

CITY OF LANCASTER

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT 2011 PROGRAM YEAR

The 2011 Consolidated Annual Performance and Evaluation Report (CAPER) is the second annual performance report of the City of Lancaster's for the 2010-2015 Consolidated Plan. The Plan priorities focus on Maintaining and/or increasing affordable housing; assisting the homeless; addressing the needs of special needs groups; and, addressing non-housing needs through neighborhood revitalization efforts. 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, 2011 to June 30, 2012, in attaining the City's goals as outlined in the City's Consolidated Plan.

During the 2011 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 \$1,255,660 in new entitlement funds. An outline of projects and funding allocations for the 2011 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 2011 on goals outlined in the City's Consolidated Plan; namely, neighborhood revitalization consisting of general public facility improvements, within the targeted revitalization areas designated as the El Dorado Master Vision Plan, North Downtown Transit Village Project (NDTV) and the Desert View Neighborhood Master Vision Plan, and Mariposa Neighborhood Master Vision Plan.

The City of Lancaster allocated 45%, \$569,000, of the 2011 entitlement to the re-payment of Section 108 loans. Additional funds were allocated for eligible administrative costs in the amount of \$200,000, 16%; and, Fair Housing Services made up 2%, \$30,000, of the CDBG entitlement allocation. An additional 18%, \$220,000, of the overall CDBG entitlement was programmed for community preservation activities that benefit primarily persons of low to moderate income (LMI). The City also programmed the remaining entitlement balance, \$236,660, to rehabilitate parks and green space in neighborhoods comprised of primarily LMI persons.

The \$686,660, 55% of the entitlement minus the Section 108 loans, was allocated toward activities that primarily benefit LMI persons. The City allocated \$686,660 in CDBG funds to benefit LMI persons for the 2011 program year. All CDBG activities besides Section 108 and Administration are in qualified census tracts where 51% or more of the persons are LMI.

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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 2011 Action Plan in conjunction with the City's five-year Consolidated Plan and Strategy.

A separate matrix outlining Goals and Accomplishments for the 2011 Program Year is also provided as Exhibit 2.

ASSESSMENT OF STRATEGIC PLAN GOALS AND OBJECTIVES -- WORSE CASE NEEDS

A. -

As part of its Consolidated Plan, the City of Lancaster identified the following priorities in the Strategic Plan, along with specific objectives, to be addressed during the current five-year planning period.

- I. Rehabilitate owner- occupied residences for extremely low- to moderate-income households, the elderly, and the physically disabled.
 - a. Objective H-1: Continue the Housing Rehabilitation Program
 - b. Objective H-2: Continue the Homeowner and Senior Citizen Home Improvement Programs
- II. Provide financial assistance to first-time homebuyers who do not exceed the moderate-income level to help them purchase affordable housing.
 - a. Objective H-6: Neighborhood Foreclosure Preservation Homeownership Program
 - b. Objective H-7: Neighborhood Stabilization Program
- III. Construct affordable housing meeting the special needs of persons with disabilities and the elderly.
 - a. Objective H-5: Support the construction of affordable housing units for special needs households as well as the elderly population
- IV. Construct affordable housing meeting the needs of the low- to moderate-income population.

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- a. Objective H-3: Support the construction of affordable for-sale and rental housing units for low- to moderate-income households
 - b. Objective H-4: Implement the Homeowner Infill Program
- V. Provide shelter and services to meet the needs of the homeless and “at risk” populations.
- a. Objective S-1: Continue to support the Lancaster Community Shelter for the Homeless
 - b. Objective S-2: Coordinate with other jurisdictions and area service providers in the Antelope Valley in order to address the regional perspective of homelessness and chronic homeless
 - c. Objective S-3: Support continued implementation and operation of a regional Homeless Solutions Access Center
 - d. Objective S-4: Provide financial assistance and support of homeless programs/activities in order to provide the necessary facilities and services required for this population
- VI. Promote and stimulate job creation/retention activities through enhanced skills assessment, employment training, and job placement for low- to moderate-income residents.
- a. Objective ED-1: Employment services
- VII. Provide for a safe and healthy environment through the construction and rehabilitation of City infrastructure and the expansion and development of new parks, recreational, and neighborhood facilities.
- a. Objective NI-2: Provide funding for infrastructure improvements
 - b. Objective NI-3: Provide funding for the construct or improvement of public facilities
 - c. Objective NI-4: Provide funding for Accessibility Improvements
 - d. Objective NI-5: Provide funding for Park Improvements
- VIII. Provide for the public safety needs of Lancaster residents through enhanced crime awareness services.

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- IX. Provide for public service needs for Lancaster residents through enhanced transportation services.
- X. Provide for neighborhood revitalization within blighted areas.
- a. Objective NI-1: Provide for the acquisition and rehabilitation of property in a targeted neighborhood/revitalization area where blighting conditions exist
 - b. Objective NI-6: Provide funding for code enforcement in targeted revitalization areas where blighting conditions exist

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 2011 Program Year aimed at maintaining and/or increasing affordable housing:

I. Rehabilitate owner- occupied residences for extremely low- to moderate-income households, the elderly, and the physically disabled

Objective H-1: Continue the Housing Rehabilitation Program.

Assist property owners in rehabilitating their units to correct health and safety deficiencies, to repair or replace major building systems that are beyond their useful life, and to improve energy efficiency.

This program will assist in the rehabilitation of very low-income to moderate-income residential units through the use of redevelopment funds.

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

2011 Accomplishment: 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 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 not budgeted, as State legislation abolished Redevelopment Agencies state-wide.

During the 2011 Program Year, these programs received no funding due to the State’s action of eliminating the Lancaster Redevelopment Agency;

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however, the Lancaster Housing Authority has assumed the role of the ex-Lancaster Redevelopment Agency and anticipates that such programs may be funded in the near future.

Objective H-2: Continue the Homeowner and Senior Citizen Home Improvement Programs.

Continue the Homeowner Home Improvement Program and the Senior Citizen Home Improvement Program designed to assist very low- to above moderate-income homeowners, as well as senior citizen homeowners, by providing loans to rehabilitate distressed properties. The following programs will be offered:

Emergency Repair Loans

Exterior Paint Loans

Disability Access Loans

Landscape Improvement Loans

Homeowner and Senior Home Improvement Loans

Assistance will be provided through Redevelopment Low and Moderate Income Housing Funds.

2011 Accomplishment: During the 2011 Program Year, these programs received no funding due to the State's action of eliminating the Lancaster Redevelopment Agency; however, the Lancaster Housing Authority has assumed the role of the ex-Lancaster Redevelopment Agency and anticipates that such programs may be funded in the near future.

II. Provide financial assistance to first-time homebuyers who do not exceed the moderate-income level to help them purchase affordable housing

Objective H-6: Neighborhood Foreclosure Preservation Homeownership Program.

The goal of the program is to reclaim vacant, abandoned properties for affordable housing, to strengthen blocks and neighborhoods by eliminating the blighting effects of vacant properties, and to enforce the City codes and City building code requirements. The program is designed to preserve sustainable homeownership for Lancaster residents by reclaiming foreclosed homes as neighborhood assets. The foreclosure preservation program is funded through the use of Low and Moderate Income Housing Funds. The owner-occupied housing is for qualifying low- or moderate-income families. The foreclosure preservation program is used to improve and preserve the City's stock of affordable housing.

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2011 Accomplishment: 5 homes were sold to persons at or below 120% of the area median income.

Objective H-7: Neighborhood Stabilization Program.

In September 2008, pursuant to the Housing and Economic Recovery Act of 2008, the U.S. Department of Housing and Urban Development allocated a total of \$3.92 billion to the Neighborhood Stabilization Program (NSP). This program, which is similar in nature to Lancaster's Neighborhood Foreclosure Preservation Homeownership Program, assists cities with federal funds for the purpose of addressing the effects of abandoned and foreclosed properties in the nation's communities. The City of Lancaster received a NSP allocation of \$6,983,533 for NSP and \$2,364,566, for NSP3 from the U.S. Department of Housing and Urban Development. These funds will be used to benefit persons of low-, moderate-, and middle-income in areas within the community with the greatest percentage of home foreclosures, homes financed by subprime mortgage-related loans, and areas likely to face a significant rise in the rate of home foreclosures. The goal of the program is to sustain the City's stock of affordable housing while addressing the blighting conditions caused by vacant and foreclosed homes.

2011 Accomplishment: 14 homes were sold to persons at or below 120% of the area median income. In addition, the City acquired 11 homes with NSP3 funds and rehabilitated the properties making them available to low to persons of low and moderate income.

III. Construct affordable housing meeting the special needs of persons with disabilities and the elderly

Objective H-5: Support the construction of affordable housing units for special needs households as well as the elderly population.

Continue the Homeowner Disabled Accessibility Program and the Senior Citizen Disabled Accessibility Program designed to assist very low- to moderate-income disabled homeowners, as well as disabled senior citizen homeowners, by providing loans to retrofit principal residences to be physically accessible.

The programs will provide assistance to twenty-four (24) very low-, sixteen (16) low-, and eight (8) moderate-income households, as well as sixty (60) very low-, twenty (20) low-, and sixteen (16) moderate-income senior households. Assistance will be provided by 2014 through Lancaster Housing Authority fund balance.

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2011 Accomplishment: 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 recorded against the property. The project experienced delays in 2011 but is scheduled to be completed in the 2012 Program Year.

IV. Construct affordable housing meeting the needs of the low- to moderate-income population

Objective H-3: Support the construction of affordable for-sale and rental housing units for low- to moderate-income households.

Provide affordable housing to meet the needs of low- to moderate-income households, to increase the homeownership base, and to revitalize neighborhoods through the pride of homeownership.

The Lancaster Housing Authority will assist with the development of the following affordable housing units:

Ownership

- 100 single-family residences located north of Avenue I and east of Division Street (Sky View)
- 100 single-family residences located north of Avenue H-8 and east of Division Street (WhitCarter)
- 40 single-family residences located in the Northeast Gateway Corridor (Old Fairgrounds housing project)
- 77 single-family residences located in the Lowtree Neighborhood Project
- 200 townhomes located in the Lowtree Neighborhood Project
- 100 condominiums located in the Downtown Specific Plan project area (Arbor Downtown condominiums)

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- 100 condominiums located on Avenue I in the North Downtown Transit Village project area

Rental

- 40 apartments located in the Downtown Specific Plan project area (Arbor on Date apartments)

Construction and sale/rental of these new affordable units will be funded through HOME funds and Lancaster Housing Authority funds.

2011 Accomplishment: The City of Lancaster 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 was completed during the 2011 Program Year. The Sagebrush projects added a total of 61 affordable multi-family units, which are located near downtown Lancaster.

2010 Accomplishment: 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 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 was completed in late 2010.

Objective H-4: Implement the Homeowner Infill Program.

Implement the Homeowner Infill Program designed to assist potential homebuyers with down-payment assistance, payment of closing costs, or a buy-down of their interest rate, to attain homeownership.

This program will preserve ten (10) very low-, ten (10) low-, and nine (9) moderate-income residential homes by 2014 and will be funded through Lancaster Housing Authority funds.

2011 Accomplishment: Fifteen homes were completed in 2011 and made available to persons at or below 120% of the area median income. None of the Infill homes were sold during the 2011 Program Year.

V. Provide shelter and services to meet the needs of the homeless and “at risk” populations

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Objective S-1: Continue to support the Lancaster Community Shelter for the Homeless.

The Lancaster Community Shelter, the only homeless shelter in the Antelope Valley, offers meals, health, and employment services to area homeless. Grace Resources recently assumed shelter operations this past year. Grace Resources has extensive knowledge and experience managing shelters and provides needed services to the Antelope Valley's homeless population.

The Lancaster Housing Authority will provide building maintenance and staff support to Catholic Charities in operating/maintaining the Lancaster Community Shelter during the five-year period funded through Redevelopment Low and Moderate Income Housing Funds. The Lancaster Redevelopment Agency will also assist with the development of fourteen (14) transitional units located at the Lancaster Community Shelter.

2011 Accomplishment: In the 2011 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 \$19,290 in addition to "in-kind" staff support was funded through Lancaster Housing Authority funds. The Shelter served 849 individuals/families during the program year.

2011 Accomplishment: During the 2011 Program Year, the Lancaster Community Shelter served 394 individuals/families through its Year-Around Overnight Program and 386 through its Winter 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.

Objective S-2: Coordinate with other jurisdictions and area service providers in the Antelope Valley in order to address the regional perspective of homelessness and chronic homeless.

The City will work with the City of Palmdale, Los Angeles County, and area service providers to investigate the potential for the development of other publicly supported shelters and/or service centers or for additional

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beds and services within existing service locations with the goal of providing comprehensive services to the homeless and chronic homeless on a regional scale.

2011 Accomplishment: During the 2011 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.

2011 Accomplishment: In November of 2011 and April of 2012, 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.

Objective S-3: Support continued implementation and operation of a regional Homeless Solutions Access Center.

Work with the Antelope Valley Homeless Coalition in support of the regional Homeless Solutions Access Center that provides housing and related services to the homeless, “at-risk” persons, mentally ill, disabled, and other special needs populations.

The Lancaster Housing Authority will provide financial support to the center during this five-year period funded through income restricted Lancaster Housing Authority funds.

2011 Accomplishment: During the program year, the Homeless Solutions Access Center provided services to 222 families/individuals through funding other than HPRP. The Homeless Solutions Access Center also performed intake for the HPRP program and successfully screened 152 individuals/families for the program.

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

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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 8.

Objective S-4: Provide financial assistance and support of homeless programs/activities in order to provide the necessary facilities and services required for this population.

The City will assist the homeless or persons at risk of becoming homeless through the Homelessness Prevention and Rapid Re-Housing Program (HPRP). The intent of the City of Lancaster's Homelessness Prevention and Rapid Re-Housing Program is to provide housing stabilization by providing temporary financial assistance and/or services to individuals and families as a bridge to gain long-term stability.

2011 Accomplishment: During the 2011 Program Year, the City of Lancaster through the Homelessness Prevention and Rapid Re-Housing (HPRP) grant assisted a total of 152 persons who were either homeless or on the verge of homelessness. Assistance was provided in the form of homelessness prevention and rapid re-housing.

VI. Promote and stimulate job creation/retention activities through enhanced skills assessment, employment training, and job placement for low- to moderate-income residents

Objective ED-1: Employment services.

In addition to providing general employment, assessment, and training services, the Work Source California Antelope Valley One-Stop Career Center also provides employee voucher 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.

It is anticipated that approximately 300 persons will be hired through the Enterprise Zone Program.

2011 Accomplishment: The City of Lancaster, in cooperation with other public, private, and non-profit agencies, continued to assist the

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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. The number of vouchers issued for the 2011 calendar year 2,205 vouchers and had 194 employees participate with an average hourly wage of \$10.37.

VII. Provide for a safe and healthy environment through the construction and rehabilitation of City infrastructure and the expansion and development of new parks, recreational, and neighborhood facilities

Objective NI-2: Provide funding for infrastructure improvements.

Facilitate the street maintenance, street widening, and provision of curb, gutter, sidewalk, and other improvements as appropriate to urban and rural environments in neighborhoods requiring revitalization.

The City plans to allocate approximately \$2,000,000 in CDBG funding for 3 to 5 projects per year in 2 to 3 neighborhoods each year to improve the quality and promote the longevity of neighborhood resources in qualified census block groups that benefit 51 percent or more of the low to moderate income persons.

2011 Accomplishments: The City did not utilize CDBG funds to carry out any activities related to this objective.

Objective NI-3: Provide funding for the construct or improvement of public facilities.

Construct or improve public facilities including, but not limited to, providing and improving access to facilities for disabled persons. This may include directly improving or constructing facilities or providing assistance to nonprofit agencies that serve low-income populations in neighborhoods requiring revitalization.

The City will consider using CDBG funding for the construction or improvement of public facilities in neighborhood revitalization areas.

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2011 Accomplishments: The City did not utilize CDBG funds to carry out any activities related to this objective.

Objective NI-4: Provide funding for Accessibility Improvements.

Remove barriers to the accessibility of persons with disabilities and improve safety and accessibility for pedestrians and bicyclists. Improvements may include streetscape or sidewalk improvements, street lighting, public restroom improvements, and disability accommodations to public facilities. Where possible, construction will integrate elements of sustainability, such as LED technology for street lights.

The City will consider using CDBG funding for accessibility improvements in the neighborhood revitalization areas.

2011 Output: Rehabilitate ageing park facilities in primarily LMI neighborhoods in order to improve accessibility for nearby residents.

Outcome Categories: Affordability of Decent Housing; Sustainability of Decent Housing; Availability/Accessibility of Suitable Living Environment; Sustainability of Suitable Living Environment; Sustainability of Economic Opportunity

Goals Addressed: NI-4, NI-5

Funding: \$200,000 in 2011–2012 CDBG funds

2011 Accomplishments 568 \$200,000: El Dorado Park encompasses 9.3 acres and is located in a primarily residential service area. The ageing facility provides a much needed park and recreational space, as the nearest park is over one and a half miles to the north. The park provides the residents in the surrounding neighborhoods a place to gather, play and create community.

The rehabilitated playground and exercise paths provide athletic and recreational opportunities for the nearby residents to enjoy. Features include a rehabilitated exercise path that is a third of a mile long; 12 cardio exercise stations; and, two play sets designed for children ages 3 to 12 with 100% wheelchair accessibility.

The service area for El Dorado Park is bounded by Sierra Highway to Fifth Street East and from Avenue I to Avenue K. The service area is comprised of three Census Tracts and four Block Groups with an average low to moderate income percentage of 58.9% (see attached map and Census Tract listing). The service area is primarily residential and contains over 6,500 residents.

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The park was completed after the close of the 2011 Program Year on August 22, 2012.

Objective NI-5: Provide funding for Park Improvements.

Make improvements to public parks serving low-income areas that may include acquisition of land, rehabilitation of facilities, and construction of new facilities on park grounds.

The City will consider using CDBG funding for park improvements in the neighborhood revitalization areas.

2011 Output: Rehabilitate ageing park facilities in primarily LMI neighborhoods in order to improve accessibility for nearby residents.

Outcome Categories: Affordability of Decent Housing; Sustainability of Decent Housing; Availability/Accessibility of Suitable Living Environment; Sustainability of Suitable Living Environment; Sustainability of Economic Opportunity

Goals Addressed: NI-4, NI-5

Funding: \$200,000 in 2011–2012 CDBG funds

2011 Accomplishments 568 \$200,000: El Dorado Park encompasses 9.3 acres and is located in a primarily residential service area. The ageing facility provides a much needed park and recreational space, as the nearest park is over one and a half miles to the north. The park provides the residents in the surrounding neighborhoods a place to gather, play and create community.

The rehabilitated playground and exercise paths provide athletic and recreational opportunities for the nearby residents to enjoy. Features include a rehabilitated exercise path that is a third of a mile long; 12 cardio exercise stations; and, two play sets designed for children ages 3 to 12 with 100% wheelchair accessibility.

The service area for El Dorado Park is bounded by Sierra Highway to Fifth Street East and from Avenue I to Avenue K. The service area is comprised of three Census Tracts and four Block Groups with an average low to moderate income percentage of 58.9% (see attached map and Census Tract listing). The service area is primarily residential and contains over 6,500 residents.

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The park was completed after the close of the 2011 Program Year on August 22, 2012.

2011 Output: Rehabilitate ageing park facilities in primarily LMI neighborhoods in order to improve accessibility and sustainability for nearby residents. Activity 269, Joshua Linear Park, was carried over to the 2012-13 Program Year due to the difference in actual and expected entitlement allocations for the 2011-12 Program Year.

VIII. 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 \$25 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.

2011 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 \$25 million in FY 2011-2012, 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 2011 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 \$22 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.

IX. Provide for public service needs for Lancaster residents through enhanced transportation services

2011 Accomplishment: During the 2011 Program Year, the City of Lancaster allocated over \$1.885,000 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.

X. Provide for neighborhood revitalization within blighted areas

Objective NI-1: Provide for the acquisition and rehabilitation of property in a targeted neighborhood/revitalization area where blighting conditions exist.

In cooperation with the Lancaster Housing Authority, the City will continue to acquire property in a targeted, extremely low- to low-income, blighted area in the City through the use of housing bonds. Long-range revitalization efforts for the area include acquisition, demolition, infrastructure repair, re-parcelization, and construction of single-family dwellings and neighborhood facilities. This neighborhood revitalization project will create a safe and healthier environment as well as a sense of pride for area residents.

Additional efforts for the project areas include the development of retail and service businesses for residents along with residential rehabilitation of existing housing and construction of new housing for low-income seniors. In addition, the relocation of several social service organizations into a centralized area is also proposed.

The City plans to allocate approximately \$2,000,000 in CDBG funding for 3 to 5 projects per year in 2 to 3 neighborhoods each year to improve the quality and promote the longevity of neighborhood resources in qualified census block groups that benefit 51 percent or more of the low to moderate income persons.

2011 Accomplishments: The City did not utilize CDBG funds to carry out any activities related to this objective.

Objective NI-6: Provide funding for code enforcement in targeted revitalization areas where blighting conditions exist.

Provide funding to support Code Enforcement Officers to help the City focus its resources to promote social and physical revitalization and enhance the quality of life for residents within the target areas of the rehabilitation efforts. The enforcement of existing codes together with the revitalization of public improvements and expansion of services are expected to assist in reversing the decline of the deteriorating areas in several low- and moderate-income areas of the City.

Funding two Code Enforcement Officers will be a part of a multiyear program of revitalization, which will continue to be allocated to targeted areas of the City (approximately \$1,025,000 will be expended).

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Code Enforcement Officer I

During the 2011 program year, the City of Lancaster allocated \$110,000 for salary and overhead costs incurred by a Code Enforcement Officer. The Code Enforcement Officer focuses resources on targeted areas of the City to promote social and physical revitalization as well as enhance the quality of life for its residents through rehabilitation efforts. These code enforcement activities, together with public improvements, rehabilitation, and services to be provided, are expected to arrest the decline of the deteriorating or deteriorated areas.

As part of the City's comprehensive, multiyear rehabilitation plan resources will continue to be allocated to targeted areas of the City. The City shall ensure that these resources/activities do not benefit moderate-income persons to the exclusion of low-income persons, of which at least 51 percent exist in all the census tract areas (Exhibit 7).

2011–2012 Output: 300 homes inspected

Outcome Category: Sustainability of Suitable Living Environment

Goals Addressed: NI-1, NI-3

Funding: \$110,000 in 2011–2012 CDBG funds

2011 Accomplishments:

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
- Desert view 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

During the 2011 Program Year, a total of \$106,260.33 was expended for salary and overhead to support the Code Enforcement Officers and related activity 561. Code Enforcement activities within targeted neighborhood revitalization areas addressed over 900 properties in primarily residential

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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 (Exhibit 6).

Code Enforcement Officer II

During the 2011 program year, the City of Lancaster allocated \$110,000 for salary and overhead costs incurred by a Code Enforcement Officer. The Code Enforcement Officer focuses resources on targeted areas of the City to promote social and physical revitalization as well as enhance the quality of life for its residents through rehabilitation efforts. These code enforcement activities, together with public improvements, rehabilitation, and services to be provided, are expected to arrest the decline of the deteriorating or deteriorated areas.

As part of the City's comprehensive, multiyear rehabilitation plan resources will continue to be allocated to targeted areas of the City. The City shall ensure that these resources/activities do not benefit moderate-income persons to the exclusion of low-income persons, of which at least 51 percent exist in all the census tract areas (Exhibit 7)

2011–2012 Output: 300 homes inspected

Outcome Category: Sustainability of Suitable Living Environment

Goals Addressed: NI-1, NI-3

Funding: \$110,000 in 2010–2011 CDBG funds

2011 Accomplishments:

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
- Desert view 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

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During the 2011 Program Year, a total of \$101,382.42 was expended for salary and overhead to support the Code Enforcement Officers and related activity 562. Code Enforcement activities within targeted neighborhood revitalization areas addressed over 700 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 (Exhibit 7).

Public Services Programs

Objective PS-1: Housing Rights Center.

The Housing Rights Center provides fair housing services to the residents of Lancaster. The Los Angeles Housing Department administers a contract with the Southern California Housing Rights Center. The center, together with its subcontractors, Fair Housing Council of San Fernando Valley and Fair Housing Foundation, provides the following services:

Investigations of housing discrimination complaints concerning housing for rent or sale, advertising, lending, insurance, steering, blockbusting, and hate crimes.

Remedies for valid complaints, including conciliations, legal action, and administrative referrals to state and federal fair housing agencies.

Multilingual counseling on fair housing and predatory lending issues.

Multilingual property owner, manager, and realtor training sessions.

Educational seminars, workshops, and presentations on fair housing.

The City anticipates providing services to approximately 675 Lancaster residents annually and will provide approximately \$130,000 in funds to this program.

2011 Accomplishments:

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, 2011 through June 30, 2012, incorporating recommendations offered in the City's updated AI study through the Fair Housing Implementation Plan. The total cost for fair housing services for this

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program year was \$26,628. A total of 495 persons were served during the 2011 Program Year.

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:

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 at 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.

2011 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, 2011 through June 30, 2012, incorporating recommendations offered in the City's updated AI study through the Fair Housing Implementation Plan. The total cost for fair housing services for this program year was \$26,628.

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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 2008 Analysis of Impediments to Fair Housing (AI) report. Also addressed is the action taken during the 2011 Program Year to address each concern outlined in the current report or a plan for action in the upcoming program year.

The City of Lancaster Impediments to Fair Housing Implementation Plan is outlined in Exhibit 13.

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 June 12, 2012 at the Antelope Valley Senior Center in Lancaster. In addition, HRC conducted a Fair Housing Workshop for housing industry professionals at the Lancaster City Council Chambers on September 4, 2012. 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 25, 2012, the Housing Rights Center presented the 13th Annual Housing Rights Summit. The Summit commemorated National Fair Housing month and the 44th anniversary of the Fair Housing Act. The Summit theme, ‘*Creating Safe and Healthy Communities*,’ featured John P. Relman as keynote speaker. Topic presentations and discussions during the event included: fair lending, segregation, foreclosures seniors, and communities of color; housing as a human right; sexual orientation discrimination; and disability discrimination. Over 200 community representatives, government staff, legal aid professionals, students and members of the public participated.

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

Actions Taken/Plans:

- a. The HRC Investigation Department held one tester training during the 2011 program year. HRC was able to train nineteen new testers to help in housing discrimination investigations.

The Housing Rights Center ("HRC") conducted 12 telephone tests to measure race-based discrimination in Lancaster's rental market. Six (50%) of the tests revealed evidence of discrimination. in the rental market in Lancaster.

Of the 495 Lancaster residents assisted by HRC, sixty-one (61) reported incidents of housing discrimination, of which 56% were allegations of discrimination based on physical disability, 18% on race, 10% on mental disability, 7% on familial status, 3% on age, 2% on religion, 2% on gender, and 2% on sexual orientation. Two (2%) 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 13th Annual Housing Rights Summit on April 25, 2012, to examine socio-political, cultural, ethnic, and economic elements

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that have influenced housing and civil rights. Although the seminar was not specifically related to addressing the Asian community, the Asian demographic trends relative to housing were discussed.

4. **Recommendation:** Conduct seminars with the lending community regarding minority applicants.

Action Taken/Plan: HRC conducted a mailing to 40 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: The impediments identified in the 2008 AI are addressed below by providing specific timelines and actions the City is undertaking to ensure that local codes contain provisions and language for Section 504 compliance and HUD acceptance.

On November 24, 2011, the City made the recommended amendments and references to the Lancaster Municipal Code (LMC) sections listed in the attached 2008 AI document regarding government policies. Those changes include: Chapters 5.40 and 5.44 Business Licenses and Regulations; Section 6.04.030 and 17.08.310 Pets and Animals; Sections 10.04.060, 10.04.190, and 17.08.140 Parking; and, Title 11 Mobile Homes. Moreover, the City adopted a Reasonable Accommodation Ordinance in an effort to bring local laws in agreement with fair housing and disability laws.

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

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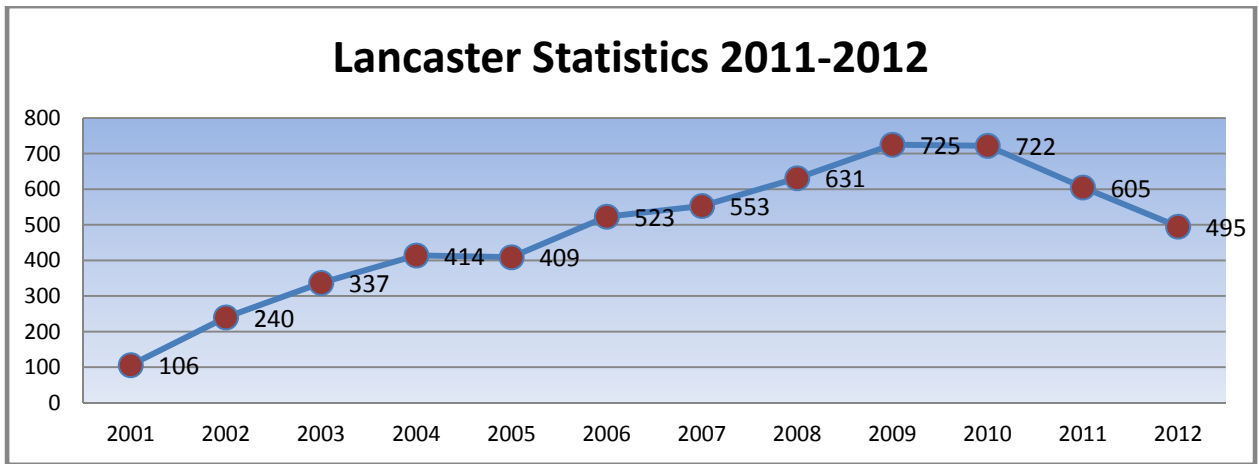
provide the monetary resources needed to address as many of the AI recommendations as possible.

- 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 2011 Program Year. As part of the Sub-Recipient Agreement, the Housing Rights Center was required to meet the Impediments to Fair Housing Implementation Plan. In addition, the City is currently moving forward with completing a new Analysis of Impediments to Fair Housing Plan that covers 2012 to 2015. The City is

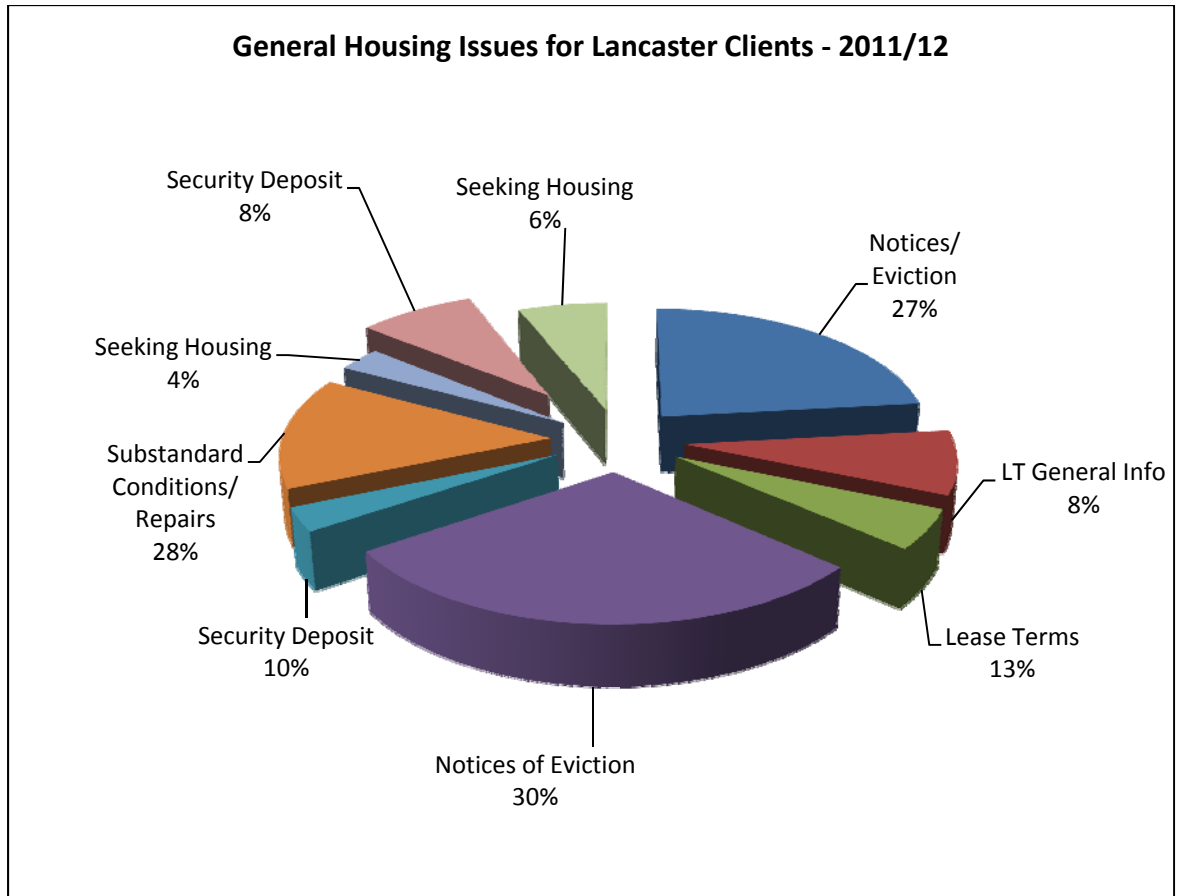
C. Fair Housing Demographic Activity for the 2011 Program Year

2011 Accomplishment/Action: Over the course of the 2011 Program Year, the Housing Rights Center provided services to a total of 495 Lancaster clients through a variety of programs at a cost of \$26,628.



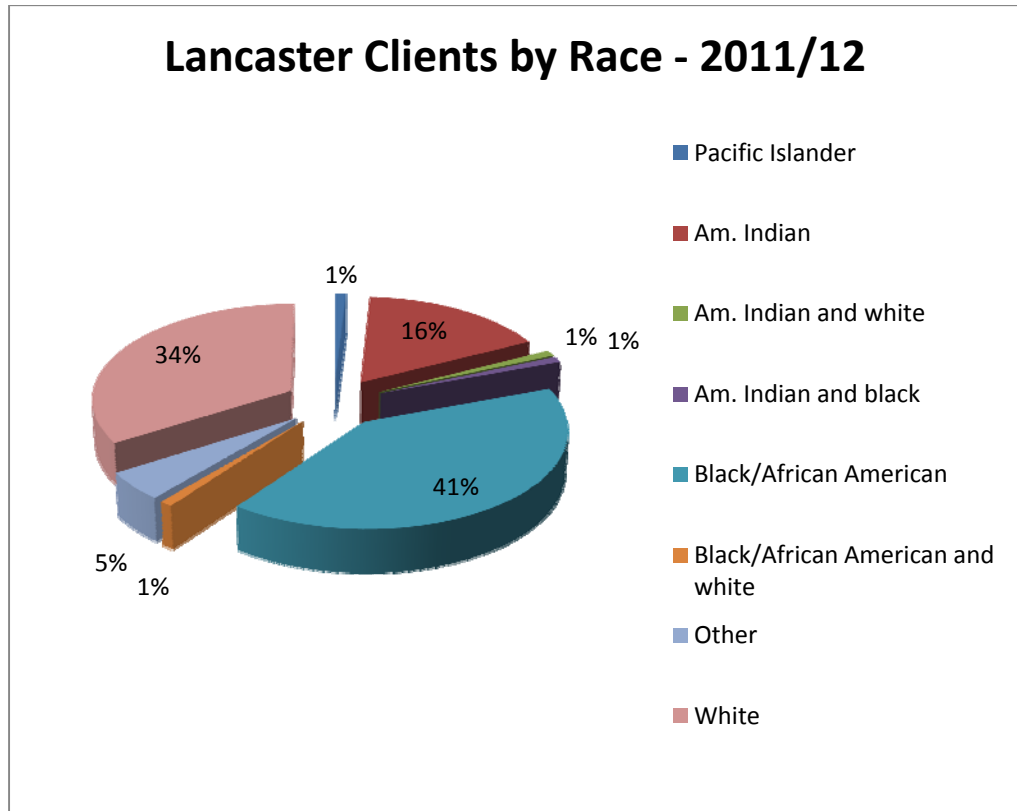
Provided on the following page are the demographics for those clients who received services from the Housing Rights Center during the 2011 Program Year. An in-depth, demographic quarterly review is provided in the Housing Rights Center Program Summary in Exhibit 11.

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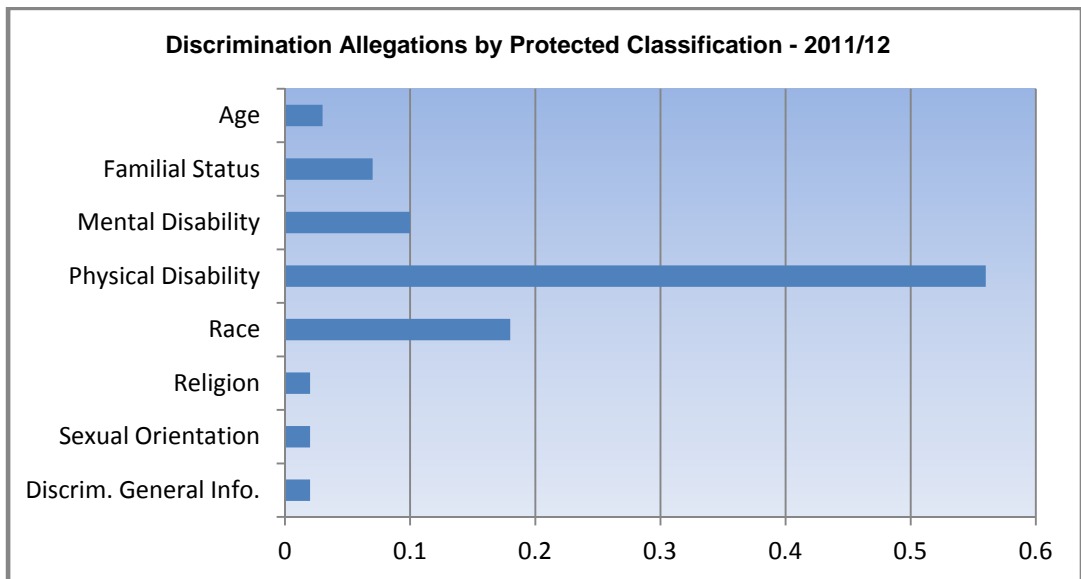


From July 1, 2011 to June 30, 2012, the Housing Rights Center provided general housing and discrimination services to 495 clients from the City of Lancaster. Clients from Lancaster who contacted HRC for assistance were asked to report their race and ethnicity. Two hundred seven (42%) were Black/African American, one-hundred seventy-one (35%) were White, one eighty-four (17%) were American Indian/Alaskan, four (1%) were Pacific Islander, two (<1%) were American Indian/Alaskan Native and Black, two (<1%) were American Indian/Alaskan Native and White, and twenty-three (5%) characterized themselves as belonging to other race categories.

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Fair Housing activities for the 2011 Program Year decreased by 110 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.



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2011 Accomplishment/Action: In FY 2011/12 HRC distributed approximately 4,287 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 Authority, 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 40 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*.

2011 Accomplishment/Action: During the 2011 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 responsibilities. The walk-in clinics were held on the third Thursday of each month from 9am-12pm.

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 \$130,000 according to the 2011 economic report, as compared with the median selling price in neighboring Palmdale of \$144,000, and Los Angeles County at \$340,000. 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.

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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 2011 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, State and private funding sources.

Affordable Housing

In accordance with Section 215 and in determining annual housing programs for the 2011 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. The City assisted fourteen households with affordable housing for homeownership through the Neighborhood Stabilization Program, Lancaster Redevelopment Agency Neighborhood Foreclosure Program and Infill Program. All of the rehabilitation programs perform modifications when needed (grab bars, ramps, etc.) that make housing more accessible for persons with disabilities.

During the 2011 Program Year, 14 persons benefitted from the Neighborhood Stabilization Program and 5 from the Neighborhood Foreclosure Program. Persons are assisted with down payment assistance, closing costs and other eligible costs. A total of eight households in the very low income, six in the low income, and four in the moderate income category benefitted from Federal, State and local funds aimed at providing as much assistance as possible to targeted groups experiencing the most severe housing problems. The NSP program consisted of sales of once vacant or foreclosed homes that have been rehabilitated to persons of extremely low to middle income. Each NSP sale has covenants and restrictions placed upon them to remain affordable for fifty-five years. A total of 14 NSP homes were sold to households that ranged from extremely low to moderate income. Five Lancaster Housing Authority homes were sold to persons at or below 120% of the area median income. A total of five Neighborhood Foreclosure homes were sold to persons of extremely low to moderate income with affordability covenants with a period of fifty-five years.

During the 2011 Program Year, the City of Lancaster continued to support affordable housing for very low and low-income residents. However, State legislation eliminated Redevelopment Agencies and placed many affordable housing programs and projects on hold due to funding issues. The City anticipates that the Lancaster Housing Authority will continue affordable housing projects and programs in the 2012 Program Year.

Over 1,100 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

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lower-income residents maintain safe and healthy housing while working to reach self-sufficiency.

The Lancaster Housing Authority assumed 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 end of the 2011 Program Year, the Agency halted all sales due to State legislation abolishing Redevelopment Agencies. The Housing Authority resumed sales of these homes in May of 2011.

The City works to address worst-case needs with the various available programs. In those instances when we are unable to assist due to eligibility and funding issues, we will refer those individuals to other agencies to utilize their programs and funding to assist these individuals.

Worse Case Needs

The worse case needs for the targeted population in the City of Lancaster is those persons of low to moderate income experiencing the most severe housing problems. That targeted population consists of persons with no housing, substandard housing and few affordable housing options. In order to address this worse case need, the City competes for State HOME funds and utilizes awarded funds to construct new low income housing developments for those targeted populations.

One such recent projects is the multi-family facility has been dubbed "The Arbor on Date," a 40-unit workforce housing complex located near Lancaster Boulevard. The project is being funded by a \$4 million award from the California Department of Housing and Community Development's Home Investment Partnerships (HOME) Program; a \$4.5 million mortgage revenue bond, which includes a 4 percent tax credit competed for and awarded by California Debt Limit Allocation Committee; and the City of Lancaster waiver of developer impact fees, for a total construction cost of \$10.3 million. The funding for The Arbor on Date was the eleventh award the City has received to serve lower-income households. The project occupies approximately 0.8 acres within the City's Downtown Lancaster redevelopment and revitalization efforts. The Arbor on Date project completed construction and started filling vacant units in the 2010 Program Year.

Persons With Disabilities

The City of Lancaster and the Lancaster Housing Authority fund programs that are geared toward assisting persons in need with disabilities. The Authority's ADA repair program offers persons of low to moderate income one-time no interest, thirty-year loans to modify, repair or add ADA compliant structures and/or fixtures. Loans from the Authority are awarded to eligible persons to make the necessary ADA modifications in order to accommodate the disabled. All of

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the rehabilitation programs perform modifications when needed (grab bars, ramps, etc.) that make housing more accessible for persons with disabilities. During the 2011 Program Year, no loans were awarded due to State law abolishing Redevelopment Agencies. The Authority anticipates further funding for the program will be available in 2012.

The programs provided during Program Year 2011 included:

- A. **The Home Ownership Mortgage Loan Program** funded, in part, by State HOME Program income and Housing Authority 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.

For Program Year 2011, 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 2011 Program Year:

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

2011 Accomplishment/Action: No units were sold as funding was not available due to the abolishment of Redevelopment Agencies.

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

2011 Accomplishment/Action: On December 12, 2009, the ex-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 recorded against the property. The project is scheduled to be completed in the 2012 Program Year.

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

2011 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 2011 Program Year:

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

2011 Accomplishment/Action: During the 2011 Program Year, the Housing Rights Center provided services to a total of 495 Lancaster clients, a decrease, of 110 clients, over last year, through a variety of programs at a total cost of \$26,628 in CDBG funding. This total included 398 (80%) extremely low-income, 59 (12%) very low-income, 24 (5%) low-income, 14 (3%) moderate-income residents.

The statistical breakdown shows that of these 495 clients, the majority, 207 (42%) were Black/African American and 171 (35%) were White. Additionally, the majority of clients receiving services, 481 were extremely low, very low or low-income residents

Client data also showed that 20% of Lancaster clients stated they had a disability, 6% were female heads of household, 10% were seniors, and 5% received a government housing subsidy. Furthermore, 77% of callers stated they were in-place tenants, 8% were landlords or property managers, 7% were rental home-seekers, and 8% were other.

Of the 495 Lancaster residents assisted by HRC, 61 reported incidents of housing discrimination, of which 56% were allegations of discrimination based on physical disability, 18% on race, 10% on mental disability, 7% on familial status, 3% on age, 2% on religion, 2% on gender, and 2% on sexual orientation, and 2% sought general information about discrimination.

A comprehensive Housing Rights Center Program Summary of services and demographic information for the 2011 Program Year is outlined in Exhibit 11.

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. During the 2011

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Program Year, the City continued to foster and promote Continuum of Care of efforts in strengthening relationships with service providers and school districts.

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.

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) 2011 Homeless Count indicates that there are approximately 1,412 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

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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 2011 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. Homeless and At Risk Populations:** Provide shelter and services to meet the needs of the homeless population and "at risk" populations.

2011 Accomplishment/Action: During the 2011 Program Year, the City of Lancaster through the Homelessness Prevention and Rapid Re-Housing (HPRP) grant assisted a 152 persons who were either homeless or on the verge of homelessness. Assistance was provided in the form of homelessness prevention and rapid re-housing.

2011 Accomplishment/Action: During the 2011 Program Year, the Lancaster Community Shelter served 849 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 849 individuals receiving services through the Year-Around Overnight Program during this program year is as follows:

Annual Statistical Reports

Year Round Program Statistics for Fiscal Year July 1, 2010 to June 30, 2011

Total Number of Clients **394**

Winter Shelter Program Statistics for Fiscal Year July 1, 2011 to June 30, 2012

Total Number of Clients **386**

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Supportive Housing Program (SHP) HOUSING AND URBAN DEVELOPMENT (HUD) for Fiscal Year July 1, 2011 to June 30, 2012

(Transitional)

Total number of Clients entering during the operating year: **69**

To provide services and maintain the shelter, Grace Resources 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. Available Services for Homeless:** 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.

2011 Accomplishment/Action: During the 2011 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.

2011 Accomplishment/Action: The following is a breakdown of persons/families, including homeless and involuntarily displaced persons, assisted with housing during the 2011 Program Year:

ASSISTED HOUSING	
Homeless Housing Assistance (Lancaster Community Shelter)	849
Housing Assistance Program, Transitional Aged Youth, and Adult Integrated Services (Mental Health Association)	555
Emergency Shelter and Services (AV Domestic Violence Council)	222
Homelessness Prevention and Rapid Re-Housing	152
Transitional Housing for Emancipated Foster Youth (Penny Lane Centers; Gay & Lesbian Adolescent Social Services, Inc.)	34
Emergency Shelter and Services - Winter Shelter Program (Grace Resources)	43

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2011 Accomplishment/Action: In November of 2011 and April of 2012, 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.

2011 Accomplishment/Action: During the program year, the Homeless Solutions Access Center provided services to 128 new families and 94 new individuals.

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.

2011 Accomplishment/Action: The following agencies provide housing services in the Lancaster/Antelope Valley area:

1. The Lancaster Community Shelter is operated by Grace Resources. 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.

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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 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.

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

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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 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

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Convalescent Hospital offer nursing services related to health conditions and recovery for seniors.

- C. **Assistance/Support & Non-Profit Agencies:** To assist/support non-profit agencies with funding opportunities.

2011 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.

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

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

2011 Accomplishment/Action: The City provided financial assistance in the amount of \$19,290 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).

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.

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The California State budget crises and the abolishment of Redevelopment Agencies 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's abolishment of the Lancaster Redevelopment Agency, sales and declining property taxes and low building permits are all issues that impact funding for projects and programs designed to meet underserved needs. In addition, the abolishment of Redevelopment Agencies severely limits the funding available to deter blight and improve affordable housing stocks. 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 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 2011 Program Year, the City observed increases in assessed valuations and experienced fewer vacant and foreclosed properties. In addition, there has been a slight increase in the number of building permits issued and new construction starts. However, State and local budget constraints are key factors in determining budgetary expenditures.

- 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, Desert View Neighborhood and Mariposa Neighborhood. Home improvement programs for the elderly and low to moderate income groups initiated in the 2006 and implemented in 2007 Program Year were continued but not funded the 2011 Program Year. During the 2011 Program Year, Lancaster Housing funds were strictly limited due to State legislation and no funds were expended in rehabilitation loans for low income persons.

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- 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.

2011 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. The number of vouchers issued for the 2011 calendar year 2,205 vouchers and had 194 employees participate with an average hourly wage of \$10.37.

- 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 2011 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.

2011 Accomplishment/Action: During the 2011 Program Year, the City of Lancaster continued to support affordable housing for very low and low-income residents; however, funding for this program was put on hold when the State abolishes the

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Lancaster Redevelopment Agency. The Lancaster Housing Authority anticipates that funding for the program will commence in 2012.

2011 Accomplishment/Action: Over 1,100 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.

2011 Accomplishment/Actions: The Lancaster Housing Authority continued the Neighborhood Foreclosure Preservation Program in May of 2012. This program was created in order to address the blighting effects that foreclosed and vacant properties have on Lancaster's neighborhoods. Five of these properties were sold to persons at or below 120% of the area median income. All of the homes have been renovated and are available for purchase. The Agency expended approximately thirteen-million dollars on acquisition and rehabilitation.

2011 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 forty four properties in accordance with NSP requirements during the 2009 and 2010 Program Years. Approximately \$6 million has been expended on foreclosed homes and administrative activities in NSP targeted areas. In addition, the City sold 14 homes with 45-year resale restrictions to persons at or below 120% of the area median income during the 2011 Program Year.

2011 Accomplishment/Actions: The City of Lancaster received \$2.3 million dollars in Neighborhood Stabilization Program 3 (NSP3) funds for the purpose of addressing the crisis caused by the high number of vacant and foreclosed homes. The City acquired and rehabilitated 11 vacant and foreclosed homes. These homes will be listed and made available for purchase to persons of low and moderate income.

2011 Accomplishment/Actions: Mobilehome Grant Rehabilitation Program - During the 2011 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. This program is currently on hold due to the abolishment of Redevelopment Agencies and will resume in 2012.

C. Eliminate Barriers to Affordable Housing

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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.

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.

City Ordinance No. 971 City Ordinance No. 971 amends Titles 5, 11, and 17 of the Lancaster Municipal Code for compliance with fair housing and disability laws, including references for rental housing (Section 5.40.035), group home (Section 5.44.015) and mobile home operators (Section 11.06.140), and provisions addressing therapy animals for persons with disabilities (Section 17.08.310), parking pursuant to the Americans with Disabilities Act (“ADA”) (Section 17.08.140), and an ordinance for reasonable accommodation (Section 17.08.400).

D. Overcome Gaps in Institutional Structures and Enhance Coordination

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The primary components of the institutional structure remain with the Lancaster Housing Authority 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 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 Housing Authority 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 Lancaster Housing Authority, through the maximum use of financial and human resources, to create incentives for private investment within the City and Housing Authority 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

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. No new businesses were reported for 2010 as the economic downturn resulted in an abundance of vacant commercial buildings):

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, such as solar and alternative energy, that will provide jobs and sales tax for the local economy.

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2. Non-Profit Agency Support

Any gaps or weaknesses in the delivery system for Program Year 2011 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.

In the 2011 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 \$19,290 in addition to “in-kind” staff support was funded through Lancaster Housing Authority program funds. The Shelter served 849 individuals/families during the program year.

3. Coordination of Public and Private Resources

The City and the Lancaster Housing Authority 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 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. The project is expected to be completed during the 2012 Program Year.
- 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 was 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

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Sagebrush I and Sagebrush II. This project started construction in the 2009 Program Year and completed in mid 2011. The Sagebrush projects added 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 \$25 million in FY 2011-2012, 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 15).

During the 2011 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 \$22 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 2011 Program Year in conjunction with the Los Angeles Sheriff's Department:

- 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

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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 2011 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 \$35,000 in grant funding for the 2011 Program Year.

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 \$182,000 in grant funding for the 2011 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

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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 2011-2012:

City Public Safety Office	1,100,000
Los Angeles County Sheriff's Department contract	23,000,000
Animal Care and Control contract	625,000
TOTAL	

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

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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 three families 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.

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

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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 FY 2011 (July 1, 2011 to June 30, 2012), there were no new reported lead poisoning cases in the City of Lancaster. However, 4 persons aged younger than 6 years old were reported to have elevated blood lead levels (BLL's \geq 9.5 ug/dL).

Table 1: EBLLs by Census Tract in Lancaster, FY11-12

Census Tract	N	%
9001.01	1	25
9005.06	1	25
9008.00	1	25
9009.00	1	25

Table 2: EBLLs by Zip Code in Lancaster, FY11-12

Zip Code	N	%
93534	1	11.11
93535	5	55.56
93536	3	33.33

Table 3: EBLLs by Age Group in Lancaster, FY11-12

Age Group	Frequency	Percent
<6 years	4	100

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 2011 Program Year in a timely manner using HUD reporting requirements and software.

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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:
 - 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 2011 Action Plan, along with the Lancaster Housing Authority'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 Authority have no control (i.e. funding resources, economic conditions, business staffing reductions, state budget, etc.)

The housing programs funded in FY 2011 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

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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 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.

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 2011 Program Year, the Agency sold 5 of the homes to income qualified homebuyers.

Also in Program Year 2011, the City of Lancaster again supported the operation and maintenance of the Lancaster Community Shelter facility with financial assistance in the amount of \$19,290 in addition to "in-kind" staff support. Funding was provided through Lancaster Housing Authority funds. The Shelter served 849 individuals/families during the program year.

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. Two of the grants that the City applied for and administered were the Los Angeles Homeless Service Authority's Year Round and Winter Shelter grants.

City of Lancaster CAPER
2011 Program Year

CITIZEN COMMENTS

A 15-day public review and comment period was made available (September 10 to September 20, 2012). This review and comment period was published in the “Public Notice” section of the local newspaper on Monday, September 10, 2012, and posted at public sites throughout the city (Exhibit 21). No citizen comments were received during this review and comment period.

SELF-EVALUATION

During the 2011 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 an environmental compliance review of CDBG programs in May of 2012. The City satisfactorily addressed and/or is in the process of addressing all of HUD’s findings and concerns.

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 Housing Authority.

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.

ADDITIONAL NARRATIVE

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

City of Lancaster CAPER
2011 Program Year

For the 2011 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 2011 included:

Consolidated Plan Goal VII -- Provide for a safe and healthy environment through the construction and rehabilitation of City infrastructure and the expansion and development of new parks, recreational, and neighborhood facilities & X Provide for neighborhood revitalization within blighted areas

Objective NI-3: Provide funding for the construct or improvement of public facilities.

Construct or improve public facilities including, but not limited to, providing and improving access to facilities for disabled persons. This may include directly improving or constructing facilities or providing assistance to nonprofit agencies that serve low-income populations in neighborhoods requiring revitalization.

The City will consider using CDBG funding for the construction or improvement of public facilities in neighborhood revitalization areas.

2011 Accomplishments: The City did not utilize CDBG funds to carry out any activities related to this objective.

Objective NI-4: Provide funding for Accessibility Improvements.

Remove barriers to the accessibility of persons with disabilities and improve safety and accessibility for pedestrians and bicyclists. Improvements may include streetscape or sidewalk improvements, street lighting, public restroom improvements, and disability accommodations to public facilities. Where possible, construction will integrate elements of sustainability, such as LED technology for street lights.

The City will consider using CDBG funding for accessibility improvements in the neighborhood revitalization areas.

2011 Output: Rehabilitate ageing park facilities in primarily LMI neighborhoods in order to improve accessibility for nearby residents.

Outcome Categories: Affordability of Decent Housing; Sustainability of Decent Housing; Availability/Accessibility of Suitable Living Environment; Sustainability of Suitable Living Environment; Sustainability of Economic Opportunity

City of Lancaster CAPER
2011 Program Year

Goals Addressed: NI-4, NI-5

Funding: \$200,000 in 2011–2012 CDBG funds

2011 Accomplishments 568 \$200,000: El Dorado Park encompasses 9.3 acres and is located in a primarily residential service area. The ageing facility provides a much needed park and recreational space, as the nearest park is over one and a half miles to the north. The park provides the residents in the surrounding neighborhoods a place to gather, play and create community.

The rehabilitated playground and exercise paths provide athletic and recreational opportunities for the nearby residents to enjoy. Features include a rehabilitated exercise path that is a third of a mile long; 12 cardio exercise stations; and, two play sets designed for children ages 3 to 12 with 100% wheelchair accessibility.

The service area for El Dorado Park is bounded by Sierra Highway to Fifth Street East and from Avenue I to Avenue K. The service area is comprised of three Census Tracts and four Block Groups with an average low to moderate income percentage of 58.9% (see attached map and Census Tract listing). The service area is primarily residential and contains over 6,500 residents.

The park was completed after the close of the 2011 Program Year on August 22, 2012.

Objective NI-5: Provide funding for Park Improvements.

Make improvements to public parks serving low-income areas that may include acquisition of land, rehabilitation of facilities, and construction of new facilities on park grounds.

The City will consider using CDBG funding for park improvements in the neighborhood revitalization areas.

2011 Output: Rehabilitate ageing park facilities in primarily LMI neighborhoods in order to improve accessibility for nearby residents.

Outcome Categories: Affordability of Decent Housing; Sustainability of Decent Housing; Availability/Accessibility of Suitable Living Environment; Sustainability of Suitable Living Environment; Sustainability of Economic Opportunity

Goals Addressed: NI-4, NI-5

City of Lancaster CAPER
2011 Program Year

Funding: \$200,000 in 2011–2012 CDBG funds

2011 Accomplishments 568 \$200,000: El Dorado Park encompasses 9.3 acres and is located in a primarily residential service area. The ageing facility provides a much needed park and recreational space, as the nearest park is over one and a half miles to the north. The park provides the residents in the surrounding neighborhoods a place to gather, play and create community.

The rehabilitated playground and exercise paths provide athletic and recreational opportunities for the nearby residents to enjoy. Features include a rehabilitated exercise path that is a third of a mile long; 12 cardio exercise stations; and, two play sets designed for children ages 3 to 12 with 100% wheelchair accessibility.

The service area for El Dorado Park is bounded by Sierra Highway to Fifth Street East and from Avenue I to Avenue K. The service area is comprised of three Census Tracts and four Block Groups with an average low to moderate income percentage of 58.9% (see attached map and Census Tract listing). The service area is primarily residential and contains over 6,500 residents.

The park was completed after the close of the 2011 Program Year on August 22, 2012.

2011 Output: Rehabilitate ageing park facilities in primarily LMI neighborhoods in order to improve accessibility and sustainability for nearby residents. Activity 269, Joshua Linear Park, was carried over to the 2012-13 Program Year due to the difference in actual and expected entitlement allocations for the 2011-12 Program Year.

Consolidated Plan Goal X -- Provide for neighborhood revitalization within blighted areas

Objective NI-6: Provide funding for code enforcement in targeted revitalization areas where blighting conditions exist.

Provide funding to support Code Enforcement Officers to help the City focus its resources to promote social and physical revitalization and enhance the quality of life for residents within the target areas of the rehabilitation efforts. The enforcement of existing codes together with the revitalization of public improvements and expansion of services are expected to assist in reversing the decline of the deteriorating areas in several low- and moderate-income areas of the City.

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2011 Program Year

Funding two Code Enforcement Officers will be a part of a multiyear program of revitalization, which will continue to be allocated to targeted areas of the City (approximately \$1,025,000 will be expended).

Code Enforcement Officer I

During the 2011 program year, the City of Lancaster allocated \$110,000 for salary and overhead costs incurred by a Code Enforcement Officer. The Code Enforcement Officer focuses resources on targeted areas of the City to promote social and physical revitalization as well as enhance the quality of life for its residents through rehabilitation efforts. These code enforcement activities, together with public improvements, rehabilitation, and services to be provided, are expected to arrest the decline of the deteriorating or deteriorated areas.

As part of the City's comprehensive, multiyear rehabilitation plan resources will continue to be allocated to targeted areas of the City. The City shall ensure that these resources/activities do not benefit moderate-income persons to the exclusion of low-income persons, of which at least 51 percent exist in all the census tract areas (Exhibit 7).

2011–2012 Output: 300 homes inspected

Outcome Category: Sustainability of Suitable Living Environment

Goals Addressed: NI-1, NI-3

Funding: \$110,000 in 2011–2012 CDBG funds

2011 Accomplishments:

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
- Desert view 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

City of Lancaster CAPER
2011 Program Year

During the 2011 Program Year, a total of \$106,260.33 was expended for salary and overhead to support the Code Enforcement Officers and related activity 561. Code Enforcement activities within targeted neighborhood revitalization areas addressed over 900 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 (Exhibit 6).

Code Enforcement Officer II

During the 2011 program year, the City of Lancaster allocated \$110,000 for salary and overhead costs incurred by a Code Enforcement Officer. The Code Enforcement Officer focuses resources on targeted areas of the City to promote social and physical revitalization as well as enhance the quality of life for its residents through rehabilitation efforts. These code enforcement activities, together with public improvements, rehabilitation, and services to be provided, are expected to arrest the decline of the deteriorating or deteriorated areas.

As part of the City's comprehensive, multiyear rehabilitation plan resources will continue to be allocated to targeted areas of the City. The City shall ensure that these resources/activities do not benefit moderate-income persons to the exclusion of low-income persons, of which at least 51 percent exist in all the census tract areas (Exhibit 7)

2011–2012 Output: 300 homes inspected

Outcome Category: Sustainability of Suitable Living Environment

Goals Addressed: NI-1, NI-3

Funding: \$110,000 in 2010–2011 CDBG funds

2011 Accomplishments:

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
- Desert view Neighborhood Project Area
- El Dorado Neighborhood Project Area
- Joshua Neighborhood Project Area

City of Lancaster CAPER
2011 Program Year

- South Downtown Neighborhood Project Area
- Parkview Neighborhood Project Area
- Yucca Neighborhood Project Area

During the 2011 Program Year, a total of \$101,382.42 was expended for salary and overhead to support the Code Enforcement Officers and related activity 562. Code Enforcement activities within targeted neighborhood revitalization areas addressed over 700 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 (Exhibit 7).

• **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 \$30,000 was expended to fund the Housing Rights Center (HRC) sub-recipient contract for the 2011 Program Year. Over the course of the 2011 Program Year, the Housing Rights Center provided services to a total of 495 Lancaster clients, a decrease of 110 clients from last year, through a variety of programs at a cost of \$26,628. At the end of the program year all \$26,628 budgeted funds were expended.

Specific Requirement of the CDBG Program - Program Administration

CDBG Funding: A total of \$200,000 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 \$203,647.64 was expended during this program year. The additional \$3,647.64 came from unallocated CDBG funding, and the amount is less than 25% of the overall grant; therefore, a substantial amendment was not required pursuant to regulations and the City's Citizen Participation Plan.

A comprehensive review of CDBG project funding for the 2011 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 2011 (PR06) as Report B.

B. Nature of and reasons for changes in program objectives

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2011 Program Year

During the 2011 Program Year, the Joshua Linear Park activity was not funded due to a reduced amount received in CDBG entitlement funds for the 2011 Program Year. Nevertheless, the Joshua Linear Park activity is expected to be funded with 2012 CDBG funds. However, 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 2011 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, for the 2011 Program Year, made eligible expenditures for Neighborhood Stabilization Program 3 (NSP3) funding to address the effects of abandoned and foreclosed upon homes. The City is has recently completed all rehabilitation efforts and is preparing to market the homes and make them available to low to moderate income persons.

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 and continued eligible grant activities and expenditures in the 2011 Program Year.

CDBG-R activities were in the construction stage during the 2010 Program Year. The \$369,251 has been allocated and expended for neighborhood improvement 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 were carried out until early 2011. The City provided financial assistance to qualified participants in order to stabilize housing and prevent homelessness. The City

City of Lancaster CAPER
2011 Program Year

assisted 152 families during the 2011 Program Year who would have otherwise been homeless without the financial assistance provided through this grant.

El Dorado Park Rehabilitation - \$200,000 CDBG funds

El Dorado Park encompasses 9.3 acres and is located in a primarily residential service area. The ageing facility provides a much needed park and recreational space, as the nearest park is over one and a half miles to the north. The park provides the residents in the surrounding neighborhoods a place to gather, play and create community.

The rehabilitated playground and exercise paths provide athletic and recreational opportunities for the nearby residents to enjoy. Features include a rehabilitated exercise path that is a third of a mile long; 12 cardio exercise stations; and, two play sets designed for children ages 3 to 12 with 100% wheelchair accessibility.

The service area for El Dorado Park is bounded by Sierra Highway to Fifth Street East and from Avenue I to Avenue K. The service area is comprised of three Census Tracts and four Block Groups with an average low to moderate income percentage of 58.9% (see attached map and Census Tract listing). The service area is primarily residential and contains over 6,500 residents.

The park was completed after the close of the 2011 Program Year on August 22, 2012.

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. CDBG activities and funding were used to benefit LMI persons in areas within the City with the greatest need. LMI persons in qualified census tracts and defined service areas received the majority of CDBG funding after the City satisfied Section 108 loan obligations.

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) III funds to acquire foreclosed and vacant homes in areas of greatest need. The City of Lancaster has acquired 11 properties in accordance with NSP3 requirements. Approximately \$1.5 million has been expended on foreclosed homes and administrative activities in NSP3 targeted areas.

City of Lancaster CAPER
2011 Program Year

Furthermore, the Neighborhood Foreclosure Program, funded by the Lancaster Housing Authority's Department of Housing and Neighborhood Revitalization, sold 5 rehabilitated homes during the 2011 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. The number of vouchers issued for the 2011 calendar year 2,205 vouchers and had 194 employees participate.

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.

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.

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2011 Program Year

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, 194 employees were hired through the Enterprise Zone program. These 194 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:** No limited clientele activities were carried out in the 2011 Program Year.
- H. Program Income:** The City did not receive program income from CDBG activities in the 2011 Program Year.
- I. Prior Period Adjustments** –No prior period adjustments were made during the 2011 Program Year.
- J. Loans and Other Receivables**

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 2011 Program Year. However, three Section 108 Loans continued to be funded as CDBG activities for the 2011 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 (565): Loan was restructured in 2010 Program Year with HUD. A total of \$285,000 was budgeted to repay two combined Section 108 Loan Guarantee for additional infrastructure required for the Fox Field Industrial Corridor and, 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).. The City expended \$19,075.25 on interest and \$219,075.25 on principal during 2011. The balance of the unexpended funds due to the restructuring of the loan will be reprogrammed in future action plans or through a substantial amendment. The total outstanding principal amount is \$2,205,801.50.

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2011 Program Year

CDBG Funding (MHA) -- 567: A total of \$122,000 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 \$120,248.10 of budgeted funds were expended for the repayment of the Section 108 loan. The total outstanding loan amount for this Section 108 loan is \$1,442,221.45 in principal due.

CDBG Funding (Children's Center) -- 566: 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 \$128,257.70 of budgeted funds were expended for the repayment of the Section 108 loan. The total outstanding loan amount for this Section 108 loan is \$1,682,646.05 in principal due.

Lump Sum Agreements

The City of Lancaster did not have any lump sum agreements for the 2011 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) (Desert View, Mariposa, Piute)
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 2011 Program Year as Appendix G.

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2011 Program Year

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 2011 Program Year is included as Exhibit 2. The City met a number of the stated goals and strategies during the 2010-2015 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 2012 Program Year.

O. Identification of ALL known Federal/HUD Resources Available

The City of Lancaster pursued all the resources, and more, that were outlined in its 2011 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, for the 2011 Program Year, utilized Neighborhood Stabilization Program 3 (NSP3) funding in the amount of \$2,364,566 to address the effects of abandoned and foreclosed upon homes. The City of Lancaster also continued to expend grant funds for eligible activities for the Homelessness Prevention and Rapid Re-Housing Program (HPRP), \$565,646, and the CDBG-Recovery grant program, \$369,251.

X OTHER PROGRAM FUNDS

A. Home Program Funds

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

B. HOPWA Funds

The City of Lancaster does not receive HOPWA funding.

C. ESG Funds

The City of Lancaster does not receive ESG funding.

NOTES

A. IDIS Reports