



**CITY OF LANCASTER
CALIFORNIA**

CDBG

**CONSOLIDATED
ANNUAL PERFORMANCE
AND EVALUATION REPORT**

2009 PROGRAM YEAR



CITY OF LANCASTER, CA

**CONSOLIDATED ANNUAL PERFORMANCE
AND EVALUATION REPORT
2009 PROGRAM YEAR**

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**CONSOLIDATED ANNUAL PERFORMANCE
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The 2009 Consolidated Annual Performance and Evaluation Report (CAPER) is the fifth annual performance report of the City of Lancaster's for the 2005-2010 Consolidated Plan. The intent of the City of Lancaster is that it will not hinder the Consolidated Plan implementation by action or willful inaction. The Plan priorities focus on infrastructure improvements, neighborhood revitalization/blight reduction efforts, housing rehabilitation and construction, and special needs/homeless populations. The intent of the City of Lancaster is that it will not hinder the Consolidated Plan implementation by action or willful inaction. This CAPER report describes the progress made from July 1, 2009 to June 30, 2010, in attaining the City's goals as outlined in the City's Consolidated Plan.

During the 2009 Program Year, the City of Lancaster allocated its CDBG funds on project priorities that included revitalization/blight reduction efforts, and public services related to housing. Total funding allocations consisted of \$1,389,447 in new entitlement funds. An outline of projects and funding allocations for the 2009 program year is provided as Exhibit 1.

First priority consideration in CDBG project funding was given to Section 108 loan obligations. Qualified projects were then considered based upon the seriousness of apparent health and safety issues. As a result, the City focused federal resources in FY 2009 on goals outlined in the City's Consolidated Plan; namely, neighborhood revitalization consisting of sidewalks, general public facility improvements resource conservation in parks within the targeted revitalization areas designated as the North Downtown Transit Village Project (NDTV) and the Lowtree Neighborhood Master Vision Plan.

The City's primary housing goals continued to be those of furthering the provision of affordable, safe, healthy, and livable housing to its residents as well as providing safe neighborhoods. This included providing affordable housing to extremely low-income, low-income, and moderate-income persons who experience housing cost burdens, live in deteriorated units, or require certain special services to maintain a satisfactory lifestyle. To meet these needs, the City of Lancaster provides various housing programs/activities for City residents.

The following are accomplishments for the goals/priorities outlined in the City of Lancaster's 2009 Action Plan in conjunction with the City's five-year Consolidated Plan and Strategy.

A separate matrix outlining Goals and Accomplishments for the 2009 Program Year is also provided as Exhibit 2.

**I. ASSESSMENT OF STRATEGIC PLAN GOALS AND OBJECTIVES -
WORSE CASE NEEDS**

A. Maintaining and/or Increasing Affordable Housing

The following is a review of goals and objectives for the five-year Consolidated Plan as well as accomplishments for the 2009 Program Year aimed at maintaining and/or increasing affordable housing.

1. GOAL/PRIORITY 1: Rehabilitation of owner and/or renter-occupied residences for extremely low to moderate-income households, the elderly, and the physically disabled.

a. Objective B1: Implement a City-wide Rental Housing Rehabilitation Program.

5-Year Goal: Provide financial assistance of approximately \$875,000 to rehabilitate approximately 40 qualified rental units over five years.

2009 Accomplishment/Action Rental Rehabilitation Program (CDBG):

During the 2009 Program Year, no units were rehabilitated, as the majority of the activity funding was expended in Program Year 2007. All rehabilitated rental units will remain affordable and shall be restricted to those tenants whose incomes do not exceed 80% of the Los Angeles County median income for (15) fifteen years. Originally, this project was funded in the 2005 Program Year in the amount of \$867,308 as part of the City's housing preservation efforts in the North Downtown Transit Village (NDTV). The City, RBF Consulting and rental property owners participated in a charrette of the NDTV for this specific area to generate participation in rental and owner-occupied rehabilitation programs. Individual meetings with property owners were held in order to obtain maximum involvement and participation. Rental property owners submitted applications but soon changed their minds as the area experienced a real estate and economic boom. Many of the properties were sold during this period. In 2006, due to the lack of participation, the project was reassessed and the funding amount was decreased to \$368,000 (Exhibit 3). In the 2007 Program Year, however, interest and participation increased due to economic issues related to the housing and lending markets. In 2008, the activity was not carried forward due in part unfavorable economic conditions brought about by the foreclosure crisis. In 2009, market conditions did not improve and no units were rehabilitated.

b. Objective B2: Continue the Home Ownership Mortgage Loan Program.

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This program provides affordable housing to meet the needs of extremely low and low-income households, increase the manufactured home owner base, and revitalize these living spaces. Priority is to provide new housing units to meet the needs of these targeted income groups for purchase of affordable housing.

The Lancaster Redevelopment Agency provides no-interest loans to qualifying applicants to purchase manufactured homes. The loan requires the applicant to contribute two (2) percent towards the down payment of the unit and have the funds necessary for the first and last month's rent on the unit space.

The Homeownership Mortgage Loan Program is funded using the Lancaster Redevelopment Agency Housing Division's 20% housing set-aside funds in addition to state HOME program income funds.

5-Year Goal: The five-year goal is to provide approximately \$450,000 to this program and assist approximately 100 low-income households obtain decent, affordable housing.

Annual Goal: Provide 8 new units and 12 refurbished mobile home units per year to extremely low and low-income families.

2009 Accomplishment/Action: At the beginning of the 2009 Program Year, the State of California borrowed \$17 million from the Lancaster Redevelopment Agency in order to balance the State's budget. Therefore, funds were not available to continue the program for the 2009 Program Year and only one family was assisted. One unit was refurbished in the amount of \$23,867 and no units were sold. The Lancaster Redevelopment Agency anticipates that the Homeownership Mortgage Loan Program will be partially to fully funded in the 2010 Program Year.

c. **Objective B3: Rental Program.**

5-Year Goal: Provide financial assistance with the rehabilitation of rental housing units.

Annual Goal: Provide financial assistance with the rehabilitation of rental housing units for four to six units..

2009 Accomplishment/Action: Citywide Rental Rehabilitation Program (not CDBG funded) – In an effort to continue rental rehabilitation programs and preserve the existing rental stock within the City of Lancaster, the Redevelopment Agency's Housing and Neighborhood Revitalization Department offered two loan programs to

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assist rental property owners. The first program targets one to four rental units with a loan maximum of \$40,000. The second program assists rental property owners of units consisting of five or more with loan amounts up to \$200,000. Funds for these programs were made available through the Redevelopment Agency's low and moderate income housing fund budget.

During the 2009 Program Year, one rental unit was rehabilitated under the five or more units Rental Rehabilitation Program at a cost of \$200,000. Economic conditions and the foreclosure crisis continue to discourage property improvements causing a lack of interest and poor participation. These programs will receive limited funding in the 2010 Program Year.

2. **GOAL/PRIORITY 2: Construction of affordable housing meeting the special needs of the elderly population.**

a. **Objective B3: Continue construction of senior citizen independent living residences.**

The City of Lancaster's goal is to provide affordable housing to meet the special needs of the elderly population whose household incomes do not exceed the moderate-income levels.

5-Year Goal: Construction of senior housing.

Annual Goal: Continue to promote construction of senior citizen housing.

2009 Accomplishment/Action (Arbor Court II): In 2009, construction continued on Arbor Court Towers. The project is scheduled for completion in late 2010. The privately developed project of approximately 80 units of senior housing will offer state-of-the-art touch screens in every room for emergency and informational use. The 80 units will add to the 84 existing at Arbor Court I, which is on the same parcel.

3. **GOAL/PRIORITY 5: Provide financial assistance to first-time homebuyers who do not exceed the moderate-income level.**

a. **Objective B2: Continue the Home Ownership Mortgage Loan Program**

This program provides affordable housing to meet the needs of extremely low and low-income households, increase the manufactured home owner base, and revitalize these living spaces. Priority is to provide new housing

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units to meet the needs of these targeted income groups for purchase of affordable housing.

The Lancaster Redevelopment Agency provides no-interest loans to qualifying applicants to purchase manufactured homes. The loan requires the applicant to contribute 2 percent towards the down payment of the unit and have the funds necessary for the first and last month's rent on the unit space.

The Homeownership Mortgage Loan Program is funded using the Lancaster Redevelopment Agency Housing Division's 20% housing set-aside funds in addition to state HOME program income funds.

5-Year Goal: The five-year goal is to provide approximately \$450,000 to this program and assist approximately 100 low-income households obtain decent, affordable housing.

Annual Goal: Provide 8 new units and 12 refurbished mobile home units per year to extremely low and low-income families.

2009 Accomplishment/Action: At the beginning of the 2009 Program Year, the State of California borrowed \$17 million from the Lancaster Redevelopment Agency in order to balance the State's budget. Therefore, funds were not available to continue the program for the 2009 Program Year. No new units were sold and no units were refurbished. The Lancaster Redevelopment Agency anticipates that the Homeownership Mortgage Loan Program will be partially to fully funded in the 2010 Program Year.

4. GOAL/PRIORITY 6: Construction of affordable housing meeting the needs of the low to moderate-income population.

a. Objective B5: Complete construction and sale of single-family residences.

The purpose of this objective is to provide affordable housing to meet the needs of low to moderate-income households, increase the home ownership base, and revitalize neighborhoods through the pride of homeownership.

5-Year Goal: Construction of single-family residences targeted to households whose income does not exceed 120% of the Los Angeles County median (LMI).

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Annual Goal: 2 homes sold and occupied per year.

2009 Accomplishment/Action: Construction of 68 Single Family Homes (Daybreak II): This single-family residential project known as Daybreak II by Richmond American Homes is located on the north side of Avenue K-8 at 13th Street East. The builder is completed the construction of a 68 lot residential subdivision. There are 9 homes, 20%, out of the 68 that are restricted to low and moderate-income households whose incomes do not exceed 120% of the Los Angeles County median adjusted for family size. Five of the homes were occupied by qualified buyers in the 2008 Program Year; and, the other four were occupied by qualified buyers in the 2007 Program Year. All homes were sold and occupied at the end of the 2008 Program Year.

B. Assisting the Homeless

The following is a review of goals and objectives for the five-year Consolidated Plan as well as accomplishments for the 2009 Program Year aimed at assisting the homeless:

1. GOAL/PRIORITY 4: Provide shelter and services to meet the needs of the homeless population and "at risk" populations.

a. Objective C1: Continue to support the Lancaster Community Shelter for the Homeless.

The Lancaster Community Shelter, the only homeless shelter in the Antelope Valley, offers temporary shelter, meals, health, and employment services to area homeless. Catholic Charities of Los Angeles has operated the shelter on behalf of the City since 1989. Catholic Charities has extensive knowledge and experience managing shelters and provides needed services to the Antelope Valley's homeless population.

5-Year Goal: To provide approximately \$200,000 in financial and staff assistance.

Annual Goal: Provide \$40,000 in financial and staff assistance to Catholic Charities for the maintenance/operation of the Lancaster Community Shelter.

2009 Accomplishment/Action: The City provided financial assistance in the amount of \$19,035 in addition to "in-kind" staff support to cover costs associated with maintenance of the shelter. The majority of the financial support went to heating and air-conditioning and kitchen repairs for the shelter.

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2009 Accomplishment/Action During the 2009 Program Year, the Lancaster Community Shelter served 1,335 individuals/families through its Year-Around Overnight Program, through its Transitional Living Program and through the Emergency Shelter Program, which is a 14% increase from in the number of individuals/families served in the prior Program Year.

To provide services and maintain the shelter, Catholic Charities receives funding from the City of Lancaster, Federal allocations and grants, the Los Angeles County Housing Services Authority (LAHSA), contributions from individuals and businesses, the United Way, local fund raising efforts, and through the Federal Emergency Management Act (FEMA).

- b. **Objective C2:** *Coordinate with other jurisdictions and area service providers in the Antelope Valley to address the regional perspective of homelessness.*

5-Year Goal: Work with local agencies and area service providers to investigate the potential for the development of other publicly supported shelters and/or service centers by adding additional beds and services within existing locations in order to provide public services to the homeless on a regional scale.

Annual Goal: Continue working with governmental, public, and non-profit agencies to provide assistance to families and individuals who are homeless or threatened with homelessness.

2009 Accomplishment/Action: During the 2009 Program Year, the City of Lancaster continued its regional efforts of meeting the ongoing needs of the homeless through the regional Antelope Valley Homeless Coalition. The Coalition remained focused on exploring transitional housing opportunities in the Antelope Valley as well as on identifying additional funding sources, partners, and property availability for future transitional housing, especially for families.

2009 Accomplishment/Action: Transitional family units have been a high priority for the City and area homeless service providers for many years. The Lancaster Community Shelter had only two family units and demands for family shelter far exceeded capacity. With the completion of the \$1.3 million of the 14 additional transitional units, in February 2008, the City has focused on encouraging private resources to contribute to the shelter in order to meet growing demands during the economic downturn.

2009 Accomplishment/Action: In May of 2007, a Homeless Needs Assessment was proposed and accepted to identify the many unique

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characteristics fundamental to Lancaster that is not adequately represented in the larger studies. The study was completed and finalized in the 2009 Program Year. This study along with the Los Angeles Homeless Services Authority's findings promotes 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 identifies the short-comings and gaps and is an important tool in Lancaster's proactive approach in addressing homelessness within the community.

In January 2009, the Los Angeles Homeless Services Authority (LAHSA) conducted an on-going countywide census of the area's homeless as part of a U.S. Department of Housing and Urban Development mandated initiative to find ways to provide better services and to track progress of outreach programs for the homeless. In 2009, LAHSA conducted a follow-up study and released an updated report that included a street count of homeless individuals and families along with counts from area homeless shelters and institutions housing the homeless.

In 2009, LAHSA released its findings in a 268-page report on the homeless population in Los Angeles County. The report showed that the number of homeless on any one night (point-in-time) in the Antelope Valley (Service Provider Area 1) was 1,815, a 49% decrease, and the annual projection for one year as 7,875, a 10% increase. A map of SPA 1 and demographic breakdown of census data for both point-in-time and annual projections are provided in Exhibit 10.

This information is used to increase public awareness of the number of homeless in the Antelope Valley and assists in obtaining state and federal funding to help the homeless in the Antelope Valley with programs and services that are so desperately needed.

2009 Accomplishment/Action: The gap analysis was initiated in the 2007 Program Year and completed and published in the 2009 Program Year. The City of Lancaster expanded the Continuum of Care to achieve a community vision through community-based strategies to address the diverse needs of the Antelope Valley. An initial gap analysis and input from social service providers and community organizations identified strengths and weaknesses in addressing homelessness and other short falls for the special needs population. Some specific sub-populations are a growing concern: children emancipated from the foster care system; seniors; veterans; and persons with mental illness, disabilities, substance addiction, or combinations of those issues. A number of diverse and complex factors contribute to being susceptible to, or at risk of being homeless and homelessness itself. According to the Homeless Needs

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Assessment research, the demographic of homelessness has been shifting for some time. There are more women, two- and single-parent households, and children who are experiencing episodes of homelessness.

2009 Accomplishment/Action: In August and November of 2009 and April of 2010, Grace Resource Center sponsors Antelope Valley Veterans Stand Down days. The goal of these one-day events is to undertake aggressive outreach efforts to those veterans living on the streets and in shelters who would not otherwise seek assistance. These one-day events offer a wide array of special programs and services specifically designed to help homeless veterans live as self-sufficiently and independently as possible. Some of the services offered include: issuance of government identifications; employment assistance; legal aid; counseling; clothing; food; blankets; transitional housing assistance; and clinical assessment and referral for medical treatment for physical and psychiatric disorders, including substance abuse.

c. **Objective C3: Support continued implementation and operation of a regional Homeless Solutions Access Center.**

5-Year Goal: Work with the Antelope Valley Homeless Coalition in support of the regional Homeless Solutions Access Center ("Access Center") that provides housing and related services to the homeless, "at risk" persons, mentally ill, disabled, and other special needs populations.

Annual Goal: Continue working with Antelope Valley Homeless Coalition and Access Center sponsor, Antelope Valley Domestic Violence Council, to provide assistance to families and individuals that are homeless or threatened with homelessness through the Homeless Solutions Access Center.

2009 Accomplishment/Action: During the 2009 Program Year, the Homeless Solutions Access Center provided services to 1,454 individuals.

A breakdown of the 1,454 individuals receiving services through the Access Center during the 2009 Program Year is as follows:

Singles	60
Single-Parent Families	49
Two-Parent Families	11
Children	<u>116</u>
TOTAL	236

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Of the 236 served, a total of 236 became Access clients. A breakdown of the 236 clients during the 2009 Program Year is as follows:

Singles	60
Single-Parent Families	49
Two-Parent Families	11
Children	<u>116</u>
TOTAL	236

The Access Center is operated through a partnership of numerous governmental agencies and non-profit organizations. Other participants include: AV Domestic Violence Council (Valley Oasis); State of California Economic Development Department (EDD); Emancipated Youth Services of LA County; LA County Dept. of Children & Family Services; LA County Department of Mental Health; National Mental Health Association of Greater Los Angeles; Tarzana Treatment Center; Grace Resources; SAVES (South AV Emergency Services); Salvation Army; St. Vincent De Paul; St. Joseph's Manor; Independent Living Center; Penny Lane; Veterans Administration; and, St. Vincent DePaul Society. The Center provides intake, assessment, and referral linkages between other homeless service providers and related agencies. As a result of these cooperative efforts, the Center and partners are able to make better use of the regions limited resources.

Exhibit 10 provides a matrix outlining the array of services provided and the agencies participating in supplying services at the Homeless Solutions Access Center.

C. Addressing Special Needs Groups

The following program accomplishments are aimed at addressing special needs groups:

1. GOAL/PRIORITY 1: Rehabilitation of owner and/or renter-occupied residences for extremely low to moderate-income households, elderly, and physically disabled.

a. Objective B1: Implement the Rental Housing Rehabilitation Program Citywide.

5-Year Goal: Provide financial assistance of approximately \$368,000 to rehabilitate approximately 40 qualified rental units over five years. In addition, funding is available for the removal of barriers and the installation of helpful devices in the homes of persons with physical disabilities.

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2009 Accomplishment/Action: In the 2009 Program Year, no rental units were rehabilitated with CDBG funding. The activity was not continued due to a downturn in the economy and a lack of participation from rental property owners. During the 2007 Program Year, however, thirteen units were rehabilitated at a cost of \$334,629 with CDBG funds. The thirteen units expended the majority of the CDBG activity funding during the 2007 Program Year. All rehabilitated rental units will remain affordable and shall be restricted to those tenants whose incomes do not exceed 80% of the Los Angeles County median income for (15) fifteen years. Originally, this project was funded in the 2005 Program Year in the amount of \$867,308 as part of the City's housing preservation efforts in the North Downtown Transit Village (NDTV). The City, RBF Consulting and rental property owners participated in a charrette of the NDTV for this specific area to generate participation in rental and owner-occupied rehabilitation programs. Individual meetings with property owners were held in order to obtain maximum involvement and participation. In 2006, due to the lack of participation, the project was reassessed and the funding amount was decreased to \$368,000 (Exhibit 3). In the 2007 Program Year, however, interest and participation increased due to economic issues related to the housing and lending markets.

2009 Accomplishment/Action (Not CDBG Funded) During the 2009 Program Year, one rental unit was rehabilitated under the five or more unit Rental Rehabilitation Program at a cost of \$200,000. Economic conditions and the foreclosure crisis discouraged property improvements causing a lack of interest and poor participation. These programs were offered on a limited basis in the 2009 Program Year due to the State of California borrowing over \$17 million from the Lancaster Redevelopment Agency..

2009 Accomplishment/Action: Owner/occupied Physical Disability Rehabilitation program. The City continues its efforts in meeting the rehabilitation of owner and/or renter-occupied residences for the physically disabled as identified in its Consolidated Plan Strategic Plan. The City of Lancaster created the program in 2006 and implemented it in 2007 by offering several Housing and Home Improvement Programs targeted at assisting seniors and non-seniors with making improvements to their homes to provide ADA compliant access. At the end of the 2009 Program Year, the program had no participants; however, the program will be continued in the 2010 Program Year in an effort to address the City's special needs residents.

2. **GOAL/PRIORITY 3: Construction of congregate housing to meet the special needs of veterans.**

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a. **Objective D1: Provide for the construction of State Veterans' Home within the City.**

The purpose of this project is to construct affordable housing to meet the needs of veterans. The 60-bed facility provides affordable accommodations to meet the special needs of veterans of all ages.

5-Year Goal: Continue efforts with the Department of Veterans Affairs to complete construction of a 60-bed State Veteran's Home to serve this special needs group.

2009 Accomplishment/Action (William J. "Pete" Knight Veterans Home): During the 2009 Program Year, the City witnessed the completion of the 60-bed Veterans Home. On November 20, 2009, a grand-opening celebration was held at the new Veterans Home.

The new facility, located on the northwest corner of 30th Street West and Avenue I (Exhibit 8) contains 60 beds, an adult day health care program, an a therapeutically oriented outpatient day program to provide up to 50 veterans with the daytime services that are most appropriate to their level of care needs.

The new Veterans Home includes 60 beds for residential care for members aged 62 and older who voluntarily admit themselves with verification of their need for supervision with such activities as bathing, dining and/or taking their own medications. Assistance with transportation to medical appointments and community activities is also provided.

The Adult Health Care Program will provide a therapeutic environment designed to restore veterans' capacity for self-care. Participation requires the live-in support of family or friends. The program can accommodate 50 members and is projected to be ready some time in 2010.

Approximately 35% of the \$10-\$12 million cost was provided by the state, with the remaining 65% coming from the U.S. Department of Veterans Affairs. The City of Lancaster has contributed approximately \$1.75 million to the site through the completion of environmental studies, roads, and utility hookups necessary for construction to begin. The City of Lancaster and Lancaster Redevelopment Agency began the Veterans Home project in 1995. In 1999, the City donated 22 acres of land to the California Department of Veterans Affairs in order to build a new 60-bed facility and adult day health center.

D. Addressing Non-Housing Needs

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The following are program accomplishments aimed at addressing non- housing needs:

a. **GOAL/PRIORITY 7: Promote and stimulate job creation activities for low/moderate-income residents through economic development activities.**

1. **Objective E1: Provide for the construction of infrastructure within the Fox Field Industrial Corridor.**

5-Year Goal: Creation of 200 new jobs for low/moderate-income residents (not CDBG funded).

Annual Goal: Provide for economic development expansion and creation of 50 new jobs within the Fox Field industrial area.

2009 Accomplishment/Action: In the 2009 Program Year, no new units were sold or leased as a direct result of the economic downturn. The City, however, is aggressively promoting economic incentives to businesses to relocate or start up operations in Lancaster. (Exhibit 12 & 18)

2009 Accomplishment/Action: Infrastructure related to the extension of sewer and gas lines and paving a portion of 30th Street West was completed in the 2009 Program Year in support of the development of approximately 425,000 square feet of large commercial and industrial spec space in the Fox Field Industrial Corridor. The initial phase of this project will be for the construction of three 59,000 square foot buildings with the remaining buildings constructed over the next five years. This development will be built on 40 acres on the northeast corner of Avenue G and 30th Street West. The infrastructure improvements were paid for by the Redevelopment Agency Economic Development Department at a \ cost of approximately \$1.6 million.

b. **GOAL/PRIORITY 8: Enhance the City's public facility needs through the expansion of the City's Parks and Recreation and neighborhood facilities.**

1. **Objective E2: Provide for the construction of additional City/Neighborhood parks.**

5-Year Goal: Complete development of a new 10-acre City/neighborhood park within the old fairgrounds site located in census tract 9006.02 on the City's east side (Exhibit 5).

Annual Goal: Continue development of neighborhood park(s).

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(a) Lancaster Youth Baseball/Softball Center: (Not CDBG Funded)

This park complex located at Avenue I and Division Street (former fairgrounds), is a multi-use facility with an emphasis on baseball and softball activities (Northeast Gateway Old Fairgrounds Site, Exhibit 5).

2009 Accomplishment/Action: Redesign, value engineering efforts and best use practices remain under review to determine ways and means of cutting costs while still delivering a community based project. Current economic conditions and forecasted revenues have resulted in scaling down the size of available recreational space due to budget constraints. Demolition and grading, phase I of the project, were completed in program year 2005. The City anticipates that the project will not begin until 2010 or 2011 when sufficient funding will be available.

(b) American Heroes Park (Partially CDBG funded \$427,210)

- The 13.75 acre municipal park, located in Census Tract 9008.06, is a multimillion-dollar centerpiece of the North Downtown Transit Village Project (NDTV). The park consists of two baseball fields, two soccer fields, four basketball courts, "plaza" gathering spaces, and a walking and jogging path (Exhibit 5). The development of this park is a multi-year project, involving property acquisition, demolition, design and construction.

• **2009 Accomplishment/Action:**

Construction of the American Heroes Park, formerly known as the James C. Gilley/Downtown Park, began in the fall of 2009 and will continue on into the 2010 Program Year. The park is an integral part of the Downtown Specific Plan. As the plan unfolds and the inclusionary vision incorporates and accommodates the demographics and intended use of the area as a senior hub, the botanical gardens and pedestrian accessibility will no doubt become a focal and anchor point of this project area. A total of \$424,310 was expended during the 2008 Program Year for construction expenses.

The park will provide a variety of athletic and recreational facilities for residents to enjoy. Features will include a plaza in remembrance of the many American heroes for whom the park is named, complete with arbors and trellises. There will also be multipurpose athletic fields and playground equipment, in addition to basketball courts placed at the east and west ends of the park. Construction is expected to be completed in the late 2010.

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-
- (c) **Whit Carter Park (Northeast Gateway Corridors Project)**
(City Funded)
-
- This park complex located at Sierra Highway and Avenue H-6 is a multi-use facility with an emphasis on general recreational activities (Northeast Gateway, Exhibit 5).
-
- **2009 Accomplishment/Action:** Groundbreaking ceremonies were held on November 19, 2008 for construction of Phase I of the park. In 2009, design and planning activities continued for Phase II. Whit Carter Park has been designed for people of all ages and interests. Play structures for every age group include swings, climbing structures, spring toys, and more. Two half-court basketball facilities are expected to draw adults, teens and children for play. Concrete sidewalks will be built along the park's perimeter for walking, jogging and other exercises. As an added bonus, the health trail will be lighted for evening use for those preferring late-day workouts. Approximately 2000 square feet of open turf will be enjoyed by all who prefer to create their own activities. In addition, a 40' x 40' shade structure will be built for family barbeques and special events.
-
- Whit Carter Park will be functional and "green." The original concept for the park was redesigned to realize a 4 million gallon water savings. A bubbler irrigation system ensures watering efficiency of the drought tolerant plants and sustainable landscaping area. A decomposed granite trail serves as a nature guide winding through plants accompanied by signage to identify each plant's name and moisture requirements.

2. **Objective E3: Provide for the construction of adult and youth activity centers.**

This new \$7 million, 35,000 sq. ft YMCA center opened to the public on August 15, 2009 offers an indoor pool, gymnasium with basketball courts, aerobics studio, and fitness area, as well as child care and teen centers. The center is located in Lancaster City Park on the south side of the Stanley Kleiner Activity Center near 10th Street West and Avenue L-8.

Funding for the center was provided through a combination of grants and community donations. Under an agreement with the City of Lancaster, the YMCA leases the parkland for \$1 per year for 50 years. In exchange, the YMCA provides partial or full fee waivers to families and individuals who could not otherwise afford to pay for the center's programs.

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The construction portion of the project employed approximately 250 people. Approximately 150 jobs were created with the completion of the building, and an estimated 600 volunteers are involved in a variety of programs offered by the center, such as children's swim lessons, after-school tutoring, and sports tournaments.

5-Year Goal: Construction of a new \$7 million, 35,000 sq. ft. YMCA facility

Annual Goal: Continue efforts toward construction of a new YMCA facility.

2009 Accomplishment/Action: Construction of the facility was completed in July of 2009 and the facility was opened to the public on August 15, 2009. However, ground breaking ceremonies were held on April 24, 2008. Approximately \$7 million was raised for construction of the new facility: property sales of \$1.5 million; \$2 million long-term debt, \$450,000 in state funds and \$2 million in fund-raising.

c. **GOAL/PRIORITY 9: Provide for a safe and healthy environment through the construction and rehabilitation of City infrastructure.**

The City uses a variety of financing methods to improve community infrastructure including Lancaster Redevelopment Agency funds, Gas Tax, Prop C, Drainage Maintenance District funds, and Developer Fees in addition to others. With these funding sources, the city will provide new infrastructure and repair and/or replace existing infrastructure in order to continue its provision of a safe and healthy environment for Lancaster residents. Priority will be given to those areas with the most distressed infrastructure.

5-Year Goal: Public Improvements to Support Community Development Priority Needs

Annual Goal: Ongoing

Primary Neighborhood Improvements (\$159,309 CDBG funded) - the Piute Neighborhood Project consisted of park and improvements. The improvements took place in a deteriorating established neighborhood suffering from the "mortgage meltdown." The City focused 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 rehabilitation efforts. The Piute neighborhood is one such neighborhood where the City is focusing resources in an effort to address deteriorating conditions and prevent slum and blight.

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2009 Accomplishment/Action: Primary Neighborhood Improvements began in the 2008 Program Year and continued and were completed in the 2009 Program Year in the Piute Neighborhood Project. The construction of a linear pedestrian park provides a recreational amenity on unused right-of-way, including a fitness trail and stationary exercise equipment. The park is adjacent to the Piute middle school providing additional physical fitness opportunities for students and for residents of the neighborhood. These improvements were approved by the City in June 2009 with award of the Piute Neighborhood Pedestrian Linear Park Project. This activity is CDBG funded and \$135,776 was expended in the 2009 Program Year. (Exhibit 7)

Annual Goal: Ongoing

2009 Accomplishment/Action: The reconstruction of deteriorating alley ways in the NDTV was substantially completed during the 2007-2008 Program Year. In 2009, the final payment was made to the contractor after payroll issues were resolved.

Alley Reconstruction (\$400,000 CDBG funds) - The City allocated \$400,000 in funding to provide for the assessment and rehabilitation of the alleys in targeted project areas to extend their useful life. The alleys targeted are those that are in the greatest need of repair and are in one of the oldest sections of the City. According to 2010 Census data, Census Tract 9008.06 is composed of two block groups with a 85% and 72% low to moderate percentage respectively. The City will continue to focus 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 rehabilitation efforts.

5-Year Goal: Improvements to Support Community Development Priority Needs

Annual Goal: Ongoing

Secondary Neighborhoods Activity 2008 (\$250,000 CDBG funds) -- **Lowtree Pedestrian Improvements Project** (Exhibit 6)

As a part of the Lowtree Master Vision Plan, the City of Lancaster conducted pedestrian improvements in the primarily residential portion of the neighborhood consisting of a service area composed of three Census Tract Block Groups with an average low to moderate income percentage of %58. The improvements include installation or replacement of sidewalks, handicap ramps and curb and gutter providing a safe route for the neighborhood residents. The first phase of the project was awarded

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October of the 2009 Program Year for \$96,507. The project construction is scheduled to start in the first half of the 2009 Program Year. \$223,437

The second phase of the project was bid and awarded in the 2009 Program Year. The activity consisted of new or replacement of sidewalk, installation of handicap ramps, and curb and gutter. The Lowtree area is a primarily residential neighborhood that either lacks sidewalk or the sidewalks are deteriorating.

Secondary Neighborhoods Activity 2009 (\$159,309 CDBG funds) --
Lowtree Pedestrian Improvements Project (Exhibit 6)

As a part of the Lowtree Master Vision Plan, the City of Lancaster began pedestrian improvements in the residential portion of the neighborhood. The improvements will include installation or replacement of sidewalks providing a safe route to the neighborhood elementary school, handicapped accessibility ramps, and modifications to curbs and gutters affected by the project. The project was awarded during the 2009 Program Year. The construction of the project started in the 2009 Program Year and \$70,802 of activity funding was expended

d. **GOAL/PRIORITY 10: Provide for the public safety needs of Lancaster residents through enhanced crime awareness services.**

The residents of Lancaster place a high priority on public safety within their community. As a result, the City will continue to work closely with local agencies and citizens to maintain public safety programs to meet the needs of the community, committing over \$21 million annually to meet community safety needs. The City realizes that in a fast growing, very diverse community it needs to remain proactive in its approach to public safety.

e. **GOAL/PRIORITY 11: Provide for public service needs for residents of Lancaster through enhanced transportation services.**

1. **Objective E-4: Provide transportation services to all areas of the City of Lancaster through the City's transit provider, the Antelope Valley Transit Authority (AVTA).**

5-Year Goal: To periodically analyze AVTA's existing transit routes to assure all sectors of the City are being served primarily in areas where new industrial development is occurring.

Annual Goal: Monitor AVTA transportation activities and projects within the City of Lancaster.

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2009 Accomplishment/Action: During the 2009 Program Year, the City of Lancaster allocated over \$1.5 million to the Antelope Valley Transit Authority (AVTA) to provide local transit, commuter, and para-transit services within the Antelope Valley and to residents commuting to jobs outside the area. Furthermore, added services, additional bus routes and times and curb-to-curb van service to seniors over the age of 65 and disabled residents.

2009 Accomplishment/Action: The residents of Lancaster place a high priority on public safety within their community. As a result, the City works closely with local agencies and citizens to maintain public safety programs to meet the needs of the community, committing approximately \$21 million in FY 2009-2010, of general fund monies to meet community safety needs. Lancaster is taking a pro-active approach in a rapidly growing and diverse community.

During the 2009 Program Year, the City of Lancaster maintained its contract with the Los Angeles County Sheriff's Department for law enforcement services at a cost of approximately \$21 million. The City of Lancaster is one of the largest contracts for general law enforcement patrol and traffic patrol in the Sheriff's contract system.

f. **GOAL/PRIORITY 12: Provide for neighborhood revitalization within blighted areas.**

1. **Objective F1: Provide for the acquisition of property in a targeted neighborhood revitalization area where blighting conditions exist.**

5-Year Goal: Complete property acquisition and demolition in targeted neighborhood revitalization areas and begin construction and/or rehabilitation of housing.

Targeted revitalization areas:

- North Downtown Transit Village Project Area
- Northeast Gateway Corridor Project Area
- Lowtree Neighborhood Project Area
- Downtown Lancaster Project Area
- Piute Neighborhood Project Area
- Mariposa Neighborhood Project Area
- Desertview Neighborhood Project Area
- Trend Neighborhood Project Area
- El Dorado Neighborhood Project Area
- Joshua Neighborhood Project Area
- South Downtown Neighborhood Project Area

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- Parkview Neighborhood Project Area
- Yucca Neighborhood Project Area
- Challenger Neighborhood Project Area

Annual Goal: Continue property acquisition, demolition, and construction/rehabilitation efforts in the targeted revitalization areas.

(a) North Downtown Transit Village Project Area (Exhibit 3)

This project, which is nearing completion, will rejuvenate the downtown residential neighborhoods, enhance commercial development, as well as create a centralized area for public service and transportation needs. The total project area will cover approximately 103 acres bounded by 10th Street West, Avenue I, Division Street and West Avenue J. The core focus of the project's plan is around the Metrolink rail station and is bounded by Sierra Highway to the east, 10th Street West to the west, Avenue I to the north and Lancaster Boulevard to the south.

Phase I of this multi-year, multi-million dollar project involves the acquisition and demolition of blighted properties within the targeted area. Long-range efforts for the project area include the development and expansion of new housing opportunities and the revitalization of some of Lancaster's historical neighborhoods. The project, once completed, will include over 789 housing units, including a combination of rental and ownership of multi-family units and single-family homes. In addition, there will be retail and service businesses available for area residents along with construction of new housing for low-income seniors.

The North Downtown Transit Village project also proposes to improve the aesthetic character of downtown Lancaster by introducing consistent landscaping and streetscape design elements throughout the area.

The area included the relocation and expansion of the Antelope Valley Children's Center. Additional relocation and expansion efforts include, under construction during the 2006 program year, the Antelope Valley Mental Health Association. By relocating close to a centralized transit center and other existing service providers, the Mental Health Association and the Children's Center will be better able to support Antelope Valley residents in providing closer comprehensive services.

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A map depicting the long-range plan for the North Downtown Transit Village project area is shown in Exhibit 3. This map also outlines the long-range housing efforts planned for the North Downtown area. Also in Exhibit 3 is a map showing the overall vision plan, including public amenities, for the downtown area.

In addition to the accomplishments outlined in Goal/Priority 2 and Goal/Priority 6, related to construction of affordable housing for seniors and the low to moderate-income population, the following additional accomplishments related to the North Downtown Transit Village Project were accomplished during this program year.

2009 Accomplishment/Action: Construction of the American Heroes Park, formerly known as the James C. Gilley/Downtown Park, began in the fall of 2009 and will continue on into the 2010 Program Year. The park is an integral part of the Downtown Specific Plan. As the plan unfolds and the inclusionary vision incorporates and accommodates the demographics and intended use of the area as a senior hub, the botanical gardens and pedestrian accessibility will no doubt become a focal and anchor point of this project area. A total of \$424,310 was expended during the 2008 Program Year for construction expenses.

The park will provide a variety of athletic and recreational facilities for residents to enjoy. Features will include a plaza in remembrance of the many American heroes for whom the park is named, complete with arbors and trellises. There will also be multipurpose athletic fields and playground equipment, in addition to basketball courts placed at the east and west ends of the park. Construction is expected to be completed in the late 2010.

2009 Accomplishment/Action: The majority of the remaining land acquisitions and relocations were completed in the 2007 Program Year to allow for construction of owner-occupied workforce housing. The Lancaster Redevelopment Agency is still in the process of acquisition for the remaining commercial building. Once that acquisition is complete, the building will be demolished and construction will begin on the work-force housing units.

One significant component of the removal of blight and revitalization of the North Downtown Transit Village is the construction of owner-occupied workforce housing for families of various ages and incomes in the community. One area that has been selected in the NDTV for affordable housing is along Avenue I. Redeveloping Avenue I with owner-occupied workforce housing

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will improve the aesthetic appearance of the area and create a land use pattern compatible with the revitalized housing area to the south. This will help citizens feel a sense of belonging to the community and foster commitment to the geographic locale. The future owner-occupied workforce housing to be constructed within the NDTV will be for low or moderate income persons.

On October 23, 2007, the Lancaster Redevelopment Agency approved the acquisition of properties on Beech Avenue where the single-family residences for low to moderate income persons will be rehabilitated. These properties were acquired for \$680,000. Funding for these acquisitions came from the Lancaster Redevelopment Agency's 20 percent low and moderate-income housing fund.

On May 13, 2008, the Lancaster Redevelopment Agency approved the acquisition of property on Avenue I where owner-occupied workforce housing for low to moderate income persons will be constructed. This property was acquired for \$775,500. Funding for this acquisition came from the Lancaster Redevelopment Agency's 20 percent low and moderate-income housing fund.

2009 Accomplishment/Action: The Arbor on Date project is being constructed on over a half acre and is located on the edge of the City's redevelopment and revitalization efforts for the North Downtown Transit Village. The Arbor on Date project includes the construction of a 40-unit apartment complex to be available for low-income residents and is a crucial anchor to the successful implementation of the City's revitalization plans. Just three years ago, the area surrounding was blighted with underutilized retail and commercial structures, abandoned lots, and derelict substandard residential structures. In the 2007 Program Year, the City of Lancaster obtained the award of HOME Investment Partnership Program funds from the State in the amount of \$4,000,000 to be utilized for the construction of the Arbor on Date Project. The project is currently under construction and is scheduled to be completed in the latter half of the 2009 Program Year.

- a. On May 14, 2008, "Poppyfield Estate" apartment complex began moving tenants in and has achieved 95% occupancy. The Mental Health Association facility is held a grand opening in March of 2010. The new MHA facility is located at the southwest corner of Sierra Highway and Jackman Street with the apartment complex at the southeast corner of Beech Avenue and Jackman Street within the North Downtown Transit Village project area (Exhibit 3).

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In exchange for the City land, the partnership will be required to maintain the mental-health facility as an outpatient, non-residential, non-day-care facility for 55 years. The City will also require that 35 of the apartments be made available to individuals with disabilities as referred by the Mental Health Association and that rent on all of the apartments comply with government definitions of “affordable” for 55 years.

The Mental Health Association has served the Antelope Valley since 1988 offering a broad spectrum of services for adults and young adults with mental illness. MHA helps those in need of their service develop skills, gain self-confidence and receive the support they need to move from isolated, withdrawn lives to lives with purpose, dignity and self-reliance.

MHA offers many services in the Antelope Valley. The MHA Village program blends treatment, recovery, family and community support, and self-help to help adults with disabilities lead self-sufficient, fulfilling lives. MHA Antelope Valley Services offer the Valley’s only nonprofit rehabilitation programs for adults with disabilities. It’s integrated services customize mental health care, housing assistance, job coaching, social skills training and money management to each individual’s needs. Homeless Assistance Programs include outreach and drop-in centers that offer showers, laundry facilities, clothes and a haven from the streets. Project Return: The Next Step is a self-help network run by and for people with disabilities, and Transition Age Youth Programs help young adults with disabilities live self-sufficiently in the adult world.

The relocation of this facility into this target area will better serve Antelope Valley residents by being located close to a centralized transit center and other service providers that work closely with the Mental Health Association. Funding for the property acquisition comes from \$1.45 million federal Section 108 Loan Guarantee acquired by the City.

(b) Northeast Gateway Corridors Project Area (NGCP)

The primary objectives of the NGCP are to:

- (1) Enhance the aesthetics of Avenue I, Sierra Highway, Division Street, and other major streets;
- (2) Redevelop specific housing areas;
- (3) Improve the stability of existing neighborhoods;

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- (4) Provide subdivision and site planning design guidance for infill development; and
- (5) Create the implementation tools and environmental clearance needed to realize this “vision” plan.

A significant component of the removal of blight and revitalization of the NGCP is the construction of affordable housing for families of various ages and incomes in the community. One objective of the NGCP is to provide affordable housing between Third St. East and Fifth Street East and between East Avenue I and Avenue H-13 by acquiring and demolishing blighted, dilapidated properties and working with a developer to construct housing in the area. The NGCP is generally bounded by West Avenue H-8, 10th Street West, Challenger Way, and Avenue I (Exhibit 5).

2009 Accomplishment/Action: This park complex located at Avenue I and Division Street (former fairgrounds), is a multi-use facility with an emphasis on baseball and softball activities. Value engineering strategies and best use practices continue to be sought to determine ways and means of economizing while still delivering a community based project. Demolition and grading, phase I of the project, were completed in program year 2005. The project is still moving forward and is in the redesign phase in order to incorporate value engineering.

2009 Accomplishment/Action: The Piute, Desert View and Mariposa Neighborhoods were created in order to make the Northeast Gateway Corridors Project more manageable in an effort to address community needs. Each neighborhood has its own master vision plan that addresses these neighborhoods in deterioration. Housing programs, CBG projects and Code Enforcement are effectively being used to stabilize these neighborhoods (Exhibit 5).

(c) Lowtree Neighborhood Project (LNP)

The primary objectives of the LNP are to:

- (1) Eliminate blight and develop a strategy and implementation plan to enhance the aesthetics of the area;
- (2) Redevelop specific housing challenges;
- (3) Improve the stability of existing neighborhoods;
- (4) Provide subdivision and site planning design guidance for development; and
- (5) Ensure adequate infrastructure to enhance the livability of the Lowtree Neighborhood.

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The LNP area is considered south of West Avenue J, east of 15th Street West, north of West Avenue J-8, and west of 12th Street West (Exhibit 10).

The Lowtree Neighborhood Project is based upon a strong residential design mix with the incorporation of a complimentary commercial element. The vision is to shape the area into a sustainable community using good planning principles and practices. The goal of the City of Lancaster and the purpose of the project are to reverse the pattern of deterioration, increase the livability and vitality of the neighborhoods, and rekindle a sense of pride among residents. The project encourages infill development of new residential and commercial development, rehabilitation of existing residential and commercial development, construction of parks to serve as a gathering place for the residents, and creation of pedestrian friendly accessibility. Eliminating blight and improving the aesthetics of the area through a strategy that addresses the housing challenges and existing neighborhood stability is paramount to the success of the project.

On February 22, 2005, the City Council and Agency Board authorized the award of a Professional Services Agreement with RBF Consulting to develop a conceptual/strategic vision plan for the subject area.

The primary objective of the project is the removal of blight and revitalization of the Lowtree Neighborhood Project with the construction and rehabilitation of affordable housing for families of various ages and incomes and the construction and rehabilitation of commercial retail uses in the subject area.

A significant element of the re-establishment of the Lowtree Neighborhood Project area is the creation of small parks to serve as a gathering place for the residents reflecting the community's vision for a livable, healthy, and exciting Lancaster by providing an area for events to support recreation and cultural events. By building upon Lancaster's existing natural, cultural, social and physical assets, a foundation for strategic actions will be established to help shape the future development of parks, enhance recreation infrastructure and programming, and plan for a variety of artistic opportunities and events.

The primary focus of the Lowtree Neighborhood Project is the revitalization of an area located between West Avenue J and Avenue

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J-8 and between what is generally defined by the extension of 12th Street West and 15th Street West. Some of the City's housing programs that will be used to assist in revitalizing the area includes a combination of grants, low interest, and no interest and deferred loans programs, and specific capital improvement projects by the City will support the revitalization of the existing housing stock. The City will provide streetscape and other public right-of-way improvements that will further upgrade the neighborhoods (Exhibit 10).

The Lowtree Neighborhood Project is a mixed-use district within the City of Lancaster that will achieve a strong sense of community, economic vitality, and a focus on learning and wellness. The Lowtree Neighborhood will be family-friendly, where seniors regularly spend time in the neighborhood parks strolling the tree-lined streets where youth are actively learning at the Sunnydale Elementary School and having fun on the playground. The Lowtree Neighborhood includes a mix of housing types designed to promote safety, reinforce neighboring uses, and suit the needs of a diverse community and therefore, can be easily rehabilitated. The Lowtree neighborhood offers residents with employment opportunities in numerous professional and medical office environments, as well as several retail commercial businesses along its northern and western edges. The Lowtree Neighborhoods will be a point of pride to long-time and new residents alike and will serve as a neighborhood of great stability and promise within the City of Lancaster.

2009 Accomplishment/Action: The first phase of this project took place from 2005 to 2007 for the acquisition and demolition of blighted properties to provide land to enhance the aesthetics of the area; construct infill development; redevelop specific challenged housing; and, improve the stability of existing neighborhoods.

The second phase of the project started Program Year 2007 and involves completing the General Plan Update, obtaining an Environmental Impact Report, providing subdivision and site planning design guidance for development; and ensuring adequate infrastructure.

The Lancaster Redevelopment Agency has purchased and substantially rehabilitated 16 units in the Lowtree Master Vision Plan area through the Neighborhood Foreclosure Program.

The Neighborhood Foreclosure Rehabilitation Program preserves housing and removes blight in the City's mature neighborhoods through substantial rehabilitation. It also provides affordable

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homeownership opportunities for those who qualify. Without encouraging homeownership, the value attributed to the land as a resource would otherwise continue to experience conditions of physical deterioration and blight due to poor use of the property, squatting and illegal dumping.

The rehabilitated homes are currently selling, 6 in the Lowtree neighborhood in the 2009 Program Year, to qualifying homeowners. The homes have a restricted 45 year affordability period, and if it is sold prior to expiration of the 45 year period, it must be sold at fair market value and there is a mandatory equity sharing with the Redevelopment Agency.

Pedestrian Improvements Projects funded through the Secondary Neighborhoods activity consist of installing pedestrian improvements in the residential portion of the neighborhood. The improvements include new sidewalks providing a safe route to the neighborhood elementary school, handicapped accessibility ramps, and modifications to curbs and gutters affected by the project. The project consists of three phases. Phase I and II with 2008 CDBG funds and Phase III with 2009 CDBG funds.

(d) Downtown Lancaster Project

In recent years, City and Agency staff has been refocusing public and private redevelopment efforts in the downtown with an emphasis on creating a more “pedestrian-oriented” environment through the North Downtown Transit Village Plan and the “Visioning Plan” for the Downtown Lancaster Specific Plan (the “Downtown Specific Plan”). The Specific Plan approved September 9, 2008 is the guiding document for this vision. It combines housing, professional, retail and commercial uses all within walking distance.

2009 Accomplishment/Action: Across Lancaster Boulevard, adjacent to the commercial buildings, is an additional residential project, The Sagebrush I & II of Downtown. The Sagebrush complex provides 61 housing units combining 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. This is another privately funded residential housing complex and will provide additional pedestrian traffic to the newly evolving uses on the Boulevard. Once completed, additional benefits from the project will include: new affordable inclusionary housing within the completed project; infill

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development on valuable underutilized blighted land; and, additional rental property options for local residents.

2. **Objective F2:** *Provide funding for the addition of two Code Enforcement Officers in a targeted revitalization areas where blighting conditions exist.*

5-Year Goal: Deter and eliminate blight and address deteriorated and deteriorating conditions in targeted neighborhood revitalization areas.

Targeted revitalization areas:

- North Downtown Transit Village Project Area
- Northeast Gateway Corridor Project Area
- Lowtree Neighborhood Project Area
- Downtown Lancaster Project Area
- Piute Neighborhood Project Area
- Mariposa Neighborhood Project Area
- Desertview Neighborhood Project Area
- El Dorado Neighborhood Project Area
- Joshua Neighborhood Project Area
- South Downtown Neighborhood Project Area
- Parkview Neighborhood Project Area
- Yucca Neighborhood Project Area

Annual Goal: Provide funding to support salary and overhead costs incurred by a Code Enforcement Officer for targeted areas of the City to promote social and physical revitalization as well as enhance the quality of life for its residents.

2009 Accomplishment/Action: During the 2009 Program Year, a total of \$183,585.36 was expended for salary and overhead to support the Code Enforcement Officers and related activities for activities 535 and 536. Code Enforcement activities within targeted neighborhood revitalization areas addressed over 2,905 properties in primarily residential neighborhoods for violations of the Lancaster Municipal Code that lead to or create blighting conditions, such as junk, trash, and debris, open and accessible structures and inoperable vehicles.

The 2,905 cases resulted in over 2,256 cases being closed for compliance. The remaining cases are ongoing and it is anticipated that they will be resolved in the upcoming program year. (Exhibit 9)

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g. GOAL/PRIORITY 13: Promote the State Enterprise Zone Program for the creation of new jobs for LMI residents.

The State Enterprise Zone Program is a tax incentive program offered to local and relocating businesses located within a designated area of the City. Businesses located in the “zone” area can receive state hiring credits of over \$31,000 (over five years) for employees hired who meet Workforce Investment Act or other designated employment criteria. Each employee voucher represents a person that was previously unemployed. This Antelope Valley Enterprise Zone is a multi-jurisdictional awarded through the cooperative efforts of the City of Lancaster, City of Palmdale, and Los Angeles County.

5-year Goal: Create 1,620 new jobs through the Antelope Valley Enterprise Zone Program (AVEZ) for local and relocating businesses.

Annual Goal: Voucher 200 job seekers through the AVEZ Program

2009 Accomplishment/Action: The City continued to promote its State Enterprise Zone and assist local and relocating businesses in applying for hiring tax credits. During the 2009 Program Year, over 1,600 employee vouchers were issued to local businesses through the Antelope Valley Enterprise Zone Program.

h. GOAL/PRIORITY 14: Promote Community Services through programs that provide recreational and educational services to households and individuals.

Fee Waiver & CARES: The Fee Waiver and CARES after school programs did not receive CDBG funding, as each activity was determined as ineligible. Nevertheless, the City continued to fund the CARES program with local municipal funds. The City, however, did not fund any community service programs for the 2009 Program Year with CDBG funds.

II AFFIRMATIVELY FURTHERING FAIR HOUSING

A. Analysis of Impediments to Fair Housing

In May 2008, the Empirical Research Group, UCLA, completed an update to the Analysis of Impediments to Fair Housing (AI) for the City of Lancaster. While many of the positive attributes of the City’s fair housing efforts remained; no jurisdiction is perfect, and the following recommendations to improve and/or enhance fair housing within the City of Lancaster were offered:

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1. Develop and distribute literature regarding housing discrimination and people with disabilities.
2. Hold an educational workshop that highlights the protected classes under State and Federal Fair Housing Laws for Lancaster landlords.
3. Submit public service announcements to local television channels regarding fair housing laws.
4. Conduct seminars with the lending community regarding minority applicants.
5. Examine local laws to consider amending code to explicitly cover rental property dwellings with respect to fair housing laws.
6. Examine local laws to consider amending code to explicitly state that therapy animals are an exception to certain regulations.

The City of Lancaster's Impediments to Fair Housing study documented that the City of Lancaster provides an extensive array of housing services, dealing aggressively with the housing problems of a rapidly growing city. It 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 the general atmosphere of racial tolerance.

2009 Accomplishment/Action: The City of Lancaster entered into a Sub-Recipient Agreement for fair housing services with the Housing Rights Center ("HRC") for the period July 1, 2009 through June 30, 2010, incorporating recommendations offered in the City's updated AI study through the Fair Housing Implementation Plan (Exhibit 17). The total cost for fair housing services for this program year was \$25,099.

B. Fair Housing Services

This program covers costs associated with providing fair housing services to all Lancaster residents. Services include training; counseling; monitoring; testing; mediation; printed materials (English, Spanish, and Chinese); on-site, walk-in information/counseling clinics; and telephone/message accessibility.

The following recommendations were offered to improve fair housing within the City of Lancaster in the 2007 Analysis of Impediments to Fair Housing (AI) report. Also addressed is the action taken during the 2008 Program Year to address each concern outlined in the current report or a plan for action in the upcoming program year. It should be noted that with budget and staff constraints for both the City and

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the Housing Rights Center, not all recommendations may have been addressed in this program year.

The City of Lancaster Impediments to Fair Housing Implementation Plan is outlined in Exhibit 17.

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.

HRC held a Housing Rights Workshop for the community on March 18, 2010 at the Palmdale Oasis Park Recreation Center. In addition, HRC conducted a Fair Housing Workshop for housing industry professionals at the Lancaster City Council Chambers on May 20, 2010. The workshops provided an introduction to HRC’s program and services, the federal and state fair housing laws, prohibited actions under the fair housing laws, and also addressed common tenant/landlord issues.

On April 20, 2010, the Housing Rights Center presented the 11th Annual Housing Rights Summit. The Summit commemorated National Fair Housing month and the 51st anniversary of the California Fair Employment and Housing Act. The Summit theme, ‘*Civil Rights and Homelessness*,’ featured Elise Buik as keynote speaker. Ms. Buik is President and CEO of United Way of Los Angeles. Topic presentations and discussions during the event included: Local and National Perspectives on the State of the Homelessness Epidemic, The Impact of Law and Law Enforcement on the Homeless, The Prevalence of Homelessness Amongst LGBTQ Youth, Exploring Non-Traditional Programs, and Metropolitan Housing Segregation and Discrimination in the Los Angeles Region. Over 200 community representatives, government staff, students and members of the public participated throughout the day’s activities.

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.

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Actions Taken/Plans:

- a. The HRC Investigation Department held one tester training during the 2009 program year. HRC was able to train seven new testers to help in housing discrimination investigations.

The Housing Rights Center ("HRC") conducted 1 on-site test to measure race discrimination in the rental market in Lancaster. In this test the protected tester was African American and the control tester was Caucasian. The test showed evidence of discrimination against the African American tester.

Of the 722 Lancaster residents assisted by HRC, fifty-five (55) reported incidents of housing discrimination, of which 49% were allegations of discrimination based on physical disability, 13% on mental disability, 20% on race, 4% on familial status, 2% on gender, and 2% on national origin. 11% sought general information about discrimination.

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 10th Annual Housing Rights Summit on April 20, 2010, 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.

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Action Taken/Plan: HRC conducted a mailing to 32 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. Therefore, in an effort to effectively address zoning issues, legal staff began reviewing zoning ordinances and drafting proposed changes to take place in the 2009 Program Year. A total review and revision of zoning ordinances started in the 2009 Program Year. The review and revisions will incorporate recommendations in the annual impediment reports and in the comprehensive AI update.

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.

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

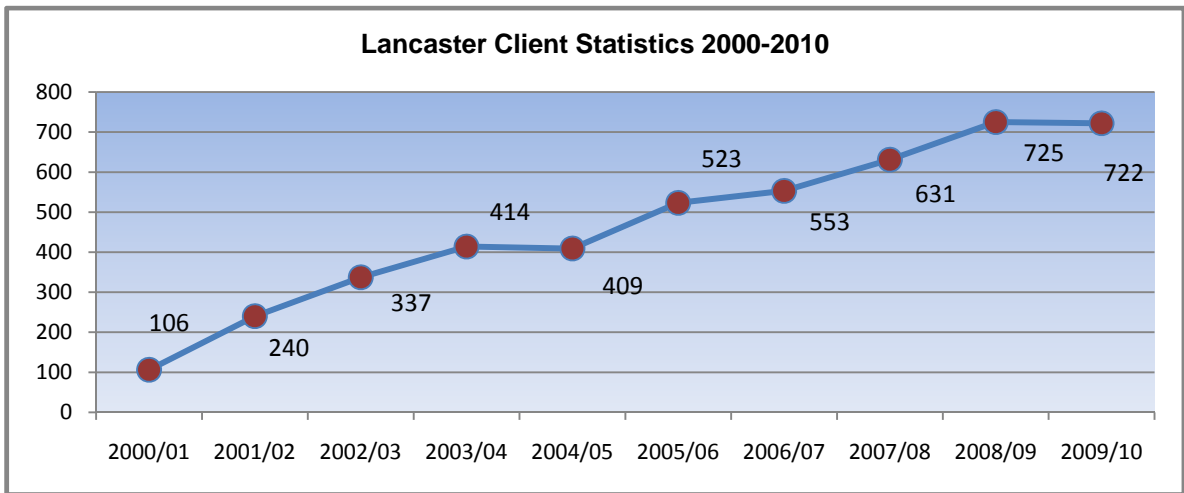
Action Taken/Plan: The Lancaster City Council approved a Sub-Recipient Agreement for the 2009 Program Year. As part of the Sub-Recipient

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Agreement, the Housing Rights Center was required to meet the Impediments to Fair Housing Implementation Plan (Exhibit 16).

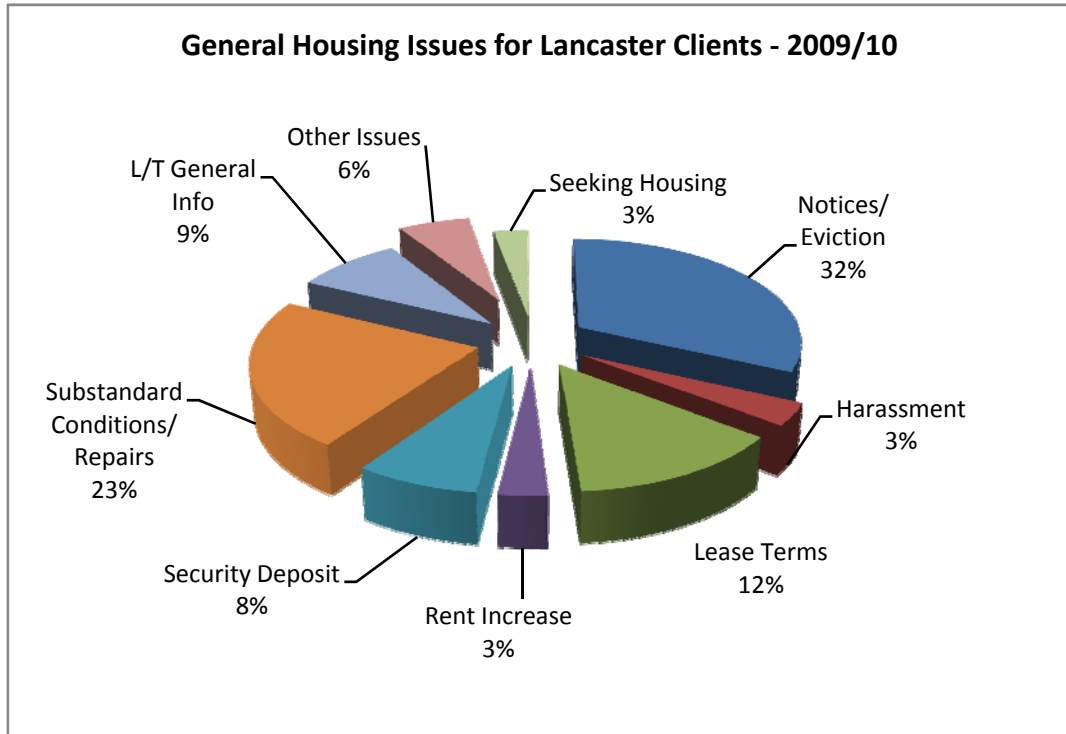
C. Fair Housing Demographic Activity for the 2008 Program Year

2009 Accomplishment/Action: Over the course of the 2009 Program Year, the Housing Rights Center provided services to a total of 722 Lancaster clients through a variety of programs at a cost of \$25,099. This total consisted of 578 general housing contacts and 53 discrimination contacts of which 39 were inquiries and 14 became cases.



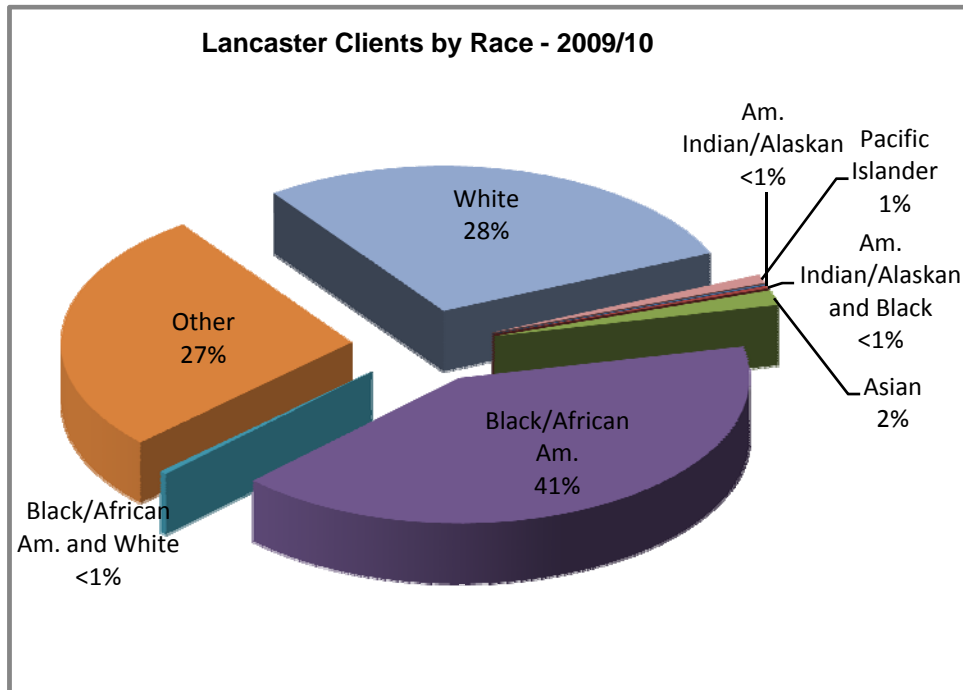
Provided on the following page are the demographics for those clients who received services from the Housing Rights Center during the 2009 Program Year. An in-depth, demographic quarterly review is provided in the Housing Rights Center Program Summary in Exhibit 15.

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From July 1, 2009 to June 30, 2010, the Housing Rights Center provided general housing and discrimination services to 722 clients from the City of Lancaster. Clients from Lancaster who contacted HRC for assistance were asked to report their race and ethnicity. Two hundred ninety-six (41%) were Black/African American, two hundred five (28%) were White, one hundred ninety-six (27%) were Other, twelve (2%) were Asian, seven (1%) were Pacific Islander, three (<1%) were Black/African American and White, two (<1%) were American Indian/Alaskan Native and Black, and one (<1%) was American Indian/Alaskan Native.

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Fair Housing activities for the 2009 Program Year decreased by three clients from the previous year. The Lancaster community continues to become more aware of the availability of fair housing services through active fair housing outreach efforts.

2009 Accomplishment/Action: In FY 2009/10 HRC distributed approximately 2,500 pieces of literature to social service agencies, community centers, and housing industry professionals throughout the City of Lancaster. Some of the organizations contacted through literature distribution included Lancaster City Hall, Lancaster Housing Department, Lancaster Redevelopment Agency, Independent Living Center of Southern California in Lancaster, Antelope Valley Partners for Health, Antelope Valley Committee on Aging, and Antelope Valley Gay, Lesbian, Bisexual & Transgender Community Center.

HRC also conducted a mailing to 32 lenders and lending institutions that service the Antelope Valley. The mailing included a letter introducing HRC and its services, and offered a free fair lending training to each institution. The mailing also included HRC's agency brochure, along with the brochure *Predatory Lending*.

2009 Accomplishment/Action: During the 2009 Program Year, the Housing Rights Center conducted monthly fair housing walk-in clinics at Lancaster City Hall. The Walk-in Clinics provided Lancaster residents and community members the opportunity to receive one-on-one counseling or to obtain information regarding a housing related concern, such as fair housing and landlord/tenant rights and

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responsibilities. The walk-in clinics were held on the third Thursday of each month from 9am-12pm.

III AFFORDABLE HOUSING EVALUATION

When funding annual housing programs, the City focuses its resources on those groups or areas experiencing the most severe housing problems.

One of the City's primary housing goals is to further the provision of affordable, safe, healthy, and livable housing to its residents. This includes providing affordable housing to extremely low, low, and moderate-income persons who experience housing cost burdens, live in deteriorated units, or require certain special services to maintain a satisfactory lifestyle.

The City of Lancaster has available, adequate, and affordable housing due to the large amount of new housing offered at a lower cost compared to other areas in Southern California. Local real estate statistics indicate that the median home selling price (both new and resale) in the City of Lancaster is \$116,750 according to the 2009 economic report, as compared with the median selling price in neighboring Palmdale of \$135,000, and Los Angeles County at \$428,000. Even with affordable housing, the City does have some lower-income households who experience cost burdens and are forced to live in older housing that are considered, to some degree, substandard, especially within the City's manufactured home parks.

The City's intent is to provide housing programs that help prevent the deterioration as well as maintain the supply of affordable housing to these lower-income groups. In addition, the City's housing programs focus on meeting the needs of extremely low, low, and moderate-income households citywide.

During FY 2009 housing assistance, services, and rehabilitation construction were provided to extremely low and low-income owner households and renters in the City through programs funded from municipal, redevelopment, State and private funding sources.

In determining annual housing programs for the 2009 Program Year, the City focused its available resources on those groups experiencing the most severe housing problems. Housing programs funded were those that would provide as much assistance as possible to those targeted groups.

During the 2009 Program Year, the City of Lancaster continued to foster and maintain affordable housing for very low and low-income residents through its citywide Homeownership Mortgage Loan Program. A total of 1 unit was refurbished at a total cost of \$23,867. The program has been temporarily suspended due to the State of California borrowing \$17 million from the Lancaster Redevelopment Agency.

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In addition, during the 2009 program year, the City of Lancaster, through the Mobilehome Grant Program, fostered and maintained affordable housing through a repair program designed to assist lower income mobilehome owners by providing grants for rehabilitation. During the 2009 Program Year, the Agency awarded 10 grants at or below \$5,000 each for a total cost of \$49,000. Rehabilitation and repair efforts including the installation or repair of ramps and railings for safe access to the units and roof and skirting repairs took place during the program year.

Over 1,200 families were provided housing in the Lancaster area under the Los Angeles County's Section 8 Rental Subsidy Program. This program, administered through the Los Angeles County Community Development Commission Housing Authority, helps lower-income residents maintain safe and healthy housing while working to reach self-sufficiency.

During the 2009 Program Year, no extremely low income renter households benefitted from the use of CDBG funds allocated for the Rental Rehabilitation Program. Thirteen units were rehabilitated in the Program Year 2007 at a cost of \$334,629. During the 2007 Program Year, seven low income and six extremely low income renter households benefitted from the use of CDBG funds allocated for the Rental Rehabilitation Program. All rehabilitated rental units will remain affordable and shall be restricted to those tenants whose incomes do not exceed 80% of the Los Angeles County median income for (15) fifteen years.

The Lancaster Redevelopment Agency implemented the Neighborhood Foreclosure Preservation Program in March of 2008. This program was created in order to address the blighting effects that foreclosed and vacant properties have on Lancaster's neighborhoods. The Agency is rehabilitating these properties and making them available to qualified homebuyers. During the 2009 Program Year, the Agency sold 14 of the 80 acquired and rehabilitated homes located in specified neighborhood project areas. The Agency expended approximately twelve-million dollars on acquisition and rehabilitation.

The programs provided during Program Year 2009 included:

- A. **The Home Ownership Mortgage Loan Program** funded, in part, by State HOME Program income and Redevelopment Agency 20% set-aside housing funds.
- B. **The Section 8 Housing Assistance Program** funded through the Los Angeles County Community Development Commission.
- C. **The Lancaster Community Shelter** funded through a HUD Emergency Shelter grant, the Los Angeles Homeless Services Authority (LAHSA), and individual and business contributions.

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For Program Year 2009, it was the City of Lancaster's goal to continue coordination efforts with both public and private service agencies in order to establish programs necessary to meet the community's affordable housing needs. The following outlines goals and accomplishments for the 2009 Program Year:

1. **Goal:** Continue efforts with the Department of Veterans Affairs to provide a 60-bed State Veteran's Home to serve this special needs group.

2009 Accomplishment/Action: In December 2005, the California Department of Veterans Affairs certified the final environmental impact report for veterans' homes in Lancaster, Ventura County, and West Los Angeles. Plans from the State call for construction of the Lancaster Veterans' Home to begin in summer 2007 with completion scheduled in 2009. During the 2008 Program Year, significant progress was made on the construction of the Veterans Home. Construction of the interior and exterior finishes took place and occupancy is planned after October 1, 2009.

The new facility, located on the northwest corner of 30th Street West and Avenue I (Exhibit 8) will have 60 beds, reduced from the already downsized 110-bed facility previously slated to be built. An adult day-care health center will accommodate an additional 50 community residents who need medical care, but do not require an over-night stay.

Approximately 35% of the \$10-\$12 million cost will be provided by the state, with the remaining 65% coming from the U.S. Department of Veterans Affairs. The City of Lancaster has contributed approximately \$1.75 million to the site through the completion of environmental studies, roads, and utility hookups necessary for construction to begin.

2. **Goal:** Provide new or substantially refurbished housing units to extremely low- and low-income households through the Home Ownership Mortgage Loan Program.

2009 Accomplishment/Action: One new unit was sold at a total cost of \$23,000.

3. **Goal:** Construction of affordable housing meeting the special needs of the elderly population.

2009 Accomplishment/Action: On December 12, 2009, the Lancaster Redevelopment Agency approved a loan in the amount of \$322,403 for the Essex Tower Apartments, a project for 105 senior family rental units located at 44948 10th Street West at the Arbor Court site. Essex Tower Apartments will also have all the amenities available to Arbor Court and will benefit from the village setting. In accordance with the provisions of Section 15.64.210(c) of the Lancaster Municipal Code, the project enhances the City's quality of life, produces desirable benefits to the community. The units will be restricted, which will benefit the Agency's inclusionary housing requirements. Such units will be subject to occupancy and affordability restrictions

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recorded against the property. The project is scheduled to be completed in the 2010 Program Year.

2009 Accomplishment/Action: The City of Lancaster was approved by California’s Housing Community Development Department for \$4,000,000 in HOME Program Income in November 2007 and the project sponsor has subsequently received \$6,486,291 in tax exempt mortgage revenue bonds and tax credits to construction forty unit, three-bedroom multi-family units. The City is awaiting HCD’s final project set up report approval. The project, Arbor on Date, is a 40-unit affordable multi-family complex situated in downtown Lancaster. Construction began on the project in the 2009 Program Year and is scheduled to be completed in late 2010.

2009 Accomplishment/Action: The City of Lancaster in waived local development impact fees and supported new market tax credits for the construction of Sagebrush I and Sagebrush II. This project started construction in the 2009 Program Year and is scheduled to be completed in early 2011. The Sagebrush projects will add a total of 61affordable multi-family units, which are located near downtown Lancaster.

4. **Goal:** Housing Assistance to meet the needs of the homeless or “at risk” populations.

2009 Accomplishment: The following is a breakdown of income categories and persons/families, including homeless and involuntarily displaced persons, assisted with affordable housing and/or housing rehabilitation for the 2009 Program Year:

AFFORDABLE HOUSING ASSISTANCE	
Extremely low/low-income (0-30%) - renter/owner households (rehab)	0
Extremely low/low income (31-50%) - owner households (purchase - HOME)	0
Homeless Housing Assistance (Lancaster Community Shelter)	1,335
Emergency Shelter & Services (AV Domestic Violence Council)	236
Mental Health Association Housing Assistance Program (HAP)	554
Transitional Housing (Penny Lane, Gay & Lesbian Adolescent Social Services, Inc.)	33

5. **Goal:** Continue to offer fair housing services for the residents of Lancaster.

2009 Accomplishment/Action: During the 2009 Program Year, the Housing Rights Center provided services to a total of 722 Lancaster clients, a slight decrease, three

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fewer clients, over last year, through a variety of programs at a total cost of \$25,099 in CDBG funding. This total included 461 (64%) extremely low-income, 123 (17%) very low-income, 95 (13%) low-income, 43(6%) moderate-income residents.

The statistical breakdown shows that of these 722 clients, the majority, 296 (41%) were Black/African American and 205 (28%) were White. Additionally, the majority of clients receiving services, 679 (94%) were extremely low, very low or low-income residents

Client data also showed that 21% of Lancaster clients stated they had a disability, 15% were female heads of household, 7% were seniors, and 7% received a government housing subsidy. Furthermore, 88% of callers stated they were in-place tenants, 6% were landlords or property managers, 3% were rental home-seekers, 3% were other, and <1% were realtors.

Of the 722 Lancaster residents assisted by HRC, fifty-five (55) reported incidents of housing discrimination, of which 49% were allegations of discrimination based on physical disability, 13% on mental disability, 20% on race, 4% on familial status, 2% on gender, and 2% on national origin. 11% sought general information about discrimination.

A comprehensive Housing Rights Center Program Summary of services and demographic information for the 2009 Program Year is outlined in Exhibit 14.

IV CONTINUUM OF CARE

To address the homeless issue and the City's overall continuum of care needs, the City of Lancaster has expanded its efforts to address not only homelessness but also other disadvantaged groups, such as persons with mental illness, victims of rape, child abuse and substance abuse. A strategic gap analysis based off of the Homeless Needs Assessments support the effort to expand upon the Continuum of Care needs by identifying strengths and weaknesses in terms of addressing the needs of disadvantaged groups. The Continuum of Care Gap Analysis was initiated late in the 2007 Program Year and was completed and published in the 2009 Program Year.

The City of Lancaster has facilities and services available to the homeless as well as those individuals/families that are involuntarily displaced from their homes either temporarily or permanently. These services include temporary shelter, meals, clothing, cold weather programs, emergency shelter, transitional living programs, educational literature, outreach, legal, employment, transportation, and counseling support services.

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The number of public and private organizations located in Lancaster that serve the homeless makes the City a focal point for the homeless population to receive aid. However, homelessness is not restricted by a jurisdiction's boundaries. The homeless population tends to fluctuate through migration from area to area based on the availability of aid, weather conditions, and other factors. As a result, homelessness continues to be viewed as a regional concern addressed through the cooperation of many organizations both public and private throughout the Antelope Valley.

The City has remained proactive in its approach to the Continuum of Care process and has identified five objectives to be addressed as this process continues to evolve and grow with the community.

- Support efforts to enhance services and facilities to serve the needs of homeless individuals and families with an emphasis on implementing the Continuum of Care approach of outreach/intake/assessment, emergency shelter and service, transitional housing and supportive services, permanent housing and supportive services, and prevention.
- Support agencies in their quest to secure stable sources of operating funding for existing facilities and services.
- Support services to prevent persons "at-risk" from becoming homeless.
- Define and strengthen the role of coordinating agencies in planning, fund-raising, and community education.
- Support coordination between service providers to improve service delivery and to address gaps in the Continuum of Care.

The latest distribution of homeless residents by Service Planning Area (SPA) reported by the Los Angeles County Homeless Service Authority (LAHSA) indicates that there are approximately 18,815 homeless persons in the Antelope Valley Region (SPA 1). Like other areas throughout the Los Angeles area and the state, homelessness is a growing concern and the numbers of homeless, especially families, continue to increase.

Even though the City of Lancaster is under the "umbrella" of the Los Angeles Homeless Services Authority's Continuum of Care, there are separate goals for addressing the needs of the homeless and the special needs of persons that are not homeless but require supportive housing and services that the City of Lancaster undertakes.

Following are the City's accomplishments for the 2009 Program Year relative to providing a continuum of care for its residents in conjunction with the programs offered through the Los Angeles Homeless Services Authority:

- A. **Goal:** Provide shelter and services to meet the needs of the homeless population and "at risk" populations.

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2009 Accomplishment/Action: During the 2009 Program Year, the Lancaster Community Shelter served 1,335 individuals/families through its Year-Around Overnight Program, through its Transitional Living Program and through the “Emergency Shelter Program.

The large numbers of homeless, especially families, continues to be attributed, in part, to the movement of new homeless individuals into the area from out of state and the Los Angeles basin. The increase in the number of families that have become homeless is attributed, in large part, to current economic conditions. Some families are losing their homes due to increasing rents, home foreclosures along with existing rental units being foreclosed. Other families continue to not find housing due to low wages and the increasing cost of living.

A demographic/ethnicity matrix of the 1,335 individuals receiving services through the Year-Around Overnight Program during this program tear is as follows:

CLIENTS			CASE DISPOSITION			FAMILY STATUS		
New	1,335	100%	Full	1,335	100%	Single	947	100%
Old	0	0%	Partial	1	0%	Dual	388	0%
			Out	0	0%			
	1,335	100%		1,335	100%		1,335	100%

GENDER			EDUCATION			LABOR		
Male	980	70%	Student	123	18%	Full	26	
Female	355	30%	Less HS	93	14%	Part	36	
			HS Grad	299	44%	Unemp	836	
			SomeClg	128	19%	Not Mrkt	437	
			ClgeGrd	33	5%			
	991	100%		676	100%		1,335	

AGE			INCOME			VETERAN		
0-4	21	5%	\$10k	948	71%	Disabled	3	1%
5-9	130	6%	\$15k	387	29%	Vietnam	29	2%
10-14	100	3%	\$20k	0	0%	Rec Sep	13	1%
15-19	34	5%	\$30k	0	0%	Other	24	1%
20-34	347	26%	\$40k	0	0%	Not Vet	1,268	95%
35-64	655	50%	\$50k	0	0%			
65-74	9	1%	\$50k+	0	0%			
75-84	4	1%						
85+	0	0%						
	1,335	100%		1,335	100%		1,335	100%

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ETHNIC			PUBLIC ASSISTANCE ELIGIBLE			VOTER		
Hspanc	158	12%	Yes	968	91%	Yes	542	52%
AfrAmr	484	36%	No	94	9%	No	510	48%
White	627	47%						
Asian	16	2%						
NatAmr	5	1%						
Other	0	0%						
	1,335	100%		1,062	100%		1,052	100%

REFERRED			PUBLIC ASSISTANCE RECEIVE			HOMELESS		
Agency	283	26%	Yes	522	50%	Yes	1,050	100%
Indiv	764	72%	No	530	50%	No	2	0%
County	4	1%						
Pastor	1	1%						
	1,051	100%		1,052	100%		1,052	100%

FAMILY SIZE			DISABLED			US CITIZEN		
1	1,311	96%	Yes	1,052	100%	Yes	1,035	98%
2	8	1%	No	0	0%	No	17	2%
3	7	1%						
4	3	1%						
5	1	0%						
6+	5	1%						
	1,335	100%		1,052	100%		1,052	100%

LIMITED ENGLISH								
Yes	47	4%						
No	1,050	96%						
	1,097	100%						

Of the 1,335 individuals/families who received services, 1,052 were identified as disabled and a total of 1,050 were homeless. Of the individuals served, a total of 522 (50%) were receiving public assistance of some form while 530 (50%) of those served were not receiving any type of public assistance. A total of 299 (44%) had a high school education; a total of 123 (18%) were students or individuals who had less than a high school education; 128 (19%) had some college; and a total of 33 (5%) were college graduates.

To provide services and maintain the shelter, Catholic Charities received funding from the City of Lancaster, federal allocations and grants, the Los Angeles County Housing Services Authority (LAHSA), contributions from individuals and

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businesses, the United Way, local fund raising efforts, and through the Federal Emergency Management Act (FEMA).

- B. Goal:** Coordinate with other public and service agencies in developing a Continuum of Care Strategy for the homeless to identify both the available services within the community and the services that are lacking in meeting the needs of the homeless population.

2009 Accomplishment/Action: During the 2009 Program Year, the Antelope Valley Homeless Coalition, consisting of local non-profit housing and service agencies along with city and county governmental representatives, continued to explore transitional housing opportunities through the implementation of additional homeless services.

2009 Accomplishment/Action: The following is a breakdown of persons/families, including homeless and involuntarily displaced persons, assisted with housing during the 2009 Program Year:

ASSISTED HOUSING	
Homeless Housing Assistance (Lancaster Community Shelter)	1,335
Housing Assistance Program, Transitional Aged Youth, and Adult Integrated Services (Mental Health Association)	555
Emergency Shelter and Services (AV Domestic Violence Council)	236
Transitional Housing for Emancipated Foster Youth (Penny Lane Centers; Gay & Lesbian Adolescent Social Services, Inc.)	32
Emergency Shelter and Services - Winter Shelter Program (Catholic Charities)	44

2009 Accomplishment/Action: In August and November of 2009 and April of 2010, Grace Resource Center holds Antelope Valley Veterans Stand Down days. The goal of these one-day events is to undertake aggressive outreach efforts to those veterans living on the streets and in shelters who would not otherwise seek assistance. These one-day events offer a wide array of special programs and services specifically designed to help homeless veterans live as self-sufficiently and independently as possible. Some of the services offered include: issuance of government identifications; employment assistance; legal aid; counseling; clothing; food; blankets; transitional housing assistance; and clinical assessment and referral for medical treatment for physical and psychiatric disorders, including substance abuse.

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2009 Accomplishment/Action: During the program year, the Homeless Solutions Access Center provided services to 236 individuals including 116 children.

The Homeless Solutions Access Center is operated through a partnership of government agencies and non-profit organizations under the leadership of the Antelope Valley Domestic Violence Council. The Center provides intake, assessment, and referral linkages between other homeless service providers and related agencies; provides better services to those people in need; and makes better use of limited regional resources.

A matrix outlining the array of services provided and the agencies participating in supplying services at the Homeless Solutions Access Center is shown in Exhibit 10.

2009 Accomplishment/Action: The following agencies provide housing services in the Lancaster/Antelope Valley area:

1. The Lancaster Community Shelter is operated by Catholic Charities of Los Angeles. The Shelter provides 14 transitional family rooms, 10 beds specifically for emergency shelter, with a maximum 30-day length of stay. During cold weather, 40-50 individuals, including sixteen families, can be sheltered for a period of up to 4-1/2 months. In addition, during severe weather, the Shelter provides hotel vouchers for up to three nights for families with children. Other emergency services provided, in conjunction with emergency shelter, include food, restroom facilities, showers, clothing, medical screening, and follow-up case management. All the facilities at the Shelter are handicap accessible.
2. In addition to other supportive services, the Salvation Army, Our Lady of Charity of St. Vincent DePaul, and Grace Resource Center provide vouchers for three to five-night stays in hotels/motels for individuals seeking emergency shelter. It should be noted, however, that the ability to provide hotel/motel vouchers is often based on a limited availability and also depends on the amount of funding available to accommodate this service.
3. Through the Antelope Valley Council on Domestic Violence, two facilities provide emergency shelter to meet the emergency housing needs of a special population; those men, women, and children looking to escape abusive and/or potentially life-threatening situations.

Oshun Village Family Services and Valley Oasis Shelter both provide domestic violence housing that is handicap accessible. Oshun Village Family Services operates a 26-bed facility providing emergency shelter to battered women and children for a maximum stay of 30 days. Along with emergency housing, residents receive a wide range of supportive services such as food, clothing, and medical services advocacy. The sister shelter and core program of the Antelope

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Valley Domestic Violence Council is the Valley Oasis Shelter. Offering a six-day stay for domestic violence victims and their children, Valley Oasis offers emergency shelter and support that includes food, clothing, and introduction to the Valley Oasis House Transitional Living Program.

4. Several agencies provide transitional housing/supportive services to meet the emergency housing needs of special or sub-populations such as the mentally ill, substance abuse individuals, or domestic violence victims.

In addition, the Antelope Valley has several transitional housing/supportive services providers. Transitional housing/supportive services are usually in the form of specially designed housing facilities for sub-populations such as:

- Domestic Violence Shelters
- Sober Living Centers/Homes
- HIV/AIDS Supportive Housing
- Severely Mentally Ill Facilities
- Displaced Youth Housing
- Developmentally Disabled Centers/Homes
- Senior Citizen Care Center/Communities

- a. **Domestic Violence Shelters:** Antelope Valley Oasis House, Valley Oasis Shelter, and Oshun Village Family Services. Lengths of stays range from thirty days to six months. On-site advocacy services, as well as legal and supportive counseling services, are available.
- b. **Sober Living Centers/Homes:** Get-It Together Sober Living Home, Live Again Recovery Home, Bridges, Inc., Serenity House, and the Transition House “Working With Others” Sober Living Center provide sober living environments for recovering alcoholics and drug addicts with a supportive, controlled atmosphere to overcome their chemical dependencies while temporarily living on-site. Service providers such as Alcoholics Anonymous, Antelope Valley Council on Alcohol and Drug Dependency, Family Resource Foundation, The High Road, and Tarzana Treatment Center also provide substance abuse supportive services including referrals to sober living facilities.
- c. **HIV/AIDS Supportive Housing:** The Catalyst Foundation for AIDS Awareness, Antelope Valley Friendship Center, Antelope Valley Hope Center, and the Antelope Valley Hope Foundation facilitate supportive shelter for individuals living with the HIV virus.
- d. **Severe Mental Disability Facilities:** The Independent Living Center of Southern California provides referrals for mentally disabled individuals

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seeking affordable and accessible living accommodations within the community. The Mental Health Association of Los Angeles County and the Los Angeles County Department of Mental Health facilitate the movement of mentally disabled patients into facilities where they will receive proper care and attention. The Sun Plus Adult Day Care Center provides on-site monitoring and supervision of adults with various mental disabilities.

- e. **Displaced Youth Housing:** To ensure that displaced youth are moved from the streets into transitional housing situations, organizations such as Walden Family Services, Antelope Valley Youth and Family Services, Masada Home Foster Family Agency, Murrell's Farm and Residential Boys Home, County of Los Angeles Department of Children and Family Services (DCFS), GLASS, Penny Lane, Tarzana Treatment Center, and the Antelope Valley Hope Foundation work to place homeless youth and emancipated foster youth in independent living facilities or with families removing children from "at-risk," homeless situations.
- f. **Developmentally Disabled Centers/Homes:** Individuals afflicted with developmental disabilities are afforded various supportive services at such locations as the Antelope Valley Foundation for the Developmentally Disabled, the Daystar Training Activity Center, Easter Seals, Daystar Adult Development Center, Life Steps Foundation, and the Phoenix Behavior Activity Center.
- g. **Senior Citizen Care Centers/Communities:** The need to provide affordable senior housing for the elderly has promoted the addition of three facilities that furnish seniors with transitional/supportive housing that are restricted to this particular special-needs population. Sierra Retirement Village, Max Keller Senior Apartments, and the new Prestige Assisted Living facility specialize in the supportive, independent living of senior citizens. Senior care providers such as Sun Plus Home Health, St. Jude Home Health, and Mayflower Gardens Convalescent Hospital offer nursing services related to health conditions and recovery for seniors.

C. **Goal:** To assist/support non-profit agencies with funding opportunities.

2009 Accomplishment/Action: The City of Lancaster supported "Certification of Consistency with the Consolidated Plan" approvals and "Preference Points Certification" for programs sponsored by the following non-profit organizations as part of the regional Continuum of Care.

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1. **The Antelope Valley Domestic Violence Council ("Steppin' Into The Light and "Oasis House")** - through the Los Angeles Housing Services Authority and the Department of Housing and Community Development Program funds, "Steppin' Into The Light," and "Oasis House" provide transitional housing programs designed to assist individuals and families who have become homeless or "at risk" due to domestic violence.

These transitional housing programs provide supportive services consisting of a comprehensive system of case management, advocacy, child care, transportation, job development, counseling, support services, life-skill building, and assistance in finding permanent housing. These projects address the shortage of transitional housing with supportive services for this special population group in the Antelope Valley.

2. **The Antelope Valley Domestic Violence Council** - through the Los Angeles Housing Services Authority and the Department of Housing and Community Development Program funds, 24-hour emergency shelter services for domestic violence victims and their children are provided. This program provides 24-hour emergency shelter for individuals who have become homeless due to domestic violence for up to 60 days.
3. **The Antelope Valley Domestic Violence Council (Homeless Solutions Access Center)** - through the Los Angeles Housing Services Authority and the Department of Housing and Community Development Program funds, to provide funding for the operation of the Homeless Solutions Access Center. The Center provides services to the general homeless population. Services include intake, assessment, case management, showers, laundry, housing vouchers, and referral linkages to other area service providers when required for special services, i.e. mental illness.
4. **The Mental Health Association (Housing Assistance Program)** - through the Los Angeles Homeless Services Authority (LAHSA) Continuum of Care for U. S. Department of Housing and Urban Development Supportive Housing Program funds in support of continuing the Mental Health Association Housing Assistance Program (HAP). This program provides service to homeless mentally ill in the form of case management, money management, psychiatry, employment support, housing, and personal services (i.e. laundry, showers, etc.).
5. **The Catalyst Foundation** - through the Los Angeles Housing Services Authority and the Department of Housing and Community Development Program funds, includes direct services for people with HIV and HCV and includes early access to new medications as well as clinical trials. Programs provide free HIV and HCV testing and counseling; prevention programs to

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include outreach, workshops and education; and a public awareness program called “Creating a Healing Society.”

6. **Beyond Shelter** - through the Los Angeles Housing Services Authority and the Department of Housing and Community Development Program funds, helps homeless families connect to short-term shelter and permanent housing; and, aims to prevent homelessness for low-income families at risk of losing their housing. This is accomplished through a resource desk that provides consultation and problem-solving services to families not typically served by existing homeless services, such as teenage boys, single fathers and pregnant women.

D. Goal: Continue providing financial support to the Lancaster Community Shelter.

2009 Accomplishment/Action: The City provided financial assistance in the amount of \$19,035 in addition to “in-kind” staff support to cover costs associated with maintenance of the shelter.

In addition to City funds, Catholic Charities received funding from federal allocations and grants, the Los Angeles County Housing Services Authority (LAHSA), contributions from individuals and businesses, the United Way, local fund raising efforts, and through the Federal Emergency Management Act (FEMA).

V OTHER ACTIONS

A. Obstacles to Meeting Under-Served Needs

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. Weaknesses 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 that which is produced as a direct result of economic and development growth through sales and property taxes.

The California State budget crises coupled with the impact that the foreclosure crisis and lack of residential and commercial construction are causes for concern for the City of Lancaster. The State of California borrowed over \$17 million from the Lancaster Redevelopment Agency, sales and property taxes continue to decline and building permits remain low. A gap still remains in the City's ability to provide the underserved needs of this fast-growing community in a timeframe compatible with growth and current economic conditions.

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

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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, as noted by the areas selected for the public infrastructure alley rehabilitation project.

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.

During the 2009 Program Year, the City observed decreases in assessed valuations and experienced a high number of vacant and foreclosed properties, which caused deterioration to the neighborhoods located in the urban core.

- 1. Housing Needs:** As in previous years, priority-housing needs were determined based on income group and factors such as available resources, staff capacity, timing, and local political and community interest. Lancaster's housing program efforts continue by targeting funding for priority neighborhoods and specific city areas, such as the targeted revitalization areas of the North Downtown Transit Village Project, Lowtree Project, and the Northeast Gateway Corridor. Home improvement programs for the elderly and low to moderate income groups initiated in the 2006 and implemented in 2007 Program Year were continued and offered in the 2009 Program Year. During the 2009 Program Year, over \$232,000 of Agency set aside funds were expended in rehabilitation loans for low income persons.
- 2. Employment Services:** One of the unmet needs identified through a past Study on Homelessness in the Antelope Valley was the provision of employment services. The City of Lancaster, in cooperation with other public, private, and non-profit agencies, continued to assist the employment needs of its unemployed population through the Work Source California Antelope Valley One-Stop Career Center.

2009 Accomplishment/Action: In addition to providing general employment, assessment, and training services, the Work Source California Antelope Valley One-Stop Career Center also provides employee vouchering services for the City's State Enterprise Zone Program. The State Enterprise Zone Program is a tax incentive program offered to local businesses located within a designated area of the City. Businesses located in the "zone" area can receive state hiring credits of over \$31,000 (over five years) for employees hired who meet Workforce Investment Act or other designated employment criteria. Each employee voucher represents a person that was previously unemployed.

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During the 2009 Program Year, 1,620 employee vouchers were issued to local businesses through the Antelope Valley Enterprise Zone Program.

- 3. Employment Training Needs:** In overcoming an obstacle to assist the area's unemployed residents, the Work Source California Antelope Valley One-Stop Career Center continued to provide training necessary for program participants to obtain employment. The One-Stop Center provides tools needed to enhance each participant's success in obtaining and retaining a job and, as a result, reducing the number of potential poverty level individuals and families within the community.

In addition, Antelope Valley Community College continued to offer new and established businesses multi-faceted, customized training to meet the needs of both the employees and the businesses. Training offered includes technical, life-skills, and management training.

The city continues to work with both the Work Source Center and Antelope Valley Community College to assure that the various programs are meeting the needs of the community.

B. Foster and Maintain Affordable Housing

In determining annual housing programs for the 2009 Program Year, the City focused its available resources on those groups experiencing the most severe housing problems. Housing programs funded were those that would provide as much assistance as possible to those targeted groups.

2009 Accomplishment/Action: During the 2009 Program Year, the City of Lancaster continued to foster and maintain affordable housing for very low and low-income residents through its citywide Homeownership Mortgage Loan Program. One new unit was refurbished at a total cost of \$23,000.

2009 Accomplishment/Action: Over 1,200 families were provided housing in the Lancaster area under the Los Angeles County's Section 8 Rental Subsidy Program. This program, administered through the Los Angeles County Community Development Commission Housing Authority, helps lower-income residents maintain safe and healthy housing while working to reach self-sufficiency.

2009 Accomplishment/Actions: The Lancaster Redevelopment Agency implemented the Neighborhood Foreclosure Preservation Program in March of 2008. This program was created in order to address the blighting effects that foreclosed and vacant properties have on Lancaster's neighborhoods. The Agency is rehabilitating the remaining properties in the 2009 Program Year. Fourteen of these properties were sold to persons at or below 120% of the area median income. During the 2009 Program Year, the Agency purchased 30 additional homes located in specified neighborhood project areas. All of the homes have been renovated and are available

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for purchase. The Agency expended close to twelve-million dollars on acquisition and rehabilitation.

2009 Accomplishment/Actions: The City of Lancaster received \$6.9 million dollars in Neighborhood Stabilization Program funds for the purpose of addressing the crisis caused by the high number of vacant and foreclosed homes. The City expended Neighborhood Stabilization Program (NSP) funds to acquire foreclosed and vacant homes in areas of greatest need. The City of Lancaster identified and acquired approximately thirty properties in accordance with NSP requirements during the 2009 Program Year. Approximately \$4.5 million has been expended on foreclosed homes and administrative activities in NSP targeted areas with additional acquisitions and rehabilitations scheduled for the 2010 Program Year.

2009 Accomplishment/Actions: Mobilehome Grant Rehabilitation Program - During the 2009 program year, the City of Lancaster continued 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. During the 2009 Program Year, the Agency awarded 10 grants at or below \$5,000 each for a total cost of \$49,000. Rehabilitation and repair efforts including the installation or repair of ramps and railings for safe access to the units and roof and skirting repairs took place during the program year.

C. Eliminate Barriers to Affordable Housing

In planning for the development, maintenance, and improvement of housing, barriers to the construction of affordable housing must be identified; however, local government cannot mitigate many of these constraints, particularly those related to the value of land and the cost of housing. While many constraints, nevertheless, cannot be eliminated, such as the lack of funding availability, there are those barriers that can be minimized in order to facilitate the provision of housing.

- 1. Housing Needs Assessment:** A Housing Needs Assessment for the non-redevelopment areas was conducted and completed in the 2007 Program Year based upon the need to identify housing needs. This In order to supply, preserve and maintain affordable, decent, safe and sanitary housing, understanding the city as a whole and assessing the status and nature of the neighborhoods that are not contained within the seven-redevelopment project areas permits the Agency and the City to make decisions on how to utilize Agency and City resources to supply, preserve and maintain affordable decent, safe and sanitary housing in the areas outside the redevelopment project areas (Exhibit 13).

The assessment allowed the City to develop target neighborhoods located mainly in the urban core. Neighborhood Project areas were developed from the analysis of the Housing Needs Assessment; and, 14 neighborhoods were identified for the

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creation of Neighborhood Master Vision Plans. Five of the neighborhoods, during the 2008 Program Year, adopted Master Vision Plans in order to address blighting conditions, housing affordability and infrastructure repairs/replacement. The remaining nine neighborhoods Master Vision Plans were adopted in the 2009 Program Year.

2. **Density Bonus Incentive:** The City of Lancaster continued to make available a density bonus provision providing incentives to developers who set aside 20% of their housing units for low-income households and 10% for very low-income households. Under this provision, the developer may exceed the maximum allowable residential density restrictions by 25% or receive an equivalent financial incentive. This provision provides an incentive to developers to increase the availability of housing to low-income households in the City through the use of private funds.
 - **City Ordinance No. 816:** The City of Lancaster continued to allow for density bonuses and other incentives and concessions to affordable housing developments under certain conditions. Under Ordinance No. 816, the City of Lancaster allows developers of condominium projects to be eligible for density bonuses and also allows the Director of Community Development to independently approve a second dwelling unit request, on lots of 10,000 sq. ft size or greater, if the request meets all development standards in lieu of the developer going through the previous Conditional Use Permit process. The ordinance also stipulates that in compliance with Americans with Disabilities Act provisions, “paths of travel” through residential neighborhoods must remain unobstructed.
 - **City Ordinance No. 827:** City Ordinance No. 827 provides a provision to allow the opportunity for developers to build mixed-use developments through a director’s review process. This designation allows the construction of multiple family projects combined with commercial developments within the City’s Central Business District area.
3. **2030 General Plan Update:** During the 2009 program year, the City of Lancaster approved the General Plan Update to the year 2030. The General Plan is a “constitution” for long-term development and the foundation upon which all land use decisions are based. The General Plan addresses numerous issues including quality of life, community design, public health and safety, housing, transportation and circulation, municipal services, and economic vitality.

D. Overcome Gaps in Institutional Structures and Enhance Coordination

The primary components of the institutional structure remain with the Lancaster Redevelopment Agency and the City of Lancaster. While a few outside organizations provide support to the City’s housing efforts, the bulk of the financial assistance and other efforts are provided by the identified agencies. There are, however, a number

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of non-profit and other charitable organizations throughout the community that provide various housing programs previously discussed within the “Affordable Housing” and "Continuum of Care" sections of this report.

The solvency of the Lancaster Redevelopment Agency and the City has been, and will continue to be, the major strength of the delivery system. Both agencies have a long history of commitment to the improvement and sustainment of community housing needs. This commitment is evidenced by the long-range and on-going housing and revitalization programs/efforts the City has initiated and maintained; by the goals, objectives, policies, and action programs outlined in the City's Consolidated Plan and Strategy, the City's General Plan, and in the redevelopment plans adopted for the various redevelopment project areas throughout the City.

Under these plans, it is the intent of the City and the Redevelopment Agency, through the maximum use of financial and human resources, to create incentives for private investment within the City and Redevelopment project areas. Creative economic development incentive packages, long-range infrastructure planning and development, revitalization efforts, and private investment have already provided measurable benefits to local residents.

1. Economic Development – Public/Private Partnerships

- a. **Fox Field Industrial Corridor:** Following the completion of infrastructure improvements on both Avenue G and Avenue H within the Fox Field Industrial Corridor, the following companies relocated and/or expanded existing businesses in the area creating new job opportunities for local residents prior and during the 2006, 2007 and 2008 Program Years (no new businesses were reported for 2009 as the economic downturn resulted in an abundance of vacant commercial buildings):
 - 1) The Larkin Investment Company completed construction on 24 industrial spec buildings, totaling 220,000 square feet, within the Fox Field Industrial Corridor of the city. Located on 24-acres at 45th Street West and Avenue G, this \$24 million business park offers smaller industrial/office users the opportunity to own their own building. During this program year two companies located to this new business park; namely, SCE Gaskets who will create 25 new jobs and SCP Distributors, LLC who will create 15 new jobs.
 - 2) SYGMA, a subsidiary of SYSCO Corporation, the nation's largest food service supplier, decided to expand its original plans for an 110,000 square foot distribution facility in the Fox Field Industrial Corridor to a 239,000 square foot facility. The new facility is located on a 20-acre site at 47th Street West and Avenue G. The company created 219 new jobs this program year and, at full capacity, will employ 350 workers.

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- 3) Morton Fasteners, Inc., a major supplier to the largest jet engine builders in the world, decided to expand its operations and establish a manufacturing facility in the Fox Field Industrial Corridor. The contract, centerless grind facility encompasses 7,963 square feet and is located at 47th Street West and Avenue G. Morton Fasteners, Inc. employs a handful of personnel who are engaged in supporting the local and global aerospace industry.
- 4) Calvert Racing is specialty manufacturer catering to the drag racing circuit. Specializing in traction enhancement systems based upon specific performance standards, the company has established a name for itself amongst drag racing professionals and enthusiasts. With local and regional access to a number of race tracks, Calvert Racing decided to establish its 6,448 square foot manufacturing facility in the Fox Field Industrial Corridor. The company created 5 new jobs during the 2006 Program Year.
- 5) TLC Woodworking, Inc., a woodworking and cabinet manufacturer, decided to relocate its operations and establish a cabinet manufacturing facility in the Fox Field Industrial Corridor. Affordable space and regional access convinced TLC Woodworking, Inc., to establish its cabinet manufacturing facility in the Fox Field Industrial Corridor. The facility encompasses 6,500 square feet and is located at 47th Street West and Avenue G. TLC Woodworking, Inc. will be open for business in the City of Lancaster by the end of 2008 and anticipates adding ten full-time staff members.
- 6) Archives, a company that stores motion-picture artwork, bought a 14,659-square-foot building at Fox Field in June of 2008 to serve its expansion needs. With access to regional transportation routes, tax incentives and affordable space, Acme Archives decided to establish its 14,659-square foot archiving facility in the Fox Field Industrial Corridor. Presently, the company does not employ any full time staff at its Lancaster storage facility.
- 7) Amex Gourmet Foods will house food manufacturing operations for an expanded line of Mexican foods by the Pacoima-based Me Gusta Mexican Food Specialties. Tenant improvements are scheduled to start in the 2008 Program Year. Strategic location to local and regional transportation routes and access to qualified labor, AMEX Gourmet Foods decided to establish its 6,448 square foot manufacturing facility in the Fox Field Industrial Corridor. The company created two new jobs during Program Year 2008.

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These public/private partnerships will continue to provide for the reduction of blight; the stimulation of industrial, commercial, residential, and public development; an increased local employment base; and the enhancement of opportunities for the provision of lower-income housing. All of these factors support the major statutory goals of the Consolidated Plan which are to expand economic opportunities, provide decent housing, and provide a suitable living environment for the City's residents. The City anticipates that the sluggish economy may remain a barrier to public/private partnerships for economic development. Nevertheless, the City is aggressively recruiting businesses that will provide jobs and sales tax for the local economy.

2. Non-Profit Agency Support

Any gaps or weaknesses in the delivery system for Program Year 2009 were primarily related to declines in the level of economic and development growth that occurred within the community. These conditions directly affected the delivery systems of both the City and non-profit agencies in their ability to provide all the programs needed in the community.

Although the City of Lancaster could not offer monetary support to many of its local non-profit agencies, it still recognizes the importance of coordinating its efforts with other agencies in order to accomplish the programs necessary to meet community and service needs.

- b. On May 14, 2008, "Poppyfield Estate" apartment complex began moving tenants in and has achieved 95% occupancy. The Mental Health Association facility is held a grand opening in March of 2010. The new MHA facility is located at the southwest corner of Sierra Highway and Jackman Street with the apartment complex at the southeast corner of Beech Avenue and Jackman Street within the North Downtown Transit Village project area (Exhibit 3).

In exchange for the City land, the partnership will be required to maintain the mental-health facility as an outpatient, non-residential, non-day-care facility for 55 years. The City will also require that 35 of the apartments be made available to individuals with disabilities as referred by the Mental Health Association and that rent on all of the apartments comply with government definitions of "affordable" for 55 years.

The Mental Health Association has served the Antelope Valley since 1988 offering a broad spectrum of services for adults and young adults with mental illness. MHA helps those in need of their service develop skills, gain self-confidence and receive the support they need to move from isolated, withdrawn lives to lives with purpose, dignity and self-reliance.

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MHA offers many services in the Antelope Valley. The MHA Village program blends treatment, recovery, family and community support, and self-help to help adults with disabilities lead self-sufficient, fulfilling lives. MHA Antelope Valley Services offer the Valley's only nonprofit rehabilitation programs for adults with disabilities. It's integrated services customize mental health care, housing assistance, job coaching, social skills training and money management to each individual's needs. Homeless Assistance Programs include outreach and drop-in centers that offer showers, laundry facilities, clothes and a haven from the streets. Project Return: The Next Step is a self-help network run by and for people with disabilities, and Transition Age Youth Programs help young adults with disabilities live self-sufficiently in the adult world.

The relocation of this facility into this target area will better serve Antelope Valley residents by being located close to a centralized transit center and other service providers that work closely with the Mental Health Association. Funding for the property acquisition comes from \$1.45 million federal Section 108 Loan Guarantee acquired by the City.

- b. Construction was completed on the Children's Center of the Antelope Valley's \$2.4 million, 115,445 square foot facility located on the corner of Fern Avenue and Jackman Street within the North Downtown Neighborhood Revitalization area (Exhibit 3). The City of Lancaster contributed \$332,850 towards acquiring the site and contributed an additional \$1.5 million towards construction of the facility through federal Section 108 Loan funding.

Completion of the new facility helps the Center fulfill the mission of serving the needs of abused and neglected children and their families. The new facility provides the opportunity to provide additional services at a more convenient location for clients.

- c. Also in the 2009 Program Year, the City of Lancaster continued to support the efforts of the Lancaster Community Shelter through both monetary and "in kind" contributions to the Center's operations. Financial assistance in the amount of \$19,035 in addition to "in-kind" staff support was funded through Redevelopment Agency Housing 20% set aside funds. The Shelter served 1,335 individuals/families during the program year.

3. Coordination of Public and Private Resources

The City and the Lancaster Redevelopment Agency also participated in several programs that required the involvement of various public and private resources.

- a. **Essex Towers**: During the 2008 Program Year, construction started on a 105 unit senior family complex located in the North Downtown Transit

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Village Project Area. Funding for this project was provided by a loan of \$322,403 and in funds from the Lancaster Redevelopment Agency's low to moderate housing fund.

- b. **Arbor on Date:** The City of Lancaster was approved by California's Housing Community Development Department for \$4,000,000 in HOME Program Income in November 2007 and the project sponsor has subsequently received \$6,486,291 in tax exempt mortgage revenue bonds and tax credits to construction forty unit, three-bedroom multi-family units. The City is awaiting HCD's final project set up report approval. The project, Arbor on Date, is a 40-unit affordable multi-family complex situated in downtown Lancaster. Construction began on the project in the 2009 Program Year and is scheduled to be completed in late 2010.
- c. **Sagebrush I & II:** The City of Lancaster in waived local development impact fees and supported new market tax credits for the construction of Sagebrush I and Sagebrush II. This project started construction in the 2009 Program Year and is scheduled to be completed in early 2011. The Sagebrush projects will add a total of 61affordable multi-family units, which are located near downtown Lancaster.

4. **Public Safety**

The residents of Lancaster place a high priority on public safety within their community. As a result, the City works closely with local agencies and citizens to maintain public safety programs to meet the needs of the community, committing approximately \$21 million in FY 2009-2010, of both grant and general fund monies to meet community safety needs. Lancaster is taking a pro-active approach in addressing public safety needs and concerns (Exhibit 19).

During the 2009 Program Year, the City of Lancaster maintained its contract with the Los Angeles County Sheriff's Department for law enforcement services at a cost of approximately \$21 million. The City of Lancaster is one of the largest contracts for general law enforcement patrol and traffic patrol in the Sheriff's contract system.

The City of Lancaster enhanced staffing capabilities by adding a Public Safety Manager to oversee contracts and services provided by Los Angeles County to the City. In addition, Community Service Officers are continually utilized to perform routine reports and traffic control, which allows deputies to focus more on serious issues.

The following public safety programs were offered during the 2009 Program Year in conjunction with the Los Angeles Sheriff's Department:

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- 1) **LAN-CAP** - Lancaster Community Appreciation Project (LAN-CAP) is the result of a cooperative partnership between the City of Lancaster, the Los Angeles County Sheriff's Department, and the Los Angeles County District Attorney's Office. The goal of this program is to improve the quality of life for the residents of Lancaster through focused crime prevention. This multi-faceted crime reduction program provides additional deputies that can support local rental property owners and applicants and, thereby, create a greater likelihood of a crime-free rental operation. This program provides the services of deputies (LAN-CAP team) to only rental operators (apartment complexes and rental homes of two or more units) in order to focus on the increased violations that are taking place in targeted locations.
- 2) **Gang Violence Suppression** - The Gang Violence Suppression (GVS) Program remains a strong partnership involving the Los Angeles County Sheriff's Department, Los Angeles County Probation Department, Los Angeles County District Attorney, Antelope Valley Unified High School District, Lancaster School District (elementary and junior high schools), and the United Community Action Network (UCAN). This program now encompasses the entire Antelope Valley and incorporates citizen awareness programs that share and strive for a community without gangs and the associated violence.
- 3) **Office of Traffic Safety Grant** - The City of Lancaster utilizes multiple grants from the Office of Traffic Safety (OTS).

A Grant Agreement from the Office of Traffic Safety is utilized for general traffic safety. This grant is used in various ways to assist the City with improving the safe flow of traffic through the use of intersection cameras and mounted motorcycle officers. The City received \$676,000 in grant funding for the 2009 Program Year.

Grant funds for the California Seat Belt Compliance Campaign Program were obtained for the 2009 Program Year in the amount of \$25,000. The grant provides funding for Sheriff Traffic deputies to complete both pre and post seat belt observation surveys for documentation. Between the two surveys, the deputies set up check points to inspect vehicles for seat belt violations.

The Sobriety Checkpoint Grant uses traffic checkpoints for Sheriff Deputies to check for sobriety violations. The purpose of the program is to reduce the number of victims killed and injured in alcohol-related crashes. The City received \$37,000 in grant funding for the 2009 Program Year.

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The California Office of Traffic Safety contributes additional funding to assist with offsetting the cost of deploying additional officers for Holiday Mobilization and Checkpoints. The City received \$186,000 in grant funding for the 2009 Program Year.

4) **Police Explorers and Volunteers on Patrol**

Police Explorers and other station volunteers performed thousands of hours of paperwork and routine field assignments in order to free deputies for important field assignments. The City also continued a special patrol detail to ensure shoppers' safety and confidence during the traditional holiday shopping period between Thanksgiving and the New Year (Holiday Shopping Patrol). This program has been very effective in reducing crime in shopping centers and is extremely popular and well received by the merchants and shoppers.

The Volunteers on Patrol (VOP) Program puts citizen volunteers in Sheriff's vehicles to patrol, enforce parking violations (handicapped parking, red curb violations, etc) throughout the City, assist with traffic control, report on criminal activity and other assigned duties as needed. Explorers are very effective and productive during special events and traffic closures. The Explorer program is a leadership program and many who participate in the program apply to the Sheriff's Academy and become deputies.

5) **Los Angeles County Sheriff Department**

In addition to community safety services (Neighborhood/Business Watch programs), the City also contracts with the Los Angeles County Sheriff's Department as its police agency. The contract also includes gang and drug intervention teams, community relations, and other specialized units. Along with these programs, the City sponsors such other award winning, successful community programs as Target Oriented Policing (TOP), Community Oriented Response and Enforcement (CORE), Community Oriented Policing Services (COPS), Teen Court, a Crime Tip Hotline and Reward Program (CSI:Lancaster) for burglaries and robberies. The City has also implemented an online reporting system to help reduce response time and it's an additional tool for residents. All of these programs continue to support the reduction of crime within the City of Lancaster.

The following is a list of public safety programs budgeted in FY 2009-2010:

City Public Safety Office	915,000
Los Angeles County Sheriff's Department contract	21,000,000
Animal Care and Control contract	<u>340,000</u>
TOTAL	22,255,000

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To support the efforts of the groups in closing funding gaps the City assisted the following three agencies in applying for supplemental grant funding through "Preference Point Certification," in order to support and enhance various community service programs:

- 1) **Los Angeles County District Attorney's office for "Stalking and Threat Assessment Team" (STAT)** - This program vertically prosecutes criminal cases involving stalking and terrorist threats at all court locations throughout Los Angeles County, including the Antelope Valley. STAT works closely with the Los Angeles Police Department's Threat Management Unit, the Los Angeles County Sheriff's Stalking Unit and all municipal police departments in the county to aggressively investigate and prosecute stalking cases.
- 2) **Los Angeles County Sheriff's Department for the Antelope Valley Gang Violence Suppression Program** - This program is composed of representatives from the Lancaster Sheriff Stations' gang detail, the Los Angeles County District Attorney's Office, the Los Angeles County Probation Department, Antelope Valley Union High School District, and the United Community Action Network (a non-profit youth services organization). The mission of the project is to both suppress gang violence and intervene in the lives of younger gang members.
- 3) **The Antelope Valley Domestic Violence Council** - through the Los Angeles Housing Services Authority and the Department of Housing and Community Development Program funds, to provide 24-hour emergency shelter services for domestic violence victims and their children. This program will provide 24-hour emergency shelter for individuals who have become homeless due to domestic violence for up to 60 days.

E. Improve Public Housing and Resident Initiatives

As a tool to support housing and resident initiatives, the Lancaster Housing Authority continued to own and manage selected mobile home parks within the community. Its mission is to protect and maintain the City's affordable housing stock; stabilize and limit current rents and future rent increases (handled through a citizen-selected rent arbitration board); and provide well-managed and well-maintained mobile home parks.

To support the goals of the Housing Authority, the City assisted one family through its Home Ownership Mortgage Loan Program for low-income, first-time home buyers, providing loans to homebuyers for the purchase of mobile homes that have been substantially rehabilitated and placed in city-owned mobile home parks.

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As mentioned previously in this report, the City of Lancaster and the Lancaster Redevelopment Agency were able to use various funding sources, incentive programs, and grant programs to work with private developers/contractors to provide new, affordable housing for low/moderate-income residents as well as housing for senior citizens.

F. 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 identified as a significant problem in Lancaster.

However, to ensure compliance with regulations related to lead-based paint, the City of Lancaster mandates the following procedures:

1. Properties are tested for lead-based paint before demolition work is undertaken to assure proper disposal; and
2. City Housing staff and Building and Safety staff look for potential lead-based paint problems when inspecting homes; and
3. City Housing staff include disclosures on the hazards of lead-based paint in all contracts; and
4. City staff coordinates their efforts with the Los Angeles County Department of Public Health through the policy of reporting all instances of structures containing lead-based paint.

During the period of July 1, 2009 to June 30, 2010, five elevated blood levels (EBL's) were reported to the County of Los Angeles Department of Health Services, up one from the four reports in the 2007 program year. Of these five EBL's, none resulted in a case. These reports came from the following census tracts within the City of Lancaster:

Los Angeles Childhood Lead Poisoning Prevention Program

Reporting period: 07/01/2009 through 6/30/2010
Reporting Age: Under 6
Reporting Location: Lancaster
Reported Screening: 3276
Reported EBLs: 5
Reported Cases: 0

Zip Codes	# of Screening for Lancaster
92392	1
93525	1
93531	1

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93532	1
93533	2
93534	800
93535	1652
93536	794
93539	17
93550	2
93552	1
93584	1
93585	2
93538	1
Total	3276

Census Tract	Number of EBL	City
9005.00	1	Lancaster
9008.03	1	Lancaster
9005.04	1	Lancaster
9001.01	1	Lancaster
9011.01	1	Lancaster

G. Compliance with Program and Comprehensive Planning Requirements

1. To ensure compliance with program and comprehensive planning requirements, City staff attended HUD-sponsored training seminars and workshops related to grant development and the Integrated Disbursement Inventory System (IDIS). Housing staff also attended workshops related to obtaining state HOME funds.
2. City staff also completed all HUD-related reports for the 2009 Program Year in a timely manner using HUD reporting requirements and software.
3. City staff continued to monitor and evaluate progress toward achieving the goals and objectives presented in the City’s five-year Consolidated Plan. Staff also continued their comprehensive monitoring plan with the City’s fair housing provider, reviewing specific quarterly goals. These goals and accomplishments are discussed in detail under Section II, “Affirmatively Further Fair Housing,” in this report.
4. The following processes were utilized to monitor the City’s progress in meeting goals for the current year as well as those goals and objectives outlined in the City’s five-year Consolidated Plan:

City of Lancaster CAPER
2009 Program Year

- a. Reports documenting the progress of the current fiscal year's projects and/or activities.
- b. Timetables for projects/activities.
- c. Monthly reports from the City's Finance Department itemizing all expenditures.
- d. Drawdown and carry-over amounts for all CDBG, HOME, and Redevelopment Agency projects/activities.
- e. Review of quarterly summary reports from the fair housing service provider.
- f. Weekly staff meetings to ensure program manageability and accountability.

H. Reduce the Number of Persons Living Below the Poverty Level

The goals and objectives found in the Strategic Plan of the City's Consolidated Plan outline the City's plan for addressing the housing and economic needs of the community during this five-year period. The Plan particularly addresses 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 2009 Action Plan, along with the Redevelopment Agency's housing programs, were aimed at reducing, to the extent possible, the number of poverty level families and individuals. The Action Plan also took into consideration the many factors over which the City and Agency have no control (i.e. funding resources, economic conditions, business staffing reductions, state budget, etc.)

The housing programs funded in FY 2009 continued to preserve and produce housing units intended for low/moderate-income families and individuals as outlined in Section III, "Affordable Housing."

In addition, as outlined in Section IV, "Continuum of Care," focus was placed on identifying and meeting the service needs of the homeless and needy populations.

Also, as noted in Section V.A., "Obstacles to Meeting Under-Served Needs," the City of Lancaster, in cooperation with other public and private agencies, was able to assist the employment needs of its unemployed population, including the homeless and under-employed residents, through the continued support of the Work Source Antelope Valley One-Stop Career Center. This Center provides one-stop access to assessment, training, and employment services for all individuals seeking employment as well as providing services such as recruitment support and applicant testing for area businesses.

The cumulative effects of the City of Lancaster and the Lancaster Redevelopment Agency's efforts have resulted in the direct preservation and provision of affordable housing for low-income families and individuals along with the coordinated housing and service programs undertaken with other agencies, service providers, and private industry. These efforts will continue to incrementally assist in the reduction of the

City of Lancaster CAPER
2009 Program Year

number of poverty level families within the City of Lancaster and the Antelope Valley. In addition, through the provisions of housing and supportive services along with the concentrated efforts of the City and the Redevelopment Agency to encourage economic and development growth, the opportunity for gainful employment will continue to increase for targeted income groups.

VI LEVERAGING RESOURCES

In the City's Consolidated Plan, extremely low and low-income families as well as the elderly were identified as experiencing the most significant housing problems. With the implementation of the City's Consolidated Plan, although funding is limited, programs have been made available and partnerships have been created to assist these groups with their housing needs.

The Lancaster Redevelopment Agency implemented the Neighborhood Foreclosure Preservation Program in March of 2008. This program was created in order to address the blighting effects that foreclosed and vacant properties have on Lancaster's neighborhoods. The Agency rehabilitated the acquired properties and is making them available to qualified homebuyers. During the 2009 Program Year, the Agency purchased thirty additional homes located in specified neighborhood project areas. A significant number of the homes have been renovated and are available for purchase. During the 2009 Program Year, the City sold 14 of the homes to income qualified homebuyers. The Agency expended close to twelve-million dollars on acquisition and rehabilitation.

During the 2009 Program Year, the City provided financial assistance to one low-income family in the amount of \$23,000 through the City's Home Ownership Mortgage Loan Program funded through State HOME Program revolving funds and 20% Redevelopment set-aside housing funds.

In addition, during the 2009 program year, the City of Lancaster, through the Mobilehome Grant Program, fostered and maintained affordable housing through a repair program designed to assist lower income mobilehome owners by providing grants for rehabilitation. During the 2009 Program Year, the Agency awarded 10 grants at or below \$5,000 each for a total cost of \$49,000. Rehabilitation and repair efforts including the installation or repair of ramps and railings for safe access to the units and roof and skirting repairs took place during the program year.

Also in Program Year 2009, the City of Lancaster again supported the operation and maintenance of the Lancaster Community Shelter facility with financial assistance in the amount of \$19,035 in addition to "in-kind" staff support. Funding was provided through Redevelopment Agency Housing 20% set aside funds. The Shelter served 1,335 individuals/families during the program year.

City of Lancaster CAPER
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The City also assisted local non-profit agencies in applying for grant funding for five local programs so that these organizations could continue providing support services for the community.

VII CITIZEN COMMENTS

A 14-day public review and comment period was made available (September 13-26, 2010). This review and comment period was published in the “Public Notice” section of the local newspaper on Monday, September 13, 2010, and posted at public sites throughout the city (Exhibit 21). No citizen comments were received during this review and comment period.

VIII SELF-EVALUATION

During the 2009 Program Year, the City of Lancaster continued to meet the needs of its citizens by developing and funding programs that met the City’s approved Consolidated Plan’s goals and objectives of providing safe and affordable housing, providing suitable living environments, expanding economic opportunities for low/moderate-income residents, and supporting continuum of care programs for the homeless and needy populations within the community.

The City also underwent a monitoring of CDBG programs in June of 2010. The City had eight findings and a concern regarding 2008 CDBG activities. All findings were addressed by the City and reviewed and approved by HUD.

The City was very active in leveraging resources through the award of Section 108 Loan Guarantees for the relocation and expansion of both the Antelope Valley Mental Health Association (\$1.45 million) and the Children’s Center of the Antelope Valley (\$1.5 million). These two service agencies provide expanded services within the City’s North Downtown Revitalization/Transit Village Project area in proximity to other support services already located in the project area.

With the number of Section 108 Loans the City of Lancaster has been awarded, much of its CDBG entitlement funding each year is budgeted for the repayment of these loans. As a result, only about 50% of funding remains each year for eligible CDBG projects. Most of what is reported in this Consolidated Annual Performance and Evaluation Report is funded by the City and the Lancaster Redevelopment Agency.

The City of Lancaster completed its full reporting year using the HUD IDIS reporting and disbursement system. The City completed all reporting requirements using this system and tracked all disbursements, balanced expenditures, and monitored accomplishments using the IDIS reports.

IX ADDITIONAL NARRATIVE

City of Lancaster CAPER
2009 Program Year

A. Relationship between the use of CDBG funds to priorities, needs, goals, and specific objectives identified in the Consolidated Plan.

For the 2009 Program Year, the City of Lancaster focused its Community Development Block Grant (CDBG) resources on priorities outlined in the City's five-year Consolidated Plan and Strategy.

The priorities funded in Program Year 2009 included:

1. Consolidated Plan Goal/Priority 7: Promote and stimulate job creation/retention activities for low/moderate-income residents through economic development activities

Objective E1: *Provide for the construction of infrastructure within the Fox Field Industrial Corridor (Complete)*

CDBG Funding (Fox Field): A total of \$32,740 was budgeted to repay a \$320,000 Section 108 Loan Guarantee for additional infrastructure required for the Fox Field Industrial Corridor in order to enhance economic development in that area. At the end of the program year \$32,739.60 of budgeted funds were expended for the repayment of the Section 108 loan.

The City focused efforts on retaining and attracting new businesses to Lancaster during the 2009 Program Year. However, due to the economic conditions, the business climate remained weak and no new ventures or relocation took place during the program year.

2. Consolidated Plan Goal/Priority 12: Provide for neighborhood revitalization within blighted areas

Objective F1: *Provide for the acquisition of property in a targeted neighborhood revitalization area where blighting conditions exist*

(a) North Downtown Transit Village Project Area

CDBG Funding (MHA): A total of \$120,000 was allocated to the repayment of a \$1.45 million Section 108 Loan Guarantee secured for the purpose of acquiring properties needed for the relocation and expansion of the Antelope Valley Mental Health Association facility within the North Downtown Transit Village project area. All properties have been acquired, design has been completed, and ground-breaking ceremonies took place on June 29, 2006. At the end of the 2009 Program Year \$119,621.20 for repayment of this loan was expended.

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CDBG Funding (Children's Center): A total of \$130,000 was allocated to the repayment of a \$1.5 million Section 108 Loan Guarantee awarded for the purpose of constructing a new Antelope Valley Children's Center facility within the North Downtown Transit Village project area. The new facility's grand opening was held June 22, 2006. At the end of the program \$129,063.10 for repayment of this loan were expended.

Objective F2: *Provide funding for the addition of a Code Enforcement Officer in a targeted revitalization area where blighting conditions exist.*

CDBG Funding: During the 2009 Program Year, a total of \$203,940 was budgeted and \$183,585.36 was expended for salary and overhead to support the Code Enforcement Officers and related activities. Code Enforcement activities within targeted neighborhood revitalization areas in District 535 and 536 identified and addressed over 2,905 violations of the Lancaster Municipal Code that lead to or create blighting conditions, such as junk, trash, and debris, open and accessible structures and inoperable vehicles.

The 2,905 cases and respective violations resulted in over 2,256 cases being closed for compliance. The remaining cases are ongoing and it is anticipated that they will be resolved in the upcoming program year.

3. **Specific Requirement of the CDBG Program - Affirmatively Furthering Fair Housing**

Objective: Continue to offer fair housing services for the residents of Lancaster

CDBG Funding: A total of \$25,100 was allocated to fund the Housing Rights Center (HRC) sub-recipient contract for the 2009 Program Year. Over the course of the 2009 Program Year, the Housing Rights Center provided services to a total of 722 Lancaster clients, a decrease of three clients from last year, through a variety of programs at a cost of \$25,099. At the end of the program year all budgeted funds were expended.

4. **Consolidated Plan Goal/Priority 6: Construction of affordable housing meeting the needs of the low to moderate-income population; Goal/Priority 7: Promote and stimulate job creation activities for low to moderate-income residents through economic development activities (construction of infrastructure); and Goal/Priority 8: Enhance the City's public facility needs through the expansion of the City's parks and Recreation and neighborhood facilities**

CDBG Funding: A total of \$269,000 was allocated to the repayment of a \$3.1 million Section 108 Loan Guarantee for purposes of providing public

City of Lancaster CAPER
2009 Program Year

improvements within the Fox Field Industrial Corridor for economic development and job creation (\$500,000); property acquisition of the City's old state fairgrounds for the purpose of creating an affordable 73 single-family home development, commercial area, and park/baseball facility (\$1.3 million); and completion of a world-class soccer complex public facility on otherwise blighted property located on the east side of the City (\$1.3 million). At the end of the program year all budgeted funds plus \$18,624, less than 25% of overall activity funding, for repayment of this loan were expended.

5. **Consolidated Plan Goal/Priority 1: Rehabilitation of owner and/or renter-occupied residences for extremely low to moderate-income households, the elderly, and the physically disabled.**

Objective B1: Implement a Rental Housing Rehabilitation Program City Wide.

Provide financial assistance of approximately \$368,000 to rehabilitate approximately 40 qualified rental units over five years.

CDBG Funding: This project was funded in the 2005 Program Year in the amount of \$867,308; however, owners did not begin to apply for participation in the program until the end of the program year. Because of this delay, rehabilitation planning and implementation efforts began in the 2006 Program Year and activity funding was reduced to \$368,000. The program and CDBG funding were carried over for continuation in the 2006 and 2007 Program Years. During the 2007 Program Year, favorable economic conditions created interest and participation and thirteen units were rehabilitated at a cost of 334,629 with an additional unit scheduled to be completed in the first quarter of the 2008 Program Year.

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.

During the 2009 Program Year, no activity was reported as it was completed and reported in the 2008 Program Year.

6. **Specific Requirement of the CDBG Program - Program Administration**

CDBG Funding: A total of \$171,377 was budgeted for the administration of the CDBG program to include project management, records management, completion of all required reports, consultant support, training, and financial administration. A total of \$171,377 was expended during this program year.

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A comprehensive review of CDBG project funding for the 2009 Program Year is provided in Exhibit 1 and summarized on the U.S. Department of Housing and Urban Development CDBG Summary of Consolidated Plan Projects For Report Year 2009 (PR06) as Report B.

B. Nature of and reasons for changes in program objectives

During the 2009 Program Year, no changes to the program objectives in the City's approved Consolidated Plan were made. As a result, the City of Lancaster continued to meet the needs of its citizens by developing and funding programs that met the City's Consolidated Plan goals and objectives of providing safe and affordable housing, providing suitable living environments, expanding economic opportunities for low/moderate-income residents, and supporting continuum of care programs for the homeless and needy populations within the community.

If the City has any future changes to its program objectives during the coming year, those changes will be processed through the HUD Community Planning Department following CDBG program requirements and procedures.

C. Assessment of effort in carrying out planned actions described in grantee action plan

The City of Lancaster pursued all the resources, and more, that were outlined in its 2009 Action Plan in order to meet the City's objectives and fund as many projects as possible. Along with using State HOME program income to meet current housing needs for low-income residents. The City was awarded additional funding through state and federal transportation grants in addition to utilizing Section 108 Loan Guarantee funding.

In addition, the City, through a substantial amendment for the 2008 Program Year, received and obligated the majority of Neighborhood Stabilization funding in the amount of \$6,983,533 in the 2009 Program Year to address the effects of abandoned and foreclosed upon homes. The City is well on its way in meeting the NSP statutory requirements for obligating NSP funding on or prior to September 9, 2010.

The City of Lancaster submitted two additional substantial amendments for the 2008 Program Year, the Homelessness Prevention and Rapid Re-Housing Program (HPRP), \$565,646, and the CDBG-Recovery grant program, \$369,251. The City was awarded grant agreements for the HPRP and CDBG-R (November 2009) in the 2009 Program Year.

CDBG-R activities were in the design, planning and bidding stage during the 2009 Program Year. The \$369,251 has been allocated for neighborhood improvement

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2009 Program Year

projects within four identified neighborhoods that contain 51% or more of persons who are low to moderate income.

HPRP activities to address persons who are on the verge or are homeless continue to be carried out. The City is providing financial assistance to qualified participants in order to stabilize housing and prevent homelessness. The City has assisted over 20 families during the 2009 Program Year who would have been homeless without the financial assistance provided through this grant.

The Rental Rehabilitation Program within the North Downtown Transit Village project area was expanded to a city wide program in order to encourage and appeal to a broader base. Participants did not apply until the 2007 Program Year, and a total of thirteen units were rehabilitated. The Lancaster Redevelopment Agency, through Agency funds, continues to fund rental rehabilitation programs. During the 2008 Program year, only one property owner participated in the program. Nevertheless, the City of Lancaster through the Lancaster Redevelopment Agency will continue to fund and sponsor such programs in an effort to improve and maintain the existing rental stock.

Parkland Wasteful Water Improvement Program - \$297,097 and a budget adjustment of less than 25% in the amount of \$70,000

For the 2009 Program Year, the City expended \$167,210.03 for Phase II for a total of \$333,259.03 to improve existing parkland located within targeted low- and moderate-income areas to rehabilitate and promote water efficiency. Phase I of the Tierra Bonita Park wasteful water improvement program occurred during the 2008 Program Year (Exhibit 7). Phase II of the project will commence in the 2009 Program Year in order to address natural resource and green energy initiatives. The State of California adopted legislation to mandate the responsible management and use of water as a resource therefore the City is taking measures to conserve this vital resource by rehabilitating parklands in need of water rehabilitation for the purpose of promoting water efficiency. The public facility improvements to the Tierra Bonita Park located within targeted low- and moderate-income areas focuses on rehabilitating and improving existing irrigation systems. These improvements promote sustainability and provide suitable living environments for recreation and community interaction. The service area for

Tierra Bonita Park is bounded by Challenger Way to 40th Street East and from Avenue H to Avenue J. This service area is comprised of seven Census Tract Block Groups with an average low to moderate income percentage of 58.3% (see attached map and Census Tract listing). The energy efficiency improvements will benefit the service area by reducing the water consumption of the facility by 33% while still providing green space and recreation for the residents in the area. Tierra Bonita encompasses 27 acres and is the second largest multi-use park located in the City of Lancaster.

City of Lancaster CAPER
2009 Program Year

American Heroes Park (formerly James C. Gilley Park) Construction - \$427,210 CDBG funds

For the 2009 Program Year, the City allocated \$427,210 in reprogrammed funds for construction of American Heroes Park. This park will provide a gathering place and to promote a sense of community through recreation and outdoor activities for a targeted low- and moderate-income area (Exhibit 3). This park is a central focus and an inherent element of the North Downtown Transit Village project area in that it creates pathways and open space for the surrounding residents and core downtown area. The project was awarded in the 2009 Program Year and construction began that same year. The park is scheduled for completion in late 2010.

Primary Neighborhood Improvements/Rehabilitation (2009) - \$159,309 CDBG Funds

Primary neighborhood improvements began in the 2008 Program Year in the Piute Neighborhood Project. The approved Piute Neighborhood Master Vision Plan includes installation of sidewalk near the Piute Middle School and construction of a linear pedestrian park. The new linear park provides a recreational amenity on unused right-of-way, including a fitness trail and stationary exercise equipment. The park is adjacent to the Piute middle school providing additional physical fitness opportunities for students and for residents of the neighborhood. The project was completed with CDBG funding in October 2009 (Exhibit 7).

Secondary Neighborhood Improvements/Rehabilitation (2009) - \$159,309 CDBG Funds

As a part of the Lowtree Master Vision Plan, the City of Lancaster began pedestrian improvements in the residential portion of the neighborhood. The improvements will include installation or replacement of sidewalks providing a safe route to the neighborhood elementary school, handicapped accessibility ramps, and modifications to curbs and gutters affected by the project. The project was awarded during the 2009 Program Year. The construction of the project started in the 2009 Program Year and \$70,802 of activity funding was expended.

D. Grantee funds were used exclusively for the three national objectives

All projects/programs undertaken by the City of Lancaster during this program year clearly met one of the three national objectives of (1) benefiting low and moderate-income persons; (2) addressing slums or blight; or (3) meeting a particularly urgent community development need.

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2009 Program Year

E. Activities for the program year involving acquisition, rehabilitation, or demolition of occupied real property

No CDBG funds were used in acquisition or demolition of occupied real property during this program year. However, the City used Neighborhood Stabilization Program (NSP) funds to acquire foreclosed and vacant homes in areas of greatest need. The City of Lancaster has identified and acquired over thirty properties in accordance with NSP requirements. Approximately \$4.5 million has been expended on foreclosed homes and administrative activities in NSP targeted areas. The City is currently identifying other properties, which meet NSP requirements, for acquisition and rehabilitation purposes.

Furthermore, the Neighborhood Foreclosure Program, funded by the Lancaster Redevelopment Agency's Department of Housing and Neighborhood Revitalization, sold 14 of the 80 acquired and rehabilitated homes during the 2009 Program Year.

F. Economic development activities undertaken where jobs were made available to low or moderate-income persons but not taken by them.

All jobs created through the City and Redevelopment Agency activities are made available to low to moderate-income persons. First consideration is given to low/mod persons.

The City of Lancaster, in cooperation with other public, private, and non-profit agencies, continued to assist the employment needs of its unemployed population through the Work Source California Antelope Valley One-Stop Career Center.

In addition to providing general employment, assessment, and training services, the Work Source California Antelope Valley One-Stop Career Center also provides employee vouchering services for the City's State Enterprise Zone Program. The State Enterprise Zone Program is a tax incentive program offered to local businesses located within a designated area of the City. Businesses located in the "zone" area can receive state hiring credits of over \$31,000 (over five years) for employees hired who meet Workforce Investment Act or other designated employment criteria. Each employee voucher represents a person that was previously unemployed.

Employment Training Needs: In overcoming an obstacle to assist the area's unemployed residents, the Work Source California Antelope Valley One-Stop Career Center continued to provide training necessary for program participants to obtain employment. The One-Stop Center provides tools needed to enhance each participant's success in obtaining and retaining a job and, as a result, reducing the number of potential poverty level individuals and families within the community.

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In addition, Antelope Valley Community College continued to offer new and established businesses multi-faceted, customized training to meet the needs of both the employees and the businesses. Training offered includes technical, life-skills, and management training.

The city continues to work with both the Work Source Center and Antelope Valley Community College to assure that the various programs are meeting the needs of the community.

State Enterprise Zone Tax Credit: Because of the hiring tax credits offered through the City of Lancaster's State Enterprise Zone, local employers receive over \$31,000 in tax credits (over five years) for every qualifying employee hired. Qualifying employees are those individuals that meet Workforce Investment Act (WIA) criteria for obtaining job placement assistance services. This program has been extremely successful since its inception in February 1997.

During this program year, 1,620 employees were hired through the Enterprise Zone program. These 1,620 employees meet eligibility requirements pursuant to the Workforce Investment Act (WIA), the greater Avenues of Independence Program (GAIN), and the Target Employment Area (TEA). All jobs created through the City and Redevelopment Agency activities are made available to low or moderate-income persons. However, it is not known whether the jobs created within the Fox Field Industrial Corridor were taken by LMI residents.

G. Limited Clientele Presumptive Benefit: The City of Lancaster cancelled CDBG funding for two programs for the 2009 Program Year that related to the limited clientele category but were deemed ineligible.

H. Program Income: The City did not receive program income from CDBG activities in the 2009 Program Year.

I. Prior Period Adjustments – In 2009, the City of Lancaster reimbursed LOCCS for 2007 and 2008 activities that were deemed ineligible through the City's own monitoring processes.

In 2007, the City expended \$126,968 and in 2008 the City expended \$155,000 in CDBG funds for the CARES after school activity. The City returned all funds in the 2009 Program Year.

In 2007, the City expended \$15,000 and in 2008 the City expended \$9,323 in CDBG funds for the Fee Waiver Program. The City returned all funds for the Fee Waiver Program in the 2009 Program Year.

J. Loans and Other Receivables

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2009 Program Year

The City of Lancaster did not carry out any float funded activities, acquire or improve any parcels, or have any loans in default or written off for the 2009 Program Year. However, four Section 108 Loans continued to be funded as CDBG activities for the 2009 Program Year. The following provides a description of the Section 108 Loans and includes outstanding loan amounts and principal balance owed at the end of the reporting period.

CDBG Funding (Fox Field): A total of \$32,000 was budgeted to repay a \$320,000 Section 108 Loan Guarantee for additional infrastructure required for the Fox Field Industrial Corridor. At the end of the program year \$32,739.60 of budgeted funds were expended for the repayment of the Section 108 loan. The total outstanding loan amount for this Section 108 loan is \$328,321 and \$215,000 is the principal due.

CDBG Funding (MHA): A total of \$120,000 was allocated to the repayment of a \$1.45 million Section 108 Loan Guarantee secured for the purpose of acquiring properties needed for the relocation and expansion of the Antelope Valley Mental Health Association facility within the North Downtown Transit Village project area. At the end of the program year \$119,621.20 of budgeted funds were expended for the repayment of the Section 108 loan. The total outstanding loan amount for this Section 108 loan is \$1,623,471 and \$1,066,000 is the principal due.

CDBG Funding (Children's Center): A total of \$130,000 was allocated to the repayment of a \$1.5 million Section 108 Loan Guarantee awarded for the purpose of constructing a new Antelope Valley Children's Center facility within the North Downtown Transit Village project area. At the end of the program year \$129,063.10 of budgeted funds were expended for the repayment of the Section 108 loan. The total outstanding loan amount for this Section 108 loan is \$1,715,872 and \$1,167,000 is the principal due.

CDBG Funding: A total of \$269,000 was allocated to the repayment of a \$3.1 million Section 108 Loan Guarantee for purposes of providing public improvements within the Fox Field Industrial Corridor for economic development and job creation (\$500,000); property acquisition of the City's old state fairgrounds for the purpose of creating an affordable 73 single-family home development, commercial area, and park/baseball facility (\$1.3 million); and completion of a world-class soccer complex public facility on otherwise blighted property located on the east side of the City (\$1.3 million). At the end of the program year \$287,624 of budgeted funds were expended for the repayment of the Section 108 loan. The total outstanding loan amount for this Section 108 loan is \$2,504,625 and \$1,690,000 is the principal due.

Lump Sum Agreements

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The City of Lancaster did not have any lump sum agreements for the 2008 Program Year.

- K. HUD-Approved Neighborhood Revitalization Strategy:** The City of Lancaster does not have a HUD-approved neighborhood revitalization strategy; however, census tract 9008.06 within the North Downtown Transit Village project has been federally defined as a “Qualified Census Tract” for additional federal funding.

The City of Lancaster has designated four areas within the city as revitalization areas:

1. North Downtown Revitalization/Transit Village Project (NDTV)
2. Northeast Gateway Corridors Plan (NGCP)
3. Lowtree Neighborhood Project (LNP)
4. Lancaster Downtown Specific Plan

- L. EZ or EC Designation:** The City of Lancaster is not federally designated as an EZ or EC.

- M. Certifications for Consistency:** Certifications related to affirmatively further fair housing, anti-displacement and relocation plan, drug free workplace, anti-lobbying, authority of jurisdiction, consistency with plan, Section 3, and specific CDBG certifications related to citizen participation, community development plan, following a plan, use of funds, excessive force, compliance with anti-discrimination laws, lead-based paint, and compliance with laws were presented in the Consolidated Plan Annual Action Plan for the 2009 Program Year as Appendix G in the 2005-2010 Consolidated Plan & Strategy document. All certifications have been followed in carrying out the various programs and projects funded with Community Development Block Grant funds.

- N. Performance Measurement:** A matrix outlining the goals and accomplishments for the 2009 Program Year is included as Exhibit 2. The City met a number of the stated goals and strategies during the 2005-2010 Consolidated Plan. However, the City did not meet all goals and objectives as the economy, lack of interest from applicants and housing crisis negatively impacted some activity implementation. The HUD performance measurement system will continue being implemented for the 2010 Program Year.

X OTHER PROGRAM FUNDS

A. Home Program Funds

The City of Lancaster does not participate in the Federal HOME Program.

B. HOPWA Funds

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The City of Lancaster does not receive HOPWA funding.

C. ESG Funds

The City of Lancaster does not receive ESG funding.

XI NOTES

A. IDIS Reports



U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Integrated Disbursement and Information System
CDBG Activity Summary Report (GPR) for Program Year 2009
LANCASTER

Date: 27-Sep-2010

Time: 12:58

Page: 1

PGM Year: 2006
Project: 0003 - 108 LOAN REPAYMENT (CITYWIDE \$3.1M)
IDIS Activity: 487 - SECTION 108 LOAN REPAYMENT CITYWIDE 3.1M

Status: Open
 Location: CITYWIDE
 LANCASTER, CA 93534

Objective:
 Outcome:
 Matrix Code: Planned Repayment of Section 108 Loan Principal (19F) National Objective:

Initial Funding Date: 08/17/2006

Financing
 Funded Amount: \$279,285.00
 Drawn Thru Program Year: \$279,285.00
 Drawn In Program Year: \$0.00

Description:
 REPAYMENT OF SEC.
 108 LOAN TO SUPPORT PUBLIC IMPROVMENTS ANDECONOMIC DEV.
 ACTIVITIES (\$500,000); PROPERTY ACQ.
 FORFUTURE HOUSING (1.3M); AND CONST.
 REC.
 FACILITIES (\$1.3M) WORK FOR THE SUBJECT 108 LOAN WAS COMPLETED SOME TIME AGO.
 CITYCONTINUES TO PAY ON THE SECTION 108 LOAN AND IS CURRENT AND IN GOOD
 STANDING.

Proposed Accomplishments

Annual Accomplishments Accomplishment Narrative

Year # Benefiting

PGM Year: 2006
Project: 0004 - 108 LOAN REPAYMENT (FOX FIELD \$320,000)
IDIS Activity: 488 - 108 LOAN REPAYMENT (\$320,000)

Status: Open
 Location: FOX FIELD INDUSTRIAL CORRIDOR
 LANCASTER, CA 93534

Objective:
 Outcome:
 Matrix Code: Planned Repayment of Section 108 Loan Principal (19F) National Objective:

Initial Funding Date: 08/17/2006

Financing
 Funded Amount: \$30,340.80
 Drawn Thru Program Year: \$30,340.80
 Drawn In Program Year: \$0.00

Description:
 ASSIST IN PUBLIC IMPROV.
 & ECON.
 DEV.
 ACTIVITIES TO AID INJOB CREATION AND RETENTION FOR LOMOD INCOME RESIDENTS WORK
 FOR THE SUBJECT 108 LOAN WAS COMPLETED SOME TIME AGO.
 THE CITYCONTINUES TO MAKE PAYMENTS ON THE SECTION 108 LOAN.
 THE LOAN ISIS CURRENT AND IN GOOD STANDING.

Proposed Accomplishments

Annual Accomplishments Accomplishment Narrative

Year # Benefiting

PGM Year: 2006
Project: 0005 - 108 LOAN REPAYMENT (\$1.45 MENTAL HEALTH ASSOC.)
IDIS Activity: 489 - REPAYMENT OF SECTION 108 LOAN (\$1.45M)

Status: Open Objective:

Location: SOUTHWEST CORNER OF JACKMAN ST. AND SIERRA HIGHWAY REDEVELOPMENT PROJ. AREAS NO. 6 AND CBD LANCASTER, CA 93534

Outcome: Matrix Code: Planned Repayment of Section 108 Loan Principal (19F) National Objective:

Initial Funding Date: 08/17/2006

Description:

PROPERTY ACQ., DEMOLITION, AND BUSINESS RELOCATION FOR THERELOCATION AND EXPANSION OF THE ANTELOPE VALLEY MENTALHEALTH ASSOC. WITHIN THE REVIT.TRANSIT VILLAGE PROJ. AREA. WORK FOR THE SUBJECT 108 LOAN WAS COMPLETED SOMETIME AGO. THE CITY CONTINUES TO MAKE PAYMENTS ON THE SECTION 108 LOAN. THE LOAN ISCURRENT AND IN GOOD STANDING.

Financing

Funded Amount: \$118,148.00
Drawn Thru Program Year: \$118,148.00
Drawn In Program Year: \$0.00

Proposed Accomplishments

Annual Accomplishments Accomplishment Narrative

Year # Benefiting

PGM Year: 2006
Project: 0006 - 108 LOAN REPAYMENT (\$1.5M) CHILDREN'S CENTER
IDIS Activity: 490 - 108 LOAN REPAYMENT (\$1.5M) CHILDREN'S CE

Status: Open
Location: NORTH DOWNTOWN REVITALIZATION AREA NORTHWEST CORNER OF JACKMAN STREET AND FERN LANCASTER, CA 93534
Initial Funding Date: 08/17/2006

Objective:
Outcome:
Matrix Code: Planned Repayment of Section 108 Loan Principal (19F) National Objective:

Description:

REPAYMENT OF 108 LOAN FOR CONSTRUCTION OF 14,445 SQUARE FOOT ANTELOPE VALLEY CHILD ABUSE CENTER WITHIN THE CITY'S NORTH DOWNTOWN NEIGHBORHOOD REVITALIZATIONTRANSIT VILLAGE. WORK ON SUBJECT SECTION 108 WAS COMPLETED IN 2005-2006. CITY CONTINUES TO MAKE PAYMENTS ON SECTION 108 LOAN. LOAN IS CURRENT ANDIN GOOD STANDING.

Financing

Funded Amount: \$127,649.75
Drawn Thru Program Year: \$127,649.75
Drawn In Program Year: \$0.00

Proposed Accomplishments

Annual Accomplishments Accomplishment Narrative

Year # Benefiting

PGM Year: 2006
Project: 0007 - INFRASTRUCTURE ASSESSMENT / REHABILITATION (SEWER)
IDIS Activity: 495 - PUBLIC INFRASTRUCTURE

Status: Open
Location: CITYWIDE LANCASTER, CA 93534

Objective: Create suitable living environments
Outcome: Sustainability
Matrix Code: Public Facilities and Improvement (General) (03) National Objective: LMA

Description:

ASSESSMENT AND REHABILITATION OF OUTDATED SEWERS IN THE LOW AND MODERATE INCOME AREAS WITHIN THE CITY OF LANCASTER.

Initial Funding Date: 10/23/2007

Financing

Funded Amount: \$800,000.00
Drawn Thru Program Year: \$609,998.13
Drawn In Program Year: \$0.00

Proposed Accomplishments

Public Facilities : 371,031
 Total Population in Service Area: 28,281
 Census Tract Percent Low / Mod: 61.90

Annual Accomplishments

Accomplishment Narrative

Year # Benefiting

2006	PROJECT WENT TO BID AND HAS BEEN AWARDED.
2007	DECEMBER 10, 2007 41% COMPLETE (144,403.65) DECEMBER 15, 2007 79% COMPLETE (125,981.96) FEBRUARY 15, 2008 96% COMPLETE (162305.10) MAY 1, 2008 5TH & FINAL PAYMENT (\$14,610.27) THE ASSESSMENT AND REHABILITATION OF OUTDATED SEWERS IN LOW- AND MODERATE INCOME AREAS WAS COMPLETED IN FEBRUARY OF 2008 AT A TOTAL COST OF \$609,998. A TOTAL OF 371,031 LINEAR FEET SEWER WAS ASSESSED; AND, THE MAJORITY OF THE ASSESSMENT INVOLVED SEWER LINES THAT WERE INSTALLED IN THE 1950S. THE ASSESSMENT DETERMINED THAT EXISTING LINES CONTAINED WITHIN THE PROJECT BOUNDARIES WERE IN FAIR TO GOOD CONDITION AND DID NOT REQUIRE ANY MAJOR OR EXTENSIVE REHABILITATION.

PROJECT ADMINISTRATION/COSTS (17,286)
 JANUARY 15, 2007 94% COMPLETE (86,139.94)
 APRIL 15, 2008 WORK COMPLETE
 JULY 7, 2008 RETENTION PAYMENT (\$59,271.21)

PGM Year: 2005
Project: 0003 - SINGLE-FAMILY HOUSING REHABILITATION (DOWNTOWN REVITAL)
IDIS Activity: 497 - CITYWIDE RENTAL REHAB PROGRAM

Status: Open
Location: CITYWIDE
 LANCASTER, CA 93534

Objective: Provide decent affordable housing
Outcome: Sustainability
Matrix Code: Rehab; Single-Unit Residential (14A) **National Objective:** LMH

Initial Funding Date: 10/23/2007

Financing
 Funded Amount: \$368,000.00
 Drawn Thru Program Year: \$334,629.00
 Drawn In Program Year: \$0.00

Description:
 REHABILITATE RENTALS THROUGHOUT THE CITY OF LANCASTER TOBENEFIT VERY LOW AND LOW INCOME FAMILIES.

Proposed Accomplishments

Housing Units : 10

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	3	0	9	0	12	0	0	0
Black/African American:	1	0	4	0	5	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0

Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	4	0	13	0	17	0	0	0
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	7	7	0
Low Mod	2	6	8	0
Moderate	1	0	1	0
Non Low Moderate	1	0	1	0
Total	4	13	17	0
Percent Low/Mod	75.0%	100.0%	94.1%	

Annual Accomplishments

Accomplishment Narrative

Year	# Benefiting	Accomplishment Narrative
2007	17	RENTAL REHAB (4 UNITS) RENTAL REHAB (1 UNIT) RENTAL REHAB (3 UNITS) YEAR, THIRTEEN UNITS WERE REHABILITATED AT A COST OF \$346,516 WITH CDBG FUNDS. ALL REHABILITATED RENTAL UNITS WILL REMAIN AFFORDABLE AND SHALL BE RESTRICTED TO THOSE TENANTS WHOSE INCOMES DO NOT EXCEED 80% OF THE LOS ANGELES COUNTY MEDIAN INCOME FOR (15) FIFTEEN YEARS.
2005		APPLICATIONS FOR ASSISTANCE ARE BEING PROCESSED.

PGM Year: 2007
Project: 0002 - 108 LOAN REPAYMENT \$3.1
IDIS Activity: 501 - \$3.1 SECTION 108 REPAYMENT

Status: Open
Location: 44933 NORTH FERN AVENUE
 LANCASTER, CA 93534

Objective:
Outcome:
Matrix Code: Planned Repayment of Section 108 Loan Principal (19F) **National Objective:**

Initial Funding Date: 12/26/2007

Financing
Funded Amount: \$281,501.00
Drawn Thru Program Year: \$281,501.00
Drawn In Program Year: \$0.00

Description:
 REPAY \$3.1 MILLION LOAN USED FOR ECONOMIC DEVELOPMENT, ACQUISITION OF PROPERTY FOR HOUSING AND THE ELIMINATION OF BLIGHT THROUGH THE CONSTRUCTION OF RECREATIONAL FACILITIES.
 12262007 INTEREST PAYMENT \$68,727.5006232008 PRINCIPAL PAYMENT \$218,727.50 WORK FOR THE SUBJECT 108 LOAN WAS COMPLETED SOME TIME AGO.
 CITY CONTINUES TO PAY ON THE SECTION 108 LOAN AND IS CURRENT AND IN GOOD STANDING.

Proposed Accomplishments

Annual Accomplishments

Accomplishment Narrative

Year # Benefiting

PGM Year: 2007
Project: 0003 - 108 LOAN REPAYMENT \$320,000 FOXFIELD
IDIS Activity: 502 - 108 LOAN REPAYMENT (FOX FIELD CORRIDOR)

Status: Open
 Location: 44933 NORTH FERN AVENUE
 LANCASTER, CA 93534

Objective:
 Outcome:
 Matrix Code: Planned Repayment of Section 108 National Objective:
 Loan Principal (19F)

Initial Funding Date: 12/26/2007

Financing
 Funded Amount: \$33,901.60
 Drawn Thru Program Year: \$33,901.60
 Drawn In Program Year: \$0.00

Description:
 FUNDS WILL BE USED TO REPAY A \$320,000 LOAN THAT WAS USED FOR PUBLIC IMPROVEMENTS TO THE FOX FIELD INDUSTRIAL AREA. 12262007 INTEREST PAYMENT \$9,450.80 62308 PRINCIPAL PAYMENT \$24,450.80 WORK FOR THE SUBJECT 108 LOAN WAS COMPLETED SOME TIME AGO. THE CITYCONTINUES TO MAKE PAYMENTS ON THE SECTION 108 LOAN. THE LOAN ISIS CURRENT AND IN GOOD STANDING.

Proposed Accomplishments

Annual Accomplishments	Accomplishment Narrative
Year	# Benefiting

PGM Year: 2007
Project: 0004 - 108 LOAN REPAYMENT \$1.45 MHA
IDIS Activity: 503 - 108 LOAN REPAYMENT (MHA)

Status: Open
 Location: 44933 NORTH FERN AVENUE
 LANCASTER, CA 93534

Objective:
 Outcome:
 Matrix Code: Planned Repayment of Section 108 National Objective:
 Loan Principal (19F)

Initial Funding Date: 12/26/2007

Financing
 Funded Amount: \$118,692.00
 Drawn Thru Program Year: \$118,692.00
 Drawn In Program Year: \$0.00

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. 12262007 INTEREST PAYMENT \$31,437.85062308 PRINCIPAL PAYMENT \$88,437.85 WORK FOR THE SUBJECT 108 LOAN WAS COMPLETED SOME TIME AGO. THE CITYCONTINUES TO MAKE PAYMENTS ON THE SECTION 108 LOAN. THE LOAN ISIS CURRENT AND IN GOOD STANDING.

Proposed Accomplishments

Annual Accomplishments	Accomplishment Narrative
Year	# Benefiting

PGM Year: 2007
Project: 0005 - 108 LOAN REPAYMENT \$1.5 ANTELOPE VALLEY CHILDREN'S CENTER
IDIS Activity: 504 - 108 LOAN PAYMENT A.V. CHILDREN'S CENTER

Status: Open Objective:

Location: 45111 NORTH FERN AVENUE NORTH DOWNTOWN
REVITALIZATION AREA NORTHWEST CORNER
OF JACKMAN STREET AND FERN LANCASTER, CA
93534

Outcome:

Matrix Code: Planned Repayment of Section 108
Loan Principal (19F)

National Objective:

Initial Funding Date: 12/26/2007

Description:

FUNDS WILL BE USED TO REPAY A \$1.5 MILLION LOAN THAT WAS USED TO CONSTRUCT THE 14,445 SQUARE FOOT ANTELOPE VALLEY CILD ABUSE CENTER. 12262007 INTEREST PAYMENT \$36,445.95 062308 PRINCIPAL PAYMENT \$93,445.95 WORK ON SUBJECT SECTION 108 WAS COMPLETED IN 2005-2006. CITY CONTINUES TO MAKE PAYMENTS ON SECTION 108 LOAN. LOAN IS CURRENT AND IN GOOD STANDING.

Financing

Funded Amount: \$127,869.00
Drawn Thru Program Year: \$127,869.00
Drawn In Program Year: \$0.00

Proposed Accomplishments

Annual Accomplishments

Accomplishment Narrative

Year # Benefiting

PGM Year: 2007

Project: 0006 - PUBLIC FACILITIES AND IMPROVEMENTS ALLEY RECONSTRUCTION

IDIS Activity: 505 - ALLEY RECONSTRUCTION

Status: Open

Objective: Create suitable living environments

Location: 44933 NORTH FERN AVENUE LANCASTER, CA 93534

Outcome: Sustainability

Matrix Code: Public Facilities and Improvement
(General) (03)

National Objective: LMA

Initial Funding Date: 07/30/2008

Description:

FUNDS WILL BE USED FOR THE ASSESSMENT AND REHABILITATION OF A PUBLIC ALLEY WITHIN THE TARGETED PROJECT AREA IN ONE OF THE OLDEST SECTIONS OF DOWNTOWN LANCASTER.

Financing

Funded Amount: \$234,050.00
Drawn Thru Program Year: \$138,502.06
Drawn In Program Year: \$6,806.95

Proposed Accomplishments

Public Facilities : 1
Total Population in Service Area: 2,917
Census Tract Percent Low / Mod: 82.20

Annual Accomplishments

Accomplishment Narrative

Year # Benefiting

2008 PP #2 10/2008 \$85,687.11

2007 07/08/2008 \$46,008 34% OF PROJECT COMPLETE THE RECONSTRUCTION OF DETERIORATING ALLEY WAYS IN THE NDTV WAS SUBSTANTIALLY COMPLETED DURING THE 2007-2008 PROGRAM YEAR. A TOTAL OF \$46,008 WAS EXPENDED IN THIS PROGRAM YEAR. THE REMAINING CDBG FUNDS WILL BE EXPENDED UPON FINAL ACCEPTANCE OF THE PROJECT VIA CITY COUNCIL ACTION WILL OFFICIALLY COMPLETE AND CLOSE THE PROJECT. THESE ACTIONS EXPECTED TO TAKE PLACE IN THE UPCOMING PROGRAM YEAR.

PGM Year: 2007

Project: 0007 - CODE ENFORCEMENT OFFICER

IDIS Activity: 506 - CODE ENFORCEMENT

Status: Open

Objective: Create suitable living environments

Location: 44933 NORTH FERN AVENUE DISTRICT #6
LANCASTER, CA 93534

Outcome: Sustainability
Matrix Code: Code Enforcement (15)

National Objective: LMA

Initial Funding Date: 02/12/2008

Description:

FUNDS WILL BE ALLOCATED FOR THE SALARY AND OVERHEAD COSTS ASSOCIATED WITH THE HIRING OF ADDITIONAL CODE ENFORCEMENT STAFF WITHIN A TARGETED AREA IN DECLINE.

Financing

Funded Amount: \$82,815.00
Drawn Thru Program Year: \$82,815.00
Drawn In Program Year: \$0.00

Proposed Accomplishments

People (General) : 300
Total Population in Service Area: 17,711
Census Tract Percent Low / Mod: 60.50

Annual Accomplishments

Accomplishment Narrative

Year # Benefiting

2007	CODE ENFORCEMENT 7/01/2008 TO 12/31/2007 ENFORCEMENT 3/02/2008 TO 3/29/2008 DURING THE 2007 PROGRAM YEAR, A TOTAL OF \$82,815 WAS EXPENDED CODE ENFORCEMENT OFFICER AND RELATED ACTIVITIES. CODE ENFORCEMENT ACTIVITIES WITHIN TARGETED NEIGHBORHOOD REVITALIZATION AREAS IN DISTRICT #6 IDENTIFIED AND THE LANCASTER MUNICIPAL CODE THAT LEAD TO OR CREATE BLIGHTING CONDITIONS, SUCH AS JUNK, TRASH, AND DEBRIS, OPEN AND ACCESSIBLE STRUCTURES AND INOPERABLE VEHICLES. THE THREE-HUNDRED CASES WITH A COMBINED SIX-HUNDRED VIOLATIONS RESULTED IN OVER TWO-HUNDRED CASES BEING CLOSED FOR COMPLIANCE. THE REMAINING CASES ARE ONGOING AND IT IS ANTICIPATED THAT THEY WILL	CODE ENFORCEMENT 1/01/2008 TO 3/01/2008 CODE ENFORCEMENT 3/30/2008 TO 6/30/2008 FOR SALARY AND OVERHEAD TO SUPPORT THE ADDRESSSED OVER SIX-HUNDRED VIOLATIONS OF AND	CODE AND
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PGM Year: 2007
Project: 0008 - FEE WAIVER PROGRAM PARKS, RECREATION AND ARTS
IDIS Activity: 507 - FEE WAIVER PROGRAM CITYWIDE

Status: Open
Location: 44933 NORTH FERN AVENUE
LANCASTER, CA 93534

Objective: Create suitable living environments
Outcome: Affordability
Matrix Code: Public Services (General) (05) National Objective: LMC

Initial Funding Date: 02/12/2008

Description:

FUNDS WILL BE USED IN THE FORM OF A FEE WAIVER PROGRAM IN ANEFFORT TO MAKE RECREATIONAL PROGRAMS AVAILABLE TO THE WIDESTRANGE OF LANCASTER RESIDENTS.

Financing

Funded Amount: \$15,000.00
Drawn Thru Program Year: \$15,000.00
Drawn In Program Year: \$0.00

Proposed Accomplishments

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0

American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	134	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	134	0

Female-headed Households: 0 0 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	134
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	134
Percent Low/Mod				100.0%

Annual Accomplishments

Accomplishment Narrative

Year # Benefiting

2007 134

FEE WAIVER EXPENDITURES SEPTEMBER 07 \$2792.50, OCTOBER 07 \$647.00, NOVEMBER 07 \$100.50, DECEMBER 07 \$1927.50.
 FEE WAIVER EXPENDITURES JANUARY 08 \$1504.00, FEBRUARY 08 \$304.00 FEE WAIVER EXPENDITURES MARCH 08 \$3003.50
 FEE WAIVER EXPENDITURES APRIL 2008 TO JUNE 2008 \$4,721
 DURING THE 2007 PROGRAM YEAR, 134 QUALIFIED FAMILIES PARTICIPATED, AT A COST OF \$15,000, IN RECREATIONAL
 ACTIVITIES DESIGNED TO SUPPORT THE "SPECIAL NEEDS" AND YOUTH POPULATIONS ALONG WITH ADDRESSING COMMUNITY
 DEVELOPMENT NEEDS.

PGM Year: 2007
Project: 0009 - LANCASTER CARES PROGRAM
IDIS Activity: 508 - CARES PROGRAM

Status: Open
 Location: 44933 NORTH FERN AVENUE
 LANCASTER, CA 93534

Objective: Create suitable living environments
 Outcome: Availability/accessibility
 Matrix Code: Public Services (General) (05) National Objective: LMC

Initial Funding Date: 04/18/2008

Financing
 Funded Amount: \$196,195.80
 Drawn Thru Program Year: \$126,968.00
 Drawn In Program Year: \$0.00

Description:
 FUNDS WILL BE USED TO PROVIDE A COMBINATION OF EDUCATIONAL AND RECREATIONAL OPPORTUNITIES IN AFTER SCHOOL PROGRAMS OFFERED THROUGH EIGHT QUALIFYING ELEMENTARY SCHOOLS.

Proposed Accomplishments

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	492	384
Black/African American:	0	0	0	0	0	0	389	0
Asian:	0	0	0	0	0	0	21	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	2	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	6	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	9	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	919	384
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	919
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	919
Percent Low/Mod				100.0%

Annual Accomplishments

Accomplishment Narrative

Year # Benefiting

2007 919

THE LANCASTER CARES PROGRAM IS OFFERED AT 8 SEPARATE ELEMENTARY SCHOOLS WHERE 51% OR MORE OF THE STUDENT POPULATION PARTICIPATE IN THE FREE OR REDUCED MEAL PROGRAM. FOR THE 2007 PROGRAM YEAR, 919 STUDENTS PARTICIPATED IN THE RECREATION ELEMENT OF THE LANCASTER CARES PROGRAM. ELEMENTARY SCHOOL CHILDREN.

PGM Year: 2008

Project: 0001 - ADMINISTRATION AND PLANNING

IDIS Activity: 510 - ADMINISTRATION AND PLANNING

Status: Completed 9/15/2009

Objective:

Location: 44933 NORTH FERN AVENUE LANCASTER, CA 93534

Outcome:

Matrix Code: General Program Administration (21A)

National Objective:

Initial Funding Date: 11/26/2008

Financing

Funded Amount: \$147,515.49

Drawn Thru Program Year: \$147,515.49

Drawn In Program Year: \$41,844.61

Proposed Accomplishments

Description:

ADMINISTRATION AND PLANNING. 112608 ADMIN DRAWDOWN \$21,447 AND \$8662609 ADMIN DRAWDOWN 12718.56 AND 438.50 AND 6026.82 2609 AUDIT SERVICES PROVIDED BY EPIC LAND \$588.25 22409 ADMIN DRAWDOWN \$19,913.11 41009 ADMIN DRAWDOWN \$380, 437.50, \$6,876.48, \$3,450.87, \$647.2041609 LANCASTER CONTINUUM OF CARE PROGRAM DEVELOPMENT \$31,814.8732909 TO 5909 ADMINISTRATIVE EXPENSES 10,694.19LANCASTER CONTINUUM OF CARE 10,854.0451009 - 62009 ADMIN EXPENSES \$9,802.30, \$289.68LANCASTER CONTINUUM OF CARE MAY 09 - JULY 09 - \$10,204.40

Annual Accomplishments

Accomplishment Narrative

Year # Benefiting

PGM Year: 2008

Project: 0002 - FAIR HOUSING SERVICES

IDIS Activity: 511 - FAIR HOUSING SERVICES

Status: Completed 9/15/2009

Location: 44933 NORTH FERN AVENUE LANCASTER, CA 93534

Objective:

Outcome:

Matrix Code: Fair Housing Activities (subject to 20% Admin Cap) (21D)

National Objective:

Initial Funding Date: 11/26/2008

Financing

Funded Amount: \$24,300.00

Drawn Thru Program Year: \$24,300.00

Drawn In Program Year: \$7,019.00

Proposed Accomplishments

Description:

FUNDS WILL BE USED TO PROVIDE ALL LANCASTER RESIDENTS WITHFAIR HOUSING SERVICES. 1ST QUARTER PR#1 \$2,092, PR#2 \$2,115, PR#3 \$2,000173 PERSONS PRO- VIDED WITH FAIR HOUSING SERVICES. PR #4 \$2,388 AND PR #5 \$2,085 2ND QUARTER PR#6 2049 - 156 PERSONS PROVIDED WITH FAIR HOUSINGSERVICESPR # 7 \$2,405 & PR # 8 \$2,147PR #9 & #10 FOR FAIR HOSUING SERVICES \$3940PR #11 AND #12 FOR FAIR HOUSING SERVICES \$3,0793RD QUARTER 217 PERSONS ASSISTED WITH FAIR HOUSING SERVICES. 4TH QUARTER 179 PERSONS ASSISTED WITH FAIR HOUSING SERVICES.

Annual Accomplishments

Accomplishment Narrative

Year # Benefiting

PGM Year: 2008

Project: 0003 - 108 LOAN REPAYMENT: FOX FIELD INFRASTRUCTURE/CORRIDOR

IDIS Activity: 512 - 108 LOAN REPAYMENT: FOX FIELD INDUSTRIAL

Status: Open

Location: LOCATED WITHIN LANCASTER IN THE VICINTY OF AVENUE G AND 30TH STREET W. LANCASTER, CA 93534

Objective:

Outcome:

Matrix Code: Planned Repayment of Section 108 Loan Principal (19F)

National Objective:

Initial Funding Date: 11/26/2008

Financing

Funded Amount: \$33,360.00

Drawn Thru Program Year: \$32,818.90

Drawn In Program Year: \$23,909.45

Proposed Accomplishments

Description:

FUNDS WILL BE USED TO REPAY A \$320,000 LOAN THAT WAS USED FOR PUBLIC IMPROVEMENTS TO THE FOX FIELD INDUSTRIAL AREA. DRAWNDOWN \$8,909.45 INTEREST PAYMENTDRAWDOWN \$23,909.45 P & ISection 108 loan balance \$1,623,218

Annual Accomplishments Accomplishment Narrative

Year # Benefiting

PGM Year: 2008
Project: 0004 - 108 LOAN REPAYMENT: MENTAL HEALTH ASSOCIATION RELOCATION
IDIS Activity: 513 - 108 LOAN REPAYMENT: MENTAL HEALTH ASSOC.

Status: Open
Location: 44933 NORTH FERN AVE LANCASTER, CA 93534

Objective:
Outcome:
Matrix Code: Planned Repayment of Section 108 National Objective:
Loan Principal (19F)

Initial Funding Date: 11/26/2008

Financing
Funded Amount: \$119,875.00
Drawn Thru Program Year: \$119,875.00
Drawn In Program Year: \$89,437.50

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. DRAWDOWN INTEREST PAYMENT \$30,437.50DRAWDOWN P & I PAYMENT \$89,437.50Section 108 Loan balance \$

Proposed Accomplishments

Annual Accomplishments Accomplishment Narrative

Year # Benefiting

PGM Year: 2008
Project: 0005 - LOAN REPAYMENT: ANTELOPE VALLEY CHILDREN'S CENTER
IDIS Activity: 514 - 108 LOAN REPAYMENT: AV CHILDREN'S CENTER

Status: Open
Location: 44933 NORTH FERN AVE LANCASTER, CA 93534

Objective:
Outcome:
Matrix Code: Planned Repayment of Section 108 National Objective:
Loan Principal (19F)

Initial Funding Date: 11/26/2008

Financing
Funded Amount: \$129,612.00
Drawn Thru Program Year: \$129,611.90
Drawn In Program Year: \$65,256.90

Description:
FUNDS WILL BE USED TO REPAY A \$1.5 MILLION LOAN THAT WILL BEUSED TO CONSTRUCT A 14,445 SQUARE FOOT ANTELOPE VALLEY CHILDBUSE CENTER. DRAWDOWN INTEREST PAYMENT \$64,355.00DRAWDOWN P & I PAYMENT \$65,626.90Section 108 Loan balance \$1,844,935

Proposed Accomplishments

Annual Accomplishments Accomplishment Narrative

Year # Benefiting

PGM Year: 2008
Project: 0006 - 108 LOAN REPAYMENT: ECONOMIC DEVELOPMENT/HOUSING SITE
IDIS Activity: 515 - 108 LOAN REPAY: ED/HSG SITE ACQ/PUB FAC

Status: Open Objective:

Location: 44933 NORTH FERN AVE LANCASTER, CA 93534

Outcome:

Matrix Code: Planned Repayment of Section 108
Loan Principal (19F)

National Objective:

Initial Funding Date: 11/26/2008

Description:

FUNDS WILL BE USED TO REPAY A \$3.1 MILLION LOAN THAT WAS USED FOR MULTIPLE PURPOSES, INCLUDING ECONOMIC DEVELOPMENT, ACQUISITION OF PROPERTY FOR HOUSING, AND RECREATIONAL FAC. DRAWDOWN INTEREST PAYMENT \$35,305.95 DRAWDOWN P & I PAYMENT \$253,404.05 The balance on this section 108 loan is \$2,503,509

Financing

Funded Amount: \$288,710.00
Drawn Thru Program Year: \$288,710.00
Drawn In Program Year: \$253,404.05

Proposed Accomplishments

Annual Accomplishments Accomplishment Narrative

Year # Benefiting

PGM Year: 2008
Project: 0007 - CODE ENFORCEMENT OFFICER A
IDIS Activity: 516 - CODE ENFORCEMENT OFFICER A

Status: Open
Location: 44933 NORTH FERN AVENUE LANCASTER, CA 93534

Objective: Create suitable living environments
Outcome: Sustainability
Matrix Code: Code Enforcement (15)

National Objective: LMA

Initial Funding Date: 11/26/2008

Description:

FUNDS WILL BE ALLOCATED FOR THE SALARY AND OVERHEAD COSTS FOR CODE ENFORCEMENT STAFF WITHIN TARGETED AREAS OF THE CITY TO REVERSE DECLINING CONDITIONS WITHIN THE NEIGHBORHOODS.

Financing

Funded Amount: \$95,250.00
Drawn Thru Program Year: \$95,250.00
Drawn In Program Year: \$20,736.60

Proposed Accomplishments

Total Population in Service Area: 16,754
Census Tract Percent Low / Mod: 61.40

Annual Accomplishments Accomplishment Narrative

Year # Benefiting

2008 JULY 08 TO SEPTEMBER 08 - \$24,406.85 SEPTEMBER 08 TO NOVEMBER 08 - \$14,765.09 DECEMBER
TO FEBRUARY 09 - \$23,503.49 FEBRUARY 15 TO MARCH 14, 2009 - \$7,870.91 MARCH 15 TO MARCH 28,
2009 - \$3,967.06
5/10/09 - 6/20/09 CODE ENFORCEMENT OFFICER \$11,276.52

PGM Year: 2008
Project: 0008 - PARKS, RECREATION AND ARTS FEE WAIVER PROGRAM
IDIS Activity: 517 - PARKS FEE WAIVER PROGRAM

Status: Canceled
Location: 44933 NORTH FERN AVENUE LANCASTER, CA 93534

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Public Services (General) (05)

National Objective: LMC

Initial Funding Date: 11/26/2008

Financing

Funded Amount: \$9,323.00
 Drawn Thru Program Year: \$9,323.00
 Drawn In Program Year: \$0.00

Description:

THE FEE WAIVER WILL PROVIDE FIANCIAL ASSISTANCE TO THOSE WHOWISH TO PARTICIPATE IN CITY'S RECREATION PROGRAMS ON ACITY-WIDE BASIS.

Proposed Accomplishments

People (General) : 125

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	79	50
Black/African American:	0	0	0	0	0	0	74	0
Asian:	0	0	0	0	0	0	1	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	154	50
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	154
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	154
Percent Low/Mod				100.0%

Annual Accomplishments

Accomplishment Narrative

Year # Benefiting

2008 154 JULY 1 TO AUGUST 15, 2008 72 PROGRAMS \$3,282.50 (\$1,678.50) AUGUST 16 TO OCTOBER 15 2008 163 PROGRAMS \$7,719.00

PGM Year: 2008
Project: 0009 - LANCASTER CARES PROGRAM
IDIS Activity: 518 - LANCASTER CARES PROGRAM

Status: Canceled
Location: 44933 NORTH FERN AVENUE LANCASTER, CA 93534

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Public Services (General) (05) National Objective: LMA

Initial Funding Date: 11/26/2008

Financing

Funded Amount: \$155,000.00
Drawn Thru Program Year: \$155,000.00
Drawn In Program Year: \$0.00

Description:

FUNDS WILL BE USED THROUGH THE CARES PROGRAM TO PROVIDE A COMBINATION OF EDUCATIONAL AND RECREATIONAL OPPORTUNITIES IN AFTER SCHOOL PROGRAM.

Proposed Accomplishments

People (General) : 900
Total Population in Service Area: 26,744
Census Tract Percent Low / Mod: 52.80

Annual Accomplishments

Accomplishment Narrative

Year	# Benefiting	Accomplishment Narrative
2008		CARES DRAWDOWN \$155,000

PGM Year: 2008
Project: 0010 - CODE ENFORCEMENT OFFICER B
IDIS Activity: 519 - CODE ENFORCEMENT OFFICER B

Status: Open
Location: 44933 NORTH FERN AVENUE LANCASTER, CA 93534

Objective: Create suitable living environments
Outcome: Sustainability
Matrix Code: Code Enforcement (15) National Objective: LMA

Initial Funding Date: 11/26/2008

Financing

Funded Amount: \$95,250.00
Drawn Thru Program Year: \$88,896.75
Drawn In Program Year: \$20,886.02

Description:

FUNDS WILL BE ALLOCATED FOR THE SALARY AND OVERHEAD COSTS FOR CODE ENFORCEMENT STAFF WITHIN A TARGETED AREA OF THE CITY TO HELP REVERSE THE DECLINING CONDITIONS.

Proposed Accomplishments

Total Population in Service Area: 10,830
Census Tract Percent Low / Mod: 61.30

Annual Accomplishments

Accomplishment Narrative

Year	# Benefiting
------	--------------

PGM Year: 2008
Project: 0011 - PARKLAND WASTEFUL WATER IMPROVEMENT PROGRAM
IDIS Activity: 520 - PARKLAND WATER IMPROVEMENT PROGRAM TIERRA BONITA

Status: Open Objective: Create suitable living environments
 Location: 44933 NORTH FERN AVENUE LANCASTER, CA 93534 Outcome: Sustainability
 Matrix Code: Parks, Recreational Facilities (03F) National Objective: LMA

Initial Funding Date: 11/26/2008
Financing
 Funded Amount: \$350,000.00
 Drawn Thru Program Year: \$320,298.79
 Drawn In Program Year: \$231,218.88

Description:
 FUNDING FOR PUBLIC FACILITY IMPROVEMENTS TO EXISTINGPARKLAND LOCATED WITHIN TARGETED LOW- AND MODERATE-INCOME AREAS TO REHABILITATE AND PROMOTE WATER EFFICIENCY.
 TIERRA BONITA PARKS IS ONE OF FOUR APPROVED PARKS UNDER THIS PROJECT AND IS LOCATED IN A LMA SERVICE AREA.

Proposed Accomplishments
 Public Facilities : 1
 Total Population in Service Area: 11,815
 Census Tract Percent Low / Mod: 52.40

Annual Accomplishments	Accomplishment Narrative
Year # Benefiting	
2008	DESIGN AND ENGINEERING COMPLETED FOR PROGRAM \$36,888.86 INSTALLATION OF CONTROLS AND FLOW MONTIORS FOR EFFICIENCY \$39,830.46 CONTROL AND ET UNITS \$12,360.59 WATER CONSERVATION PP #1 \$16,928.42 AND PP #2 \$60,041.10 PHASE II OF TIERRA BONITA PARK OUT FOR BID AND ACTIVITIES TO TAKE PLACE IN 2009 PROGRAM YEAR.
2009	CDBG funded activity was carried out in two phases. The first phase completed in March of 2010 and the second phase is currently 90% complete. Phase I Project area: 18,739 sq ft. Estimated Water Usage based on an ET figure of 71 inches per year. Estimated Amount of Water used: 577,423.55 gallons. Estimated Amount used after conversion: 388,183.90 gallons. This gives us a savings of: 189,239.65 gallons a year or 518.46 gallons a day This is a savings of 33% per year. Phase II required additional CDBG funds of less than 25% of the overall activity budget, which did not rerquire a substantial amemnedment pursuant to the City's Citizen Participation Plan. CDBG funds were transferred from unallocated funds in the amount of \$60,000 to insure that the activity could be completed. Phase II is scheduled to be completed in July 2010. Phase II is estimated to save in water usage by 30% to 35% per year. Test results were not available at the time of the accomplishment reporting.

PGM Year: 2008
Project: 0012 - JAMES C. GILLEY PARK
IDIS Activity: 521 - American Heroes Park
 Status: Open Objective: Create suitable living environments

Location: BOUNDED BY NORTH FERN AVENUE TO NORTH DATE AVENUE AND FROM WEST JACKMAN STREET TO WEST KETTERING STREET LANCASTER, CA 93534

Outcome: Availability/accessibility
Matrix Code: Parks, Recreational Facilities (03F)

National Objective: LMA

Initial Funding Date: 11/26/2008

Description:

FUNDING FOR CONSTRUCTION OF PARKLAND LOCATED WITHIN TARGETED LOW- AND MODERATE-INCOME AREAS TO PROVIDE FOR A GATHERING PLACE AND TO PROMOTE A SENSE OF COMMUNITY.

Financing

Funded Amount: \$427,210.00
Drawn Thru Program Year: \$289,111.10
Drawn In Program Year: \$286,211.10

Proposed Accomplishments

Total Population in Service Area: 2,917
Census Tract Percent Low / Mod: 82.20

Annual Accomplishments

Accomplishment Narrative

Year # Benefiting

2008 Construction began in the 2009 Program Year, however, the park is not scheduled for completion until October/November of 2010. The park will provide a variety of athletic and recreational facilities for residents to enjoy. Features will include a plaza in remembrance of the many American heroes for whom the park is named, complete with arbors and trellises. There will also be multipurpose athletic fields and playground equipment, in addition to basketball courts placed at the east and west ends of the park.

PGM Year: 2008

Project: 0013 - PRIMARY NEIGHBORHOOD IMPROVEMENTS

IDIS Activity: 522 - PRIMARY NEIGHBORHOOD IMPROVEMENTS PEDESTRIAN PARK

Status: Open

Objective: Create suitable living environments

Location: REDEVELOPMENT PROJECT AREA 5 LANCASTER, CA 93535

Outcome: Sustainability

Matrix Code: Parks, Recreational Facilities (03F)

National Objective: LMA

Initial Funding Date: 11/26/2008

Description:

PRIMARY NEIGHBORHOOD IMPROVEMENTS REHABILITATION FOR REHABILITATING AND IMPROVING NEIGHBORHOODS AND PROPERTIES IN DECLINE TO PREVENT FURTHER DETERIORATION AND BLIGHT.

Financing

Funded Amount: \$169,031.28
Drawn Thru Program Year: \$164,107.14
Drawn In Program Year: \$159,017.45

Proposed Accomplishments

Public Facilities : 1
Total Population in Service Area: 6,942
Census Tract Percent Low / Mod: 66.10

Annual Accomplishments

Accomplishment Narrative

Year # Benefiting

2009 Pedestrian Linear Park is located in a primarily low to moderate residential neighborhood. This neighborhood lacks any parks and areas to conduct physical fitness. The walking path and stationary exercise stations provide the area residents with a place to conduct physical fitness activities in a safe environment.

2008

10/2008 - REMOVE AND INSTALL SIDEWALK AND CURB AND GUTTER AT H-11 AND GINGHAM \$7,750.
 2/2/2009 - BOUNDARY SURVEY AND WALLS OR H-13 AND 4TH ST EAST \$2,350 2/10/09 - PIUTE LINEAR PEDESTRIAN PARK DESIGN \$722.50
 4/16/09 - CONSTRUCTION OF PIUTE PARKWAY PROJECT \$14,434.20 4/16/09 - PIUTE LINEAR PEDESTRIAN PARK DESIGN \$3,402.50
 RETENTION PAYMENT FOR SIDEWALK AND CURB AND GUTTER PROJECT \$1,603.80 PIUTE LINEAR PARK PLANNING AND DESIGN \$18,252.48 & \$199.36
 PIUTE LINEAR PARK PLANNING AND DESIGN JUNE 2009 \$805 PIUTE LINEAR PARK CONSTRUCTION \$111,789

PGM Year: 2008
Project: 0014 - SECONDARY NEIGHBORHOOD IMPROVEMENTS
IDIS Activity: 523 - SECONDARY NEIGHBORHOOD IMPROVEMENTS

Status: Open
Location: REDEVELOPMENT PROJECT AREA 5 LANCASTER, CA 93534

Objective: Create suitable living environments
Outcome: Sustainability
Matrix Code: Sidewalks (03L) **National Objective:** LMA

Initial Funding Date: 11/30/2009

Financing
 Funded Amount: \$250,000.00
 Drawn Thru Program Year: \$144,752.80
 Drawn In Program Year: \$144,752.80

Description:
 SECONDARY NEIGHBORHOOD IMPROVEMENTS REHABILITATION FOR REHABILITATING AND IMPROVING NEIGHBORHOODS AND PROPERTIES IN DECLINE TO PREVENT FURTHER DETERIORATION AND BLIGHT.

Proposed Accomplishments

Public Facilities : 1,000
 Total Population in Service Area: 16,640
 Census Tract Percent Low / Mod: 62.80

Annual Accomplishments

Accomplishment Narrative

Year	# Benefiting
2008	

Funds for neighborhood improvement activities were expended for the 2009-2010 Program Year. The City installed 6,485 square feet of sidewalk to improve deteriorating infrastructure and install new sidewalk where none was present. The first phase of this project completed in early 2010 and funds were expended in the amount of \$87,734. Additional projects for pedestrian improvements in the Lowtree neighborhood began in the 2009/10 Program Year and are expected to be completed in the 2010/11 Program Year.

PGM Year: 2009
Project: 0005 - CDBG-Lancaster-Admin
IDIS Activity: 529 - Administration

Status: Completed 9/22/2010 2:43:26 pm
Location: ,

Objective:
Outcome:
Matrix Code: General Program Administration (21A) **National Objective:**

Initial Funding Date: 11/30/2009

Financing

Funded Amount: \$171,377.00

Drawn Thru Program Year: \$145,896.53

Drawn In Program Year: \$145,896.53

Proposed Accomplishments

Annual Accomplishments

Accomplishment Narrative

Year # Benefiting

PGM Year: 2009

Project: 0006 - CDBG-Lancaster-Fair Housing

IDIS Activity: 530 - Fair Housing

Status: Completed 8/30/2010

Location: ,

Initial Funding Date: 11/30/2009

Financing

Funded Amount: \$25,099.00

Drawn Thru Program Year: \$15,312.00

Drawn In Program Year: \$15,312.00

Proposed Accomplishments

Annual Accomplishments

Accomplishment Narrative

Year # Benefiting

PGM Year: 2009

Project: 0008 - CDBG-Lancaster-Section 108 MHA

IDIS Activity: 532 - Section 108 MHA

Status: Open

Location: ,

Initial Funding Date: 12/01/2009

Financing

Funded Amount: \$119,621.20

Drawn Thru Program Year: \$29,310.60

Drawn In Program Year: \$29,310.60

Proposed Accomplishments

Annual Accomplishments

Accomplishment Narrative

Description:

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. The City expended \$171,377 in CDBG funds for administrative expenses to include general administrative expenses and preparation and planning for the 2010-2015 Consolidated Plan.

Objective:

Outcome:

Matrix Code: Fair Housing Activities (subject to 20% Admin Cap) (21D)

National Objective:

Description:

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 telephonemessage 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. The City expended \$25,099 in CDBG funding for required Fair Housing services and provided to 666 persons.

Objective:

Outcome:

Matrix Code: Planned Repayment of Section 108 Loan Principal (19F)

National Objective:

Description:

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 purpose of this loan is to assist in meeting the goalpriority 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. The City expended 119,621.20 in CDBG fund to repay the Section 108 loan.

Year # Benefiting

PGM Year: 2009
Project: 0009 - CDBG-Lancaste-Section 108 CC
IDIS Activity: 533 - Section 108 Children's Center

Status: Open
Location: ,

Objective:
Outcome:
Matrix Code: Planned Repayment of Section 108 Loan Principal (19F) National Objective:

Initial Funding Date: 12/01/2009

Financing
Funded Amount: \$129,063.10
Drawn Thru Program Year: \$34,031.55
Drawn In Program Year: \$34,031.55

Description:
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 goalpriority 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. The City expended \$129,063.10 in CDBG funds to repay the Section 108 loan.

Proposed Accomplishments

Annual Accomplishments Accomplishment Narrative

Year # Benefiting

PGM Year: 2009
Project: 0010 - CDBG-Lancaster-Section 108 \$3.1
IDIS Activity: 534 - Section 108 \$3.1

Status: Open
Location: ,

Objective:
Outcome:
Matrix Code: Planned Repayment of Section 108 Loan Principal (19F) National Objective:

Initial Funding Date: 12/01/2009

Financing
Funded Amount: \$287,894.00
Drawn Thru Program Year: \$59,587.00
Drawn In Program Year: \$59,587.00

Description:
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. The City expended \$287,624 in CDBG funds to repay the Section 108 loan.

Proposed Accomplishments

Annual Accomplishments Accomplishment Narrative

Year # Benefiting

PGM Year: 2009
Project: 0011 - CDBG-Lancaster-Code Enforcement I
IDIS Activity: 535 - Code Enforcement A

Status: Open
 Location: 44933 North Fern Avenue Lancaster, CA 93534

Objective: Create suitable living environments
 Outcome: Sustainability
 Matrix Code: Code Enforcement (15) National Objective: LMA

Initial Funding Date: 11/30/2009

Financing
 Funded Amount: \$107,380.00
 Drawn Thru Program Year: \$69,282.27
 Drawn In Program Year: \$69,282.27

Description:

The Code Enforcement Officers will focus resources on approved revitalization 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.

Proposed Accomplishments

People (General) : 18,617
 Total Population in Service Area: 17,580
 Census Tract Percent Low / Mod: 67.90

Annual Accomplishments

Accomplishment Narrative

Year # Benefiting
 2009

Code Enforcement Officers work in defined and approved redevelopment areas. The redevelopment areas contain qualified and approved census tracts where revitalization efforts are designed to arrest and improve deteriorating and declining neighborhoods. Each qualifying neighborhood is not only located in an eligible census tract but also in a redevelopment area with an approved master vision plan. The master vision plans have been created to address neighborhoods in decline and deterioration.

The Lancaster Redevelopment Agency has thirteen (13) approved master vision plans located within the City's urban core. Code Enforcement officers funded with CDBG monies are addressing areas of greatest need, deteriorating and declining neighborhoods, in ten (10) of these defined neighborhoods with census tract and block groups containing 51% or greater of low to moderate income persons.

Specific rehabilitation programs have been created to address municipal code violations and assist property owners with improvements in order to arrest the deterioration and decline of the property and neighborhood. These programs are available to the residents in these neighborhoods and consist of painting, landscaping, emergency repair, and other home rehabilitation issues. Income qualified, must be below 80% of median area income, senior citizens and non-seniors have the opportunity to apply for the programs and take advantage of no-interest, 30-year deferred loans and emergency repair grants funded by the Lancaster Redevelopment Agency.

The City expended \$94,496.16 in CDBG funds for code enforcement activities designed to arrest and address neighborhoods in decline that are located in approved revitalization areas and low to moderate qualified census tracts and block groups.

Officers opened and pursued code compliance on over 4,204 cases within the defined eligible areas.

PGM Year: 2009
Project: 0012 - CDBG-Lancaster-Code Enforcment II
IDIS Activity: 536 - Code Enforcement B

Status: Open
 Location: 44933 North Fern Avenue Lancaster, CA 93534

Objective: Create suitable living environments
 Outcome: Sustainability
 Matrix Code: Code Enforcement (15) National Objective: LMA

Initial Funding Date: 11/30/2009

Financing

Funded Amount: \$96,560.00

Drawn Thru Program Year: \$67,132.62

Drawn In Program Year: \$67,132.62

Proposed Accomplishments

People (General) : 12,968

Total Population in Service Area: 12,347

Census Tract Percent Low / Mod: 62.40

Description:

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.

Annual Accomplishments

Accomplishment Narrative

Year # Benefiting

2009

Code Enforcement Officers work in defined and approved redevelopment areas. The redevelopment areas contain qualified and approved census tracts where revitalization efforts are designed to arrest and improve deteriorating and declining neighborhoods. Each qualifying neighborhood is not only located in an eligible census tract but also in a redevelopment area with an approved master vision plan. The master vision plans have been created to address neighborhoods in decline and deterioration.

The Lancaster Redevelopment Agency has thirteen (13) approved master vision plans located within the City's urban core. Code Enforcement officers funded with CDBG monies are addressing areas of greatest need, deteriorating and declining neighborhoods, in ten (10) of these defined neighborhoods with census tract and block groups containing 51% or greater of low to moderate income persons.

Specific rehabilitation programs have been created to address municipal code violations and assist property owners with improvements in order to arrest the deterioration and decline of the property and neighborhood. These programs are available to the residents in these neighborhoods and consist of painting, landscaping, emergency repair, and other home rehabilitation issues. Income qualified, must be below 80% of median area income, senior citizens and non-seniors have the opportunity to apply for the programs and take advantage of no-interest, 30-year deferred loans and emergency repair grants funded by the Lancaster Redevelopment Agency.

Officers opened and pursued code compliance on over 3,153 cases within the defined eligible areas.

PGM Year: 2009

Project: 0013 - CDBG-Lancaster-Primary Neighborhoods

IDIS Activity: 537 - Primary Neighborhoods

Status: Open

Location: 44933 North Fern Avenue Lancaster, CA 93534

Objective: Create suitable living environments

Outcome: Availability/accessibility

Matrix Code: Parks, Recreational Facilities (03F) National Objective: LMA

Initial Funding Date: 11/30/2009

Financing

Funded Amount: \$159,309.00

Drawn Thru Program Year: \$135,766.80

Drawn In Program Year: \$135,766.80

Description:

PRIMARY NEIGHBORHOOD IMPROVEMENTS/REHABILITATION FOR REHABILITATING AND IMPROVING NEIGHBORHOODS AND PROPERTIES INDECLINE TO PREVENT FURTHER DETERIORATION AND BLIGHT.

Proposed Accomplishments

Public Facilities : 8,982

Total Population in Service Area: 8,011

Census Tract Percent Low / Mod: 67.40

Annual Accomplishments**Accomplishment Narrative**

Year # Benefiting

2009

Pedestrian Linear Park is located in a primarily low to moderate residential neighborhood. This neighborhood lacks any parks and areas to conduct physical fitness. The walking path and stationary exercise stations provide the area residents with a place to conduct physical fitness activities in a safe environment.

The approved Piute Neighborhood Master Vision Plan includes a linear pedestrian park. The new linear park provides a recreational amenity including a fitness trail and stationary exercise equipment. The park is for residents of the neighborhood and provides a place for morning, afternoon and evening activities. The landscaped areas in the park have drought-tolerant plants. These improvements were made possible with CDBG funds, and the project was completed in November 2009

PGM Year: 2009**Project:** 0014 - CDBG-Lancaster-Secondary Neighborhoods**IDIS Activity:** 538 - Secondary Neighborhoods

Status: Open

Location: 44933 North Fern Avenue Lancaster, CA 93534

Objective: Create suitable living environments

Outcome: Sustainability

Matrix Code: Sidewalks (03L)

National Objective: LMA

Initial Funding Date: 11/30/2009**Financing**

Funded Amount: \$159,309.00

Drawn Thru Program Year: \$0.00

Drawn In Program Year: \$0.00

Description:

SECONDARY NEIGHBORHOOD IMPROVEMENTS/REHABILITATION FOR REHABILITATING AND IMPROVING NEIGHBORHOODS AND PROPERTIES IN DECLINE TO PREVENT FURTHER DETERIORATION AND BLIGHT.

Proposed Accomplishments

Public Facilities : 4,323

Total Population in Service Area: 16,456

Census Tract Percent Low / Mod: 67.30

Annual Accomplishments**Accomplishment Narrative**

Year # Benefiting

2009

Project documents were submitted for bid in late June of the 2009 Program Year. The project is expected to be underway and completed in the first quarter of the 2010 Program Year. The project consists of installing 11,240 square feet of sidewalk to replace or install new sidewalk in order to improve and provide residents of a primarily residential neighborhood with pedestrian access.

PGM Year: 2009**Project:** 0007 - CDBG-Lancaster-Section 108 Loan Fox Field Corridor**IDIS Activity:** 539 - Section 108 Fox Field Corridor

Status: Open

Location: ,

Objective:

Outcome:

Matrix Code: Planned Repayment of Section 108 Loan Principal (19F)

National Objective:

Initial Funding Date: 12/01/2009**Financing**

Funded Amount: \$32,740.00

Drawn Thru Program Year: \$8,369.60

Description:

Repayment of Section 108 Loan (Industrial Corridor Infrastructure). City expended \$32,739.60 in CDBG funds to repay Section 108 loan.

Drawn In Program Year: \$8,369.60

Proposed Accomplishments

Annual Accomplishments

Accomplishment Narrative

Year # Benefiting

Total Funded Amount: \$6,396,237.02

Total Drawn Thru Program Year: \$4,999,559.18

Total Drawn In Program Year: \$1,915,190.28

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
 OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
 PR23 (1 of 7) - Count of CDBG Activities with Disbursements by Activity Group &
 Matrix Code

Activity Group	Activity Category	Underway Count	Underway Activities Disbursed	Completed Count	Completed Activities Disbursed	Program Year Count	Total Activities Disbursed
Housing	Rehab; Single-Unit Residential (14A)	1	\$0.00	0	\$0.00	1	\$0.00
	Code Enforcement (15)	5	\$178,037.51	0	\$0.00	5	\$178,037.51
		6	\$178,037.51	0	\$0.00	6	\$178,037.51
Public Facilities and Improvements	Public Facilities and Improvement (General) (03)	3	\$45,380.84	0	\$0.00	3	\$45,380.84
	Parks, Recreational Facilities (03F)	4	\$812,214.23	0	\$0.00	4	\$812,214.23
	Sidewalks (03L)	3	\$168,544.45	0	\$0.00	3	\$168,544.45
		10	\$1,026,139.52	0	\$0.00	10	\$1,026,139.52
Public Services	Public Services (General) (05)	2	\$0.00	2	\$0.00	4	\$0.00
		2	\$0.00	2	\$0.00	4	\$0.00
General Administration and Planning	General Program Administration (21A)	0	\$0.00	2	\$187,741.14	2	\$187,741.14
	Fair Housing Activities (subject to 20% Admin Cap) (21D)	0	\$0.00	2	\$22,331.00	2	\$22,331.00
		0	\$0.00	4	\$210,072.14	4	\$210,072.14
Repayment of Section 108 Loans	Planned Repayment of Section 108 Loan Principal (19F)	16	\$563,306.65	0	\$0.00	16	\$563,306.65
		16	\$563,306.65	0	\$0.00	16	\$563,306.65
		34	\$1,767,483.68	6	\$210,072.14	40	\$1,977,555.82

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
PR23 (2 of 7) - CDBG Sum of Actual Accomplishments by Activity Group and
Accomplishment Type

Activity Group	Matrix Code	Accomplishment Type	Open Count	Completed Count	Program Year Totals
Housing	Rehab; Single-Unit Residential (14A)	Housing Units	0	0	0
	Code Enforcement (15)	Persons	75,222	0	75,222
			75,222	0	75,222
Public Facilities and Improvements	Public Facilities and Improvement (General) (03)	Persons	0	0	0
		Public Facilities	31,198	0	31,198
	Parks, Recreational Facilities (03F)	Public Facilities	29,685	0	29,685
	Sidewalks (03L)	Persons	0	0	0
		Public Facilities	33,096	0	33,096
			93,979	0	93,979
Public Services	Public Services (General) (05)	Persons	1,053	26,898	27,951
			1,053	26,898	27,951
			170,254	26,898	197,152

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U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
 OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
 PR23 (3 of 7) - CDBG Beneficiaries by Racial / Ethnic Category

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Housing-Non Housing	Race	Total		Total	
		Total Persons	Hispanic Persons	Total Households	Hispanic Households
Housing	White	0	0	12	0
	Black/African American	0	0	5	0
	Total	0	0	17	0
Non Housing	White	571	434	0	0
	Black/African American	463	0	0	0
	Asian	22	0	0	0
	Native Hawaiian/Other Pacific Islander	2	0	0	0
	American Indian/Alaskan Native & White	6	0	0	0
	Other multi-racial	143	0	0	0
	Total	1,207	434	0	0
Total	White	571	434	12	0
	Black/African American	463	0	5	0
	Asian	22	0	0	0
	Native Hawaiian/Other Pacific Islander	2	0	0	0
	American Indian/Alaskan Native & White	6	0	0	0
	Other multi-racial	143	0	0	0
	Total	1,207	434	17	0

Income Levels		Owner Occupied	Renter Occupied	Persons
Housing	Extremely Low (<=30%)	0	7	0
	Low (>30% and <=50%)	2	6	0
	Mod (>50% and <=80%)	1	0	0
	Total Low-Mod	3	13	0
	Non Low-Mod (>80%)	1	0	0
	Total Beneficiaries	4	13	0
Non Housing	Extremely Low (<=30%)	0	0	0
	Low (>30% and <=50%)	0	0	1,207
	Mod (>50% and <=80%)	0	0	0
	Total Low-Mod	0	0	1,207
	Non Low-Mod (>80%)	0	0	0
	Total Beneficiaries	0	0	1,207

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U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
PR 26 - CDBG Financial Summary Report

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Grantee	LANCASTER , CA
Program Year	2009
PART I: SUMMARY OF CDBG RESOURCES	
01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	1,879,397.10
02 ENTITLEMENT GRANT	1,389,447.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	0.00
06 RETURNS	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	3,268,844.10
PART II: SUMMARY OF CDBG EXPENDITURES	
09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	1,204,177.03
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	1,204,177.03
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	210,072.14
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	563,306.65
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	1,977,555.82
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	1,291,288.28
PART III: LOWMOD BENEFIT THIS REPORTING PERIOD	
17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	1,204,177.03
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	1,204,177.03
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%
LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS	
23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: 2007 PY: 2008 PY: 2009
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%
PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS	
27 DISBURSED IN IDIS FOR PUBLIC SERVICES	0.00

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U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
PR 26 - CDBG Financial Summary Report

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28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	0.00
32 ENTITLEMENT GRANT	1,389,447.00
33 PRIOR YEAR PROGRAM INCOME	99,250.00
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	1,488,697.00
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	0.00%
PART V: PLANNING AND ADMINISTRATION (PA) CAP	
37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	210,072.14
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	210,072.14
42 ENTITLEMENT GRANT	1,389,447.00
43 CURRENT YEAR PROGRAM INCOME	0.00
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	1,389,447.00
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	15.12%