

# **CITY OF LANCASTER**

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

**CONSOLIDATED PLAN  
ANNUAL ACTION PLAN  
2006 PROGRAM YEAR**

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# CITY OF LANCASTER

## CONSOLIDATED PLAN 2006 PROGRAM YEAR ACTION PLAN

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# **CITY OF LANCASTER**

## **CONOLIDATED PLAN AND STRATEGY 2006 PROGRAM YEAR ACTION PLAN**

### **II OVERVIEW OF CONSOLIDATED PLAN**

The U.S. Department of Housing and Urban Development implemented a process that combines the planning and application aspects of the Community Planning and Development (CPD) formula programs, including the Community Development Block Grant (CDBG), into a single, consolidated document submission. This process is called the Consolidated Plan and Strategy and represents a five-year plan for the administration of HUD funded CPD Programs, including the Community Development Block Grant program in which the City of Lancaster currently participates. The City of Lancaster is entering the second year of the 2005-2010 Consolidated Plan cycle.

The Consolidated Plan and Strategy is designed to be a collaborative process between local government and the community for establishing a unified vision for community development actions. The Consolidated Plan helps the City plan and also facilitates implementation of its CPD programs.

### **III CONSOLIDATED PLAN GOALS/PRIORITIES**

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

1. Rehabilitate owner and/or renter-occupied residences for extremely low- to moderate-income households, elderly, and the physically disabled.
2. Construct affordable housing meeting the special needs of the elderly population.
3. Construct congregate housing to meet the special needs of veterans.
4. Provide shelter and services to meet the needs of the homeless and “at risk” populations.
5. Provide financial assistance to first-time home buyers who do not exceed the moderate-income level to help them purchase affordable housing.
6. Construct affordable housing meeting the needs of the low- to moderate-income population.
7. Promote and stimulate job creation/retention activities for low/moderate-income residents through economic development activities.
8. Enhance the City's public facility needs through the expansion and development of new parks, recreational, and neighborhood facilities.
9. Provide for a safe and healthy environment through the construction and rehabilitation of City infrastructure.
10. Provide for the public safety needs of Lancaster residents through enhanced crime awareness services.
11. Provide for public service needs for Lancaster residents through enhanced transportation services.
12. Provide for neighborhood revitalization within blighted areas.
13. Promote and support enhanced skills assessment, employment training, and job placement for very low- and low-income residents.

## IV ANNUAL ACTION PLAN PROJECTS

Since 1995, when the City's first Consolidated Plan and Strategy was implemented, many of the City's priorities, especially those ranked as "high priorities," have been met through various City and Redevelopment Agency programs. To continue the City's efforts in meeting new and continuing priorities, the City of Lancaster will fund the following CDBG projects during the 2006 program year in support of its 2005-2010 Consolidated Plan Five-Year Strategic Plan.

The new entitlement funding allocation for the 2006 program year is \$1,403,438. An additional \$89,138 in prior years' funding was also reprogrammed.

### A. PROPOSED PROJECTS

#### 1. Planning and Administration - \$114,000 (new funds)

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

#### 2. Fair Housing Services - \$23,152 (new funds)

As provided in its current agreement with the Housing Rights Center, the City will enter into a new Sub-recipient Agreement for fair housing services for the 2006 program year to provide fair housing services to the City's housing providers, financial institutions, and an estimated 300 Lancaster residents. Fair housing services provided will include training, counseling, testing, mediation, informational printed materials (English, Spanish, and Asian languages), community outreach and education, on-site clinics, monitoring, and telephone/message accessibility. Providing fair housing services is a requirement of the Community Development Block Grant program under the U.S. Department of Housing and Urban Development regulations Title 24.

#### 3. Repayment of Section 108 Loan - Industrial Infrastructure (Fox Field); Housing Site Property Acquisition (Sate Fairgrounds); and Recreational Facilities (Soccer Complex) - \$279,285 (new funds)

This \$3.1 million loan was secured for the purpose of meeting high priority community development needs outlined in the City's 2000-2005 Consolidated Plan Strategic Plan. These priorities included job creation through economic development activities, acquisition of property for the purpose of providing affordable housing, and the elimination of blight through the construction of public facilities.

All three projects have been completed; however, the following is a brief summary outlining each of the projects covered by this loan.

- a. Public improvements and economic development activities in the Fox Field Industrial Corridor (\$500,000) - Infrastructure improvements in support of retaining the new jobs created as a result of the Avenue H Overpass project (850 new jobs) and providing for future business expansion as well as attraction of other industrial/manufacturing businesses.
- b. Acquisition of state fairground property located at Division Street and East Avenue I for the construction of future affordable housing, neighborhood park, and retail center in a low/moderate-income area (\$1.3 million); and
- c. Elimination of blighting conditions through the development of recreational facilities in Redevelopment Project Area No. 6 (\$1.3 million).

**4. Repayment of Section 108 Loan (Industrial Corridor Infrastructure) - \$30,341 (new funds)**

Job creation continues to be a high priority for the City of Lancaster and this Section 108 Loan was used to assist the City in addressing a high priority community development need. This \$320,000 loan was secured to assist the City of Lancaster with additional economic development activities and the construction of public improvements in the Fox Field Industrial area. It was used to augment the \$500,000 in loan funding that was received through the \$3.1 million Section 108 Loan as noted previously in item A.3, page 3.

As previously stated, these improvements are completed and will continue to aid in bringing new industrial and manufacturing businesses to the area and create additional new jobs for low and moderate-income residents.

**5. Repayment of Section 108 Loan (Mental Health Association) - \$118,148 (new funds)**

In August, 2003, the City received \$1.45 million in Section 108 Loan funding for the relocation and expansion of the Antelope Valley Mental Health Association facility to a more centralized location within the City's North Downtown Neighborhood Revitalization/Transit Village project area. The Section 108 Loan funds have been used to acquire the property needed for the construction of the new facility.

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

**6. Repayment of Section 108 Loan (Antelope Valley Child Abuse Center) - \$127,650 (new funds)**

During the 2003 program year, the City received approval of its application for \$1.5 million in Section 108 Loan funding for the construction of a new Antelope Valley Child Abuse Center (Children's Center) facility. This facility will be located in a more convenient, centralized location within the City's North Downtown Neighborhood Revitalization/Transit Village project area. These Section 108 Loan funds will be used to support construction of a new 15,445 sq. ft. facility.

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

**7. Infrastructure Assessment/Rehabilitation - \$800,000 (\$710,862 new funds; \$89,138 reprogrammed funds)**

The City has allocated \$710,862 in new funding along with \$89,138 in reprogrammed prior years' funding for a total budget of \$800,000 to provide for the assessment and rehabilitation of sewers in older low- and moderate-income areas of the City (see Attachment 6). In meeting the City's community development needs sewer improvements are considered a high priority within the five-year Consolidated Plan as indicated on HUD Table 2-B (see Attachment 4).

The first phase of this project will be to perform a video assessment of approximately 80 miles of sewer mains to determine which areas require repair, relining, or replacement of the sewers in order to maintain the health and safety of these neighborhoods. Phase 2 will include the reconstruction of the sewers identified as needing replacement and/or reconstruction.

The City shall ensure that these activities do not benefit moderate income persons to the exclusion of low-income persons of which at least 51 percent exist in all the census tract areas that will be affected under this project (see Attachment 4c) and as outlined in 24 CFR, Part 570.208(a)(1).

## V. GEOGRAPHIC DISTRIBUTION

For the 2006 program year, the City of Lancaster will focus its CDBG entitlement funding on addressing Consolidated Plan goals/priorities within the following geographic locations:

- A. **PLANNING & ADMINISTRATION** - Citywide
- B. **FAIR HOUSING SERVICES** - Citywide
- C. **REPAYMENT OF SECTION 108 LOAN (\$3.1 million)**. Projects and project locations are identified below and shown on Attachment 7.
  - 1. **Fox Field industrial area infrastructure improvements (\$500,000)** - Avenue G-8, from 25th Street West to 30th Street West and from 30th Street West from Avenue H to Avenue G-8 located in the Amargosa Redevelopment Project Area.
  - 2. **Property acquisition for development of future affordable housing, neighborhood park, and surrounding public services (\$1.3 million)** - Located at the "Old Fairgrounds Site" at Avenue I and Division Street in Redevelopment Project Area 7 within 2000 Census Tract 9006.02.
  - 3. **Development of recreational facilities (Regional Soccer Complex) in Redevelopment Project Area 5 (\$1.3 million)** - Avenue L and 30th Street East.
- D. **REPAYMENT OF SECTION 108 LOAN (\$320,000)** - Fox Field industrial area infrastructure improvements for economic development and job creation activities located on Avenue G-8, from 25th Street West to 30th Street West and from 30th Street West from Avenue H to Avenue G-8 within the Amargosa Redevelopment Project Area.
- E. **REPAYMENT OF SECTION 108 LOAN (\$1.45 million)** - Property acquisition for relocation of the Mental Health Association to be located on the Southwest Corner of Jackman Street and Sierra Highway within Redevelopment Project Areas 6 and Central Business District and within the North Downtown Neighborhood Revitalization/Transit Village Project area as outlined on Attachment 8, No. 12).
- F. **REPAYMENT OF SECTION 108 LOAN (\$1.5 million)** - Construction of a new Antelope Valley Child Abuse Center (Children's Center) at the northwest corner of Jackman Street and Fern Avenue within Redevelopment Project Areas 5 and Central Business District and within the North Downtown Neighborhood Revitalization/Transit Village Project Area as outlined on Attachment 8, No. 11).

- G. INFRASTRUCTURE ASSESSMENT/REHABILITATION** - Assessment and rehabilitation of outdated sewers in low- and moderate-income areas bounded by Avenue M, west to 10th Street West, north to Avenue K, west to 20th Street West, north to Avenue J, east to 10th Street West, north to Avenue H, east to 20th Street East, south to Avenue I, west to 10th Street East/Challenger Way, south to Avenue J, east to Division Street, south to Avenue M (see Attachment 6a) and incorporating low- to moderate-income 2000 Census Tracts 9006.02, 9006.06, 9006.07, 9008.04, 9008.06, 9007.01 9007.03, and 9007.04 as indicated on Attachment 6b.

In meeting the community development needs of the City, sewer improvements are considered a high priority within the five-year Consolidated Plan as indicated on HUD Table 2-B (see Attachment 4).

- H. RENTAL HOUSING REHABILITATION** - This is a carryover project from the 2005 program year. Within the five-year Consolidated Plan, housing needs for low-income renters were listed as a high priority need (see Attachment 4, HUD Table 2A). This project involves rehabilitation of rental housing within the North Downtown Neighborhood Revitalization/Transit Village Project area located in a low- and moderate-income area encompassing portions of 2000 Census Tract 9008.06 which has an average of 82% low/mod residents (see Attachment 6c for census tract data and Attachment 9 for project location).

## **VI HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES**

### **A. ANTELOPE VALLEY HOMELESS COALITION**

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

### **B. LANCASTER COMMUNITY SHELTER**

The Lancaster Community Shelter is the only dedicated facility that provides shelter and services for the homeless in the Antelope Valley Service Population Area (SPA 1). The Shelter's sphere of influence includes the cities of Lancaster and Palmdale and the unincorporated areas of Los Angeles County. The City owns the Shelter building; however, homeless services are provided through Catholic Charities.

The City will budget approximately \$40,000 in set-aside housing funds in the upcoming program year for shelter building maintenance along with City staff support.

Currently, there are only two transitional family units at the Lancaster Community Shelter to service the entire Antelope Valley homeless population. With funding as the primary obstacle in meeting the need for additional family units, the City of Lancaster will apply for a \$1 million grant from the Los Angeles County Community Development Commission for the expansion of the existing Lancaster Homeless Shelter to construct 13 transitional housing units for families.

### **C. WORK-SOURCE CALIFORNIA ANTELOPE VALLEY ONE-STOP CAREER CENTER**

The City will continue to be an active partner in the Work-Source California Antelope Valley One-Stop Career Center which provides training and employment support services to area job seekers.

In an effort to lower the chances of high-risk residents becoming homeless, the City, in conjunction with the State Enterprise Zone tax incentive program and the One Stop Career Center programs, will continue to work with community organizations, area businesses, and training service providers to assist unemployed residents obtain both the training and support necessary to obtain and retain employment.

**D. ANTELOPE VALLEY CHILD ABUSE CENTER (Children's Center)**

The City will assist the Antelope Valley Child Abuse Center (Children's Center), through the repayment of a Section 108 Loan (\$1.5 million), relocate and expand its operations within the City's North Downtown Neighborhood Revitalization/Transit Village Project area. The Antelope Valley Child Abuse Center (Children's Center) provides an outpatient, non-residential, facility for the treatment of abused, neglected, and "at risk" children.

The Center offers a Child Abuse Treatment program for children of all ages known as the Family Preservation Program. This program is a multi-disciplinary program involving the Department of Children and Family Services, Mental Health, and the Probation Department.

The Center's Home-Based Program offers school readiness for children ages 3-5 as well as family bonding. The Home-Based Program also targets children who only speak Spanish, those at risk for special education, and those children living in rural areas not accessible to public transportation or preschool educational opportunities.

**E. MENTAL HEALTH ASSOCIATION**

The City will also continue to assist in the relocation and expansion of the Antelope Valley Chapter of the Mental Health Association (MH) through the repayment of a Section 108 Loan (\$1.45 million) obtained for this purpose. This loan will allow the Mental Health Association to relocate its operations within the City's North Downtown Neighborhood Revitalization/Transit Village project area. Relocating in this area will allow the MHA center to be in closer proximity to not only transportation but also other support services for its clients.

The Mental Health Association offers a broad range of services to adults (from age 17) in the Antelope Valley. Its integrated services customize a range of mental health care, housing, employment, and money management services along with providing one-on-one case management support to its clients.

**F. DOWNTOWN HOUSING**

As an additional part of its multi-year downtown revitalization effort, the Redevelopment Agency Housing Department, in partnership with a private developer and the National Mental Health Association of Greater Los Angeles, will construct 100 units of multi-family housing targeting individuals and families at 30% to 50% of the area median income (AMI). This new complex will be located in proximity to the new Mental Health Association facility within the downtown revitalization area.

A total of 35 one-bedroom units will be used as supportive housing units serving a tenant population of persons with a primary diagnosis of mental illness who may be dually diagnosed with chronic substance abuse and who are homeless or "at risk" of homelessness.

## VII OTHER ACTIONS

During the 2006 program year, the City will continue to meet its Consolidated Plan goals/priorities by funding projects, through various funding sources, that provide for the elimination of blighting conditions in low/moderate-income areas; provide services to the needy; provide for enhanced public safety; provide for enhanced transportation services; support affordable housing needs; provide revitalization efforts in targeted low/moderate-income neighborhoods; and promote job creation and training.

### A. PLANNED ACTION TO ADDRESS OBSTACLES TO MEETING UNDERSERVED NEEDS

Obstacles to meeting undeserved needs primarily fall into the categories of funding and staff availability. The bulk of financial assistance for delivery of services provided by the City comes from the Lancaster Redevelopment Agency and the City's general fund. Gaps, or more appropriately 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.

While the California State budget crises, which has continued since the 2003 program year, seems to be easing for the City of Lancaster, staffing levels have not been able to keep up with the overwhelming growth the City is currently experiencing primarily in housing construction. With increased housing sales comes an increased need for public services, infrastructure, jobs, and quality of life amenities such as parks and recreation services. Even though the City and the Redevelopment Agency have experienced increased sales tax and tax increment funds, 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.

With these issues in mind, 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 (sewer) assessment/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.

1. **Social Services**

To enhance its ongoing continuum of care for the needy as well as improve and expand the provision of social service benefits for the community, the City will work in partnership with local non-profit organizations in order to increase the social service benefits available to the residents of the Antelope Valley.

- a. **Children's Center** - During the 2003 program year, the City was awarded a Section 108 Loan Guarantee for \$1.5 million to support the construction of a new Antelope Valley Child Abuse Center (Children's Center). This organization provides services to the region's abused and neglected children. Construction began during the 2005 program year and should be completed during this program year. This project is located in the North Downtown Neighborhood Revitalization/Transit Village Project area (see Attachment 8, No. 11).

The City has allocated \$127,650 for repayment of this Section 108 Loan during the 2006 program year.

- b. **Mental Health Association** - The City was awarded a Section 108 Loan in the amount of \$1.45 million to assist with the relocation and expansion of the Antelope Valley Mental Health Association (MHA). The property acquisition phase of this project was completed during the 2005 program year. The cost of property acquisition was funded from the Redevelopment Agency's 20 percent set-aside housing budget in addition to the Section 108 Loan funds. Design and engineering will move forward in the 2006 program year.

This project will support the needs of the mentally ill within not only the City of Lancaster but also the regional area with a larger facility that will be able to accommodate more services in a location that will more easily be accessible to MHA clients. The new Mental Health Association facility will be located within the Downtown Revitalization/Transit Village area (see Attachment 8, No. 12).

The City has allocated \$118,148 for repayment of this Section 108 Loan during the 2006 program year.

- c. **Regional Homeless Coalition** - The City will also continue its support of the Antelope Valley Homeless Coalition in meeting the needs of the area's homeless and those threatened with homelessness.

- d. **Lancaster Community Shelter** - The Lancaster Community Shelter is the only dedicated facility that provides shelter and services for the homeless in the Antelope Valley Service Population Area (SPA 1). Its jurisdiction includes the cities of Lancaster and Palmdale and the unincorporated areas of Los Angeles County.

The City will budget approximately \$40,000 in set-aside housing funds in the upcoming year for building maintenance and staff support for the shelter.

## 2. **Housing**

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

A total of 35 one-bedroom units will be used as supportive housing units serving a tenant population of persons with a primary diagnosis of mental illness. Construction of this project will be funded through the issuance of multi-family housing revenue bonds.

- b. **Transitional Housing** - An underserved need in the Antelope Valley continues to be the shortage of transitional family units for homeless families. Currently, there are only two transitional family units at the Antelope Valley Shelter to service the entire Antelope Valley homeless population. With funding as the primary obstacle in meeting the need for additional family units, the City of Lancaster will apply for a \$1 million grant from the Los Angeles County Community Development Commission for the expansion of the existing Lancaster Homeless Shelter to add 13 transitional housing units for families.

## 3. **Job Creation**

- a. **Work-Source California Antelope Valley One-Stop Career Center ("Center")** - The City will continue to be an active partner with the Center providing employment support services to area residents. This will be accomplished through the City's efforts in working with businesses to hire state recognized Enterprise Zone eligible employees. While there are 26 criteria that can qualify a job seeker as Enterprise Zone eligible, most of the categories fall within the criteria of "disadvantaged." Through the State Enterprise Zone tax hiring credit, a business is entitled to over \$31,000 in state tax credits, over a five year period, for every qualifying employee that is hired.

- b. Fox Field Industrial Area Infrastructure** - In 1990 the City was awarded a Section 108 Loan in the amount of \$320,000 to provide additional funding support to the \$500,000 loan (portion of \$3.1 million loan) that was used to add additional infrastructure in the Fox Field Industrial Corridor area in order to support current and future manufacturing and light industrial businesses. As a result of the infrastructure enhancements new businesses continue to locate in this area.

Approximately 1,200 new jobs have already been created as a result of the City's economic development activities in the Fox Field Corridor. It is anticipated an additional 50 new jobs will be created in the 2006 program year.

The City has allocated \$30,341 for repayment of this Section 108 Loan during the 2006 program year.

**B. PLANNED ACTION TO FOSTER AND MAINTAIN AFFORDABLE HOUSING**

The City's housing goals/priorities continue to be those of furthering the provision of affordable, safe, healthy, and livable housing to its residents as well as providing safe neighborhoods. This includes providing affordable housing to extremely low-, low-, and moderate-income persons/families that experience housing cost burdens, live in deteriorated units, or require certain special services to maintain a satisfactory lifestyle.

During this program year, the City will continue its efforts to purchase and demolish deteriorated dwellings in the downtown area; to rehabilitate owner-occupied and renter-occupied dwellings; and provide for neighborhood revitalization within the North Downtown Neighborhood Revitalization/Transit Village project area for the purpose of providing a centralized, downtown public park; public service facilities; infrastructure improvements; and low- to moderate-income housing.

In addition to CDBG funds, other redevelopment and city funds are used to foster and maintain affordable housing throughout the city. The following is a list of both CDBG funded projects proposed for the 2006 program and other affordable housing projects/programs the City will be undertaking:

**1. Housing Rehabilitation**

- a. Rental Housing Rehabilitation (CDBG funded)** - As part of the City's Housing Restoration and Preservation Program, the Redevelopment Agency Housing and Neighborhood Revitalization Department will continue with the rehabilitation of approximately 12 rental housing units within the North Downtown Neighborhood Revitalization/Transit Village Project preservation and in-fill housing area located in a low- and moderate-income area encompassing portions of 2000 Census Tract 9008.06 (see Attachment 9, No. 1). This project is a carryover from the 2005 program year with CDBG carryover funds maintained for project completion.
- b. Housing Restoration/Preservation** - In addition to the rehabilitation of approximately 12 rental housing units, the Housing Department will also rehabilitate approximately 20 owner-occupied low/moderate-income units within the North Downtown Neighborhood Revitalization/Transit Village Project preservation and in-fill housing area shown on Attachment 8, No. 14.

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

2. **Affordable Housing Projects/Programs (Attachment 9)**

- a. **Arbor Grove** - As part of the multi-year downtown revitalization effort, the Redevelopment Agency Housing and Neighborhood Revitalization Department, in partnership with a private developer, will complete the construction of the \$12 million Arbor Grove affordable senior housing complex, located on the northeast corner of 10th Street West and Jackman Avenue within the North Downtown Neighborhood Revitalization/Transit Village Project area.

This complex will offer 150 1-bedroom senior apartments and over 8,500 square feet of commercial space that will feature shops, restaurants, and services. The complex will also include three community rooms and a community activity coordinator and security staff will also provide added service to the residents. The project is expected to be completed by summer 2006. (See Attachment 8, No. 17 and Attachment 9, No 2).

- b. **Laurel Crest Apartments** - Additional affordable housing will be constructed, in conjunction with Jamboree Housing, a California non-profit public benefit corporation, within the North Downtown Neighborhood Revitalization/Transit Village Project area. Laurel Crest Apartments, located at 45114 Beech Avenue, will be a 72-unit complex for lower-income families. A 55-year affordability covenant, along with other conditions and restrictions, will be placed on the development to secure that these community benefits to lower-income families will be enforced over the long-term. This project will be funded through State HOME funds, MHP funds, along with private and public funds. (See Attachment 8, No. 14 and Attachment 9, No. 4).

- c. **Northeast Gateway Corridor Housing** - In its provision of affordable housing, the City will also partner with CCF and MBK Homes to develop 79 single-family homes as part of the City's Northeast Gateway Corridor Vision Plan for revitalization. These homes will be offered to potential homeowners with incomes ranging from 60 percent to 120 percent of median income. Construction is scheduled to begin in the upcoming program year. (See Attachment 9, No. 3 and Attachment 10, No. 6 for location).

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

Of the 100 units, total of 35 one-bedroom units will be used as supportive housing units serving a tenant population of persons with a primary diagnosis of mental illness. This project will be funded through the issuance of multi-family housing revenue bonds. (See Attachment 9, No. 5)

**e. Home Ownership Mortgage Loan Program** - The Redevelopment Housing Department will also continue to maintain the provision of affordable housing to residents through the Home Ownership Mortgage Loan Program. This program is comprised the following sub-program:

1) New Mobile Home Purchase - The Redevelopment Agency Housing Department purchases either an existing and new mobile home and sells it to a low- and moderate-income family. This program is funded with state HOME funds through a revolving loan account.

The Redevelopment Agency finances the sale of the mobile homes with zero percent interest. The purchasers must provide a minimum of two percent down payment. The units are then placed in one of the two mobile home parks owned and operated by the Lancaster Redevelopment Agency Housing Department (Desert Sands) or the City Housing Authority (Brierwood). (See Attachment 9, Nos. 6 and 7 for park locations.)

### **3. Public Infrastructure**

**a. Infrastructure Assessment and Rehabilitation** (CDBG funded) - Assessment and rehabilitation of outdated sewers in low- and moderate-income areas covering 2000 Census Tracts 9006.02, 9006.06, 9006.07, 9008.04, 9008.06, 9007.01 9007.03, and 9007.04 as indicated on Attachment 6a.

### **4. Housing Development Policies/Procedures**

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

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

Under the density bonus provisions, a developer may exceed the maximum allowable residential density restrictions by 25% or receive an equivalent financial incentive for providing income-restricted housing

units. This provision provides for an increase in the availability of housing to low-income households within the City through the use of private funds.

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

## 5. Development Partnerships

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

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

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

This project will be funded through State HOME funds, acquired by the City of Lancaster; MHP funds; and private funds. (See Attachment 8, No. 14).

- c. **Arbor Grove Senior Housing Complex** - As part of the multi-year downtown revitalization effort, the Redevelopment Agency Housing and Neighborhood Revitalization Department, in partnership with a private developer, will complete the construction of the \$12 million Arbor Grove affordable senior housing complex, located on the northeast corner of 10th Street West and Jackman Avenue within the North Downtown Neighborhood Revitalization/Transit Village Project area (see Attachment 8, No. 17).

6. **Non-Profit Housing Support**

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

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

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

7. **Fair Housing**

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

The timelines for implementing the recommendations to Lancaster's current Updated Impediments to Fair Housing will continue to be monitored. (See Attachment 11). An updated Fair Housing Impediment Study will be conducted in the upcoming year.

- b. **Fair Housing Services** - The City of Lancaster will continue to work with the Housing Rights Center, through a Sub-recipient Agreement (see Attachment 12), to provide fair housing services to the residents of Lancaster.

During the 2006 program year, the Housing Rights Center will provide training and presentations to local lending institutions, housing groups, and landlords; public service information for radio and newspaper dissemination; fair housing information to residents (English, Spanish and Asian languages), a toll-free telephone line; monitoring of fair housing complaints; investigation and testing when warranted; and conduct on-site fair housing counseling clinics for the public as outlined in Attachment 11.

Based on the available statistical reports for the 2005 program year, it is estimated that approximately 300 residents will receive fair housing assistance during the upcoming program year at a budgeted cost of \$23,152.

**C. PLANNED ACTION TO REMOVE BARRIERS TO AFFORDABLE HOUSING**

In planning for the development, maintenance, and improvement of housing, barriers to the construction of affordable housing must be identified. Many of these constraints cannot be mitigated by local government, particularly those related to the condition of the state and national economies, but others can be minimized in order to facilitate the provision of housing.

**1. Jobs/Housing Balance**

The City of Lancaster is experiencing unprecedented housing growth (over 7,000 homes in the development process) unlike other cities within Los Angeles County. As a result, the City will continue to press for a balance between job creation and housing. At issue for the City of Lancaster, is the challenge of creating jobs to accommodate the demand for the City's affordable housing market.

**2. Zoning Ordinance**

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

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

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

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

### 3. Additional Funding Sources

There has been a clear trend to de-emphasize federal and state housing programs over the past decade, especially with the new focus on the Workforce Investment Act and job creation. As a result, federal funding for housing programs has either declined or remained stagnant. This trend has left local governments with a mandate to provide programs to facilitate housing for all economic segments of the community with limited access to the funds to initiate and/or maintain such programs.

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

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

### 4. Development Processing

- a. **Director's Review Process** - Excessive processing time may act as a barrier in the production of affordable housing because it can sometimes lead to delays in projects as well as increase carrying costs to the developer for land, financing, etc. As a result, the City has reduced processing time to the minimum necessary for adequate review and control of development, when applicable, through its Director's Review process. The City will continue to provide permit streamlining procedures in order to provide a reduction in the processing time for most projects (not requiring special studies) by as much as 50 percent.

- b. Development Review Committee** - The City will also continue to use the Development Review Committee (DRC) to provide a unified, single-point review team that will work directly with the developer/applicant, significantly cutting the time-line in notifying the developer of any development changes that may be required. This group also helps in reducing project processing time.
- c. City Subdivision Ordinance** - In addition, the City's Subdivision Ordinance incorporates an administrative parcel map section. Subdivision review is now performed entirely by staff which eliminates the requirement for a Public Hearing thereby reducing processing time.

**5. Fair Housing**

The Housing Rights Center will continue to provide fair housing services to the residents of Lancaster as well as review HMDA data to monitor changes in the City's housing distribution.

Lancaster's management has taken a proactive approach to creating a climate for housing development. As noted above, the City has implemented multiple actions to create a supportive climate for the availability of affordable housing.

In addition, City officials, City staff, and community leaders are supportive of the affordable housing programs available to lower-income households as evidenced by the low and moderate-income housing to be created within the North Downtown Neighborhood Revitalization/Transit plan and other areas of the City during the coming year. The City will continue, however, to examine its policies, ordinances, and procedures as they are introduced to identify and correct any future potential barriers to affordable housing opportunities.

**D. PLANNED ACTION TO AFFIRMATIVELY FURTHER FAIR HOUSING**

**1. Fair Housing Impediments Study**

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

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

During the 2006 program year, the City plans to hire a consultant to update the Fair Housing Impediments Study.

**2. Fair Housing Impediments Study Update**

The updated Analysis of Impediments to Fair Housing completed in April 2002 focused on four specific areas. The findings related to these four specific areas are offered below:

**a. Demographic Context in Lancaster**

The 2000 census counted 118,718 residents in Lancaster -- about a 22% increase over 1990. As of January 2006, Lancaster's population had grown to 133,703 a change of approximate 12.6% from the 2000 census and a 3.5% increase from January 2005.

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

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

In addition, there is an equal split between males (50.7%) and females (49.3%) with a median age of 31.7 years. The average family income as of January 2006 was \$61,298. (Source: Greater Antelope alley Economic Alliance 2006 Economic Roundtable Report)

In addition, housing in Lancaster continues to be substantially more affordable than in other parts of Los Angeles County (particularly the “suburban” areas). The median home price in Lancaster in 2005 was \$302,000 in contrast to neighboring Palmdale at \$350,000 and our neighbor to the south, Santa Clarita at \$550,000. (Source: Greater Antelope alley Economic Alliance 2006 Economic Roundtable Report)

Since the Antelope Valley has lost its perceived forbidding aspect as a white enclave that did not welcome minorities, the relatively low cost of housing might indicate that moderate-to-middle-income families may now disproportionately populate Lancaster’s new housing.

#### **b. Fair Lending in the City of Lancaster**

The Home Mortgage Disclosure Act data (HMDA) data provides information about the lending patterns of financial institutions. The City of Lancaster’s 2002 AI update showed that approval rates are relatively high for all groups of loan applicants in the City of Lancaster when the information is evaluated in the aggregate. Attention should be given, however, to the possibility of discriminatory treatment and underwriting by area banks.

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

#### **c. Fair Housing Services in Lancaster**

The updated AI Study found that, overall, the City of Lancaster’s Fair Housing operation is well-run. Record-keeping of complaints is excellent, intake and investigation of complaints is effective, and complaints are resolved in over half the cases. One problem, however, continues to be in the area of testing. Testing seems to be used only as a tertiary tool in the investigation of complaints. Testing can be an effective tool in providing independent, corroborating evidence of a violation. It can also push an investigation along without requiring the involvement from complainants who are hesitant to get involved.

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

#### **d. Lancaster Land Use and Zoning**

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

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

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

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

- 3) Parking Requirements – Lancaster's parking requirements are similar to most jurisdictions and do not seem to be excessive. In fact, Lancaster requires less covered parking than other areas. There are reduced parking requirements for residential care facilities and senior citizen housing. This tends to make construction of these types of units more attractive and is a regulation that enhances fair housing in Lancaster.

- 4) Density Bonus Program – In order to provide additional low-income and very-low income housing, the City of Lancaster has a density bonus program within the existing zoning code. This program allows for a 25% increase in dwelling units over the standard zone maximum. To qualify for this program, the building must have five or more units and designate 20% of the total units for lower-income housing, 10% for very low-income housing, and 50% for senior citizen housing.
- 5) Building Covenants – The City also allows for a reduction in parking requirements, a reduction in setbacks, and an increase in building height and lot coverage, if a builder maintains a building for a minimum of 10 years and a maximum of 30 years and reports on the status of the tenants to the City. This program and the incentives it provides would seem to fulfill both the letter of the fair housing law and its intent to provide a housing stock accessible to low-income families.

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

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

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

- 7) ADA and Fair Housing Amendments Act Guidelines – Although not addressed specifically in the Zoning Code, there appears to be no impediments in the code to group living or residential care. The City should undertake proactive efforts, in conjunction with its fair housing provider, to increase awareness of these guidelines within the building and property management sectors.
- 8) Lancaster’s General Plan – The City of Lancaster sees its supply of affordable housing increasing over the life of the Plan which distinguishes Lancaster from many other communities in Los Angeles County. People will come to Lancaster to work locally as well as commute to Los Angeles proper or the San Fernando Valley as long as the supply of affordable housing remains high.

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

**E. RECOMMENDATIONS AND ACTIONS TO ELIMINATE IDENTIFIED IMPEDIMENTS TO FAIR HOUSING**

While Lancaster's updated Analysis of Impediments to Fair Housing report was basically positive and showed Lancaster moving forward in its efforts to provide its residents with affordable, non-discriminatory housing choices, no jurisdiction is perfect. The following recommendations were offered to further improve the fair housing environment within the City of Lancaster and outlined on the Impediments to Fair Housing Implementation Plan (Attachment 11):

1. **Recommendation:** The neighboring cities of Lancaster and Palmdale are both working with the same fair housing agency. The City of Lancaster should take advantage of this unity to develop joint strategies with the City of Palmdale. Periodic three-way meetings between the two cities and the fair housing provider, Housing Rights Center, should be conducted.

**Proposed Action:** City staff will continue to work with the City of Palmdale and the Housing Rights Center to provide regional fair housing services and activities during the year such as the on-site Fair Housing Clinic conducted monthly in both Lancaster and Palmdale.

The cooperative use of one fair housing consultant benefits both cities with economies of scale in a lower cost for fair housing services and also benefits citizens with uniform fair housing services for the entire Antelope Valley region.

2. **Recommendation:** Conduct investigations and testing within the City's new developments especially on its southwest border where integration may become an issue to fair housing.

**Proposed Action:** The Housing Rights Center will conduct 12 audit tests during the upcoming year.

3. **Recommendation:** The City's fair housing provider should undertake special outreach efforts aimed at the Asian community to better understand possible fair housing needs among Asians.

**Proposed Action:** The Housing Rights Center will continue to use its expertise in its outreach efforts to better serve the Asian community through its marketing programs.

4. **Recommendation:** In general, the performance of lenders servicing Lancaster is good. However, several lenders were identified that have large disparities in approval rates for relative to minority applicants. The City's fair housing provider should conduct seminars with the lending community, making special efforts to involve these lenders, to familiarize them with the AI report's findings, and discuss ways to improve performance.

**Proposed Action:** The Housing Rights Center will conduct 12 training training/presentations aimed at lending institutions, non-profit organizations, and housing providers during the coming program year.

In addition, the Housing Right Center will provide training to lenders in the upcoming program year. This training will focus on "redlining" and predatory lending issues which most often affect minority applicants.

5. **Recommendation:** The City's fair housing provider should follow-up and work with City agencies to improve practices related to ADA and Fair Housing Amendment Act Guidelines in order to ensure fair housing for disabled persons, especially those living in group homes.

**Proposed Action:** The Housing Rights Center will provide outreach and education services at centrally located sites in collaboration with local service providers covering ADA and Fair Housing Guidelines.

6. **Recommendation:** The City's fair housing provider should broaden the fair housing mission in Lancaster by providing enforcement in the "sales" market as well.

**Proposed Action:** This recommendation will be addressed through the audit testing to be conducted during the coming year as well as through informational materials developed to reach homebuyers and sellers.

7. **Recommendation:** The City of Lancaster should consider increasing funding for fair housing services, in exchange for the fair housing provider (a) taking on the supplemental activities and services described in the updated Analysis of Impediments to Fair Housing report; and (b) committing to provide a weekly staff presence in the Antelope Valley.

**Proposed Action:** Since the AI report, funding for the provision of Fair Housing Services has increased annually. With this additional funding, the Housing Rights Center is now able to address the concerns outlined in the updated AI as well as continue to provide on-site clinics and telephone response services for Lancaster Residents. During the coming year, the City will monitor the need to increase office hours.

8. **Recommendation:** City staff should insure that the City's current fair housing provider follows-up on the recommendations presented as well as set standards for performance.

**Proposed Action:** Since completion of its 2002 Updated Analysis of Impediments to Fair Housing (AI) study, the City of Lancaster has initiated a Fair Housing Implementation Plan to address the recommendations that were identified along with specific goals and performance measurements (see Attachment 11). As a condition of the City's new Sub-recipient Agreement with the Housing Rights Center, quarterly reporting guidelines and specific accomplishment timelines have been established (see Attachment 12).

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

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

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

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

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

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

**1. Continuum of Care**

The Department of Housing and Urban Development encourages jurisdictions to develop and maintain a comprehensive continuum of care. To meet this requirement, the City of Lancaster participates in the Los Angeles Homeless Services Authority (LAHSA) continuum of care program under the designation of Service Provider Area 1 (SPA 1). However, to continue its proactive approach in providing a comprehensive continuum of care to local residents, the City of Lancaster will continue to provide support to local service providers and non-profit agencies in developing additional facilities that will provide new services and enhance existing services for all people in need.

**Proposed Action:** During the 2006 program year, the City of Lancaster will continue to assist with the relocation and expansion of the Antelope Valley Child Abuse Center (Children's Center) within the North Downtown Neighborhood Revitalization/Transit Village project area. This relocation and expansion is being assisted through a \$1.5 million federal Section 108 Loan.

**Proposed Action:** The City will assist in the relocation and expansion of the Mental Health Association facility also to be relocated within the City's North Downtown Neighborhood Revitalization/Transit Village project area through a \$1.45 million federal Section 108 Loan.

Both of these projects will provide residents with expanded services that will be centrally located for easy public transportation access.

**Proposed Action:** The City will work with a private developer to construct 100 units of multi-family housing targeting very low-income families. A total of 35 units will be sused as supportive housing nits serving a tenant population of persons with a primary diagnosis of mental illness. This project will be funded through the issuance of multi-family housing revenue bonds.

**Proposed Action:** The City will apply for a \$1 million grant from the Los Angeles County Community Development Commission for the expansion of the existing Lancaster Homeless Shelter to include 13 transitional housing units for families.

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

**Proposed Action:** The Lancaster Community Shelter is the only dedicated facility that provides shelter and services for the homeless in the Antelope Valley Service Population Area (SPA 1). Its jurisdiction includes the cities of Lancaster and Palmdale and the unincorporated areas of Los Angeles County. The City will budget approximately \$40,000 in set-aside housing funds in the upcoming year for building maintenance and staff support for the shelter.

## **2. Job Creation/Job Training**

**a. Job Creation** - During this program year, the City will continue its economic development efforts in the Fox Field Industrial area to support the creation of new jobs for area residents. Approximately 50 new jobs are proposed to be created during the upcoming year.

The City will also continue to work with the Work-Source California Antelope Valley One-Stop Career Center and Lancaster businesses to provide employment opportunities through the State Enterprise Zone Program. It is estimated that approximately 1,000 job seekers will secure employment through the State Enterprise Zone Program during the 2006 Program Year.

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

## **3. Preservation and Provision of Housing**

In the 2006 program year, as in prior years, the City will continue its efforts toward the direct preservation and provision of housing through its CDBG and/or Redevelopment Housing programs. Along with coordinated programs undertaken by other public agencies, service providers, and private industry, the City of Lancaster's current and proposed programs will continue to preserve and produce housing units intended for lower-income individuals and families.

- a. **Housing Restoration/Preservation and New Housing** - One phase of the City's long-range, comprehensive North Downtown Neighborhood Revitalization/Transit Village plan involves the restoration and preservation of homes in the North Downtown Neighborhood Revitalization area known as "Arbor Walk" as well as providing for the construction of new infill housing for low-income and senior residents. Through the provisions of housing and other related services, these combined efforts will help to incrementally assist in the reduction of poverty level individuals and families (see "Planned Action to Foster and Maintain Affordable Housing" Section VII-B.1.b. and Attachment 8, No. 14 for housing project locations).
- b. **Low-Income Housing** - As part of the City's North Downtown Neighborhood Revitalization/Transit Village project effort, the following housing projects will be completed or under construction during the 2006 program year:
- 1) Laurel Crest Apartments - The Redevelopment Agency Housing and Revitalization Department in partnership with a non-profit corporation, will complete construction on 72-unit low-income multi-family housing project. (see "Planned Action to Foster and Maintain Affordable Housing" Section VII-B.2.b. and Attachment 8, No. 14 for housing project location).
  - 2) Northeast Gateway Corridor Housing - The City will partner with private home developers to construct 79 single-family homes for low to moderate-income families. (See "Planned Action to Foster and Maintain Affordable Housing" Section VII-B.2.c. and Attachment 10, No. 5 for housing project location).
  - 3) Downtown Housing - The Redevelopment Agency Housing and Revitalization Department, in partnership with the National Mental Health Association of Los Angeles and a private developer will begin construction on 100 multi-family units for very-low income individuals and families. (See "Planned Action to Foster and Maintain Affordable Housing" Section VII-B.2.d. and Attachment 8, No. 17 for housing project location).
  - 4) Home Mortgage Loan Program - This program provides mobile home rehabilitation and new mobile home purchase capability for low-income individuals and families. It is anticipated that the Housing Department will provide housing to approximately 20 applicants during the coming year within Brierwood and Desert Sands Mobile Home Parks. (See "Planned Action to Foster and Maintain Affordable Housing" Section VII-B.2.e. and Attachment 9, Nos. 6 and 7) for mobile home park locations).

- c. **Senior Housing (Arbor Grove)** - The Redevelopment Agency Housing and Revitalization Department, in conjunction with a private developer, will complete the construction of 150 senior apartment units in the North Downtown Revitalization/Transit Village area for low-income seniors. (See "Planned Action to Foster and Maintain Affordable Housing" Section VII-B.2.a. and Attachment 8, No. 14 for housing project location).

## **H. PLANNED ACTION TO DEVELOP INSTITUTIONAL STRUCTURE**

The primary components of the institutional structure continue to be the Lancaster Redevelopment Agency and the City of Lancaster. While several non-profit organizations provide ancillary support to the City's housing and economic development efforts, the vast majority of the financial assistance and other efforts are provided by these two governmental agencies. The solvency of the Lancaster Redevelopment Agency and the City of Lancaster has been, and will continue to be, the major strength of the permanent housing delivery system.

Both the City and the Redevelopment Agency have a long history of commitment to addressing the housing needs of the community. The continuation of this commitment is evidenced by the long-range housing programs the City has outlined in its five-year Consolidated Plan, by the programs outlined in the City's General Plan, and by the adopted Redevelopment Plans of the various redevelopment project areas within the City.

In the upcoming program year, the City of Lancaster will complete its comprehensive Housing Needs Assessment. From the results of the Assessment, a strategic plan to meet the City's housing needs will be created, specific housing program requirements will be identified, and partnerships with appropriate support agencies will be developed.

The City of Lancaster will continue its participation in the regional Antelope Valley Homeless Coalition. This partnership provides a coordinated effort, in conjunction with the Los Angeles Homeless Services Authority (LAHSA), for funding and the study of a variety of issues related the homeless population, housing needs, public services, and overall enhancement of the region's Continuum of Care. (Refer to VI.G.1. for proposed actions for the 2006 program year.)

The City of Lancaster also will continue its partnership with Catholic Charities for the operation of the Lancaster Community Shelter. In addition, the City will continue to provide financial and staff assistance for the maintenance of the facility.

In addition to housing efforts, the City will continue to maintain partnerships with outside agencies in its economic development and job creation efforts. The Greater Antelope Valley Economic Alliance, the Los Angeles Economic Development Commission, along with the real estate and broker communities all work closely with the City and Redevelopment Agency staff to bring new industry to the city in order to create local jobs for area residents.

To enhance these efforts and provide support to the many needs of the housing and service providers, City staff will continue to work closely with The Fair Housing Center to maintain and promote fair housing services available to all residents as well as work with the Regional Homeless Coalition and the Los Angeles Homeless Services Authority to meet the needs of its "at risk" residents.

All of these efforts support the major statutory goals of Lancaster's Consolidated Plan and are being realized through various long-term projects during the 2006 program year such as the North Downtown Neighborhood Revitalization/Transit Village project.

**I. PLANNED ACTION TO ENHANCE COORDINATION BETWEEN PUBLIC AND PRIVATE HOUSING AND SOCIAL SERVICE AGENCIES**

The City recognizes the importance of coordinating its planning efforts with other public and private service agencies in order to accomplish the programs necessary to meet the community's needs of providing decent housing, providing a suitable living environment, and expanding economic opportunities particularly for low/moderate-income persons.

In order to prevent the haphazard expenditure of housing funds, the City has initiated a citywide Housing Needs Assessment. The Housing Needs Assessment will assist the City in prioritizing the future use of affordable housing funds to provide for the highest and best use of these funds.

As identified throughout this Action Plan document, the City of Lancaster and the Lancaster Redevelopment Agency attempt to coordinate housing, public services, and economic development efforts with other public agencies, non-profit agencies, private developers, and community organizations for the construction of low-income housing, enhanced social services for the "at risk" population, and increased employment opportunities. This year the City and Agency will continue to enhance coordination efforts in the following ways:

- Developing a Housing Strategic Plan in support of the citywide Housing Needs Assessment
- Developing an Economic Development Strategic Plan
- Meeting with outside non-profit agencies and local community organizations for input
- Working with private developers
- Working with training and employment organizations
- Monitoring recipients of City programs and organizations receiving funding
- Reviewing applications, including interviews with applicants, participating in City programs
- Holding neighborhood meetings
- Receiving citizen input on citywide issues
- Recommending funding allocations to City Council

**J. PLANNED ACTION FOR THE RESTORATION/PRESERVATION OF HOUSING**

In the City's Five-Year Consolidated Plan, the rehabilitation of renter-occupied residences through neighborhood revitalization was listed as a high priority. (See Attachment 4, Table 2A).

As part of the City's comprehensive, multi-year North Downtown Neighborhood Revitalization/Transit Village Project, a portion of the project will involve construction of in-fill housing for low-income and senior residents. (See Section VII.G.3 "Preservation and Provision of Housing" for project listings and Attachment 8, Nos. 14-17 for project locations.)

In addition, a portion of the North Downtown Neighborhood Revitalization/Transit Village Project area known as the "Arbor Walk" area will involve the restoration and preservation of approximately 48 existing mixed single-family and duplex residences.

For the 2006 program year, the City will continue the focus of its CDBG resources toward targeted areas of the City, such as Arbor Walk, to promote social and physical revitalization as well as enhance the quality of life for its residents through the rehabilitation of renter-occupied residents. In this effort, the City will carryover unspent CDBG funds of approximately \$368,000, from the 2005 program year, to support the completion of the rehabilitation of rental housing efforts within the North Downtown Neighborhood Revitalization/Transit Village project "Arbor Walk" area.

Approximately 12 rental units will be rehabilitated in FY 2006 for a total of 24 units over the two-year period. It is the City's expectation that the rehabilitation of these rental housing units, in addition to the City's other downtown revitalization efforts, will help return neighborhood pride to an otherwise blighted downtown residential area.

(See Section VII.G.3 "Preservation and Provision of Housing" for project listings and Attachments 8 and 9 for project locations.)

**K. FOSTER PUBLIC HOUSING IMPROVEMENTS AND RESIDENT INITIATIVES**

The City of Lancaster does not have a Public Housing Authority and does not have public housing units within the City other than Section 8 housing which is administered through the Los Angeles County Housing Authority.

However, City residents have voiced their concerns regarding the problems with Section 8 households within their neighborhoods. As a result, there is a major "push" within the City of Lancaster to make Section 8 housing owners responsible for the upkeep of their properties as well as monitoring the individuals/families renting under the Section 8 subsidy to make certain Section 8 guidelines are being followed.

One of the most important activities in fostering all housing improvements, as well as public housing improvements, is the City's participation and assistance in working with private industry, non-profit organizations, and local residents to facilitate development projects that will benefit the community and provide additional affordable and safe housing opportunities for qualifying individuals and/or families.

## **VIII PUBLIC HOUSING**

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

## **IX HOME PROGRAM FUNDS**

The City of Lancaster does not participate in the Federal HOME Program. The City will be applying for State HOME funds to be awarded during the 2006 program year.

## **X CITIZEN COMMENTS**

A Public Comment/Review Period notice outlining the Proposed Use of Funds for the Consolidated Plan Annual Action Plan for the 2006 Program Year was published March 14, 2006, allowing for a 30-day review/comment period ending April 14, 2006. This notice was made in compliance with the Department of Housing and Urban Development guidelines and the City of Lancaster's approved Citizen Participation Plan. (See Attachment 13).

A notice of public hearing on the Proposed Consolidated Plan Annual Action Plan for the 2006 Program Year was published on March 25, 2006, 30 days in advance of the public hearing in compliance with the Department of Housing and Urban Development guidelines and the City of Lancaster's approved Citizen Participation Plan. (See Attachment 13)

A public hearing was held April 25, 2006, to receive public comment on the proposed 2006 Consolidated Plan One-Year Action Plan and receive City Council action (see Attachment 14). No public comment was received at the public hearing relative to the City of Lancaster's Consolidated Plan One-Year Action Plan. In addition, no public comment was received during the 30-day public comment period prior to the public hearing.

## **XI OTHER COMMENTS**

During the upcoming year, the City of Lancaster will not be receiving program income, surplus from urban renewal settlements, grant funds returned to a line of credit, or income from float-funded activities. In addition, the City does not foresee initiating “urgent need” projects or activities.

The aggregate use of CDBG funds, including Section 108 guaranteed loans for the program years 2006, 2007, and 2008, shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

The City of Lancaster will be self-loading its 2006 program year projects into the IDIS system for monitoring, reporting, and drawdown purposes.