 residents will receive fair housing assistance during the upcoming program year at a budgeted cost of \$25,100.

City staff will continue to examine policies, ordinances, resolutions, and procedures, as they are introduced, to identify and correct any potential

constraints which may inhibit the City's ability to foster, implement, and maintain affordable housing and housing assistance.

C. PLANNED ACTION TO REMOVE BARRIERS TO AFFORDABLE HOUSING

In planning for the development, maintenance, and improvement of housing, barriers to the construction of housing must be identified. The primary constraints imposed by governments relate to decreasing federal and state commitments to housing, conflicting local responsibilities, development standards/zoning requirements, fees, and processing times.

The emphasis placed by the federal and state governments on housing policies and funding has traditionally shifted with changing administrations and priorities. As a result, federal funding for housing programs has either declined or remained stagnant. This trend has left local governments with a mandate to provide programs to facilitate housing for all economic segments of the community with limited access to the funds necessary to initiate and/or maintain such programs. As noted previously, this problem may be exacerbated during the coming years with on-going state and federal budget problems that will, in all probability, continue to reduce available resources to both Cities and Redevelopment Agencies for the creation and rehabilitation of affordable housing.

The City of Lancaster is aware that state and federal deficits may impact budgetary expenditures during the 2009 program year. The City of Lancaster is currently experiencing the same downward trend that many other communities are dealing with. Development and economic growth are stagnant at best. Foreclosures are on the rise and the City is addressing such issues through the creation of purposeful ordinances, proactive code enforcement and educational outreach programs. The Housing Division will be able to maintain current programs and initiate additional programs based upon current tax increment projections and planned housing bonds.

The City of Lancaster recently amended its park-in-lieu development fee and will continue to review its fee structure so that, in compliance with state law, fees charged by the City continue to bear a reasonable relationship to the actual costs incurred by the City and do not become excessive and hinder development.

In addition, the City is reviewing final drafts of its General Plan, which will provide a "roadmap" for future land use and development standards within the city.

The City will also continue to use the Development Review Committee (DRC) to provide a unified, single-point review team that will work directly with the developer/applicant, relative to any development changes that may be required. This process significantly cuts the timeline for development and also helps in reducing project processing time.

In addition, the City's Subdivision Ordinance incorporates an administrative parcel map section. Subdivision review is now performed entirely by City staff which eliminates the requirement for a Public Hearing thereby reducing processing time.

The Lancaster Redevelopment Agency will also continue to provide an ombudsman to assist developers through the City's development process.

Because Lancaster's management has taken a proactive approach in creating a climate for housing development, there are no identified City policies, ordinances, resolutions, or procedures that inhibit the City's ability to implement affordable housing and housing assistance.

1. Jobs/Housing Balance

The City will continue to press for a balance between job creation and housing. At issue for the City of Lancaster, is the challenge of creating jobs to accommodate the demand for the City's affordable housing market.

2. Zoning Ordinance

a. Parking Standards - To facilitate the development of additional senior and multi-family housing, the City of Lancaster amended its Zoning Ordinance to allow for a deviation in the parking standards for senior units which, without this change, could constrain the production of senior housing.

b. Conditional Use Permit Process - In addition, the Zoning Ordinance was changed to eliminate the requirements of a conditional use permit (CUP) for all apartment houses or multi-family residential projects of more than ten dwelling units which abut or are separated from developed property by a local or collector street in the rural residential and single-family residential zones. This change has reduced the number of multi-family projects required to go through the CUP process.

By eliminating the CUP process, processing time for these types of projects is reduced which, in turn, reduces the cost of development. Potential cost savings can be ultimately passed along in the form of a lower cost to the buyer and/or renter.

c. Density Bonus Provision - This provision within the Zoning Ordinance allows the developer of a residential project an increased density of at least 25% over the maximum authorized density of the zone if the developer or property owner of the housing project agrees to set aside a prescribed percentage of units within the project for lower-income households.

3. Additional Funding Sources

Federal funding for housing programs has dramatically increased through the Housing and Economic Recovery Act of 2008. The City has and will continue to seek out grants and other funding sources in order to provide programs to facilitate housing for all economic segments of the community.

The City of Lancaster will continue to participate in the State HOME program, partner with private developers and outside agencies to leverage funding for housing programs, and aggressively research alternative funding sources such as loans and grants for its housing programs.

As noted in previous housing sections, the City will be undertaking aggressive efforts to work in partnership with developers and obtain grant funding in order to leverage available local and private funding so that it can provide additional senior housing and multi-family housing for low/mod-income residents as well as preserve and restore existing housing during the coming program year.

4. **Development Processing**

- a. **Director's Review Process** - Excessive processing time may act as a barrier in the production of affordable housing because it can sometimes lead to delays in projects as well as increase carrying costs to the developer for land, financing, etc. As a result, the City has reduced processing time to the minimum necessary for adequate review and control of development, when applicable, through its Director's Review process. The City will continue to provide permit streamlining procedures in order to provide a reduction in the processing time for most projects (not requiring special studies) by as much as 50 percent.
- b. **Development Review Committee** - The City will also continue to use the Development Review Committee (DRC) to provide a unified, single-point review team that will work directly with the developer/applicant, significantly cutting the time-line in notifying the developer of any development changes that may be required. This group also helps in reducing project processing time.
- c. **City Subdivision Ordinance** - In addition, the City's Subdivision Ordinance incorporates an administrative parcel map section. Subdivision review is now performed entirely by staff which eliminates the requirement for a Public Hearing thereby reducing processing time.

5. **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.

Lancaster's management 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 plan 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.

D. PLANNED ACTION TO AFFIRMATIVELY FURTHER FAIR HOUSING

1. Fair Housing Impediments Study

The City of Lancaster's Analysis of Impediments (AI) to Fair Housing final report, outlining recommendations to ensure fair housing practices were upheld within the City, was completed in July 1996, updated during the 2002 and then again during the 2007 program year.

The City of Lancaster's Impediments to Fair Housing Study documented that the City provides an extensive array of housing services and has been successful in dealing aggressively with housing problems of a rapidly growing city. The report also noted that the City's housing programs have many beneficiaries in all racial groups and that there is consistency and fairness in access to the City's programs. Moreover, the study pointed out that a large majority of Lancaster's residents have been supportive of the City's growing diversity and have contributed to a general atmosphere of racial tolerance.

2. Fair Housing Impediments Study Update

The updated Analysis of Impediments to Fair Housing completed in May 2008 focused on four specific areas. The findings related to these four specific areas are offered below:

Demographic Context in Lancaster

The 2000 census counted 118,718 residents in Lancaster -- about a 22% increase over 1990. As of January 2008, Lancaster's population has grown to 143,818 a change of approximate 21% from the 2000 census and a 3.75% increase from January 2007.

Much of that growth does not come from an increase in ex-urban commuters but from the maturing of the area's own commercial and retail

base which has produced more jobs within the valley as a whole as well as the abundance of affordable housing.

Overall, Lancaster has become very racially diverse; with a narrowing split now between whites (58.7%) and racial minorities (41.3%), consisting of African Americans (18.8%), Asian/Pacific Islanders (4.1%) and other races (18.4%). The substantial and widespread racial integration in Lancaster makes it a very attractive destination for individuals and families seeking to live in an outlying area that has both a real minority presence and high integration.

Lancaster is almost evenly split now between whites (58.7%) and racial minorities (41.3%). The substantial and widespread racial integration in Lancaster makes it a very attractive destination for families seeking to live in an outlying area that has both a real minority presence and high integration. In addition, there is an equal split between males (49.44%) and females (50.56%) with a median age of 32.18 years. The average family income as of January 2008 was \$65,810 according to the GAVEA 2008 Economic Roundtable Report.

In addition, housing in Lancaster continues to be substantially more affordable than in other parts of Los Angeles County (particularly the “suburban” areas). The average home price in Lancaster for 2008 was \$190,000 in contrast to neighboring Palmdale at \$206,000 and our neighbor to the south, Santa Clarita, at \$477,000.

b. Fair Lending in the City of Lancaster

The Home Mortgage Disclosure Act data (HMDA) data provides information about the lending patterns of financial institutions. The City of Lancaster’s 2008 AI update showed that approval rates are relatively high for all groups of loan applicants in the City of Lancaster when the information is evaluated in the aggregate. Attention should be given, however, to the possibility of discriminatory treatment and underwriting by area banks.

With the tremendous housing growth currently underway in the City, review of HMDA data will be a key focus in the AI update to be conducted during the upcoming program year.

c. Fair Housing Services in Lancaster

The updated AI Study found that, over all, the City of Lancaster’s Fair Housing operation is well-run. Record-keeping of complaints is excellent, intake and investigation of complaints is effective, and complaints are resolved in over half the cases. One problem, however, continues to be in the area of testing. Testing seems to be used only as a tertiary tool in the

investigation of complaints. Testing can be an effective tool in providing independent, corroborating evidence of a violation. It can also push an investigation along without requiring the involvement from complainants who are hesitant to get involved.

In the upcoming program year, the Housing Rights Center will conduct 12 random telephone and/or familial audit tests.

d. Lancaster Land Use and Zoning

Over the past fifteen years, one of the most important new concerns of fair housing law has been the protection of persons with disabilities. The AI update reviewed the key documents that embody land-use policies in Lancaster; namely, the Zoning Code and the General Plan. Although the study noted a few areas of concern; overall, the City's policies appear to be more progressive and less problematic than those of most California jurisdictions.

- 1) Zoning Code – There appears to be no barriers to group living for disabled persons or others. The family definition is not at all restrictive and there are no special use permits required for group living or residential care. Zones designated for residential use would appear to allow for the standard set of facilities for the disabled without any additional costs, permissions, variances, or hearings.
- 2) Residential Zones – In evaluating residential zone categories from a fair housing perspective, the updated AI study found little at issue. The City's lot size requirements are comparable to other jurisdictions and the lot size requirements are, in fact, less than in many more densely populated areas.

The density provisions are also comparable, or better, than other areas in terms of the number of dwelling units possible and should allow for the construction of suitable low and middle-income accessible units. Projects that would have more than ten units require a conductional use permit. Family care homes, foster homes, and group homes servicing six or fewer persons are all allowed without a conditional use permit, additional fees, or hearings.

In addition, required lot width and depth are reasonable and consistent with the lot sizes and seem to pose no barrier to fair housing. Construction setbacks and yard requirements are flexible enough to allow for the creation of dense multi-family units and exceed the minimums of many other jurisdictions. Lot coverage requirements also allow more coverage than many other jurisdictions and, again, seem to present no barrier to fair housing.

- 3) Parking Requirements – Lancaster’s parking requirements are similar to most jurisdictions and do not seem to be excessive. In fact, Lancaster requires less covered parking than other areas. There are reduced parking requirements for residential care facilities and senior citizen housing. This tends to make construction of these types of units more attractive and is a regulation that enhances fair housing in Lancaster.
- 4) Density Bonus Program – In order to provide additional low-income and very-low income housing, the City of Lancaster has a density bonus program within the existing zoning code. This program allows for a 25% increase in dwelling units over the standard zone maximum. To qualify for this program, the building must have five or more units and designate 20% of the total units for lower-income housing, 10% for very low-income housing, and 50% for senior citizen housing.
- 5) Building Covenants – The City also allows for a reduction in parking requirements, a reduction in setbacks, and an increase in building height and lot coverage, if a builder maintains a building for a minimum of 10 years and a maximum of 30 years and reports on the status of the tenants to the City. This program and the incentives it provides would seem to fulfill both the letter of the fair housing law and its intent to provide a housing stock accessible to low-income families.

This program is an excellent example of how zoning codes can help increase the amount of low-income housing by providing private incentives.

- 6) Second Dwelling Units – The City’s Zoning Code does allow for second dwelling units to be rented provided they have separate utility service, are between 400 and 1,200 sq. ft., and are compatible with the architecture of the main unit. The provisions for approval of these units are reasonable and the intent of this section of the Code is to augment the supply of low-income housing.

In summary, this is another example of zoning regulation that helps address the statewide shortage of low-income housing.

- 7) ADA and Fair Housing Amendments Act Guidelines – Although not addressed specifically in the Zoning Code, there appears to be no impediments in the code to group living or residential care. The City should undertake proactive efforts, in conjunction with its fair housing provider, to increase awareness of these guidelines within the building and property management sectors.

- 8) Lancaster's General Plan – The City of Lancaster sees its supply of affordable housing increasing over the life of the Plan which distinguishes Lancaster from many other communities in Los Angeles County. People will come to Lancaster to work locally as well as commute to Los Angeles proper or the San Fernando Valley as long as the supply of affordable housing remains high.

In addition, the City of Lancaster's goals include a mix of incomes, residence types, and commercial uses. In other words, Lancaster is trying to create a diversified community less reliant on military spending and farming as well as one that is racially and ethnically diverse.

E. PLANNED ACTIONS TO ELIMINATE IDENTIFIED IMPEDIMENTS TO FAIR HOUSING

While Lancaster's updated Analysis of Impediments to Fair Housing report was basically positive and showed Lancaster moving forward in its efforts to provide its residents with affordable, non-discriminatory housing choices, no jurisdiction is perfect. The following recommendations were offered to further improve the fair housing environment within the City of Lancaster and outlined on the Impediments to Fair Housing Implementation Plan (Attachment 14c):

1. **Recommendation:** Develop and distribute literature regarding housing discrimination and people with disabilities.

Actions Taken/Plans:

- a. To ensure cost and program effectiveness as well as accountability of the program, the Cities of Lancaster and Palmdale, along with the Housing Rights Center ("HRC"), continued providing on-site fair housing clinics to the residents of both cities. This cooperative effort allows residents of either city the opportunity to meet with a fair housing attorney if they should happen to miss the fair housing office hours held in their particular city.
- b. The Housing Rights Center also conducted and participated in various joint outreach activities such as fair housing advertisements, public service announcements to Lancaster's Public Access Channel – Channel 37 and Lancaster's Public Information Office. The announcements informed Lancaster residents of the monthly fair housing walk-in clinic held at Lancaster City Hall, the need for volunteer testers, and the Antelope Valley Housing Rights and Fair Housing Workshops.
- c. On April 22, 2009, the Housing Rights Center held its 10th Annual Housing Rights Summit. The purpose of this summit was to discuss housing and civil rights issues for the purpose of providing education, initiating dialogue between coalitions, and stimulating innovative ideas/solutions for fair housing issues.

2. **Recommendation:** Conduct investigations and testing with the new developments on the City's southwest border, since conditions in this area inevitably have a powerful influence on the fair housing environment of the City.

Actions Taken/Plans:

- a. The HRC Investigation Department held one tester training during the 2007 program year. HRC was able to train eight new testers to help in housing discrimination investigations.
- b. The Housing Rights Center ("HRC") conducted twenty audit tests to measure accent discrimination (discrimination based on accent). Ten of these tests measured discrimination against people with disabilities. Of these 10 tests, three (30%) showed evidence of discrimination against people with disabilities. HRC also conducted 10 tests to measure discrimination against families with children. None of the familial status tests showed evidence of discrimination against families with children.

NOTE: Audit testing is used to gain a general sense of the levels of discrimination existing in a community as well as to uncover particular problem areas that may require further testing and/or investigations. Testing, in the past, usually is conducted on a complaint-driven basis due to the fact that the Housing Rights Center holds monthly fair housing clinics locally for residents, has a toll-free number for contacting the fair housing agency, and provides citywide outreach to landlords and managers. Even with adequate trained testers available in the Antelope Valley, this process will remain in effect and continue to be monitored as part of the City's fair housing program.

3. **Recommendation:** Undertake special outreach efforts aimed at the Asian community to better understand possible fair housing needs of this ethnic group.

Actions Taken/Plans:

- a. As a part of its outreach to the Asian community in Lancaster, the HRC has provided the City with Asian language fair housing information materials and also distributed this information to community organizations and service providers.
 - b. The HRC conducted the 9th Annual Housing Rights Summit on April 23, 2007, to examine socio-political, cultural, ethnic, and economic elements that have influenced housing and civil rights. Although the seminar was not specifically related to addressing the Asian community, the Asian demographic trends relative to housing were discussed.
4. **Recommendation:** Conduct seminars with the lending community regarding minority applicants.

Action Taken/Plan: HRC conducted a mailing to 50 lenders and lending institutions that service the cities of Lancaster and Palmdale. The mailing included a letter introducing HRC and its services, offered a free fair lending training to each institution, and an excerpt from an in-house, *Fair Lending Laws: Basic Training*, lender training manual.

5. **Recommendation:** Examine zoning and land use practices to ensure fair housing for disabled persons and those individuals living in group homes.

Action Taken/Plan: While the City consistently reviews its zoning and land use practices, the Housing Rights Center will review new zoning laws and ordinances the City initiates related to housing in order to ensure fair housing practices.

6. **Recommendation:** Broaden the fair housing provider's mission to include the "sales" market.

Action Taken/Plan: Through the Housing Rights Center's monthly walk-in clinics, Lancaster residents have the opportunity to receive one-on-one counseling and information for any housing-related concerns including those related to the "sales" market.

7. **Recommendation:** Consider an increase in fair housing funding to provide for the supplemental activities and services outlined in the AI report.

Action Taken/Plan: Budget constraints and staffing have played a significant role in providing all the resources necessary to institute all recommendations offered in the updated AI report. Over the last Consolidated Plan cycle, the City of Lancaster has incrementally increased its fair housing budget in order to provide the monetary resources needed to address as many of the AI recommendations as possible. The CDBG allocation for Fair Housing Services will be \$25,150.

8. **Recommendation:** Set standards for the fair housing provider regarding performance in outreach, investigation volume, testing volume, and substantive resolutions of fair housing complaints.

Action Taken/Plan: The Lancaster City Council approved a Sub-Recipient Agreement for the 2009 Program Year. As part of the Sub-Recipient Agreement, the Housing Rights Center was required to meet the Impediments to Fair Housing Implementation Plan.

F. PLANNED ACTION TO EVALUATE & REDUCE LEAD-BASED PAINT HAZARDS

The City of Lancaster has a relatively young housing stock with the majority of homes constructed after 1980. As a result, lead-based paint has not been a significant problem in Lancaster.

Even though the City of Lancaster does not have a significant problem with lead-based paint, the City still realizes the importance and continued monitoring of this issue. To ensure compliance with 24 CFR Part 35 and 24 CFR 570.608, the City will continue the following procedures:

1. Staff will continue to test for lead-based paint, following state and federal requirements, before demolition work is undertaken to assure for proper disposal.
2. Staff will continue to look for lead-based paint problems when inspecting homes.
3. Staff will continue to include disclosures on the hazards of lead-based paint in all housing rehabilitation contracts.
4. Staff will continue to coordinate efforts with the Los Angeles County Department of Public Health by reporting all instances of structures containing lead-based paint.

G. PLANNED ACTION TO REDUCE THE NUMBER OF POVERTY LEVEL FAMILIES

The priorities and objectives outlined in the various sections of the Strategic Plan component of the City's Consolidated Plan outline the City's five-year plan for addressing the housing and economic needs of the community. The plan particularly focuses on the needs of lower-income individuals and families, including those who are homeless or threatened with homelessness as well as individuals with special needs. The City's Strategic Plan is aimed at reducing, to the extent possible, the number of poverty level families and individuals in the City taking into consideration the many factors over which the City has no control such as funding resources, company downsizing, and federal, state, and local economic conditions.

1. Continuum of Care

The Department of Housing and Urban Development encourages jurisdictions to develop and maintain a comprehensive continuum of care. To meet this requirement, the City of Lancaster participates in the Los Angeles Homeless Services Authority (LAHSA) continuum of care program under the designation of Service Provider Area 1 (SPA 1). However, to continue its proactive approach in providing a comprehensive continuum of care to local residents, the City of Lancaster continues to provide support to local service

providers and non-profit agencies in developing additional facilities that will provide new services and enhance existing services for all people in need. In addition, the City conducted a comprehensive continuum of care gap analysis. Results and recommendations from this study will be reported and acted upon in the 2009-2010 program year.

Action: The City assisted in the expansion of the Mental Health Association facility within the City's North Downtown Neighborhood Revitalization/Transit Village project area through a \$1.45 million federal Section 108 Loan.

This project provides residents with expanded services that are centrally located for easy public transportation access.

Action: The City will worked with a private developer to complete the construction of 100 units of multi-family housing targeting very low-income families. A total of 35 units are used as supportive housing units serving a tenant population of persons with a primary diagnosis of mental illness. This project was funded through the issuance of multi-family housing revenue bonds.

Action: The City completed the expansion of the Lancaster Homeless Shelter, which included 14 transitional housing units for families, made possible by a \$1 million grant from the Los Angeles County Community Development Commission.

Proposed Action: The City will continue its support of the Antelope Valley Homeless Coalition in meeting the needs of the area's homeless and those threatened with homelessness.

Proposed Action: 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. The City will budget approximately \$50,000 in set-aside housing funds in the upcoming year for building maintenance and staff support for the shelter.

2. Job Creation/Job Training

- a. Job Creation** - During this program year, the City will continue its economic development efforts in the Fox Field Industrial area to support the creation of new jobs for area residents.

The City will also continue to work with the Work-Source California Antelope Valley One-Stop Career Center and Lancaster businesses to provide employment opportunities through the State Enterprise Zone Program.

- b. Job Training** - The City of Lancaster will continue to work with local training providers, Antelope Valley Community College, surrounding jurisdictions, and the Los Angeles County Workforce Investment Board in developing and implementing programs for the purpose of job training and job placement for local residents.

3. Preservation and Provision of Housing

In the 2009 program year, as in prior years, the City will continue its efforts toward the direct preservation and provision of housing through its CDBG and/or Redevelopment Housing programs. Along with coordinated programs undertaken by other public agencies, service providers, and private industry, the City of Lancaster's current and proposed programs will continue to preserve and produce housing units intended for lower-income individuals and families.

- a. Housing Restoration/Preservation and New Housing** - One phase of the City's long-range, comprehensive North Downtown Neighborhood Revitalization/Transit Village plan involves the restoration and preservation of homes in the North Downtown Neighborhood Revitalization area known as "Arbor Walk" as well as providing for the construction of new infill housing for low-income and senior residents. Through the provisions of housing and other related services, these combined efforts will help to incrementally assist in the reduction of poverty level individuals and families (see "Planned Action to Foster and Maintain Affordable Housing" Section VII-B.1.b. and Attachment 12 for housing project locations).

- b. Low-Income Housing** - As part of the City's North Downtown Neighborhood Revitalization/Transit Village project effort, the following housing projects will be completed or under construction during the 2009 program year:

- 1) Sagebrush Multi-family Housing - The Sagebrush project increases, improves and preserves the City's supply of very low-, low- and moderate- income housing units by providing 61affordable housing units consisting of two story units and flats to create the ambiance envisioned by the Downtown Specific Plan. The streetscape provides a townhouse appearance consistent with the Downtown Specific Plan. The project includes a lobby/recreation room, a children's play area and a community room for Sagebrush residents.

- 2) Mobilehome Rehabilitation Grant Program - During the 2008 program year, the City of Lancaster will continue to maintain the provision of affordable housing for its residents. Through the City's Mobilehome Grant Program, the City will foster and maintain affordable housing through a repair program designed to assist lower income mobilehome owners by providing grants for rehabilitation.

In addition to providing rehabilitation opportunities, the City will continue to work in partnership with local developers in providing affordable housing to low/moderate-income families including the City's senior population.

City staff will continue to examine policies, ordinances, resolutions, and procedures, as they are introduced, to identify and correct any potential constraints which may inhibit the City's ability to foster, implement, and maintain affordable housing and housing assistance.

H. PLANNED ACTION TO DEVELOP INSTITUTIONAL STRUCTURE

The primary components of the institutional structure continue to be the Lancaster Redevelopment Agency and the City of Lancaster. While several non-profit 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 the homeless population, housing needs, public services, and overall enhancement of the region's Continuum of Care. (Refer to VI.G.1. for proposed actions for the 2009 program year.)

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 Economic Alliance, 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 2009 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: South Downtown, El Dorado, Joshua, Park View, Linda Verde, Trend, Tierra Bonita, Challenger, Columbia, Lincoln and Yucca neighborhoods (see attachments 12a-n).

I. PLANNED ACTION TO ENHANCE 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 Housing Needs Assessment is assisting the City in prioritizing the future use of affordable housing funds to provide for the highest and best use of the 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, non-profit 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:

- Continue to implement a Housing Strategic Plan in support of the citywide Housing Needs Assessment
- Developing an Economic Development Strategic Plan
- Meeting with outside non-profit 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

J. PLANNED ACTION FOR THE RESTORATION/PRESERVATION OF HOUSING

In the City's Five-Year Consolidated Plan, the rehabilitation of renter-occupied residences through neighborhood revitalization was listed as a high priority. (See Attachment 5b, Table 2A).

As part of the City's comprehensive, multi-year North Downtown Neighborhood Revitalization/Transit Village Project, a portion of the project will involve construction of in-fill housing for low-income and senior residents. (See Section VII.G.3 "Preservation and Provision of Housing")

For the 2009 program year, the City will continue the focus of its CDBG resources toward targeted areas of the City to promote social and physical revitalization as well as enhance the quality of life for its residents through the rehabilitation of focus neighborhoods identified in the Housing Needs Assessment.

K. 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, non-profit 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.

L. 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.

1. 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:

- a. 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; iv) compliance with program requirements (i.e. environmental review).
- b. Performance Reports. Staff requires 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.
- c. Annual On-site Reviews. Staff, shall determine as needed site reviews of projects to assess staff capabilities and case file review.

These three (3) 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:

- a. Ensure consistency with stated objectives and ensure that no less than seventy (70%) percent of CDBG funds used during the program year go toward activities that benefit low and moderate income persons.
- b. Ensure each activity meets the criteria for one or more of the national objectives.

- c. Comply with all regulatory eligibility requirements for each activity.
- d. Comply with regulations regarding displacement pertaining to Consolidated Plan.
- e. Comply with all applicable laws and program requirements.
- f. Ensure production and accountability.
- g. Evaluate organizational and project performance.
- h. Achieve success through: i) Pre-award screening, risk assessment, and orientation; ii) strongly written agreements; iii) performance standards and program objectives; iv) defined monitoring of activities, as needed.

2. Monitoring Staff: The Redevelopment Agency Department shall periodically reports on the progress of each project and staff will have the following monitoring duties:

- a. 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.
- b. Provide technical assistance regarding: program structure, income requirements, and document compliance, as needed, and review monthly expenditure reports. Staff should perform quarterly draw downs 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 set-up 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.
- c. Regularly review project invoicing to ensure timeliness of payments of any and all project related expenditure.
- d. 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.

- e. Provide monitoring orientation with all affected Staff, sub recipients, 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 semi-annual monitoring visits, while new or complex projects will receive monitoring on a quarterly basis.

Consolidated Plan Monitoring The Redevelopment Agency Department understands that monitoring the Consolidated Plan (the “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 standards are met; iv) resources are used efficiently and economically; and, ultimately that v) specific program objectives are achieved.

Staff shall 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 Department 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

A. CDBG Sources

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

The CDBG entitlement allocation for Program Year 2009-2010 is \$1,405,800 plus \$10,000 in reallocated metropolitan area entitlement funds. The City of Lancaster has allocated \$406,170 to various programs designed to address blighting conditions and promote conservation. Eleven percent of the entitlement, \$159,300, is allocated to public service activities. Section 108 loan repayments account for \$551,000 of the CDBG entitlement. The remainder of CDBG funds is for administrative activities to include \$25,100 for fair housing services and \$171,460 for administration and planning. The Lancaster City Council reviews CDBG activities and funding to ensure that community needs are best served.

B. Additional Sources

The CDBG annual entitlement is only a fraction of the funding sources that the City allocates to the many programs and activities addressing affordable housing, community service and preservation of the established neighborhoods. The Lancaster Redevelopment Agency funds affordable housing projects and economic development activities through use of tax increment monies. Public service programs, such as the Looking Good Lancaster, use general funds to promote community involvement. The City also competes for grants at the state and local level for funds that address homeless issues and workforce housing.

The Lancaster Redevelopment Agency, the “Agency”, allocates an estimated fifteen million dollars annually to projects and programs that address affordable housing, neighborhood preservation and work force housing. Presently, the Agency sponsors no interest, deferred loans for housing rehabilitation programs designed to assist low- to moderate-income persons, senior and non-senior, with emergency repairs, home improvement, landscaping, painting and disabled accessibility. The purpose of these programs is to provide the financial means to low- to moderate-income persons to preserve and improve their homes.

The Agency also promotes the preservation of rental and multi-family properties by offering no interest loans designed to provide for the rehabilitation of investor owned and owner occupied residential properties of one to four and five or more units in the City of Lancaster. Eligible expenditures include exterior painting, landscaping and parking structure improvements.

A Neighborhood Foreclosure Preservation Home Ownership Program also uses Agency funding, in excess of \$10 million, for the purchase and rehabilitation of foreclosed homes. These foreclosed properties are offered to low- and moderate-income persons to encourage home-ownership and to promote neighborhood revitalization efforts.

The Neighborhood Stabilization Program uses Federal funding, approximately \$6.9 million, for the purchase and rehabilitation of foreclosed and vacant homes and down payment assistance. These foreclosed properties are offered to low-, moderate- and middle-income persons to encourage home-ownership in order to maintain and preserve affordable housing.

The Mobilehome Improvement Program assists 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.

Allocations for many community service programs are funded and supplemented by the General Fund. As mentioned, the Looking Good Lancaster Program provides City resources for neighborhood beautification projects led by volunteers. These resources include tools, access to large trash containers and landscaping materials to remove graffiti, pick-up litter and create tree-lined streets.

The City continues to explore new funding sources for housing and community activities. In 2006, the Lancaster Redevelopment Agency applied for and received an Emergency Shelter Grant from the Los Angeles County Community Development Commission for \$1,000,000 to construct fourteen additional family units at the Lancaster Community Shelter. Construction of the fourteen additional was completed in October of 2008. These additional units allow the Lancaster Community Shelter to expand upon supportive services for the homeless families with general needs and a larger number of homeless persons in need of core services, such as food, shelter, clothing, and counseling. The City has also applied for the Homelessness and Rapid Re-Housing Program grant estimated at \$565,000 in order to prevent homelessness with rent and/or utility assistance.

In 2007, the City competed statewide and received its eleventh HOME grant. The purpose of this \$4 million HOME grant is to serve lower income households and provide affordable housing. The funds will assist a developer in the construction of a 40-unit complex in the North Downtown Transit Village. The City will assist with the leveraging of financing to construct a 40-unit complex for lower income families. The affordability period is for fifty-five years and the recording of Affordability Covenants, Conditions and Restrictions on the property will enforce the period of affordability and provide community benefits over the long term.

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 2009 program year.

XI CITIZEN COMMENTS

A Public Comment/Review Period notice outlining the Proposed Use of Funds for the Consolidated Plan Annual Action Plan for the 2009 Program Year was published March 11, 2009, allowing for a 30-day review/comment period ending April 9, 2009. This notice was made in compliance with the Department of Housing and Urban Development guidelines and the City of Lancaster's approved Citizen Participation Plan (See Attachment 15). No comments were received during the public/comment and review period.

A notice of public hearing on the Proposed Consolidated Annual Action Plan for the 2009 Program Year was published on April 12, 2009, 30 days in advance of the public hearing in compliance with the Department of Housing and Urban Development guidelines and the City of Lancaster's approved Citizen Participation Plan. (See Attachment 15).

A public hearing was held May 12, 2009, to receive public comment on the proposed 2009 Consolidated Plan One-Year Action Plan and receive City Council action (see Attachment 15). No comments were received during the public hearing held on May 12, 2009.

XII OTHER COMMENTS

None.

XIII ATTACHMENTS

1. Application for Federal Assistance (HUD Form - 424)
2. Proposed Project Matrix
3. Consolidated Plan Listing of Projects
4. Consolidated Plan Tables
 - a. Table 1B – Special Needs Populations
 - b. Table 2A – Priority Needs Summary Table
 - c. Table 2B – Community Development Needs
5. Certifications
6. Code Enforcement A
 - a. Map
 - b. Census Tracts
 - c. Description
7. Code Enforcement B
 - a. Map
 - b. Census Tracts
 - c. Description
8. Recreation Fee Waiver Program

9. CARES After School Program
10. Primary Neighborhoods Rehabilitation and Improvements
11. Secondary Neighborhoods Rehabilitation and Improvements
12. Housing Programs Descriptions and Maps
 - a. North Downtown Transit Village Project
 - b. Northeast Gateway Project Area
 - c. Downtown Lancaster
 - d. Lowtree Neighborhood Project Area
 - e. Piute
 - f. Mariposa
 - g. Desert View
 - h. Linda Verde
 - i. South Downtown
 - j. El Dorado
 - k. Parkview
 - l. Joshua
 - m. Trend
 - n. Yucca
13. Section 108 Loan Census Maps
 - a. Citywide – Old Fairgrounds, Soccer Complex and Foxfield
 - b. Foxfield Infrastructure
 - c. Mental Health Association
 - d. Children’s Center
14. Fair Housing
 - a. Staff Report
 - b. Sub-Recipient Agreement
 - c. Fair Housing Implementation Plan
15. Public Notices
16. City Council Staff Report May 13, 2009

GOALS & ACCOMPLISHMENTS
Five-Year Consolidated Plan & Strategy
2009 Program Year Estimates and Prior Year Totals

		5-Year	Annual	2005	2006	2007	2008	2009	TTD
Goal 1	Rehab Owner/Rental						Proposed	Proposed	
Obj B1	Rental Housing Units	40	8	0	0	13	8	8	29
Obj B2	HMLP								
	New	40	8	2	6	2	8	8	26
	Refurbished	60	12	6	0	11	12	12	41
Obj B3	Hsg Rehab Program			0	0	18	20	20	58
Goal 2	Const of Senior Hsg						Proposed	Proposed	
Obj B3	Const of Senior Living Units			140	150	83	231	105	709
Goal 3	Housing for Veterans								
Obj D-1	Construct 60-bed State Home	60	5-year effort	0	0	0	0	60	60
Goal 4	Provide services to the homeless and "at risk" populations	\$200,000 & staff	\$40,000 & staff				Proposed	Proposed	
Obj C-1	Lancaster Community Shelter			\$61,662	\$42,897	\$32,897	\$ 40,000	\$ 40,000	\$ 217,456
Goal 5							Proposed	Proposed	
Obj B2	HMLP								
	New	40	8	2	6	2	8	8	26
	Refurbished	60	12	6	0	11	12	12	41
Goal 6	Construction of affordable housing for LMI						Proposed	Proposed	
Obj B-5	Construction of Affordable Housing	72	Ongoing	0	0	95	21	82	198

**APPLICATION FOR
FEDERAL ASSISTANCE**

1. TYPE OF SUBMISSION: Application <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction		2. DATE SUBMITTED	Applicant Identifier
Pre-application <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction		3. DATE RECEIVED BY STATE	State Application Identifier
		4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier

5. APPLICANT INFORMATION

Legal Name:		Organizational Unit:	
Organizational DUNS:		Department:	
Address:		Name and telephone number of person to be contacted on matters involving this application (give area code)	
Street:		Prefix:	First Name:
City:		Middle Name	
County:		Last Name	
State:	Zip Code	Suffix:	
Country:		Email:	

6. EMPLOYER IDENTIFICATION NUMBER (EIN): □□-□□□□□□□□	Phone Number (give area code)	Fax Number (give area code)
--	-------------------------------	-----------------------------

8. TYPE OF APPLICATION: <input type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) <input type="checkbox"/> <input type="checkbox"/> Other (specify)	7. TYPE OF APPLICANT: (See back of form for Application Types) Other (specify)
9. NAME OF FEDERAL AGENCY:	

10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: TITLE (Name of Program): □□-□□□□	11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:
--	--

12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.):
--

13. PROPOSED PROJECT	14. CONGRESSIONAL DISTRICTS OF:
Start Date: Ending Date:	a. Applicant b. Project

15. ESTIMATED FUNDING:	16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?
a. Federal \$.00	a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE:
b. Applicant \$.00	b. No. <input type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372
c. State \$.00	<input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW
d. Local \$.00	17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?
e. Other \$.00	<input type="checkbox"/> Yes If "Yes" attach an explanation. <input type="checkbox"/> No
f. Program Income \$.00	
g. TOTAL \$.00	

18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.

a. Authorized Representative		
Prefix	First Name	Middle Name
Last Name		Suffix
b. Title		c. Telephone Number (give area code)
d. Signature of Authorized Representative		e. Date Signed

INSTRUCTIONS FOR THE SF-424

Public reporting burden for this collection of information is estimated to average 45 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0043), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

This is a standard form used by applicants as a required face sheet for pre-applications and applications submitted for Federal assistance. It will be used by Federal agencies to obtain applicant certification that States which have established a review and comment procedure in response to Executive Order 12372 and have selected the program to be included in their process, have been given an opportunity to review the applicant's submission.

Item:	Entry:	Item:	Entry:																
1.	Select Type of Submission.	11.	Enter a brief descriptive title of the project. If more than one program is involved, you should append an explanation on a separate sheet. If appropriate (e.g., construction or real property projects), attach a map showing project location. For preapplications, use a separate sheet to provide a summary description of this project.																
2.	Date application submitted to Federal agency (or State if applicable) and applicant's control number (if applicable).	12.	List only the largest political entities affected (e.g., State, counties, cities).																
3.	State use only (if applicable).	13.	Enter the proposed start date and end date of the project.																
4.	Enter Date Received by Federal Agency Federal identifier number: If this application is a continuation or revision to an existing award, enter the present Federal Identifier number. If for a new project, leave blank.	14.	List the applicant's Congressional District and any District(s) affected by the program or project																
5.	Enter legal name of applicant, name of primary organizational unit (including division, if applicable), which will undertake the assistance activity, enter the organization's DUNS number (received from Dun and Bradstreet), enter the complete address of the applicant (including country), and name, telephone number, e-mail and fax of the person to contact on matters related to this application.	15.	Amount requested or to be contributed during the first funding/budget period by each contributor. Value of in kind contributions should be included on appropriate lines as applicable. If the action will result in a dollar change to an existing award, indicate only the amount of the change. For decreases, enclose the amounts in parentheses. If both basic and supplemental amounts are included, show breakdown on an attached sheet. For multiple program funding, use totals and show breakdown using same categories as item 15.																
6.	Enter Employer Identification Number (EIN) as assigned by the Internal Revenue Service.	16.	Applicants should contact the State Single Point of Contact (SPOC) for Federal Executive Order 12372 to determine whether the application is subject to the State intergovernmental review process.																
7.	Select the appropriate letter in the space provided. <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">A. State</td> <td style="width: 50%;">I. State Controlled Institution of Higher Learning</td> </tr> <tr> <td>B. County</td> <td>J. Private University</td> </tr> <tr> <td>C. Municipal</td> <td>K. Indian Tribe</td> </tr> <tr> <td>D. Township</td> <td>L. Individual</td> </tr> <tr> <td>E. Interstate</td> <td>M. Profit Organization</td> </tr> <tr> <td>F. Intermunicipal</td> <td>N. Other (Specify)</td> </tr> <tr> <td>G. Special District</td> <td>O. Not for Profit Organization</td> </tr> <tr> <td>H. Independent School District</td> <td></td> </tr> </table>	A. State	I. State Controlled Institution of Higher Learning	B. County	J. Private University	C. Municipal	K. Indian Tribe	D. Township	L. Individual	E. Interstate	M. Profit Organization	F. Intermunicipal	N. Other (Specify)	G. Special District	O. Not for Profit Organization	H. Independent School District		17.	This question applies to the applicant organization, not the person who signs as the authorized representative. Categories of debt include delinquent audit disallowances, loans and taxes.
A. State	I. State Controlled Institution of Higher Learning																		
B. County	J. Private University																		
C. Municipal	K. Indian Tribe																		
D. Township	L. Individual																		
E. Interstate	M. Profit Organization																		
F. Intermunicipal	N. Other (Specify)																		
G. Special District	O. Not for Profit Organization																		
H. Independent School District																			
8.	Select the type from the following list: <ul style="list-style-type: none"> • "New" means a new assistance award. • "Continuation" means an extension for an additional funding/budget period for a project with a projected completion date. • "Revision" means any change in the Federal Government's financial obligation or contingent liability from an existing obligation. If a revision enter the appropriate letter: <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">A. Increase Award</td> <td style="width: 50%;">B. Decrease Award</td> </tr> <tr> <td>C. Increase Duration</td> <td>D. Decrease Duration</td> </tr> </table> 	A. Increase Award	B. Decrease Award	C. Increase Duration	D. Decrease Duration	18.	To be signed by the authorized representative of the applicant. A copy of the governing body's authorization for you to sign this application as official representative must be on file in the applicant's office. (Certain Federal agencies may require that this authorization be submitted as part of the application.)												
A. Increase Award	B. Decrease Award																		
C. Increase Duration	D. Decrease Duration																		
9.	Name of Federal agency from which assistance is being requested with this application.																		
10.	Use the Catalog of Federal Domestic Assistance number and title of the program under which assistance is requested.																		

Program/Activities for 2009-2010 PY

Entitlement

1,389,530.00

Activity	Description	Dept	Entitlement	Reprogrammed	CFR	Objective	Eligibility
29-10 Admin (20% Admin Cap)	Administrative Costs/Training/Planning	HNR	Required	171,460.00		570.206 N/A	Admin
29-20 Housing Rights (20% Admin Cap)	Fair Housing Services	HNR	Required	25,100.00		570.206 N/A	Admin
29-55 Section 108 28-60 \$320K	Fox Field Corridor	HNR	Required	32,000.00		570.705 N/A	Loan
29-60 Section 108 28-65 \$1.45M	Mental Health Association	HNR	Required	120,000.00		570.705 N/A	Loan
29-65 Section 108 28-70 \$1.5M	Children's Center	HNR	Required	130,000.00		570.705 N/A	Loan
29-70 Section 108 28-55 \$3.1M	Rite Aid/Soccer/Fairgrounds	HNR	Required	269,000.00		570.705 N/A	Loan
29-100 Code Enforcement Officer I	Promote social & physical revitalization	HNR	Continuation	107,380.00		570.201 LMA	Property Improvements
29-130 Code Enforcement Officer II	Promote social & physical revitalization	HNR	Continuation	96,560.00		570.201 LMA	Property Improvements
29-110 Fee Waiver (15% Pub Svcs Cap)	City-Wide affordable recreational programs	Parks & Rec	Continuation	9,300.00		570.201 LMC	Public Service
29-120 Cares (15% Pub Svcs Cap)	After school educational & recreational	Parks & Rec	Continuation	150,000.00		570.2 LMC	Public Service
28-160 Primary Neighborhoods	Rehabilitation and Improvements	HNR	Continuation	139,365	19,944	570.201 LMA	Public Facilities Imp
28-170 Secondary Neighborhoods	Rehabilitation and Improvements	HNR	Continuation	139,365	19,944	570.201 LMA	Public Facilities Imp
				\$ 1,389,530	\$ 39,888		\$ 1,429,418

1	CDBG Administration		
Description: Funds will be used to oversee and ensure that all CDBG-funded projects comply with applicable federal regulations, perform community outreach, collaborate with partner agencies, and file all necessary reports with U.S. HUD.			
Eligibility		Requested Funding	
HUD Matrix Code:	(21A) CDBG Administration	CDBG	\$171,460
Eligibility Citation:	570.206	HOME	\$0
National Objective:	N/A	ESG	\$0
Accomplishment Goal:	N/A	HOPWA	\$0
Start Date:	7/1/2009	Other:	\$0
End Date:	6/30/2010	Total:	\$171,460
Location / Service Area / Beneficiaries:		Administered By:	
Location: N/A Help the homeless? No Help persons with HIV / AIDS? No Help persons with Special Needs? No		Mr. Christopher Shaver City of Lancaster 44933 Fern Avenue Lancaster, CA 93534	
		Phone: 661-723-6233	

2	Fair Housing Services		
Description: Funds will be used to provide all Lancaster residents with fair housing services, including training, counseling, testing, mediation, informational printed materials, community outreach, and on-site clinics.			
Eligibility		Requested Funding	
HUD Matrix Code:	(21D) Fair Housing Activities	CDBG	\$25,100
Eligibility Citation:	570.206	HOME	\$0
National Objective:	N/A	ESG	\$0
Accomplishment Goal:	500 Persons	HOPWA	\$0
Start Date:	7/1/2009	Other:	\$0
End Date:	6/30/2010	Total:	\$25,100
Location / Service Area / Beneficiaries:		Administered By:	
Services Available Citywide Help the homeless? No Help persons with HIV / AIDS? No Help persons with Special Needs? No		Ms. Frances Espinoza Housing Rights Center 520 S. Virgil Ave., Suite 400 Los Angeles, CA 90020	
		Phone: 1-800-477-5977	

3		108 Loan Repayment: Fox Field Infrastructure/Corridor	
<p>Description: Funds will be used to repay a \$320,000 loan that was used for public improvements to the Fox Field Industrial area. The improvements have been completed and will aid in attracting new industrial and manufacturing businesses to the area expanding economic and job creation opportunities.</p>			
Eligibility		Requested Funding	
HUD Matrix Code:	(19F) Section 108 Loan Repayment	CDBG	\$32,000
Eligibility Citation:	570.705(c)	HOME	\$0
National Objective:	N/A	ESG	\$0
Accomplishment Goal:	N/A	HOPWA	\$0
Start Date:	7/1/2009	Other:	\$0
End Date:	6/30/2010	Total:	\$32,000
Location / Service Area / Beneficiaries:		Administered By:	
Various sites Help the homeless? No Help persons with HIV / AIDS? No Help persons with Special Needs? No		Mr. Christopher Shaver City of Lancaster 44933 Fern Avenue Lancaster, CA 93534	
		Phone: 661-723-6233	

4	108 Loan Repayment: Mental Health Association Relocation		
Description: Funds will be used to repay a \$1.45 million loan that was used to acquire property for the new site of the Antelope Valley Mental Health Association within the North Downtown Neighborhood Revitalization/Transit Village project area.			
Eligibility		Requested Funding	
HUD Matrix Code:	(19F) Section 108 Loan Repayment	CDBG	\$118,875
Eligibility Citation:	570.705(c)	HOME	\$0
National Objective:	N/A	ESG	\$0
Accomplishment Goal:	N/A	HOPWA	\$0
Start Date:	7/1/2009	Other:	\$0
End Date:	6/30/2010	Total:	\$118,875
Location / Service Area / Beneficiaries:		Administered By:	
North Downtown Revitalization Area: SW Corner of Jackman St. and Sierra Hgihway Help the homeless? Yes Help persons with HIV / AIDS? No Help persons with Special Needs? Yes		Mr. Christopher Shaver City of Lancaster 44933 Fern Avenue Lancaster, CA 93534	
		Phone: 661-723-6233	

5		108 Loan Repayment: Antelope Valley Children's Center	
Description: Funds will be used to repay a \$1.5 million loan that will be used to construct a 14,445 square foot Antelope Valley Child Abuse Center within the City's North Downtown Neighborhood Revitalization/Transit Village project area.			
Eligibility		Requested Funding	
HUD Matrix Code:	(19F) Section 108 Loan Repayment	CDBG	\$130,000
Eligibility Citation:	570.705(c)	HOME	\$0
National Objective:	N/A	ESG	\$0
Accomplishment Goal:	N/A	HOPWA	\$0
Start Date:	7/1/2009	Other:	\$0
End Date:	6/30/2010	Total:	\$130,000
Location / Service Area / Beneficiaries:		Administered By:	
North Downtown Revitalization Area: NW Corner of Jackman Street and Fern Avenue		Mr. Christopher Shaver City of Lancaster 44933 Fern Avenue Lancaster, CA 93534	
Help the homeless? No			
Help persons with HIV / AIDS? No			
Help persons with Special Needs? Yes		Phone: 661-723-6233	

6	108 Loan Repayment: Economic Development / Housing Site Acquisition / Public Facilities		
Description: Funds will be used to repay a \$3.1 million loan that was used for multiple purposes, including economic development (\$500,000), acquisition of property for housing (\$1.3 million), and the elimination of blight through the construction of recreational facilities (\$1.3 million).			
Eligibility		Requested Funding	
HUD Matrix Code:	(19F) Section 108 Loan Repayment	CDBG	\$269,000
Eligibility Citation:	570.705(c)	HOME	\$0
National Objective:	N/A	ESG	\$0
Accomplishment Goal:	N/A	HOPWA	\$0
Start Date:	7/1/2009	Other:	\$0
End Date:	6/30/2010	Total:	\$269,000
Location / Service Area / Beneficiaries:		Administered By:	
Various sites Help the homeless? No Help persons with HIV / AIDS? No Help persons with Special Needs? No		Mr. Christopher Shaver City of Lancaster 44933 Fern Avenue Lancaster, CA 93534	
		Phone: 661-723-6233	

7	Code Enforcement Officer A		
<p>Description: Funds will be allocated for the salary and overhead costs related to hiring of additional code enforcement staff within a targeted area of the City. This effort is being provided to help promote social and physical revitalization of an older area of the City whose duties will be to help reverse the declining conditions and recent trends of deterioration within the neighborhood. The subject area involves property Division Street and approximately 5th Street West and between Avenue G and Ave M.</p>			
Eligibility		Requested Funding	
HUD Matrix Code:	(15) Code Enforcement	CDBG	\$107,380
Eligibility Citation:	570.202(c)	HOME	\$0
National Objective:	LMA	ESG	\$0
Accomplishment Goal:	To continue the allocation of resources to help in the reversal of blighting conditions and correct code violation in City's target area.	HOPWA	\$0
Start Date:	7/1/2009	Other:	\$0
End Date:	6/30/2010	Total:	\$107,380
Location / Service Area / Beneficiaries:		Administered By:	
Census Tracts 9003, 9005.01, 9005.04, 9006.02, 9006.06, 9006.07, 9008.04, 9008.06, 9007.01, and 9007.04 Help the homeless? No Help persons with HIV / AIDS? No Help persons with Special Needs? No		Mr. Christopher Shaver City of Lancaster 44933 Fern Avenue Lancaster, CA 93534	
		Phone: 661-723-6233	

8	Code Enforcement Officer B		
<p>Description: Funds will be allocated for the salary and overhead costs related to hiring of additional code enforcement staff within a targeted area of the City. This effort is being provided to help promote social and physical revitalization of an older area of the City whose duties will be to help reverse the declining conditions and recent trends of deterioration within the neighborhood. The subject area involves the area bounded by 10th Street West to 5th Street West and Avenue G to Avenue M.</p>			
Eligibility		Requested Funding	
HUD Matrix Code:	(15) Code Enforcement	CDBG	\$96,560
Eligibility Citation:	570.202(c)	HOME	\$0
National Objective:	LMA	ESG	\$0
Accomplishment Goal:	To continue the allocation of resources to help in the reversal of blighting conditions and correct code violations in City's target area.	HOPWA	\$0
Start Date:	7/1/2009	Other:	\$0
End Date:	6/30/2010	Total:	\$96,560
Location / Service Area / Beneficiaries:		Administered By:	
Census Tracts: 9007.01, 9007.04, 9008.04, 9008.06 Help the homeless? No Help persons with HIV / AIDS? No Help persons with Special Needs? No		Mr. Christopher Shaver City of Lancaster 44933 Fern Avenue Lancaster, CA 93534	
		Phone: 661-723-6233	

9	Parks, Recreation and Arts Fee Waiver Program		
<p>Description: Funds will be used in the form of a Fee Waiver Program in an effort to make the recreation programs offered by the City available to the widest range of Lancaster residents. The Fee Waiver will provide financial assistance to those who wish to participate in City's recreation programs, but maybe cannot afford it. Participation include one of the following: 1) proof of enrollment in a reduced /free lunch program at school, 2) Family recipient of State or County assistance, or 3) Proof of care for a foster of institutionalized child. Program is for citywide service.</p>			
Eligibility		Requested Funding	
HUD Matrix Code:	(05) Public Service	CDBG	\$9,300
Eligibility Citation:	570.201(e)	HOME	\$0
National Objective:	LMC	ESG	\$0
Accomplishment Goal:	Widespread participation of residents in City's recreation programs	HOPWA	\$0
Start Date:	7/1/2009	Other:	\$0
End Date:	6/30/2010	Total:	\$9,300
Location / Service Area / Beneficiaries:		Administered By:	
Services Available: Citywide Help the homeless? No Help persons with HIV / AIDS? No Help persons with Special Needs? No		Mr. Christopher Shaver City of Lancaster 44933 Fern Avenue Lancaster, CA 93534	
		Phone: 661-723-6233	

10		The Lancaster CARES Program	
<p>Description: Funds will be used through the CARES Program to provide a combination of educational and recreational opportunities in after school program offered through eight (8) qualifying elementary schools. The City is partnering with the Lancaster School District to provide the benefits to children participating in the program at sites where 51% or more of the school population participate in a free or reduced meal program. The schools provide the facilities and educational component while the City provides staff to oversee the recreational element of the program.</p>			
Eligibility		Requested Funding	
HUD Matrix Code:	(05) Public Service	CDBG	\$150,000
Eligibility Citation:	570.208	HOME	\$0
National Objective:	LMC	ESG	\$0
Accomplishment Goal:	Provide additional educational / recreational to students through after school programs with partnership w/ the school district.	HOPWA	\$0
Start Date:	7/1/2009	Other:	\$0
End Date:	6/30/2010	Total:	\$150,000
Location / Service Area / Beneficiaries:		Administered By:	
Services Available through eight (8) qualifying elementary school sites – (Desert View, Mariposa, Linda Verde, El dorado, Jack Northrop, Joshua, Sierra, and Sunnydale) Help the homeless? No Help persons with HIV / AIDS? No Help persons with Special Needs? No		Mr. Christopher Shaver City of Lancaster 44933 Fern Avenue Lancaster, CA 93534 Phone: 661-723-6233	

11		Primary Neighborhood Improvements	
Description: Primary Neighborhood Improvements/Rehabilitation (East) – Funding for rehabilitating and improving neighborhoods and properties in decline to prevent further deterioration and blight within Redevelopment Project Area 5 East of Division Street.			
Eligibility		Requested Funding	
HUD Matrix Code:	(03L) Sidewalks	CDBG	\$159,309
Eligibility Citation:	570.201(c)	HOME	\$0
National Objective:	LMA	ESG	\$0
Accomplishment Goal:	To prevent further deterioration and blight within designated neighborhoods	HOPWA	\$0
Start Date:	7/1/2009	Other:	\$0
End Date:	6/30/2010	Total:	\$159,309
Location / Service Area / Beneficiaries:		Administered By:	
Census Tract: 9005.01, 9006.07, 9006.06, 9006.02 Help the homeless? No Help persons with HIV / AIDS? No Help persons with Special Needs? No		Mr. Christopher Shaver City of Lancaster 44933 Fern Avenue Lancaster, CA 93534	
		Phone: 661-723-6233	

12		Secondary Neighborhood Improvements	
Description: Secondary Neighborhood Improvements/Rehabilitation (West) – Funding for rehabilitating and improving neighborhoods and properties in decline to prevent further deterioration and blight within Redevelopment Project Area 5 West of Division Street.			
Eligibility		Requested Funding	
HUD Matrix Code:	(03L) Sidewalks	CDBG	\$159,309
Eligibility Citation:	570.201(c)	HOME	\$0
National Objective:	LMA	ESG	\$0
Accomplishment Goal:	To prevent further deterioration and blight within designated neighborhoods	HOPWA	\$0
Start Date:	7/1/2009	Other:	\$0
End Date:	6/30/2010	Total:	\$159,309
Location / Service Area / Beneficiaries:		Administered By:	
Census Tract: 9007.01, 9007.03, 9008.03, 9008.04, 9008.05, 9008.06, 9010.05 Help the homeless? No Help persons with HIV / AIDS? No Help persons with Special Needs? No		Mr. Christopher Shaver City of Lancaster 44933 Fern Avenue Lancaster, CA 93534	
		Phone: 661-723-6233	

HUD TABLE 1B
Special Needs Populations

SPECIAL NEEDS SUBPOPULATIONS	PRIORITY NEED LEVEL High, Medium, Low, No such Need
Elderly	High
Frail Elderly	High
Severe Mental Illness	Medium
Developmentally Disabled	Medium
Physically Disabled	Medium
Persons w/ Alcohol/Other Drug Addictions	High
Persons with HIV/AIDS	High
Other	--

HUD TABLE 2A
Priority Needs Summary Table

(a) North Downtown Revitalization Area: ## Units Total

24 unit Rehab (CDBG):

- a. 6 Rehab Units: Renter: small related: 0-30% AMI
- b. 6 Rehab Units: Renter: small related: 31-50% AMI
- c. 6 Rehab Units: Renter: large related: 0-30% AMI
- d. 6 Rehab Units: Renter: large related: 31-50% AMI

- 48 unit Rehab (Cal Home/Housing Bonds):
 - a. 12 Rehab Units: Renter: small related: 0-30% AMI
 - b. 12 Rehab Units: Renter: small related: 31-50% AMI
 - c. 12 Rehab Units: Renter: large related: 0-30% AMI
 - d. 12 Rehab Units: Renter: large related: 31-50% AMI
- 40 Unit Rehab (Seniors):
 - a. 40 Renter 0-50% AMI
- 226 Senior Units: New Construction:
 - a. 226 Renter 31-80% AMI
- 54 Owner-Occupied Units: New Construction:
 - a. 54 Owner: 31-50% AMI

(b) Homebuyer Programs: 50 Units total

- 50 owner: 31-80% AMI

(c) Northeast Gateway Corridor: 79 Units total

- 79 owner: 31-80% AMI

(d) Veterans Hospital: 110 Units (Beds) total

- 110 Special Needs

(e) Rental Subsidies: 712 Section 8 Units total

- 195 Elderly rental: 0-30% AMI
- 200 Renter: small related: 0-30% AMI
- 317 Renter: large related: 0-30% AMI

HUD TABLE 2-B
Community Development Needs

Priority Community Development Needs	Priority Need Level High, Medium, Low, No Such Need	Unmet Priority Need	Dollars to Address Unmet Priority Need	Goals
PUBLIC FACILITY NEEDS (projects)			\$26,163,000	
Senior Centers	L		\$0	
Hanicap Centers	L		\$0	
Homeless Facility	L		\$0	
Youth Centers	L		\$0	
Child Care Centers	L		\$0	
Health Faciliteis	L		\$0	
Neighborhood Facilities	L		\$0	
Parks and/or Recreation Facilities	H		\$23,788,000	
Parking Facilities	M		\$2,000,000	
Non-Residential Historic Preservation	L		\$0	
Other Public Facility Needs	M		\$375,000	
INFRASTRUCTURE (projects)			\$50,529,600	
Water/Sewer improvements	H		\$6,321,6000	
Street Improvements	H		\$2,767,000	
Sidewalks	M		\$0	
Solid Waste Disposal Improvements	L		\$0	
Flood Drain Improvements	H		\$40,305,000	
Other Infrastructure Needs	M		\$1,136,000	
PUBLIC SERVICE NEEDS (people)			\$120,250,000	
Senior Services	H		\$11,500,000	
Handicap Services	M		\$750,000	
Youth Services	H		\$7,000,000	
Child Care Services	L		\$0	
Transportation Services	H		\$34,000,000	
Substance Abuse Services	L			
Employment Training	M		\$3,000,000	
Health Services	L		\$0	
Lead Hazard Screening	L		\$0	
Crime Awareness	H		\$62,000,000	
Other Public Service Needs	M		\$2,000,000	
ECONOMIC DEVELOPMENT			\$29,691,000	
ED Assistance to For-Profits (businesses)	L		\$0	
ED Technical Assistance (businesses)	M		\$532,000	
Micro-Enterprise Assistance (businesses)	L		\$0	
Rehab; Publicly or Privately Owned	L		\$0	
C/I* Infrastructure Developemnt (projects)	H		\$27,459,000	
Other C/I* Improvements (projects)	M		\$100,000	
PLANNING			\$800,000	
Planning	H		\$800,000	
TOTAL ESTIMATED DOLLARS NEEDED:			\$225,833,600	

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about -
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs;
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted -
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all sub-awards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Mark V. Bozigian

Date

City Manager
Title

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2007, 2008, and 2009 shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged of assessment made as a condition of obtaining access to such public improvements. However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K and R, of title 24;

Compliance with Laws -- It will comply with applicable laws.

Mark V. Bozigian

Date

City Manager

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph five).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

Check ___ if there are workplaces on file that are not identified here; The certification with regard to the drug-free workplace required by 24 CFR part 24, subpart F.

7. Definitions of terms in the Non-procurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

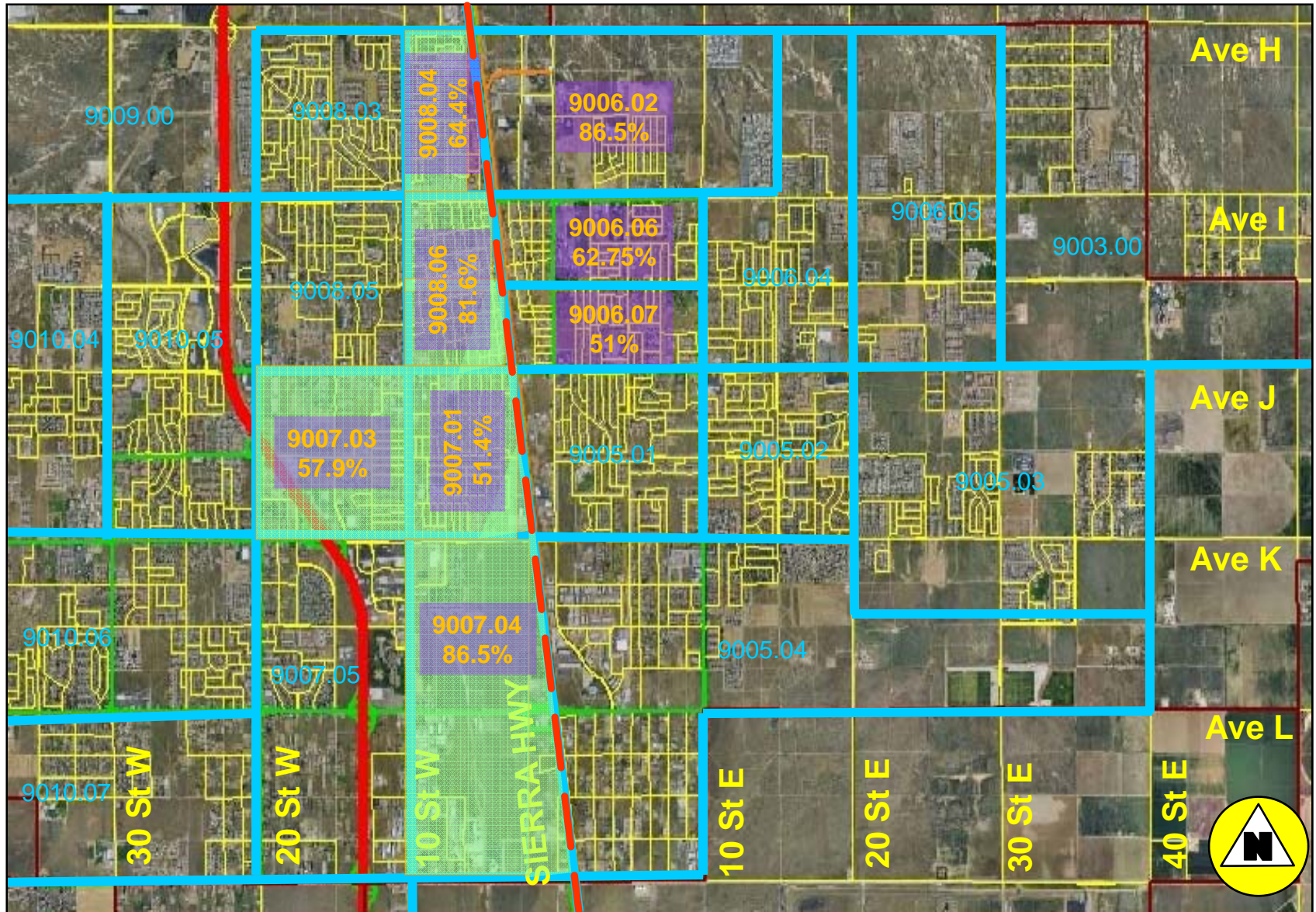
"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C.812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of sub-recipients or subcontractors in covered workplaces).

City of Lancaster -- Code Enforcement A



 **Census Tracts**

 **Code Enforcement Officer Area**

CODE ENFORCEMENT OFFICER I
Class Specification

DEFINITION

Performs a variety of technical duties in support of the City's code enforcement program in the field and office consisting of investigations and inspections in the enforcement of ordinances, codes, and related regulations pertaining to building, zoning, signs, health, safety and other public nuisances within assigned District and throughout the City.

SUPERVISION RECEIVED AND EXERCISED

General supervision is provided by the Code Enforcement Manager.

DISTINGUISHING CHARACTERISTICS

This is the first level of the Code Enforcement Officer series. Positions in this class perform routine and complex investigations and enforcement work related to land use, zoning, dangerous structures and all other municipal codes and ordinances. Assignments and objectives are specified, while incumbents are responsible for planning and organizing the work to be performed. May be required to work nights, weekends, and holidays.

EXAMPLES OF DUTIES: - Duties may include, but are not limited to, the following:

1. Enforce and obtain compliance of all Lancaster Municipal Codes to include all programs and projects associated with these ordinances and other matters of public concern.
2. Conduct field inspections relative to administration of zoning, municipal, business license, and related ordinances and codes within assigned District.
3. Investigate complaints and prepare detailed written reports and documentation for code violation cases for presentation before public hearings, nuisance abatements or criminal prosecutions; appear in Court as a witness or before Public Hearing Officer.
4. Issue notices of violation, administrative citations, notices to appear, orders to comply, misdemeanor citations, and other correspondence specifying necessary action(s) and compliance date(s); prepare court and hearing transmittals.
5. Interact with the public regarding reports of code violations; provide, interpret, and explain information regarding regulations contained in the municipal code.
6. Coordinate with other departments, divisions, and other governmental agencies.

7. Conduct research regarding residence and ownership of violators.
8. Maintain and prepare related correspondence, records, reports, and files pertaining to cases and programs.
9. Operate computer systems, applications, and other modern office equipment.
10. Maintain assigned equipment; report deficiencies and safety issues to immediate Supervisor.
11. Establish and maintain effective working relationships.
12. Perform related duties as assigned.

MINIMUM QUALIFICATIONS

Knowledge of:

Standard English usage, spelling, grammar, and punctuation; business letter writing and basic report preparation; research, conflict resolution and investigative techniques; code compliance investigation and enforcement practices, and procedures; applicable and pertinent Federal, State, County and local laws, codes and regulations related to Code Enforcement functions; layout and geography of the City; and principles and practices of occupational hazards and work safety.

Ability to:

Read and interpret municipal and other pertinent government codes and ordinances; analyze problems and provide alternatives for resolving them; prepare clear, concise accurate reports; handle potentially adversarial or hostile situations; use office equipment and related computer software programs, including taking photographs; perform basic arithmetic calculations; maintain confidentiality; understand and carry out oral and written instructions; and communicate clearly and concisely, both orally and in writing.

EXPERIENCE AND EDUCATION

Experience:

Minimum of one year experience of responsible public contact work with primary emphasis on enforcement of public laws or guidelines, conducting public inspection and/or complaint investigations.

Education:

High school graduation or equivalent. An Associate of Arts Degree is desirable.

License/Certificates:

Possession of, or ability to obtain, a valid California driver's license.

Possession of, or ability to obtain a P.O.S.T. (832 p.c.) certificate within six months from date of hire.

Possession of, or ability to obtain, basic and advanced certification courses from CACEO within 12 months from date of hire.

PHYSICAL DEMANDS AND WORKING ENVIRONMENT

Environment:

Work is performed in outdoor and indoor environments; work alone; travel from site to site; incumbents may be exposed to noise, dust, fumes, noxious odors, in all types weather and temperature conditions; potentially hostile environments; exposure to traffic conditions; extensive public contact; work and/or walk on various types of surfaces including slippery or uneven surfaces and rough terrain.

Physical:

Primary functions require sufficient physical ability and mobility to work in an office setting and in a field environment; to stand or sit for prolonged periods of time; to occasionally stoop, bend, kneel, crouch, reach, and twist; to lift, carry, push, and/or pull light to moderate amounts of weight; to operate office equipment requiring repetitive hand movement and fine coordination including use of a computer keyboard; to travel to other locations; to operate vehicle; verbally communicate to exchange information; and visual acuity to interpret specifications and drawings and conduct inspections.

NEW CODE ENFORCEMENT OFFICER (A)

District No. A
(West of Sierra Highway)

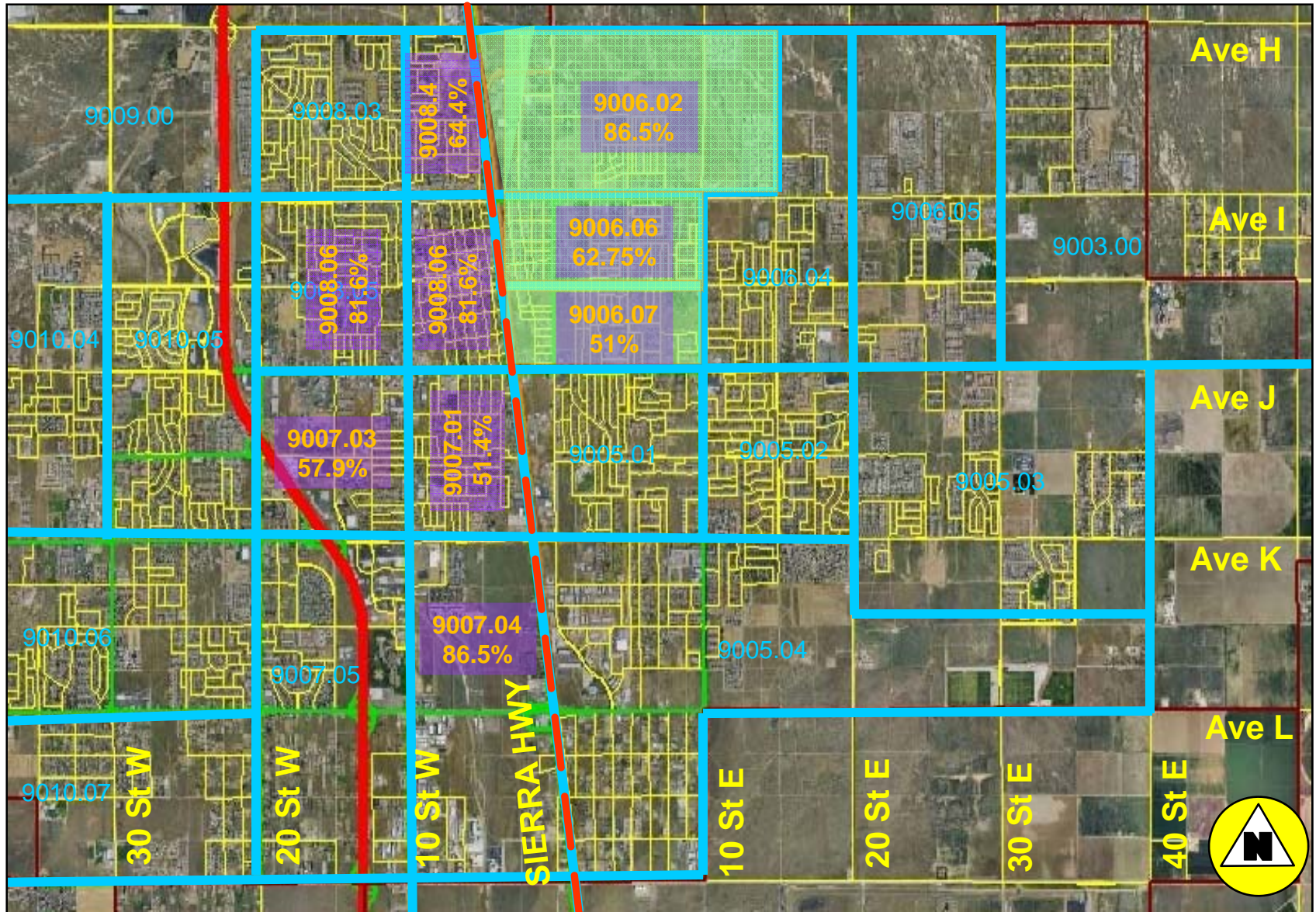
CENSUS TRACT	BLOCK GROUP	LOW/MOD %	CENSUS TRACT% BLOCKGROUP AVG. L/M%
9008.04	1	70 %	
	2	58.8%	
9008.06	1	70.2%	
	2	85%	
9007.01	1	62.3%	
	2	70.3%	
	3	37.7%	
	4	36.0%	
9007.04	1	68.4%	

CEO A - L/M %Average

62%

SOURCE: US Department of Housing and Urban Development
CDBG Grantees Estimated 2007 low/mod Data

City of Lancaster -- Code Enforcement B



 Census Tracts

 Code Enforcement Officer Area

CODE ENFORCEMENT OFFICER I
Class Specification

DEFINITION

Performs a variety of technical duties in support of the City's code enforcement program in the field and office consisting of investigations and inspections in the enforcement of ordinances, codes, and related regulations pertaining to building, zoning, signs, health, safety and other public nuisances within assigned District and throughout the City.

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3. Investigate complaints and prepare detailed written reports and documentation for code violation cases for presentation before public hearings, nuisance abatements or criminal prosecutions; appear in Court as a witness or before Public Hearing Officer.
4. Issue notices of violation, administrative citations, notices to appear, orders to comply, misdemeanor citations, and other correspondence specifying necessary action(s) and compliance date(s); prepare court and hearing transmittals.
5. Interact with the public regarding reports of code violations; provide, interpret, and explain information regarding regulations contained in the municipal code.
6. Coordinate with other departments, divisions, and other governmental agencies.

7. Conduct research regarding residence and ownership of violators.
8. Maintain and prepare related correspondence, records, reports, and files pertaining to cases and programs.
9. Operate computer systems, applications, and other modern office equipment.
10. Maintain assigned equipment; report deficiencies and safety issues to immediate Supervisor.
11. Establish and maintain effective working relationships.
12. Perform related duties as assigned.

MINIMUM QUALIFICATIONS

Knowledge of:

Standard English usage, spelling, grammar, and punctuation; business letter writing and basic report preparation; research, conflict resolution and investigative techniques; code compliance investigation and enforcement practices, and procedures; applicable and pertinent Federal, State, County and local laws, codes and regulations related to Code Enforcement functions; layout and geography of the City; and principles and practices of occupational hazards and work safety.

Ability to:

Read and interpret municipal and other pertinent government codes and ordinances; analyze problems and provide alternatives for resolving them; prepare clear, concise accurate reports; handle potentially adversarial or hostile situations; use office equipment and related computer software programs, including taking photographs; perform basic arithmetic calculations; maintain confidentiality; understand and carry out oral and written instructions; and communicate clearly and concisely, both orally and in writing.

EXPERIENCE AND EDUCATION

Experience:

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Possession of, or ability to obtain, basic and advanced certification courses from CACEO within 12 months from date of hire.

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Environment:

Work is performed in outdoor and indoor environments; work alone; travel from site to site; incumbents may be exposed to noise, dust, fumes, noxious odors, in all types weather and temperature conditions; potentially hostile environments; exposure to traffic conditions; extensive public contact; work and/or walk on various types of surfaces including slippery or uneven surfaces and rough terrain.

Physical:

Primary functions require sufficient physical ability and mobility to work in an office setting and in a field environment; to stand or sit for prolonged periods of time; to occasionally stoop, bend, kneel, crouch, reach, and twist; to lift, carry, push, and/or pull light to moderate amounts of weight; to operate office equipment requiring repetitive hand movement and fine coordination including use of a computer keyboard; to travel to other locations; to operate vehicle; verbally communicate to exchange information; and visual acuity to interpret specifications and drawings and conduct inspections.

NEW CODE ENFORCEMENT OFFICER

District No. B
(Area East of Sierra Highway)

CENSUS TRACT	BLOCK GROUP	LOW/MOD %	CENSUS TRACT% BLOCKGROUP AVG. L/M%
9006.02	1	74.7%	
	2	100.0%	
	3	71.4%	
	4	100.0%	
9006.06	1	42.2%	
	2	83.4%	
9006.07	1	59.4%	
	2	42%	
Officer B		L/M %Average	71.64%

SOURCE: US Department of Housing and Urban Development
CDBG Grantees Estimated 2008 low/mod Data

City of Lancaster Recreation Fee Waiver Policy

Purpose

The City of Lancaster recognizes the value of participation in recreational programs for people of all ages. In an effort to make its recreational programs available to the widest range of Lancaster residents, the Parks Recreation and Arts Department proposes the guidelines outlined below for providing financial assistance to those who wish to participate in a City recreation program. It is the goal of the scholarship program to ensure the equitable allocation of available funding in a timely manner to individuals who supply the necessary information in the application process.

Policies

1. Scholarships are available to persons of all ages provided they conform to the requirements set forth in the application process.
2. Subsidies are available to residents of the City of Lancaster and those who work within the City's limits.
3. Scholarships are dispersed on a first come first served basis until funds have been depleted.
4. Each individual is eligible for free participation in one class per quarter. Subsequent classes may be subsidized by the City for up to 50% of the program fees.
5. Scholarships are for program attendance only; they do not include the cost of supplies, materials, excursions or other fees.
6. Transportation is not included.
7. Disorderly behavior will result in suspension from the scholarship program for one calendar year.
8. Barring extenuating circumstances, failure to attend/complete the class after award will result in suspension from the scholarship program for one calendar year.
9. Scholarships are non transferable among the various programs.
10. All regular class registration policies apply.
11. Submittal of an application does not guarantee enrollment. The Parks, Recreation and Arts Department will make the final determination based on the application and requirement criteria outlined below.

Process

1. Individuals who would like to apply for scholarship funds must complete the attached application two weeks prior to the start of the specific program. All applications remain confidential.
2. Applicants must also provide one of the following justifications:
 - a. Proof of enrollment in reduced/free lunch program.
 - b. Proof of food stamps, CalWORKS, TANF, AFDC, Medicaid, or SSI.
 - c. Special circumstances letter written to the attention of the City's Parks, Recreation and Arts Director.
 - i. Applicants will be notified of the determination one week prior to the start of any recreational program. The Director's determination is final.
3. Incomplete and/or fraudulent applications will not be considered.

Fee Waiver Program

Citywide Implementation Lancaster, CA

CENSUS TR/ BLCK GRP	LOW/MOD UNIV	LOW/MOD #	CENSUS TRACT BLKGROUP AVG. L/M%	
9002	2	52	0	00.0%
9003	1,2	957	436	45.6%
9005.01	1,2,3	6122	2559	41.8%
9005.02	1,2,3,4	7579	3110	41.0%
9005.03	1,2,3	7829	3692	47.2%
9005.04	1,2	3940	1443	36.6%
9006.02	1,2,3,4	3661	2668	72.9%
9006.04	1,2,3	7901	3453	43.7%
9006.05	1,2	4874	2520	51.7%
9006.06	1,2	3510	1847	52.6%
9006.07	1,2	3408	1759	51.6%
9007.01	1,2,3,4	4826	2534	52.5%
9007.03	1,2,3	4227	2474	58.5%
9007.04	1	2758	1891	68.6%
9007.05	1,2,3	3985	1377	34.6%
9008.03	1,2,3,4	6006	2580	42.9%
9008.04	1,2	2974	1929	64.9%
9008.05	1,2,3	4094	1622	39.6%
9008.06	1,2	2917	2397	82.1%
9009	1,2	196	93	47.4%
9010.03	1	0	0	00.0%
9010.04	1,2,3	3953	734	18.6%
9010.05	1,2,3	7707	2414	31.3%
9010.06	1,2,3,4,5,6	9879	3507	35.5%
9010.07	1,2	1781	403	22.6%
9011.01	1	1448	233	16.1%
9011.02	1,3	444	29	6.5%
9012.05	1,2,3	4522	857	18.9%
9012.07	1	0	0	00.0%
TOTAL		111,550	48,561	43.5%

SOURCE: US Department of Housing and Urban Development
CDBG Grantees Estimated 2008 low/mod Data



City of Lancaster
 44933 Fern Avenue
 Lancaster, CA 93534
 661-723-6077
 661-723-5913 Fax

Fee Waiver Program Application

Application Deadline: 2 weeks before course start date

In accordance with the City of Lancaster's Fee Waiver Program Policy, individuals who wish to apply for a recreation program scholarship must complete this application and return it to the Parks, Recreation and Arts Department at City Hall located at 44933 Fern Avenue, Lancaster, CA 93534. Funding is available on a first come first serve basis. All information is kept confidential. Entire fee waiver guidelines available upon request.

Please type or print legibly in blue or black ink.

Incomplete and retroactive applications will not be accepted.

Applicant Information

First Name: _____ Last Name: _____ MI: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Cell: _____ Fax: _____

Email: _____ Date: _____

Relationship to Participant: Mother Father Self Guardian Other _____

Ethnicity: African American/Black White Asian

Asian & White American Indian/Alaska Native Native Hawaiian/Pacific Islander

American Indian/Alaska Native & White African American & White

American Indian/Alaskan & Black Other Multiracial

Participant Information

Please attach a separate piece of paper listing additional participants.

New Applicant Returning Applicant **Please complete information below if different than above.**

First Name: _____ Last Name: _____ DOB: _____

Address: _____ City: _____ State: _____ Zip: _____

Proof of Hardship

Please select one and attach corresponding verification, current (within 1-year):

Reduced/Free Lunch Program Food Stamps

CalWORKS TANF

AFDC Medicaid

SSI

Special Circumstance (Please attach detailed letter)

Program Information/Fees

Program/Activity Name: _____ Activity Code: _____

Program Start Date: _____ Program Fee: _____

Because our scholarship program is limited and we want to make the fund available to as many people as possible in our community, please consider how much of the program you feel you can pay: _____

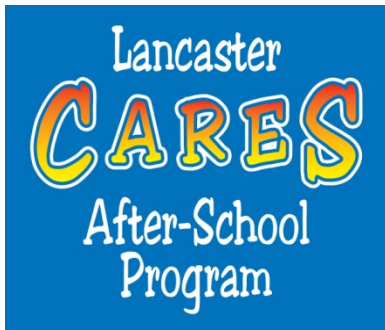
Acknowledgement

I hereby certify that the information is true and correct to the best of my knowledge. I understand that the information provided here will be relied upon for purposes of determining my eligibility for this program. I acknowledge that material fees are not included in the fee waiver. I agree to adhere to all Fee Waiver and Parks, Recreation & Arts policies and procedures.

Applicant Signature: _____

Date: _____

FOR CITY USE ONLY: Received by: _____ Date: - _____ Scholarship Amount: \$ _____	Reviewed by: _____ Date: _____ <input type="checkbox"/> Approved <input type="checkbox"/> Denied Reason: _____
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Overview of C.A.R.E.S. Program

Background Information

Lancaster CARES After-School Program-

Children's Academic and Recreation Enrichment Success

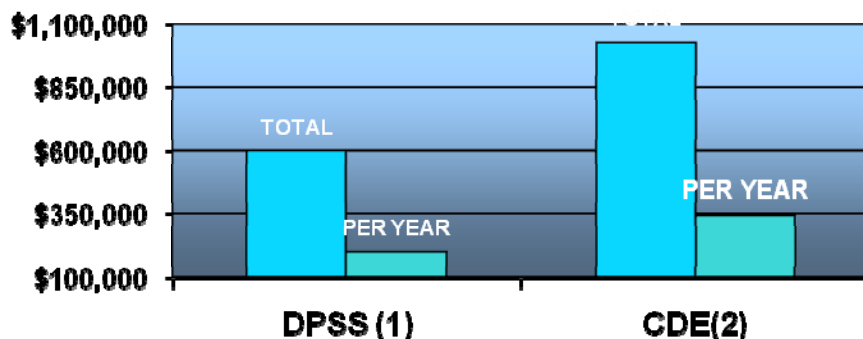
Objectives

Students will demonstrate improvement in:

- Academic achievement
- Regular-day school attendance
- Classroom and playground behavior

Funding Sources

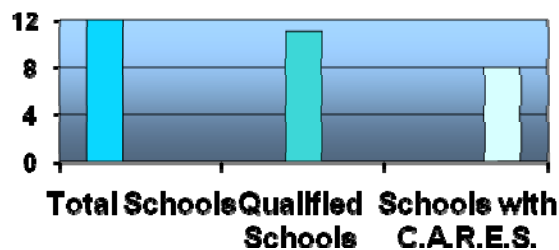
- The C.A.R.E.S. program is funded by two (2) grants. The Lancaster School District originally obtained funding through two competitive grants.
 1. The first grant is funded through DPSS (Department of Social Services) administered through the Los Angeles County Office Education for \$600,000 for three years or \$200,000 annually.
 2. The second grant funded through CDE (California Department of Education) After-School and Safe Neighborhoods Partnership Program for \$1,026,525 also for three years or \$342,175 annually.



School Selection/Qualification

- Each qualifying school had to have a student population with fifty percent (50%) or greater free and reduced lunch participants.
- There are eleven (11) schools in the Lancaster School District that qualify for the program. They are Desert View Elementary, El Dorado Elementary, Jack Northrop Elementary, Joshua Elementary, Lincoln Elementary, Linda Verde Elementary, Mariposa Elementary, Monte Vista Elementary, Nancy Cory Elementary, Sierra Elementary, and Sunnydale Elementary.
- This program is currently offered at eight (8) of the eleven (11) qualified Lancaster elementary schools. The school that is not eligible is West Wind Elementary because only 27.8 % of their students are on the free or reduced lunch program.

- | | |
|------------------|----------------|
| 1. Mariposa | 5. Joshua |
| 2. Jack Northrop | 6. Linda Verde |
| 3. Desert View | 7. El Dorado |
| 4. Sierra | 8. Sunnydale |



- The junior high schools that qualify are Amargosa Creek, Crossroads, Endeavour, New Vista, Park View, and Piute Middle Schools. The school district and city have resisted placing C.A.R.E.S. style after-school enrichment centers in junior high schools. Both agencies believe it would take a completely different style of programming in order to be successful and neither have had the resources to accomplish that goal.

Attendance Figures

- Almost 1400 students were served by the Lancaster CARES Program during the 2002/2003 school year.

- List of average attendance throughout year

- | | |
|-----------------------|----------------------|
| 1. Mariposa - 122 | 5. Joshua - 123 |
| 2. Jack Northrop - 60 | 6. Linda Verde - 124 |
| 3. Desert View - 123 | 7. El Dorado -106 |
| 4. Sierra - 124 | 8. Sunnydale - 113 |

Budget

After-School Enrichment Grant

Readiness	\$ 64,000
Start-up	\$133,000
Implementation	\$500,000 per year

School District Responsibilities

- The School District is responsible for enrollment into the program, budgeting, and invoicing for services. It provides a credentialed teacher at each school site who creates lesson plans for the academic portion of the program and guides Recreation Leaders, trained by the District staff as Teacher Assistants, in homework assistance and academic activities for the children.

City of Lancaster Responsibilities

- The CARES program is a very structured program which includes the following activities; attendance and snack, homework help, academic enrichment, arts and crafts and recreational activities. Through its contract with the Lancaster School District, the City provides up to seventy part-time Recreation Leaders and a full-time Recreation Coordinator for the educational and recreational component as well as the operation of each program site.

Program Outline

- CARES is held from the time school is out until 6:00 p.m. Monday through Friday. Each site begins its program day with a nutritious snack after which children are guided into an

afternoon filled with homework assistance, academic support in reading, math and technology and structured recreation enrichment activities.

Transition (15 Minutes) - Attendance

Nutrition (15 Minutes) - National School Lunch Program

Homework Assistance (30 Minutes)

Academics (1 Hour)

1. Language Arts
2. Mathematics
3. Technology

Recreation (1 ½-2 Hours)

1. Various indoor & outdoor structured recreation enrichment activities

Effectiveness-School Year: 2001-2002

(BRIEF SUMMARY BELOW-SEE ATTACHED FOR DETAILED REPORT)

- Quantitative data was gathered for the evaluation of the CARES program. Results are as follows:
- A significant percentage of students 61%-74% were rated as having achieved moderate to good improvement in all areas (i.e. turning in homework on time, completion of homework, behaving well in class, attending class regularly). Of the 26%-39% indicating no improvement, a significant number of teachers clarified this response by indicating that the student in question had always performed well both behaviorally and academically
- Additional informal surveys were conducted. The results are as follow:
- **Parent Survey Comments**
 - The staff that works in this program is excellent. They have great patience and show lots of excitement for these kids.
 - The after school program has been a big help for me and my kids.
 - The staff is really good with kids and yes; (student's name) is a better reader.
 - All of the aides in CARES have been delightful, very understanding to my child's needs. Thank you for allowing my family the opportunity of being a part of this program.
- **Student Survey Comments**
 - It's fun and we play outside and do art which is fun. And the teachers are really nice.
 - the program has many things I can be looking forward to after school.

-I like when the teachers help me with my work. That is why I go to CARES.

Future Outlook

- Expansion of Program
- Implementation of a similar program into other school districts
- Access and availability of the program for more residents in the community
- Overall increase in students' academic achievement and attendance.
- For the Eastside school district Cole Middle school has 48.8 % of its students on free or reduced lunch program. Eastside Elementary has 68.9 %, Tierra Bonita North Elementary has 63 %, and Tierra Bonita South Elementary has 63.7% of its students are on free or reduced lunch program. The schools in the Eastside school district that would qualify for the grant would be all but Cole Middle school because the student population does not have fifty percent or greater free and reduced lunch participants.

CARES Program School Sites

Lancaster, CA

CENSUS TRACT	BLOCK GROUP	LOW/MOD%	CENSUS TRACT / BLOCKGROUP AVG. L/M%
<u>Site 1 - Desert View</u>			
9008.03	1	67.9%	
	2	33.6%	
	3	32.4%	
	4	23.0%	
9008.06	1	78.4%	
	2	85.2%	
9009	2	63.3%	
Site 1 - % Avg.			54.8%
<u>Site 2 – El Dorado</u>			
9006.04	1	34.6%	
	3	51.0%	
9006.06	2	83.4%	
9006.07	1	59.6%	
	2	42.0%	
Site 2 - % Avg.			54.1%
<u>Site 3 - Jack Northrop</u>			
9005.04	1	57.4%	
	2	23.4%	
Site 3 - % Avg.			40.4%
<u>Site 4 – Joshua</u>			
9005.01	1	38.0%	
	2	55.4%	
	3	36.3%	
9006.04	1	34.6%	
Site 4 - % Avg.			41.1%

SOURCE: US Department of Housing and Urban Dedevlopment
CDBG Grantees 2007 Estimated low/mod Data

CARES Program School Sites (cont'd)

CENSUS TRACT	BLOCK GROUP	LOW/MOD%	CENSUS TRACT / BLOCKGROUP AVG. L/M%
<u>Site 5 - Linda Verde</u>			
9006.02	2	100.0%	
	3	71.5%	
9006.06	1	42.5%	
SITE 5 - % Avg.			71.3%

SITE 6 – Mariposa

9003	1	0.00%	
9006.02	2	100.0%	
	4	100.0%	
9006.04	2	47.1%	
9008.03	3	32.4%	
9008.04	1	70.1%	
	2	59.1%	
9009	2	63.3%	
SITE 6 - % Avg.			59.0%

SITE 7 – Sierra

9005.04	1	57.4%	
9007.01	1	62.3%	
	2	71.1%	
	3	37.8%	
	4	36.0%	
9007.04	1	68.6%	
9007.05	1	22.2%	
9008.06	1	78.4%	
	2	85.2%	
SITE 7 - % Avg.			57.7%

SITE 8 – Sunnydale

9007.03	1	66.4%	
	2	62.4%	
	3	46.0%	
9010.05	1	62.9%	
	2	25.0%	
	3	18.9%	
9010.06	2	28.5%	
SITE 8 – % Avg.			44.3%

Schools participating in C.A.R.E.S. Program

- 1 Desert View School**
Principal: Mr. L. Conte
1555 West Avenue H-10
Lancaster, CA 93534
Ph: 942-9521
Fx: 942-4321
- 2 El Dorado School**
Principal: Mrs. M. Keenan
361 East Pondera Avenue
Lancaster, CA 93534
Ph: 942-8487
Fx: 942-2267
- 3 Jack Northrop School**
Principal: Mrs. K. Stults
831 East Avenue K-2
Lancaster, CA 93535
Ph: 945-9839
Fx: 723-1362
- 4 Joshua School**
Principal: Mr. M. Gross
43926 N. 2nd Street East
Lancaster, CA 93535
Ph: 948-0743
Fx: 940-6671
- 5 Linda Verde School**
Principal: Mrs. T. Brown
44924 5th Street East
Lancaster, CA 93535
Ph: 942-0431
Fx: 942-7621
- 6 Mariposa School**
Principal: Mr. S. Epstein
737 West Avenue H-6
Lancaster, CA 93534
Ph: 942-0437
Fx: 949-1324
- 7 Sierra School**
Principal: Mrs. D. Parkins
747 West Avenue J-12
Lancaster, CA 93534
Ph: 942-9536
Fx: 942-0682
- 8 Sunnydale School**
Principal: Mrs. J. Youngquist
1233 West Avenue J-8
Lancaster, CA 93534
Ph: 948-2636
Fx: 940-6670

Primary Neighborhoods Revitalization and Improvement Program Lancaster, CA

The urban core of Lancaster has historically been the focus for much of the earlier growth within the community occurring during a period from the late 1950s through to the early 1970s. During this time the economy was mostly driven by industry and government contracts through the Department of Defense, civil service, and private employment with the thriving aerospace industry at Edwards Air Force Base (AFB) and AFB Plant 42 in Palmdale. Aerospace contractors, along with their employees and families moved to the region and created an initial “housing boom” during the late 1950s that seemed to be regularly reenergized with the influx of new aerospace contracts, advances in aerospace technologies, and the ongoing need for a national aircraft testing facilities.

As a result, these local resources and employment centers created significant demand for the development of large tracts of low-priced housing close to City services and the existing commercial corridors developed along Avenue I, Lancaster Boulevard, Avenue J and Sierra Highway. During this period of growth, the primary focus on development opportunities was within the “urban core,” roughly defined by the area from approximately the Antelope Valley Freeway (State Route 14) alignment on the west, Challenger Way on the east, Avenue H on the north and Avenue K to the south.

For twenty (20) to thirty (30) years, this area remained fairly stable with some adjustments to fluctuations in the market. However, in the early 1970s the land use patterns for the area began changing significantly as a result of the construction of the Antelope Valley Freeway, which at that time was planned for the edge of town. Construction of the freeway resulted in another boom of development and a significant change to the development patterns of the community that were now developing along the freeway and in areas beyond the urban core. People were now being drawn from areas outside the Antelope Valley due to area-wide affordable housing and renewed employment opportunities. Once again, the mid-seventies experienced a push in the market for large tracts of modest and “executive” style new homes on cheaper land in the outlying areas and the creation of modern new neighborhood and regional commercial centers. The change in the land use patterns resulted in a focus on the development of housing and commercial centers in some of the more rural areas away from the traditional urban core, and the urban core was now unsuccessfully competing against the contemporary development.

Major sections of Lancaster’s urban core were dramatically affected by the shifting development pattern away from the older downtown areas and its supporting housing, which were beginning to experience problems of blight and physical, economic and social obsolescence of buildings, changes in the ownerships of properties, increased crime and general deterioration in condition of structures. In the older portions of the City, supporting infrastructure dates back to the fifties and in some of the oldest areas, even to the late 1800s. These conditions in general are no longer capable of meeting the demands of a growing city. Housing within the urban core is typically at least fifty (50) years old - often considered to be the average lifespan of a structure.

Many of the roads, sidewalks, streetlights, drainage systems, utilities, fencing still exist; however, because of their age and lack of regular ongoing maintenance and deteriorating conditions, are now in jeopardy of being lost and becoming a liability for the community. The level of decline in several of these older neighborhoods has reached a level where replacement rather than repair is probably the best method to correct the problem requiring extensive resources that previously have not been available. Problems within individual neighborhoods are often somewhat unique and need to be addressed on a case-by-case basis to determine what level of revitalization efforts and what actual programs will be necessary. As part of this neighborhood revitalization process, it is essential that city staff provide a general evaluation of best methods and practices and use of resources in the revitalization of the neighborhood, in order to determine which solutions most effectively deal with the problems and provide the greatest advantages.

Funds that will be used for the neighborhood revitalization projects and programs will help to repair and/or replace aging and dysfunctional streets, drainage facilities sidewalks, driveways, parkways, public and private landscaping, pedestrian and traffic circulation, install needed utilities and, wherever appropriate, support infill development and acquisition and general renovation of property.

City of Lancaster – 29-160

— Census Tract Boundaries

■ Eastside Revitalization Areas



Secondary Neighborhoods Revitalization and Improvement Program Lancaster, Ca

Urban Core Area

(In the general area between Antelope Valley Freeway and Challenger Way
and between Avenue H and Avenue K)

CENSUS TRACT	DESCRIPTION	LOW/MOD %	CENSUS TRACT% BLOCKGROUP AVG. L/M%
<u>WESTSIDE REVITALIZATION AREAS</u>			
9007.01	Block Group 1	62.0%	
	Block Group 2	70.3%	
	Census Tract Average		66.2%
9007.03	Block Group 2	62.1%	
	Census Tract Average		62.1%
9008.03	Block Group 1	67.8%	
	Block Group (portion) 3	32.4%	
	Census Tract Average		50.1%
9008.04	Block Group 1	70.0%	
	Census Tract Average		70.0%
9008.05	Block Group (portion) 2	42.6%	
	Block Group 3	52.7%	
	Census Tract Average		47.6%
9008.06	Block Group 1	78.2%	
	Block Group 2	85.0%	
	Census Tract Average		81.6%
9010.05	Block Group 1	62.9%	
	Census Tract Average		62.9%
Total Neighborhood Revitalization Program Areas - L/M % Avg.			62.9%

**Primary Neighborhoods
Revitalization and Improvement Program
Lancaster, Ca**

Urban Core Area

(In the general area between Antelope Valley Freeway and Challenger Way
and between Avenue H and Avenue K)

CENSUS TRACT	DESCRIPTION	BLOCK GROUP	LOW/MOD %	CENSUS TRACT% BLOCKGROUP AVG. L/M%
<u>EASTSIDE REVITALIZATION AREAS</u>				
9005.01	<u>Block Group</u>	<u>2</u>	<u>55.4%</u>	
	Census Tract Average			55.4%
9006.02	<u>Block Group</u>	<u>3</u>	<u>71.4%</u>	
	Census Tract Average			71.4%
9006.06	<u>Block Group</u>	<u>2</u>	<u>83.3%</u>	
	Census Tract Average			83.3%
9006.07	<u>Block Group</u>	<u>1</u>	<u>59.4</u>	
	Census Tract Average			59.4%
<hr/> Total Neighborhood Revitalization Program Areas - L/M % Avg.				67.3%

Secondary Neighborhoods Revitalization and Improvement Program Lancaster, CA

The urban core of Lancaster has historically been the focus for much of the earlier growth within the community occurring during a period from the late 1950s through to the early 1970s. During this time the economy was mostly driven by industry and government contracts through the Department of Defense, civil service, and private employment with the thriving aerospace industry at Edwards Air Force Base (AFB) and AFB Plant 42 in Palmdale. Aerospace contractors, along with their employees and families moved to the region and created an initial “housing boom” during the late 1950s that seemed to be regularly reenergized with the influx of new aerospace contracts, advances in aerospace technologies, and the ongoing need for a national aircraft testing facilities.

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For twenty (20) to thirty (30) years, this area remained fairly stable with some adjustments to fluctuations in the market. However, in the early 1970s the land use patterns for the area began changing significantly as a result of the construction of the Antelope Valley Freeway, which at that time was planned for the edge of town. Construction of the freeway resulted in another boom of development and a significant change to the development patterns of the community that were now developing along the freeway and in areas beyond the urban core. People were now being drawn from areas outside the Antelope Valley due to area-wide affordable housing and renewed employment opportunities. Once again, the mid-seventies experienced a push in the market for large tracts of modest and “executive” style new homes on cheaper land in the outlying areas and the creation of modern new neighborhood and regional commercial centers. The change in the land use patterns resulted in a focus on the development of housing and commercial centers in some of the more rural areas away from the traditional urban core, and the urban core was now unsuccessfully competing against the contemporary development.

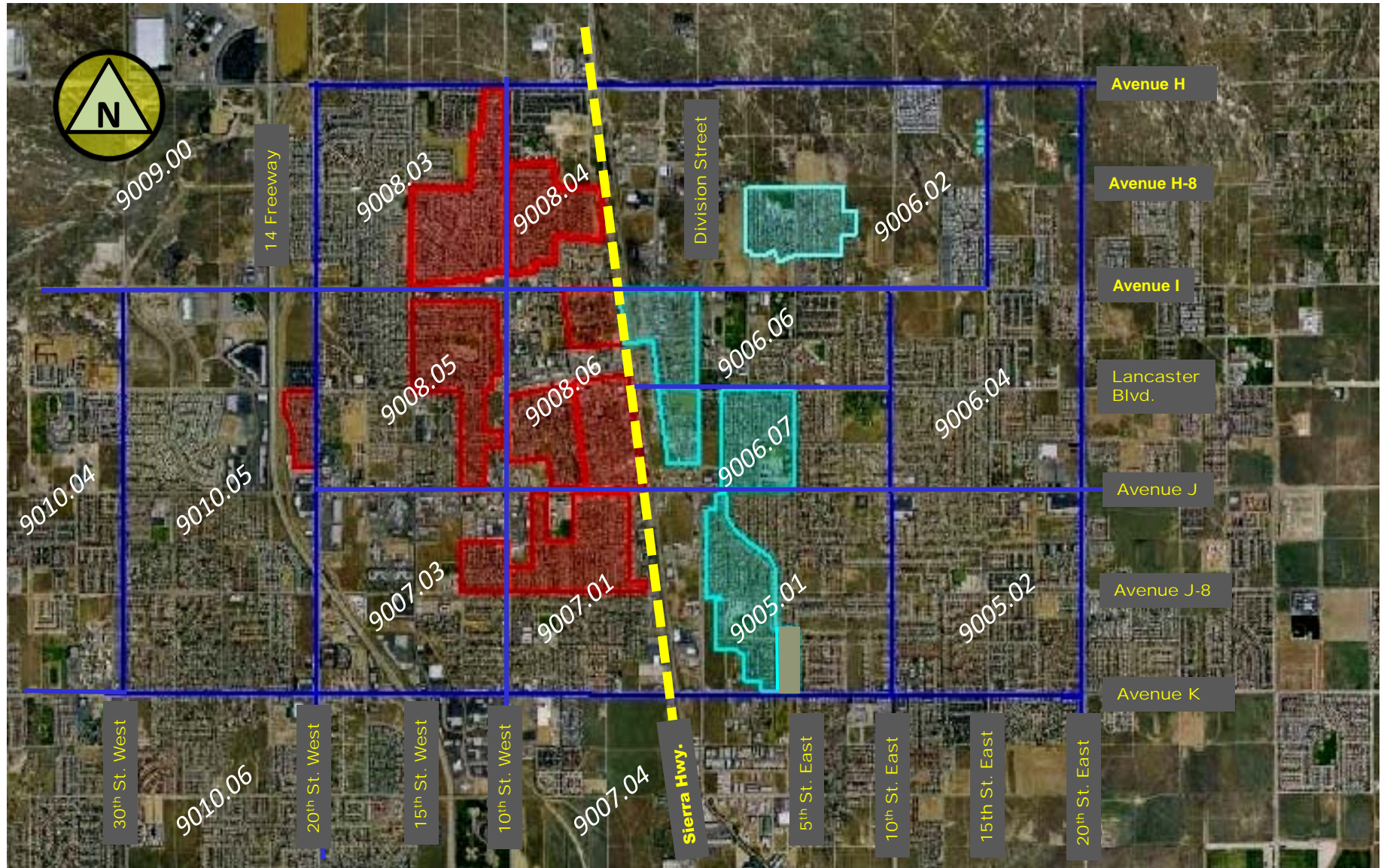
Major sections of Lancaster’s urban core were dramatically affected by the shifting development pattern away from the older downtown areas and its supporting housing, which were beginning to experience problems of blight and physical, economic and social obsolescence of buildings, changes in the ownerships of properties, increased crime and general deterioration in condition of structures. In the older portions of the City, supporting infrastructure dates back to the fifties and in some of the oldest areas, even to the late 1800s. These conditions in general are no longer capable of meeting the demands of a growing city. Housing within the urban core is typically at least fifty (50) years old - often considered to be the average lifespan of a structure.

Many of the roads, sidewalks, streetlights, drainage systems, utilities, fencing still exist; however, because of their age and lack of regular ongoing maintenance and deteriorating conditions, are now in jeopardy of being lost and becoming a liability for the community. The level of decline in several of these older neighborhoods has reached a level where replacement rather than repair is probably the best method to correct the problem requiring extensive resources that previously have not been available. Problems within individual neighborhoods are often somewhat unique and need to be addressed on a case-by-case basis to determine what level of revitalization efforts and what actual programs will be necessary. As part of this neighborhood revitalization process, it is essential that city staff provide a general evaluation of best methods and practices and use of resources in the revitalization of the neighborhood, in order to determine which solutions most effectively deal with the problems and provide the greatest advantages.

Funds that will be used for the neighborhood revitalization projects and programs will help to repair and/or replace aging and dysfunctional streets, drainage facilities sidewalks, driveways, parkways, public and private landscaping, pedestrian and traffic circulation, install needed utilities and, wherever appropriate, support infill development and acquisition and general renovation of property.

City of Lancaster – 29-170

-  *Census Tract Boundaries*
-  *Westside Revitalization Areas*



Secondary Neighborhoods Revitalization and Improvement Program Lancaster, Ca

Urban Core Area

(In the general area between Antelope Valley Freeway and Challenger Way
and between Avenue H and Avenue K)

CENSUS TRACT	DESCRIPTION	LOW/MOD %	CENSUS TRACT% BLOCKGROUP AVG. L/M%
<u>WESTSIDE REVITALIZATION AREAS</u>			
9007.01	Block Group 1	62.0%	
	Block Group 2	70.3%	
	Census Tract Average		66.2%
9007.03	Block Group 2	62.1%	
	Census Tract Average		62.1%
9008.03	Block Group 1	67.8%	
	Block Group (portion) 3	32.4%	
	Census Tract Average		50.1%
9008.04	Block Group 1	70.0%	
	Census Tract Average		70.0%
9008.05	Block Group (portion) 2	42.6%	
	Block Group 3	52.7%	
	Census Tract Average		47.6%
9008.06	Block Group 1	78.2%	
	Block Group 2	85.0%	
	Census Tract Average		81.6%
9010.05	Block Group 1	62.9%	
	Census Tract Average		62.9%
Total Neighborhood Revitalization Program Areas - L/M % Avg.			62.9%

**Primary Neighborhoods
Revitalization and Improvement Program
Lancaster, Ca**

Urban Core Area

(In the general area between Antelope Valley Freeway and Challenger Way
and between Avenue H and Avenue K)

CENSUS TRACT	DESCRIPTION	BLOCK GROUP	LOW/MOD %	CENSUS TRACT% BLOCKGROUP AVG. L/M%
<u>EASTSIDE REVITALIZATION AREAS</u>				
9005.01	<u>Block Group</u>	<u>2</u>	<u>55.4%</u>	
	Census Tract Average			55.4%
9006.02	<u>Block Group</u>	<u>3</u>	<u>71.4%</u>	
	Census Tract Average			71.4%
9006.06	<u>Block Group</u>	<u>2</u>	<u>83.3%</u>	
	Census Tract Average			83.3%
9006.07	<u>Block Group</u>	<u>1</u>	<u>59.4</u>	
	Census Tract Average			59.4%
<hr/> Total Neighborhood Revitalization Program Areas - L/M % Avg.				67.3%

Housing Programs

Senior Home Improvement Programs

Senior Citizen Emergency Repair Program

- ✦ Owner Occupied Single-Family Residences and Condominiums
- ✦ At least one of the homeowners must be 62 years of age or older.
- ✦ Household income shall not exceed 80% of area median income.
- ✦ Grant shall not exceed \$4,000
- ✦ Eligible improvements are for severe cases only that pose a harmful threat to the health and/or safety of the homeowner, such as no water service due to environmental conditions, lack of toilet/bathing facilities, direct water intrusion, gas leak, dangerous electrical, leaking roof, HVAC system, wall heater, and evaporative cooler not working.
- ✦ Property must be located in the City of Lancaster to participate.
- ✦ Maximum participation is once per year.

Senior Citizen Landscape Improvement Program

- ▲ Owner Occupied Single-Family Residences.
- ▲ At least one of the homeowners must be 62 years of age or older.
- ▲ Household income shall not exceed 80% of area median income.
- ▲ No interest, deferred loan shall not to exceed \$6,000
- ▲ Eligible improvement is for front yard landscaping.
- ▲ Priority for participation is as follows. Households that have received a Notice of Violation from the Housing & Neighborhood Revitalization Department, households located in a Priority or Secondary Neighborhood, or Neighborhood of Concern or Interest pursuant to the Housing Needs Assessment.
- ▲ Maximum participation is once per property.

Senior Citizen Paint Program

- Owner Occupied Single-Family Residences.
- At least one of the homeowners must be 62 years of age or older.
- Household income shall not exceed 80% of area median income.
- No interest, deferred loan shall not exceed \$6,000
- Eligible improvement is painting the exterior of the residence.
- Priority for participation is for households located in a Priority or Secondary Neighborhood, or Neighborhood of Concern or Interest pursuant to the Housing Needs Assessment.
- Maximum participation is once every five years.



Senior Citizen Disabled Accessibility Program

- ◆ Owner Occupied Single-Family Residences or Condominiums.
- ◆ At least one of the homeowners must be 62 years of age or older.
- ◆ At least one of the homeowners shall be physically disabled.
- ◆ Household income shall not exceed 80% of area median income.
- ◆ No interest, deferred loan shall not exceed \$10,000
- ◆ Eligible improvements are as follows. Changing the level of the door thresholds, widening of exterior doors, door and doorway peephole, lowering doorbell, visual doorbell, rocker light switches, adjustments to rods and shelves, ramps, grab bars, lever faucets, roll-in showers, shower stalls with a 4-inch bottom lip, hand-held adjustable shower heads, removable base cabinets under sink, bathroom and kitchen counter top heights repositioned, lever faucets in the kitchen sink, base cabinets with pull out shelves and base cabinets with lazy susans.
- ◆ Property must be located within the City of Lancaster.
- ◆ Maximum participation is once per year.

Senior Citizen Home Improvement Program

- ◆ Owner Occupied Single-Family Residences.
- ◆ At least one of the homeowners must be 62 years of age or older.
- ◆ Household income shall not exceed 80% of area median income.
- ◆ No Interest, deferred loan shall not exceed \$20,000
- ◆ Eligible improvements are as follows. Code items, deterioration of the structure or fencing, repair or replacement of roofing, HVAC systems, wall heaters, and evaporative coolers, windows, screens, garage doors, entry doors, exterior painting, electrical, plumbing, etc.
- ◆ Priority for participation is for households located in a Priority or Secondary Neighborhoods, or Neighborhoods of Concern or Interest.
- ◆ Maximum participation is once per property



Homeowner Home Improvement Programs

Homeowner Emergency Repair Program

- ✦ Owner Occupied Single-Family Residences or Condominiums.
- ✦ Household income shall not exceed 80% of area median income.
- ✦ No Interest Deferred Loan not to exceed \$4,000.
- ✦ Eligible improvements for severe cases only that pose a harmful threat to the health and/or safety of the homeowner will be considered, such as no water service due to environment conditions, lack of toilet/bathing facilities, direct water intrusion, gas leak, arching/dangerous electrical, leaking roof, HVAC system, wall heater, and evaporative cooler not working.
- ✦ All loans due upon transfer or sale of the borrowers interest.
- ✦ Loan evidenced by Promissory Note executed by the borrower and will be secured by a Deed of Trust.
- ✦ Maximum participation is once per year.

Homeowner Disabled Accessibility Program

- ◆ Owner Occupied Single-Family Residences or Condominiums.
- ◆ At least one of the homeowners (or their child) must be physically disabled.
- ◆ Household income shall not exceed 120% of area median income.
- ◆ No interest deferred loan not to exceed \$10,000
- ◆ Loan due upon transfer or sale of the borrowers interest.
- ◆ Loan evidenced by Promissory Note executed by the borrower and will be secured by a Deed of Trust.
- ◆ Eligible improvements are as follows. Changing the level of the door thresholds, widening of exterior doors, door and doorway peephole, lowering doorbell, visual doorbell, rocker light switches, adjustments to rods and shelves, ramps, grab bars, lever faucets, roll-in showers, shower stalls with a 4-inch bottom lip, hand-held adjustable shower heads, removable base cabinets under sink, bathroom and kitchen counter top heights repositioned, lever faucets in the kitchen sink, base cabinets with pull out shelves and base cabinets with lazy susans.
- ◆ Maximum participation is once per year.

Homeowner Paint Improvement Program

- Owner Occupied Single-Family Residences or Condominiums.
- Eligible improvement is painting the exterior of the residence.
- Household income shall not exceed 120% of area median income.
- No Interest Deferred Loan not to exceed \$7,000 for households whose income does not exceed 50% of area median income
- 5-year no interest loan with equal monthly installments not to exceed \$7,000 for households whose income is between 80% and 120% of area median income.
- All loans due upon transfer or sale of the borrowers interest.
- Loan evidenced by Promissory Note executed by the borrower and will be secured by a Deed of Trust.
- Maximum participation is once every five years.

Homeowner Landscape Improvement Program

- ▲ Owner Occupied Single-Family Residences
- ▲ Household income shall not exceed 120% of area median income.
- ▲ No Interest Deferred Loan not to exceed \$6,000 for households whose income does not exceed 50% of area median income.
- ▲ 5-year no interest loan with equal monthly installments not to exceed \$6,000 for households whose income is between 80% and 120% of area median income.
- ▲ All loans due upon transfer or sale of the borrowers interest.
- ▲ Loan evidenced by Promissory Note executed by the borrower and will be secured by a Deed of Trust.
- ▲ Eligible improvement is front yard landscaping.
- ▲ Priority for participation is as follows. Households that have received a Notice of Violation from the Housing & Neighborhood Revitalization Department, then households located in a Priority or Secondary Neighborhood, or Neighborhood of Interest or Concern
- ▲ In the event of failure to maintain property loan is all due and payable immediately.

Homeowner Home Improvement Program

- ◆ Owner Occupied Single-Family Residences.
- ◆ Eligible improvements for the exterior of the residence only.
- ◆ Household income shall not exceed 120% of area median income.
- ◆ No interest deferred loans shall not exceed \$20,000 for households whose income does not exceed 50% of area median income
- ◆ 15-year no interest loan with equal monthly installments not exceed \$20,000 for households whose income does not exceed 80% of area median income.
- ◆ 10-year no interest loan with equal monthly installments not to exceed \$20,000 for households whose income does not exceed 120% of area median income.
- ◆ Loan due upon transfer or sale of the borrowers interest.
- ◆ Loan evidenced by Promissory Note executed by the borrower and will be secured by a Deed of Trust.
- ◆ Eligible improvements are as follows. Code items, deterioration of the structure or fencing, repair or replacement of roofing, HVAC systems, wall heaters, and evaporative coolers, windows, screens, garage doors, entry doors, exterior painting, electrical, plumbing.
- ◆ Priority for participation is for households located in a Priority or Secondary Neighborhood, or Neighborhood of Concern or Interest.
- ◆ Maximum participation is once per property.



Mobilehome Improvement Program

Mobilehome Program

- Owner occupied Mobilehomes
- Household income shall not exceed 80% of area median income.
- Grant not to exceed \$5,000
- Eligible improvements are for severe cases only that pose a harmful threat to the health and/or safety of the Owner, such as dangerous electrical, plumbing, landings, stairs and handrails.
- Participation shall be for households that have received a Notice of Violation from the Housing & Neighborhood Revitalization Department.
- Maximum participation is once every 5 years.

Rental Housing Programs

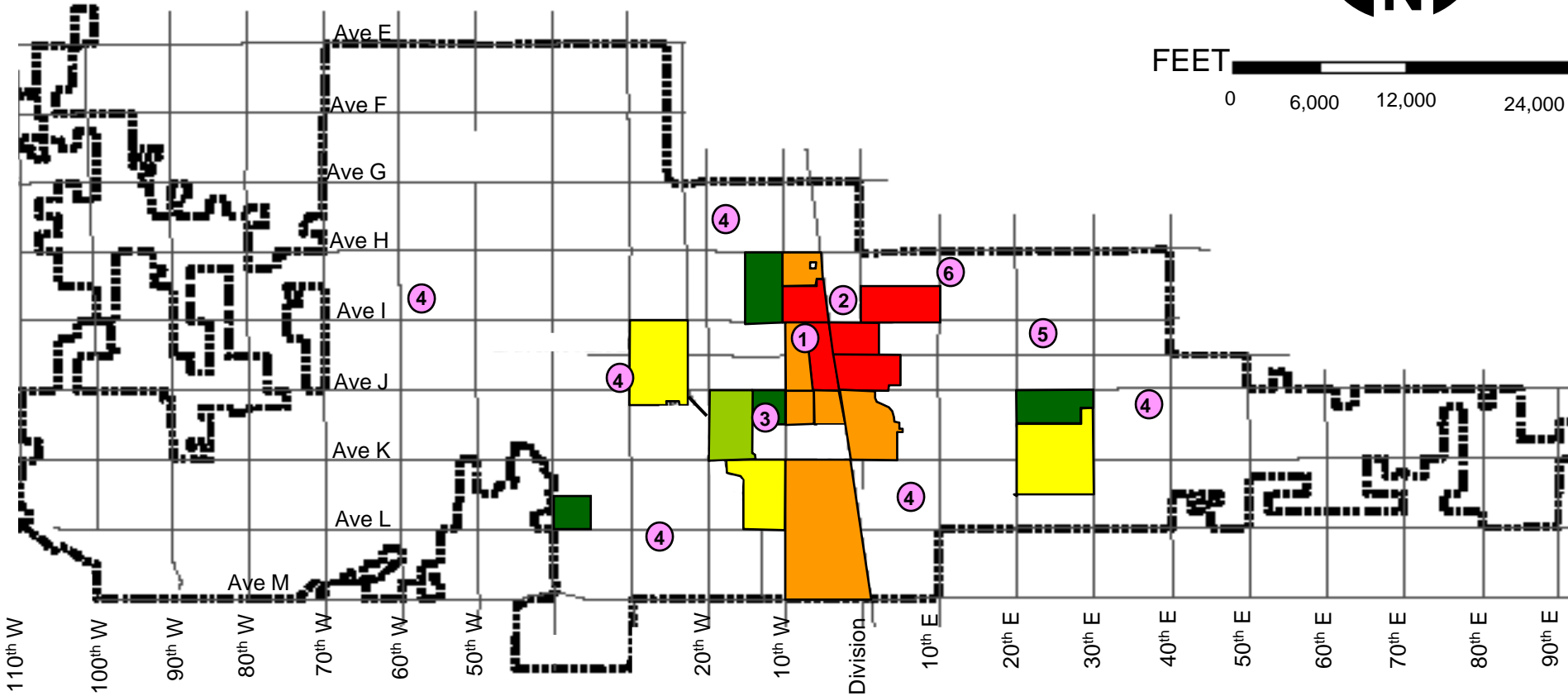
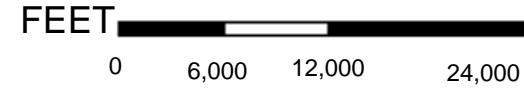
One to Four Rental Housing Rehabilitation Program

- 1 to 4 unit rental properties
- Low interest loan for up to \$40,000

Five or More Rental Housing Rehabilitation Program

- 5 or more unit rental properties
- Low interest loan for up to \$200,000

City of Lancaster

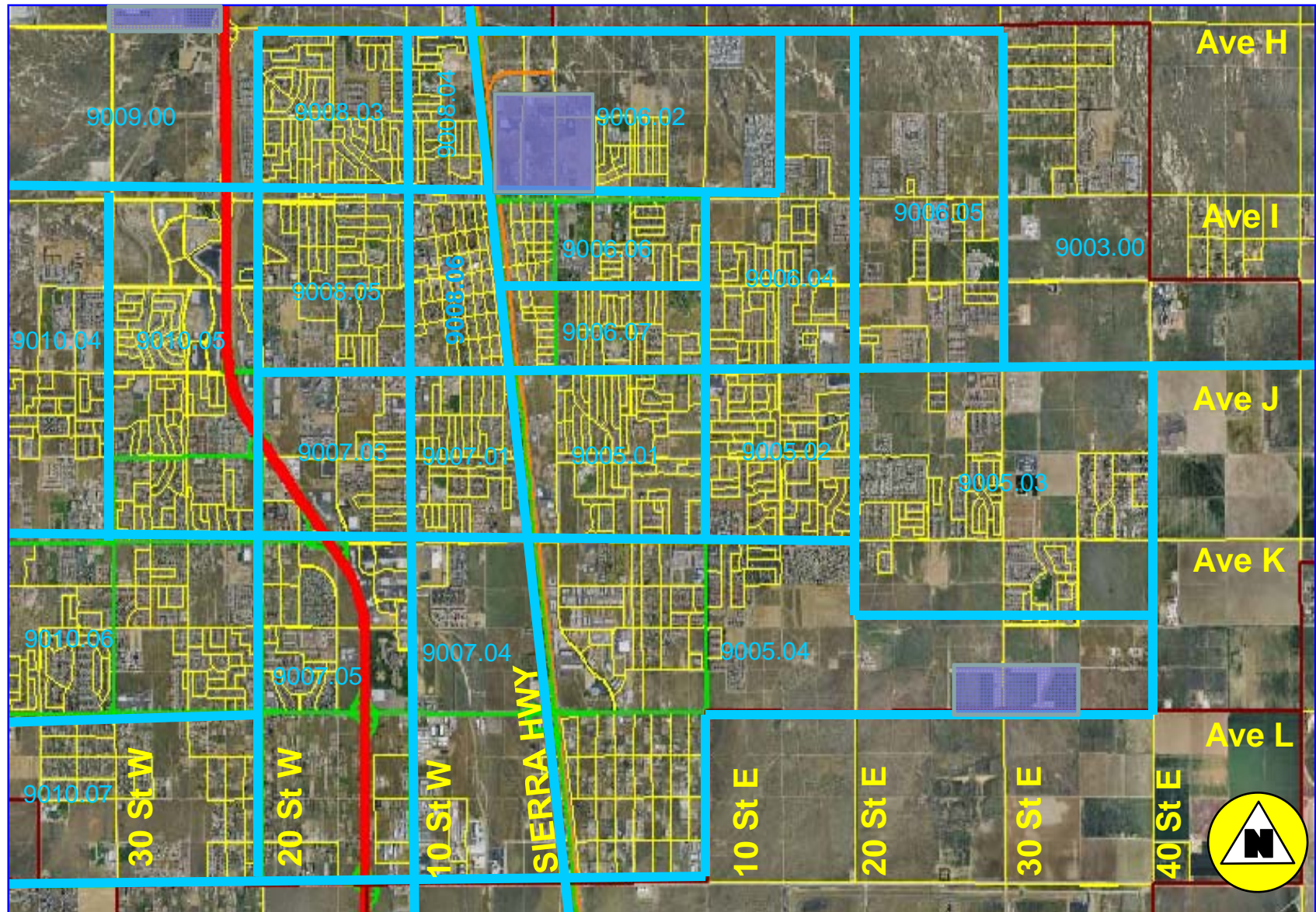


- ① North Downtown Transit Village
- ② Northeast Gateway Corridor
- ③ Lowtree Neighborhood Project
- ④ Housing Programs (Citywide)
- ⑤ Desert Sands Mobile Home Park (Redevelopment Agency)
- ⑥ Brierwood Mobile Home Park (City Housing Authority)

Priority Neighborhoods

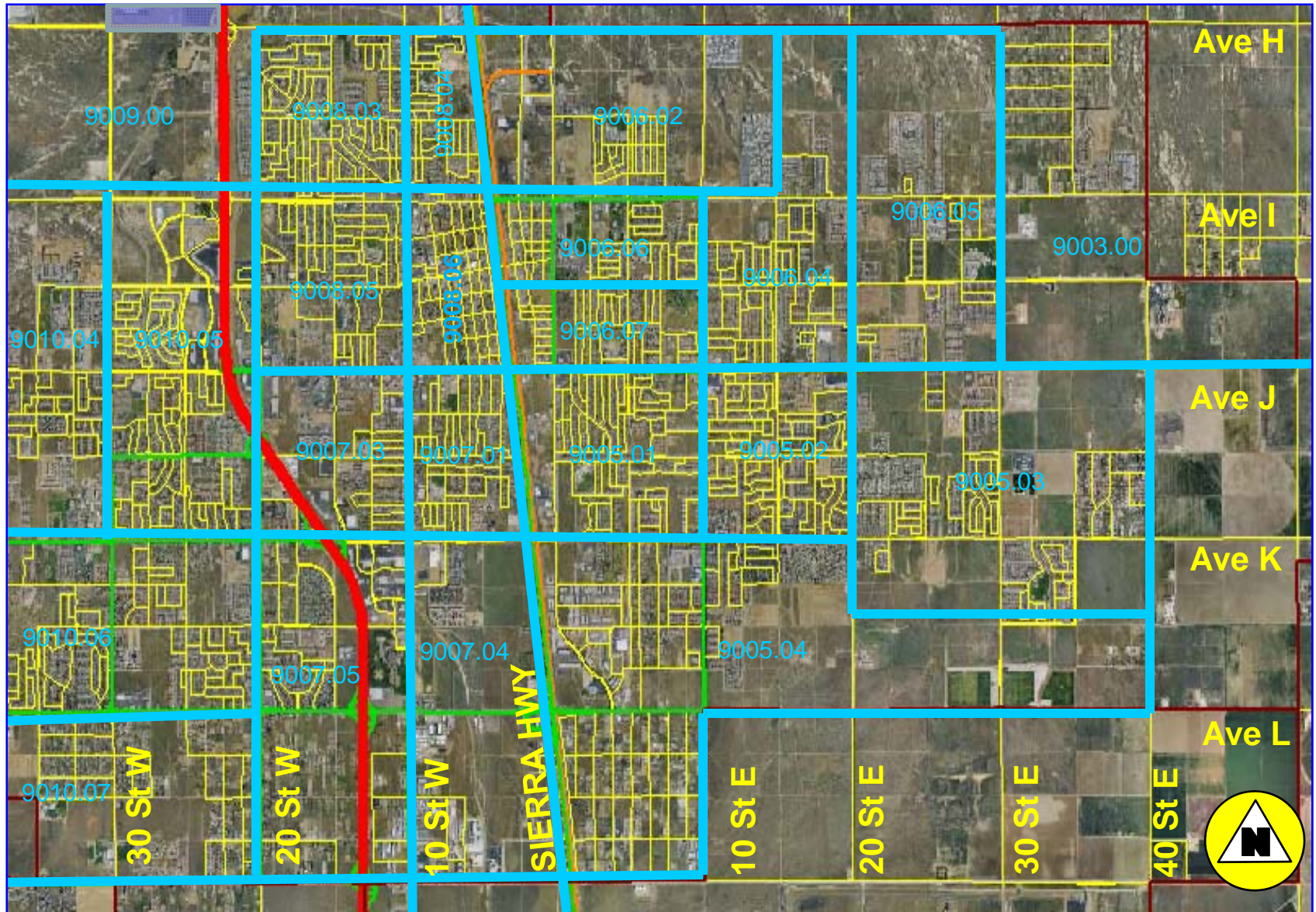
- Primary Neighborhoods
- Secondary Neighborhoods
- Neighborhoods of Interest
- Neighborhoods of Concern
- Neighborhoods of interest / Concern

City of Lancaster — Old Fairgrounds, Foxfield, Soccer Complex



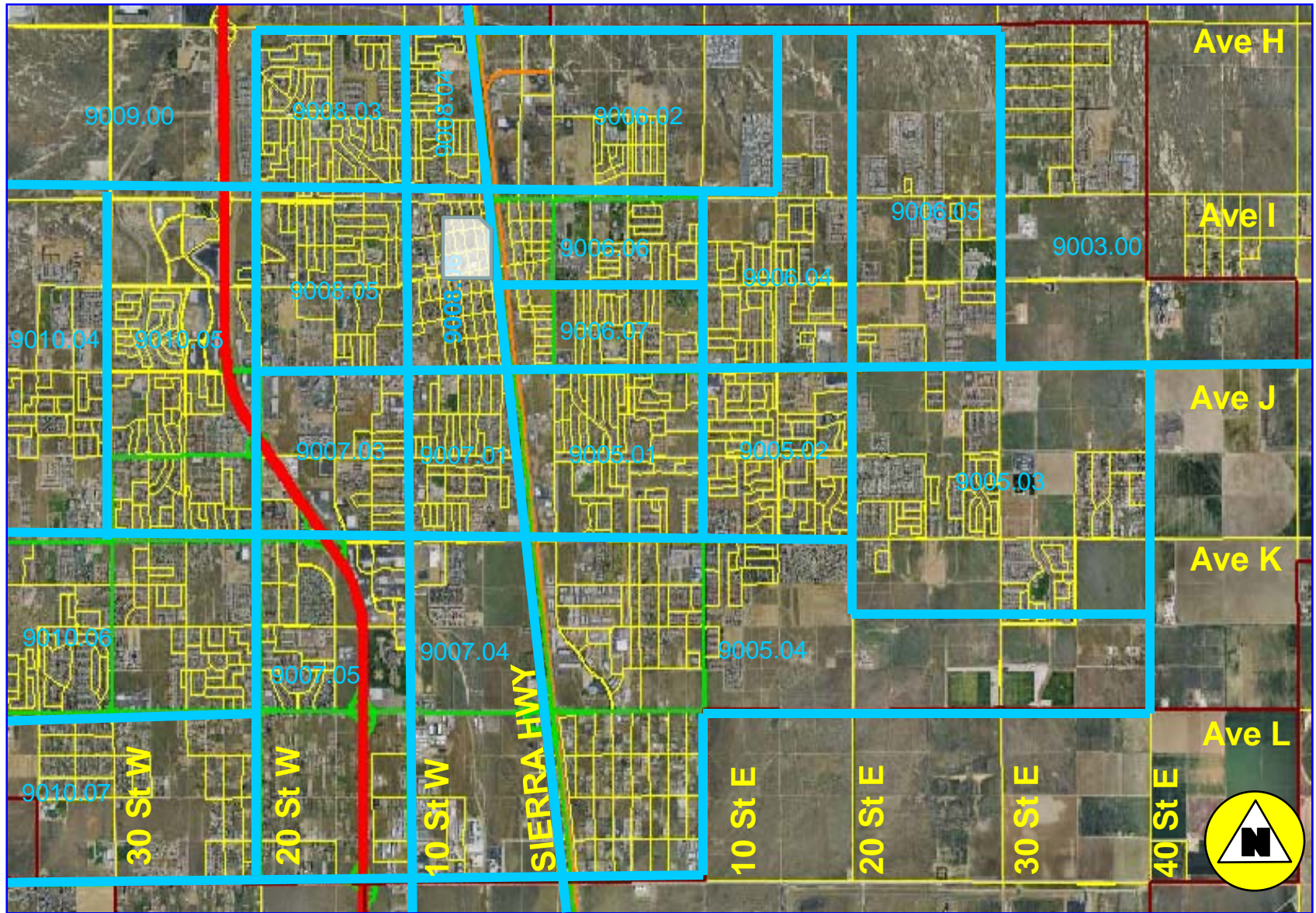
 **Census Tracts**

City of Lancaster – Foxfield Infrastructure



 **Census Tracts**

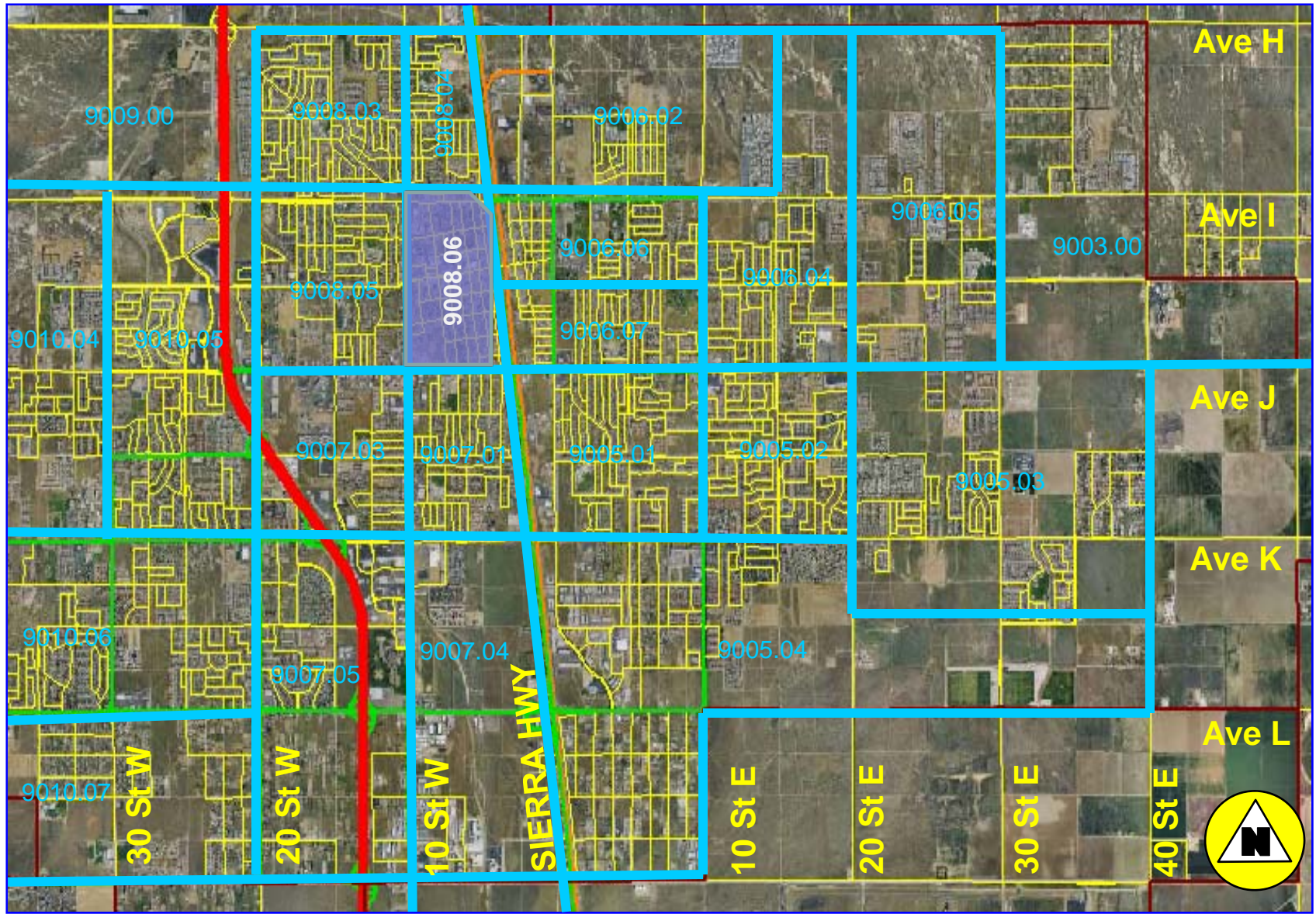
City of Lancaster – MHA



 **Census Tract**

Low/Mod 9008.06 Average 81.6%

City of Lancaster – Children’s Center



 **Census Tracts**

Low/Mod 9008.06 Average 81.6%

STAFF REPORT

City of Lancaster, California

Date: May 12, 2008

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**

5/12/09
MVB

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 2009 Community Development Block Grant (CDBG) Program Year.

Fiscal Impact:

\$25,100 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.

The City's existing Sub-Recipient Agreement ("Agreement") with the Housing Rights Center stipulates under Section 9 that the Agreement can be renewed on an annual basis (July 1 through June 30), by the mutual written consent of both parties. As a result, a letter was received from the Executive Director of the Housing Rights Center, dated April 14, 2009, stating their desire to continue to provide fair housing services to the City of Lancaster.

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, 2009 to June 30, 2010, is outlined on Attachment 1 of the Agreement.

Attachments:

1. Housing Rights Center Letter
2. Sub-Recipient 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 22nd day of April, 2009, by and between THE CITY OF LANCASTER, (the "Recipient") and the HOUSING RIGHTS CENTER, A NON-PROFIT CORPORATION (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 2009/10 program year.

WHEREAS, the total amount for Fair Housing Services under the new Agreement will be \$25,100 (twenty-four thousand three hundred dollars) for the 2009/10 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 2009/10 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 \$25,100 for the CDBG 2009/10 program year.

Section 3. Term. This Agreement and its terms and conditions contained herein shall remain in full force for the CDBG 2009/10 program year July 1, 2009 to June 30, 2010.

Section 4. Statement of Work. Sub-recipient shall use the entitlement funds for the delivery of fair housing services to the residents of the City of Lancaster as outlined in the Housing Right Center Proposal for CDBG funding (Attachment 1).

Section 5. Records and Reports. Sub-recipient shall maintain records and other documentation accounting for the use of the entitlement funds as outlined in HUD regulations. Such records may be reviewed by the Recipient at any time upon request. Sub-recipient shall also provide quarterly Program Reports and annual audit reports to the Recipient detailing activities conducted and financial status of the Sub-recipient.

Section 6. Program Income. Sub-recipient acknowledges that it shall abide by any and all requirements relating to CDBG program requirements set forth in Sections 570.503(b)(3) and 570.504(c) of the CFR.

Section 7. Uniform Administrative Requirements. Sub-recipient shall comply with any and all applicable uniform administrative requirements, as described in 24 CFR 570.502.

Section 8. Compliance with Federal Regulations. Sub-recipient shall use the CDBG entitlement funds solely for activities authorized by and in accordance with all Federal laws and regulations as set forth in Subpart K of Part 570, Title 24 of the Code of Federal Regulations.

Section 9. Agreement Renewal. Upon agreement of both parties, this 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.

Section 10. Suspension and Termination. In accordance with 24 CFR 85.43, termination or suspension of the Agreement may occur if Sub-recipient materially fails to comply with any terms of this Agreement of the conditions set forth herein governing the disbursement of the CDBG entitlement funds. In addition, the award of CDBG entitlement funds to Sub-recipient may be terminated for convenience, in accordance with Section 85.43.

Sub-recipient Agreement - Housing Rights Center
April 11, 2009

The parties hereto agree to these terms and conditions on the date first written above.

HOUSING RIGHTS CENTER,
A CALIFORNIA NON-PROFIT
CORPORATION

CITY OF LANCASTER

Frances Espinoza
Executive Director

Mark V. Bozigian
Interim City Manager

APPROVED AS TO FORM

David R. McEwen
City Attorney

**ATTACHMENT 1
CITY OF LANCASTER
IMPEDIMENTS TO FAIR HOUSING
IMPLEMENTATION PLAN**

Objective	Actions	1st Qtr Jul-Sep	2nd Qtr Oct-Dec	3rd Qtr Jan-Mar	4th Qtr Apr-June	Goals	Resource
Education/Outreach	Maintain On-Site Clinic	X	X	X	X	3 hrs/month/on-site clinic. Maintain toll free telephone line	FHC
	Marketing/Fair Housing	X	X	X	X	Development and dissemination of printed materials related to fair housing (English, Spanish, Asian languages)	FHC
	Training/Presentations	X	X	X	X	12 (1 per month) aimed at lending institutions, non- profit orgs, housing providers, apt. mgrs, new home sales reps, etc.	FHC
	Press Releases	X	X	X	X	8 (2 per quarter) newspaper, radio, TV	FHC
	Public Meetings/Citizen Input	X	X	X	X	Facilitate public/private cooperative efforts	FHC
	Quarterly Progress Reports	X	X	X	X	4 annually	FHC

**ATTACHMENT 1
CITY OF LANCASTER
IMPEDIMENTS TO FAIR HOUSING
IMPLEMENTATION PLAN**

Objective	Actions	1st Qtr Jul-Sep	2nd Qtr Oct-Dec	3rd Qtr Jan-Mar	4th Qtr Apr-June	Goals	Resource
Testing/Auditing	Investigations/Testing		X		X	12 Random Tests annually	FHC
	Resident Interviews	X		X		20 annually	FHC
	Review Audit Requirements			X		annually	FHC
	Quarterly Progress Reports	X	X	X	X	4 annually	FHC
Monitoring	HMDA Data Review			X		Lending Institutions, Housing Providers, and Real Estate Practice Compliance	FHC
	Review Zoning Laws			X		Annually examine zoning laws to ensure fairness for disabled persons and those individually living in group homes	FHC/CITY
	Fair Housing Review		X		X	Contract Compliance	CITY

**ATTACHMENT 1
CITY OF LANCASTER
IMPEDIMENTS TO FAIR HOUSING
IMPLEMENTATION PLAN**

Objective	Actions	1st Qtr Jul-Sep	2nd Qtr Oct-Dec	3rd Qtr Jan-Mar	4th Qtr Apr-June	Goals	Resource
City Planning	Consolidated Plan Process						CITY

At the beginning of each fiscal year the City of Lancaster, in conjunction with the City's fair housing provider, will review and evaluate its Fair Housing Planning and make necessary changes and adjustments in activities, actions and goals. It is anticipated that activities and actions will remain relatively consistent during the remaining three years of the current Consolidated Plan cycle; however, goals may increase contingent on the level of resources and funds.

LEGAL NOTICE
CITY OF LANCASTER
NOTICE OF PUBLIC HEARING
PROPOSED CONSOLIDATED PLAN ANNUAL ACTION PLAN
FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM
2009 PROGRAM YEAR

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 Consolidated Plan proposed Action Plan for the use of Community Development Block Grant (CDBG) funds for the 2009 Program Year, beginning July 1, 2009, 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 12, 2009
TIME OF HEARING:	6:00 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 FY 2009 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: Geri K Bryan, City Clerk, or call the City Clerk's Office at (661) 723-6020 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.

For the 2009 Program Year, beginning July 1, 2009, the City of Lancaster proposes the following Community Development Block Grant (CDBG) projects incorporating the following funding sources:
New entitlement funds: \$1,415,800
Total Budget: \$1,415,800

1. **Project No. 29-21** – Program Administration - To cover the direct costs associated with administration of the CDBG Program. Project Budget: \$185,100.
2. **Project No. 29-31** – Fair Housing Services - To cover the contract costs associated with providing federally-required fair housing services. Project Budget: \$25,000.
3. **Project No. 29-55** – Repayment of Section 108 Loan Guarantee - To repay a loan secured to assist in public improvement and economic development leading to job creation for low/moderate-income persons. Project Budget: \$32,000.
4. **Project No. 29-60** – Repayment of Section 108 Loan Guarantee – To repay a loan secured to assist in property acquisition for the construction of a new Mental Health Association facility within the Downtown Revitalization/Transit Village project area. Project Budget: \$120,000.
5. **Project No. 29-65** – Repayment of Section 108 Loan Guarantee – To repay a loan secured to assist in the construction of a new Children's Center of the Antelope Valley facility within the Downtown Revitalization/Transit Village project area. Project Budget: \$130,000.
6. **Project No. 29-70** – Repayment of Section 108 Loan Guarantee - To repay a loan secured to assist in public improvements and economic development activities; acquisition of property for the construction of affordable housing; and elimination of blighting conditions through the development of recreational facilities. Project Budget: \$269,000
7. **Project No. 29-100** – Code Enforcement Officer (A) – To cover costs incurred by a Code Enforcement Officer who will focus resources on targeted areas of the City. Project Budget: \$92,250.

8. **Project No. 29-110** – Parks, Recreation and Arts Fee Waiver Program – Funding for a Fee Waiver Program that will provide financial assistance to those who wish to participate in a City recreation program. Project Budget: \$9,300.
 9. **Project No. 29-120** - The Lancaster Cares Program – To cover the costs of the Lancaster Cares Program that will provide staff and a recreation component after school to eight elementary schools and approximately 650 students. This is a joint project between the City and the Lancaster Elementary School district. Project Budget: \$150,000.
 10. **Project No. 29-130** – Code Enforcement Officer (B) – To cover costs incurred by a Code Enforcement Officer who will focus resources on targeted areas of the City. Project Budget \$92,250.
 11. **Project No. 28-160** – Primary Neighborhood Improvements/Rehabilitation – Funding for rehabilitating and improving infrastructure to prevent further deterioration and blight within qualified and targeted neighborhood project areas: \$152,500.
 12. **Project No. 28-170** – Secondary Neighborhood Improvements/Rehabilitation – Funding for rehabilitating and improving infrastructure to prevent further deterioration and blight within qualified and targeted neighborhood project areas: \$152,500.
- New entitlement funds: \$1,415,800
Total Budget: \$1,415,800

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 2009 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 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 Action Plan Executive Summary is also available on the City's web site at www.cityoflanasterca.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

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Posted:

- Lancaster City Hall
- Lancaster Library
- Lancaster Senior Center

LEGAL NOTICE
CITY OF LANCASTER
NOTICE OF PUBLIC COMMENT/REVIEW PERIOD
PROPOSED USE OF FUNDS
CONSOLIDATED PLAN ANNUAL ACTION PLAN
FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM
2009 PROGRAM YEAR

The City of Lancaster is soliciting public review and comment on the proposed use of Community Development Block Grant funds as well as the 2009 Draft of the Consolidated Annual Action Plan for the 2009 Program Year, beginning July 1, 2009, in compliance with the U. S. Department of Housing and Urban Development Community Block Grant funding requirements.

The public review period is 30 days, which begins March 11, 2009. The City of Lancaster must receive all comments on these documents by April 9, 2009.

The Consolidated Plan Annual Action Plan is updated annually and submitted to the Department of Housing and Urban Development (HUD) to enable the City of Lancaster to administer approximately \$1.4 million in annual federal formula block grant funds to benefit low and moderate-income persons.

The Consolidated Annual Action Plan for the 2009 Program Year has been prepared to address the objectives and needs as established in the City's Five Year Consolidated Plan. For the 2009 Program Year beginning July 1, 2009, the City of Lancaster proposes the following Community Development Block Grant (CDBG) projects incorporating the following funding sources:

New entitlement funds: \$1,415,800

Total Budget: \$1,415,800

1. **Project No. 29-21** – Program Administration - To cover the direct costs associated with administration of the CDBG Program. Project Budget: \$185,100.
2. **Project No. 29-31** – Fair Housing Services - To cover the contract costs associated with providing federally-required fair housing services. Project Budget: \$25,000.
3. **Project No. 29-55** – Repayment of Section 108 Loan Guarantee - To repay a loan secured to assist in public improvement and economic development leading to job creation for low/moderate-income persons. Project Budget: \$32,000.
4. **Project No. 29-60** – Repayment of Section 108 Loan Guarantee – To repay a loan secured to assist in property acquisition for the construction of a new Mental Health Association facility within the Downtown Revitalization/Transit Village project area. Project Budget: \$120,000.
5. **Project No. 29-65** – Repayment of Section 108 Loan Guarantee – To repay a loan secured to assist in the construction of a new Children's Center of the Antelope Valley facility within the Downtown Revitalization/Transit Village project area. Project Budget: \$130,000.
6. **Project No. 29-70** – Repayment of Section 108 Loan Guarantee - To repay a loan secured to assist in public improvements and economic development activities; acquisition of property for the construction of affordable housing; and elimination of blighting conditions through the development of recreational facilities. Project Budget: \$269,000
7. **Project No. 29-100** – Code Enforcement Officer (A) – To cover costs incurred by a Code Enforcement Officer who will focus resources on targeted areas of the City. Project Budget: \$92,250.

8. **Project No. 29-110** – Parks, Recreation and Arts Fee Waiver Program – Funding for a Fee Waiver Program that will provide financial assistance to those who wish to participate in a City recreation program. Project Budget: \$9,300.

9. **Project No. 29-120** - The Lancaster Cares Program – To cover the costs of the Lancaster Cares Program that will provide staff and a recreation component after school to eight elementary schools and approximately 650 students. This is a joint project between the City and the Lancaster Elementary School district. Project Budget: \$155,000.

10. **Project No. 29-130** – Code Enforcement Officer (B) – To cover costs incurred by a Code Enforcement Officer who will focus resources on targeted areas of the City. Project Budget \$92,250.

11. **Project No. 28-160** – Primary Neighborhood Infrastructure Improvements/Rehabilitation – Funding for rehabilitating and improving infrastructure to prevent further deterioration and blight within the Piute Neighborhood Project Area \$150,000.

12. **Project No. 28-170** – Secondary Neighborhood Infrastructure Improvements/Rehabilitation – Funding for rehabilitating and improving infrastructure to prevent further deterioration and blight within the Mariposa Neighborhood Project Area: \$150,000.

New entitlement funds: \$1,415,800

Total Budget: \$1,415,800

The 2009 Program Year Action Plan Summary is available March 09, 2009, for public review on the City of Lancaster’s web site (www.city.lancaster.ca.us); at the Los Angeles County Public Library; the Lancaster Senior Center; United States Post Office; and at Lancaster City Hall, City Clerk Department, 44933 Fern Avenue. Copies are also available to entities or individuals unable to access one of the above sources. Written comments may be submitted via facsimile (661-723-6197), or mailed to Lancaster City Hall, 44933 Fern Avenue, Lancaster, CA 93534, attention Mr. Christopher Shaver.

GERI K. BRYAN, CMC
City Clerk
City of Lancaster

-
Published:

- Antelope Valley Press (Public Notices)

Posted:

- Lancaster City Hall
- Lancaster Library
- Lancaster Senior Center
- U.S. Post Office

STAFF REPORT

City of Lancaster, California

PH-1
5/12/09
MVB

Date: May 12, 2009

To: Mayor R. Rex Parris and City Council Members

From: Elizabeth Brubaker, Director Housing & Neighborhood Revitalization

Subject: **Approval of the Community Development Block Grant (CDBG) 2009 Program Year Action Plan**

Recommendation:

Approve the proposed projects described herein for the City of Lancaster's 2009 One-Year Action Plan application to be submitted to the United States Department of Housing and Urban Development.

Financial Impact:

Financial impact is estimated at \$1,415,800 new Community Development Block Grant (CDBG) entitlement funds and \$39,888 of reprogrammed CDBG funds.

Summary:

The City of Lancaster has been a CDBG entitlement community since 1986 and receives an annual grant for developing viable urban communities that encompasses decent housing and a suitable living environment, and expanded economic opportunities, primarily for low- and moderate-income persons. The proposed One-Year Action Plan is intended to provide a summary of proposed program activities, eligibility criteria, and funding levels for the 2009 CDBG program year. All programs and/or projects submitted in the Plan are in compliance with the U.S. Department of Housing and Urban Development (HUD) guidelines for eligible activities.

Attached is the Annual Action Plan Executive Summary for new and reprogrammed CDBG entitlement funds for the 2009 program year. In accordance with Title 24 CFR part 91, this Annual Action Plan Executive Summary outlines the needs, resources, priorities and proposed activities to be undertaken with respect CDBG funding.

In order to proceed with the City's One-Year Action Plan Application, which serves as the formal document to the U.S. Department of Housing and Urban Development for CDBG funding, it is necessary for the City Council to take public testimony on proposed projects.

Proposed Projects for the 2009 Program Year:

1. Planning / Administration	\$171,460
2. Fair Housing Services	\$25,100
3. Repayment of Section 108 Loan –	\$269,000
a. Industrial Infrastructure (Fox Field);	
b. Housing Site Property Acquisition- (Fairgrounds);	
c. Recreational Facilities -(Soccer Complex)	
4. Repayment of Section 108 Loan - (Industrial Corridor Infrastructure)	\$32,000
5. Repayment of Section 108 Loan - (Mental Health Association)	\$120,000
6. Repayment of Section 108 Loan - (Children’s Center)	\$130,000
7. Code Enforcement Officers A	\$107,380
8. Code Enforcement Officers b	\$96,560
9. Parks, Recreation and Arts Fee Waiver Program	\$9,300
10. The Lancaster CARES Program	\$150,000
11. Primary Neighborhoods Rehabilitation & Improvements	\$172,444
12. Secondary Neighborhoods Rehabilitation & Improvements	\$172,444

Total Project Funding..... \$1,455,688

The list of proposed projects for the 2009 CDBG One-Year Action Plan is in compliance with the City's Five-Year Consolidated Plan and Strategy along with U.S. Department of Housing and Urban Development (HUD) project eligibility criteria and program guidelines. Approval of the proposed list of projects will enable CDBG funding availability as of July 1, 2009, the start of the 2009 program year. Action to delay submission of the current project application to HUD will substantially delay the receipt of monies and implementation of projects and activities dependent on such monies. Funds related to projects that are revised or canceled during the program year will be reprogrammed.

EB:CS:de

Attachments:

1. Proposed Projects Matrix
2. 2009 Program Year Action Plan Executive Summary