

City of Lancaster  
General Plan Housing Element  
(2006 – 2014)



Prepared by the City of Lancaster Planning Department  
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# **General Plan Housing Element City of Lancaster, California**

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April 2012

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## **A. Introduction**

### **1. What Is A Housing Element?**

The Housing Element is one of the state mandated elements of the Lancaster General Plan. It presents the overall goals, objectives, policies and action programs the City intends to implement in order to facilitate provision of housing for existing and future residents of the city. This is done in context of the Land Use Element of the Lancaster General Plan and related ordinances. The City prepares the Housing Element to also meet the requirements of State law and achieve certification by the California Department of Housing and Community Development (HCD). Certification will help the City qualify for certain funding programs offered by the State.

### **2. Legal Requirements**

California State law requires each city and county to adopt a general plan containing at least seven elements including housing. Housing is the only element subject to detailed statutory requirements and mandatory review by Department of Housing and Community Development. The requirements are set forth in Article 10.6 of California Government Code, beginning at Section 65583 and with the guidelines adopted by California HCD. The General Plan Guidelines issued in October 2003 by the Governor's Office of Planning and Research was also considered in the preparation of the Element.

Housing Element law requires the City to adequately plan to meet its existing and projected housing needs including its share of the regional housing need. HCD allocates the region's share of the statewide housing need to the Councils of Governments (COG) based on population projections and forecasts. The Southern California Association of Governments (SCAG) is the COG for cities and counties in Southern California, including Lancaster. SCAG develops a Regional Housing Need Assessment (RHNA) allocating the region's share to the cities and counties within the region. The planning period for the current Housing Element update is July 1, 2008 to June 30, 2014.

State law requires that the Housing Element must be consistent with the other elements of the General Plan. The existing General Plan was last updated in October 1997 but is currently undergoing a comprehensive update with an anticipated adoption date in June 2009. The goals, objectives, policies and action programs contained in the Housing Element complement and are consistent with the programs contained in the other elements of the General Plan.

Lancaster's Housing Element represents the City's effort to assist in the State's goal of providing "decent housing and a suitable living environment for every California family." The Legislature has further determined that local governments have a responsibility to make adequate provision for the housing needs of all economic segments of the community. The Housing Element is the instrument by which local governments demonstrate compliance with these legislative intents.



### 3. Contents of the Housing Element

The Housing Element includes the following sections:

- Housing Element Review and Revision

Housing review and revision reflect on the effectiveness of the previous element's goals, objectives, policies and programs in terms of actual results during the planning period. Where possible, the results are quantified. The section also includes an analysis of the difference between what was previously projected and what was achieved. A discussion of what has been learned lead into the updated goals, objectives, policies and programs of the revised Housing Element.

- Population and Growth Characteristics

Population and growth characteristics include historic and current population trends with details specific to age, gender and ethnicity, among other relevant items. A description and analysis of the size and character of the Lancaster population is fundamental to an understanding of the Lancaster community. Driving forces behind past growth indicate future growth trends, which in turn, yields an insight to potential demands for municipal services and facilities. The understanding of Lancaster's community characteristics is used as a basis for the identification of the types of amenities desired.

- Housing and Household Characteristics

Housing and household characteristics include data for total dwelling units, housing unit mix, housing prices, rents, vacancy rates and special needs households, among other relevant items. This information paints Lancaster and the Antelope Valley as a distinct area for housing largely due to its relative affordability compared to the Los Angeles area. A clear understanding of housing and household characteristics assists in the development of sound policies that address specific needs.

- Regional Housing Needs Assessment

A housing needs assessment includes existing needs and projected needs:

1. Existing needs refer to households overpaying for housing, living in overcrowded conditions, or with special housing needs.
2. Projected needs are specifically defined as the City's share of the regional housing need as established in the Regional Housing Needs Plan (RNHP) prepared by SCAG. The allocation establishes the number of new units needed, by income category, to accommodate expected population growth over the planning period of the housing element. The RNHP provides a benchmark for evaluating the adequacy of local zoning and regulatory actions to ensure each local government is providing sufficient appropriately designated land and opportunities for housing development to address population growth and job generation.

- Constraints to the Production of Housing

Governmental constraints on the production of housing include land-use controls, fees and exactions, on- and off-site improvement requirements, building codes and their enforcement, permit and processing procedures, and potential constraints on the development or improvement of housing for persons with disabilities. Non-governmental constraints include the cost of development, including land, construction, financing and other miscellaneous costs.

- Land Inventory For Housing (Adequate Sites Analysis)

The element must include a detailed land inventory and analysis including a site-specific inventory listing vacant or underdeveloped properties with corresponding zoning and general plan designation, size and existing uses. The analysis also includes environmental constraints and the availability of infrastructure, as well as an evaluation of the suitability, availability and realistic development capacity of sites to accommodate the jurisdiction's share of the regional housing need for all income levels. If the analysis does not demonstrate adequate sites, appropriately zoned to meet the jurisdiction's share of the regional housing need, the element must include a program to provide the needed sites.

- Preservation of Affordable At-Risk Housing Units

This section includes an analysis of existing assisted housing developments that are at-risk of conversion to market rate rents during the next ten years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use.

- Quantified Objectives

Quantified objectives demonstrate the maximum number of units, by income level, to be constructed, rehabilitated, and conserved over the planning period of the element.

- Goals, Objectives, Policies, and Action Programs

The goals, objectives, policies and action programs outline how the City of Lancaster will provide for adequate housing over the planning period of the element.

#### **4. Public Participation**

State housing element law requires that the "...local government make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element," and further requires that this effort be described in the housing program. In an effort to meet this intent, the City held both public meetings and public hearings in which the public was invited to participate in the Housing Element update.

On September 13, 2007, the City conducted a residential tour for members of the City Council, Planning Commission, General Plan Citizen's Advisory Committee, and other staff members. The attendees visited three sites in the cities of Brea, Tustin, and Claremont, where well-designed multi-family projects have been built. The intent of the tour was to expose the attendees to various types of multi-family

housing, including those that are affordable to moderate and lower-income households. Those who attended the day-long trip had good impressions with what they saw and visited and expressed a desire for quality multi-family housing in Lancaster. The comments and impressions of the attendees were considered in the drafting of the Housing Element, as it pertains to the provision of a variety of well-designed housing for all income groups.

During September 2007, the City notified local civic organizations, service providers, housing providers, churches, and individuals, announcing the City's intent to update the General Plan Housing Element and encouraging public comment on housing and community needs relative to these housing programs. A sample of the 250+ organizations contacted included the Antelope Valley Chamber of Commerce, the Greater Antelope Valley Association of Realtors, Antelope Valley College, Antelope Valley Resource Conservation District, Grace Resource Center, and the Los Angeles County Department of Children and Family Services. Invitations were extended to these groups for a public scoping meeting on October 9, 2007 held at City Hall to address issues and concerns relative to the Housing Element. Notification involved publishing the meeting notice in a newspaper of general circulation within the community as well as the City's website, on both the City calendar and a page dedicated to the Housing Element effort. Staff members from both the Planning Department and the Lancaster Redevelopment Agency were present at the meeting.

The City also involved members of the public in review of the Housing Element document. On October 25, 2007, a presentation on the Housing Element was given to the General Plan Citizens Advisory Committee (GPCAC), an ad hoc committee comprised of 17 members representing various interests, from the building industry to environmental groups. Some of these organizations included the Antelope Valley Building Industry Association, Antelope Valley Chamber of Commerce, Antelope Valley Resource Conservation District, Antelope Valley Unified High School District and the Antelope Valley Boys and Girls Club. The GPCAC assisted in the review of the Housing Element's goals and objectives and was also invited to comment on other policies and action programs. The draft Housing Element was also circulated to the GPCAC for review and comment.

The draft Housing Element was prepared and released for public review on May 1, 2008, with a 30-day comment period ending May 30, 2008. Copies of the draft were mailed to all organizations, service providers, housing providers, and other affected agencies and was made available at Lancaster City Hall, the Los Angeles Public Library, and was submitted to the State Department of Housing and Community Development (HCD) for review and comment. The draft was also posted online on the City's website.

All comments received from organizations and the public were considered as part of the revision of the draft Housing Element. Comments from Shelter Partnership were considered, in the City's review of definitions and policies regarding supportive housing. The City's policies will be revised to comply with all federal and state fair housing laws.

The City of Lancaster Planning Commission conducted a public hearing on June 16, 2008 to discuss and receive comment on the draft Housing Element. The general public was invited to attend the hearings and comment on the draft through public notices published in a newspaper of general circulation within the community. Videos of the all City public hearings are also available on the City's website.

The following timeline outlines the series of hearings and reviews before the Planning Commission and the City Council, as well as all correspondences with State HCD:

- **May 2, 2008** – City submits draft Housing Element to HCD for review.
- **June 16, 2008** – Planning Commission concurrently reviews and recommends draft Housing Element for adoption to City Council.
- **July 1, 2008** – City receives 1<sup>st</sup> set of comments and corrections from HCD.
- **August 12, 2008** – City Council adopts Housing Element, inclusive of corrections made in response to HCD’s July 2008 letter (Resolution No. 08-77).
- **August 21, 2008** – City submits adopted Housing Element to HCD for review and certification.
- **November 19, 2008** – City receives 2<sup>nd</sup> set of comments and corrections from HCD, including statutory requirements for providing adequate sites for housing, and other revisions pertaining to supportive and transitional housing, and housing for persons with disabilities.
- **July 20, 2009** – Planning Commission reviews and recommends draft Housing Element (second edit inclusive of corrections made in response to HCD’s November 2008 letter), for adoption to City Council (a public hearing before the City Council for this draft has not yet occurred).
- **June 16, 2010** – City submits further revisions of the draft Housing Element to HCD, addressing their concerns regarding adequate sites, supportive and transitional housing, and housing for persons with disabilities.
- **August 12, 2010** – City receives 3<sup>rd</sup> letter stating that City has partially addressed the corrections, and that further corrections would be needed to sufficiently address their concerns.
- **February 7, 2011** – City submits further revisions of the draft Housing Element to HCD.
- **April 5, 2011** – City receives 4<sup>th</sup> letter stating that the City has addressed all concerns as previously listed; however, one last correction remains as HCD became aware of some complaints to Housing and Urban Development (HUD) regarding the City’s group home procedures, and determined that the City needed to provide justification that the City’s group home procedures do not result in a constraint on the location and supply of housing for persons with disabilities.

As the City continues to revise its Housing Element in accordance with HCD’s correction for ultimate certification, it will continue to seek public participation.

## 5. Data Sources

Many sources were consulted for data to complete the housing element. Following is a list of the major sources consulted:

- Lancaster Planning Department
- Lancaster Redevelopment Agency
- U.S. Bureau of the Census
- State Department of Finance
- Southern California Association of Governments
- DataQuick Information Systems
- Southern California Edison
- State Department of Education
- U.S. Department of Housing and Urban Development
- California Building Industry Association
- Los Angeles County Sanitation District
- State Department of Housing and Community Development
- California Housing Partnership Corporation

- Greater Antelope Valley Economic Alliance
- Los Angeles Times
- Greater Antelope Valley Association of Realtors
- Antelope Valley Building Industry Association
- Edwards Air Force Base Housing Office
- Air Force Plant 42
- City of Palmdale
- Alfred Gobar and Associates

## **B. Housing Element Review and Revision**

Section 65588(a) of the California Government Code requires that the City periodically review the housing element and housing programs in order to evaluate the effectiveness of the housing element in attainment of the community's housing goals, objectives, policies, and programs in contributing to the attainment of the State housing goal; and the progress of the City in implementing the housing element. This section provides a review of the previous planning period for the Housing Element. This period for the SCAG region was for January 1, 1998 to June 30, 2005.

### **1. Housing Accomplishments (1998 – 2005)**

Table HE-B-1 through HE-B-3 provides a quantified overview of the housing accomplishments during the previous planning period. The tables reference all new residential construction that occurred over this period (both City-assisted and private sector), as well as the number of units rehabilitated and conserved through extension of low-income subsidies. No breakdown of the private sector market rate residential construction is provided. However, it is known that for most of the planning period, private sector housing remained within reach of moderate-income households. Home prices did spike during the mid-2000s, exceeding for a short period the moderate-income threshold, following a regional trend. Prices have declined significantly since then, in the wake of the subprime mortgage meltdown, which has particularly affected the Southern California region.

The City issued 6,771 permits for single-family and multi-family residential units between January 1, 1998 and July 1, 2005. The 6,771 residences counted for the previous planning period falls short of the 9,285 regional housing needs allocation, but do represent 73 percent of that objective. During the planning period, the City was still able to provide affordable housing for its citizens and to carry out programs resulting in the accomplishments exhibited in Tables HE-B-1 through HE-B-3. Of the units built in the last planning period, 779 were made affordable to very low-, low- and moderate-income households.

During the last planning period, the Department of Housing and Neighborhood Revitalization was formed under the jurisdiction of the Lancaster Redevelopment Agency. The Department of Housing and Neighborhood Revitalization provides a range of services, housing programs and projects designed to assist in the maintenance and improvement of the quality of life in Lancaster's neighborhoods. Services are delivered through the Code Enforcement Division, Housing Division, Neighborhood Community Building Division and the Mobilehome Park Inspection Program. These operations work together to prevent further blight by encouraging and fostering housing and economic revitalization by protecting and promoting the sound development and redevelopment of the community; reinvesting in the older and often overlooked neighborhoods, commercial districts and downtowns; and encouraging new development at the edges of the City to be more compact and pedestrian oriented. These operations work together and collaborate with other City departments, outside agencies, organizations and citizens to implement neighborhood revitalization plans, help solve neighborhood problems, build capacity in neighborhood organizations, enforce minimum housing and property standards, and maintain and expand the supply of affordable housing. The production of the Housing Element is a cooperative effort between the Department of Housing and Neighborhood Revitalization and the Advance Planning Division.

**Table HE-B-1  
Housing Accomplishments for 1998 – 2005 (New Construction)**

Project	Description	Funding Source	Type of Assistance	Very Low	Low	Moderate	Above Moderate	Total
Arbor Gardens Senior Apartments	76-unit development and 40-unit rehabilitated units for seniors in the North Downtown Transit Village project area	HOME Investment Partnership Program	New Const/ Rehab	76	11	29	0	116
Arbor Grove Senior Apartments	150-unit development for seniors in the North Downtown Transit Village project area	TCAC	New Const	150	0	0	0	150
Merrill Gardens Assisted Living Complex	95-unit development for seniors, consisting of 45 studio, 45 one-bedroom and five two-bedroom apartments	Private financing	New Const	45	0	50	0	95
Aurora Village Senior Apartments	132-unit development for seniors located close to transportation, shopping and medical facilities	MRB/ TCAC	New Const	66	66	0	0	132
Aurora Village II Senior Apartments	140-unit development for seniors located close to transportation, shopping and medical facilities	MRB/ TCAC	New Const	70	70	0	0	140
Cedar Creek Senior Apartments	194-unit development for seniors located close to transportation and shopping	HOME/ MRB/ TCAC	New Const	39	77	0	78	194
Sky View housing development	79-unit single-family residences located north of Avenue I and west of Beech Avenue. Sixteen units are income restricted	RDA funds and private financing	New Const	0	3	13	63	79
Carousel housing development	73-unit single-family residences located north of Avenue I and east of Division Street. Fourteen units are income restricted	Private financing	New Const	1	0	13	59	73
Affordable Housing Projects Sub-total (1998 – 2005)				447	227	105	200	979
Market-rate Housing (1998 – 2005)				X	X	X	X	5,792
Regional Housing Needs Allocation (1998 – 2005)				2,074	1,599	2,166	3,446	9,285

Source: Lancaster Redevelopment Agency, Lancaster Planning Department

<b>Table HE-B-2</b> <b>Housing Accomplishments for 1998 – 2005 (Conservation/Preservation)</b>								
Programs	Description	Funding Source	Type of Assistance	Very Low	Low	Moderate	Above Moderate	Total
Home Ownership Mortgage Loan Program	Housing program designed to assist very low and low-income families to purchase rehabilitated or new mobile homes	HOME	Conserv /Preserv	37	21	0	0	58
Mortgage Credit Certificate Program	Housing program for first-time homebuyers to participate in a federal tax credit program	N/A	Conserv /Preserv	69	24	0	0	93
Operation Pride	Program in which foreclosed homes were acquired from HUD and sold to moderate-income households	LRA	Conserv /Preserv	0	0	4	0	4
Total (1998 – 2005)				106	45	4	0	155

Source: Lancaster Redevelopment Agency, Lancaster Planning Department

<b>Table HE-B-3</b> <b>Housing Accomplishments for 1998 – 2005 (Rehabilitation)</b>								
Programs	Description	Funding Source	Type of Assistance	Very Low	Low	Moderate	Above Moderate	Total
Homeowner Emergency Repair Program	Loans for lower income homeowners in event of a residential emergency	LRA Set-aside funds	Rehab	267	0	0	0	267
Rental Housing Rehabilitation Loan Program	Low interest loan for the rehabilitation of existing rental units	LRA	Rehab	0	0	0	0	0
Homeowner Disabled Accessibility Program	Loans for very low to moderate income homeowners to retrofit principal residences to be physically accessible	LRA	Rehab	15	0	0	0	15
CalHome	Housing rehabilitation program designed to assist low-income homeowners	CALHOME	Rehab	0	0	0	0	0
CDBG	The Community Development Block Grant (CDBG) is a rental rehabilitation program to assist property owners in providing safe and sanitary housing to low-income families	CDBG	Rehab	0	0	0	0	0
Total (1998 – 2005)				282	0	0	0	282

Source: Lancaster Redevelopment Agency, Lancaster Planning Department



## 2. Implementation of Affordable Housing Projects and Programs

An important element of the City and Agency activities is to provide housing opportunities for very low-, low- and moderate-income families and individuals. During the 1990s, the Lancaster Redevelopment Agency developed the Low and Moderate-income Housing Program Strategy which identified a number of program opportunities that the Agency could pursue. As shown in Tables HE-B-1 through 3, many of these programs have since been implemented and have been carried over as “ongoing” programs in the current planning period. Others have evolved to meet the changing needs of Lancaster’s citizens and to address the availability of state and federal funding programs.

Following is a description of the primary projects and programs which the Agency has successfully developed and implemented, including descriptions of state or federal funding sources:

- Affordable Developments (New Construction)

Arbor Gardens Senior Apartments: The City of Lancaster received \$3,775,000 in HOME Investment Partnership Program funds and Urban Renewal, L.P. received \$5,225,000 in private funds to construct the project. The City of Lancaster waived permit fees and deferred developer fees. The project includes 76 new and 40 rehabbed residential units on 3.1 acres for very-low to moderate income senior households. It is located in the North Downtown Transit Village project area. Lancaster Boulevard is south of the project, where service commercial, retail, and office uses are located. A private school campus, education, park and recreational facilities will be located north of the project.



Arbor Gardens

Other land uses in the immediate area include a mix of single and multi-family housing. Construction and rehabilitation of the residences was completed in May of 2005 and all of the apartments have been occupied.

Arbor Grove Senior Apartments: This project stands out as one of Lancaster’s first “vertical” mixed use developments, with residential units built above commercial and office space. Arbor Grove includes 150 residential units for very low income senior households and 8,500 sq. ft. of ground floor retail on 5.3 acres



Arbor Grove

of land. The complex is located within the North Downtown Transit Village project area, and is oriented towards 10<sup>th</sup> Street West, one of the City’s major transit corridors, consisting of a variety of commercial and office uses. The buildings fronting 10<sup>th</sup> Street West have rounded turrets and tower elements with a Tuscan Mediterranean design. The project was developed by InSite Development with assistance from TCAC program funds.

Merrill Gardens Assisted Living Complex: Merrill Gardens is an assisted-living senior housing project appropriately located within close proximity of health care services. The 95 residential units consist of studios, one-bedroom and two-bedroom apartments. Forty-five units are available to very low-income seniors and fifty units to moderate-income seniors. Assisted-living services at Merrill Gardens are individually tailored to support the resident’s own ability to perform activities of daily living, but may include bathing, dressing, grooming, toileting, medication management, escorting, safety checks, dining and other special services. Housing for independent living is also available. This project was developed using private financing.

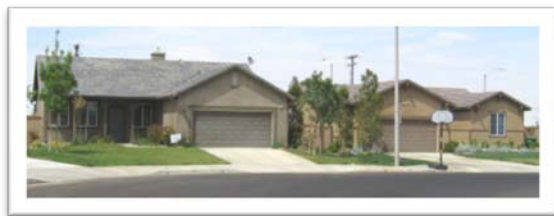
Aurora Village I and II Senior Apartments: Aurora Village I and II consist of 132 and 140 residential units, respectively, for very low and low-income senior households. The projects are located along 15<sup>th</sup> Street West, the City’s main corridor health-related services. Antelope Valley Hospital is located less than one mile north of the project site. Other services are located nearby, including service commercial, office, retail and dining. The projects were developed by Aurora Village, L.P. with assistance from Mortgage Revenue Bonds and TCAC program funds.

Cedar Creek Senior Apartments: This project consists of 194 units: 77 for low-income senior households and 39 for very low-income households. Cedar Creek is located south of Avenue K-8, along 15<sup>th</sup> Street West. This is in close proximity to the Kaiser medical facility located across the street. This project was built using HOME, MRB and TCAC funds.

Sky View Housing Development: This project includes 79 single-family residential units located in the Northeast Gateway Corridors area, north of Avenue I and west of Beech Avenue. The Agency entered into a development agreement with the developer, restricting twenty percent of the units, or 16 units for moderate and low-income households, applicable to the Agency’s inclusionary housing obligation.



Sky View



Carousel

Carousel Housing Development: This project includes 73 single-family residential units located in the Northeast Gateway Corridors area, north of Avenue I and east of Division Street, in close proximity to the Lancaster University Center. Thirteen homes were sold to moderate-income households and one was sold to a very-low income household.

- Housing Programs / Financing Sources

Home Ownership Mortgage Loan Program: This program will provide affordable housing to meet the needs of very low- and low-income households, increase the mobile home owner base, and revitalize mobile home parks. The priority is to provide new or substantially rehabilitated housing and to provide financial assistance for purchase of affordable housing. The program assisted 37 very low-income and 21 low-income households during the last planning period.

Mortgage Credit Certificate Program: The City entered into a Cooperation Agreement with the County of Los Angeles to allow City residents to participate in the County's Mortgage Credit Certificate (MCC) Program. This Program gives eligible first-time homebuyers a federal tax credit, reducing the amount of federal taxes the certificate holder would pay. The credit also helps the homebuyer qualify for a loan by allowing a lender to reduce the housing expense ratio by the amount of the tax savings. During the last planning period, 93 households received this type of assistance.

Operation Pride: The Redevelopment Agency acquired four foreclosed homes from the U.S. Department of Housing and Urban Development (HUD) for \$1.00 each. The Agency then rehabbed and sold the homes to moderate-income households whose income did not exceed 120% of the Los Angeles County median. The homes were deed restricted to remain affordable for 45 years.

Homeowner Emergency Repair Program: This program, funded by Redevelopment Agency set-aside funds, is designed to assist lower income homeowners by providing loans in the event of a residential emergency. Repairs would typically include roof leaks, plumbing problems and electrical hazards associated with faulty heating and air conditioning systems. The program assisted 267 very low-income households during the last planning period.

Rental Housing Rehabilitation Loan Program: This program, funded by Redevelopment Agency funds, is designed to assist property owners for the rehabilitation of existing rental units through the provision of a low interest loan.

Homeowner Disabled Accessibility Program: This program, funded by Redevelopment Agency funds, is designed to assist very low to moderate income homeowners through the provision of loans for the retrofitting of residences. The dwelling units would be retrofitted to facilitate adequate access for the physically disabled. The program assisted 15 very low-income households during the last planning period.

CalHome Program: The CalHome Program enables low and very-low income households to become or remain homeowners by providing grants to local public agencies and nonprofit developers to assist individual households through deferred-payment loans. In Lancaster, CalHome funds have been used in the past for a housing rehabilitation program designed to assist low-income homeowners. However, during the last planning period, when the housing market was strong, homeowners were able to refinance their homes and obtain equity lines as the price of the homes increased by hundreds of thousands dollars. As a result, homeowners did not want to use CalHome funds for the rehabilitation of their single family residences because of the restrictions associated with the loan. Also, other housing programs to assist low to moderate-income households, using Agency funds, were performing successfully. Due to these reasons, the City had to return most of the CalHome funds to the State of California. The City may continue to apply for CalHome funds if it becomes necessary to do so.

Community Development Block Grant (CDBG): The Federal CDBG program provides cities and counties with annual direct grants for revitalizing neighborhoods and expanding affordable housing and economic opportunities, primarily for low income persons. In Lancaster, CDBG funds have been used to fund rental rehabilitation programs to assist property owners in providing safe and sanitary housing to low income families.

HOME Investment Partnerships (HOME): HOME was formed under Title II of the Cranston-Gonzalez National Affordable Housing Act. Similar to CalHome, HOME provides grants to cities to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership or provide direct rental assistance to low-income people. In Lancaster, HOME funds have been used for the Home Ownership Mortgage Loan Program, as well as the development of several affordable housing projects, including Arbor Gardens and Cedar Creek senior apartments.

Mortgage Revenue Bond Financing: Redevelopment Agencies are authorized to issue mortgage revenue bonds by the Redevelopment Construction Loan Act. Mortgage Revenue Bonds (MRBs) take advantage of the LRA's ability to obtain low interest, tax exempt financing. Proceeds of the bonds are used to make loans which are secured by mortgages, with the principal and interest on the mortgage loans then used to repay the bonds. The LRA can partially offset its inclusionary housing requirement by purchasing affordability restrictions. Multi-family units, financed by tax-exempt, LRA-sponsored, multi-family bonds, are the single largest source for potential price-restricted purchases. By providing tax-exempt financing, the LRA is in the position of requiring price restricted units from private developers. The City and the LRA together have participated in the construction of many MRB units, as listed in Table HE-B-1.

- Long-term Revitalization Plans

In addition to individual affordable developments and programs, large scale efforts are underway in revitalizing the city's urban core. These efforts are described in Section G, in context of adequate sites analysis. The efforts include the Downtown Specific Plan, North Downtown Transit Village Project, Northeast Gateway Corridors Project and Lowtree Neighborhood Project. These plans are briefly mentioned here, since they represent an accomplishment on the part of the City to have long-term plans for various areas in the urban core. Several of the individual affordable projects listed above are within these areas, indicating the beginning of the realization of these plans.

### 3. Review of Housing Element Goals, Objectives, Policies and Specific Actions

The following provides a review of the prior Housing Element goals, objectives, policies and action programs. The evaluation is based primarily on whether implementation of the action program occurred and the current status and appropriateness of each program as it pertains to the current Housing Element planning period. Specific actions carried over to the current planning period as an ongoing program can be found in Section HE-J.

<b>GOAL 6</b> To promote sufficient housing to meet the diverse housing needs of all economic segments of the present and future City of Lancaster.		
<b>Provision of Adequate Sites for Housing</b>		
<b>Objective 6.1</b> Provide for adequate sites that will enable the production of 9,285 housing units through June 2005 to meet the demands of present and future residents, including an adequate number and range of new dwelling types which are affordable to very low-, low-, moderate- and upper-income households.		
<b>Policy 6.1.1</b> Ensure that a mix of housing types are provided, including single family detached, mobile home, and multiple family housing within a variety of price ranges which will provide a range of housing options for those wishing to reside within the City of Lancaster, and which will enable the City to achieve Objective 6.1.		
<b>Specific Action</b>	<b>Status</b>	<b>Responsible Agency</b>
<b>6.1.1(a)</b> In order to maintain current information concerning housing production, compile a quarterly Development Summary Report (DSR), identifying the location, size, and type of residential development proposals submitted to the City, as well as their status. It is intended that this summary report will track projects from submittal through recordation of subdivision maps through building permits and issuance of occupancy permits through project completion.	Existing Program (ongoing)  The DSR is completely updated each quarter and is posted online. This report continues to be one of the primary tools for monitoring development activity.  Current status: This specific action has been carried over to the current planning period as an ongoing program.	Planning Department
<b>6.1.1(b)</b> Establish a monitoring program which identifies the type and cost of housing being produced within Lancaster, as well as the availability of vacant land which can be used in the short-term (next five years) to accommodate a variety of housing types. As part of the City's General Plan Annual Review, prepare a status report which evaluates program and production goals outlined in this plan and revise as necessary to meet the needs for housing that is affordable to very low-, low-, and moderate-income households.	Existing Program (ongoing)  Staff prepared a detailed land use survey as part of the current General Plan update. This survey is periodically revised to monitor the status of vacant land and is used with the DSR. The City also prepares a Tract Status Map that geographically shows all projects in processing. A list of these projects is provided in this Housing Element as Appendix A. Cost of housing is monitored using information from the AV Board of Realtors and DataQuick.  Current status: This specific action has been carried over to the current planning period as an ongoing program.	Planning Department

<p><b>6.1.1(c)</b> If multi-year construction trends, as evidenced by the quarterly Development Summary Report and other available information, indicate that housing unit development will fall short of the City's needs as established in Objective 6.1, consider revisions to, or adoption of, housing incentive programs such as waiver and/or deferral of processing and development impact fees, and relaxation of standard development requirements to encourage construction of those categories where it appears that actual construction will not meet identified needs.</p>	<p>Existing Program (ongoing)</p> <p>The City fell short of attaining its share of the Regional Housing Need for the period 1998-2005, which included the last years of the 1990s recession. Even with the application of the various housing incentive programs, there was little demand for new housing production for 1998 through 2002. Despite these obstacles, the City has implemented many of the affordable housing programs that were identified in the Housing Element.</p> <p>Current status: To date, the offering of incentives such as deferral of processing and development fees have been unsuccessful in stimulating the development of affordable housing for the reasons noted above. However, the City has retained this program under the current planning period with the hope that improving market conditions may make these incentives more attractive.</p>	<p>Planning Department</p>
<p><b>6.1.1(d)</b> Periodically evaluate the effect of requiring a conditional use permit for multiple family projects of 10 or more units and revise these requirements if it is determined that the conditional use permit process is resulting in an impediment to the development of multiple family affordable housing. Possible modifications could include an increase of the minimum number of units that would trigger the requirement for a conditional use permit, relaxation of the density provisions of the Zoning Ordinance, adoption of a fast-track processing schedule for affordable projects, waiving of processing fees in connection with affordable projects, or elimination of the requirement for a conditional use permit. The type and degree of revision will relate to the type and degree of the impediment documented.</p>	<p>Deleted program, replaced with new program.</p> <p>The City will amend the zoning ordinance to remove the requirement for a conditional use permit for the development of multi-family projects. All multi-family development proposals will be processed administratively, such as a site plan review application.</p>	<p>Planning Department</p>

<p><b>6.1.1(e)</b> Encourage, and when appropriate, assist local nonprofit agencies to actively seek the acquisition of state and federal funding sources, including those administered by the State Department of Housing and Community Development, and regulatory incentives to promote the development of affordable housing for all economic segments of the community particularly for very low- and low-income households.</p>	<p>New Program (Priority 1)</p> <p>Most affordable projects in Lancaster are built in cooperation with for-profit developers, so the City has not assisted non-profit agencies for development of affordable housing during the last planning period.</p> <p>Current status: The City has modified and strengthened this program to ensure a successful cooperative effort with local nonprofits. For the current planning period, the City has assisted Jamboree Housing, a non-profit developer, on Laurel Crest Apartments, which will be completed in 2008.</p>	<p>Planning Department, Redevelopment Agency</p>
<p><b>Policy 6.1.2</b> Promote infill housing development within areas presently approved for residential development, as well as areas which have been committed to urban development.</p>		
<p><b>Specific Action</b></p>	<p><b>Status</b></p>	<p><b>Responsible Agency</b></p>
<p><b>6.1.2(a)</b> Continue to enhance development opportunities for the construction of affordable housing through shared appreciation covenants, conditions and restrictions, the provision of technical assistance, and use of real property acquisition powers of the Lancaster Redevelopment Agency which action results in the consolidation of small, infill parcels and the development of affordable housing.</p>	<p>Existing Program (ongoing)</p> <p>The Agency has been successful in providing affordable housing through covenants, conditions and restrictions as well as the use of real property acquisition powers for the consolidation of infill parcels. This is evident in many projects throughout the City (see Section HE-G).</p> <p>Current status: The City has retained this specific action as an ongoing program.</p>	<p>Redevelopment Agency</p>
<p><b>6.1.2(b)</b> Encourage the utilization of Zoning Ordinance provisions pertaining to the development of mixed use projects such as: related office uses in conjunction with housing for the aged, infirm, or convalescent, or limited residential occupancies above neighborhood-type commercial uses, using strict development standards to ensure the desirability of dwellings so produced. Where developers propose commercial projects or reuses of buildings, particularly in the downtown area, staff will inform them of the provision in the Zoning Ordinance that would allow them to incorporate residential units as part of the project.</p>	<p>Existing Program (ongoing)</p> <p>The City has revised the Zoning Ordinance to reflect the changes noted in this action program. Therefore, the objective of the original program has been implemented.</p> <p>Current status: This specific action has been carried over to the current planning period. The program language has been modified to reflect a post-implementation proactive status.</p>	<p>Planning Department</p>

<b>Policy 6.1.3</b> Promote efforts to slow the rising costs of new and existing housing to the extent that government actions can reasonably do so while protecting the public health, safety, and welfare.		
<b>Specific Action</b>	<b>Status</b>	<b>Responsible Agency</b>
<p><b>6.1.3(a)</b> Provide timely review of discretionary and non-discretionary residential development requests, with fees sufficient only to cover the actual costs (direct and overhead) incurred by the City. In order to do so, continue to exercise existing procedures and consider adopting new measures to expedite case processing. These techniques include:</p> <ul style="list-style-type: none"> <li>• Computerize case records to allow for automated case tracking;</li> <li>• Schedule case processing timetables to provide reasonable expectations in processing applications based upon available resources;</li> <li>• Hold public and agency review of EIRs concurrently so that processing times can be reduced; and</li> <li>• Continue to require complete information as part of application filing to avoid later delays.</li> </ul>	<p>Existing Program (ongoing)</p> <p>The City continues to review and implement new methods and technologies to improve discretionary and non-discretionary development review process. The City is developing a computerized case management system that consolidates multiple case logs, thereby increasing efficiency and streamlining the application review process. The City is also undergoing an intensive cost analysis to ensure that application and impact fees cover the actual costs incurred by the City.</p> <p>Current status: This specific action has been retained in the current planning period as an ongoing program.</p>	<p>Planning Department</p>
<p><b>6.1.3(b)</b> Periodically, evaluate land development processing procedures to ensure that project review is accomplished in the minimum time necessary to implement the General Plan and ensure protection of the public health, safety, and welfare.</p>	<p>Existing Program (ongoing)</p> <p>See response to 6.1.3(a) above.</p> <p>Current status: This specific action has been retained in the current planning period as an ongoing program.</p>	<p>Planning Department</p>
<p><b>6.1.3(c)</b> As part of the regular proceedings of the Development Review Committee (DRC), make residential developers aware of City zoning ordinance provisions that provide a 25 percent density bonus, or equivalent financial incentive, to residential developers who agree to make a minimum of 20 percent of the units within the project affordable to households with an income of 80 percent of the County median income, make 10 percent of the units within the project affordable to households with an income of 50 percent of the County median income, or make 50 percent of the units available exclusively to senior citizens.</p>	<p>Existing Program (ongoing)</p> <p>The City will revise the zoning code to reflect the latest changes in State density bonus law, which provides up to a 35 percent in residential unit increase, given a corresponding percentage of units in the project that are restricted as affordable units. The effort to inform developers of the density bonus provisions is ongoing.</p> <p>Current status: This specific action has been carried over to the current planning period, with the caveat that the City’s zoning ordinance will be revised to reflect the latest changes in State density bonus law.</p>	<p>Planning Department</p>



**Policy 6.1.4** Promote the use of available housing assistance programs and resources.

Specific Action	Status	Responsible Agency
<p><b>6.1.4(a)</b> Leverage direct funding resources of the City and Lancaster Redevelopment Agency with State and Federal funding sources to address the housing objectives contained in Table HE-I-1 “Quantified Objectives” of the Housing Element in order to facilitate the provision of single and multiple family dwelling units available to very low-, low-, and moderate-income households. Implement within the time frame of the 2000-2005 Housing Element Planning Cycle.</p>	<p>Existing Program (ongoing)</p> <p>The Lancaster Redevelopment Agency ongoing efforts and accomplishments to facilitate the provision of single family and multiple family dwellings units for very low-, low- and moderate-income households are summarized in this Section and in detail in the LRA Five-Year Implementation Plan (2005-2009) and the Consolidated Plan and Strategy for Housing and Community Development (2000-2005).</p> <p>Current status: This specific action has been retained in the current planning period. The language has been modified to address the housing programs and objectives contained in Table HE-I-1 “Quantified Objectives,” for the 2006-2014 Housing Element planning cycle.</p>	<p>Redevelopment Agency</p>
<p><b>6.1.4(b)</b> Encourage private sector development of affordable housing by subsidizing development impact fees in exchange for long term affordable restrictions.</p>	<p>Existing Program (ongoing)</p> <p>Arbor Lofts and Arbor Court produced restricted, affordable residential units through the waiving of development impact fees. (Also see Table HE-B-1.)</p> <p>Current status: This specific action has been retained in the current planning period as a non-quantified program.</p>	<p>Redevelopment Agency</p>
<p><b>6.1.4(c)</b> Complete construction and sale of single-family residences to provide affordable housing to meet the needs of low- and moderate-income households and enhance stability of neighborhoods through the pride of home ownership. LRA to enter into a DDA to have a developer construct and sell 79 single-family residences of which not less than 20% will be sold to individuals whose income does not exceed 120% of the Los Angeles median. Covenants, conditions, and restrictions will be recorded restricting the resale of the homes to individuals whose income does not exceed 120% of the Los Angeles County median. Complete construction and sale of homes by 2005.</p>	<p>Existing Program (ongoing)</p> <p>The 79-single-family unit subdivision was completed, with 20% set aside as affordable units. The LRA will strive to continue in the provision of affordable housing to meet the needs of low- and moderate-income households through home ownership.</p> <p>Current status: Programs facilitating the construction of affordable projects has been moved from Policy 6.1.4 to new Policy 6.1.6 as new Specific Actions 6.1.6(a) through 6.1.6(k) for the current planning period.</p>	<p>Redevelopment Agency</p>

<p><b>6.1.4(d)</b> Identify and acquire distressed residential projects (e.g. REO foreclosures, bankruptcies) and prepare them for sale or rent at affordable housing costs.</p>	<p>Existing Program (ongoing)</p> <p>Four affordable homes were provided during this reporting period through the acquisition of four foreclosed homes from the U.S. Department of Housing and Urban Development (HUD). The Agency will continue to negotiate acquisition of foreclosed homes due to the reset of interest rates on subprime loans. (Also see description of Operation Pride in Section B.)</p> <p>Current status: This program has been retained in the current planning period as an ongoing program in Specific Action 6.1.4(c).</p>	<p>Redevelopment Agency</p>
<p><b>6.1.4(e)</b> Continue the First-Time Home Buyer Mobile Home Purchase Program to provide affordable housing to meet the needs of very low- and low-income households, increase the mobile home ownership base, and revitalize mobile home parks. Priority is to provide financial assistance to 30 extremely low- and low-income applicants to purchase 30 mobile homes in parks owned by LRA by 2005.</p>	<p>Existing Program (ongoing)</p> <p>This program has been renamed to the Home Ownership Mortgage Loan Program. The LRA will continue this program to provide affordable housing to meet the needs of very low- and low-income households.</p> <p>Current status: Renamed, this program has been retained in the current planning period as an ongoing program in Specific Action 7.2.1(a).</p>	<p>Redevelopment Agency</p>
<p><b>6.1.4(f)</b> Continue to allow the Los Angeles County Housing Authority to administer the Section 8/Voucher Program and public housing programs within the City.</p>	<p>Existing Program (ongoing)</p> <p>The County's Section 8/Voucher program continues to be an important resource in providing affordable housing within the City.</p> <p>Current status: This program has been retained in the current planning period as an ongoing program in Specific Action 6.1.4(d).</p>	<p>Redevelopment Agency</p>

**Policy 6.1.5** Facilitate housing for very low, low, and moderate income households to be distributed at locations throughout the urban portions of the City.

Specific Action	Status	Responsible Agency
<p><b>6.1.5(a)</b> In addition to other provisions of the General Plan law, and the standards contained in the zoning ordinance, apply the following locational criteria when reviewing projects which provide assistance specifically for very low, low, and moderate income households:</p> <ul style="list-style-type: none"> <li>• Developments including assisted housing should be located in such a manner as to provide very low-, low-, and moderate-income households, as well as minorities, with the opportunity for housing outside of existing areas of concentration of very low-, low-, and moderate-income or minority households.</li> <li>• Developments which include assisted housing should be located within reasonable proximity to public facilities, including convenient shopping, public schools, park and recreation facilities, transportation services, and employment centers.</li> <li>• Developments which include assisted housing shall be consistent with the provisions of the Lancaster General Plan, as well as the provisions of the City of Lancaster zoning and subdivision ordinances.</li> <li>• Assisted dwelling units, except those for the elderly should be distributed throughout the project site, and not grouped together in a single area.</li> </ul>	<p>Existing Program (ongoing)</p> <p>The City’s General Plan and Zoning Ordinance currently meet the intent of this action program. The City currently reviews all residential projects with consideration of the provisions of this action program.</p> <p>Current status: This specific action has been retained in the current planning period as an ongoing program.</p>	<p>Planning Department</p>

**GOAL 7** To preserve existing housing stock within areas for which a desirable living environment can be provided; to promote conversion of such residential areas for which a desirable living environment cannot be sustained.

**Subsidized Housing**

**Objective 7.1** Retain at no less than present levels the number of subsidized housing units of all types, and expand affordable housing opportunities for very low-, low-, and moderate-income households.

**Policy 7.1.1** Regulate the conversion of existing rental apartment housing and mobile home parks to condominium or cooperative housing in order to prevent a decline in the supply of rental housing. Place particular emphasis on minimizing hardships created by the displacement of very low-, low-, and moderate-income households.

Specific Action	Status	Responsible Agency
<p><b>7.1.1(a)</b> Apply the provisions of the City’s subdivision ordinance relating to limitations on the conversion of rental apartments to condominiums or cooperatives when the multi-family vacancy rate falls below four percent.</p>	<p>Existing Program (ongoing)</p> <p>Condominiums represent a very small portion of the housing market in Lancaster and demand for condominiums continues to remain low. This is primarily due to the fact that the single family product is priced at levels that make them more attractive than condominiums. However, the City did adopt such an ordinance in 1994 as a component of the City’s Subdivision Ordinance. Therefore, the objective of this program has been implemented.</p> <p>Current status: This specific action has been carried over to the current planning period. The program language has been modified to reflect a post-implementation proactive status (see Section HE-J).</p>	<p>Planning Department</p>
<p><b>7.1.1(b)</b> Periodically monitor existing programs designed to preserve assisted housing developments for low income households as required by Government Code Section 65583(d) to determine if additional actions are required to protect these developments.</p>	<p>Existing Program (ongoing)</p> <p>This review is effectively carried out during the time of each update of the Consolidated Plan and each update of the Housing Element as part of the At-Risk Analysis (see Section HE-H of the Housing Element).</p> <p>Current status: This specific action has been retained in the current planning period as an ongoing program.</p>	<p>Redevelopment Agency</p>

<p><b>7.1.1(c)</b> To preserve subsidized multifamily apartment units at risk of losing affordability restrictions, continue to apply the preservation strategies presented in Section H, “Preservation of Affordable Housing Units At-Risk” of the Housing Element.</p>	<p>Existing Program (ongoing)</p> <p>See analysis in Section H, “Preservation of Affordable At-Risk Housing Units” of the current Housing Element for status.</p> <p>Current status: This specific action has been retained in the current planning period as an ongoing program.</p>	<p>Planning Department, Redevelopment Agency, Public Works Department</p>
<p><b>Policy 7.1.2</b> Regulate the conversion of existing mobile home parks to non-residential uses in order to maintain a valuable source of affordable housing.</p>		
<p><b>Specific Action</b></p>	<p><b>Status</b></p>	<p><b>Responsible Agency</b></p>
<p><b>7.1.2(a)</b> Based on the provisions of Government Code Section 65863.7, require the submission of a report detailing the impacts of any proposed mobile home park conversion to a nonresidential use concurrent with the filing of any discretionary permit on such property.</p>	<p>Deleted program, replaced with new program.</p> <p>In 2008, the City adopted an ordinance enacting an urgency moratorium on mobilehome park conversions, in an effort to preserve an affordable housing option for the city’s senior population.</p> <p>Current status: This program has been replaced with a specific action describing the city’s new ordinance enacting a moratorium on mobilehome park conversions.</p>	<p>Planning Department</p>

## Housing Rehabilitation

**Objective 7.2** Improve and preserve the existing supply of low and moderate income housing.

**Policy 7.2.1** Rehabilitate owner- and/or renter-occupied residences for extremely low- to moderate-income households, the elderly, and the physically disabled.

Specific Action	Status	Responsible Agency
<p><b>7.2.1(a)</b> Continue an Emergency Repair Program citywide that will meet the needs of very low-income households occupied by the elderly, physically and mentally disabled; large families; and other sub-populations to maintain affordable housing. Priority will be given to rehabilitation of owner-occupied residences of extremely low-income households, senior citizens, and physically disabled persons. Program anticipated to rehabilitate 250 units through 2005.</p>	<p>Existing Program (ongoing)</p> <p>During the last planning period, this program assisted 267 very low income homeowners with financial assistance for the repair of their residences.</p> <p>Current status: This program has been expanded and renamed as several specific programs the current planning period as ongoing programs in Specific Actions 7.2.1(b), 7.2.1(c), 7.2.1(f), 7.2.1(g), 7.2.1(k) and 7.2.1(l).</p>	<p>Redevelopment Agency</p>
<p><b>7.2.1(b)</b> Continue the Substandard Mobile Home Inventory Replacement Program (SMIRP). This program will provide affordable housing to meet the needs of extremely low- and low-income households, increase the mobile home owner base, and revitalize mobile home parks. Priority is to provide new or substantially rehabilitated housing and also to provide financial assistance for purchase of affordable housing. Program anticipated to provide 50 new or substantially rehabilitated mobile homes through 2005.</p>	<p>Existing Program (ongoing)</p> <p>The City has revised and renamed this program. This program is now combined with and called the Homeowner Mortgage Loan Program. This program assisted 37 very low- and 21 low-income households during the last planning period.</p> <p>Current status: Renamed, this program has been retained in the current planning period as an ongoing program in Specific Action 7.2.1(a).</p>	<p>Redevelopment Agency Housing and Neighborhood Revitalization</p>

**Maintenance of Existing Sound Housing**

**Objective 7.3** Prevent the physical deterioration of existing sound housing stock within the City of Lancaster.

**Policy 7.3.1** Encourage continued maintenance of currently sound housing through local information and assistance programs.

Specific Action	Status	Responsible Agency
<p><b>7.3.1(a)</b> Continue to perform pre-occupancy inspection programs in which a City building inspector inspects housing to ensure compliance with local, state, and federal regulations related to public health, safety, and welfare, including applicable housing codes.</p>	<p>Existing Program (ongoing)</p> <p>The City routinely conducts building inspections for compliance with applicable building codes.</p> <p>Current status: This program has been retained in the current planning period as an ongoing program.</p>	<p>Public Works Department</p>
<p><b>7.3.1(b)</b> Conduct concentrated code enforcement programs within the City when the need and community support warrant such activity. It is intended that this program would be applied to areas which are still basically sound, but which are just beginning to show signs of decline. This program would be coordinated with existing rehabilitation programs to provide loans and subsidies for required repairs.</p>	<p>Existing Program (ongoing)</p> <p>During the planning period, the City has significantly increased personnel within the Code Enforcement division. This has allowed for more concentrated code enforcement efforts to occur to address maintenance of existing housing.</p> <p>Current status: This program has been retained in the current planning period as an ongoing program.</p>	<p>Redevelopment Agency, Public Works Department</p>

**Policy 7.3.2** Improve the livability of existing residential neighborhoods and prevent their deterioration by ensuring that an adequate level of public improvements and neighborhood facilities are available.

Specific Action	Status	Responsible Agency
<p><b>7.3.2(a)</b> Facilitate the street maintenance, street widening, and provision of curbs, gutters, sidewalks, and other improvements as appropriate to urban and rural environments in neighborhoods requiring revitalization.</p>	<p>Existing Program (ongoing)</p> <p>Revitalization of existing neighborhoods including infrastructure improvements are a major objective of the City and the Redevelopment Agency as summarized in this Section and detailed in both the LRA Five-Year Implementation Plan and the Consolidated Plan. One of the major objectives of the Implementation Plan states: "Continue to fund infrastructure improvements in residential neighborhoods which will promote development of affordable housing, as necessary, and in accordance with available funding sources."</p> <p>Current status: This program has been retained in the current planning period as an ongoing program.</p>	<p>Public Works Department</p>

<p><b>7.3.2(b)</b> Provide for the acquisition of property in targeted neighborhood-revitalization areas where blighted conditions exist. Long-range revitalization efforts to include acquisition, demolition, infrastructure repair, reparcelization, and construction of single-family dwellings and neighborhood facilities.</p>	<p>Existing Program (ongoing)</p> <p>The Agency has been successful in providing for the acquisition of property in neighborhood revitalization areas. This is evident in many projects throughout the City (see Section HE-G).</p> <p>Current status: This program has been retained in the current planning period as an ongoing program.</p>	<p>Redevelopment Agency</p>
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<b>GOAL 8</b> To promote provision of adequate housing opportunities for those desiring to live in Lancaster, regardless of age, race, ethnic, background, national origin, religion, family size, marital status, physical handicap, or other arbitrary factors.		
<b>Housing for Special Needs Groups</b>		
<b>Objective 8.1</b> Promote provision of housing for the elderly, handicapped, homeless, and other special needs groups.		
<b>Policy 8.1.1</b> Promote the development and rehabilitation of housing specifically designed for the elderly providing a variety of living environments.		
<b>Specific Action</b>	<b>Status</b>	<b>Responsible Agency</b>
<b>8.1.1(a)</b> Provide financial assistance for the construction of senior citizen independent living residences to address the special needs of the elderly population whose household incomes do not exceed 50% of the Los Angeles median income. Program anticipated to result in the construction of a 192-unit senior living complex by 2005.	Existing Program (ongoing)  Five affordable senior apartments were constructed during the last planning period, consisting of a total of 732 units, exceeding the goal of 192 units by 540 units.  Current status: This program has been retained in the current planning period as an ongoing program with reference to Arbor Court apartments.	Redevelopment Agency
<b>8.1.1(b)</b> Administer the provisions of the zoning ordinance that allow the development of senior citizen residential projects, as a conditional use, within areas designated for single family, multiple family or commercial uses. The senior developments would be located as a transitional use between districts of varying intensity.	Existing Program (ongoing)  The City has revised the Zoning Ordinance to reflect the intent of this action program. Therefore, the intent of this specific action has been implemented.  Current status: This program has been retained in the current planning period as an ongoing program.	Planning Department
<b>8.1.1(c)</b> As per the provisions of the zoning ordinance, allow for the reduction in required parking for senior citizen projects as necessary to encourage affordable housing for senior citizens.	Existing Program (ongoing)  The City has revised the Zoning Ordinance to reflect the intent of this action program. Therefore, the intent of this specific action has been implemented.  Current status: This program has been retained in the current planning period as an ongoing program.	Planning Department
<b>8.1.1(d)</b> Administer the provisions of the zoning ordinance that allows for the establishment of second units on single family residential lots (“granny flats”) as a means of providing additional elderly housing opportunities. Inform the public of the provision for second units for the elderly through publication and public presentation.	Existing Program (ongoing)  The City has revised the Zoning Ordinance to reflect the intent of this action program. Therefore, the intent of this specific action has been implemented.  Current status: This program has been retained in the current planning period as an ongoing program.	Planning Department

<p><b>8.1.1(e)</b> Utilize the following criteria to evaluate proposed senior residential projects:</p> <ul style="list-style-type: none"> <li>• Projects should be within walking distance of transit services, major transportation routes, and shopping and medical facilities.</li> <li>• Land uses in senior projects should be limited to residential uses, extended care facilities and ancillary commercial uses.</li> <li>• Projects shall include provisions limiting the purchase or lease of the property to persons over 55 unless a different age is required by state law.</li> </ul>	<p>Existing Program (ongoing)</p> <p>The intent of this program is addressed as part of the regular development review process conducted by the City’s Development Review Committee (DRC).</p> <p>Current status: This program has been retained in the current planning period as an ongoing program.</p>	<p>Planning Department</p>
<p><b>8.1.1(f)</b> Facilitate the rehabilitation of an abandoned motel to accommodate a 96-unit apartment complex for senior citizens.</p>	<p>Discontinued Program</p> <p>This project did not materialize by choice of the developer.</p>	<p>Redevelopment Agency</p>
<p><b>Policy 8.1.2</b> Provide adequate shelter opportunities and assistance programs for those families and individuals who are either homeless or are at risk of becoming homeless.</p>		
<p><b>Specific Action</b></p>	<p><b>Status</b></p>	<p><b>Responsible Agency</b></p>
<p><b>8.1.2(a)</b> Continue support for the Lancaster Community Homeless Shelter. Provide funding on an ongoing basis to a non-profit entity for the management of this facility.</p>	<p>Existing Program (ongoing)</p> <p>Objective C2 of the Lancaster Consolidated Plan states: “Coordinate with other jurisdictions in the Antelope Valley in order to address the regional perspective of homelessness.” During the current planning period, the City Council voted to approve the expansion of the Lancaster Community Homeless Shelter, as described in new Specific Action 8.1.2(h).</p> <p>Current status: This program has been retained in the current planning period as an ongoing program as well as new Specific Action 8.1.2(h) and supports the language contained in the City’s Consolidated Plan.</p>	<p>Redevelopment Agency, Catholic Charities of L.A.</p>
<p><b>8.1.2(b)</b> Continue to seek opportunities for providing emergency shelter for the homeless. Encourage participation of non-profit organizations.</p>	<p>Existing Program (ongoing)</p> <p>See response to 8.1.2(a) above.</p>	<p>Redevelopment Agency</p>
<p><b>8.1.2(c)</b> Coordinate with other jurisdictions in the Antelope Valley in order to address the regional perspective of homelessness.</p>	<p>New Program (Priority 3)</p> <p>See response to 8.1.2(a) above.</p>	<p>Redevelopment Agency</p>

<p><b>8.1.2(d)</b> Provide vacant facilities and support development and implementation of a regional facility that will provide a one-stop processing center for the homeless and persons at risk of becoming homeless.</p>	<p>New Program (Priority 3)</p> <p>During the last planning period, the Agency implemented this action by assisting in the formation of Homeless Solutions Access Center, which serves as a first point of contact for homeless individuals. Also see response to 8.1.2(a) above.</p> <p>Current status: This program has been implemented and retained in the current planning period as an ongoing program.</p>	<p>Redevelopment Agency</p>
<p><b>8.1.2(e)</b> Periodically conduct a survey to identify vacant buildings within the City which could be reused for housing very low-, low- and moderate income households or as shelter/service facilities for the homeless. If conversion opportunities are feasible, prepare implementation strategies.</p>	<p>Existing Program (ongoing)</p> <p>The Agency is in the process of conducting a vacant buildings survey due the recent housing market decline and mortgage foreclosures.</p> <p>Current status: This program has been retained in the current planning period as an ongoing program.</p>	<p>Redevelopment Agency</p>
<p><b>8.1.2(f)</b> In order to encourage and facilitate housing for farmworkers, amend the zoning ordinance to allow, by Director’s Review, the addition of a second dwelling unit within the Rural Residential (RR-2.5) zone in those cases where the land is under active commercial agricultural production.</p>	<p>New Program (Priority 1)</p> <p>The City has revised the Zoning Ordinance to reflect the intent of this action program. Therefore, the intent of this specific action has been implemented.</p> <p>Current status: This program has been implemented and retained in the current planning period as an ongoing program.</p>	<p>Planning Department</p>
<p><b>Policy 8.1.3</b> Promote the development and rehabilitation of housing specifically designed for the physically handicapped.</p>		
<p><b>Specific Action</b></p>	<p><b>Status</b></p>	<p><b>Responsible Agency</b></p>
<p><b>8.1.3(a)</b> Specifically encourage the rehabilitation of existing housing for the physically handicapped through the Redevelopment Agency single family and mobile home grants and loan programs.</p>	<p>Existing Program (ongoing)</p> <p>The intent of this program was carried out during the planning period, through the implementation of the Homeowner Disabled Accessibility Program and other loan and grant programs as listed in Table HE-B-3.</p> <p>Current status: This specific action has been carried over to the current planning period and modified to show quantified number of households to be assisted.</p>	<p>Redevelopment Agency, Public Works Department</p>

**Policy 8.1.4** Ensure coordination between the City of Lancaster, Air Force Plant 42, and Edwards Air Force Base in regard to the provision of sufficient housing in the City to help meet the needs of military personnel for off-base housing.

Specific Action	Status	Responsible Agency
<p><b>8.1.4(a)</b> Establish regular lines of communication and a monitoring program to gauge the extent of off-base military housing requirements.</p>	<p>Existing Program (ongoing)</p> <p>The off base requirements for military housing are addressed as part of each Housing Element update cycles. The City's Planning Department periodically consults with the Housing Office at Edward's Air Force base regarding this issue.</p> <p>Current status: This specific action has been retained in the current planning period as an ongoing program.</p>	<p>Planning Department</p>

**Policy 8.1.5** Promote the construction of congregate housing to meet the special needs of veterans.

Specific Action	Status	Responsible Agency
<p><b>8.1.5(a)</b> Facilitate the construction of a State Veterans Home within the City on land deeded to the State of California from the Lancaster Redevelopment Agency. This project will provide a facility to address the special needs of veterans living in the Antelope Valley. It is anticipated that the 400-bed facility will be completed within five to seven years.</p>	<p>Existing Program (ongoing)</p> <p>Construction of the 60-bed and 50-member adult day health care facility is underway and is anticipated to be completed in the near future. The previous projection of 400 beds will not occur due to a change in the scope of the project.</p> <p>Current status: Until construction is completed, this specific action has been retained in the current planning period as an ongoing program.</p>	<p>Redevelopment Agency</p>

**Prevention of Housing Discrimination**

**Objective 8.2** Prevent housing discrimination in accordance with national and state fair housing law.

**Policy 8.2.1** Prohibit discrimination in housing based on race, ethnicity, national origin, age, religion, sex, and family status (children).

Specific Action	Status	Responsible Agency
<p><b>8.2.1(a)</b> Continue to work with the Los Angeles County Housing Authority or other appropriate agencies to operate a Fair Housing Program encompassing investigation of discrimination complaints, research on housing discrimination related issues, and public information.</p>	<p>Existing Program (ongoing)</p> <p>The Agency currently coordinates with the Fair Housing Council to provide this service. The Fair Housing Council has office hours once a month at Lancaster City Hall. During this time, a representative is available to answer questions, investigate complaints and assist tenants in pursuing legal remedies. This program is being funded through a grant from HUD.</p> <p>Current status: This specific action has been carried over to the current planning period.</p>	<p>Redevelopment Agency</p>
<p><b>8.2.1(b)</b> Increase public awareness of Lancaster’s Fair Housing Program and other City/LRA assisted housing programs by periodically publishing information in the City’s Outlook magazine, press releases, and other information sources.</p>	<p>Existing Program (ongoing)</p> <p>The Agency continues to perform community outreach to the public, including minorities, low- and moderate-income persons. The dissemination of information is achieved through the City’s Outlook magazine, public information telecast, local newspapers, radio stations, public service ads and in-person presentations. The City has also recently adopted a Communications Master Plan that will further this effort by providing efficient methods of disseminating information.</p> <p>Current status: This program has been retained in the current planning period as an ongoing program with modification in the language to include web-based media.</p>	<p>Redevelopment Agency, Communications Manager</p>

## C. Population and Growth Characteristics

This section paints a general picture of residents living in Lancaster. An understanding of historic growth patterns and existing population characteristics allows us to anticipate future trends. We can then plan for future housing needs and provide adequate municipal services to those living in Lancaster.

### 1. Historic Population and Household Growth

Much of Lancaster's historic population growth was directly related to the growth of the aerospace industry. Population growth was, to a large extent, tied to the economic ups and downs of that industry. As employment at Edwards Air Force Base and Air Force Plant 42 expanded, local population growth increased. During times when spending for aerospace programs were curtailed, population growth decelerated.

During the 1980s, the Antelope Valley economy was transformed by the new growth incentive of affordable housing. With the advent of the affordable housing market, population growth became less dependent upon fluctuations in the local economy. While the aerospace industry has remained the largest local employer, it is no longer the primary growth inducer it once was. It now competes with the tremendous attraction that affordable housing holds for many first-time homebuyers, primarily from the Los Angeles area.

Present population growth within the Antelope Valley and Lancaster is following the trends of other Southern California regions. These trends show residents leaving the congestion, crime, and high housing costs of Los Angeles and Orange Counties for less crowded areas, with lower crime rates and much lower housing costs. These residents have moved to Ventura County, San Bernardino and Riverside Counties, and most recently into the Antelope Valley, where the cities of Palmdale and Lancaster have been the primary destinations. Unlike the residents of earlier years, the majority of the more recent arrivals in Lancaster continue to work in the Los Angeles basin. Housing and job-related factors compose the primary reasons for people living in, or relocating to, the Antelope Valley.

An examination of historic population growth (see Table HE-C-1) reveals that Lancaster had a period of rapid expansion between 1950 and 1960 reflecting growth in the local aerospace industry, contrasted with a decade of little population growth between 1960 and 1970. The 1980s was another period of expansion. During this decade, the City population increased at an average annual rate of 10.3 percent. With the onset of the recession in 1991, Lancaster's growth rate again dropped averaging just 2.2 percent per year between 1990 and 2000 inclusive. Lancaster experienced a modest increase in the growth rate between 2000 and 2005, from 2.2 to 2.5 percent per year. While Lancaster's growth rate has increased and decreased in response to short-term economic cycles, the City's share of total County population has steadily increased over the long term. In 1960, Lancaster's share of the total County population equaled 0.5 percent. However, by 2005 that share had increased to 1.3 percent.

**Table HE-C-1  
Historical Population Growth  
City-County Trends, 1950-2005**

Year	City of Lancaster				Los Angeles County	
	Population	% of County Population	Average Annual Growth	Average Annual Growth Rate (%)	Population	Average Annual Growth Rate (%)
1950	10,250	0.2%	-	-	4,151,687	-
1960	31,503	0.5%	2,125	20.7%	6,038,771	4.5%
1970	33,460	0.5%	196	0.6%	7,032,075	1.6%
1980	48,027	0.6%	1,457	4.4%	7,477,503	0.6%
1990	97,291	1.0%	4,926	10.3%	8,863,184	1.9%
2000	118,718	1.2%	2,143	2.2%	9,519,338	0.7%
2005	133,703	1.3%	2,997	2.5%	10,166,417	0.7%

Source: Bureau of the Census, State Department of Finance

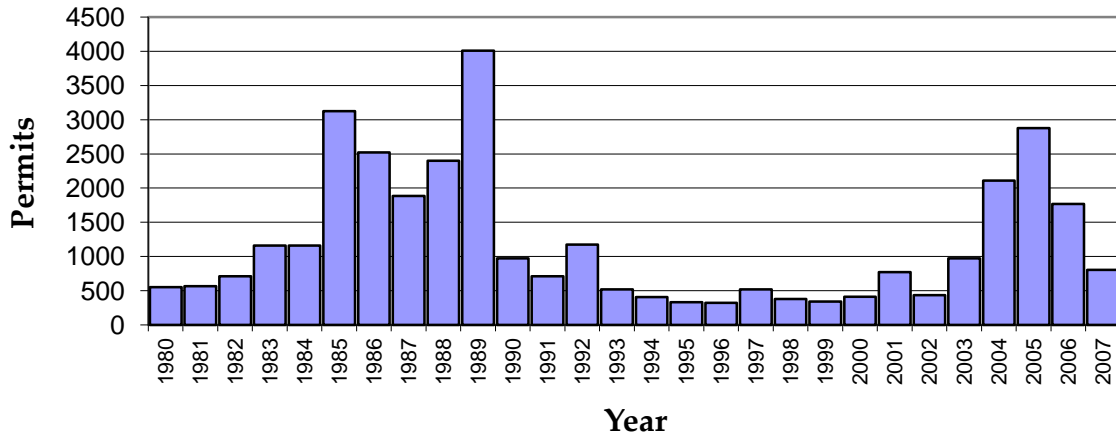
## 2. Current Trends

Following the period of robust growth and building activity during the 1980s, the Antelope Valley entered a severe recession. Although this is similar to what occurred in other areas of Southern California, the recession hit the Antelope Valley harder and its affects lasted much longer than the rest of the region. Housing values remained depressed throughout the 1990s. Between 2002 and 2006, housing values in the Antelope Valley increased significantly, only to experience another decline since 2006 (see Section D for further discussion on housing values and trends). In order to understand the current state of the housing market in Lancaster, it is necessary to examine several factors including housing production, household formation, population growth, vacancy rates, housing value decline, foreclosures, and aerospace employment.

- Housing Production and Population Growth

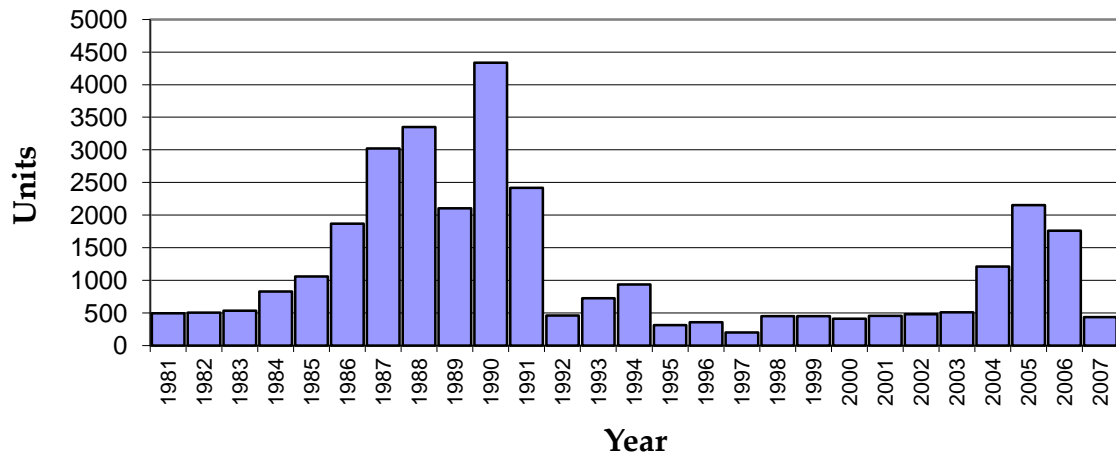
The City examined residential building permits as well as construction and household formation rates for the period of 1980-2006 inclusive. This includes the growth period of the 1980s, the recessionary cycle of the 1990s, the growth period 2002 to 2005 and the latest decline since 2006. Figures HE-C-1 through HE-C-3 illustrates this data.

Figure HE-C-1  
Lancaster Residential Permits Issued  
1980-2007



Source: City of Lancaster

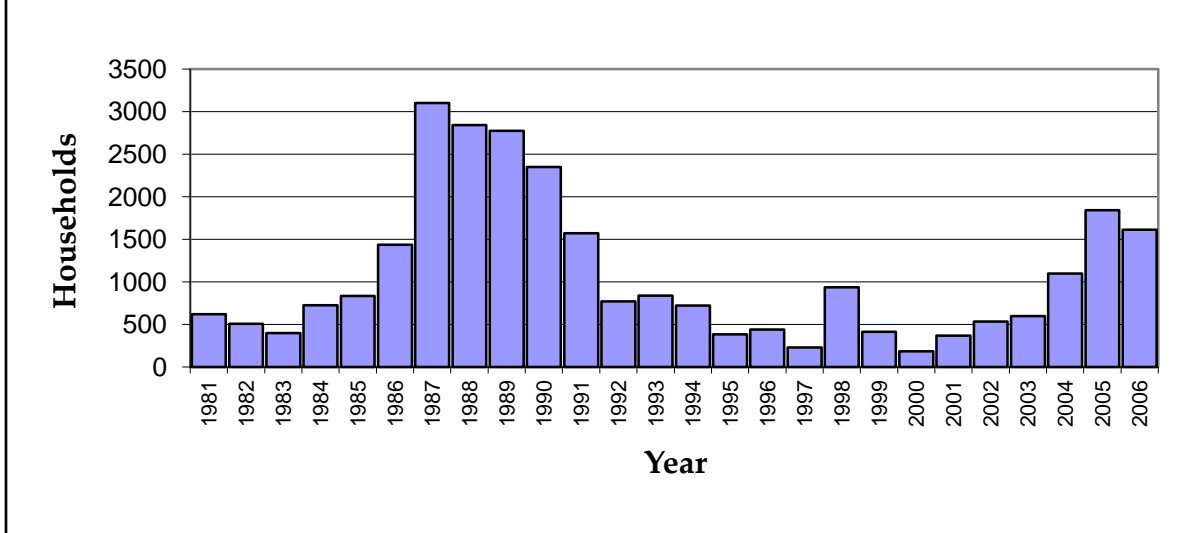
Figure HE-C-2  
Lancaster Annual Residential Construction  
1981-2007



Source: State Department of Finance, City of Lancaster



**Figure HE-C-3  
Lancaster Annual Household Formation  
1981-2006**



Source: State Department of Finance

The recession of the early 1990s had a profound impact on the Antelope Valley housing market. After years of rapid, and to a large extent speculative growth, residential construction slowed to a crawl and home values plummeted. During this time, population growth and household formation also slowed. Between 1990 and 2000 inclusive, annual population growth in Lancaster averaged approximately 3.6 percent while the average annual household formation rate fell to less than two percent (see Table HE-C-2). By the late 1990s, much of the Southern California housing market recovered from the recession, however, the Antelope Valley housing market lagged behind other areas of the region.

During the 1980s, the number of building permits issued by the City of Lancaster for new residential construction averaged 1,810 permits per year (see Table HE-C-2). During the 1990 decade, this figure dropped to an average of 569 permits per year. Between 2000 and 2005, construction activity increased, raising the average to 1,263 permits per year. Recent permit activity peaked in 2005, with the City issuing nearly 2,800 permits for residential units.

The annualized construction need for the planning period of the previous Housing Element (January 1998 through June 2005) is 1,254 residential units. The average annual residential permits issued between 2000 and 2005 represents 101% of that need. Year 2005 alone represents 223% of that need. The City can meet the construction need of the upcoming planning period if the level of construction activity were to continue at the same rates. However, since 2006, the housing market has headed toward another decline, as a result of recent mortgage foreclosures. This makes it difficult to determine with accuracy, whether future permit activity will meet the need for the current planning period.

- Household Formation

The household formation rate has slightly increased since 2000, after a period of depressed growth during the 1990s. Between 1990 and 2000 inclusive, household formation in Lancaster averaged 1.8 percent per year. Between 2000 and 2005, this rate increased to an average of 2.4 percent per year (see Table HE-C-2). The increase reflects the latest housing boom, but still pales in comparison to the boom during the 1980s when household formation occurred at a rate of 6.8% annually. However, the high formation rate of the 1980s can be attributed to a lower population at the time, which more easily yields a higher growth percentage calculation.

	<b>1980-1990</b>	<b>1990-2000</b>	<b>2000-2005</b>
Population Growth Rate	10.3%	3.6%	2.5%
Household Formation Rate	6.8%	1.8%	2.4%
Vacancy Rate	5.1%	9.0%	8.4%
Dwelling Units	6.8%	1.6%	1.5%
Average Annual Residential Permits	1810	569	1263

Source: State Department of Finance, Lancaster Dept. of Public Works, Building Division

### **3. Age and Gender Distribution of Population**

Changes in the age distribution of Lancaster’s population between 1990 and 2005 inclusive appear to follow regional trends in showing the graying of the baby boomers. In 1990, the baby boomers ranged in age from 25 years to 44 years. At that time, fully 36.2 percent of Lancaster’s population fell within this age bracket. However, by 2005, this portion of the population represented only 26.5 percent, as many boomers shifted to the age 44+ category. Estimates indicate that the percentage of the population 45 to 64 years of age increased from 15.5 percent in 1990 to 21.9 percent in 2005 (see Table HE-C-3).

In five years, the 25 to 44 year age group decreased from 31.3 to 25.6 percent. The decrease of the 25 to 44 year bracket also indicates another trend, aside from the aging of the boomers. This age group is the range in which most households are formed, thus a population decline in this age group suggests a decrease of young families in Lancaster. It points to the need to ensure that there is an adequate supply of entry level housing, as well as good paying jobs, for new households and families.

The data indicates that the percentage of persons who are 65 years or older have decreased slightly between 2000 and 2005 from 8.6 percent of the population 7.7 percent. However, with the aging of the baby boomers, the senior component of the population will continue to be an important aspect to consider in planning for future services and housing type needs.

Table HE-C-3 shows that there has been some change in the proportion of males to females in the last ten years. Estimates for 2005 indicate that the Lancaster population has a slightly higher percentage of females, with 52 percent compared to just 48 percent males.

**Table HE-C-3  
Population with Age and Gender Distribution**

Lancaster	1990		2000		2005	
	Number	Percent	Number	Percent	Number	Percent
Population	97,291		118,718		135,225	
Males	48,949	50.3%	60,257	50.8%	64,873	48.0%
Females	48,312	49.7%	58,461	49.2%	70,352	52.0%
Age Distribution						
0 to 4	9,448	9.7%	9,544	8.0%	11,451	8.5%
5 to 14	15,767	16.2%	22,265	18.8%	27,143	20.1%
15 to 24	13,986	14.4%	17,859	15.0%	21,924	16.2%
25 to 34	21,154	21.7%	16,379	13.8%	17,153	12.7%
35 to 44	14,155	14.5%	20,830	17.5%	17,427	12.9%
45 to 64	15,083	15.5%	21,640	18.2%	29,665	21.9%
65+	7,698	7.9%	10,201	8.6%	10,462	7.7%
Median Age	29.6		31.1		30.1	
<b>Los Angeles County</b>						
Average Household Size	2.91		2.92		3.06	
Median Age	31.5		31.1		33.7	

Source: U.S. Census Decennial (1990 and 2000), American Community Survey (2005)

#### 4. Educational Attainment

Data from the 2005 Census, American Community Survey, indicate that overall, the educational levels of Lancaster residents were higher than levels observed in Los Angeles County (see Table HE-C-4). As of 2005, 81 percent of Lancaster’s adult population who were 25 years or older graduated with at least a high school (including equivalency) or college diploma. In Los Angeles County, only 74 percent of the adult population did the same. However, only 14 percent of Lancaster residents have a Bachelors degree and/or a higher degree. This figure is half of Los Angeles County’s figure of 28 percent. The small population of college graduates in Lancaster can be attributed to the lack of a 4-year university in the Antelope Valley. Twenty-eight percent of Lancaster’s adult population 25 years or older has taken some college classes, but have not achieved a degree. This data strongly suggests the need for a 4-year university, given the high number of high school graduates seeking advanced educational opportunities.

<b>Education</b>	<b>Lancaster</b>	<b>% of Total</b>	<b>L.A. County</b>	<b>% of Total</b>
<9 <sup>th</sup> Grade	5,975	8.0%	883,387	14.5%
9 <sup>th</sup> to 12 <sup>th</sup> Grade, no diploma	8,129	10.9%	679,156	11.1%
High School Graduate	21,945	29.4%	1,331,136	21.8%
Some College, no degree	21,186	28.4%	1,114,684	18.3%
Associate Degree	7,020	9.4%	410,305	6.7%
Bachelors Degree	7,693	10.3%	1,105,013	18.1%
Masters Degree	2,138	2.9%	373,320	6.1%
Professional School Degree	365	0.5%	141,041	2.3%
Doctorates Degree	256	0.3%	67,455	1.1%
<b>Total</b>	<b>74,707</b>	<b>100%</b>	<b>6,105,497</b>	<b>100.0%</b>

Source: U.S. Census, American Community Survey 2005

## 5. Ethnic Diversity

Minority groups once represented only a small percentage of the Lancaster population, compared to Los Angeles County. However, over the past two decades, Lancaster’s population has undergone significant diversification (see Tables HE-C-5a and 5b). In 1990, Whites made up 73 percent of the population. In 2006, this figure decreased to 57 percent, with other ethnicities making up the remainder of the population. Between 1990 and 2000, the Hispanic population increased from 15 to 24 percent. While represented in multiple categories in Table HE-C-6b, 32 percent of the Lancaster population in 2005 identified themselves as being Hispanic.

Data collection for ethnicity changed with the 2000 U.S. Census. The 2000 data include a more varied set of categories for race, including categories for those identified by two or more races. The change in data collection alone indicates a growing difficulty in categorizing ethnic makeup due to diversification of population groups both in Lancaster and the nation as a whole. More than 19 percent of people in Lancaster identified themselves as “Some other race alone” or “Two or more races.”

	<b>1990</b>	<b>% of Total</b>	<b>2000</b>	<b>% of Total</b>
Total	97,291	100	129,089	100
White	71,215	73.2	79,982	62.0
Black	6,990	7.2	10,410	8.1
Asian/Pacific Islander	3,359	3.5	6,419	5.0
Spanish/Hispanic	14,816	15.0	31,064	24.1
Other	911	0.9	1,214	0.9

Source: U.S. Census Decennial (1990 and 2000)

<b>Table HE-C-5b Lancaster Ethnicity (2006)</b>		
	<b>2006</b>	<b>% of Total</b>
Total	139,079	100
White alone	80,011	57.5
Black or African American alone	22,967	16.5
American Indian and Alaska Native alone	716	0.5
Asian alone	4,838	3.5
Native Hawaiian and Other Pacific Islander alone	431	0.3
Some other race alone	26,432	19.0
Two or more races:	3,684	2.6
Two races including Some other race	1,171	0.8
Two races excluding Some other race, and three or more races	2,513	1.8

Source: U.S. Census, American Community Survey 2006

One clear indication of the current diversification of the Lancaster population can be seen from the examination of the ethnic makeup of school age populations within Lancaster's three elementary school districts. Information from the State Department of Education shows that in school year 2005-06, the elementary school population was composed of students who were 38 percent Hispanic, 33 percent White, 23 percent African American and less than two percent other ethnic groups (see Table HE-C-6). The current ethnic makeup of Lancaster's school children is a marked change from the 51 percent White population majority counted in 1999. However, Lancaster's current makeup still appears to be more evenly distributed compared to the 62 percent Hispanic majority in Los Angeles County.

<b>Table HE-C-6 Ethnic Composition of Lancaster Elementary Schools School Year 2005-2006</b>									
District	Westside Union		Lancaster		Eastside Union		Total School Population	Percent	Los Angeles County
	Pop.	%	Pop.	%	Pop.	%			
American Indian	71	0.8	79	0.5	12	0.4	162	0.6	0.3
Asian	209	2.5	165	1.0	29	1.0	403	1.5	7.7
Pacific Islander	45	0.5	35	0.2	4	0.1	84	0.3	0.4
Filipino	185	2.2	299	1.9	40	1.4	524	1.9	2.2
Hispanic	2,183	25.6	6,990	43.5	1,373	47.1	10,546	38.3	62.1
African American	963	11.3	4,670	29.1	774	26.6	6,407	23.3	10.1
White	4,544	53.3	3,781	23.5	627	21.5	8,952	32.6	16.0
Multiple/No Response	328	3.8	39	0.2	55	1.9	422	1.5	1.0
Total	8,528	100	16,058	100	2,914	100	27,500	100	100
% of Total School Pop.	31.0%		58.4%		10.6%				

Source: California State Department of Education, retrieved August 2007 from <http://www.ed-data.k12.ca.us>

## 6. Population Projections

Population projections are an important and necessary part of a City's General Plan. These projections help guide the City and local service agencies in determining the need for adequate services and facilities to serve future residents. Table HE-C-7 presents projections for population and housing through the year 2030 which is the time frame of the General Plan's goals and objectives.

The projections are based on Southern California Association of Government's (SCAG) 2004 Regional Transportation Plan (RTP). This projection indicates that by year 2030, Lancaster would nearly double in size. Between 2005 and 2030, Lancaster can anticipate adding approximately 1,500 new households every year. In 2004, 2005 and 2006, Lancaster did exceed 1,500 in the number of permits issued for residential homes. Given recent trends and SCAG's projection, Lancaster must plan for continued growth.

<b>Table HE-C-7</b>			
<b>Lancaster Projected Population Growth</b>			
<b>Year</b>	<b>Population</b>	<b>Households</b>	<b>Household Size</b>
2005	142,043	42,673	3.33
2010	168,032	51,418	3.27
2015	191,912	58,980	3.25
2020	215,468	66,591	3.24
2025	238,048	74,058	3.21
2030	259,696	81,403	3.19

Source: SCAG 2004 RTP Projections

## 7. Employment Trends

Table HE-C-8 shows the distribution of employment within the Antelope Valley by major industry. As of 2005, fully 31 percent of the work force was employed in various jobs within the service industry, including those working in hotel and food services and those working in health care and social assistance. Other major sectors include government positions and wholesale and retail trade, which comprised 23 and 18 percent of total employment, respectively.

Table HE-C-9 shows the top employers in the Antelope Valley. The region continues to depend on employment in the air industry, including employers such as the Air Force, Lockheed Martin and Northrop-Grumman. However, employment in the Antelope Valley is becoming increasingly diversified. As businesses continue to locate in Lancaster Business Park and Fox Field, Lancaster will experience a continued increase in light industry and other office employment. Countrywide and Rite Aid Distribution are two examples of major employers in the Business Park and Fox Field. Lancaster will also continue to experience employment gains in education and health service sectors, as population continues to increase.

<b>Industry</b>	<b>Number</b>	<b>Percent</b>
Services	28,005	31.7%
(Accommodation and Food Services)	(8,995)	(10.2%)
(Health Care and Social Assistance)	(8,086)	(9.2%)
Government	20,097	22.8%
Wholesale and Retail Trade	16,318	18.5%
Manufacturing	6,740	7.6%
Construction	6,511	7.4%
Finance, Insurance and Real Estate	4,184	4.7%
Transportation, Warehousing and Utilities	2,734	3.1%
Agriculture and Mining	1,485	1.7%
Information	1,179	1.3%
Arts, Entertainment and Recreation	979	1.1%
<b>TOTAL</b>	<b>88,232</b>	<b>100%</b>

Source: Greater Antelope Valley Economic Alliance 2007 Economic Roundtable Report

<b>Company</b>	<b># of Employees</b>
Edwards Air Force Base	11,285
China Lake	6,838
Lockheed Martin Co.	3,900
County of Los Angeles	3,604
Northrop-Grumman	2,294
Antelope Valley Hospital	2,280
Antelope Valley Union High School District	2,100
Wal-Mart (5 stores)	1,957
Palmdale School District	1,800
Antelope Valley Mall	1,800
Lancaster School District	1,500
Mira Loma-CA State Prison	1,376
Antelope Valley College	1,303
Westside Lancaster Elementary	1,121
Countrywide	1,050
Rio Tinto Minerals	761
Boeing (2 divisions)	750
Rite Aid Distribution Center	700
Kaiser Permanente	650

Source: Greater Antelope Valley Economic Alliance 2007 Economic Roundtable Report

- Jobs-Housing Balance

One of the most important issues facing the growth of Lancaster is the expansion of local job opportunities and the diversification of the City's employment base in order to achieve economic self-sufficiency. Labor force data indicate a higher unemployment rate in Lancaster compared to Los Angeles County, reflecting a continued need for quality jobs in the area (see Table HE-C-10).

<b>Table HE-C-10</b>				
<b>Lancaster / Palmdale / Los Angeles County</b>				
<b>Labor Force Data (February 2007 Estimates)</b>				
<b>Community</b>	<b>Est. Work Force</b>	<b>Employed</b>	<b>Unemployed</b>	<b>Rate %</b>
Lancaster	54,500	50,800	3,700	6.8%
Palmdale	54,700	51,400	3,300	6.0%
L.A. County	4,876,400	4,646,200	230,200	4.7%

Source: California Employment Development Department

If Lancaster is to achieve its desire to become a financially stable community, it must attain a balance between local employment and local housing. The Southern California Association of Government (SCAG) projects that population and households within the City of Lancaster will nearly double by year 2030 to 259,696 and 81,403, respectively. Over this same period, the number of local jobs will increase to 71,816 (SCAG 2004 RTP). Based on SCAG's projection, Lancaster will continue to be "housing rich." Housing rich means that there is an adequate supply of housing to accommodate household growth, but an inadequate number of jobs to meet the needs of these households.

The problems associated with a jobs-housing imbalance include long commutes, increased traffic congestion, air pollution and other environmental and social consequences. Many residents commute long distances to work. More than one out of three Lancaster workers age 16 and older travel more than 30 minutes one way to work (see Table HE-C-11). Twenty three percent of Lancaster workers travel more than 1 hour to work. The time spent on the road takes away from time spent with family, or time engaged in social and community events.

<b>Table HE-C-11</b>		
<b>Travel Time to Work (2005)</b>		
<b>(Workers 16 and over not working at home)</b>		
<b>Travel Time</b>	<b>Est. # of Workers</b>	<b>% of Total</b>
Less than 10 minutes	7,697	15.9
10 to 19 minutes	18,227	37.6
20 to 29 minutes	6,227	12.9
30 to 44 minutes	2,979	6.2
45 to 59 minutes	2,240	4.6
1 hour to 1 hour 29 minutes	5,548	11.5
More than 1 hour 30 minutes	5,501	11.4
TOTAL	48,419	100%

Source: U.S. Census, American Community Survey 2005



To address the issue of an adequate jobs-housing balance within Lancaster, the City adopted the “Plan for Economic Development and Vitality” as part of the 1997 General Plan. The goal of this plan is “to promote economic self-sufficiency and a fiscally solvent and financially stable community.” The Plan for Economic Development and Vitality is the City’s long-term blueprint for economic diversification and adequate jobs-housing balance. As part of the current General Plan update, some of the objectives listed in the plan may change to address current and future needs.

## **D. Housing and Household Characteristics**

Lancaster and the Antelope Valley represent a distinct area for housing. The rise in the cost of housing in the Los Angeles area has placed the majority of housing out for the price range for most working people. In the Antelope Valley, single family homes are priced as much as 50 percent below comparable homes found in the Los Angeles area. Recent data indicates that the majority of the people who move into the Antelope Valley do so in order to purchase single family homes. The affordability of housing, coupled with the residential atmosphere of the area and the relatively good air quality, attract many people who work in Los Angeles and the San Fernando Valley. Although commutes to work can be as long as sixty miles or more one-way, affordable housing has remained a strong incentive for moving to the Antelope Valley, even without the prospect of local employment.

In addition to geographic location of the valley and the price of new and used housing units, other factors, such as the vacancy rate, the mixes of types of units, and the availability of employment, are prime determinants of local household composition.

### **1. Total Dwelling Units**

Lancaster's rate of household formation and housing construction during the past decade ranged from moderate to robust, but still pales in comparison with the dramatic growth that occurred in the City during the 1980s. The varied growth of the last ten years reflects the tail end of a severe recession that affected the residential market in Lancaster throughout the 1990 decade and the housing boom of 2003 to 2006 (also see discussion in Section C, Population and Growth Characteristics). Based on data from the 1990 Census and California State Department of Finance estimates, the housing supply in Lancaster increased from 36,217 units in 1990 to 42,927 units in 2000, as shown in Table HE-D-2. This represents a growth increase of 19 percent, or approximately 1.9 percent per year compared to the 100 percent increase experienced during the 1980s.

The vacancy rate, referring to the number of vacant units which are for sale or rent as a percentage of the overall market, has fluctuated over the years, due to changing economic situations. In 1980, the vacancy rate for all units in Lancaster was 4.5 percent. By 1990 the vacancy rate had reached 9.2 percent. Census data estimate the 2000 vacancy rate at 8.4 percent. This is still considered high, compared to 4.2 percent for Los Angeles County, and is largely due to lingering effects of the 1990s recession. Vacancy rate is further discussed later in this section.

## 2. Housing Unit Mix

The majority of the housing construction in Lancaster during the past two and a half decade was single family. Seventy-four percent of residential permits issued by the City for the years 1980 through 2007 were for new single family homes (see Table HE-D-1). Between 2000 and 2007, 91 percent of housing units constructed were single family. As of 2006, only 22 percent of Lancaster housing units were multi-family, compared to 43 percent for Los Angeles County. The percentage of mobile homes in Lancaster is slowly declining. In 1990, eleven percent of all housing units in Lancaster were mobile homes. By 2006, this figure decreased to seven percent.

The duplex and condominium markets have been traditionally poor in the Antelope Valley. This is because single family detached homes are affordable to the extent that very few people want to invest in condominiums or duplexes. Therefore, these types of housing represent only a small portion of the City's housing stock (approximately 3 to 4 percent) and no new condominiums or duplexes were added to the stock since 1990. The majority of multi-family housing, including condominiums was built between 1980 and 1990. However, periods of rising housing costs may stimulate the production of duplex and condominium projects.

**Table HE-D-1  
City of Lancaster Building Permits Issued (1980 – 2007)**

<b>Year</b>	<b>Single-family units</b>	<b>Multi-family units</b>	<b>Mobile Homes</b>	<b>Total</b>
1980	398	155	0	553
1981	259	309	0	568
1982	198	513	0	711
1983	530	630	0	1,160
1984	575	588	0	1,163
1985	1,397	1,729	0	3,126
1986	1,134	1,388	0	2,522
1987	1,252	635	0	1,887
1988	1,792	609	0	2,401
1989	3,344	666	0	4,010
1990	841	130	0	971
1991	680	0	32	712
1992	929	232	13	1,174
1993	491	8	21	520
1994	341	0	68	409
1995	290	0	44	334
1996	282	0	41	323
1997	422	77	22	521
1998	296	0	83	379
1999	341	0	54	395
2000	279	132	0	411
2001	577	194	0	771
2002	437	0	0	437
2003	972	2	0	974
2004	1,740	369	0	2,109
2005	2,796	79	0	2,875
2006	1,663	107	0	1,770
2007	805	2	0	807
<b>Total (1980-2007)</b>	<b>25,061</b>	<b>8,554</b>	<b>378</b>	<b>33,993</b>
<b>Percent (1980-2007)</b>	<b>74%</b>	<b>25%</b>	<b>1%</b>	
<b>Total (2000-2007)</b>	<b>9,269</b>	<b>885</b>	<b>0</b>	<b>10,154</b>
<b>Percent (2000-2007)</b>	<b>91%</b>	<b>9%</b>	<b>0%</b>	

Source: City of Lancaster, Department of Public Works

	<b>Lancaster 1990</b>		<b>Lancaster 2000</b>		<b>Lancaster 2006</b>		<b>L.A. County 2006</b>	
	<b>Number</b>	<b>%/Total</b>	<b>Number</b>	<b>%/Total</b>	<b>Number</b>	<b>%/Total</b>	<b>Number</b>	<b>%/Total</b>
<b>SINGLE FAMILY</b>	22,923	63%	28,222	68%	32,823	70%	1,876,512	56%
Detached	21,981	61%	27,022	65%	31,626	68%	1,633,048	49%
Attached	942	3%	1,200	3%	1,197	3%	243,464	7%
<b>MULTI-FAMILY</b>	9,190	25%	10,029	24%	10,469	22%	1,431,547	43%
2-4 units	2,373	7%	2,726	7%	2,614	6%	290,570	9%
+5 units	6,817	19%	7,303	17%	7,855	17%	1,140,977	34%
Mobile Homes	4,104	11%	3,494	8%	3,498	7%	56,691	2%
<b>TOTAL UNITS</b>	<b>36,217</b>	<b>100%</b>	<b>41,745</b>	<b>100%</b>	<b>46,790</b>	<b>100%</b>	<b>3,364,750</b>	<b>100%</b>
<b>UNIT INCREASE</b>			5,528		5,045			
Occupied Units	32,901		38,224		42,844		3,223,497	
Vacancy Rate	9.16%		8.43%		8.43%		4.20%	
Household Size	2.83		2.92		3.06		3.12	
<b>POPULATION</b>	<b>97,291</b>		<b>118,718</b>		<b>138,392</b>		<b>10,245,572</b>	

Source: California Department of Finance

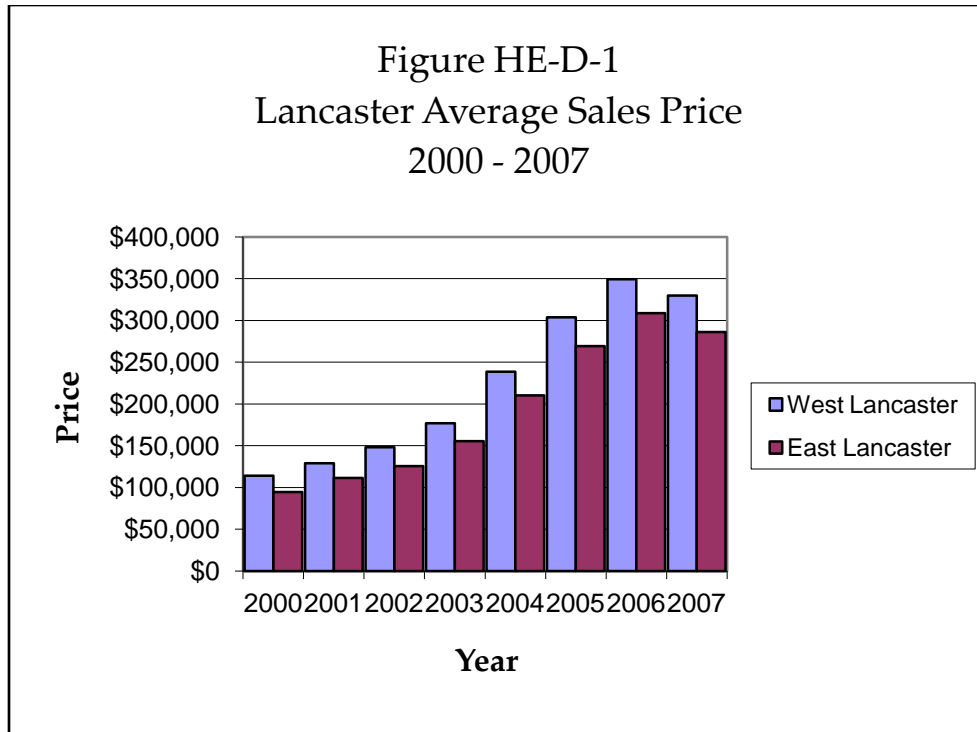
### 3. Housing Prices

During the 1990s, Lancaster experienced a decline in housing values following the onset of the recession. The average price per square foot decreased from \$90 in 1990 to \$55 in 1997 (see Table HE-D-3). As a result of the housing price increase of the mid-2000s, the average price per square foot in Lancaster increased to \$212.

	<b>1990</b>	<b>1997</b>	<b>2006</b>
Lancaster	\$90	\$55	\$212
Palmdale	\$98	\$56	\$217
Santa Clarita	\$156	\$113	\$337
Los Angeles County	\$184	\$136	\$397

Source: Acxiom/Dataquick

The following graph captures the housing boom that occurred during the mid-2000s, as well as the start of the recent housing value decline (see Figure HE-D-1). Following regional trends, home prices in Lancaster increased from the low \$100,000 range to over \$300,000 by 2006. For a short period of time, many households were unable to afford a home with conventional financing. The use of subprime mortgages was well documented during this time period, and the meltdown of these subprime loans is now considered the reason for latest price declines. Between 2006 and 2007, the median Lancaster sales price declined six percent, from \$339,500 to \$320,000 (see Tables HE-D-4a and HE-D-4b). The latest median Lancaster sales price (at the time of this writing) in March 2008 is \$227,500.



Source: Greater Antelope Valley Economic Alliance

Table HE-D-4a and HE-D-4b depict home sales and price data in 2006 and 2007 for three zip codes within the Lancaster area. The data shows that the greatest volume of recent sales has been single family detached homes while condominiums represent approximately five percent of total sales. Condo sales in Lancaster pale in comparison to Los Angeles County, where 20 percent of housing sales in 2006 was condos. The predominance of detached single family homes in the sales data reflects the relative affordability of housing in Lancaster. The median price for a detached single family home in Lancaster zip code 93535 in 2006 was \$310,000 while the median price for a condominium was \$193,000. By contrast, the median price for a detached single family home in Los Angeles County during 2006 was \$541,000, and \$412,000 for a condominium. For further discussion, also see “Income Spent for Housing” in this section. For further single-family and multi-family market analysis, see Section G of the Housing Element.

City/Zip Code	Single Family Detached		Condominiums	
	Median Price Sold	Number Sold	Median Price Sold	Number Sold
Lancaster 93534	\$290,000	835	\$220,000	45
Lancaster 93535	\$310,000	1,534	\$193,000	92
Lancaster 93536	\$380,000	1,238	\$255,000	58
L.A. County	\$541,000	69,779	\$412,000	17,852
Lancaster 2006 Median (Single Family and Condominiums): \$339,500				

Source: DataQuick Real Estate News

<b>Table HE-D-4b Lancaster 2007 Home Sales and Prices</b>				
<b>City/Zip Code</b>	<b>Single Family Detached</b>		<b>Condominiums</b>	
	<b>Median Price Sold</b>	<b>Number Sold</b>	<b>Median Price Sold</b>	<b>Number Sold</b>
Lancaster 93534	\$266,000	334	\$201,000	22
Lancaster 93535	\$280,000	693	\$165,000	24
Lancaster 93536	\$349,000	702	\$225,000	25
L.A. County	\$560,000	50,559	\$430,000	13,587
Lancaster 2007 Median (Single Family and Condominiums): \$320,000 Lancaster March 2008 Median (Single Family and Condominiums): \$227,500				

Source: DataQuick Real Estate News

#### 4. New Home Prices

The new home market in Lancaster has traditionally focused on the single family detached home. Table HE-D-5 is an informal survey of new home prices in Lancaster as of March 2008. Entry level home prices start in the high \$100,000s. Higher priced homes reach price tags of up to \$600,000.

<b>Table HE-D-5 Lancaster New Homes Prices (March 2008)</b>	
<b>Square Foot Range</b>	<b>Base Price Range</b>
1,165 – 1,923	\$189,000 - \$221,000
1,829 – 2,600	\$217,000 - \$238,000
1,165 – 2,992	\$234,000 - \$328,000
2,300 – 2,700	\$264,000 - \$290,000
2,387 – 3,082	\$319,000 - \$349,000
3,060 – 3,500	\$346,000 - \$381,000
2,663 – 4,096	\$353,990 - \$567,000

Source: Retrieved from [www.newhomesource.com](http://www.newhomesource.com) 3/17/08

## 5. Rents

Lancaster renters paid a median rent of \$772 per month, based on estimates from the 2005 American Community Survey. Results of an informal search for apartment price ranges are shown in Table HE-D-6. Most apartment complexes have units priced between \$800 and \$1000, for 1- to 2-bedroom units ranging between 600 to 1000 square feet.

<b>Square Foot Range</b>	<b>Price Range</b>
728 – 1,058	\$810 – 1,050
637 – 840	\$840 – 940
585 – 805	\$895 – 1,095
577 – 801	\$895 – 985
728 – 1,058	\$895 – 1,120
660 – 987	\$920 – 1,120
779 – 1,288	\$1,025 – 1,450

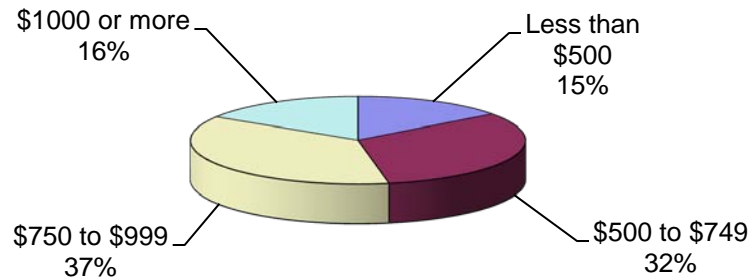
Source: Retrieved from [www.rentnet.com](http://www.rentnet.com) on April 27, 2007

As shown in Figure HE-D-2, more than half of rental units have prices greater than \$750 per month. This figure is relatively affordable compared to Los Angeles rents. HUD (2007) defines fair market rent for Los Angeles County as \$1,016 for a one-bedroom apartment and \$1,269 for a two-bedroom. HUD also defines the rent limits for a very-low income household in Los Angeles County to be \$693 for a one-bedroom apartment and \$832 for a two-bedroom. The median Lancaster rent falls within this range, and therefore, it can be concluded that most Lancaster apartments are accessible to low- to moderate-income households.

However, some low and very low-income households may find prices greater than \$750 per month to be a financial burden. Lancaster renter households have a median income of \$25,406 per year, as opposed to \$60,212 for homeowners (2005 U.S. Census American Community Survey). About one-third of Lancaster renters pay more than 50 percent of their household income toward rent (see Figure HE-D-3), and approximately 90 percent of households with a median income of less than \$35,000 spend more than 30 percent of their income on housing (see Table HE-D-7). Nonetheless, the rental market has not experienced the dramatic price increase that the sales market has, and market-rate apartment rentals remain in reach for most Lancaster residents, in addition to subsidized rental units.

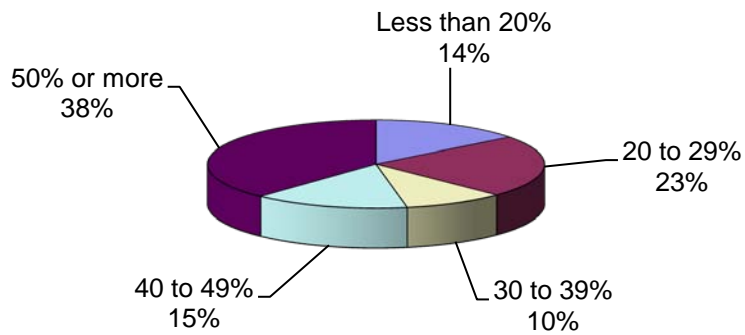


Figure HE-D-2  
Lancaster Contract Rent (2005)



Source: U.S. Census, American Community Survey 2005

Figure HE-D-3  
Gross Rent as Percentage of Household Income (2005)



Source: U.S. Census, American Community Survey 2005

<b>Table HE-D-7 Housing Costs as a Percentage of Household Income Renter-occupied Units (2005)</b>		
<b>Income / % of Income Toward Housing</b>	<b>Number of Households</b>	<b>Percentage Within Income Range</b>
Less than \$20,000:	5,739	
Less than 20 percent	0	0%
20 to 29 percent	320	6%
30 percent or more	5,419	94%
\$20,000 to \$34,999:	4,369	
Less than 20 percent	72	2%
20 to 29 percent	428	10%
30 percent or more	3,869	88%
\$35,000 to \$49,999:	2,732	
Less than 20 percent	110	4%
20 to 29 percent	1,462	54%
30 percent or more	1,160	42%
\$50,000 to \$74,999:	2,258	
Less than 20 percent	869	38%
20 to 29 percent	1,347	60%
30 percent or more	42	2%
\$75,000 or more:	1,643	
Less than 20 percent	1,382	84%
20 to 29 percent	261	16%
30 percent or more	0	0%
<b>TOTAL</b>	<b>17,373</b>	

Source: U.S. Census, American Community Survey 2005

## 6. Mobile Homes

Traditionally, local governments were reluctant to allow mobile home development for a number of reasons. Typical older mobile home developments were not aesthetically attractive, and were not well planned. Mobile homes historically had not been subject to property taxes, and instead, had been registered and taxed as vehicles by the State Department of Motor Vehicles, thereby reducing their economic desirability to cities. Mobile homes are no longer classified as vehicles. They are now considered to be “transportable structures” and are subject to property taxation, thereby eliminating a major reason for the reluctance shown by many jurisdictions to permit mobile homes.

State legislation now requires that localities make provisions for the placement of mobile homes on permanent foundations on individual, single family zoned lots. State legislation (SB 2827) approved in 1988 deleted provisions of State law which formerly allowed local jurisdictions to restrict mobile homes to specific residential zones. In effect, this legislation requires jurisdictions to permit mobile homes in all residential zones. It does allow localities to impose development standards requiring mobile homes on single family lots to meet the same site development and design standards as conventional housing

within the same zone. Despite this legislation most mobile homes in Lancaster are located in mobile home parks.

One important characteristic associated with mobile homes is their affordability. Mobile home prices range from \$15,000 to \$125,000 with monthly payments ranging from \$100 to \$700 per month (see Table HE-D-8). In most cases, the mortgage payment constitutes only a portion of the monthly cost for the mobile home. The cost for the rental space must also be added. Within mobile home parks in Lancaster, space rentals range from an average low of \$275 to \$375 per month. The mortgage payment plus the cost of rental space produces a range of \$375 to \$1,075 per month for housing. This figure places mobile homes in Lancaster within lower income limit classification. The Department of Finance indicates that as of January 1, 2006, mobile homes comprised 7.5 percent of the total housing inventory in Lancaster. Therefore, they represent an important component of the City's affordable housing inventory. In addition to the basic affordability of mobile homes, the City of Lancaster provides a home buyer program to assist very-low and low-income households acquire a mobile home within one of the City-owned mobile home parks (see Sections I & J for programs relating to mobile homes and mobile home parks).

**Table HE-D-8  
Mobile Home Space Survey (March 2007)**

#	Park Name	Space Rent (low – high)		# of spaces	% of total spaces in City	# of spaces occupied in park	Vacancy rate
1	Air Lane	\$136	\$325	52	1.4	50	3.9
2	Bel Air Estates	\$360	\$380	130	3.6	125	3.9
3	Blue Skies	\$236	\$750	102	2.8	102	0
4	Brierwood	\$258	\$372	308	8.5	308	0
5	California	\$269	\$325	148	4.1	148	0
6	Chaparral	\$270	\$475	95	2.6	92	3.2
7	Clear Skies	\$225	\$227	47	1.3	47	0
8	Crestview	\$172	\$325	109	3.0	108	0.9
9	Desert Palms	\$174	\$223	56	1.6	52	7.1
10	Desert Paradise	\$181	\$450	50	1.4	40	20
11	Desert Sands	\$295	\$371	123	3.4	118	4.1
12	El Rancho	\$203	\$265	75	2.1	75	0
13	Friendly Village	\$316	\$600	464	12.9	464	0
14	Golden Sands	\$189	\$305	144	4.0	139	3.5
15	Hacienda	\$307	\$350	264	7.3	264	0
16	Johnson's	\$248	\$513	88	2.4	88	0
17	Lancaster Estates	\$299	\$400	302	8.4	302	0
18	Lido M/H Park	\$190	\$286	54	1.5	53	1.9
19	Lido Trailer Estates	\$295	\$398	121	3.4	119	1.7
20	Locust Grove	\$229	\$371	75	2.1	75	0
21	Mik-lis (Desert Winds)	\$205	\$400	43	1.2	39	9.3
22	Ranch Inn	\$177	\$485	55	1.5	51	7.3
23	Rancho Mirage	\$257	\$650	290	8.0	290	0
24	Shady Elms	\$210	\$240	67	1.9	61	9.0
25	Sherwood	\$271	\$403	182	5.0	175	3.8
26	Sunny Skies	\$144	\$950	72	2.0	33	54.2
27	Sunrise Estates	\$237	\$885	29	0.8	28	3.4
28	Western Skies	\$210	\$650	60	1.7	60	0
	<b>AVERAGE</b>	\$234	\$442	-	-	-	2.7
	<b>TOTAL</b>	-	-	3605	-	3506	-

Source: Phone interviews with property owners and managers

## 7. Vacancy Rates

Vacancy, or the rate of occupied versus unoccupied units, is a widely used indicator of the relative health of housing markets. A vacancy rate of four to five percent in a mature community generally indicates a fairly stable housing market, while a slightly higher rate of five to seven percent is considered healthy for a growing community. Lower rates imply a market in which housing demand exceeds supply, while higher rates indicate an excess supply of units. Higher vacancy rates can occur for several reasons, such as rapid residential development which exceeds the rate of population growth, widespread economic distress, large numbers of substandard units, or a large amount of seasonal units.

According to U.S. Census data, Lancaster's vacancy rate averaged 5.1 percent during the 1980s, but increased to an average of 9.0 percent during the 1990 decade. This decreased slightly to 8.4 percent in 2000. By comparison, the average annual vacancy rate for Los Angeles County during the 1990s and 2000s was 5.5 percent and 4.2 percent, respectively. No new vacancy data based on a comprehensive count is available from the U.S. Census after 2000.

## 8. Household Characteristics

Identifying local housing trends involves analyzing such characteristics as household size, renter versus owner status, the amount of substandard housing, and overcrowding among other factors.

- Household Size

According to the State Department of Finance, the average size of a household in Lancaster increased over the course of the last two decades, from 2.83 in 1990, 2.92 in 2000 to 3.06 in 2006. According to the American Community Survey, there are approximately 3.58 persons per household for single-family detached homes, compared to 2.28 for apartments and condominiums (see Table HE-D-9).

- Owner/Renter Status

Lancaster has a relatively high ratio of owner-occupied to renter-occupied housing units. The 2005 American Community Survey indicated that of all occupied housing units in Lancaster, 58.9 percent were owner-occupied and 41.1 percent were renter-occupied (see Table HE-D-10). This reflects a slight decrease in homeownership compared to percentages of 61.1 in 2000 and 62.9 in 1990.

In examining owner/renter data, it is necessary to understand that the term “renter-occupied” by definition is not limited to multiple family housing but, in fact, encompasses all types of housing including single family attached and detached as well as mobile homes. Moreover, the term “owner-occupied” includes not only single family detached and attached structures, but condominiums and mobile homes as well. Therefore, owner-occupied and renter-occupied do not denote the type of structure, but rather the status of the household/family occupying the structure.

This is particularly true in Lancaster where much of the renter-occupied housing is comprised of single family detached structures. In 2005, one out of four, or 25 percent of all occupied single family units were renter-occupied (see Table HE-D-10). This percentage is much higher than the nearby communities of Palmdale and Santa Clarita, where only 17 and 9 percent, respectively, of the single family units were renter-occupied (U.S. Census, 2005 American Community Survey).

Among mobile homes in Lancaster, 96 percent are owner-occupied whereas 4 percent are renter-occupied (see Table HE-D-10). This data is reflected in both the U.S. Census American Community Survey and the City’s own survey through phone interviews with property managers. The percentage of ownership among mobile home residences reinforces the affordability of this type of housing.

Housing Type	Total Occupied Units	Owner Occupied Units	Renter Occupied Units	Persons in Owner Occupied Units	Persons in Renter Occupied Units	Persons by Housing Type	PPH in Owner Occupied Units	PPH in Renter Occupied Units	PPH by Housing Type
Single Family Detached	26,745	20,096	6,649	71,321	28,578	99,899	3.44	3.99	3.58
Single Family Attached	1,121	607	514						
2 to 4-unit Multi-family	2,604	193	2,411	423	8,406	8,829	2.19	3.49	3.39
5 or more units Multi-family	8,028	378	7,650	401	17,918	18,319	1.06	2.34	2.28
Mobile Homes	3,747	3,598	149	7,964	214	8,178	2.21	1.44	2.18
<b>Total</b>	<b>42,245</b>	<b>24,872</b>	<b>17,373</b>	<b>80,109</b>	<b>55,116</b>	<b>135,225</b>	<b>3.22</b>	<b>3.17</b>	<b>3.20</b>

Abbreviation: PPH = persons per household  
Source: U.S. Census, American Community Survey 2005

Housing Type	Total Occupied Units	Owner Occupied Units	% of Total Occupied Units	% of Owner Occupied Units	Renter Occupied Units	% of Total Occupied Units	% of Renter Occupied Units	Owner-Renter Ratio
Single Family Detached	26,745	20,096	47.6	80.8	6,649	15.7	38.3	75 / 25
Single Family Attached	1,121	607	1.4	2.4	514	1.2	3.0	54 / 46
2 to 4-unit Multi-family	2,604	193	0.5	0.8	2,411	5.7	13.9	7 / 93
5 + unit Multi-family	8,028	378	0.9	1.5	7,650	18.1	44.0	5 / 95
Mobile Homes	3,747	3,598	8.5	14.5	149	0.4	0.9	96 / 4
<b>Total</b>	<b>42,245</b>	<b>24,872</b>	<b>58.9</b>	<b>100</b>	<b>17,373</b>	<b>41.1</b>	<b>100</b>	<b>59 / 41</b>

Source: U.S. Census, American Community Survey 2005

- Household Income

The distribution of household income in Lancaster has changed significantly during the past decade. In 1989, only 21.6 percent of households in Lancaster made more than \$60,000 per year. By 1999, this figure had increased to 30.6 percent and by 2005, 36.7 percent (see Table HE-D-11). However, the percentage of households making less than \$30,000 only decreased slightly, from 36.9 percent in 1989 to 35.1 percent in 2005. Households making \$30,000 to \$60,000 have decreased from 41.4 percent in 1989 to 28.2 percent in 2005. The data suggests a decline in middle-income households and a widening of income gap. While many households have become wealthier during the last fifteen years, many lower income households have remained poor, which has been further affected by increases in housing and other living expenses.

**Table HE-D-11  
Household Income Range**

Income Group	1989		1999		2005	
	Number of Households	Percent	Number of Households	Percent	Number of Households	Percent
Less than \$14,999	5,538	16.7%	6,386	16.7%	7,474	17.7%
\$15,000 to \$29,999	6,694	20.2%	7,566	19.8%	7,339	17.4%
\$30,000 to \$44,999	7,975	24.1%	6,789	17.8%	6,716	15.9%
\$45,000 to \$59,999	5,721	17.3%	5,731	15.0%	5,210	12.3%
\$60,000 to \$74,999	3,258	9.8%	3,989	10.5%	4,480	10.6%
\$75,000 to \$99,999	2,566	7.7%	3,987	10.4%	4,719	11.2%
\$100,000 or more	1,360	4.1%	3,709	9.7%	6,307	14.9%
Total Households	33,112		38,157		42,245	

Source: U.S. Census Decennial (1990 and 2000), American Community Survey 2005

The median household income for Lancaster was in the past, higher than the Los Angeles County median. Table HE-D-12 shows that in 2005, Lancaster's median household income was less than the County by approximately 8 percent. This was likely due to the decrease in high-paying aerospace jobs during the 1990s recession. Table HE-D-13 lists the median household income for each of the Census Tracts in Lancaster for year 1999.

**Table HE-D-12  
Median Household Income  
Lancaster and Los Angeles County**

Median Income	2005	1999	1989
City of Lancaster	\$44,277	\$41,127	\$38,388
Los Angeles County	\$48,248	\$42,189	\$34,965
Percent difference	-8.2%	-2.5%	8.9%

Source: 1990, 2000, 2005 U.S. Census



**Table HE-D-13**  
**Median Household Income by Census Tract (1999)**

(Lancaster city-wide: \$41,127)

<b>Census Tract</b>	<b>Median Income</b>	<b>Census Tract</b>	<b>Median Income</b>
9002	\$ 39,861	9008.03	\$ 41,506
9003	\$ 30,603	9008.04	\$ 28,182
9005.01	\$ 42,712	9008.05	\$ 43,676
9005.02	\$ 45,534	9008.06	\$ 15,223
9005.03	\$ 42,672	9009	\$ 41,898
9005.04	\$ 45,000	9010.03	0
9006.02	\$ 22,692	9010.04	\$ 61,604
9006.04	\$ 43,250	9010.05	\$ 55,060
9006.05	\$ 34,720	9010.06	\$ 51,042
9006.06	\$ 32,348	9010.07	\$ 62,135
9006.07	\$ 34,345	9011.01	\$ 47,820
9007.01	\$ 33,856	9011.02	\$ 51,786
9007.03	\$ 30,853	9012.05	\$ 54,038
9007.04	\$ 25,241	9012.07	\$ 92,894
9007.05	\$ 42,469	9102.02	\$ 77,160

Source: 2000 U.S. Census

According to the Department of Housing and Urban Development, the median income in Los Angeles County in 2005 for a family of four is \$55,100. According to Table HE-D-14, a household of four earning between 81 to 120 percent of the median income earns between \$52,400 and \$66,100 per year. A low-income household earning between 51 to 80 percent of the median income earns \$32,750 to \$52,400 per year. A very low-income household earns \$19,650 to \$32,750 per year and an extremely low-income household earns less than \$19,650 per year.

**Table HE-D-14**  
**HUD Household Income Ranges for Lancaster (2005)**

<b>Income Category</b>	<b>% of Median Income</b>	<b>Income Limit</b>
Extremely Low	Less than 30%	0 to \$19,650
Very Low	31 to 50%	\$19,650 to \$32,750
Low	51 to 80%	\$32,750 to \$52,400
Moderate	81 to 120%	\$52,400 to \$66,100
Above Moderate	Above 120%	\$66,100 and greater

Source: HUD Income Limits (Los Angeles County) 2005, based on a family of four

Referring back to Table HE-D-11, it can be concluded that approximately 17 percent of Lancaster households are in the Extremely Low income category, as defined by HUD. Also, approximately 51 percent of Lancaster households, making less than \$45,000 per year are in the Extremely Low, Very Low and Low income categories.

- Income Spent For Housing

An important factor in determining existing household need is the affordability of housing. One measure of this is the percentage of a household's gross income that is needed to meet monthly rental or mortgage payments. There is an inverse relationship between income and the percentage of income spent for housing. Low income households generally pay a higher percentage of their income for housing than do high income households (see Table HE-D-15). In addition, renters tend to pay a higher percentage of their income than owners. (For discussion on renters' income spent for housing, refer back to section on Rents.)

According to current federal standards, households should pay no more than 30 percent of their gross income for rent or mortgage including utilities. Households paying greater than 30 percent of gross income for housing are considered cost burdened and households paying 50 percent or more of the gross income are considered extremely cost burdened. In 2005, more than 90 percent of households making less than \$35,000 per year spent more than 30 percent of their income on housing. For households making \$35,000 to \$49,999, approximately 66 percent spent more than 30 percent on housing (see Table HE-D-15).

<b>Table HE-D-15 Housing Costs as a Percentage of Household Income Owner-occupied Units (2005)</b>		
<b>Income / % of Income Toward Housing</b>	<b>Number of Households</b>	<b>Percentage Within Income Range</b>
Less than \$20,000:	1,033	
Less than 20 percent	0	0%
20 to 29 percent	62	6%
30 percent or more	971	94%
\$20,000 to \$34,999:	1,738	
Less than 20 percent	57	3%
20 to 29 percent	92	5%
30 percent or more	1,589	91%
\$35,000 to \$49,999:	2,957	
Less than 20 percent	191	6%
20 to 29 percent	804	27%
30 percent or more	1,962	66%
\$50,000 to \$74,999:	4,684	
Less than 20 percent	686	15%
20 to 29 percent	1,751	37%
30 percent or more	2,247	48%
\$75,000 or more:	7,938	
Less than 20 percent	4,207	53%
20 to 29 percent	2,661	34%
30 percent or more	1,070	13%
<b>TOTAL</b>	<b>18,350</b>	

Source: 2005 U.S. Census, American Community Survey

In order to achieve home ownership, many households are spending a larger percentage of their income toward housing. This was particularly so during the housing price peak of the mid-2000s, where buyers were either priced out of the market, or were resorting to non-conventional financing for their mortgages. The pervasive use of subprime mortgages and other creative financing mechanisms that has contributed to the price increases of the mid-2000s has also ultimately resulted in the recent foreclosures due to interest rate resets. More specifically, the low introductory “teaser” rates that have allowed borrowers to purchase homes beyond what they can typically afford have been reset at a higher rate, and have increased the monthly mortgage payment beyond the borrower’s ability to pay.

California Economic Forecast Director Mark Schniepp reported that in April 2007 for the Antelope Valley, lenders had filed Notices of Default on 1,513 homes behind in payments. An additional 364 home were in the foreclosure process. In Lancaster, specifically, RealtyTrac lists 1,046 properties in preforeclosure, 186 at auction and 620 bank-owned (April 2007). The foreclosure activity is reported to be closely linked to the prevalence of subprime borrowing (Antelope Valley Press, May 6, 2007). For April 2008, RealtyTrac lists 1,703 properties in preforeclosure, 605 at auction and 1,889 bank-owned. (Also see previous “Housing Prices” discussion in this section and housing market analysis in Section G).

## 9. Condition of Existing Housing

The condition of existing housing has an impact on the overall perceived quality of particular neighborhoods or housing tracts, and can significantly affect resale of existing housing units. The most common measure of these conditions is the number of units determined substandard or overcrowded.

- Age of Housing

The age of housing is an important factor in determining both the present and expected future housing stock conditions. The good condition of most housing in Lancaster is primarily due to the fact that the City has a relatively young housing stock. In 2005, approximately 58 percent of the total housing units were less than 25 years old. Approximately 27 percent of the total housing stock was constructed after 1990. These percentages contrast sharply with other portions of Los Angeles County where only 21 percent of the total housing units were less than 25 years old (see Table HE-D-16).

	<b>Lancaster</b>		<b>Los Angeles County</b>	
	<b>Units</b>	<b>Percentage</b>	<b>Units</b>	<b>Percentage</b>
Built 1939 or earlier	1,065	2%	482,065	14%
Built 1940 to 1959	8,914	20%	1,114,537	33%
Built 1960 to 1979	8,741	20%	1,034,039	31%
Built 1980 to 1989	13,608	31%	411,650	12%
Built 1990 to 1999	8,275	19%	201,339	6%
Built 2000 or later	3,286	7%	96,133	3%
<b>Total</b>	<b>43,889</b>		<b>3,339,763</b>	

Source: 2005 U.S. Census

In general, the City's oldest housing is concentrated close to the downtown core and the newer housing is located on the periphery of the City. For instance, houses built over forty and fifty years ago tend to be confined within the two square miles of land bounded by Avenue I, Challenger Way, 10<sup>th</sup> Street West and Avenue J. Although the greater portion of the City's housing stock is less than 20 years old and is in good condition, by the year 2010, over 18,000 dwelling units will be more than 30 years old. Therefore, it is likely that rehabilitation and home improvement programs will become increasingly important as the bulk of the housing stock continues to age.

Renters and the elderly living in older housing have a need for such programs. The elderly are associated with lower income levels and would be less likely to afford the cost of maintenance and repairs. Meanwhile, landlords of older rental housing are often unwilling to provide adequate maintenance to buildings which are already in a state of disrepair. The available data show a correlation between the percentage of low-income households who experience housing problems and the age of the housing units occupied by these income groups. According to the 2000 Census, 21 percent of structures built in Lancaster before 1940 were occupied by households below poverty level.

- Substandard Housing

The SCAG Regional Housing Needs Assessment defines substandard housing as structures that lack adequate kitchen, toilet, heat, or plumbing facilities. The City of Lancaster uses Section 1001 of the 1997 Uniform Housing Code to define substandard buildings. An estimate of the number of substandard housing units is an important factor in defining the current housing supply. Some portion of the current housing supply is in need of rehabilitation or replacement, due to inadequate utilities (electrical, plumbing, heating and cooling, etc.), insufficient insulation, insufficient kitchen or bathroom facilities, or the lack of maintenance (leaking roof, broken windows, etc.).

Estimates from 2006 show the number of both owner-occupied and renter-occupied units lacking complete plumbing and kitchen facilities decreased (see Table HE-D-17).

<b>Table HE-D-17</b>				
<b>Units Lacking Plumbing or Complete Kitchen Facilities</b>				
	<b>Units</b>	<b>Owner-Occupied</b>	<b>Renter-Occupied</b>	<b>Total</b>
<b>2000</b>	Lacking plumbing facilities	48	103	151
	Lacking complete kitchen facilities	33	226	259
<b>2006</b>	Lacking plumbing facilities	0	0	0
	Lacking complete kitchen facilities	0	129	129

Source: U.S. 2000 Decennial Census and 2006 American Community Survey

Since most of Lancaster’s housing is of relatively recent origin (see discussion under “Age of Housing” above), it is anticipated that only a small percentage of the total housing stock is currently substandard. The City’s Director of Housing and Neighborhood Revitalization estimates that nearly all housing built since 1990 are in sound condition. The Director also estimates that a maximum of 5% of the remaining older housing stock (built before 1980) are substandard. However, all of Lancaster’s assisted rental housing developments are in sound condition (see Table HE-H-1).

The City and the Lancaster Redevelopment Agency has for many years maintained a rehabilitation program that provides loans for the rehabilitation of residential properties. In addition, the City funds an emergency repair program and a mobile home rehabilitation program both targeted to assist very low- and low-income households. The City has a quantified objective of assisting 1,386 very-low to moderate income households with rehabilitation of their properties through a variety of improvement programs (see Table HE-I-3), with sufficient Redevelopment Agency funds to support these efforts.

In addition to the services noted above, the City maintains a Code Enforcement Division within the Department of Housing and Neighborhood Revitalization that addresses a range of issues relating to public health and safety and nuisance infractions of the City’s Municipal Code. However, other proactive efforts to create a safer and stronger community include Neighborhood Watch, Business Watch and other public health and safety related programs, representing a concerted effort on the part of the City and local law enforcement officials to encourage citizens to take a more active role in the welfare of their community. In January 2008, the City formed the “Safer and Stronger Neighborhood Steering Committee” which includes representatives from all levels of the organization with the aim of establishing a community dialogue and forming strategic partnerships that will help achieve this goal.

The implementation of the City's revitalization plans will also reduce the number of substandard units in the City. Area plans including the North Downtown Transit Village, Northeast Gateway Corridors Project, and Lowtree Neighborhood Project would involve the rehabilitation and replacement of deteriorated or dilapidated units (see Section G for additional description of these projects).

The City's Foreclosure Preservation Homeownership Program will also assist in the reduction of housing units in disrepair. Under this program, the City reclaims foreclosed homes, rehabilitates them, and resells them to very low to moderate-income households. These homes become part of the City's inclusionary housing stock and are sold under deed restrictions, preserving affordability for a minimum of 30 years (also see Table HE-I-2). Thirty (30) homes are expected to be rehabbed and sold within the 2006-2014 planning period.

There is a small portion of the substandard housing stock that is not physically suitable for rehabilitation. Substandard housing that is dilapidated beyond repair is usually demolished. The City's ongoing program of rehabilitation, combined with the number of units demolished has substantially reduced the number of substandard units within the City.

- Overcrowded Units

One way for households to cut housing and utility costs is by increasing the number of adults within a household who are willing to provide financial support. In many cities, this has resulted in extreme overcrowding and a subsequent deterioration of the quality of life within a community. The standard used to determine overcrowding is 1.0 person per room. Housing with an occupancy of 1.01 persons or greater per room is defined as overcrowded.

Overcrowding as a percentage of occupied housing units within the City has changed little over the last decade (see Table HE-D-18). Data on occupants per room from the 2000 Census identified 9.5 percent of all occupied units in Lancaster as overcrowded. The 2005 American Community Survey identified only 7.9 percent, indicating a slight drop in overcrowded conditions. More renter households are overcrowded, compared to owner households. Lancaster's percentage of overcrowded units is well below that of Los Angeles County. In 2000, LA County reported 23 percent of all occupied housing units as overcrowded. In 2005, this figure was reduced to 15 percent.

Overcrowding among households making less than 95 percent of the median household income is much greater than those making more than 95 percent of the median household income (see Table HE-D-19). Households making less than 95 percent of the median household income comprised 2,630 households or 75 percent of all overcrowded units.

<b>Table HE-D-18</b>			
<b>Overcrowding by Tenure</b>			
	<b>1990</b>	<b>2000</b>	<b>2005</b>
<b>Occupied Units</b>	32,901	38,224	42,245
Renter-occupied	12,193	14,756	17,373
Owner-occupied	20,708	23,468	24,872
Persons per household	2.81	2.92	3.20
<b>Overcrowding</b>			
Renter-occupied	1,358	2,249	2,673
% of Renter-occupied units	11%	15%	15%
Owner-occupied	819	1,362	671
% of Owner-occupied units	4%	6%	3%
<b>% of Total Occupied Units</b>	7%	9.5%	7.9%

Source: 1990, 2000 and 2005 Census

<b>Table HE-D-19</b>						
<b>Overcrowding by Income Category, 2006</b>						
	<30%	30-50%	50-80%	80-95%	>95%	Total
Renters	765	520	415	105	355	2,160
Owners	70	185	425	14	530	1,355
Total*	835	705	840	250	885	3,515

Source: RHNA 2006. \*Totals are presented in the Existing Need Table of the 2006 SCAG RHNA.

## 10. Special Housing Needs

A household is defined as a group of people, related or unrelated, living together in a residence. In addition to the typical two-parent household, there are a variety of special needs households, including the elderly, female-head-of-households, disabled individuals, large families, minority households, farm worker households and the homeless. These special needs groups often spend a disproportionate amount of their income to secure safe and decent housing and are sometimes subject to discrimination based on their specific needs or circumstances. The City is required by statute to analyze the needs of these groups and provide specific program responses.

- Elderly-headed households

Housing for the elderly is not only a physical, but a social planning issue. The 2005 American Community Survey estimates 17 percent of all Lancaster households are elderly. Many elderly households are dependent upon fixed incomes (pensions, social security, etc.), and are vulnerable to increased housing costs. Many elderly renters pay in excess of 30 percent of their income for housing. Even if elderly homeowners have small or no mortgage payments, they may not be able to afford necessary repairs, taxes, or upkeep on their property. The City's Consolidated Plan indicates that in 2000, 68 percent of extremely low-income elderly owner households experienced housing problems and housing cost burdens while 64 percent of extremely low-income elderly renter households experienced these same problems.

The Southern California Association of Governments (SCAG) estimates that 17 percent of the Southern California population will be eligible for social security benefits by year 2030. Approximately one in six persons in the region is expected to be a senior citizen compared to one in ten today. The demand for senior citizen services will increase along with an increasing senior population. The region will face a heavy demand for more health care facilities, senior living facilities, nursing homes and public transportation.

Many elderly persons experience isolation when living alone. According to the 2005 American Community Survey, approximately 3,159, or 42 percent of elderly households were single-person households. The physical disabilities that affect elderly persons can make living alone not only lonely, but also dangerous. The elderly, in various degrees of dependent living should have access to consumer and public services in close proximity of their homes.

A land use strategy that places high-density housing and mixed uses near transportation centers would provide improved accessibility and mobility for senior citizens. During the last planning period, the City was successful in facilitating the construction of several senior housing complexes (see "Housing Accomplishments" in Section B). Examples include Aurora Village Apartments, which is a 132-unit senior apartment complex, and Aurora Village II Apartments, which is a 140-unit senior apartment complex. Both apartments are for seniors wishing to live independently within the City, and are located close to transportation, shopping and medical facilities.

Two assisted living facilities for seniors, Merrill Gardens and Prestige Assisted Living were built during the last planning period within proximity to health and other services. (For further discussion on these facilities, see "Supportive Housing and Services for Persons with Special Needs" in this section.)



- Female Head-of-households

As of 2005, approximately 11,802, or 28 percent of Lancaster households were headed by women. This is 13 percent higher than the County's 15 percent. According to the 2005 American Community Survey, there were 7,546 households that were headed by females with dependent children and 4,053 households that were headed by elderly females. Possible factors contributing to these figures include the increased incidence of divorce and a higher life expectancy of women over men.

Female householder families are characterized by females with low income levels, large families, overcrowding, and lower home ownership rates. As of 2005, full-time female workers earned a median annual income of \$27,438, compared to \$46,149 for male workers. As a result, approximately 29 percent of families with a female householder and no husband present lived below the poverty level, compared to 15 percent for all families. Female householder families generate a need for affordable housing and social services, including child care facilities.

- Disabled Person households

According to the 2005 American Community Survey, 17 percent of Lancaster residents 5 years or older reported a disability. Approximately 52 percent of those 65 years or older reported a disability.

Physical Disabilities: Some physical disabilities include loss or impairment of limbs, disabling disease or condition (such as high blood pressure), or impairment of speech, hearing or sight, and the developmentally disabled. The most common special housing needs of the disabled are affordability and access. Disabled individuals may require housing with special counter heights, railings, ramps and maneuvering areas. California Title 24, Disabled Access Code, regulates the accessibility and adaptability of all new multi-residential, commercial and industrial buildings to the disabled. In July 2007, staff conducted a telephone survey to ascertain the number of rental housing units available to service the physically disabled in Lancaster. Survey respondents represented 3,496 housing units. Of these units, 239 or 6.8 percent were reported to be accessible to persons with physical disabilities; however, not all of these units were rented to persons with disabilities at the time of the survey.

Developmentally Disabled: The developmentally disabled include persons who exhibit mental retardation, cerebral palsy, epilepsy, autism or other conditions similar to persons with mental retardation. According to the North Los Angeles County Regional Center, Inc. (NLACRC), approximately one percent of Lancaster's population exhibited some type of developmental disability. The NLACRC is a private, non-profit corporation which provides diagnostic evaluations, client program management life-long planning and other services for persons with developmental disabilities and their families. As of 2008, a new 19,000 sq. ft. mental health facility (Mental Health Association) is currently under construction in conjunction with a 100-unit affordable housing development (Poppyfield Estates) located in the North Downtown Transit Village Project Area (also see "Supportive Housing" in this section and the associated Specific Action 6.1.6(i) in Section I).

Section F of the Housing Element discusses constraints on housing for persons with disabilities and a program to adopt procedures for considering requests for reasonable accommodation.

- Large Family households

Large related households defined by HUD are households of 5 or more persons, including at least one person related to the householder by blood, marriage or adoption. Large family households are characterized as a special needs group because they require a greater number of rooms per dwelling unit to avoid overcrowding. The 2000 Census indicates that 4,169 households or 17.8 percent of all owner-occupied housing had five or more persons, while 2,297 or 15.6 percent of all renter-occupied housing in Lancaster had five or more persons. As of 2000, only three percent of housing in Lancaster had five or more bedrooms and 19 percent had four bedrooms.

- Minority households

Lancaster's population is continuing to diversify (see discussion of Ethnic Diversity in Section C – Population and Growth Characteristics). The 2000 Census indicate that a larger percentage of minority households experience poverty, including 28 percent of Black or African American families and 18 percent of Hispanic or Latino families. Minority families also have higher percentages of large households, and therefore, often experience overcrowding.

- Military households

Military households are a special needs group because of a lack of adequate military housing at government installations, the limited housing allowance that military personnel receive, and the temporary nature of tenure. Federal policy requires all military installations to first rely on their local communities for housing before providing on-base housing.

According to the Public Affairs Office, Edwards Air Force Base began the first phase of Edwards' housing replacement and reduction plan in March 2006. The goal of this plan is to demolish all substandard housing by 2007 and reduce on-base housing to 797 by 2008. This would be a marked reduction from the 1,715 housing units reported in 2000. The need for the plan is due to the high number of dilapidated housing on base. While some new units will be constructed, many of the existing dilapidated housing will not be replaced.

Military personnel seeking housing off base are anticipated to locate in communities in Kern County, such as Rosamond and California City, since they are closer in proximity to the base. Military personnel are expected to live within a fifteen minute driving distance from the base. Lancaster is located a minimum of a thirty-minute drive from the base, although the 2005 American Community Survey reports 460 persons in Lancaster as being employed with the Armed Forces. Edwards Air Force Base does anticipate a decrease of personnel during the upcoming years. As of March 2007, there are 1,825 active Air Force assigned personnel and a detachment of 200 to 300 Marine Corps personnel stationed at Edwards Air Force Base.

- Farm Worker households

The State of California requires jurisdictions to consider farm workers when assessing housing needs. This is required because farm workers have significant housing problems resulting from high rates of poverty and overcrowding. Agriculture in Lancaster has declined during the past decades and will continue to do so as the City continues to urbanize. According to 2000 Census, less than one percent of Lancaster's population (798 persons) was considered as living within rural areas. Of this amount, only 55

households were considered to be living on farms. Moreover, only 63 persons were reported to be working in farming, fishing or forestry. Therefore, this group is not expected to require significant amounts of additional housing in the future. However, the City recognizes that farm worker households exist and Specific Action 8.1.2(f) remains ongoing to encourage and facilitate farm worker housing to allow by administrative review, the addition of a second dwelling unit within the Rural Residential zone in those cases where the land is under active commercial agricultural production (see Section J).

- Homeless Population

The need for shelter for homeless persons and families continues to be a pressing social issue. The homeless population is comprised of the unemployed, elderly, families with little or no income, runaways, the chronically mentally ill, alcoholics and/or drug addicts, battered women, etc. For many of the homeless population, the central issue remains the same – they cannot afford housing. The size of the Antelope Valley and the generally dispersed land use pattern exacerbates homeless planning issues for the region. However, despite being geographically removed from the Los Angeles core of available services, government representatives and service providers have been consistently active in developing regional services for the homeless and participating in the Los Angeles Homeless Services Authority countywide planning processes.

Estimates for the number of homeless are divided into two primary categories: sheltered and unsheltered. Sheltered homeless is defined as families and persons whose primary nighttime residence is a supervised publicly or privately-operated shelter intended for temporary use by homeless persons. Sheltered aid for the homeless may include transitional housing or vouchers used for lodging, typically, local motels. Unsheltered homeless is defined as families or individuals whose primary nighttime residence is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings. These may include streets, parks and alleys.

The transient nature of the homeless population makes it difficult to obtain reliable counts of the homeless population in the Antelope Valley. The unsheltered homeless move from location to location during the course of a day. Nonetheless, in 2007, Los Angeles Homeless Services Authority completed the Greater Los Angeles Homeless Count, and prepared one of the most comprehensive reports on the homeless population in Los Angeles County. The homeless count was performed using HUD-recommended practices for counting homeless persons. This study included a field enumeration, field surveys, telephone surveys, and a sophisticated statistical analysis used to project homelessness in non-enumerated areas.

The research estimates 68,608 homeless persons in Los Angeles County in 2007 (excluding the cities of Glendale, Long Beach and Pasadena). Approximately 1,815 of the County's homeless population reside in the Antelope Valley Service Population Area, based on point-in-time street count (see Table HE-D-20). The study also estimates an annual projection of 7,875 homeless people per year in the area. This area is defined by the Los Angeles Homeless Services Authority and includes Lancaster, Palmdale and unincorporated areas of Los Angeles County. An estimate of the proportion of homeless persons within the City would be approximately 30 to 40 percent of the count in the Antelope Valley area. This is based on Lancaster's population compared to that of the Antelope Valley area. Given a 40 percent ratio, a point-in-time estimate for homeless people in Lancaster is approximately 726.

<b>Table HE-D-20</b>						
<b>Antelope Valley Area Homeless Count (2007 and 2005)</b>						
	<b>Number of Homeless Persons (SP1 – Antelope Valley Area)</b>					
	<b>2007</b>			<b>2005</b>		
Number of People on One Night (Point-in-Time)	1,815	Sheltered	200	3,544	Sheltered	223
		Unsheltered	1,615		Unsheltered	3,321
Number of People per Year (Annual Projection)	7,875	Sheltered	868	7,123	Sheltered	448
		Unsheltered	7,007		Unsheltered	6,675

Source: 2007 Greater Los Angeles Homeless Count, Los Angeles Homeless Services Authority 2007

The 2007 Greater Los Angeles Homeless Count also included estimates on homeless subpopulation groups, including veterans, substance abusers and victims of domestic violence, to name a few. The data on homeless subpopulation groups as shown in Table HE-D-21 is a clear indication that the issue of homelessness goes beyond poverty and the inability to find adequate housing. Often, people who suffer from homelessness also face other difficulties in life, including addictions and chronic illnesses. As stated in Section J, specific actions are in place to support the policy of providing adequate shelter opportunities and assistance programs for those who are either homeless or are at risk of being homeless (see Policy 8.1.2 in Section J).

<b>Table HE-D-21</b>				
<b>Antelope Valley Area Homeless Count – Subpopulations (2007 and 2005)</b>				
<b>Subpopulation</b>	<b>2007</b>		<b>2005</b>	
	<b>Point-in-Time Results</b>	<b>Annual Projections</b>	<b>Point-in-Time Results</b>	<b>Annual Projections</b>
Adult Men	1,110	4,816	2,138	4,297
Adult Women	449	1,948	1,069	2,149
Total Youth (under age 18)	247	1,072	336	675
Black/African American	741	3,213	953	1,916
Hispanic or Latino	260	1,126	457	919
White	728	3,158	1,715	3,448
Multi-Racial and Other	87	378	418	841
Veterans	90	392	379	762
Mentally Ill	915	3,969	1,666	3,348
Substance Abusers	485	2,104	2,066	4,153
Victims of Domestic Violence	140	606	308	619
Unaccompanied Youth	27	117	1	2

Source: 2007 Greater Los Angeles Homeless Count, Los Angeles Homeless Services Authority 2007

As of 2007, 358 beds are available in Lancaster on a daily basis to the homeless population (see Table HE-D-22). On an annual basis, 528 vouchers are available for lodging in motels. Other transitional shelter is also available. The 358 beds available fall short of the needs of the 726 estimated point-in-time homeless people within Lancaster. The City and Redevelopment Agency is continuing their efforts to assist in the provision of additional emergency shelters.

<b>Table HE-D-22</b>			
<b>Summary of Emergency Shelter Need (Antelope Valley) and Capacity (Lancaster)</b>			
<b>(including transitional and supportive housing)</b>			
<b>Facility</b>	<b>Number of Beds (permanent/seasonal)</b>	<b>Vouchers (per year)</b>	<b>Homeless Population Estimate (SPA 1 – Antelope Valley, 2007)</b>
Lancaster Community Shelter	105	500	<b>1,815</b> <b>(726 estimate for Lancaster)</b>
Valley Oasis Shelter	140		
Penny Lane	33		
Tarzana Treatment Center	80		
Salvation Army		28	
<b>TOTAL</b>	<b>358</b>	<b>528</b>	

Source: Lancaster Redevelopment Agency, phone contact with individual agencies

Lancaster Community Shelter, located at 44611 Yucca Avenue, serves the homeless population in the Antelope Valley. Catholic Charities operates the facility by contract with the City 24 hours a day, seven days a week. The Shelter operates three programs: year-round overnight shelter, cold weather emergency shelter, and hotel vouchers for family placement. Additional services include the provision of food, bus fares, clothing, counseling and referral, and job placement assistance. During Fiscal Year 2006-07, the shelter served 867 individuals and 103 families (also see Table HE-D-23).

In 2007, the Lancaster Redevelopment Agency received a grant of nearly \$1,000,000 from the Community Development Commission of Los Angeles County to expand the shelter by constructing 14 family transitional units at the facility. The 6,000 square foot addition, to be completed in 2008, will give the Lancaster Community Homeless Shelter a total of 16 family transitional units, the only such units in the Antelope Valley. The new units will accommodate at least three family members per unit, thereby adding at least 42 beds to the shelter's current capacity. After this expansion, the shelter will ultimately have a capacity to house at least 147 persons per night (also see Specific Action 8.1.2(h) in Section J).

During the last period, the City was successful in facilitating the formation of the Homeless Solutions Access Center. Run by the Antelope Valley Domestic Violence Council, the center provides a single-point of entry for the homeless, and anyone else needing housing and supportive services. Homeless Solutions is a "one-stop" referral service, reducing the need for those seeking to help to travel between various facilities. Homeless Solutions also runs a welfare-to-work program, which assists clients with job skills and employment search. Several other organizations provide non-shelter aid to the homeless in the form of meals, groceries, clothing, medical attention and counseling and job placement. A list of the organizations that provide aid to the homeless in Lancaster is contained in Table HE D-23.

**Table HE-D-23  
Lancaster Homeless and Transitional Services**

Facility or Organization	Services Provided	Number Served
<p>Lancaster Community Shelter 44611 Yucca Ave. Lancaster, CA 93534</p>	<ul style="list-style-type: none"> <li>• Total capacity: 54 beds</li> <li>• Walk-in cots: 10 cots (typically 5 for men, 5 for women), available on a first-come, first-served basis to people present at 4 p.m.</li> <li>• Transportation: shuttle in afternoon and morning between the shelter and Department of Mental Health, Grace Resource Center/Access Center, Mental Health Association</li> <li>• Cold weather program: 45 additional cots are made available through this County program</li> <li>• Emergency shelter: 10 beds with lockers, available for up to 30 days while applying to the program</li> <li>• Residential program: 31 beds, available for 30 days of emergency shelter while people get their lives organized. A resident can stay for additional 6 months once he/she begins paying rent equal to 30% of income; for instance, a resident on General Relief would pay approximately \$66. Residents must be at the shelter by 10 p.m. every night, although they can get passes to leave for 2-3 days.</li> <li>• Department of Mental Health beds: 10 beds for clients of DMH who would otherwise be sleeping in the streets</li> <li>• Family units: 2 family units where parents and children can stay together for over 6 months while paying rent like other residents</li> <li>• Daily breakfast and dinner</li> <li>• Showers, clothing</li> <li>• Motel vouchers for families, typically for 2-3 nights</li> </ul>	<p>The shelter provided statistics for the operating year July 2006 to June 2007. During that year, 826 individuals used the year-round cot program. Between November 2006 and June 2007, 560 people used the winter cot program, including 31 adults and 43 children in families. There may be some overlap between the winter and year-round cot numbers. In addition, hotel vouchers were provided to 166 families that had a total of 496 people.</p>
<p>Valley Oasis Shelter &amp; Scattered Site Transitional Housing (Former Name: Antelope Valley Domestic Violence Council) P.O. Box 4226 (Location confidential)</p>	<ul style="list-style-type: none"> <li>• Shelter with 65 emergency beds (60 day use) for adults and children, and 75 transitional beds for adults and children</li> <li>• Legal services, advocacy</li> <li>• Counseling, support groups</li> <li>• Child care for residents</li> <li>• Classes</li> </ul>	<p>Operations at this facility are designed for victims of domestic violence. The facility is reported to be almost always at capacity.</p>
<p>Homeless Solutions Access Center 45134 N. Sierra Hwy Lancaster, CA 93534</p>	<ul style="list-style-type: none"> <li>• Walk-in center serves as first point of contact for homeless individuals</li> <li>• Referrals and information about local agencies</li> <li>• Case management for up to 1.5 years</li> <li>• Independent living skills</li> <li>• Job search assistance</li> <li>• Shower, laundry, mail, telephone</li> </ul>	<p>In the 12 months ending September 2007, the Access Center reported having 267 new clients; however, they assisted a total of 2,571 people.</p>

Salvation Army 44517 Sierra Hwy Lancaster, CA 93534	<ul style="list-style-type: none"> <li>• Assistance with Edison bills</li> <li>• Food box (available during open hours), sack lunch (available weekly), clothing, personal care kits</li> <li>• Children's programs</li> <li>• Narcotics Anonymous meetings</li> <li>• Referrals</li> </ul>	This organization provided service to the homeless or "at risk" individuals and families with no other resource.
St. Vincent de Paul 45058 Trevor Ave #B Lancaster, CA 93534	<ul style="list-style-type: none"> <li>• Homeless program: groceries and hygiene products once a week</li> <li>• Morning "Sunshine" meals served four times a week</li> <li>• Haircuts, clothing, etc.</li> <li>• Referrals</li> </ul>	The organization provided monthly service numbers for 2007. At least 1,500 morning meals were served each month, with a high of 2,040 in May. The homeless program provided over 200 bags each month.
Grace Resources Center 45134 N. Sierra Hwy, Bldg. A Lancaster, CA 93534	<ul style="list-style-type: none"> <li>• Emergency groceries (available to each family once a month), hot "Souper" meals (three times a week in Lancaster, and once in Palmdale)</li> <li>• Clothing, household goods, furniture</li> <li>• Mail and phone</li> <li>• Counseling, including case management, family counseling, court ordered</li> <li>• Computer classes, P.O.W.E.R. life management class</li> </ul>	The organization estimates that it serves over 100,000 people each year.
Los Angeles County Department of Public Social Services 349B E. Ave. K-6 Lancaster, CA 93535	<ul style="list-style-type: none"> <li>• Outreach, intake assessment and supportive services</li> <li>• Financial, medical, food stamp assistance services</li> <li>• Facilitation of Medi-Cal and General Relief enrollment</li> <li>• Aid to Families with dependent children (AFDC)</li> </ul>	The County provides service to residents of Los Angeles County who are homeless individuals and families.
National Mental Health Association of Greater Los Angeles (MHA) 43423 Division St. #106 & 107 Lancaster, CA 93535	<ul style="list-style-type: none"> <li>• Homeless Assistance Program, a drop-in program for homeless men and women with severe and persistent mental illness; referral to Lancaster Community Shelter where MHA has provided 10 cots for overnight stays</li> <li>• Drop-in center operated on weekdays 9 am to 1 pm.</li> <li>• Intensive case management, assistance in finding housing, employment services</li> <li>• Laundry, shower, payee services</li> <li>• Money management training</li> <li>• Support group for dual diagnosis clients (mentally ill with substance abuse problems)</li> <li>• Transportation assistance</li> </ul>	This facility targets people with severe and persistent mental illness. The Homeless Assistance Program served 254 individuals during the 2005-2006 fiscal year and 541 homeless individuals from July 2006 to July 2007.
Antelope Valley Transition Resource Center	<ul style="list-style-type: none"> <li>• WINGS: Up to \$600/month rent subsidy for three months (youth must demonstrate ability to support themselves afterward)</li> <li>• Apartments: currently three apartments are available for up to 18 months</li> <li>• Drop-in services: employment resources, transportation funds, educational assistance, referrals to housing and other services</li> </ul>	This facility targets emancipated foster youth age 18 to 21. Approximately 8 to 12 youths request assistance from WINGS each month.

Penny Lane Transitional Housing Program	<ul style="list-style-type: none"> <li>• Two-year transitional housing program; youth must be going to school or working</li> <li>• Meals, unless youth are working</li> <li>• Job placement services</li> <li>• Vocational and life skills classes</li> </ul>	The transitional housing program can accommodate 28 youths at apartment complexes in Lancaster. At the time of the interview in early August, there were 16 youths in the program.
Independent Living Center of Southern California	<ul style="list-style-type: none"> <li>• Assistance in finding housing, including Section 8 and affordable housing</li> <li>• Development of skills for independent living</li> <li>• Job training and job placement assistance</li> <li>• Assistance in obtaining technology for independent living</li> <li>• Advocacy</li> <li>• Referrals</li> </ul>	The organization serves people with disabilities and estimates that it has approximately 30 new clients each month, and that typically 90% of these are homeless.

Source: Lancaster Redevelopment Agency, phone contact with individual agencies

- Supportive Housing and Services for Persons with Special Needs  
(Also see Section F – constraints on housing for persons with disabilities)

Pursuant to SB 2, the City will amend the zoning code to explicitly allow transitional and supportive housing as residential uses subject only to those restrictions that apply to other residential uses of the same type of the same zone. Current regulation of supportive housing is difficult to interpret, given the many definitions of various supportive housing uses and the different procedures by which each of these uses are regulated (see Table HE-F-7). Instead of defining and regulating the many types of transitional and supportive housing, the City will use generalized definitions for transitional and supportive housing, matching those stated in State Health and Safety Code. The zoning code will be amended to list transitional and supportive housing as permitted uses in residential zones.

There are a variety of community services and support groups available to special needs groups to provide access to housing and community assistance services (see Table HE-D-24). Examples of such services are Los Angeles County Community Senior Citizens Service, Daystar Training Activity Center, Life Steps Foundation, Department of Veterans Affairs, Alcoholics Anonymous, and the Los Angeles Department of Public Social Services, to list a few. The community services offered do not discriminate based on age, ethnicity or income. In addition, there are many private organizations that offer supportive housing services. A list of organizations that provide supportive housing and services for special needs groups are listed in Table HE-D-23.

During the last planning period, the City was successful in facilitating the construction of the Children’s Center of the Antelope Valley (CCOAV, or “the Children’s Center) in Downtown Lancaster. The Agency received a Section 108 loan for \$1.5 million for the acquisition and clearance of the site and granted it to the Children’s Center. In 2007, the CCOAV



Children's Center of the Antelope Valley



completed construction on their new facility. Some of the services offered at the Children’s Center include: child abuse treatment program, school-based mental health program, art therapy, parent-child interactive therapy, as well as family support and preservation programs.



**Mental Health Association / Poppyfield Estates  
(under construction)**

The City was also successful in facilitating the construction of the new Mental Health Association facility (also reference earlier discussion on “Disabled Person households” in Section D). The City received a Section 108 loan for \$1,450,000 to acquire and demolish properties for the relocation and expansion of the Mental Health Association (MHA). The City utilized Agency funds and worked with residences and business tenants on their relocation, allowing for demolition of the buildings. The City of Lancaster deferred developer fees, waived impact fees, and received \$500,000 in funds from the HOME Investment Partnership Program for construction. The development includes a 19,000 square foot facility to serve MHA clients and a 100-unit affordable multi-family

complex. Thirty-five of the units will be supportive units for clients of MHA. It is intended that patients would be able to reside in the units located directly above the health facility on the bottom floor. The mixed-use features of this development will allow patients to directly overcome transportation challenges that typically arise when health facilities are located in isolation away from people in need of such services.

The City also recognizes the need for affordable housing for special needs groups such as the elderly, persons with disabilities, and persons with alcohol and/or drug addictions. The City has committed over \$15 million in the form of land and infrastructure improvements to assist in the development of a \$32 million State Veterans Home in Lancaster (see Specific Action 8.1.5(a) in Section J). When constructed, the facility will include 60 beds for residential care for the elderly and facilitate 50 members for adult day health care. There are more than 800,000 veterans living in Southern California, with an estimated 12,000 living in the Antelope Valley.

Two assisted living facilities were constructed during the last planning period (also reference earlier discussion on “Elderly-headed households” in Section D). Merrill Gardens, a 95-unit senior housing complex was opened in late 1999. Consisting of 45 studio apartments, 45 one-bedroom apartments and five two-bedroom apartments, Merrill Gardens provides on-site dining, library, beauty/barber shops, and computer center as well as planned activities and entertainment. While primarily an independent living facility for seniors, it does offer partially assisted living for those seniors who require some non-skilled medical care.

Prestige Assisted Living held its grand opening in November 1999. Licensed by the Department of Social Services, Prestige Assisted Living is a 60-unit community consisting of 20 studio and 22 one-bedroom apartments for assisted living residents and 16 studio apartments for residents with Alzheimer’s and dementia requiring special care. Services include 24-hour personal care, dining facilities, transportation, maintenance, housekeeping, and planned activities and social events.

The City's fair housing service contractor provides housing assistance to special needs groups ensuring that fair housing services are practiced. Also, the City of Lancaster and the Lancaster Redevelopment Agency offer various housing programs aimed at providing housing and housing rehabilitation for low-income persons and families. In addition to the above services, there are other services available to the special needs population (elderly, female head-of-household, disabled, large families) to assist them with housing needs such as the City's emergency repair programs, homeowner landscape improvement programs, homeowner paint programs, homeowner disabled accessibility programs, and homeowner home improvement programs. Separate programs are also available for mobile home and rental home owners (also see policies and specific actions in Section J under Goal 8).

**Table HE-D-24  
List of Supportive Housing and Services for Persons with Special Needs**

Agency	Service
B.R.I.D.G.E.S., Inc. 2603 West Avenue K-6 Lancaster, CA 93536	Severely mentally ill services for those with past history of chemical dependency
Mental Health Services 43423 Division Street, Suite 107 Lancaster, CA 93535	Severely mentally ill services; homeless mentally ill; emancipated foster youth mentally ill
Los Angeles County Department of Mental Health 349-A East Avenue K-6 Lancaster, CA 93535	Severely mentally ill services
High Road Recovery 44823 Date Avenue Lancaster, CA 93534	Sober living center
Tarzana Treatment Center 44447 N. 10th Street West Lancaster, CA 93534	Sober living center
Sunrise HIV and AIDS Coalition Corner Stone Baptist Church 836 East Avenue I Lancaster, CA 93535	HIV/AIDS services
Alcoholics Anonymous 44751 N. Beech Avenue, Suite 2 Lancaster, CA 93534	Sober living support services
Antelope Valley Council on Alcohol and Drug Dependency 44815 N. Fig Avenue, Suite 101 Lancaster, CA 93534	Sober living support services
Warm Springs Rehabilitation Center 38200 North Lake Hughes Road Castaic, CA 92310	Residential chemical dependency program
Mayflower Gardens Retirement Community Housing/Care 6570 West Avenue L-12 Lancaster, CA 93536	Senior housing/care
Sierra Retirement Village 433321 North Sierra Highway Lancaster, CA 93534	Senior housing/care
Merrill Gardens 43051 15 <sup>th</sup> Street West Lancaster, CA 93534	Senior housing/care
Prestige Assisted Living 43454 30 <sup>th</sup> Street West Lancaster, CA 93536	Senior housing/care
Antelope Valley Domestic Violence Council Valley Oasis Shelter P.O. Box 4226 Lancaster, CA 93539	Emergency shelter for victims of domestic violence
Grace Resource Center 45134 North Sierra Highway Lancaster, CA 93534	Emergency groceries, hot meals, counseling

Antelope Valley Hope Center 44900 N. 60th Street West Lancaster, CA 93536	HIV/AIDS services
Catalyst Foundation's Bartz-Altadonna Memorial Clinic 44758 Elm Avenue Lancaster, CA 93534	HIV/AIDS services
Walden Environments 43545 17th Street West Lancaster, CA 93534	Youth emergency services
Children's Center of the Antelope Valley 45111 Fern Ave. Lancaster, CA 93534	Youth emergency services
Daystar Foundation 43439 Copeland Circle Lancaster, CA 93535	Developmentally disabled services
Independent Living Center of Southern California 356-B East Avenue K-4 Lancaster, CA 93535	Disabled adult services
Easter Seal Society 1146 Commerce Center Drive Lancaster, CA 93534	Developmentally disabled services

Source: City of Lancaster

## 11. Extremely Low-Income Households

AB 2634 (Lieber) amended housing element law, requiring the analysis of population and projected housing needs for all income levels to include extremely low income households (30% or less of county-wide median) as identified by the council of governments. This change in housing law is reflected in Government Code Section 65583(a), which requires “documentation of projections and a quantification of the locality’s existing and projected housing needs for all income levels, including extremely low-income households.” While data pertaining to extremely low-income households are mentioned throughout this housing element document, this section will discuss extremely low-income households in fulfillment of the new requirements of housing law. Section E of the housing element provides definitions for all income categories.

A thorough analysis includes an estimate of the number of existing households with extremely low-income. The CHAS data as shown in Table HE-D-25 provides this estimate. The CHAS data is comparable to the data provided by the U.S. Department of Housing Urban Development, as shown in Tables HE-E-1a through HE-E-1d. According to Table HE-D-25, there are 4,798 extremely low-income households, which is approximately 12.5% of all households in Lancaster. Of these extremely low-income households, nearly 85% experience some kind of housing problem. Also, nearly 82% experience a housing cost burden in which they pay more than 30 percent of their gross income toward housing. Of these households, 68 percent have a housing cost burden of greater than 50 percent. The percentages of those experiencing any housing problems or cost burdens decrease among the very low and low-income households.

<b>Table HE-D-25 Housing Problems for All Households – CHAS Data Book (2000)</b>			
	<b>Total Renters</b>	<b>Total Owners</b>	<b>Total Households</b>
<b>Household Income &lt;= 30% MFI</b>	3,423	1,375	4,798
% with any housing problems	85.8%	81.9%	84.7%
% cost burden > 30%	82.2%	80.1%	81.6%
% cost burden > 50%	69.1%	65.0%	67.9%
<b>Household Income &gt; 30% to &lt;= 50% MFI</b>	2,678	1,827	4,505
% with any housing problems	85.1%	68.1%	78.2%
% cost burden > 30%	82.3%	65.4%	75.4%
<b>Household Income &gt; 50% to &lt;= 80% MFI</b>	2,983	3,464	6,447
% with any housing problems	12.8%	17.0%	15.9%
% cost burden > 30%	3.3%	13.3%	10.7%

Source: State of the Cities Data Systems: Comprehensive Housing Affordability Strategy (CHAS) Data

The Regional Housing Needs Plan adopted by SCAG projects 3,144 very low-income households within the 2006-2014 planning period. Presuming that 50 percent of very low-income households qualify as extremely low-income households, the projected extremely low-income household estimate for planning period 2006-2014 is 1,572 households.

- Addressing the Housing Needs of Extremely Low-Income Households

Households with extremely low-income have a variety of housing situations and needs, many of which are also classified among special needs populations, including the elderly, disabled, or female head-of-households. These special needs groups were discussed earlier within this section (see heading number 10, Special Needs Households and Populations). Much of the city's recent accomplishments in the provision of housing for the extremely low-income category were for seniors (see Section B for housing constructed and Section I for anticipated housing to be constructed). This was not intentional on the city's part, but more circumstantial, in which developers were interested in building senior housing due to the type of funding that was available.

Despite policies that are already in place to facilitate affordable housing for lower-income households, the city will further increase efforts to work with developers in expanding affordable housing opportunities, especially for extremely low-income households. To accomplish this, the City will utilize the following strategies (also see new Specific Action 6.1.5(b)):

- ✓ Assist developers in seeking specialized funding sources for extremely low-income housing units
- ✓ Identify and recruit developers (for-profit and non-profit) for the development of extremely low-income housing units
- ✓ Re-evaluate the city's development review process for higher density, mixed use, second dwelling unit, and other supportive housing to ensure development feasibility
- ✓ Encourage other alternative housing options, including SRO (single room occupancy) housing units to meet the needs of varying living situations

These strategies, in addition to policies and specific actions already in place, should further the city's efforts in providing housing opportunities for extremely low-income households.

## E. Regional Housing Needs Assessment

State law requires that jurisdictions provide for their fair share of the regional housing need. The State of California Department of Housing and Community Development (HCD) is mandated to determine the state-wide housing need for the current planning period, January 1, 2006 through June 30, 2014. In cooperation with HCD, local governments and councils of governments (which is the Southern California Association of Governments [SCAG] with respect to Lancaster) are charged with making a determination of their region's existing and projected housing need as a share of the state-wide housing need.

The City is required to ensure the availability of residential sites at adequate densities to accommodate the Regional Housing Needs Assessment (RHNA). The RHNA is not a mandate to construct the full number of housing units assigned to the jurisdiction. However, the City is obligated to make a "good faith effort" to accommodate the RHNA housing needs, and that the zoning code is permissive with respect to allowing construction of a variety of housing types to meet the special needs of the population.

The RHNA establishes two important parameters for future planning: the "Short-term Housing Construction Need" during the planning period which consists of the level of construction necessary to meet the housing needs of the projected population growth for the jurisdiction and takes into account adjustments to meet desired vacancy rates and anticipated housing demolitions; and the "Fair Share Distribution of Housing Needs Among Income Groups" which is the future housing need for the planning period distributed among the four income categories of very-low, low, moderate and above-moderate income.

SCAG prepared a RHNA in 2007 for cities in its six-county region. The model provides an eight and one half year projection of housing needs and a breakdown of those needs by income category. State law requires SCAG to follow a set of guidelines in preparing its regional housing need determination. Guidelines come from two primary sources: (1) HCD, who sets a housing need planning target for the region, and (2) State law, which provides guidelines on how to allocate the region's housing need among jurisdictions.

SCAG is required to take into account planning considerations when housing needs are allocated among jurisdictions. State law does not specifically define each "planning consideration" but allows SCAG to determine how to address each issue in the regional housing plan. The planning considerations include (1) market demand for housing, (2) type and tenure of housing, (3) employment opportunities, (4) commuting patterns, (5) suitable sites and public facilities, (6) loss of assisted multi-family units, (7) special housing needs, and (8) reduction of impactation. Each of these issues is explained in detail in the 2007 SCAG Regional Housing Needs Assessment.

In 2004, the State approved AB 2158 (Lowenthal), modifying the methodology for allocating the RHNA, including "AB 2158 Factors" that may be used to support requests for reduction in a jurisdiction's RHNA. SCAG was the first COG to use this new provision in State Law. AB 2158 factors include jobs and housing relationship, infrastructure constraints and high housing cost burdens, to list a few. Although the factors for disputing a jurisdiction's RHNA have been more clearly defined, the appeal process must be done within specific parameters that jurisdictions must meet, which restricts the ability to dispute the RHNA allocation.

Another important change in Housing Element legislation pertaining to RHNA is AB 2634 (Lieber), adopted by the State in 2006. The bill requires the quantification and analysis of existing and projected housing needs of extremely low-income households. The City may either use available census data to calculate the percentage of very low income households that qualify as extremely low households or presume that 50 percent of the very low income households qualify as extremely low income households. In Section I (Quantified Objectives), the summary table (Table HE-I-4) shows half of the City's quantified objectives for very-low income units as extremely low-income.

## 1. Income Definitions

### Federal Definitions

The federal government incorporates five income level categories:

- **Extremely Low-income:** A household earning 30 percent or less of the area median income. In year 2007, a family of four earning \$22,200 or less in Los Angeles County is considered to fall within the extremely low-income category.
- **Very Low-income:** A household earning between 31 and 50 percent of area median income. In year 2007, a family of four earning between \$22,200 and \$37,000 in Los Angeles County is considered within the very low-income category.
- **Lower-Income:** A household earning between 51 and 80 percent of the area median income. In year 2007, a family of four earning between \$37,000 and \$59,200 in Los Angeles County is considered within the lower-income category.
- **Moderate Income:** A household earning between 81 and 120 percent of the area median income. In year 2007, a family of four earning between \$59,200 and \$67,800 in Los Angeles County is considered within the moderate-income category.
- **Median Income:** The point at which 50 percent of all households earn more and 50 percent earn less than the area median income. In 2007, the median income for a family of four in Los Angeles County is \$56,500.

These federal income categories are used by the Department of Housing and Urban Development (HUD) in developing the Consolidated Plan and Strategy for Housing and Community Development which is prepared by local jurisdictions in conjunction with federal programs and requirements.

The federal government also sets the "Cost Burden" standard which is the maximum that a household should pay for housing. By the current standard, the amount that a household pays for housing should not exceed 30 percent of their gross income for rent or mortgage payments including utility costs. Households that pay more than 30 percent of gross income for housing are considered to have a cost burden, while households paying 50% or more for housing are considered to have an extreme cost burden.



## **State Definitions**

The State Department of Housing and Community Development (HCD) uses federally defined income categories to administer their housing programs. The Southern California Association of Governments (SCAG) calculates future housing needs using the five income categories of:

- Extremely low (less than 30 percent of the area median income)
- Very low (50 percent or less of the area median income)
- Low (51 to 80 percent of the area median income)
- Moderate (81 to 120 percent of the area median income) and
- Above moderate (greater than 120 percent of the area median income)

However, SCAG incorporates the federal definitions of income in their existing need since the existing need estimates are derived from HUD calculations.

## **2. Regional Housing Needs Determination**

The regional housing needs determination consists of the following components:

### **Existing Need**

SCAG is required to calculate the amount of existing housing need for each community. Existing housing need is defined by the estimated number of households with one or more Federally-defined "housing problems." These housing problems include (1) overcrowding, (2) lack of affordability, and (3) substandard housing (see Tables HE-E-1a through HE-E-1d). Overcrowding is defined as having more than 1.01 persons per room. Overpayment is defined as housing costs in excess of 30% of gross household income and substandard housing is defined as lack of adequate kitchen, toilet, heat, or plumbing facilities. The RHNA Existing Need calculations establish the foundation for the Construction Need projections.

<b>Table HE-E-1a</b>						
<b>Income Distribution of Lancaster Households, 2007</b>						
	<b>&lt;30%</b>	<b>30-50%</b>	<b>50-80%</b>	<b>80-95%</b>	<b>&gt;95%</b>	<b>Total</b>
Renters	3,410	2,670	3,005	1,025	4,715	14,825
Owners	1,365	1,835	3,460	1,850	14,880	23,390
Total HH	4,775	4,505	6,465	2,875	19,595	38,215

<b>Table HE-E-1b</b>						
<b>Households with any Housing Problem, 2007</b>						
	<b>&lt;30%</b>	<b>30-50%</b>	<b>50-80%</b>	<b>80-95%</b>	<b>&gt;95%</b>	<b>Total</b>
Renters	2,925	2,270	1,655	265	475	7,590
Owners	1,115	1,250	2,085	750	2,100	7,300
Total HH	4,040	3,520	3,740	1,015	2,575	14,890

<b>Table HE-E-1c</b>						
<b>Overpayment, 2007</b>						
	<b>&lt;30%</b>	<b>30-50%</b>	<b>50-80%</b>	<b>80-95%</b>	<b>&gt;95%</b>	<b>Total</b>
Renters	2,060	1,700	1,190	150	40	5,140
Owners	1,025	1,070	1,640	605	1,550	5,890
Total HH	3,085	2,770	2,830	755	1,590	11,030

<b>Table HE-E-1d</b>						
<b>Overcrowding, 2007</b>						
	<b>&lt;30%</b>	<b>30-50%</b>	<b>50-80%</b>	<b>80-95%</b>	<b>&gt;95%</b>	<b>Total</b>
Renters	765	520	415	105	355	2,160
Owners	70	185	425	145	530	1,355
Total HH	835	705	840	250	885	3,515

Source Tables HE-E-1a-d: U.S. Department of Housing and Urban Development, SCAG 2007 Draft Regional Housing Needs Assessment

### **Projected Housing Need**

State law requires SCAG to address future housing (construction) needs within the region to accommodate forecasted population and employment growth between January 1, 2006 and June 30, 2014. State HCD required a shift in the RHNA nine-year planning period (July 2005 to July 2014) to January 2006 to July 2014 (8 ½ years), due to SCAG's request that the RHNA process be combined with the forecasting process for the update of the 2007 RTP. The RHNA has been appropriately adjusted to account for the six-month differential.

The largest component of the RHNA is household growth. The State provides household growth estimates for the region and requires SCAG to distribute growth to each jurisdiction within the region. The household growth forecasted for each jurisdiction, plus replacement (units lost to demolition or conversion) and vacancy adjustment is the starting allocation for the RHNA construction need.

The projected housing units are computed by using the projected households and total vacancy rate. The city level total vacancy rate is based on the 2000 Census, and it is assumed to remain constant during the projection horizon. Total construction need is then assigned by four State mandated income groups: very low (including extremely low), low, moderate and above moderate-income households. Thus, the City of Lancaster must identify adequate sites for 12,799 new housing units during the period of January 1, 2006 to June 30, 2014, broken down by income group as shown in Table HE-E-2. The income breakdown of Lancaster’s allocation is similar to nearby jurisdictions.

<b>Table HE-E-2</b>					
<b>Projected Jan 2006 – Jun 2014 Lancaster Housing Need for all Income Groups</b>					
<b>Income Category</b>	<b>Extremely Low/ Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Total</b>
Number of new units	3,144	1,989	2,165	5,501	12,799
Percentage	24.6%	15.5%	16.9%	43.0%	100%

Source: Regional Housing Needs Plan adopted by SCAG

### **3. Fair Share/Over Concentration**

California housing law states that the regional housing allocation methodology must avoid or mitigate the over-concentration of income groups in a jurisdiction. The methodology would allocate the supply of housing types, by tenure and affordability in an equitable manner within the region. Each jurisdiction within the region would receive a fair allocation of units for low and very low income households [see, Govt. Code Section 65584(d)].

The Southern California Association of Governments (SCAG) adopted the recommendation that each community should close the gap between their current income household distribution and the county median distribution, by specifically adjusting their respective levels to 110% of the Los Angeles County average. SCAG finds that this “fair share adjustment” would fully address the statutory planning requirement to achieve equity by moving to the county income distribution over the 2006-2014 planning period and avoid the further concentration of lower income households in “impacted” communities.

#### ***Allocation of Construction Needs by Income Category utilizing approved Fair Share Adjustment:***

Each jurisdiction will move 110% towards the county distribution in each of its four income categories. For example, based on county median household income in 2000 Census,

Lancaster’s income distribution is:

Very low (25.7%), Low (17.7%), Moderate (19.1%), Above Moderate (38.6%)

The county distribution is:

Very low (24.7%), Low (15.7%), Moderate (17.1%), Above Moderate (42.6%)

The final adjusted allocation for Lancaster by income category following the fair share adjustment is:

Very low:	$\underline{24.6\%} = 25.7\% - (25.7\% - 24.7\%) \times 110\%$
Low:	$\underline{15.5\%} = 17.7\% - (17.7\% - 15.7\%) \times 110\%$
Moderate:	$\underline{16.9\%} = 19.1\% - (19.1\% - 17.1\%) \times 110\%$
Above moderate:	$\underline{43.0\%} = 38.6\% - (38.6\% - 42.6\%) \times 110\%$

#### 4. Summary of Housing Needs

The SCAG Housing Need Allocation Plan projected a need for an additional 12,799 housing units of all types within the City of Lancaster between January 1, 2006 and June 30, 2014. Of the units, 5,501 units (43.0 percent) would be needed for above moderate-income households, 2,165 units (16.9 percent) for moderate-income households, 1,989 units (15.5 percent) for low-income households, and 3,144 units or 24.6 percent for very low and extremely low-income households. Based on this assessment, the City will promote a broad range of housing types and prices in new housing development in all residential areas, compatible with the character and integrity of the area. More emphasis will be placed on developing action programs to meet the needs of the extremely low, very low, low and moderate-income households where the market does not provide for these populations. If the SCAG RHNA projections are accurate, there would be 57,255 households within the City by the end of the housing element cycle in 2014. This would represent an annual increase of approximately 1,506 units per year or an annual average growth factor of approximately 3.4 percent.

## F. Constraints to the Production of Housing

In planning for the development, maintenance and improvement of housing, constraints to housing development must be identified. Despite the need for housing to meet the needs of a growing population, a number of constraints exist that could limit new housing development. These barriers range from governmental, environmental, infrastructural, to market-related. Many of these constraints cannot be mitigated by local government, particularly those related to the condition of the national, state or regional economy, but others can be minimized in order to facilitate the provision of housing.

### 1. Government Constraints

State Housing Element Guidelines require that the Housing Element address those public actions which might constrain the maintenance, improvement or development of housing. The major constraints imposed by government include decreasing federal and state commitments to housing, conflicting local responsibilities, development standards, fees, and processing time.

- Decreasing Federal and State Commitment to Housing Programs

The emphasis placed by the federal and state governments on housing policies and funding has traditionally shifted with changing administrations and priorities. However, there has been a trend to de-emphasize federal and state housing programs over the past decade. During this time, federal funding for housing programs has been reduced. A concurrent reduction in state funding for housing occurred over the same time. This leaves local governments in California with a mandate to provide programs to facilitate housing for all economic segments of the community with limited access to the funds needed to maintain or provide such programs.

- Conflicting Responsibilities of Local Government

The mandate that local governments provide for housing for all economic segments of the community is but one of many, often conflicting, responsibilities they face. In addition to dealing with issues of affordable housing and housing rehabilitation, cities must provide municipal services and facilities, protect the natural environment, ensure a high quality of development and urban design, reflect the concerns of City residents, and facilitate increases in local employment and sales tax-generating uses. These responsibilities must be met in an era of increasingly tight budgets. As a result of state laws relating to municipal finance, reductions in federal and state funds for infrastructure and other programs, and changing public attitudes toward growth, local agencies have had to require that development internalize many costs which were once subsidized by various public funds. As a result, the cost of development inevitably increases, and the American dream of owning a home becomes more difficult for those who are not fortunate to already own a home.

Along with the mandate for local governments to provide housing for all economic segments of the community is the democratic principle that government respects the desires of the governed. Over the past several years, there has been an increasing concern on the part of single family residents in Lancaster and throughout Southern California regarding a proliferation of apartments and multi-family development. In many communities, "low and moderate income housing" is perceived as a problem to be avoided, rather than a public responsibility, and individuals are electing local government on a platform of "no more apartments."

However, the City has taken steps in educating the public, elected and appointed officials on the many types of multi-family development. One example of this effort is the residential housing tour City staff put together during September 2007 for the City Council, Planning Commissioners and members of the General Plan Citizens Advisory Committee. Attendees visited several well-planned and well-designed multi-family developments, some of which included affordable units. The sites on the tour showed the visitors that affordable multi-family developments can be attractive, and be assets to the community.

- Development Standards and Land Use Controls

Development standards include zoning ordinances, subdivision ordinances, and building code requirements. The most far-reaching constraints are those contained in a city’s zoning ordinance, which is the most traditional tool used by a local jurisdiction to regulate the use of private land. Zoning regulates the use; density; floor area; setbacks; parking; and placement and mix of residential, commercial, and industrial projects to reflect the community’s development goals and objectives. Zoning can reduce the supply of land available for residential development by placing land in open space or buffer zones, or by rezoning residential land for other uses. A summary of the development standards for the zones within each residential land use designation is given in Table HE-F-1.

<b>Table HE-F-1 Residential Development Standards (2007)</b>						
<b>Land Use Category and Zone Classifications</b>	<b>Density (units per acre)</b>	<b>Lot Coverage</b>	<b>Minimum Lot Area</b>	<b>Setbacks (ft.)</b>	<b>Parking</b>	<b>Height (ft.)</b>
<u>Rural Residential (RR):</u> RR-2.5, RR-1, SRR	0.4 – 2.0	30 – 40%	20,000 sq. ft. to 2.5 acres	Front: 30-40 Rear: 30 Interior: 10-20 Street side: 15-40	2 garage parking spaces	35-40
<u>Urban Residential (UR):</u> R-15,000, R-10,000, R-7,000	2.1 – 6.5	40 – 50%	7,000 sq. ft. to 15,000 sq. ft.	Front: 20-30 Rear: 15-30 Interior: 5 Street side: 10-20		35
<u>Multiple Family Residential, Medium Density (MR1):</u> MDR	6.6 – 15.0	50%	7,000 sq. ft.	Front: 20-30 Rear: 15 Interior: 5 Street side: 10-30	1 or 2 units per lot: 2 garage spaces per unit. 3+ units per lot: 1BR-1.5 covered spaces/unit; 2 BR-1.5 covered + 0.5 uncovered space/unit. All developments of 4+ units must provide 0.25 guest space/unit.	35-50
<u>Multiple Family Residential, High Density (MR2):</u> HDR	15.1 – 30	60%	5,000 sq. ft.	Front: 20-30 Rear: 15 Interior: 5 Street side: 10-30		35-60
<u>Mobile Home Park (MHP):</u> MHP	4.6 – 6.0	N/A	10 acres for park. Individual spaces: 4,000-5,000 sq. ft.	Front: 20 Rear: 20 Interior: 10 Street side: 20	2 covered spaces and 0.25 guest space per unit	35

Source: City of Lancaster Zoning Ordinance

Lot size: One way zoning regulates the intensity of residential land use is through minimum lot size requirements. The minimum lot size for urban single family residential development in Lancaster is 7,000 square feet, although some older areas with 6,000 square feet minimum lot sizes exist. It is important that the minimum lot size not be too large because this would reduce the potential supply of housing by limiting the number of units that can be built on a parcel of land. Consequently, this would increase the land cost per unit, which may also lead to increased construction cost for the developers. The city is investigating the potential for small lot single-family development to occur in areas within the urban core to allow for a more efficient use of land and resources. Small-lot development would increase density and unit capacity, which consequently would decrease development costs and housing prices.

Lot coverage: All zoning classifications include a lot coverage requirement. For zones in the Rural Residential designation, the lot coverage ranges from 30 to 40 percent. For single-family zones, this increases to 40 to 50 percent. The medium density residential zone allows 50 percent lot coverage, while the high density residential zone allows 60 percent lot coverage. There is no floor area ratio requirement for residential uses, due to other applicable regulating standards. Due to market conditions, developers do not typically build up to the maximum lot coverage requirement; thus, it is not a major constraint on multi-family development. Existing multi-family developments show that the building area typically covers much less than what the maximum would allow. Other site requirements, such as parking, have a greater influence on unit capacity than lot coverage.

Requirement for amenities in achieving maximum density: The City will eliminate the requirement for amenities as a means to achieve higher density in multi-family zones, providing developers the entitlement to build at maximum density for multi-family zones. A builder will be entitled to build up to 15 units per acres in a Medium Density Residential (MDR) zone, and up to 30 units per acres in a High Density Residential (HDR) zone. Although the current requirement for amenities has never shown to be a deterrent in achieving the maximum density for multi-family projects, the City will remove the requirement to provide greater certainty for the City and State in reaching housing production and affordability objectives. The City will amend the zoning code reflect this change within one year of adoption of the revised Housing Element.

Currently, the multi-family zones in Lancaster have a density range, starting at a base, or entitlement density up to a maximum density. A developer is allowed to build at maximum density if certain amenities are provided for the project. The example list of amenities in the zoning code include the following: 1) enclosed garages; 2) additional open space for active or passive use; 3) club house/community facilities; 4) laundry room/facilities; 5) swimming pools, spas, etc.; 6) tennis, basketball, or other game courts; 7) weight and exercise rooms; 8) energy-efficient construction; 9) solar water heating; and 10) other facilities deemed acceptable by the approving authority. These amenities are considered typical in many multi-family developments. Therefore, even with the removal of the requirement for amenities in exchange for density, the City will still expect the inclusion of these amenities for multi-family proposals, depending on the size of the proposed development. Also, the City may choose to amend the zoning code to require basic amenities, such as laundry facilities, or community recreational areas.

Height limits: Multi-family developments can go up to 50 to 60 feet in height, unless within 100 feet from single family residential, where structures are limited to 35 feet in height. Most multi-family projects in Lancaster are two stories in height, despite the 50 to 60-foot allowance, which would have allowed buildings to be three or four stories in height. This is due to market demand and the greater impact that parking requirements have on unit capacity.

Parking: Parking standards are set forth in the zoning ordinance. The requirements vary depending on the type of dwelling, and in the case of multi-family units, the number of bedrooms per unit. The requirement for a single family house and a multi-family structure up to two units (duplex) is two spaces, non-tandem within an enclosed garage. The parking requirement for single family homes and duplexes are not a development constraint and are comparable to other jurisdictions throughout the state. Parking requirements for multi-family developments as described in Table HE-F-1 may be a constraint on large projects to a limited extent, but market demands do not warrant high density projects greater than three stories in height that may require a parking structure. Instead, most apartments and condos are built at two to three stories, accompanied by on-site surface and/or garage parking. The City's parking requirements may potentially have an impact on smaller, infill parcels, as opposed to large sites that offers more design flexibility. Smaller sites, with other applicable development requirements, tend to limit the arrangement and placement of required parking, buildings and open space. However, a shift to form-based regulations may allow greater flexibility in site design. Many smaller, infill parcels are located in Downtown. There will be greater development opportunities in Downtown, upon the adoption of the Downtown Specific Plan, which uses form-based regulations.

Form-based codes: The draft Downtown Specific Plan includes form-based development standards in conjunction with simplified use regulations for 140 acres in the downtown area, located within the City's urban core. The regulating form based code focuses attention on the form, placement, and appropriate use of buildings. The code encourages better site and building design through bulk and mass regulations that are more defined, promoting an attractive and pedestrian-oriented environment. Currently, the area covered under the draft Specific Plan is designated Commercial, with a zone of Commercial Business District (CBD). Residential uses are allowed with a conditional use permit, under the existing land use designation. Upon adoption of the Downtown Specific Plan, the land use designation and zoning will be amended to Specific Plan – Downtown. Under the Specific Plan, residential uses will be allowed “by right,” without a conditional use permit. This will be so within the entire plan area, under all seven proposed districts to be created under the Specific Plan. The unit capacity will not be determined by density, but rather, the building envelope that is defined within the identified district, as well as the building types that are permitted. The adoption of the Specific Plan will give developers a much greater capability to develop high density residential projects in the heart of the city's core. Specifically, the reduction in parking requirements, ability to build up to five stories in height, and generous bulk and mass regulations will allow for the increased capacity. Efforts to clarify development regulations through form-based codes should provide developers increased certainty in estimating development costs, and consequently, an increased willingness to proceed on projects located in the City. (Also see Section G for additional information on the Downtown Specific Plan as well as determining reasonable residential capacity under form-based codes.)

Mixed uses: The City's zoning ordinance allows for the construction of multiple family housing as a separate development in the commercial zone as well as projects that are combined with commercial development as a mixed use where the apartments are attached to the commercial building (for example, as the second story of a commercial retail center), subject to approval of a conditional use permit. Multi-family units in mixed-use projects are subject to the same requirements that apply to other multi-family dwellings. Currently, the multi-family zoning requirements are cumulatively added to commercial requirements to determine the total number of parking spaces needed. If the applicant can demonstrate that the uses have different demand characteristics (such as offices and apartments), reductions in parking requirement may be considered. However, these reductions are considered on a case by case basis, and there are no quantified standards for shared parking credits. Other potential constraints on



mixed-use developments include height limits, and other standard site improvement requirements, not unlike those for traditional multi-family developments. The City has received few mixed-use development applications. Arbor Grove (see Section B) is one example of a mixed-use development in Lancaster. Development standards were not a constraint in the unit capacity for this project. Arbor Grove was able to develop at 28 units per acre (150 units on 5.3 acres), not counting the commercial portion. This is near maximum density (30) for its corresponding land use designation.

As a result of the 2009 General Plan Update, the City has an additional 1,484 acres of Mixed Use designated land, of which 1,288 acres are vacant. Discussion of Mixed Use properties as part of the City's adequate sites for residential land uses is in Section G.

Requirement for conditional use permit (when adjacent to single-family residential): Another potential constraint to the production of multiple family housing is the requirement of a conditional use permit for apartment houses or multiple family residential projects of more than 10 dwelling units. This process lengthens processing time, and can result in loss of units if nearby residents complain that the project is too dense. Previously, the City has relaxed this requirement by amending the Ordinance to require conditional use permits only in instances where multiple family projects that exceed 10 units and abut developed property in the rural-residential and single family residential zones, or that are separated from such property only by a local or collector street.

Typical findings for approval of a multi-family CUP were as follows:

- ✓ The project is in conformance with the General Plan
- ✓ The project will not adversely affect the health, peace, and comfort of persons working or residing in the surrounding area; and be materially detrimental to the use, enjoyment, or valuation of property of persons located in the vicinity of the project
- ✓ The proposed site is adequate in size and shape to accommodate yards, walls, fences, parking spaces, landscaping, and other development features
- ✓ The proposed site is adequately served by infrastructure and other public improvements
- ✓ The project will have environmental impacts that are either insignificant or that are adequately mitigated

The projects that have been processed with a conditional use permit have adequately met all the required findings and were able to incorporate buffers and other mechanisms to mitigate concerns of nearby residents in single-family developments without major modifications resulting in the loss of residential units. Section G of the Housing Element states that 56 percent of vacant multi-family parcels that would be subject to a conditional use permit.

However, to more easily meet the City and State's housing objectives, the City will remove the conditional use requirement for development of multi-family projects. All multi-family proposals will go through an administrative procedure, such as a site plan review application. However, the same findings as listed above for a CUP would still apply, despite being processed administratively. The removal of the CUP process would provide greater certainty for the City and State in reaching housing production and affordability objectives. The City will amend the zoning code reflect this change within one year of adoption of the revised Housing Element.

Second dwelling units: State law encourages local jurisdictions to create ordinances that would allow a second dwelling on a lot zoned for single family use. In an effort to augment the supply of lower cost

housing, the City of Lancaster amended its Zoning Ordinance to allow for second units in single family residential zones for lots greater than 10,000 square feet, with the approval of a Director's Review. This is a simple administrative review that is typically completed within one to two weeks. This second dwelling ordinance requires the property owner to live in the primary or secondary dwelling unit.

Density bonus: As required by State law, the City's zoning code contains a density bonus provision. This provision allows residential projects an increased density of a specified percentage over the maximum authorized density of the zone, plus other incentives, when the developer or property owner agrees to set aside a prescribed percentage of units within the project for lower-income households. Despite the afforded option, few developers have taken advantage of the City's density bonus provisions. The provision of amenities in multi-family projects relate specifically to achieving the maximum number of units allowed in the density range for the particular zone. Meanwhile, the granting of the density bonus relate specifically to the provision of affordable units for lower-income households. However, as discussed previously, many amenities are typical features of apartment and condominium projects, and do not present a major burden to achieving increased unit capacity. The City's zoning ordinance will be updated immediately to comply with the latest State density bonus requirements (see Specific Action 6.1.3(c) in Section J).

Efficient land use pattern: The City's current General Plan efforts indicate a direction toward cost-effective land development and housing production. The City is encouraging the efficient use of infill vacant land, which would reduce development costs through the minimized use or reuse of infrastructure and other resources. Preliminary fiscal analysis of various land use patterns performed by the City's finance department clearly indicate that a dispersed and sprawling land use pattern would not be fiscally viable to the municipality. A sprawl land use pattern would also translate into higher development costs for builders, including the extension of water and sewer lines and the provision of road improvements at a higher lane-mile per housing unit ratio. The existing General Plan has infill policies and specific actions in place (see Policy 18.2.1 and corresponding programs in General 2020). These programs include measures to assemble and develop vacant lots, and ensure provision of adequate infrastructure. The revised General Plan will include additional policies and programs to promote and implement an efficient land use pattern. (Also see Section G regarding infill development and revitalization efforts underway.)

- Fees

There are two basic types of fees, those for the processing of development applications (subdivisions, conditional use permits, etc.), and those to pay for the costs associated with new development (dwelling unit, traffic signals, sewer connections, etc.) (see Appendix B for general fee schedules). The fees established by the City of Lancaster are in direct relation to the actual costs incurred by the City, in accordance with State Law, which specifies procedural and nexus requirements. The theory behind fees is that new development should bear its own costs, and that these costs should be spread as equitably as possible.

Permit processing fees for planning and zoning are directly related to the amount of time staff spends on processing development applications including overhead costs. Impact fees and exactions are used for dedication and improvements when new development occurs. These exactions typically include street and utility dedications, easements, parks and open space. Fees for plan check and building permits are determined based upon the valuation of the structure. In addition, since November 2005, the City (and/or the California Department of Fish and Game) began collecting a biological fee for mitigation of

potential environmental impacts on vacant land (not typically applied to infill). City fees are reviewed on an annual basis before the start of the fiscal year to ensure that the fees are in line with the cost of development, maintenance, and provision of city services.

The development fees for single and multi-family development are listed in Table HE-F-2. On a per unit basis, the fees collected on a single-family home total \$12,394, compared to \$11,122 for a multi-family unit. These figures do not include sewer and school fees, which the City does not have jurisdiction over. Fees are collected over the course of the development process. Planning application fees are due at the time of project submittal. All other building related and impact fees are due at the time of building permit issuance.

Compared to other nearby jurisdictions, Lancaster has lower application fees for the processing of single-family subdivision maps; however, the fees for the processing of multi-family projects (site plan review and conditional use permit) are slightly higher (see Table HE-F-3). The Lancaster fees do include environmental processing (negative declaration), which when collected separately in the past, was \$1,800. The planning application fees are determined based on the amount of time spent by city staff on the processing of the application. Also, the determination of the fees include other types of projects that would require a site plan review or conditional use permit, including commercial or industrial projects. The City will actively investigate ways to streamline the review of multi-family projects, which may ultimately result in future lower processing fees, due to anticipated decreased staff time spent on application review.

The role that fees play in constraining the production of housing is difficult to measure, however, the City can cite specific examples where developers of affordable housing projects located in the urban core of the city were allowed to pay substantially lower fees as compared to what a similar type of development would typically pay. This comparison is shown in Table HE-F-4. The fees for four affordable projects located in or near downtown Lancaster (CUP 01-09, CUP 03-01, CUP 03-08 and CUP 06-01) are shown. On a per unit basis, the development fees range from \$226 to \$3,746, as compared to \$11,122 for a typical multi-family unit. For CUP 01-09 (Arbor Grove), the per unit development fee is \$488. This amount is less than 1 percent of the overall development cost for each unit (\$9 million project cost for 76 units; \$118,421 per unit).

The substantially lower fees for the four projects are the result of fee waivers that were granted to the developer, due to the provision of deed-restricted affordable units in these developments. In each case, city staff worked closely with the developer in guiding them through the approval process, and allowed concessions as feasible. The infill downtown location of these projects is another reason for the reduced fees. In these cases, infrastructure may already be in place, compared to a development on the outskirts of town, where the provision of improvements is more substantial. In light of these cases, the constraint that fees may have on the production of housing is outweighed by the city's willingness to facilitate the development of affordable housing through waivers and other concessions.

<b>Table HE-F-2</b>				
<b>Fee Comparison for Single-family and Multi-family Development (2007)</b>				
	Custom Home (3,400 s.f.)	Tract		Multi-family (16-unit complex)
		Model Home (2,000 s.f.)	Production Home (2,000 s.f.)	
<b>Planning fees</b>				
Tentative tract map	-	\$7,401	-	-
Site plan review	-	-	-	\$5,844
Conditional use permit	-	-	-	-
Environmental (negative declaration)	-	\$1,800	-	\$1,800
<b>Planning sub-total</b>	-	\$9,201	-	\$7,644
<b>Building issuance fees</b>				
Building permit	\$6,106	\$3,147	\$1,144	\$37,482
Dwelling unit fee	\$1,000	\$1,000	\$750	-
Traffic signalization	\$1,182	\$1,182	\$1,182	\$17,430
Drainage impact	\$4,064	\$4,064	\$4,064	\$32,518
Traffic impact	\$1,522	\$1,522	\$1,522	\$21,670
Strong motion	\$25	\$8	\$9	\$129
Fire protection	\$2,922	\$1,192	\$1,372	\$21,129
Drainage maintenance district (DMD)	\$846	-	-	-
DMD 1 <sup>st</sup> year assessment	\$56	-	-	-
Landscape maintenance district 1 <sup>st</sup> yr	\$80	-	-	-
Parks development	-	\$2,211	\$2,211	\$37,904
General Plan maintenance fee	-	\$21	\$22	\$141
Administrative facilities	-	\$61	\$61	\$978
Corporate yard	-	\$57	\$57	\$924
<b>Building sub-total</b>	\$17,803	\$14,465	\$12,394	\$170,305
<b>Estimated development fees</b>	\$17,803	\$23,666	\$12,394	\$177,949
<b>Total fees per unit</b>	<b>\$17,803</b>	<b>\$23,666</b>	<b>\$12,394</b>	<b>\$11,122</b>
<p>The following fees are paid directly to the sanitation and school districts.  The City does not have jurisdiction over these fees.</p>				
Sewer connection fee (2008)	\$5,190	\$5,190	\$5,190	\$49,824
School district fee (high school)	\$9,860	\$5,800	\$5,800	\$45,137
School district fee (elementary)	\$6,052	\$3,560	\$3,560	\$64,061

Source: City of Lancaster Building Department

<b>Table HE-F-3 Planning Application Fees – Jurisdiction Comparison (2008)</b>				
<b>Jurisdiction</b>	<b>Tentative Tract Map</b>	<b>Tentative Parcel Map</b>	<b>Site Plan Review</b>	<b>Conditional Use Permit</b>
Lancaster	\$7,645 (includes environmental – negative declaration)	\$7,066 (includes environmental – negative declaration)	\$6,037 (includes environmental – negative declaration)	\$7,929 (for multi-family projects required for 10+ units abutting single-family residential; includes environmental)
Palmdale	\$2,000 + \$25/lot (1-40 lots) \$3,000 + \$25/lot (over 40 units)	\$2,000 + \$25/lot	\$1,500 + \$15/unit (5+ units) \$1,125 + \$15/unit (4 or fewer units)	\$1,750 + \$15/unit (less than 41 units) \$2,250 + \$15/unit (filed concurrently with map)
Santa Clarita	\$16,337 (1 – 10 lots) \$16,337 + \$88/lot (11 – 25 lots) \$16,337 + \$108/lot (26 – 50 lots) \$16,337 + \$117/lot (51+ lots)	\$14,325	\$2,828	\$10,946
Los Angeles County	\$20,423	\$14,522	\$695 \$923 (hillside)	\$5,546 \$8,478 (significant environmental areas)

Source: City and County Planning Department online fee schedules

<b>Table HE-F-4 Specific Multi-family Development Fee Comparison</b>					
<b>Case number</b>	<b>CUP 01-09</b>	<b>CUP 03-01</b>	<b>CUP 03-08</b>	<b>CUP 06-01</b>	<b>Typical multi-family</b>
Number of units	76	144	20	21	16
Planning fees	\$4,153	\$2,360	\$4,105	\$4,555	\$7,644
Building fees	\$248,672	\$344,820	\$520,357	\$74,103	\$170,305
<b>Fee sub-total</b>	<b>\$252,824</b>	<b>\$347,180</b>	<b>\$524,462</b>	<b>\$78,658</b>	<b>\$177,949</b>
Waived fees	-\$215,716	-\$314,602	-\$499,999	-	-
<b>Estimated development fees</b>	<b>\$37,109</b>	<b>\$32,578</b>	<b>\$24,463</b>	<b>\$78,658</b>	<b>\$177,949</b>
<b>Total fees per unit</b>	<b>\$488</b>	<b>\$226</b>	<b>\$1,223</b>	<b>\$3,746</b>	<b>\$11,122</b>

Source: Lancaster Building and Planning departments

- Processing Time

Before development can occur, it is necessary that certain permits, inspections, and approvals be obtained. These procedures, although necessary to ensure the development is safe and in compliance with local regulations and building code requirements, can sometimes lead to delays in projects and subsequently increase costs. Moreover, excessive processing time may act as a constraint on the production of affordable housing, because it increases carrying costs to the developer for land, financing, etc. As a result, the City has attempted to reduce processing time to the minimum necessary for adequate review and control of development in accordance with the previously discussed development standards.

Table HE-F-5 outlines the permit approval process by housing type. The review and approval process for residential projects depends on the type, scale and complexity of the project. No planning application is required for someone wanting to build a custom single-family home on a single lot. The custom single-family home will be required to go through all applicable building plan checks. Second dwelling units on single-family lots greater than 10,000 square feet go through a Director’s review, in which the Director, or a staff member as assigned, performs an administrative review of the proposal, and grants an approval based on met requirements and conditions. The same application process applies to applications for constructing duplexes. A site plan review application is required for multi-family projects greater than three units. This is also an administrative review process, but is more intensive than a Director’s review. With a site plan review, the project is brought before the Development Review Committee (see explanation later in this section). Multi-family projects processed under a site plan review are usually approved within six months. The instances in which a multi-family project is brought before a legislative body are: 1) when the proposed project is located adjacent to single-family residential property; 2) when there is a condominium map attached to the proposal; 3) when it is part of a mixed use development; and 4) when it is located in the Commercial zone, as opposed to the Medium or High Density Residential zones. Even with a conditional use permit, which requires a public hearing before the Planning Commission, a project may receive a recommendation or decision within six months. Project timelines are extended in cases when an applicant may not have addressed specific concerns raised by the staff or the public, or when plans needing corrections are not revised on time. Each proposal is unique and result in varying processing times, however, the City does its best in facilitating the review process.

<b>Table HE-F-5 Planning Approval Procedures by Housing Type</b>		
<b>Housing type</b>	<b>Planning application procedure</b>	<b>Time frame</b>
Custom single-family	No application required	None
Second dwelling unit (on single-family lot over 10,000 sq. ft.)	Director’s review	Within 2 weeks
Single-family subdivision	Tentative tract map	5 to 12+ months
Multi-family, 2 units/duplex	Director’s review	Within 2 weeks
Multi-family, 3+ units	Site plan review	3 to 6 months
Multi-family, 10+ units (adjacent to single-family residential)	Conditional use permit	4 to 6 months
Condominiums	Tentative parcel map (combined with additional application depending on multi-family type)	4 to 6 months
Mixed use in Commercial zone	Conditional use permit	4 to 6 months
Multi-family in Commercial zone	Conditional use permit	4 to 6 months

Source: Lancaster Planning Department

Table HE-F-6 outlines the typical processing times for other various development approvals by the City. Processing times for those projects requiring special environmental studies take longer under the requirements of the California Environmental Quality Act. The City requires that all site plan reviews, tentative maps, conditional use permits, variances, and re-zonings be reviewed by the Development Review Committee (DRC). The DRC draws together concerns and comments from Planning, Building and Engineering, Los Angeles County Fire Department, Sheriff's Department, water and sanitation districts, schools, and other affected agencies. The DRC reviews the proposal and, if changes are necessary, informs the developer/applicant of what changes will be required. The aim of the DRC is to allow unified, single point review of proposals thereby reducing processing time.

<b>Table HE-F-6 City Processing Time for Development Proposals (2006)</b>	
<b>Development Proposal with applicable environmental review</b>	<b>Processing Time</b>
Tentative parcel map less than 5 lots	
Categorical exemption	2 to 4 months
Negative declaration	2 to 4 months
Mitigated negative declaration	8 to 11 months
Tentative tract map greater than 5 lots	
Categorical exemption	5 to 6 months
Negative declaration	10 to 12 months
Mitigated negative declaration	11 to 12 months
Full environmental impact report	12+ months
Residential planned development	
Negative declaration	15 months
Mitigated negative declaration	15 months
Full environmental impact report	15+ months
Commercial planned development	
Negative declaration	6 to 8 months
Mitigated negative declaration	9 to 12 months
Full environmental impact report	11 to 15 months
Stand alone commercial use with administrative site plan review	
Categorical exemption	2 to 4 months
Negative declaration	8 to 11 months
Estimated time range after planning commission or administrative approval: engineering and subdivision plan check	6 to 8 months

Source: City of Lancaster Review of Development Processes, A. Edwin Holliman, 2006

Subdivision regulations which govern the division of a parcel of land into two or more smaller parcels can increase housing construction costs and lengthen processing time. However, when analyzing development constraints, it is important to distinguish between those constraints that are excessive and unreasonable and those designed for a particular purpose. To help alleviate these potential constraints, the City recently amended its subdivision ordinance to allow final maps to be approved by the Director of Public Works rather than the City Council. The provision reduces processing time and cost for both the applicant and City staff.

- Building Codes and On/Off-Site Improvement Standards

Building codes regulate new construction and substantial rehabilitation. They are designed to ensure that adequate standards are met to protect against fire, collapse, unsanitary conditions, and safety hazards. The City follows the same building code standards as does Los Angeles County. These standards are set by the Uniform Building Code. Building costs do not appear to be unduly increased through local building codes. However, state regulations with respect to energy conservation, though perhaps cost effective in the long run, may add to initial construction costs.

The requirement that site improvements and amenities such as landscaping, underground utilities, and landscape maintenance districts be required in a subdivision can also escalate housing. Specific site improvements typically include curb, gutter, sidewalk and the paving of streets for circulation. A typical single-family residential development has internal streets (residential local streets) that have 60-foot right-of-ways, which include 36-foot curb-to-curb paving, 5 and ½ foot-sidewalks on each side, and 6 and ½-foot alternate street sections. This standard was established for adequate traffic flow and for street parking on each side, and does not present a burden beyond what is necessary to achieve health and safety requirements in the community. As the City moves forward with land use planning that promotes compact growth patterns, site improvement requirements and associated costs may decrease, as density increases. In other words, the ability to permit increased units within a project area would reduce the improvement requirements on a per unit basis.

- Code Enforcement and Neighborhood Building

The City of Lancaster's Housing Code requires homeowners and landlords to maintain all housing, including single family residences, apartments, condominiums, etc. regardless of when it was built. The Housing Code also applies to abandoned commercial structures. During the last planning period, the City substantially increased code enforcement efforts, more than doubling the number of officers and inspectors within the Code Enforcement division. These officers ensure that all housing within city limits is in safe and clean condition. Code Enforcement also works closely with the new Neighborhood Building Division. This division is responsible for identifying neighborhood strengths and opportunities, formulating strategies for neighborhood improvement, and providing the information necessary for all interested parties to make decisions about neighborhood investments. The grassroots efforts of the Code Enforcement and Neighborhood Building Divisions promote and support all housing rehabilitation programs. The maintenance and improvement of the City's older neighborhoods increases the investment value of infill parcels.



- Constraints on Housing for Persons with Disabilities  
(Also see Section D – Supportive Housing and Services for Persons with Special Needs)

Housing Element law require local governments to identify constraints upon the development of housing for people with disabilities and to provide programs to remove those constraints (Government Code 65583(a)(4)). This section discusses potential constraints in context of both land use/zoning and business licensing.

- Existing Land Use/Zoning Regulations for Supportive Housing

Table HE-F-7 is a matrix listing various types of supportive housing, and the zones where they are allowed, including the procedure required. The definitions for each supportive housing use and for “family” are also listed below.

<b>Table HE-F-7</b>			
<b>Existing Regulations for Supportive Housing</b>			
Note: New construction will also be subject to site plan review procedures			
<b>Use</b>	<b>Single-family residential zones</b>	<b>Multi-family residential zones</b>	<b>Commercial zones</b>
<b>Congregate living health facility</b>	Permitted with no planning application required	Permitted with no planning application required	Permitted with approval of a Director’s Review application in C zones, except CUP application in CBD zone
<b>Residential facility, or residential care facility</b>	Permitted with no planning application required	Permitted with no planning application required	Permitted with approval of a Director’s Review application in C zones, except CUP application in CBD zone
<b>Residential care facility for the elderly</b>	Permitted with approval of a Director’s Review application	Permitted with approval of a Director’s Review application	Permitted with approval of a Director’s Review application in C zones, except CUP application in CBD zone
<b>Group home facility serving more than 6 persons</b>	Not permitted	Permitted with approval of a Director’s Review application	Permitted with approval of a CUP in C and CBD zones
<b>Rooming house and boarding house</b>	Not permitted	Permitted with approval of a CUP application	Permitted with approval of a Director’s Review application in all C zones, except CUP application in CBD zone
<b>Transitional homeless shelters</b>	Not permitted	Permitted with approval of a CUP application	Permitted with approval of a CUP in C and CBD zones

Source: Lancaster Municipal Code, Title 17 – Zoning

➤ Existing Supportive Housing Definitions (Lancaster Municipal Code, Title 17 – Zoning):

“Congregate living health facility” means a residential home with a capacity of no more than 6 beds as defined in Section 1250 of the Health and Safety Code.

“Residential facility, or residential care facility” means any family home, group care facility, or similar facility for 24-hour nonmedical care of persons in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual, as defined in Section 1502(a)(1) of the Health and Safety Code.

“Residential care facility for the elderly” means a housing arrangement chosen voluntarily by persons 60 years of age or over, or their authorized representative, where varying levels and intensities of care supervision, protective supervision, or personal care are provided, based upon their varying needs, as determined in order to be admitted and to remain in the facility. Persons under 60 years of age with compatible needs may be allowed to be admitted or retained in a residential care facility for the elderly, as defined in Section 1569.2(k) of the Health and Safety Code.

“Group home(s)” means state licensed group homes, unlicensed group homes(s), unlicensed group facility(ies). Likewise, “unlicensed group facility” means a dwelling unit occupied by more than six persons, each of which has a disability, as defined herein, and who live together as a family or the functional equivalent thereof. However, unlicensed group facility shall not include an adult day care facility, day care center, family day care home, guest house, guest ranch, health retreat, long term health care facility, rooming house or boarding house, motels, hotels or other transient occupancy. “Unlicensed group home(s)” means a dwelling unit occupied by six or fewer persons, each of which has a disability, as defined herein, who live together as a family or the functional equivalent, thereof. However, unlicensed group home shall not include an adult day care facility, day care center, family day care home, guest house, guest ranch, health retreat, long term health care facility, rooming house or boarding house, motels, hotels or other transient occupancy.

“Rooming house and boarding house” means a lodging house, or other building or structure maintained, advertised or held out to the public as a place where sleeping or rooming accommodations are furnished to the whole, or any part of the public whether with or without meals. Rooming house includes fraternity and sorority houses.

“Family” means an individual or 2 or more persons living in a single dwelling unit. “Family” also means the persons living together in a licensed “residential facility” as defined in Section 1502(a)(1) of the Health and Safety Code, which serves 6 or fewer persons, including the licensee, the members of the licensee’s family, and persons employed as facility staff.

- Land Use/Zoning Constraint Analysis: the Definition of “Family”

One objective of SB 2 is to allow supportive housing, including housing for persons with disabilities, as residential uses subject only to those restrictions that apply to other residential uses of the same type in the same zone. Currently, congregate living health and residential care facilities are allowed in residential zones with no planning and zoning review and are treated like any other residential use in the same zone. However, the City’s definition of “family,” as used in the zoning code (Title 17) restricts the number of persons served in congregate living health facilities by including the licensee, members of the licensee’s family, and facility employees. As a result, the number of supportive housing and disabled clients allowed to live in a residential care facility is reduced to five or fewer persons. The usage of the term “family” in Title 17 also conflicts with the City’s group home provision in Title 5, which does allow for unlicensed group homes of seven persons or more to be located in single-family, urban residential neighborhoods, given the finding that the unlicensed group facility has at least one bedroom for each two guests (Section 5.44.090). To mitigate this conflict and constraint, the City will revise the zoning code’s definition of “family” to be consistent with the provisions of the City’s group home ordinance, and to comply with California Health and Safety Code and the Community Care Facilities Act.

Another existing constraint against supportive housing and housing for the disabled is the prohibition of group homes serving more than 6 persons in the City’s single-family residential zones. The City will mitigate this by allowing licensed group living facilities with seven or more residents to function as a family for the purposes of siting in low density residential zones, in conformance with federal and state fair housing laws. For proposed residential care facilities in multi-family zones, the City will remove the current Director’s Review requirement and simply require the same procedures that would apply for any other proposed multi-family development. As discussed earlier in this chapter on governmental constraints, the City is proposing to remove the conditional use permit requirement for all developments located in multi-family zoned land. This would extend to development proposals for residential care facilities and transitional housing, pursuant to SB 2.

In addition to the modification of the definition of “family,” the City will use generalized definitions for transitional and supportive housing, matching those stated in State Health and Safety Code. The zoning code will be amended to list transitional and supportive housing as permitted uses in residential zones. The use of broadened definitions would better align local regulations with State mandates and fair housing laws.

- The following definitions will be included and used in the amended zoning code:

“Transitional Housing” means buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months (Health and Safety Code Section 50675.2(h)).

“Supportive Housing” means housing with no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of Section 53260, and that is linked to on- or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community (Health and Safety Code 50675.14(b)).

“Target Population” means adults with low-income having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people.

- o Group Home Business License and Inspection Procedure Constraint Analysis

The City is proposing changes to remove constraints on housing for persons with special needs through land use regulations; however, the City must also analyze its business license and inspection procedure for group homes, and determine whether it acts as a constraint or poses as a potential violation to fair housing laws.

The City requires a business license for all rental housing, as adopted by Ordinance No. 869 in January 2007, and codified in Chapter 5.40 of the Lancaster Municipal Code. The purpose of the rental housing business license, and associated inspection program, is “for the protection of the health and safety of the people of Lancaster” and the promotion of “sound and wholesome residential rental properties and residential rental units” (Lancaster Municipal Code 5.40.020). A rental housing business license is required for all residential units where the property owner is not living in that unit, with exception to family members of that property owner.

Similarly, as a type of rental housing, the City requires a business license for group homes, as adopted by Ordinances No. 870 and 874 in January and April 2007, respectively, and codified in Chapter 5.44 of the Lancaster Municipal Code. The intent of the group home business license is to “regulate the use of dwellings in residential zones for use as group homes for disabled persons,” meaning, to protect the integrity of the group home in the City’s residential zones. Group homes will be “placed and operated in a manner consistent with the goal of providing a family environment or the fundamental equivalent thereof while at the same time [protect] the health, safety and welfare of the guests and the community and [assure] the limitation of the negative impacts that such uses may have on traffic, congestion, noise, children and family values” (Lancaster Municipal Code 5.44.010).

The City does not require approval procedures for group homes beyond what is typically required of any other residential rental establishment, in terms of a license application and an inspection. There are fees, standards, and approval procedures specific to group homes, as a means to more effectively implement the above-stated purpose. For group homes, the business license application and inspection fee is \$289; for rental housing, the fee is \$170. The slight variations in procedure between typical rental housing and group homes, including added observations to the latter as described later in this section, account for the difference in fees. For state-licensed facilities, the City business license procedure is informational, and the City does not impose any business tax or registration fee. For unlicensed facilities of any size, the City business license and inspection procedure is used to assess the operation of the facility, with the finding that it is consistent with the goal of providing a family-equivalent environment for disabled persons.

#### Group Home Business License Application Procedures

On both the rental housing and group home business license applications, the City asks for basic information, including the name of the business, property ownership, and other contact information (see Appendix D and E for the actual applications). On the group home business license application, the City

also asks additional information specific to the operation of the group home, as described in Table HE-F-7A. The City does not, and has never requested confidential records of prospective occupants nor required any applicant to provide documents or information that would violate any privacy laws. The information provided by the group home applicant is used during the group home rental inspection, to verify the validity of the group home operation.

<b>Table HE-F-7A</b>	
<b>Existing Business License Regulations for Group Homes</b>	
<b>Proposed Facility</b>	<b>Business License Procedure</b>
<b>State-licensed facilities serving 6 or fewer</b>	<ul style="list-style-type: none"> <li>➤ Not subject to business license fee</li> <li>➤ Application including the following information: type of ownership; name of corporation, partnership, or limited liability company; group home address; name of group home; statement of medical or support services; contact information of responsible person(s); acknowledgment of property owner; description of business; certified copy of state license; affidavit</li> </ul>
<b>State-licensed facilities serving more than 6</b>	<ul style="list-style-type: none"> <li>➤ (same as above)</li> </ul> <p>(State-licensed facilities serving more than 6 is currently not permitted in single-family residential zones; but as discussed earlier, this constraint will be removed with the modification of the definition of “family” to allow congregate living facilities serving more than 6 persons)</p>
<b>Unlicensed facilities of any size</b>	<ul style="list-style-type: none"> <li>➤ Subject to business license fee</li> <li>➤ Application including the following information: type of ownership; name of corporation, partnership, or limited liability company; group home address; name of group home; statement of medical or support services; contact information of responsible person(s); acknowledgment of property owner; description of business; certified copy of state license; affidavit</li> <li>➤ Additional information: description of facilities; statement that the facility is not within 500 feet as another group home; proof of liability insurance; description of the nature of disabilities of the guests; authorization for investigation and inspection; description of policies, practices and procedures, including advertising methods, if any, and procedures to determine whether guests are disabled; methods used to determine if any prospective guests pose a threat to themselves, other guests, or community at large; methods to determine if a person is no longer qualified as disabled; description of agreement between operator and guests; basic employee information</li> </ul>

Source: Lancaster Municipal Code, Title 5 – Business Licenses and Regulations

*Group Home Inspection Procedures: Standard Rental Inspection*

Upon receiving inspection consent from a property owner applying for either a rental housing business license, or a group home business license, the City will conduct a standard rental inspection. For a standard rental inspection, the City inspects the rental unit for health and safety purposes, and determines if all structures, additions, conversions or alterations are permitted, properly maintained, and safe for habitation, for the prospective tenant(s). Examples of standard rental inspection items include

the verification of: unobstructed emergency egress to outside; operative smoke detectors in each sleeping room and the main living area; and operative heating, plumbing, and electrical wiring, among other items.

A group home rental inspection includes the standard rental inspection, but includes two additional components: 1) observations as to whether the house provides a familial or family-equivalent environment; and 2) information-gathering concerning whether the house provides a family-equivalent environment. These additional components are not added constraints to housing for persons with disabilities. The performance of family environment observation, as described in the following paragraph, ensures a legal and safe environment for persons living in the group home. The City does not require the applicant to do anything beyond what the applicant is already legally required to do, which is to provide housing that is permitted and safe for its tenants. The City's action merely verifies that such provision exists.

#### Group Home Inspection Procedures: Family Environment Observations

For performing family environment observations, the City officer will make note of physical indications that suggest a family-equivalent environment in the house, and those elements that suggest a boarding-house/room-rental or other type of living environment. Some examples of family-equivalent elements include: 1) indications of communal use of living room and other common areas (e.g., with ample seating for a number of residents, television, game table, etc.); and 2) indications of open access for all residents throughout the house.

Some examples of indications that the house does not provide a family-equivalent environment include:

- locked doors or areas that are not open/accessible to all persons (e.g., locks on bedroom doors)
- separate appliances for individual occupants (e.g., separate refrigerators, microwaves, cooktops, hot plates in sleeping rooms; refrigerator(s) in common areas with locks)
- coin-operated appliances (washer, dryer, telephone)
- common areas (e.g., living room) with no indications of communal use (e.g., little or no furniture)
- signage or other postings on doors, walls, indicating restricted accessibility (e.g., "do not enter" sign on bedroom door; signage on refrigerator restricting consumption of food)
- evidence of greater occupancy (e.g., mattresses stored in garage; large quantities of bedding; extra appliances, such as a second refrigerator)

#### Group Home Inspection Procedures: Information Gathering Regarding Family Environment

For performing information gathering regarding family environment, the City officer shall take extra care to avoid any action or statement that may be construed as being discriminatory. The officer shall not request information that would violate any person's right to privacy. The officer shall also not request specific information from any occupant concerning his or her disability, background or other such issues. The officer shall be respectful towards all occupants, and the tone of conversation shall be professional and non-confrontational at all times. If the owner or occupant is reluctant or hesitant in answering a question, the officer shall not press for a response. The officer shall ask open-ended questions that allow the owner/operator or occupant to answer in his/her own words. The information obtained from this informal conversation shall be included in the officer's final report.

The following are examples of questions an officer may ask:

- [to owner] Have you made any changes to the house to accommodate your residents' disabilities?
- [to owner] Do you have a rental agreement with your tenants?
- How long have the occupants lived here?
- What is the minimum length of time a person can stay?
- What time does the household normally have dinner?
- Do people cook together?
- Do the residents share the household chores?
- Do you provide any in-home care?
- Do the residents keep a common grocery list?
- Does the rent include all utilities (including cable)?
- [If a statement has been made that the house is a sober living facility] Are 12-Step meetings held at the property?
- [to occupant] How did you hear about this home?

*Basis for Group Home Business License and Inspection Procedures*

The group home business license and inspection procedure became necessary when the City discovered numerous group homes being operated at single-family residential properties that did not remotely resemble a family-type environment, but were very clearly rooms- and/or beds-for-rent. The homes had extremely transitory occupancies, with some people staying for mere days. Moreover, these houses often had numerous violations of the City's building, technical and housing codes. Conditions in these houses often posed life-safety hazards to the occupants: two and three sets of bunk beds were set up in sleeping rooms, blocking windows and otherwise impeding emergency egress; garages had been converted into sleeping rooms (including electrical wiring and installations) without the requisite City permits and inspections to verify that the work was correctly performed.

It is not the City's intention to use the business license application and inspection for unlicensed group homes to restrict housing opportunities for disabled persons. Rather, the City believes that the procedures protect housing for disabled persons; by ensuring that group home facilities operate in a legitimate manner, and that occupants in these houses are provided with safe, sanitary living conditions. Particularly when a group home is operated by a third-party person or entity, it is important that the City be assured that the operator provides the residents with a supportive familial environment that is most beneficial to them. It is not the City's intent or wish to intrude unnecessarily into the lives of its residents, be they disabled or not. However, the City also has no intention of allowing unscrupulous operators to use residential property in profit-making schemes that exploit potentially vulnerable disabled persons, abuse federal and state disability laws in a manner that undermines the purpose of those laws, and interfere with the quiet enjoyment of private property in the City.

*Group Home Constraint Analysis: Comparison of the Number of State-Licensed Group Home Facilities*

Lancaster continues to be a city where housing for the disabled is available. According to the California Department of Social Services, Community Care Licensing Division, Lancaster is reported to have 106 total facilities, housing 1,034 persons, as of April 2011 (not counting alcohol and drug program facilities). This is proportionately more than other nearby Los Angeles County jurisdictions of a similar population, as shown in Table HE-F-7B. This table compares the number of state-licensed group home facilities, including the number of adult residential, foster family, residential care elderly, and other unspecified group home facilities, with the number of total occupancy. Given a 2010 Lancaster population of 156,633,

this calculates to one licensed care occupant per 151 persons. Compared to other similar cities in the region, as well as Los Angeles County in its entirety, Lancaster has the lowest population per licensed care occupant ratio. The adjacent city of Palmdale, with a 2010 Census population of 152,750, is home to 56 state-licensed group living facilities, providing housing for approximately 400 people. Nearby Santa Clarita, with a 2010 Census population of 176,320, is home to only eight state-licensed group living facilities, providing housing for approximately 200 people. Although this data is only for state-licensed facilities, the on-the-ground results indicate Lancaster as a city where the establishment of group home facilities is more frequent.

**Table HE-F-7B  
Comparison of State-Licensed Group Home Facilities**

Note: This table does not include Alcohol and Drug Program (ADP) facilities. The City of Lancaster has 10 ADP facilities, but since the number of ADP facilities was not available for other jurisdictions, the information was left out of this table for a more consistent comparison.

City	2010 Census Population	Adult Residential		Foster Family Agency/ Sub-Agency		Group Home (unspecified)		Residential Care Elderly		Total Facilities		Occupant Ratio
		#	Occupancy	#	Occupancy	#	Occupancy	#	Occupancy	#	Occupancy	
Lancaster	156,633	45	251	3	77	6	70	52	636	106	1,034	151
Palmdale	152,750	17	82	6	158	5	28	28	151	56	419	365
Santa Clarita	176,320	1	6	0	0	0	0	7	196	8	204	864
Victorville	115,903	16	81	3	43	1	6	18	393	38	523	221
San Bernardino	209,924	40	339	4	116	9	54	14	662	67	1,171	179
Hesperia	90,173	9	45	2	65	0	0	9	160	20	270	333
Los Angeles County	9,818,605	1,278	12,678	86	2,967	215	2,625	1,422	37,842	3,001	56,112	174

Source: California Department of Social Services, Community Care Licensing Division, as retrieved from [https://secure.dss.cahwnet.gov/cldd/securenet/cldd\\_search/cldd\\_search.aspx](https://secure.dss.cahwnet.gov/cldd/securenet/cldd_search/cldd_search.aspx) on April 20, 2011

Since the adoption of Lancaster’s group home ordinance in 2007, the City issued business licenses to an additional 36 group homes, not licensed by the State. Since there is no data on unlicensed group homes for other jurisdictions, it is difficult to measure the relative ease of opening a group home in Lancaster compared to other jurisdictions, and determine if there is a constraint, as a result of the licensing procedure. Similarly, since the City did not license group homes prior to 2007, the City is unable to track the number of unlicensed group homes that located and operated in Lancaster prior to that time, for the purpose of conducting a historical comparison of the number of group homes that opened prior to 2007, versus those that opened after. However, all available data, including the data in Table HE-F-7b, affirm that both state-licensed and unlicensed group homes have located in Lancaster, increasing the supply of housing for persons with disabilities.

Currently, as of April 2011, the City is in the process of reviewing seven non-state licensed group home applications, in addition to the 36 already approved since 2007. The City has denied a few group home license applications. In these instances, the City was unable to make the determination that the occupants were disabled, as a result of the applicants’ statements to City personnel that they were not disabled.

Group Home Constraint Analysis: Siting Distance Requirement

The City’s group home ordinance requires that group homes not be located within 500 feet of each other, or be on the same block. This requirement is intended to address the potential cumulative effects of



having an overconcentration of group homes within close proximity to each other, which would be inconsistent with the goal of integrating such facilities into residential areas. The requirement assists in implementing the original intent of providing a safe and supportive family-equivalent environment for group homes, and guests of the community, through the maintenance of the typical characteristics of residential neighborhoods. As a precedent, the State of California has a 300-foot distance requirement for residential care facilities, as governed by Health and Safety Code, Section 1520.5, and uses the same justification of “prevent[ing] overconcentrations of residential care facilities that impair the integrity of residential neighborhoods.”

Although Lancaster’s 500-foot distance requirement is greater than the 300-foot state standard, it has not unreasonably constrained the placement of group homes, as indicated by the number of existing facilities in Lancaster, which are comparatively higher than similar, nearby jurisdictions. Also, the slightly greater distance requirement is appropriate for Lancaster due to the existing low-density characteristics of its single-family neighborhoods. A 500-foot radius applied to a single-family neighborhood at four residential homes per acre, typical for Lancaster, is comparably equivalent to a 300-foot radius applied to a neighborhood at six or eight residential homes per acre, a single-family density not uncommon for more urbanized cities in California. Ultimately, the effect of the applied radius distance varies, depending on the land use density of the neighborhood. Lancaster is using a distance that is appropriate for local conditions, without adding unreasonable constraint to prospective operators of group homes. It is also important to note that the City has not forced any group home to relocate, if the group home is within the 500-foot distance requirement, but was established prior to the adoption of the group home ordinance.

*Group Home Constraint Analysis: HUD’s Findings for Complaints Filed in 2010*

The City acknowledges each of the complaints filed with the Department of Housing and Urban Development (HUD) in October 2010 by three operators of group-living residences, alleging that the City’s conduct toward them and their operation engaged in discriminatory actions as related to disabled persons allegedly living in these residences. The City has since received HUD’s findings for each case, and they determined that the City’s actions pertaining to each of the complainants did not violate Section 504 (of the Rehabilitation Act of 1973). In summary, HUD made the following determinations, one for each complainant:

- “The [City’s] actions pertaining to the complainants did not violate Section 504 because the evidence shows that the complainants were operating boarding houses for the general public, not group homes for disabled persons.”
- “The [City’s] actions pertaining to the complainants did not violate Section 504 because the evidence shows that the complainants were operating boarding houses for homeless persons, not group homes for disabled persons.”
- “The [City’s] actions pertaining to the complainants did not violate Section 504 because there is insufficient evidence to support the complainant’s assertion that the property was a group home for disabled persons, although she provided sufficient evidence that it was a boarding house for the general public... The complainant said she recruits new residents through a prison parole officer.”

In summary, the City contends that there are no additional licensing requirements for group homes (not licensed by the State) beyond the license that is required for all rental housing. The requirements are in place for health and safety purposes, and any differences in the license application and the inspection are

in reflection of the differences in operation between a group home and typical rental housing. More so, the information collected on the group home business license application is used only to ensure the validity and integrity of the group home, and not used as a means to discriminate, or to infringe on a person's privacy.

- Emergency Shelters

SB 2 also requires jurisdictions to identify zones where emergency shelters will be allowed without requiring a conditional use permit. As required by State Law, the City will amend the zoning ordinance to allow, by administrative review, the construction of homeless shelters and transitional housing within specific land use designations, and provide appropriate development standards for these uses (see Specific Action 8.1.2(g) in Section J). Specifically, the City will consider the Light Industrial land use designation to allow these uses "by right," with approval of a Director's Review application. The Director's Review application does not require a public hearing, and is an efficient method of review. All new construction would still be subject to site plan review, with required conditions from other departments, such as Fire and Engineering, in compliance with applicable codes.

Figure HE-F-1 shows one sample area, bounded by Ave L and M, 12<sup>th</sup> Street West and Sierra Highway, where vacant, larger light industrial parcels exist. The graphic below indicates 93 light industrial parcels greater than one acre, all of which are able to accommodate for construction of an emergency shelter. A minimum one acre parcel would accommodate an operational emergency shelter facility, given a 0.5 floor area ratio and 15 to 25-ft. front and side yard setbacks, and 10-ft. interior and rear yard setbacks. By comparison, the existing Lancaster Community Shelter, which provides 105 beds, is 7,700 square feet could easily be accommodated on a one acre site. Cumulatively, the 93 light industrial parcels add to 337 acres. The graphic demonstrates that the 337 acres within Light Industrial land use designation offers sufficient opportunities to accommodate the identified need of an estimated 726 homeless persons in Lancaster.

**Figure HE-F-1  
Identified Vacant LI Parcels Greater Than 1 Acre**



Source: City of Lancaster Planning Department

- Requests for Reasonable Accommodation

In October 2011, the City adopted Ordinance No. 971, approving the Reasonable Accommodation Ordinance, now included in Section 17.08.400 of the Lancaster Municipal Code (see Appendix F). The reasonable accommodation procedure provides a process to request reasonable accommodation for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act in the application of zoning laws and other land use regulations, policies and procedures. With this procedure, individuals with disabilities will have a process to make requests for reasonable accommodation in regard to relief from the various land use and zoning regulations and procedures, separate from a variance or conditional use permit. The Planning Director, or the Planning Director’s designee, makes a written determination within 45 days and either grant, grant with modifications, or deny a request for reasonable accommodation based on specific findings and in consistency with the Fair Housing Act.

The findings include the following:

- ✓ The housing accommodation will be used by an individual disabled under the Fair Housing Act.
- ✓ The request for reasonable accommodation is necessary to make specific housing available to an individual with a disability under the Fair Housing Act.
- ✓ The requested reasonable accommodation would not impose an undue financial burden or administrative burden on the City.

- ✓ The requested reasonable accommodation would not require a fundamental alteration in the nature of a City program or law, including but not limited to land use and zoning.
- ✓ The requested reasonable accommodation would not result in negative and detrimental impact on surrounding uses.

Lancaster also enforces the requirements of the 2010 California Building Codes and the applicable amendments of the City of Lancaster set forth in Ordinance No. 890. The City's Building and Safety Department requires plans with fully dimensioned details indicating compliance with disabled access requirements, including:

- ✓ Disabled unit(s) and disabled adaptable unit(s)
- ✓ Disabled parking spaces
- ✓ Paths of travel from disabled parking spaces to building entrance
- ✓ Building entrance and paths of travel within the building
- ✓ Disabled access to facilities within the building, including restrooms, telephones, drinking fountains, and counters

For the purpose of considering appeals to the standards of Title 24, Part 2 of the California Code of Regulations regarding accommodations for the physically handicapped, the City established the Physically Disabled Access Appeals Board, which consists of the members of the City Council. The Board considers appeals filed relating to requirements for physically disabled access and authorize reasonable alternatives to physically disabled access requirements imposed by Title 24 of California Code of Regulations. The City has yet to receive any appeals relating to disabled access requirements.

## 2. Non-Government Constraints

Various factors not under the control of government also affect the cost, supply, and distribution of housing. These factors include land, construction, financing, and miscellaneous costs, as well as speculation.

- Land Costs, Fragmentation and Urban Sprawl

Costs associated with the acquisition and improvement of land include the market price of raw land, the costs of holding land throughout the development process, and the necessary improvements to the land prior to construction. Land holding costs are determined by interest rates on acquisition and development loans during development. Interest rates are not under the control of local jurisdictions; therefore, the greatest inroad that can be made on holding costs would be through shorter processing times for development permits.

A major component of housing is the price of raw land. The City cannot control the market price of land, which is pushed upward by speculation, high demand, and dwindling supply. The price of land can also escalate through land fragmentation, which is a problem in some areas of Lancaster, and can result in a significant constraint on housing production. Land fragmentation, which was originally allowed by inadequate regulation of land subdivisions in the past, often resulted in parcels that are uneconomical or difficult to develop because of size, inadequate access, or scattered ownership.

In Lancaster, the problem is most acute on the east and west side of the City, where fragmented areas adjacent to existing development hamper logical urban expansion. Often, these areas are “skipped over” in favor of land further away from the urban core, encouraging “leap-frog” development and urban sprawl. The result is that developers incur greater costs from infrastructure extensions, the City incurs greater costs for providing services and these costs are passed on to the potential buyers in the form of higher housing prices. While lower land costs on the urban fringe may initially offset some of the increased development costs, land fragmentation and sprawling land use patterns will ultimately result in higher housing prices and higher costs to the community who must serve these developments.

Government Code 65589.5(c) states: “it is the policy of the state that development should be guided away from prime agricultural lands; therefore, in implementing this section, local jurisdictions should encourage, to the maximum extent practicable, infilling existing urban areas.” Although agriculture is no longer a major land use within Lancaster, there are still areas of land in active agricultural production. And in most cases, this land is located in areas that are directly threatened by urban encroachment. (Also see earlier discussion under “Government Constraints” on City’s efforts to promote an efficient land use pattern through General Plan efforts.)

- Construction Costs

Construction costs and land costs together represent a significant part of the sales price of housing. According to the Antelope Valley Building Industry Association (AVBIA), current average construction costs as of early 2008 for single-family residential homes ranged from \$80 to \$120 per square foot. This figure, including materials and labor, varies depending on the amenities that are included as part of the construction of the home. This figure is an increase from \$59 per square foot in 1999, as reported by Marshall Valuation Service. Current land cost for an urban residential single family lot is approximately

\$60,000 for west Lancaster and \$40,000 for east Lancaster, as reported by the AVBIA. This refers to a vacant lot with required improvements, such as utilities, streets, curb and gutter, and includes City fees (see earlier discussion in this section). Given the land and construction costs, the total cost to produce a 2,000-sq. ft. single family home on an improved lot would range from \$200,000 to \$300,000. Within the last year, the City has received development proposals for single-family units on smaller lots. This appears to be an effort to mitigate rising development costs and declining housing prices. Nonetheless, land costs in general constitute a much smaller component of the overall costs of housing in Lancaster when compared to the metropolitan Los Angeles area, where vacant land is in lower supply. This sustains the relative affordability of Lancaster as compared to the Los Angeles region.

Apartments cost less per square foot to construct than single family residences, and are generally more affordable to low or moderate-income households. Based on two recently-built multi-family projects in Lancaster (Arbor Grove and Arbor Gardens), per unit development costs for a multi-family unit ranged between \$80,000 and \$120,000 (also see Section H for further discussion). This includes land and construction costs. Although, costs for higher density land are generally more expensive, the costs can be spread over more units, which normally results in a lower land cost per unit. Overall, multi-family development costs vary greatly, depending on the location of the project and the amenities that are provided onsite.

- Financing Costs

The cost of permanent mortgage financing for new and existing homes, as well as cost of new residential construction financing, play a significant role in the affordability of housing. General inflation in the economy directly and indirectly causes housing prices to increase, which in turn raises finance costs. As the absolute price of a home increases, it adds to the mortgage amount, which results in increases to the principal, interest, insurance, and taxes a home buyer must pay. The direct correlation between interest rates and monthly mortgage payments (principal and interest) is illustrated on Table HE-F-8. The table compares principal and interest payments on a 30-year, \$304,000 mortgage at various fixed rates, and the yearly income necessary to qualify for a loan. As an example, the monthly mortgage payment on a \$320,000 home is \$1822 with a six percent interest rate, compared with \$2230 with an eight percent interest rate or a difference of \$408 per month. The data shows that financing has a strong impact on affordability of housing. Private market and government strategies which can 1) lower the cost of financing; 2) minimize the burden of high cost mortgage financing; and 3) shelter housing from continual refinancing at higher rates will have the effect of making housing more affordable to many people.

Interest Rate	Monthly Mortgage Payment	Annual Income Needed
6.0%	\$1,822.63	\$72,905.34
6.5%	\$1,921.49	\$76,859.47
7.0%	\$2,022.52	\$80,900.78
7.5%	\$2,125.61	\$85,024.48
8.0%	\$2,230.64	\$89,225.77

Notes: Based on 30-year fixed \$304,000 mortgage (purchase of 2007 median priced home at \$320,000, with 5 percent down payment). Payments include only principal and interest. Assumes monthly payment can be no more than 30 percent of monthly gross income.

- Speculation

Speculation in real estate occurs when real estate investors buy housing or land at “low prices” and then resell it at a much higher value within a short period of time. The problem is particularly acute if property rapidly changes hand from speculator to speculator. The price the eventual long term owner or consumer will pay could be highly inflated. Speculation affects not only the individual property, but the market climate in the area as a whole. Although there are few statistics available on the rate of property turnover and the profit received from transactions, speculative activity is often stated as one factor to the rapid rise in housing prices during the mid-2000s.

- Housing Discrimination

As a characteristic of the housing market, discrimination may often present a barrier to providing an adequate choice of housing for all groups. Discrimination, which may be defined as prejudicial treatment applied categorically and not on the merit of the individual, takes many forms. Most forms of housing discrimination are a violation of state and federal laws, which prohibit discrimination against homeseekers for reasons of race, religion, national origin, ancestry, color, sex, or marital status. Some of the types of discrimination encountered are refusal to rent or sell, inflated rents, higher prices, excessive deposits, unreasonable occupancy standards, limited choice among available units, and poor maintenance and repair. The target populations subject to discrimination are not limited to racial and ethnic minorities, but also include recipients of welfare and public assistance, families with young children, young unmarried persons, and the disabled.

Redlining is also a form of discrimination, wherein home improvement and mortgage loans are not made available by a lending institution in lower-income or minority neighborhoods. Redlining involves the use of varying criteria for home financing, based upon geographical differences. Often referred to as “neighborhood disinvestment,” redlining practices include outright refusal by a lending institution to approve home purchase and rehabilitation loans, making loan conditions stricter (e.g., higher down payment, higher interest rates, higher closing cost), or appraising property below market value or with more rigid standards than used on comparable property in other neighborhoods. Older, declining neighborhoods with high minority concentrations were often targets of redlining practices in the past. Redlining results in deterioration of neighborhoods, real estate speculation and housing abandonment. Most frequently affected are minorities and low income persons in general.

Despite the fact that redlining is now illegal, this practice is still reported across the country. The Community Reinvestment Act (CRA) was passed by Congress in 1977 to help eliminate redlining. The CRA establishes a Congressional mandate that private, federally-chartered lending institutions must serve the convenience and credit needs of their surrounding communities. While the enforcement and sanction provisions of the CRA are relatively weak, it does provide for public disclosure of a lender’s performance in meeting community credit needs through requirements for an annual CRA statement. Although there is no evidence of redlining in Lancaster, we annually review local lenders CRA statements to insure that such practices do not occur.

- Infrastructure and Services

The availability of infrastructure and public services are key factors in assessing the ability of a community to accommodate housing and therefore, represent potential constraint to housing production. Adequate infrastructure and public services are necessary to the orderly and planned development of the

community. Deficiencies in providing adequate infrastructure and services are primarily the result of rapid growth and development pressures within a community which tax these systems and make it difficult for the agencies to keep pace. The major infrastructure and public service concerns within the City are water, sewer, and schools. Water, in particular, is becoming increasingly scarce; the issue becoming more pressing. One way to address resource and public service concerns is through the upgrade of existing infrastructure and more efficient use of infill parcels within the urban core. This is further discussed in detail in Section G of the Housing Element.

The lack of infrastructure and services can be identified as a government constraint, however, the provision of sufficient water or energy is often beyond the scope of what local government can accomplish. Developers and even community residents can help address some of these issues through conservation to ensure efficient use of these resources. Although energy consumption itself is not a direct constraint to the production of housing, efficient use of energy help make the provision of housing more cost effective by reducing operating and maintenance costs. Therefore, energy conservation in planning, land use, building design and construction as well as appliances can help promote the overall affordability of housing. A discussion of energy use and conservation is also addressed in Section G of the Housing Element.



## **G. Land Inventory for Housing (Adequate Sites Analysis)**

State law requires the Housing Element to include an inventory of land suitable for residential development. The purpose is to compare the total holding capacity with the locality's projected construction needs during the time frame of this Housing Element (2006-2014). The locality can then determine if additional government actions are needed to provide enough sites to accommodate its new construction need. This section analyzes growth patterns, infrastructure availability, energy resources, underutilized land and land suitable for redevelopment. It also contains the adequate sites analysis for residential growth.

### **1. Growth Patterns**

- Existing Growth Patterns

Until the 1950s, the town of Lancaster was basically contained within an area bounded by Avenue I, 10<sup>th</sup> Street West, Avenue J and Division Street. Prior to 1950, Lancaster's economy was largely based on agriculture. The introduction of aerospace to the Valley in the early 1950s shifted focus away from agriculture as the main economic base. As the population increased to fill the jobs created by aerospace, an influx of new residences and commercial uses began to expand the community outward from the urban core.

Through the 1960s and 70s, development continued to expand outward from the original center, but in a more dispersed pattern. The construction of the Antelope Valley Freeway during this time shifted the focus away from Sierra Highway as the main thoroughfare to the Los Angeles area. As a result, residential and commercial developments began to appear along both sides of the freeway, with some residential development locating as far out as 40<sup>th</sup> Street West. By the end of the 1970s, urban growth had extended into the southwest near the Quartz Hill community and to the east of 15<sup>th</sup> Street East.

During the 1980s, the cities of Palmdale and Lancaster underwent a period of tremendous growth and urban expansion. There were basically two reasons for this growth: First, resurgence in the aerospace industry, as a result of increased defense spending by the Reagan Administration, stimulated all sectors of the valley economy and was a replay of more historic growth trends. Second, the expansion of the single family home market, in response to the affordable housing crisis of the 1970s created new affordable housing opportunities for a vast number of first-time home buyers who were priced out of the Los Angeles metropolitan market. Affordable housing induced thousands of young first-time home buyers to move to the Antelope Valley. The affordable housing migration began in the early 1980s and continues to influence the City's growth during the 2000s.

After 1980, urban growth began to fill in the west and southwest portions of the City. Later in the decade, residential development, supported by new commercial development, spread eastward of 15<sup>th</sup> Street East, reaching as far as 40<sup>th</sup> Street East by the end of the decade. During the late 1990s and early 2000s, residential development expanded north of Avenue I and west of Sierra Highway into areas predominantly vacant prior to 1980. By the mid-2000s, residential development has also expanded to 75<sup>th</sup> Street West on the west side of Lancaster.

Following closely behind the boom in residential growth was a rise in commercial development to serve the new residents. The 1980s witnessed the construction of several large commercial centers in both the

cities of Palmdale and Lancaster, including the beginning of construction of the first mall and large scale auto centers in the Antelope Valley. Although commercial development spread to many new locations in the City, the primary location was along both sides of the freeway between Lancaster Boulevard and Avenue L. This commercial expansion continues to the present.

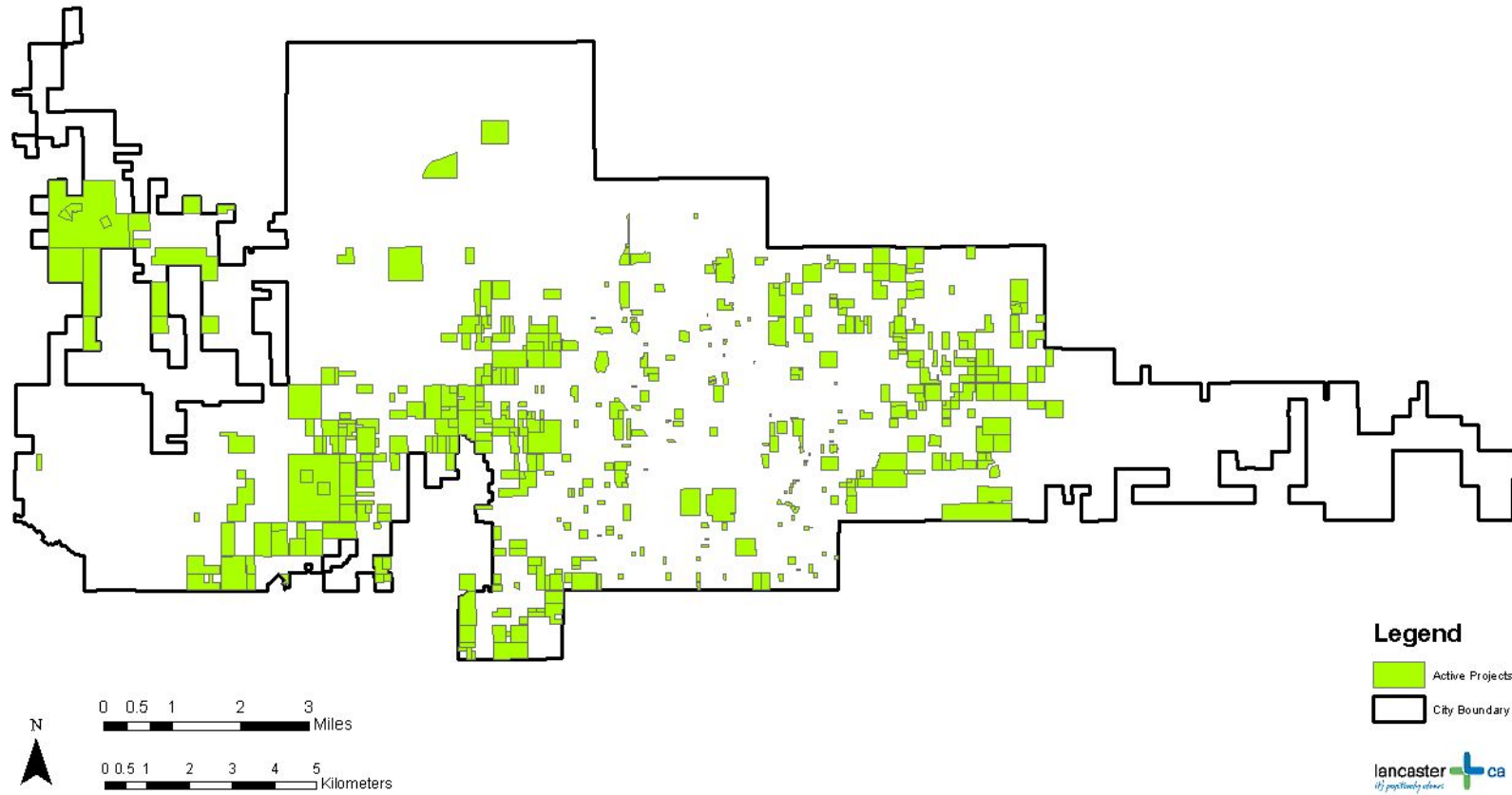
While residential and commercial construction accelerated, new industrial development kept at a slower pace. Aside from growth in commercial and retail service employment sectors, the aerospace industry continued to be the main employment base of the Antelope Valley. However, in recent years this began to change. During the 1990s, large scale industrial warehousing and manufacturing plants began to locate on industrial zoned land in the north and northeast areas of Lancaster. Examples of these firms include a 1,000,000 square foot Rite-Aid regional distribution center and a Rexhall recreational vehicle manufacturing plant.

During the 2000s, additional industrial facilities, including SYGMA distribution center, moved into the Fox Field Specific Plan area, located in northeast Lancaster. During the last planning period, many office and light industrial uses have established businesses in the Lancaster Business Park, located in south Lancaster. As of 2006, Lancaster Business Park consisted of approximately 1.4 million square feet of building floor area. Such firms help to further diversify the economic base which is a long-term goal of the Lancaster General Plan.

Figure HE-G-1 shows all the active projects in Lancaster as of May 2007. This includes proposed commercial, office and industrial projects and residential land divisions as well as approved projects in some development stage. The figure shows that there are active projects in all areas of Lancaster, both east and west side, and within the urban core, indicating a well-distributed growth pattern.

Figure HE-G-1  
(based on 2007 GIS data)

### City of Lancaster: Active Projects (May 2007)



Source: City of Lancaster, produced by Justin Patananan, Planning Technician

## 2. Infrastructure and Services Availability

The availability of infrastructure is a key factor in assessing the ability of the City to accommodate housing production. The major infrastructure and public service concerns within the City are water, sewer, and schools.

- Water Supply Concerns

Water supply for the Lancaster area comes from imported State Water Project (SWP) water and ground water. SWP water purchased by the Antelope Valley East Kern County Water Agency (AVEK) is the primary source of water imported to the Antelope Valley, and the sole source of water imported to the Lancaster Study Area. AVEK is a wholesale water distributor that sells and distributes water to local retail public and private water agencies, that in turn, sell the water directly to consumers.

AVEK maintains a regional delivery system for imported SWP water in the Lancaster Study Area, consisting of feeder pipelines and water treatment plants. The treatment facilities important to the Lancaster Study Area include the Rosamond Water Treatment Plant and Pumping Station, the Quartz Hill Treatment Plant, and the Eastside Water Treatment Plant. The Quartz Hill Treatment Plant treats water imported from the California Aqueduct and supplies the majority of the Lancaster Area. This plant has a capacity of 65 million gallons per day (mgd). The Eastside Water Treatment Plant has a capacity of up to 10 mgd.

In all, Lancaster is served by eleven retail water districts or mutual water companies. Los Angeles County Waterworks District No. 40 and the Quartz Hill Water District supply Lancaster with most of its municipal water needs. L.A. County Waterworks District No. 40 is the largest retail water purveyor in the region, providing water service to both Lancaster and Palmdale areas and has a service area of approximately 40,000 acres. As of 2006, approximately 80 percent of the water served in Lancaster was purchased through AVEK with the remaining 20 percent groundwater.

The Quartz Hill Water District serves several large areas of southwest Lancaster as well as unincorporated portions of the planning area. The district obtains water from L.A. County Waterworks District No. 40, its own wells, and AVEK. Quartz Hill Water District operates five local wells with a total capacity of approximately four million gallons. A Mello-Roos Community Facilities District was established in 1991 to fund the installation of larger water lines and upgraded service. As demand continues to increase, the district will drill additional wells to maintain service levels.

According to the Southern California Association of Governments (SCAG), Lancaster's population would approximately double by 2030. This would result in an increase in water demand from 44,000 to 83,320 acre-feet per year, as determined by the City's Public Works Department. Recent concerns for the protection of the Delta Smelt, an endangered fish, have resulted in a judicial ruling that the volume of water pumped through the California Aqueduct must be reduced. The projected water allocation for the Antelope Valley from the State Water Project has been reduced from approximately 75 percent to 44 percent of the annual entitlement of a given year.

Lancaster's ground water resource is vulnerable to weather and rainfall changes. In past years, a dry period was tempered by pumping more ground water than the aquifer could safely yield, in anticipation that the next seasonal rainfall would replenish what had been removed. This practice has resulted in

permanent damage to aquifers in some areas through land subsidence, or sinking. To prevent further damage, retrieval of ground water will also be judicially regulated.

In January 2006, federal regulators lowered the maximum contaminant level of arsenic in drinking water. Arsenic occurs naturally in the Antelope Valley. Studies have found that arsenic levels are higher in water drawn from the deeper aquifer. To adhere to the reduced arsenic regulations, L.A. County Waterworks District No. 40 partially abandoned five wells by sealing off the deeper portions, only drawing water from the shallow aquifer.

- Water Supply Solutions

Water concerns in the Antelope Valley require diverse, regional solutions. Several programs are currently being developed to better manage the water supply in the Antelope Valley. The Antelope Valley Integrated Regional Water Management Plan (AVIRWMP) adopted in 2008 addresses the need for State involvement in addressing water concerns.

The AVIRWMP identifies the following projects and efforts currently underway:

- In 2006, the Antelope Valley State Water Contractors Association Joint Powers Authority (JPA) was established to be responsible for regional water banking programs.
- The cities of Palmdale and Lancaster have jointly embarked on the Groundwater Recharge with Recycled Water Project.
- The City of Palmdale has joined with L.A. County Waterworks District No. 40 and the L.A. County Sanitation District to develop the Antelope Valley Recycled Water Project.
- The cities of Lancaster and Palmdale, the Los Angeles Department of Water and Power, and Kern County have joined together to develop the Antelope Valley Flood Control Plan.
- The Antelope Valley Water Conservation Coalition, L.A. County Waterworks District No. 40 and Palmdale Water District have developed a Comprehensive Water Conservation – Efficient Water Use Program.

One method of addressing water supply concerns is recycling. The City's Recycled Water Facilities and Operations Master Plan calls for using recycled water to free up imported and local groundwater currently used for landscape and dust control. Phase one includes wastewater management through the use of the "purple pipe," formally called Lancaster Recycled Water Direct Reuse Program recycled water pipeline. "Purple pipes" have been installed in many newer developments and are projected to be operational in 2008. This start-up recycled water program will irrigate as much as 134 acres of landscaped area. By 2012, the system is projected to be capable of handling 6,000 acre-feet a year, roughly the amount used by 6,000 households.

Another method of addressing water supply concerns is conservation. In response to recent drought years, L.A. County Waterworks District No. 40 has developed a water rationing program. Implemented as necessary, the program is designed to reduce consumption. Most of the agencies encourage water conservation practices and provide literature to customers on water conservation methods.

Another strategy for increasing water supply is water banking. The goal of water banking is to store surplus water in the groundwater basin so it may be recovered for use during periods of reduced water availability. In November 2005, L.A. County Waterworks District No. 40 began injecting treated surface water into the local groundwater aquifer. This project, called the Lancaster Sub-Basin Full Scale Aquifer Storage and Recovery Project, stored approximately 1,100 acre feet in the ground as of 2006.

Water capacity to accommodate City's share of regional housing need: Based on Los Angeles County Waterworks District No. 40 water supply assessments done for individual projects and the Antelope Valley Integrated Regional Water Management Plan, there is not currently sufficient total water capacity available based on current consumption patterns. Resolving this will require a combination of increased conservation, use of recycled water, storage/banking of increased supplies when available, as well as other strategies discussed above. It is a regional issue and the City is pursuing its part of a cooperative effort to address it on a regional scale. (See Specific Action 6.1.7(a) in Section J.)

- Wastewater Facilities

The collection, treatment, and disposal of wastewater within the City of Lancaster and the surrounding unincorporated areas are under the jurisdiction of Los Angeles County Sanitation District No. 14. Regional trunk sewer lines are maintained by the Los Angeles County Sanitation Districts and serve almost all of the developed portions of Lancaster. Local sewer lines are located in almost all City streets. These are owned by the City of Lancaster and will be maintained by the Los Angeles County Public Works Department until July 1, 2008 when the City will assume the maintenance of all sewer lines within the City.

Sanitation Districts are empowered by the California Health and Safety Code to charge a fee to connect to their sewerage system. Los Angeles County Sanitation Districts have established a policy requiring developers to pay a per unit connection fee at the time of sewer hook-up. According to the District, the fee has been calculated to cover the costs of incremental treatment plant expansions, and relief of the existing trunk sewer network. Any upgrade capital (to construct tertiary facilities, for example) is secured through the District's Service Charge Program, which is an annual charge assessed to all system users.

Waste flows from the City are treated at the Lancaster Water Reclamation Plant (WRP), located north of Lancaster near Avenue D and east of the Antelope Valley (14) Freeway. The plant occupies 554 acres and provides primary and secondary treatment (aerated oxidation ponds) for 16 million gallons of wastewater per day. The plant has the capacity to serve a population of approximately 160,000 people. The Lancaster WRP processes all wastewater solids generated at the plant. The wastewater solids are anaerobically digested, stored, and then dewatered by spreading them onto concrete drying beds. The dewatered cake, or biosolids, is hauled away for composting. Methane gas is produced during the digestion process and is utilized by a co-generation process that heats water and produces electricity.

Over three million gallons per day of the chlorinated effluent is reused at a local farm for irrigation of alfalfa. Nearly three million gallons per day are sent to Piute Ponds to maintain 200 acres of wetlands as a wildlife refuge. Over a half-million gallons per day receive advanced treatment consisting of chemical coagulation to reduce phosphate and dual-media filtration and are sent to Apollo Lakes Regional Park, located in the northwestern area of Lancaster.

Sewer capacity to accommodate City's share of regional housing need: The current capacity of the Lancaster Water Reclamation Plant (LWRP) is 16 mgd, which accommodates a population of 155,000. The County Sanitation Districts of Los Angeles County's 2020 Plan indicates a need to expand capacity to 26.0 mgd to treat the estimated flows of 2020. Expansion of the plant is proposed to occur in two phases, referred to as Stage V and Stage VI Expansion. The Stage V LWRP upgrade to 21 mgd is underway and will be completed by the end of 2010. This upgrade will allow the facility to accommodate a population of approximately 203,538 persons, or approximately 63,600 housing units, which would include all existing Lancaster housing units and the housing allocation within the planning period. Stage VI expansion is planned for completion before year 2020. (See Specific Action 6.1.7(b) in Section J.)

- School Facilities

The Lancaster Study Area and vicinity is served by four separate public school districts. These districts provide educational services for students in kindergarten through 12<sup>th</sup> grade. Antelope Valley College, located in Lancaster, is a two-year community college facility currently serving the area. Lancaster University Center, located on Division Street, is a branch campus of both the California State University of Fresno and California State University of Bakersfield.

The three school districts serving students in kindergarten through 8<sup>th</sup> grade (K-8) include Lancaster, Eastside Union and Westside Union School Districts. Collective enrollment for all three districts in 2006 was 28,347 students. All three districts combined surpassed the student enrollment capacity of 22,147. In order to address continuing growth and serve future population, the school districts have taken various actions, including adding portable classrooms, modernizing existing classrooms, converting to a year-round school schedule and constructing new schools. Table HE-G-1 gives an overview of the current student population of each district as well as estimates for projected annual growth.

School District	1996 Enrollment	2006 Enrollment	District Growth % (1996-2006)	Projected Annual Increase	Number of Schools
Lancaster	13,485	16,561	22.8	284	18
Westside	6,183	8,527	37.9	231	10
Eastside	2,277	3,259	43.1	312	5
Totals	21,945	28,347	29.2	827	33

Source: Draft Lancaster General Plan Master Environmental Assessment, April 2007

According to the 2000 Census and the State of California Department of Finance, the average annual population increase for Lancaster from 2000 to 2006 was approximately 2.8 percent compared to the Los Angeles County average annual population increase of 1.3 percent. Westside and Eastside Union School Districts serve areas within and outside the Lancaster planning area; at district level they have experienced an average annual increase of 3.79 percent and 2.2 percent respectively over the past decade. As a result, schools continue to face overcrowding problems. Rapid population growth is anticipated to continue, according to the Lancaster School District's School Facilities Needs Analysis and Determination of Permissible Alternative School Facility Fees, and enrollment for the 2010/2011 school year is estimated to increase by approximately 827 students. School demographics have also continued to diversify, experiencing an increase in minority populations, as well as an increase in single-parent households.

Enrollment at Lancaster's high schools also continues to increase, although no specific projections are available at this time. For the 2006-2007 School Year, Quartz Hill High School reported 3,590 students and Lancaster High School reported 3,423 students. Antelope Valley High School reported 2,217 students; however, this was a decline from 2003, when the school reported 2,866 students. This is due to the opening of Eastside High School in August of 2005, which started with an enrollment of 627 9<sup>th</sup> graders. The opening of Eastside High School should alleviate some overcrowding within the Antelope Valley Union High School District.

Lancaster schools have experienced an increase in demand for programs that deal with behavioral and family life issues, after school programs to keep children engaged in positive activities, heightened security on school grounds, and an overall need for well trained and adequately compensated teachers to provide a positive learning environment despite behavioral and social challenges in the classrooms.

School districts are under the jurisdiction of State government; therefore, communication and cooperation between the school districts and City government is essential to fulfill the needs of students in the community.

### **3. Energy Resources and Conservation**

- Energy Resources and Facilities

Southern California Edison (SCE) currently provides electrical service to the Lancaster area. SCE supplies power to a population of 12 million people, via 4.6 million business and residential accounts in a 50,000 square mile service area within central, coastal and Southern California. SCE reports that annual energy consumption for the City of Lancaster area was approximately 690.6 million kWh in 2006. SCE maintains several regional electrical transmission lines and regional substations in the western portion of the study area. In addition, there are eight distribution or neighborhood substations located at various areas within the City. At the close of 2005, there were approximately 465 miles of transmission and distribution facilities within the City.

California State law requires that at least 20 percent of the electricity SCE delivers to customers will be produced by renewable sources by 2010. SCE announced in 2006 they were the nation's leading purchaser of renewable energy, buying and delivering 12.6 billion kWh in 2006 from wind, solar, biomass, geothermal, and small hydro suppliers – 16.7 percent of total power deliveries toward California's renewable and non-polluting energy goal. Many existing and proposed privately-owned "wind farms" that will generate electric power are located in the east Kern County and north Los Angeles County area. Delivering power generated by these current and proposed wind farms to California consumers requires upgrades to the existing transmission system.

SCE is in the process of constructing the Antelope Transmission Project which will add the capacity needed to its transmission system to deliver power from these wind farms to the utility's high-voltage power grid. The first phase of this project is expected to begin delivering renewable energy to SCE customers in 2009. By 2010, SCE hopes to have contracts to purchase renewable energy from privately owned suppliers which will represent 20 percent or more of their customers' energy needs. There is no neighborhood facility expansion planned for the City of Lancaster at this time and SCE has no current plans to build additional new plants. The utility will continue looking to independent power producers and marketers to meet the bulk of its customers' power needs.



Natural gas is supplied to the Lancaster area by the Southern California Gas Company, which provided approximately one trillion cubic feet of natural gas to all of its customers in 1997. According to The Gas Company, the study area was provided with 3.2 trillion cubic feet of natural gas in 2006. This equates to approximately 8.7 billion cubic feet of natural gas per day. The Gas Company maintains an extensive supply network within the incorporated and unincorporated areas of Lancaster. At this time, The Gas Company has no plans for major expansion of services or facilities within Lancaster or the Antelope Valley region. Expansion of facilities would be contingent on demand created by new development.

- Energy Conservation

Efficient use of energy helps make the provision of housing more cost effective by reducing operating and maintenance costs. Therefore, energy conservation in planning, land use, building design and construction as well as appliances can help promote the overall affordability of housing. Energy conservation has become an increasingly important concern in the Southern California region, as well as on the national level. Increasing demands upon our limited supply of energy sources has led to an increased reliance on foreign energy fuels, expensive additional power-generation plants, and a myriad of support facilities related to the production and distribution of energy. As a result, energy conservation has become a concern in both keeping costs and reliance on foreign energy supplies to a minimum, while at the same time, conserving the limited amount of nonrenewable energy resources which are available on a world-wide basis. Opportunities exist in the design of individual neighborhoods and development sites. Energy efficient design measures can be categorized according to the “scale” at which they occur. Thus, energy efficiency measures can be identified at community, neighborhood, site, and building design scales.

Community and neighborhood: On a community scale, the City of Lancaster can help reduce energy consumption in a number of ways. Energy consumed in automobile travel can be reduced by encouraging increases in local employment opportunities, and by providing housing in proximity to employment, commercial, and recreational opportunities, as well as transit. Increasing development intensity can often decrease the amount of per unit infrastructure (streets, water lines, sewer, storm drains, and other utilities) required to support land uses, which in turn, can lead to a reduction in the energy required to construct and maintain the city’s physical plant. On a neighborhood level, a reduction in street width means less energy for construction and maintenance. Increased development intensity reduces the space cooling and heating needs on adjacent structures. Similarly, the availability of street trees and shade trees can also affect microclimates and aid in energy conservation.

- ✓ Example of existing effort: The City’s Ordinance 633 encourages alternative choices of transportation and ride-share opportunities through regulation requiring review and mitigation of transit impacts from new development.
- ✓ Example of planned effort: The Global Warming Solutions Act of 2006 (AB 32) calls for the reduction of California’s greenhouse gas emissions to 1990 levels by the year 2020 which represents a 25% reduction over current emissions. The act also requires that the Air Resources Board (ARB) compile a list of discrete early action greenhouse gas reduction measures to be adopted by the ARB as regulatory measures and made enforceable by January 1, 2010. All cities and counties will be required to adopt programs that address these measures. The City will fully comply with the adopted regulations to reduce the amount of greenhouse gas emissions. This reduction could be achieved through a variety of policies and actions, including the continued

promotion of compact growth patterns that would reduce vehicle miles traveled, as well as the incorporation of additional green building techniques, described later in this section. The City's subdivision ordinance and design standards will also be reviewed and revised to include techniques that promote efficient energy use.

Site: Site design affects energy consumption in the form of space heating and cooling in three ways. First, the effectiveness of passive solar design measures at the building scale is influenced by the orientation of structures. Orientation affects the amount of winter heat gain and the effectiveness of summer shading devices. Second, site design affects solar access to south-facing glazing and collectors. Third, it can influence natural ventilation and shading throughout the year. Site design also affects indirect uses of energy, including water used for irrigation, and the availability of usable outdoor environments. Shared recreational facilities within a development, such as clubhouse/swimming pool complex, will decrease energy consumption by reducing or eliminating the need for individual homeowners to install such facilities. They also reduce the need to drive to more centralized facilities, thereby minimizing transportation energy use.

- ✓ Example of existing effort: Lancaster's zoning code includes design and performance standards that relate to parking lot design in multiple-family projects. The design of parking lots are to be "treated as landscaped auto plazas and courts," with considerations including frequent landscape dividers and other architectural elements such as trellises. These design standards minimizes solar reflection and heat radiation.
- ✓ Example of existing effort: Lancaster's zoning code includes design and performance standards that relate to solar access for new residential developments. These developments should "provide for future passive or natural heating or cooling opportunities," with consideration to lot size, configuration, and orientation. The use of eave overhangs, trees and landscaping should also be considered in this effort.
- ✓ Example of planned effort: The comprehensive update of the City's General Plan includes the addition of a Design element. The policies in the new element call for the adoption and application of a new set of design guidelines. These design guidelines will be particularly sensitive to site and building requirements that are sensitive to energy conservation and efficient resource use.

Building: Energy used to operate a building can be categorized into direct and indirect uses. Space conditioning (heating and cooling) and appliance operation are the major direct uses. Water supply, wastewater treatment, and solid waste disposal consume energy indirectly. Production of commodities by industrial development is a direct use of energy, while the production of food and commodities consumed by the residential sector is an indirect use of energy. Numerous methods are available to reduce energy consumption at the building scale, and are well documented. In general, these methods consist of passive measures, such as insulation against unwanted heat gain or loss, maximization of natural lighting and ventilation, as well as active measures, such as the provision of solar water heating. Many building scale energy conservation measures have been incorporated into Title 24 of the California Administrative Code, and are required of all residential structures.

- ✓ Example of existing effort: Lancaster's zoning code includes provisions on the energy use of swimming pools. It requires all heated swimming pools to be heated by solar energy or other

water heating system that has been demonstrated to be equal or superior to solar systems in energy efficiency.

- ✓ Example of planned effort: The City will be drafting a set of design guidelines, to implement the policies listed in the General Plan's Design Element. The guidelines will include green building techniques for new developments. The drafting and incorporation of green building techniques will require the cooperation and consultation with the public, and members of the building industry, and other professionals and consultants familiar with green building standards.

#### **4. Redevelopment Sites, Underutilized Land and Infill Developments**

Redevelopment, which combines a municipality's police and corporate powers, is one of the most powerful tools available to local governments. Where the private sector is unable or unwilling to assemble land and invest the necessary capital for revitalizing blighted areas, redevelopment is a means of focusing community resources to transform deteriorating or underutilized areas to more productive use. Under California Community Redevelopment Law, redevelopment agencies, in carrying out a redevelopment program, are empowered to buy and sell real property, rehabilitate existing structures, move structures, provide public improvements in support of development activities in a project area, or assist the private sector in financing these activities.

The law provides that a redevelopment agency may obtain financing from any legal source. Most redevelopment agencies have relied on tax increment financing as a primary source of money. In this method, the assessed value of property in the project area is frozen at the time a project is identified, and the project area is formed. The increased margin, or increment, of which the Lancaster Redevelopment Agency receives a percentage of tax revenues resulting from subsequent improvements, pays the project's costs, instead of being turned over to the usual taxing agencies. This lasts for a specified amount of time. In addition to using tax increment financing, the agency may accept loans or grants from agencies of the federal or state governments, or any other public agency.

- Establishment of the Lancaster Redevelopment Agency

The Lancaster Redevelopment Agency (LRA) was established on April 7, 1979 for the primary purpose of providing a vehicle to be used for the elimination of blighting conditions and thus ensure that the City's economic base would prosper. Subsequently, the LRA has adopted redevelopment plans for seven redevelopment areas, by separate ordinances, and are identified as follows:

- Lancaster Residential Redevelopment Project
  - Lancaster Central Business District Redevelopment Project
  - Lancaster Fox Field Redevelopment Project
  - Lancaster Amargosa Redevelopment Project
  - Lancaster Redevelopment Project Number 5
  - Lancaster Redevelopment Project Number 6
  - Lancaster Redevelopment Project Number 7
- 
- LRA Five-Year Implementation Plan

Assembly Bill 1290 (Community Redevelopment Law Reform Act of 1993) took effect in January 1994 and significantly changed California Community Redevelopment Law (CCRL). One of the AB 1290 provisions requires that each agency adopt a five-year plan of implementation. Each agency that had adopted a redevelopment plan prior to December 31, 1993 was required to adopt an implementation plan before December 31, 1994. The LRA adopted the 1994-1999 Five-Year Implementation Plan in November 1994, the 1999-2004 Plan in December 1999, and the 2005-2009 Plan in December 2004.

The adopted Implementation Plan describes specific goals and objectives of the agency for each project area, and specific programs, including potential projects and estimated expenditures to be made during the five-year planning period of the Plan. Among other requirements, the Implementation Plan must describe how the Agency will implement both the requirement to increase, improve and preserve low- and moderate-income housing and satisfy the inclusionary housing requirement. If the Implementation Plan contains a project that will result in the destruction of low- or moderate-income housing, the agency must prepare a separate replacement housing plan that, among other requirements, identifies proposed locations for the replacement of dwelling units.

Section 33413(b)(4) of the CCRL, requires each redevelopment agency to adopt a plan to be included as part of the Implementation Plan indicating how the agency will comply with the requirements of the inclusionary rule. The law requires that the compliance plan be reviewed and amended at least every five years, in conjunction with either the Housing Element cycle or the five-year Implementation Plan cycle.

- Redevelopment Low- and Moderate-Income Housing Fund

An important element of the City and LRA activities is to provide housing opportunities for low-, and moderate-income families and individuals. In 1991, the LRA developed a Low- and Moderate-Income (LMI) Housing Program Strategy which identified a number of program opportunities that the LRA could pursue. Many of these programs have since been implemented and are summarized in Section B of the Housing Element and discussed in detail in the LRA Five-Year Implementation Plan (2004-2009). Table HE-G-2 shows the projected Agency LMI fund receipts and expenditures for fiscal year 2004-05 through 2008-2009. Future projections for LMI funds will be available upon the release of the next Redevelopment Five-Year Implementation Plan.

The amount of LMI funds expected to accrue over the remainder of the planning period, from 2009 into 2014, is estimated at 12 million, with the source coming from 20% set-a-side funds. These funds will be used for the removal of blight, preservation and provision of affordable housing. Detailed projections for LMI funds will be available upon the release of the next Redevelopment Five-Year Implementation Plan.

**Table HE-G-2**  
**Projected Agency LMI Fund Receipts and Expenditures**  
**FY 2004-05 through FY 2008-09**

Program Category	Fiscal Year					Total
	2004-05	2005-06	2006-07	2007-08	2008-09	
Beginning Balance	\$36,354,500	\$12,957,090	\$8,330,443	\$5,407,442	\$4,059,053	
<b>Estimated Receipts</b>						
A. Tax Increment	\$7,100,000	\$7,392,619	\$7,693,965	\$8,004,301	\$8,323,913	\$38,514,798
B. Bond Proceeds	\$10,817,000					\$10,817,000
C. Interest (2% of beginning balance)	\$727,090	\$259,142	\$166,609	\$108,149	\$81,181	\$1,342,171
D. Land Sales	\$2,750,752	\$500,000	\$500,000	\$500,000	\$500,000	\$4,750,752
E. SMIRP Program Income	\$75,000	\$420,000	\$420,000	\$420,000	\$420,000	\$1,755,000
F. Rehab Loan Repayments	\$225,000	\$229,500	\$234,090	\$238,772	\$243,547	\$1,170,909
G. ERAF Housing Loan Repayment	\$550,000					\$550,000
H. Mobile Home Park Operation Rev.	\$546,260	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$4,546,260
I. Other	\$35,000	\$200,000	\$200,000	\$200,000	\$200,000	\$835,000
Total Available	\$59,180,602	\$22,958,351	\$18,545,107	\$15,878,663	\$14,827,693	
<b>Estimated Expenditures</b>						
A. Operational Costs	\$1,827,500	\$1,864,050	\$1,901,331	\$1,939,358	\$1,978,145	\$9,510,383
B. Debt Service	\$4,506,636	\$5,389,858	\$5,386,334	\$5,330,253	\$5,330,354	\$25,943,435
C. ERAF Loan to Econ. Development	\$2,024,000	\$2,024,000	\$0	\$0	\$0	\$4,048,000
D. Community-wide Programs	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$1,000,000
E. Residential Project Area	\$0	\$100,000	\$100,000	\$100,000	\$100,000	\$400,000
F. On-Going Project-Specific Activity	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$5,000,000
G. Specific Projects and Infrastructure	\$3,900,876					\$3,900,876
H. Northeast Gateway Corridors	\$12,925,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$18,925,000
I. Transit Village	\$11,502,000	\$1,250,000	\$1,250,000	\$1,250,000	\$1,250,000	\$16,502,000
J. 15 <sup>th</sup> Street West/Ave. J Project		\$500,000	\$500,000	\$500,000	\$500,000	\$1,500,000
K. Brierwood		\$1,300,000	\$1,300,000			\$2,600,000
L. Land Acquisition/Clearance	\$8,065,000					\$8,065,000
M. Project-Specific Studies, etc.	\$272,500					\$272,500
Total Projected Expenditures	\$46,223,512	\$14,627,908	\$13,137,665	\$11,819,611	\$11,858,499	\$97,667,194
Yearly Ending Balance	\$12,957,090	\$8,330,443	\$5,407,442	\$4,059,053	\$2,969,195	

Source: Lancaster Redevelopment Agency Five-Year Implementation Plan (2004-2009)

Health and Safety Code Section 33334.4 requires agencies to ensure that housing assistance is proportionally provided to very low- and low-income households (based on the proportion each group represents of the community's total housing need for lower- and moderate-income persons) and also to persons under the age of 65 years (based on the proportion this population group represents of the total population reported from the current census). Table HE-G-3 is an annual breakdown of affordable housing programs funded from monies in the LMI Fund for the current Implementation Plan period.

**Table HE-G-3**  
**Projected Agency LMI Fund Expenditures by Income Group**  
**FY 2004-05 through FY 2008-09**

Fiscal Year	Very Low Income		Low Income		Moderate Income		Total
	Expenditures	% of Total	Expenditures	% of Total	Expenditures	% of Total	Expenditures
2004-05	\$13,450,000	35.5%	\$10,370,000	27.4%	\$14,045,376	37.1%	\$37,865,376
2005-06	\$1,370,000	35.6%	\$1,055,000	27.4%	\$1,425,000	37.0%	\$3,850,000
2006-07	\$1,580,000	35.5%	\$1,220,000	27.4%	\$1,650,000	37.1%	\$4,450,000
2007-08	\$1,580,000	35.5%	\$1,220,000	27.4%	\$1,650,000	37.1%	\$4,450,000
2008-09	\$1,580,000	35.5%	\$1,220,000	27.4%	\$1,650,000	37.1%	\$4,450,000
<b>Totals</b>	<b>\$19,560,000</b>	<b>35.5%</b>	<b>\$15,085,000</b>	<b>27.4%</b>	<b>\$20,420,376</b>	<b>37.1%</b>	<b>\$55,065,376</b>

Source: Lancaster Redevelopment Agency Five-Year Implementation Plan (2004-2009)

The following section includes a discussion of major sites with redevelopment potential and LRA plans for these sites.

- Underutilized Land and Infill Developments

Within the City of Lancaster there are a variety of vacant underdeveloped, deteriorated, and/or dilapidated properties which present the potential for infill development. For cities, developing these infill sites makes sense. Their development reduces the cost of providing services by ensuring the logical expansion of community facilities. The advantage of infill development for a developer is the presence of existing infrastructure, one of the most expensive factors in the cost of development. However, even with the existence of infrastructure, it is often economically unfeasible for developers to build on these small parcels. It often takes extensive city involvement, through redevelopment efforts or other methods, to develop infill projects.

Underutilized land is defined as an area where a significant number of parcels are developed, but because of lot size/shape, housing type, or other factors, the number of dwelling units is significantly less than what is allowed by existing zoning. A significant component of the removal of blight and revitalization is the construction and rehabilitation of affordable housing for families of various ages and incomes in the community.

The Department of Housing & Neighborhood Revitalization services are delivered through the Code Enforcement Division, Housing Division and Community Neighborhood Building Division to address concerns within the more established areas of the City of Lancaster by reversing the pattern of deterioration and recapturing the sense of place that once existed; increase the livability and vitality of its neighborhoods; and rekindle a sense of pride among residents unique to Lancaster.

The Housing Division reviews areas within the City to determine the condition and needs of the neighborhood in order to develop a strategy and implementation plan to enhance the aesthetics of the area; redevelop specific challenged housing; improve the stability of existing neighborhoods; provide subdivision and site planning design guidance for infill development; and ensure adequate infrastructure.

Three revitalization projects are underway (also see Figure HE-G-2):

- North Downtown Transit Village Project

The North Downtown Transit Village (the “Transit Village”) is a major neighborhood redevelopment to rejuvenate the economically depressed north downtown area of Lancaster. The City envisions a vibrant, integrated area developed around an existing core which has great potential. The 110+ acre Transit Village is primarily located within Project Area 5 and partially in the Central Business District (CBD) zone. It is generally bounded by Avenue I, West Lancaster Boulevard, 10th Street West and the railroad tracks just east of North Sierra Highway, comprising the northern half of the Downtown Area. Development of the Transit Village over the next decade represents a major commitment to create a viable, “full service” downtown for the community, with a strong residential component in an area that is currently characterized as lacking in “desired amenities.” This major undertaking will be accomplished through the efforts of the Lancaster Redevelopment Agency (the “Agency”), comprised of the Economic Development/ Redevelopment and the Housing & Neighborhood Revitalization Departments.

In 2001, the Agency began a metamorphosis in the heart of the city to change an aging area into a vibrant center of community activity. Here, new and revitalized parks, schools, housing, community services and commerce will replace old structures that had become troublesome and sometimes unsafe. Built around the concept of an urban village, within walking distance of a transportation hub, the project includes: i) enhanced existing residential and commercial opportunities; ii) expanded public and quasi-public facilities; iii) improved internal circulation; iv) expanded and improved vehicular, rail, and pedestrian access to the Transit Village; and v) the provision of additional public spaces within Downtown Lancaster. It has been shown throughout the United States that these “core” uses are vital to the creation of a viable, self-sustaining downtown.

The Agency is investing a major portion of its financial resources in the Transit Village in an effort to create a “sustainable environment” that simultaneously strengthens the environmental, economic, housing, and social dimension of the community. As of 2007, the City and the Lancaster Redevelopment Agency utilizing City, Agency and Special Revenue funds has committed \$21,000,000 to the North Downtown Lancaster Transit Village Project.

The Agency and City have already begun investing in the area comprising the Transit Village through the provision of public buildings. Over a decade ago, the Agency invested in the Performing Arts Center located on Lancaster Boulevard, across the street from City Hall, to bring night-time activity to the downtown. Los Angeles County has cooperated in this effort by establishing the Library along Lancaster Boulevard, a Fire Station on Elm Avenue, and the Lancaster Sheriff’s Station on Beech Avenue. The “old” Post Office and the Western Hotel Museum add historical elements to Lancaster Boulevard. All these developments, scattered throughout the Transit Village, provide Lancaster with a sense of place, a public “anchor” for further retail and housing development in the Transit Village.

The Transit Village is proposed as a pedestrian and transit-oriented mixed-use development which will include public spaces, including a new neighborhood park fronting the south side of West Jackman, and new street and parking improvements throughout. The Village will also have quasi-public spaces, including educational facilities within proximity to the new neighborhood park, the existing Civic Center and a new child care center. New and rehabilitated housing and commercial uses will be located throughout the Transit Village, with mixed residential and commercial uses along the south side of Avenue I.

This metamorphosis will redevelop an aging area into an urban village within walking distance of the Lancaster MetroLink Station (located south of Lancaster Boulevard between North Sierra Highway and the railroad tracks). The MetroLink Station will serve as the Transit Village's "transportation hub" with the inclusion of Antelope Valley Transit Authority (AVTA) and Greyhound bus connections, as well as the City's dial-a-ride services. This "multi-modal" use is one of the hallmarks of a transit village. The concept is that individuals living within the "village" will find many of their day-to-day needs fulfilled within walking distance. While those traveling to the area for educational or commercial activities may find convenient and easy to use public transit, knowing that once they have reached their destination, all these services will be within easy walking distance. Agency staff anticipates that full redevelopment of the Transit Village will be completed within the next decade.

- Northeast Gateway Corridors Project

The Northeast Gateway Corridors project is a proposed 501-acre project located adjacent to and northeast of the Transit Village. Five of the Agency's seven Project Areas include some portion of the Northeast Gateway Corridors Project. While still in the early planning stage, the plan would provide for: i) a new center for higher education (the "Lancaster University Center,") and local-serving recreational facilities to be housed on the old fairgrounds located at Division and Avenue I; ii) new and rehabilitated housing; iii) upgraded and expanded commercial facilities; and iv) the continuation of the upgrade of Avenue I being undertaken in the Transit Village project.

The primary objectives of the Northeast Gateway Corridors Project are to: i) facilitate the transition and redevelopment of the existing Antelope Valley Fairgrounds site; ii) enhance the aesthetics of Avenue I, Sierra Highway, Division Street, and other major streets; iii) redevelop specific housing areas; improve the stability of existing neighborhoods; iv) provide subdivision and site planning design guidance for infill development; v) contribute to the open space and parks goals of the community; vi) ensure adequate infrastructure; and vii) create the implementation tools and environmental clearance needed to realize the resultant vision plan.

The first new project developed in the Northeast Gateway Corridors was the Lancaster University Center located on an approximate 80-acre site (the "80-acre site") previously owned and used for the Antelope Valley Fair and Alfalfa festival (the "AV Fair"). The AV Fair began relocating its facilities 2003 to Avenue H and the Freeway (State Route 14), leaving the 80-acre site available for use with other redevelopment projects. The Agency assisted in the development of the University Center as part of a partnership with Antelope Valley College (a two year institution) and the California State Universities at Bakersfield (CSUB) and Fresno (CSUF). Committed to higher education in the Antelope Valley, the Agency has already invested \$3.5 million in rehabilitating the old 20,000-square foot Challenger Memorial Center into a state-of-the-art university center which includes thirteen classrooms, two labs, two distance learning rooms, and office space. Based on the presence of the aerospace industry in and near the City, CSUB and CSUF will offer eleven undergraduate degrees (including degrees in computer, electrical, and mechanical engineering), four graduate degrees and one certificate program. It is intended that this cooperative effort will eventually lead to a fully accredited California State University in Lancaster.

The Agency has leased one of the remaining remnant facilities to the Boys and Girls Club to serve area-wide youth near the Lancaster University Center on a portion of the 80-acre site. The Agency has also sold an approximate 15.5-acre parcel to Larwin Development for the purpose of developing a 72-unit low and moderate-income single family residential project (Carousel). Larwin's project fronts onto Avenue H at approximately 2<sup>nd</sup> Street East. This project was completed and individual units were sold to the public



in 2006. Directly west of Larwin's 72-unit residential project, the Agency sold an approximate 4.8-acre parcel in 2003 to Antelope Valley Union High School District for construction of their new Phoenix High School. These facilities were later completed and opened for business in early 2006.

Other proposed uses planned for the 80-acre site include an approximate 10-acre neighborhood commercial corner at Division and Avenue I to serve business interests and residences within the immediate area. A second smaller residential subdivision is also being planned with as many as 28 additional low and moderate-income units proposed for sale to the public. Each use will be linked with pedestrian trails to form an integral connection with surrounding uses and the proposed Youth Baseball/Softball Center.

The Youth Baseball/Softball Center is being planned with approximately 35 acres of open space and recreational facilities to function as a focal point of activity within the 80-acre site. The preliminary design of the Youth Baseball/Softball Center proposes facilities with a minimum of seven lighted baseball and softball playing fields, a concession area, scorekeeper booths, public parking facilities and meandering bicycle and pedestrian paths, all uses being fully landscaped. This proposed project is expected to be under construction as early as 2010 with an anticipated completion date being in 2012.

Another component of Northeast Gateway Corridors is the partnership between the Agency and the County relative to the acquisition of approximately 22.7 acres east of the 80-acre site and fronting on Avenue I between 3<sup>rd</sup> Street East and 5<sup>th</sup> Street East. Plans for the site include the construction of a new County operated Multi-Specialty Ambulatory Care Center (MACC) along with some complimentary retail and office facilities. The construction of said facilities is intended to supplant the existing aging County medical unit at Mira Loma with new modern "state of the art" facilities. The new MACC is intended to provide much needed medical services to eastside residents that will be centrally located and easily assessable to public transportation.

- Lowtree Neighborhood Project

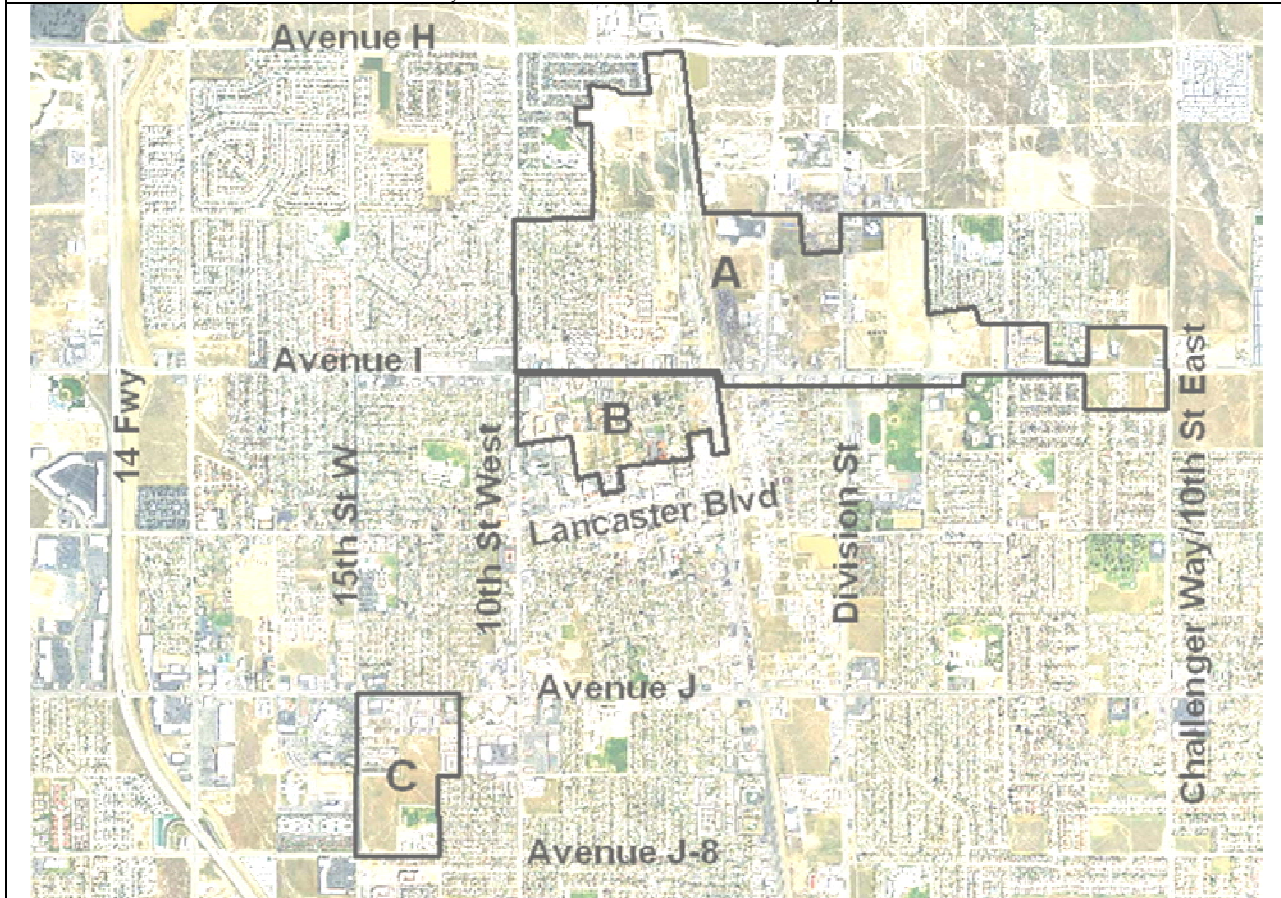
The Lowtree Neighborhood Project started in the summer of 2004 as the 15th Street West/Avenue J Project. The original focus of interest was expanded to include a larger, 77.4-acre portion of the community located within the area bounded by Avenue J-8, 15th Street West, Avenue J and 10th Street West. The Agency retained a consultant to facilitate a "visioning strategy" with community residents and other key stakeholders to concentrate on ways and means of eliminating blight and improving the area. These efforts resulted in the Lancaster City Council and Redevelopment Agency concurring with two vision plans on September 27, 2005, and directing staff to begin implementation. The Lowtree Neighborhood vision described as:

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

**Figure HE-G-2  
Redevelopment Area Plans**

- Area A – Northeast Gateway Corridor**
- Area B – North Downtown Transit Village**
- Area C – Lowtree Neighborhood**

*Note: Project boundaries shown below are approximate*

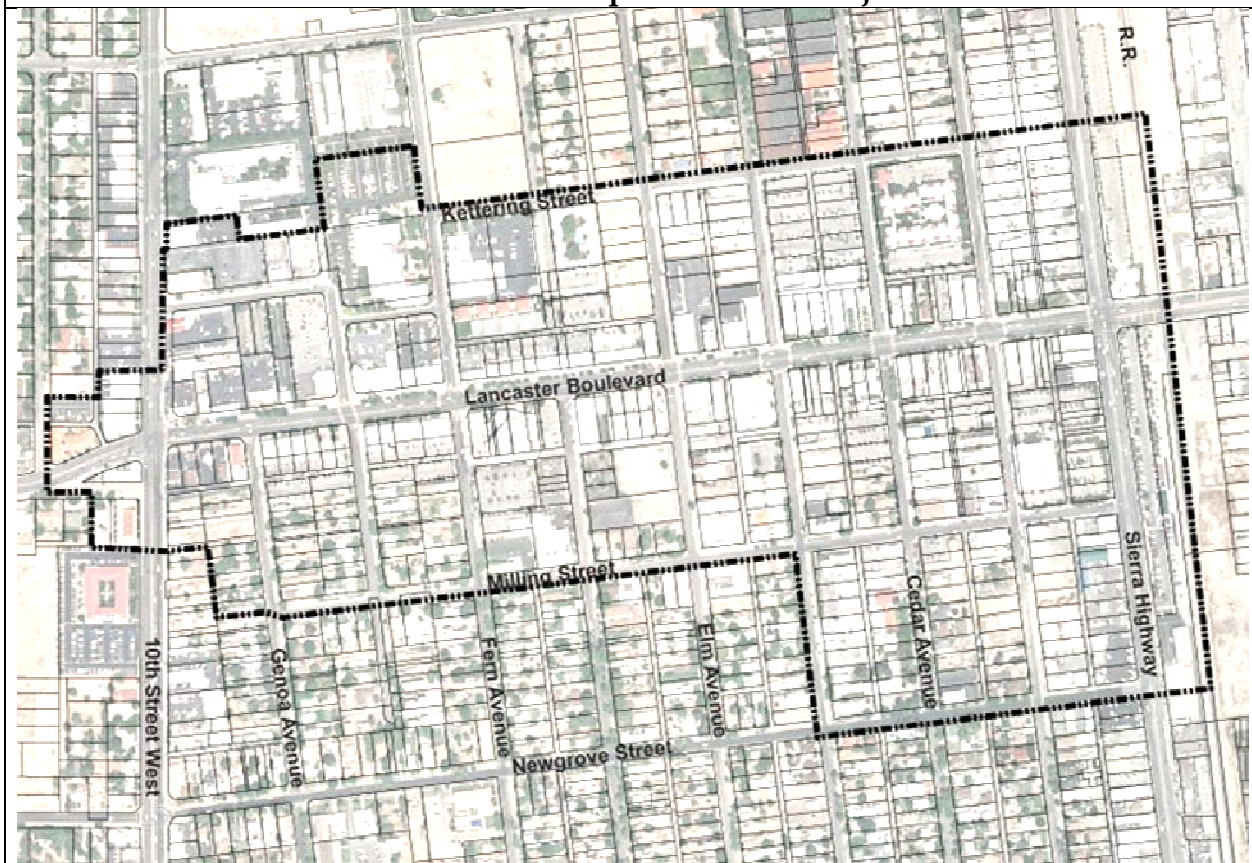


Source: City of Lancaster

- Downtown Lancaster Specific Plan

In addition to the three revitalization projects described above, a Downtown Lancaster Specific Plan (“the Downtown Specific Plan” or “the Plan”) has been drafted, providing a vision for Downtown Lancaster. The Downtown Specific Plan comprises approximately 140 acres generally located south of Kettering Street, east of 10<sup>th</sup> Street West, west of the Union Pacific Railroad line and north of Newgrove and Milling Street (see Figure HE-G-3). The Downtown Specific Plan provides area-specific land use regulations and development guidelines for seven districts within the Downtown. The Plan would allow for a mix of land uses including retail, office, residential and civic uses. The Plan also proposes circulation improvements and the establishment of design regulations and guidelines for new development within the Downtown. Several Downtown projects are already underway and it is anticipated that more projects, including those with affordable units, will locate within the Downtown (see Tables HE-B-1 and HE-I-1). The close proximity of a wide array of services is particularly beneficial for senior and lower income households that are limited in transportation options. (Also see Residential Capacity in Downtown Lancaster Specific Plan discussed later in this section.)

**Figure HE-G-3**  
**Downtown Lancaster Specific Plan – Project Area**



Source: City of Lancaster

## 5. Inventory of Land Suitable for Residential Development

Unlike many cities within the Los Angeles area that have little or no vacant residential land, Lancaster has large inventories of land designated for future residential development.

- Site Inventory

The existing inventories and permitted densities of the residential zones are listed in Table HE-G-4. Figure HE-G-4 shows the location of these inventories. The table indicates that as of 2010, there were approximately 6,858 vacant acres of various types of urban residential land within the City of Lancaster. This inventory of vacant land, if developed at the densities shown, would produce approximately 30,995 additional urban residential units (single and multi-family). An additional 1,288 acres of vacant land is zoned Mixed Use, with the potential to yield 9,907 residential units. The “realistic development capacity” of Lancaster’s land inventory is discussed in detail later in this section.

The City will ensure adequate sites to accommodate the housing needs for lower income households to meet State law. While single-family sites can be considered for above moderate and moderate-income households, sites designated for multi-family uses would provide housing opportunities for lower income households, whether owner-occupied (condominiums) or rental apartments. Table HE-G-5 lists vacant multi-family sites by assessor’s parcel number that can be used for lower-income housing. Table HE-G-6 lists vacant mixed use sites that can also accommodate moderate to high density housing for lower-income households.

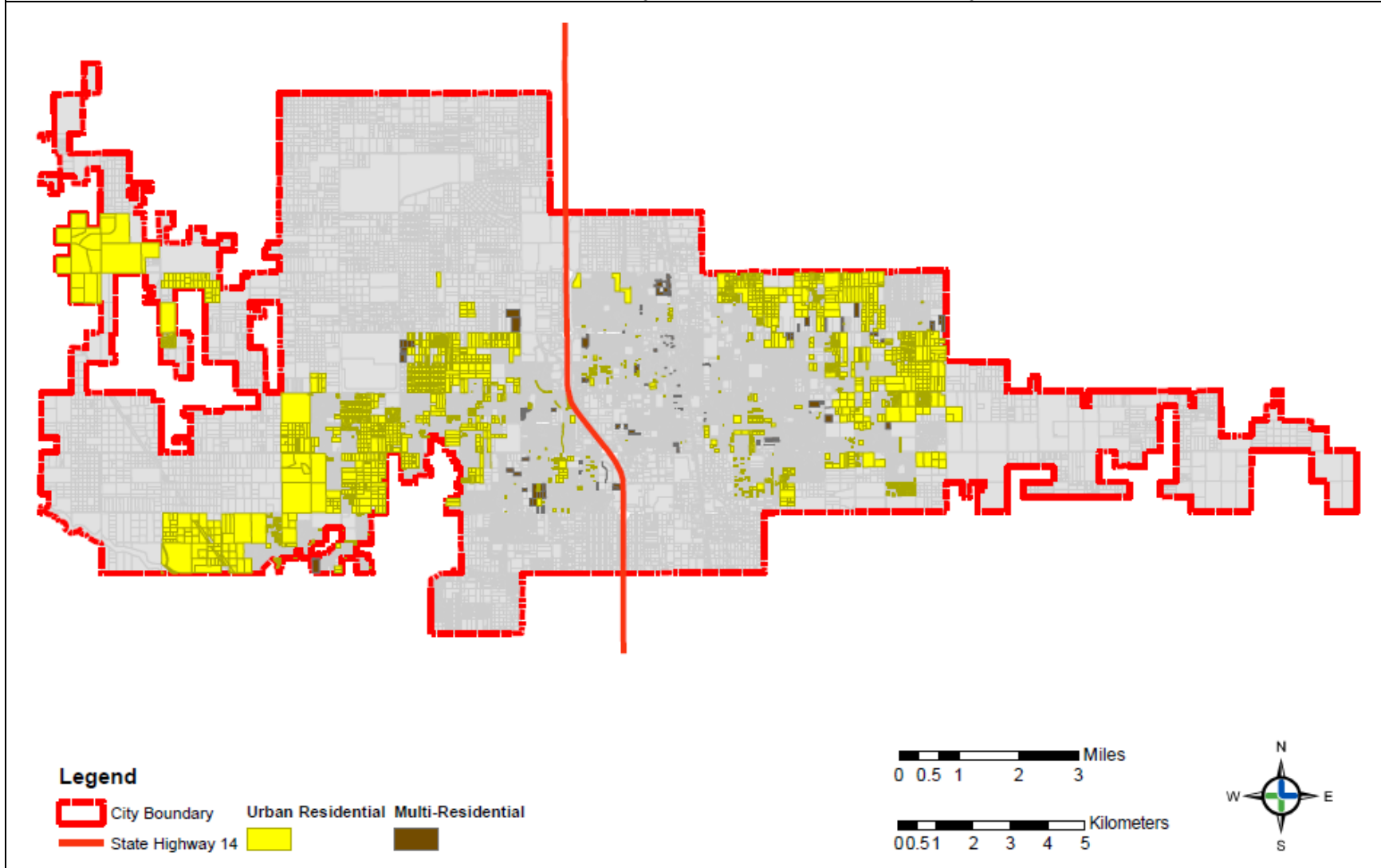
<b>Table HE-G-4</b>						
<b>Urban Residential Vacant Land Development Capacity</b>						
<b>Within Corporate Limits (based on 2010 GIS data)</b>						
<b>Land Use Designation</b>	<b>Zoning</b>	<b>Density (du/acre)</b>	<b>“Realistic” Density (du/acre)</b>	<b>Total Acres Available</b>	<b>Maximum Unit Yield</b>	<b>“Realistic” Unit Yield</b>
<b>UR (Urban residential)</b>	R-15,000	2.5	2.5	282.2	705	705
	R-10,000	3	3	1,386	4,159	4,159
	R-7,000	4	4	4,792	19,168	19,168
SUBTOTAL				6,460	24,032	24,032
<b>Multi-family residential</b>						
MR1	MDR	15	12	332.3	4,984	3,878
MR2	HDR	30	24	65.9	1,979	1,421
SUBTOTAL				398.2	6,963	5,299
<b>MU (Mixed use)</b>	MU-N	n/a	8	764.5	n/a	5,761
	MU-C	n/a	8	164.6	n/a	1,317
	MU-E	n/a	8	359.2	n/a	2,829
SUBTOTAL				1,288	n/a	9,907
<b>TOTAL</b>				8,146	n/a	39,238

Source: City of Lancaster Planning Department Land Use Survey based on 2010 GIS data

Note: “Realistic” Unit Yield for multi-family residential and Mixed Use only includes lots 1 acre or larger

Figure HE-G-4

Available Urban Residential and Multi-Family Residential Land Inventory (based on 2010 GIS data)



- Site Suitability for Above moderate and Moderate-income Households

The City has an allocation of 5,501 above moderate-income, and 2,165 moderate-income residential units (total of 7,666) for planning period 2006 to 2014. Between 2006 and 2009, 2,091 single-family homes were built. This accounts for 27 percent of the above moderate and moderate-income needs allocation. This leaves a remainder of 5,575 single-family homes to be built over the course of the next four or five years, by 2014. As of 2010, approximately 6,460 vacant acres are available for single-family development, with a potential yield of 24,032 single-family homes.

More than half of the vacant single-family residential land have approved subdivision maps for single-family lots. Appendix A indicates 14,647 approved single-family lots that are vacant, as of April 2010. These lots have the potential to accommodate growth in the immediate future, since they already have entitlement approvals and necessary infrastructure in place, or are located within a service area where infrastructure can easily be extended. Each residential subdivision or development project is required to ensure that necessary infrastructure is in place or can be extended to serve the project prior to approval and development. The approved projects are currently within or can easily be annexed to the necessary water and sewer districts and are within the service area of other necessary infrastructure and services.

While most single-family homes are counted for above moderate-income households, a portion of these single-family units are also affordable to moderate-income households. The City's Building Department has received an increase in plan submittals for smaller single-family homes, many in the range of 1,300 to 1,700 square feet. These homes sell from the high \$100,000s to the low \$200,000s, making them affordable to moderate-income households (see Table HE-G-9).

The housing and economic downturn of the late 2000s has led to greater housing affordability among market-rate residential homes; however, it has also led to a decrease in the production of residential homes. The decrease is in line with market conditions throughout the region and state. Although Lancaster has a large inventory for above moderate and moderate-income housing, it would need to experience a growth rate of greater than 2.5 percent per year, in order to achieve the allocation for above moderate and moderate-income housing. The City achieved this rate during the years of 2000 through 2005, and well-exceeded this rate during 2006 and 2007. The City expects to return to this rate of growth, once market conditions improve and real estate resumes to a more steady level of activity.

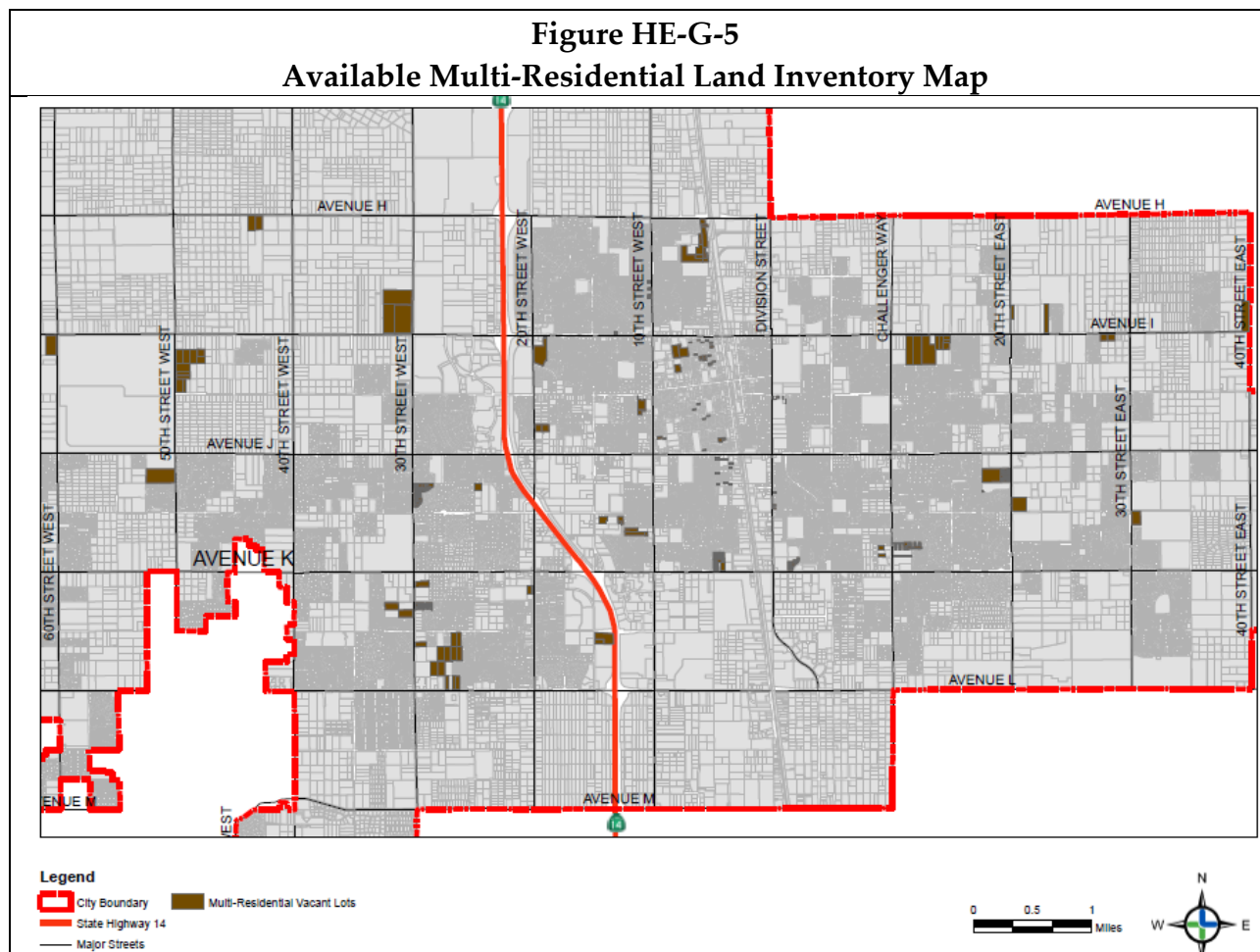
- Site Suitability for Low, Very low, and Extremely low-income Households

#### Available Sites in Multi-family Zones

With the adoption of the 2009 Lancaster General Plan update, there is sufficient vacant multi-residential land within the city suitable for low, very low, and extremely low-income households. Table HE-G-5 is a parcel-specific inventory of potential sites within the Medium Density Residential (MDR) and High Density Residential (HDR) zones to accommodate this need, and Figure HE-G-5 is a map showing the locations of these sites. The table lists sites by assessor's parcel number, and provides general plan designation, zoning, property size and unit yield, which reflects the property's "realistic development capacity." The analysis of realistic development capacity, discussed later in this chapter, relies on the potential outcomes of the adopted land use controls, local market conditions, and previously approved multi-family developments.

Lancaster’s inventory of multi-family zoned land includes approximately 87 vacant sites, each of which are greater than 1 acre, encompassing a total of 382 acres. All of these vacant sites are suitable for development, given a flat topography, and close proximity to existing infrastructure, including sewer, water and electrical distribution facilities. Most of these sites are located on or near an existing arterial street, which would minimize the extent of street improvements upon development of the sites. Most of the sites are also located near commercial or employment centers, and would provide housing opportunities to nearby employees. Likewise, residents of these multi-family properties would have easy access to these commercial and employment centers. As part of the 2009 General Plan update, the City carefully considered its multi-family zoned properties, to ensure that they are logically located within context of the City’s overall urban land use pattern, and are feasible for development, in light of anticipated environmental constraints.

**Figure HE-G-5  
Available Multi-Residential Land Inventory Map**



Source: City of Lancaster Planning Department, 2010

<p align="center"><b>Table HE-G-5</b> <b>Available Vacant Multi-Residential Land Inventory</b></p>					
#	APN	GP	Zone	Acre	Unit Yield
1	3148-041-001	MR2	HDR	11.34	272
2	3125-010-071	MR2	HDR	7.47	179
3	3154-002-034	MR2	HDR	5.07	122
4	3112-003-013	MR2	HDR	4.81	116
5	3112-003-038	MR2	HDR	4.79	115
6	3133-029-907	MR2	HDR	4.34	104
7	3112-008-037	MR2	HDR	3.60	86
8	3133-029-906	MR2	HDR	3.59	86
9	3140-026-044	MR2	HDR	2.35	56
10	3150-017-002	MR2	HDR	2.14	51
11	3133-027-006	MR2	HDR	2.13	51
12	3154-002-033	MR2	HDR	2.08	50
13	3125-010-070	MR2	HDR	2.05	49
14	3148-023-044	MR2	HDR	1.81	43
15	3148-024-045	MR2	HDR	1.63	39
16	3107-012-907	MR1	MDR	22.38	269
17	3107-012-116	MR1	MDR	19.48	234
18	3203-015-144	MR1	MDR	18.50	222
19	3147-001-052	MR1	MDR	16.36	196
20	3107-012-905	MR1	MDR	14.97	180
21	3121-034-006	MR1	MDR	11.58	139
22	3147-001-010	MR1	MDR	10.05	121
23	3147-001-009	MR1	MDR	10.03	120
24	3203-013-900	MR1	MDR	9.82	118
25	3150-010-039	MR1	MDR	9.21	110
26	3154-011-016	MR1	MDR	8.55	103
27	3135-001-905	MR1	MDR	8.48	102
28	3135-001-904	MR1	MDR	5.92	71
29	3150-014-007	MR1	MDR	5.57	67
30	3153-001-022	MR1	MDR	5.07	61
31	3153-001-021	MR1	MDR	5.05	61
32	3112-004-158	MR1	MDR	4.96	60
33	3105-017-017	MR1	MDR	4.78	57
34	3105-017-005	MR1	MDR	4.75	57
35	3112-001-014	MR1	MDR	4.75	57
36	3153-002-001	MR1	MDR	4.69	56
37	3112-001-034	MR1	MDR	4.54	54
38	3112-004-015	MR1	MDR	4.40	53
39	3153-001-023	MR1	MDR	4.28	51
40	3153-002-020	MR1	MDR	4.05	49
41	3112-004-016	MR1	MDR	3.83	46
42	3112-004-029	MR1	MDR	3.75	45
43	3112-004-155	MR1	MDR	3.65	44

44	3122-016-019	MR1	MDR	3.52	42
45	3123-024-053	MR1	MDR	3.44	41
46	3112-004-154	MR1	MDR	3.27	39
47	3135-001-911	MR1	MDR	2.87	34
48	3148-021-073	MR1	MDR	2.70	32
49	3123-012-025	MR1	MDR	2.66	32
50	3112-003-054	MR1	MDR	2.60	31
51	3124-002-054	MR1	MDR	2.57	31
52	3148-021-074	MR1	MDR	2.55	31
53	3153-001-024	MR1	MDR	2.55	31
54	3153-001-025	MR1	MDR	2.52	30
55	3122-003-018	MR1	MDR	2.50	30
56	3112-004-010	MR1	MDR	2.37	28
57	3147-001-039	MR1	MDR	2.37	28
58	3147-001-038	MR1	MDR	2.37	28
59	3153-002-019	MR1	MDR	2.35	28
60	3153-002-021	MR1	MDR	2.34	28
61	3153-002-022	MR1	MDR	2.34	28
62	3123-024-055	MR1	MDR	2.29	27
63	3147-001-044	MR1	MDR	2.26	27
64	3122-003-017	MR1	MDR	2.18	26
65	3150-017-001	MR1	MDR	2.14	26
66	3130-024-042	MR1	MDR	2.06	25
67	3124-013-014	MR1	MDR	2.04	24
68	3112-039-050	MR1	MDR	2.03	24
69	3112-003-047	MR1	MDR	2.02	24
70	3112-003-055	MR1	MDR	1.93	23
71	3124-002-048	MR1	MDR	1.81	22
72	3135-001-909	MR1	MDR	1.76	21
73	3135-001-914	MR1	MDR	1.55	19
74	3123-012-043	MR1	MDR	1.55	19
75	3130-024-093	MR1	MDR	1.46	17
76	3135-001-906	MR1	MDR	1.43	17
77	3112-012-006	MR1	MDR	1.40	17
78	3124-003-029	MR1	MDR	1.38	17
79	3124-003-030	MR1	MDR	1.34	16
80	3135-001-913	MR1	MDR	1.27	15
81	3147-001-049	MR1	MDR	1.21	15
82	3130-037-001	MR1	MDR	1.18	14
83	3140-030-038	MR1	MDR	1.14	14
84	3148-017-010	MR1	MDR	1.12	13
85	3140-030-037	MR1	MDR	1.12	13
86	3122-017-020	MR1	MDR	1.10	13
87	3130-037-031	MR1	MDR	1.05	13
TOTALS				382.3	5,298
				acres	units

Source: City of Lancaster Planning Department, 2010



### Available Sites in Mixed Use Zones

The 2009 General Plan Update resulted in the creation of 1,484 acres of Mixed Use designated land. Approximately 1,238 acres of this land are on vacant parcels greater than one acre, and are available for multi-family development, combined with commercial or office uses. The Mixed Use zones regulate developments that combine residential uses with one or more of the following uses: commercial, office professional, light industrial, or community facilities.

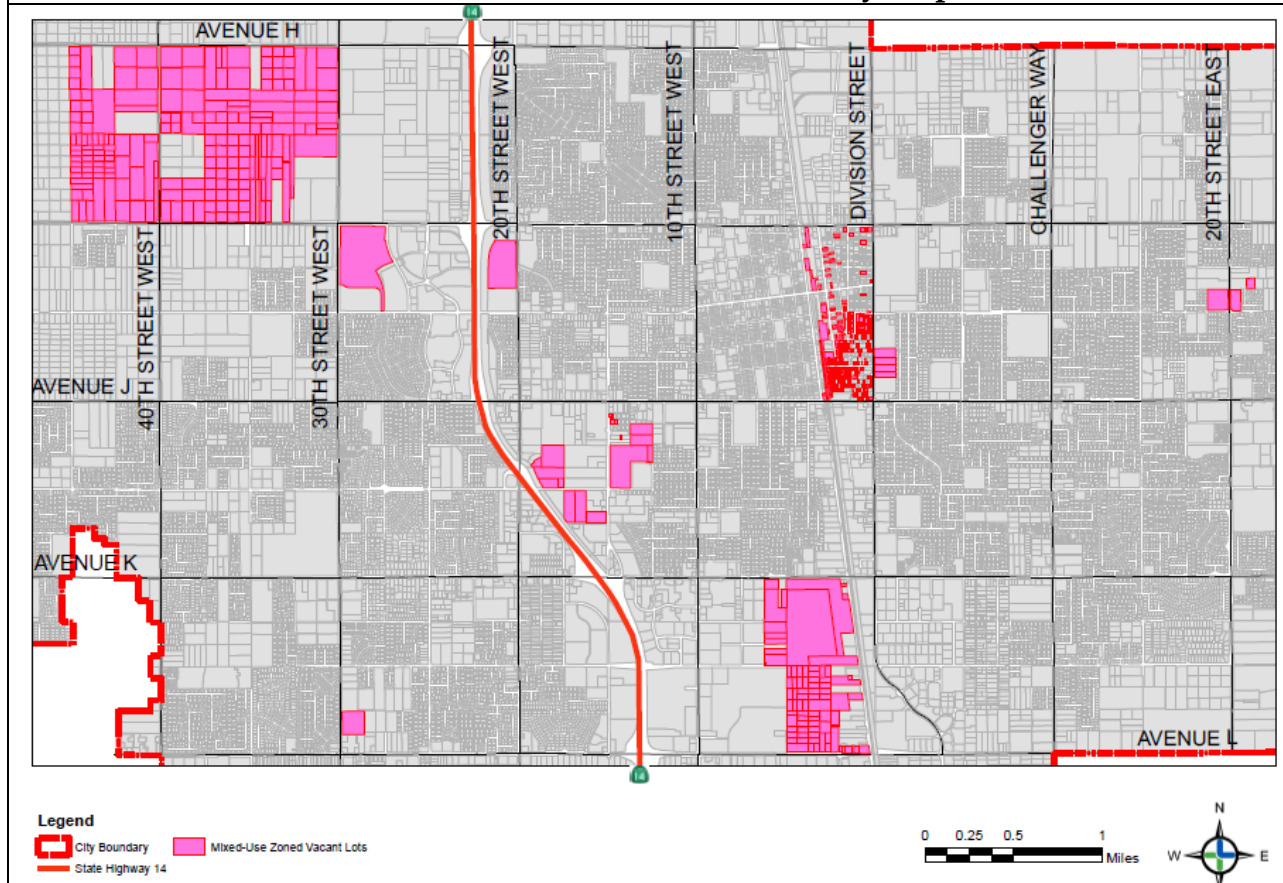
Lancaster's inventory of mixed use zoned land includes approximately 293 vacant sites, each of which are greater than 1 acre, encompassing a total of 1,238 acres. All of these vacant sites are suitable for development, given a flat topography, and close proximity to existing infrastructure, including sewer, water and electrical distribution facilities.

The largest mixed use area is located just south of the City's largest employment-based specific plan, Fox Field. The City hopes that this mixed use area would develop with residential housing to accommodate future employees of Fox Field, along with necessary commercial and office uses. Many of the mixed use sites south of Fox Field are 5 acres or greater, especially those located along the major arterial streets. These sites are considered prime locations for development, given their easy access and high visibility.

The next largest mixed use area is also located near a large employment hub, the Lancaster Business Park. This mixed use area is located west of Sierra Highway, between Avenue K and L, encompassing almost one-half of a square mile. The area is also bounded by a large existing commercial shopping center to the west. Given its proximity to existing commercial and employment uses, as well as its adjacent location to Sierra Highway, a regional thoroughfare, all sites within this mixed use area are highly suitable for higher density residential development.

The remainder mixed use sites share similar characteristics of being located near existing employment or commercial uses. During the development of the last General Plan update, the City examined various "focus areas," or areas that are vacant and underdeveloped within the City's urban core. The City then drafted policies that would encourage development within these "focus areas" as a way to provide infill development. The policies resulted in the designation of Mixed Use for these areas, to allow for greater intensification, as well as development innovation and flexibility. All of the City's mixed use sites are suitable for dense residential development. Further discussion on realistic development capacity in the Mixed Use zones is provided later in this chapter.

**Figure HE-G-6  
Available Mixed Use Land Inventory Map**



Source: City of Lancaster Planning Department, 2010

<p style="text-align: center;"><b>Table HE-G-6</b> <b>Available Vacant</b> <b>Mixed Use Land Inventory</b></p>					
#	APN	GP	Zone	Acre	Unit Yield
1	3128-001-021	MU	MU-E	68.28	546
2	3153-034-916	MU	MU-C	58.00	464
3	3128-001-019	MU	MU-E	31.08	249
4	3121-034-025	MU	MU-C	26.32	211
5	3123-012-041	MU	MU-N	23.58	189
6	3105-017-005	MU	MU-N	20.51	164
7	3107-012-115	MU	MU-N	19.50	156
8	3105-017-011	MU	MU-N	13.99	112
9	3105-018-098	MU	MU-N	12.67	101
10	3128-002-004	MU	MU-N	11.90	95
11	3112-003-021	MU	MU-N	10.56	85
12	3107-011-016	MU	MU-E	10.43	83
13	3107-011-082	MU	MU-E	10.42	83
14	3107-011-017	MU	MU-N	10.42	83
15	3107-011-093	MU	MU-N	10.42	83
16	3105-025-003	MU	MU-N	10.28	82
17	3107-011-028	MU	MU-N	10.27	82
18	3107-011-024	MU	MU-N	10.26	82
19	3123-004-024	MU	MU-C	10.15	81
20	3105-018-038	MU	MU-N	10.07	81
21	3107-011-014	MU	MU-E	10.06	80
22	3105-018-039	MU	MU-N	10.03	80
23	3105-017-001	MU	MU-N	9.92	79
24	3107-011-052	MU	MU-E	9.89	79
25	3107-011-051	MU	MU-E	9.89	79
26	3105-018-014	MU	MU-N	9.73	78
27	3105-018-013	MU	MU-N	9.73	78
28	3107-011-081	MU	MU-E	9.67	77
29	3107-011-078	MU	MU-E	9.66	77
30	3107-011-092	MU	MU-N	9.66	77
31	3107-011-013	MU	MU-E	9.65	77
32	3105-025-004	MU	MU-N	9.52	76
33	3107-011-054	MU	MU-E	9.50	76
34	3105-025-002	MU	MU-N	9.40	75
35	3107-011-080	MU	MU-E	8.96	72
36	3147-002-046	MU	MU-N	8.88	71
37	3107-011-053	MU	MU-E	8.80	70
38	3128-001-020	MU	MU-E	8.79	70
39	3105-025-001	MU	MU-N	8.69	70
40	3107-012-012	MU	MU-N	8.50	68
41	3107-011-098	MU	MU-N	7.80	62
42	3123-002-032	MU	MU-C	7.20	58
43	3123-002-031	MU	MU-C	7.11	57
44	3105-018-043	MU	MU-N	6.80	54
45	3105-018-044	MU	MU-N	6.78	54
46	3105-018-045	MU	MU-N	6.76	54
47	3105-018-040	MU	MU-N	6.49	52
48	3123-004-037	MU	MU-C	6.46	52
49	3128-005-038	MU	MU-E	6.37	51
50	3105-018-046	MU	MU-N	6.22	50
51	3105-017-012	MU	MU-N	5.77	46

52	3107-011-032	MU	MU-E	5.22	42
53	3107-011-036	MU	MU-N	5.21	42
54	3107-011-049	MU	MU-N	5.20	42
55	3107-011-050	MU	MU-N	5.20	42
56	3107-012-105	MU	MU-C	5.18	41
57	3107-012-104	MU	MU-C	5.18	41
58	3107-011-094	MU	MU-N	5.13	41
59	3107-011-003	MU	MU-N	5.13	41
60	3107-011-004	MU	MU-N	5.13	41
61	3107-011-084	MU	MU-N	5.12	41
62	3107-011-044	MU	MU-N	5.12	41
63	3107-012-120	MU	MU-N	5.12	41
64	3107-012-094	MU	MU-N	5.11	41
65	3128-003-901	MU	MU-N	5.10	41
66	3128-005-017	MU	MU-E	5.05	40
67	3128-003-020	MU	MU-N	5.04	40
68	3123-016-004	MU	MU-N	5.02	40
69	3123-016-005	MU	MU-N	5.02	40
70	3107-012-013	MU	MU-N	5.00	40
71	3107-012-004	MU	MU-N	4.91	39
72	3123-002-034	MU	MU-C	4.86	39
73	3107-012-107	MU	MU-C	4.80	38
74	3107-012-106	MU	MU-C	4.80	38
75	3107-012-101	MU	MU-C	4.78	38
76	3107-012-102	MU	MU-C	4.78	38
77	3107-012-103	MU	MU-C	4.78	38
78	3107-011-097	MU	MU-N	4.75	38
79	3107-011-096	MU	MU-N	4.74	38
80	3107-011-003	MU	MU-N	4.73	38
81	3128-005-034	MU	MU-E	4.52	36
82	3150-007-059	MU	MU-N	4.51	36
83	3107-012-100	MU	MU-C	4.08	33
84	3128-006-048	MU	MU-E	4.00	32
85	3128-006-056	MU	MU-E	3.95	32
86	3107-012-010	MU	MU-N	3.89	31
87	3105-018-074	MU	MU-N	3.89	31
88	3142-007-010	MU	MU-N	3.86	31
89	3123-004-038	MU	MU-C	3.45	28
90	3105-018-020	MU	MU-N	3.39	27
91	3105-018-053	MU	MU-N	3.13	25
92	3105-018-081	MU	MU-N	3.10	25
93	3105-018-082	MU	MU-N	3.10	25
94	3138-019-803	MU	MU-N	3.06	24
95	3142-006-028	MU	MU-N	3.00	24
96	3142-006-025	MU	MU-N	2.99	24
97	3142-006-024	MU	MU-N	2.99	24
98	3128-002-005	MU	MU-N	2.77	22
99	3107-011-099	MU	MU-N	2.60	21
100	3107-011-063	MU	MU-N	2.60	21
101	3107-011-056	MU	MU-N	2.60	21
102	3107-011-062	MU	MU-N	2.60	21
103	3107-011-055	MU	MU-N	2.60	21
104	3107-011-061	MU	MU-N	2.60	21
105	3107-011-060	MU	MU-N	2.60	21
106	3107-012-048	MU	MU-N	2.60	21
107	3107-012-073	MU	MU-N	2.60	21
108	3107-012-034	MU	MU-N	2.60	21

109	3107-012-066	MU	MU-N	2.60	21
110	3107-012-068	MU	MU-N	2.60	21
111	3107-012-071	MU	MU-N	2.60	21
112	3107-012-063	MU	MU-N	2.60	21
113	3107-012-049	MU	MU-N	2.60	21
114	3107-012-050	MU	MU-N	2.60	21
115	3107-012-051	MU	MU-N	2.60	21
116	3107-012-070	MU	MU-N	2.60	21
117	3107-012-032	MU	MU-N	2.60	21
118	3107-012-055	MU	MU-N	2.59	21
119	3107-012-089	MU	MU-N	2.59	21
120	3107-012-087	MU	MU-N	2.59	21
121	3107-012-086	MU	MU-N	2.59	21
122	3107-012-056	MU	MU-N	2.59	21
123	3107-012-075	MU	MU-N	2.59	21
124	3107-012-045	MU	MU-N	2.59	21
125	3107-012-112	MU	MU-N	2.59	21
126	3107-012-074	MU	MU-N	2.59	21
127	3107-012-088	MU	MU-N	2.59	21
128	3107-012-046	MU	MU-N	2.59	21
129	3107-012-041	MU	MU-N	2.59	21
130	3107-012-083	MU	MU-N	2.59	21
131	3107-012-044	MU	MU-N	2.59	21
132	3107-012-084	MU	MU-N	2.59	21
133	3107-012-077	MU	MU-N	2.59	21
134	3105-014-001	MU	MU-N	2.57	21
135	3105-013-010	MU	MU-N	2.57	21
136	3107-011-070	MU	MU-E	2.57	21
137	3107-011-077	MU	MU-E	2.57	21
138	3107-011-058	MU	MU-E	2.57	21
139	3107-011-064	MU	MU-E	2.57	21
140	3107-011-074	MU	MU-E	2.57	21
141	3128-006-025	MU	MU-E	2.57	21
142	3107-012-060	MU	MU-N	2.57	21
143	3105-014-010	MU	MU-N	2.57	21
144	3107-011-076	MU	MU-E	2.57	21
145	3107-011-073	MU	MU-E	2.57	21
146	3107-011-075	MU	MU-E	2.57	21
147	3105-015-002	MU	MU-N	2.57	21
148	3107-011-065	MU	MU-E	2.57	21
149	3107-012-095	MU	MU-N	2.57	21
150	3105-015-012	MU	MU-N	2.57	21
151	3107-011-047	MU	MU-N	2.57	21
152	3105-015-011	MU	MU-N	2.56	21
153	3107-011-042	MU	MU-N	2.56	21
154	3105-015-001	MU	MU-N	2.56	21
155	3107-011-048	MU	MU-N	2.56	21
156	3107-011-043	MU	MU-N	2.56	20
157	3105-016-001	MU	MU-N	2.56	20
158	3107-011-038	MU	MU-N	2.56	20
159	3107-011-039	MU	MU-N	2.56	20
160	3107-012-119	MU	MU-N	2.56	20
161	3107-012-053	MU	MU-N	2.56	20
162	3107-012-064	MU	MU-N	2.56	20
163	3105-016-002	MU	MU-N	2.56	20
164	3107-012-065	MU	MU-N	2.56	20
165	3107-012-054	MU	MU-N	2.56	20

166	3107-012-030	MU	MU-N	2.56	20
167	3107-012-113	MU	MU-N	2.56	20
168	3105-016-011	MU	MU-N	2.56	20
169	3107-012-061	MU	MU-N	2.56	20
170	3105-016-012	MU	MU-N	2.55	20
171	3128-006-021	MU	MU-E	2.55	20
172	3105-018-077	MU	MU-N	2.54	20
173	3105-018-078	MU	MU-N	2.53	20
174	3105-018-052	MU	MU-N	2.53	20
175	3105-018-051	MU	MU-N	2.53	20
176	3128-003-019	MU	MU-N	2.52	20
177	3128-003-900	MU	MU-N	2.52	20
178	3128-003-018	MU	MU-N	2.52	20
179	3128-006-004	MU	MU-E	2.49	20
180	3107-012-058	MU	MU-N	2.45	20
181	3128-006-049	MU	MU-E	2.42	19
182	3107-011-034	MU	MU-E	2.42	19
183	3107-011-033	MU	MU-E	2.42	19
184	3107-011-041	MU	MU-N	2.37	19
185	3107-011-040	MU	MU-N	2.37	19
186	3128-006-027	MU	MU-E	2.36	19
187	3107-012-031	MU	MU-N	2.35	19
188	3107-012-091	MU	MU-N	2.33	19
189	3105-018-099	MU	MU-N	2.22	18
190	3105-013-001	MU	MU-N	2.20	18
191	3107-011-057	MU	MU-E	2.19	18
192	3107-011-067	MU	MU-E	2.19	18
193	3107-011-068	MU	MU-E	2.19	17
194	3107-012-039	MU	MU-N	2.19	17
195	3107-012-085	MU	MU-N	2.19	17
196	3107-012-042	MU	MU-N	2.18	17
197	3107-012-078	MU	MU-N	2.18	17
198	3107-011-087	MU	MU-N	2.05	16
199	3107-011-089	MU	MU-N	2.05	16
200	3107-011-088	MU	MU-N	2.05	16
201	3107-011-090	MU	MU-N	2.05	16
202	3128-005-036	MU	MU-E	1.98	16
203	3138-026-802	MU	MU-N	1.95	16
204	3150-007-061	MU	MU-N	1.87	15
205	3128-002-002	MU	MU-N	1.76	14
206	3128-006-906	MU	MU-E	1.72	14
207	3123-012-015	MU	MU-N	1.69	14
208	3123-004-048	MU	MU-C	1.51	12
209	3138-001-812	MU	MU-N	1.40	11
210	3105-018-019	MU	MU-N	1.40	11
211	3138-001-800	MU	MU-N	1.39	11
212	3128-005-029	MU	MU-E	1.37	11
213	3128-005-026	MU	MU-E	1.34	11
214	3138-026-902	MU	MU-N	1.31	10
215	3128-005-028	MU	MU-E	1.30	10
216	3128-005-004	MU	MU-E	1.29	10
217	3128-005-003	MU	MU-E	1.29	10
218	3128-005-002	MU	MU-E	1.29	10
219	3128-005-001	MU	MU-E	1.29	10
220	3128-005-024	MU	MU-E	1.28	10
221	3128-005-023	MU	MU-E	1.28	10
222	3128-005-020	MU	MU-E	1.28	10

223	3128-005-019	MU	MU-E	1.28	10
224	3105-018-088	MU	MU-N	1.28	10
225	3105-018-113	MU	MU-N	1.28	10
226	3105-018-119	MU	MU-N	1.28	10
227	3105-018-101	MU	MU-N	1.28	10
228	3105-018-096	MU	MU-N	1.28	10
229	3105-018-095	MU	MU-N	1.28	10
230	3105-018-047	MU	MU-N	1.28	10
231	3105-018-069	MU	MU-N	1.28	10
232	3105-018-087	MU	MU-N	1.28	10
233	3105-018-118	MU	MU-N	1.27	10
234	3105-018-083	MU	MU-N	1.27	10
235	3105-018-093	MU	MU-N	1.27	10
236	3105-018-094	MU	MU-N	1.27	10
237	3105-018-102	MU	MU-N	1.27	10
238	3105-018-106	MU	MU-N	1.27	10
239	3105-018-085	MU	MU-N	1.27	10
240	3105-018-126	MU	MU-N	1.27	10
241	3105-018-065	MU	MU-N	1.27	10
242	3105-018-105	MU	MU-N	1.27	10
243	3105-018-076	MU	MU-N	1.27	10
244	3105-018-061	MU	MU-N	1.27	10
245	3105-018-121	MU	MU-N	1.27	10
246	3105-018-109	MU	MU-N	1.27	10
247	3105-018-104	MU	MU-N	1.27	10
248	3105-018-123	MU	MU-N	1.27	10
249	3105-018-068	MU	MU-N	1.27	10
250	3105-018-120	MU	MU-N	1.27	10
251	3105-018-110	MU	MU-N	1.27	10
252	3105-018-111	MU	MU-N	1.27	10
253	3105-018-115	MU	MU-N	1.27	10
254	3105-018-127	MU	MU-N	1.27	10
255	3105-018-117	MU	MU-N	1.27	10
256	3128-006-024	MU	MU-E	1.26	10
257	3128-005-013	MU	MU-E	1.25	10
258	3128-006-023	MU	MU-E	1.25	10
259	3128-006-003	MU	MU-E	1.25	10
260	3128-005-021	MU	MU-E	1.25	10
261	3128-005-027	MU	MU-E	1.25	10

262	3128-006-005	MU	MU-E	1.25	10
263	3128-006-018	MU	MU-E	1.25	10
264	3128-005-022	MU	MU-E	1.25	10
265	3128-005-025	MU	MU-E	1.25	10
266	3128-006-022	MU	MU-E	1.25	10
267	3128-005-005	MU	MU-E	1.25	10
268	3128-005-007	MU	MU-E	1.25	10
269	3128-006-020	MU	MU-E	1.25	10
270	3128-005-012	MU	MU-E	1.25	10
271	3128-006-006	MU	MU-E	1.25	10
272	3128-005-006	MU	MU-E	1.25	10
273	3128-006-010	MU	MU-E	1.25	10
274	3128-005-010	MU	MU-E	1.25	10
275	3128-005-011	MU	MU-E	1.25	10
276	3128-005-015	MU	MU-E	1.25	10
277	3128-005-016	MU	MU-E	1.25	10
278	3128-005-009	MU	MU-E	1.25	10
279	3128-005-018	MU	MU-E	1.25	10
280	3128-006-019	MU	MU-E	1.25	10
281	3128-005-008	MU	MU-E	1.25	10
282	3128-005-014	MU	MU-E	1.25	10
283	3128-006-002	MU	MU-E	1.25	10
284	3128-006-009	MU	MU-E	1.25	10
285	3128-006-007	MU	MU-E	1.24	10
286	3128-006-008	MU	MU-E	1.24	10
287	3128-006-011	MU	MU-E	1.24	10
288	3128-006-001	MU	MU-E	1.24	10
289	3128-006-017	MU	MU-E	1.21	10
290	3123-004-040	MU	MU-C	1.18	9
291	3138-030-036	MU	MU-N	1.17	9
292	3128-006-904	MU	MU-E	1.07	9
293	3128-006-050	MU	MU-E	1.02	8
TOTALS				1,238	9,907
				acres	units

Source: City of Lancaster Planning Department, 2010

## 6. Analysis of Sites and Zoning

This section provides analysis for achieving the housing as listed in the inventory of land suitable for residential development.

- Realistic Development Capacity

### Multi-family Residential

The analysis of realistic development capacity relies on the potential outcomes of the adopted land use controls, local market conditions, and previously approved multi-family developments.

Since Lancaster is located on the outer fringe of development in Los Angeles County, the need for high density is not always justified, and most multi-family structures resemble townhouse-style structures, as opposed to high rises. The land values in Lancaster are not as high as those found in more urbanized areas in Los Angeles. While comparatively lower land prices allow developers to acquire more property; it is not financially feasible for them to build maximum density housing, without market demand. Prices for condominiums and rent prices for apartments are comparatively low, and do not warrant the expense that comes with building a structure that exceeds four or more stories, with garage structure parking. Downtown Lancaster is an exception, due to its historically urbanized development pattern; and is an area conducive to higher density structures exceeding the two to three-storied multi-family prototype. As a result, the structures in Downtown also typically exceed the 30 units/acre density maximum of the HDR zone.

For developments on Multi-family Residential zoned land, all structures are limited to 50 feet in height for the MDR zone, and 60 feet in height for the HDR zone (35-foot maximum if within 100 feet from single-family homes). While this height limit could typically accommodate a 4 to 5-storied structure, market conditions limit most multi-family structures in Lancaster to about two to three stories. The lot coverage percentage for structures in the MDR zone is 50 percent; for the HDR zone, 60 percent. Again, due to market conditions, most developers do not achieve this lot coverage maximum.

Requirements for setbacks, landscaping, open space, recreational amenities and on-site parking are other factors that limit the size of multi-family structures, but are secondary to market demands. The City is accommodating to a variety of moderate to high density residential structures, in context of the surrounding environment. As discussed earlier in the Housing Element, the City is adopting procedures to allow developers to build up to the maximum density of a multi-family zone “by right” (see Section F and Specific Action 6.1.1(g)). The City is removing the requirement for a conditional use permit for all developments in multi-family zones. In addition, the City is removing the requirement to provide amenities for a housing development in exchange for an increase in density, so that a project can be developed to the maximum density as defined for that residential zone. Despite these new policies, the City cannot expect that all developers will build to maximum capacity, either due to market conditions, or land use controls.

The City’s land use controls require a certain percentage of the property for landscaping, open space and recreational facilities. One and one-half parking space are required for each studio or one-bedroom unit; two spaces are required for units with two or more bedrooms. One guest parking space is required for every four units. Given the market demands for this area, parking is typically provided within enclosed

garages, or on surface parking. Setbacks generally range from 5 to 30 feet from the property lines, depending on whether it is adjacent to single-family residential structures, or is facing an arterial street. All of these requirements would reduce the building footprint of a multi-family structure.

For one acre of property, a developer would need to use approximately 70 percent of the land for improvements, landscaping, open space, recreational facilities, and parking. This leaves approximately 30 percent for building structures. On one acre, this would equate to roughly 13,000 sq. ft. in building footprint. This footprint, accommodating a 2 to 3-storied structure typically found in Lancaster for apartments, would yield approximately 25 units per acre. This is similar to what would be found in high density residential zones in Lancaster. Since MDR properties tend to be located near single-family residential, added setbacks and structure height reductions lower the residential development capacity further.

Given market forces, and land use control factors, a “realistic development capacity” would be 80 percent of the maximum allowable density for the zone. For the MDR zone, this would be 12 units per acre (80 percent of 15 units per acre). For the HDR zone, this would be 24 units per acre (80 percent of 30 units per acre). These densities are used in Table HE-G-5, for the tallying of residential unit yields for the multi-family zones in Lancaster.

For the purpose of this housing inventory analysis, Table HE-G-5 includes only multi-residential parcels that are greater than one acre. Small sites less than one acre have been left out of the table since small sites do not easily facilitate the development of certain types of affordable housing, including most assisted housing developments. Yet, the inventory of vacant multi-residential parcels great than one acre still yields a housing capacity of 5,298 units, exceeding both the unmet need of 4,652 units as determined in Table HE-I-1 (Quantified Objectives), and the low and very-low income housing allocation of 5,133 units.

### Mixed Use

The City adopted zoning regulations for Mixed Use Zones in July 2010. Since Mixed Use zones are new to the City of Lancaster, the analysis of realistic development capacity relies more on the potential outcomes of the adopted land use controls and local market conditions, than an actual “track record.”

The Mixed Use zones regulate developments that combine residential uses with one or more of the following uses: commercial, office professional, light industrial, or community facilities. The regulations facilitate safe, comfortable, and attractive mixed use developments that support pedestrian connections/activities and public transit. The City requires a higher standard of design quality in the Mixed Use zones, in exchange for increased development flexibility for the developer.

Lancaster’s Mixed Use zones allow for either single-use only developments, or mixed-use developments. In other words, a developer can build just an apartment/condominium building, or an office building on land zoned Mixed Use. The requirement to build a mixed-use development only applies on corners of arterials streets in Mixed Use zones. In light of all Mixed Use properties, these arterial corner properties constitute a very small percentage. There is no density range that caps the amount of residential units a developer may build on a mixed use site. Instead, the developer is limited by other land use controls, such as height limit, setbacks, on-site parking, and requirement for other amenities.

For a multi-family development on Mixed Use zoned land, all structures are limited to 4 stories in height (5 stories are allowed along arterial streets). Fifteen (15) percent of the property is required for landscaping, and an additional eight (8) percent is required for open space and recreational facilities. One and one-half parking space are required for each studio or one-bedroom unit; two spaces are required for units with two or more bedrooms. One guest parking space is required for every four units. Parking is typically provided within enclosed garages, or on surface parking. Setbacks generally range from 10 to 22 feet from the property lines. All of these requirements would reduce the building footprint of a multi-family structure.

For one acre of property, a developer would need to use approximately 70 percent of the land for improvements, landscaping, open space, recreational facilities, and parking. This leaves approximately 30 percent for building structures. On one acre, this would equate to roughly 13,000 sq. ft. in building footprint. This footprint, accommodating a 2 to 3-storied structure typically found in Lancaster for apartments, would yield approximately 25 units per acre. This is similar to what would be found in high density residential zones in Lancaster.

Multi-family projects in Mixed Use zones can build up to 15 units by right; however, a project proposing 16 units or more requires a conditional use permit. This requirement is not intended to have an effect on the density of the proposed projects; rather, it is in place to ensure that high site planning and architectural qualities are achieved. The findings for approval of the conditional use permit for mixed use projects 16 units and greater will be strictly limited to those related to architecture and design, as opposed to density.

It is unlikely that all land in Mixed Use zones will be built as high density residential structures. Some Mixed Use land will be built as offices; some as commercial and retail uses. City-wide, the ratio of residential uses versus non-residential uses is 70/30. While it is difficult to anticipate whether the ratio of uses in the Mixed Use areas will correspond with the ratio that is city-wide, we expect that most development will be residential, reflecting a high or moderate density, given the flexibility. Within the moderate density range, the Mixed Use-Neighborhood zone also permits “small-lot” single-family residential, which comprises of 3,000 to 4,000 sq. ft. single-family detached houses, at approximately eight (8) units per acre.

Local market conditions are weak, similar to the rest of the region, state, and country, as of 2010. After the development boom of the mid-2000s, development has slowed dramatically in all sectors, including residential, commercial, office and industrial. However, should development proposals resume, we would expect residential products that are different than the typical tract-home product of the last three decades. At the end of the last housing boom, the City began to see development proposals that included “small-lot” single-family developments, mixed use developments, and other multi-family developments. We expect future developments to be similar; more compact and more varied, reflecting the emerging trends of energy and water conservation, green building standards, and other sustainability features.

Given all the possibilities of the Mixed Use zones, and in light of market trends and the land use controls of the newly adopted Mixed Use zoning regulations, a conservative realistic development capacity estimate for land in the Mixed Use zones would be 8 units per acre. This assumes that some developments would be built at a high density of around 16-30 units per acre; some at a moderate density of around 6.5 to 15 units per acre; and some as “small-lot” detached single-family residential, at 8 units per acre. The estimate also assumes that some land, estimated at less than the city-wide ratio of 30 percent, would be used for non-residential uses, including office and commercial.



The table below lists the vacant Mixed Use land inventory and “realistic” development capacity. Only properties larger than 1 acre are included, since development on larger properties are more feasible. The vacant Mixed Use properties in Lancaster includes nearly 300 properties over 1,200 acres, which yields 9,907 residential units, given the assumption of 8 units per acre. These units would be counted towards the regional housing needs allocation for low and very low-income households, since they will be at a moderate to high density.

- Zoning to Accommodate the Development of Lower Income Housing

Properties in the City’s HDR zone allow 30 residential units per acre by right, and are at a density which would encourage and facilitate housing suitable for lower income households. However, the City’s HDR zoned land inventory includes approximately 66 vacant acres, and is not sufficient to accommodate the City’s housing needs allocation for lower income households. The City’s MDR zone allows 15 residential units per acre by right; however, this density does not meet the State’s default density threshold of 30 units per acre for metropolitan areas, in encouraging and facilitating housing for lower income households.

The City believes that the MDR density of 15 units per acre is adequate for facilitating lower income housing. Despite being located in metropolitan Los Angeles County, and having a population of approximately 145,000 persons, Lancaster takes on a suburban characteristic. It is located approximately 60 miles from Los Angeles, and is viewed as a bedroom community, with its high housing to jobs ratio, and proliferation of low-density single-family homes (also see Section C of the Housing Element for growth characteristics). Nearly 65 percent of the land within the City boundaries remains undeveloped; thus, growth pressures remain low, particularly during a time of slow economic growth, as in 2010.

Rents for all multi-family residential units are affordable to lower income households, whether zoned HDR or MDR. The multi-family market analysis later in this chapter shows that the average rent in 2005 for apartments was \$772, which is within reach of lower income households. Given the size of many MDR parcels in the City, developers are usually able to apply for financial incentives, since the larger sites could accommodate 50 or more units. One example would be Aurora Village, a senior living facility of 140 units on approximately 5 acres. Despite being built on MDR zoned land, the builder was able to achieve a density greater than the maximum, and develop a facility that serves the City’s lower income senior residents.

Although the City’s Mixed Use zones allow only up to 15 units by right, without a conditional use permit, the City’s Mixed Use zones can also provide sites for lower income housing. While existing conditions admittedly portray Lancaster as a suburban bedroom community, the City did adopt General Plan policies to encourage greater self-sufficiency through job creation and promotion of sustainable development. The Mixed Use zone is a planning tool designed to accommodate future employment growth as well as future housing, in close proximity to each other. There is no residential density cap in the Mixed Use zones; thus, a developer can certainly propose to build a project that far exceeds 30 units per acre, the default density determined appropriate for lower income housing.

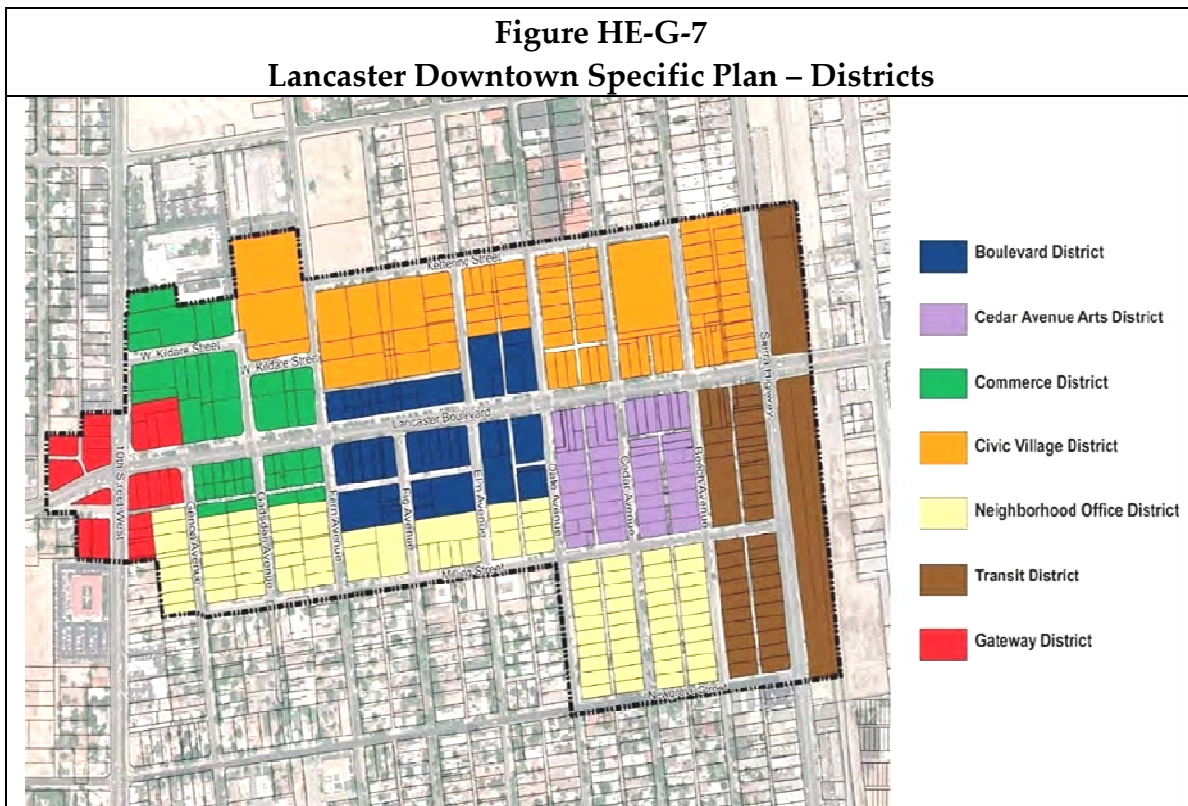
As discussed earlier in the section on realistic development capacity for mixed use zones, the development products in mixed use zones can vary greatly, due to the flexibility of the development standards. Regardless, if a builder chooses to build a multi-family project with a density greater than 30 units per acre on mixed use zoned land, that builder would be able to do that, as long as regulations, including parking and landscaping are met. The City would work with the builder to accommodate the

proposed design in conjunction with City objectives, including the requirement to achieve the City's regional housing needs allocation.

- Analysis of Non-vacant and Underutilized Sites

Nearly all of Lancaster's redevelopment activity, including housing on non-vacant or underutilized sites, takes place in Downtown Lancaster. The 140-acre Downtown Specific Plan area consists of a mix of single and multiple-family residential uses, commercial uses, office uses, public uses and institutional uses. As of 2008, there are 36 single-family dwellings and 216 multiple-family dwellings, for a total of 252 residential units in the area. Although only 6 acres of the plan area is vacant, the area is projected to build out at 3,525 residential units (see Table HE-G-7 for buildout in various districts and reference Figure HE-G-7 for district areas). This will be largely achieved through revitalization efforts, including the assemblage of small, underutilized parcels and the construction of high density uses.

The ability to construct residential uses "by right" in areas currently designated commercial will facilitate the influx of new residential units in Downtown. The ability to build up to four or five stories in height, with fewer parking restrictions will allow projects to achieve a density far greater than what current multi-family zones permit. However, residential buildout will not likely occur during this planning period. By 2014, only a percentage of the buildout figure will be achieved. The existing and planned residential units within the Downtown Specific Plan the City is claiming towards the housing needs allocation are in several projects listed in Table HE-I-1. Projects to be built include the Arbor artist lofts, Arbor on Date apartments and Arbor Downtown condominiums, totaling 161 residential units.



Source: Downtown Lancaster Specific Plan EIR

**Table HE-G-7  
Lancaster Downtown Specific Plan  
Development Plan Build-out Summary**

<b>District</b>	<b>Retail/Service (s.f.)</b>	<b>Office/Civic/Public (s.f.)</b>	<b>Residential (du)</b>
Cedar Avenue Arts	115,606	73,047	176
Civic Village	115,606	292,187	970
Commerce	138,727	170,442	441
Gateway	69,364	48,698	264
Neighborhood Office	23,121	73,047	264
Boulevard	254,333	146,093	599
Transit	208,091	170,442	811
<b>Total</b>	<b>924,848</b>	<b>973,956</b>	<b>3,525</b>

Source: Downtown Specific Plan EIR

- Environmental Constraints

Lancaster is located in the arid Antelope Valley in the western corner of the Mojave Desert. The overall topography is generally flat, with minor slopes toward the southwest. The dominant natural vegetation is desert shrub. Only minor portions of the 94-square mile area of the City are within the 100-year flood plain. Few multi-family parcels are located within the 100-year flood plain. However, this is not a major constraint to development, since the City has included flood plain management in its Master Plan of Drainage, which may feature detention/retention basins and channelization in certain areas. In addition, there are site-specific mitigation measures that can be taken to address construction in areas within the 100-year flood plain, such as elevation of the structure. There are no protected wetlands in Lancaster.

Existing environmental settings in Lancaster do not present a major constraint to affordable housing development. Most of the multi-family sites in Lancaster would be subject to a negative declaration or a mitigated negative declaration, as opposed to an extensive process, such as one requiring environmental impact reports. Some infill parcels adjacent to existing developments may be categorically exempt by CEQA. Sites within the Downtown Specific Plan will be covered under the Environmental Impact Report prepared for the specific plan, however, they will still be subject to site-specific review, likely resulting in a negative declaration. Affordable housing developments within areas such as Downtown, as well as Lowtree, or the North Downtown Gateway, will be located near transit and other services that will reduce overall vehicle miles traveled. In addition, high density residential developments in these infill areas support the City’s objectives of water and other resource conservation as well as reduction of greenhouse gas emissions.

## 7. Zoning For a Variety of Housing Types

Lancaster's zoning ordinance encourages a variety of housing types, including second dwelling units, live-work units, group homes, manufactured homes, mobile homes, emergency shelters and supportive housing, as follows (see Appendix C for zoning key):

Second Units: (zones permitted: R-7,000, R-10,000, R-15,000, SRR, RR-1, RR-2.5) In order to provide an alternate means of augmenting the supply of lower cost housing, the Zoning Ordinance permits second dwelling units on lots greater than 10,000 sq. ft. by the use of ministerial process of a Director's Review (Section 17.08.360). The Zoning Ordinance includes development standards for second units addressing issues such as building size, setbacks, and lot coverage. In 2006, the City's Planning Department processed nine Director's Reviews for second dwellings.

Live-Work Units: (zones permitted: R-7,000, R-10,000, R-15,000, SRR, RR-1, RR-2.5, MDR, HDR, MHP, C, CBD – the commercial zones apply for live-work units) The City of Lancaster is embracing many features of traditional downtown planning, including allowing mix of land uses both within a district and within a building. Examples would be live-work units and home occupations. Live-work units allow incidental residential uses within commercial zones. The entitlements are through the Conditional Use Permit (CUP) process. CUP No. 06-01 entitled Lancaster's first Live-Work artist lofts in the downtown area (Arbor artist loft apartments). Building permits were issued in February 2008. This development of 21 units is consistent with the City's effort to encourage mix use of housing and employment within the downtown. Currently, live-work units are processed as a mixed-use development, which would require a conditional use permit. However, upon adoption of the Downtown Specific Plan, such proposals will be processed through a Director's Review.

The City's Home Occupancy Permit is intended to allow modest, low-impact business in a residential zone. Individuals are permitted to work from their place of residence through the Home Occupation Permit (Section 17.08.320). Such uses are subject to limitations on the permitted extent of the commercial activities, hours of operation, parking, and number of employees to ensure that such uses do not upset the residential character of the neighborhood. In 2006, the Planning Department approved 419 applications for home occupations and in 2007; they approved 534 home occupation permits.

Residential Care and Group Homes: (zones permitted: R-7,000, R-10,000, R-15,000, SRR, RR-1, RR-2.5, MDR, HDR) As required by the Zoning Ordinance, a State authorized, certified or licensed family care home, foster home or group home serving six or fewer disabled persons or dependent and neglected children on a 24 hour a day basis is considered a residential use that is to be permitted in all residential zones (Section 17.08.040). The Zoning Ordinance identifies six or fewer occupants as a permitted use in all residential zones. The City will simplify existing terms and definitions in the zoning code and allow supportive housing as a permitted residential use, subject only to those restrictions that apply to other residential uses of the same type in the same zone. (For additional information on supportive housing, also see Section D – Housing for Special Needs Groups and Section F – Constraints on Persons with Disabilities.)

Manufactured Homes and Mobile Homes: (zones permitted: R-7,000, R-10,000, R-15,000, SRR, RR-1, RR-2.5) The Zoning Ordinance permits manufactured homes and mobile homes in all of the single family residential zones (Section 17.08.370), without any planning application required. When building plans are submitted, the plans are routed to the Planning Department for review against applicable zoning

standards. The manufactured homes are subject to the same property development standards as a single family detached unit. The City requires that the dwelling has non-reflective exterior material on the roof and siding and that the foundation system complies with the Health and Safety Code. Also, in the commercial and industrial zones, if there is an existing residential use, this dwelling may continue to be used as a permitted use (Sections 17.12.040 and 17.16.040).

Single Room Occupancy (SRO) Units: (No current provisions.) Single Room Occupancy (SRO) is typically a small unit, between 200 and 350 square feet. Currently, there are no individual SROs in Lancaster. Historically, there has not been a market demand for the development of SROs, due to the affordability of larger rental apartments. However, due to changing demands and lifestyles, the City will include a specific action to revise the zoning ordinance for the provision of SROs (see Specific Action 6.1.1(f) in Section J). Currently, the Zoning Ordinance does permit single family residence owners to rent out two rooms in their home (Section 17.08.050A.5). The only requirement is to obtain a rental housing business license through the Finance Department.

Supportive Housing: (zones permitted: residential zones) The City will amend the zoning code to allow supportive housing as residential uses subject only to those restrictions that apply to other residential uses of the same type in the same zone (see Section F for more information).

Transitional Housing: (zones permitted: residential zones) The City will amend the zoning code to allow transitional housing as residential uses subject only to those restrictions that apply to other residential uses of the same type in the same zone (see Section F for more information). The City understands the importance of providing supportive housing and supportive services to assist homeless persons in the transition from homelessness and to enable them to live as independently as possible. For example, last year, through a Director's Review process, the Lancaster Homeless Shelter at 44611 Yucca Avenue added 14 transitional units to the existing 10,200 square foot facility (see Section D for more information on the expansion of the homeless shelter).

Emergency Shelters: (zone permitted with administrative review: light industrial; zones permitted with discretionary review: residential and commercial zones, depending on the type of review) In accordance with SB 2, the City will amend the zoning code to allow emergency/homeless shelters in the Light Industrial zone without a conditional use permit (see Section F for more information).

## 8. Market Housing Analysis

The Antelope Valley represents one of the most affordable housing markets in the State. Whether during a housing boom or a housing downturn, homes in the Antelope Valley are typically priced significantly lower than other California metropolitan areas. (See Tables HE-D-3a and HE-D-3b showing Lancaster home prices compared to Los Angeles County and corresponding discussion).

- Multiple Family Market Analysis

All multiple family projects in Lancaster are reviewed with respect to the base density permitted within a multiple family zone. Base densities for multiple family properties listed in Table HE-G-4 for the various multiple family zones are the base densities listed in the Zoning Ordinance. The base density requirements (or entitlement density for multiple family residential projects) were adopted in February 1987. Under the base requirements, the applicant has the option of requesting a density greater than that shown in the table if the applicant provides additional facilities as determined satisfactory by the approving authority.

Since 1998 (the start of the last planning period), the City, through discretionary review, has approved nine multiple family projects ten units or greater (see Table HE-G-8). Nearly all of these projects were approved above the base density. Several projects are located in the Downtown area, with a zone of Commercial (C) or Commercial Business District (CBD). Multi-family projects are allowed in these zones with a conditional use permit. Multi-family residential projects in commercial zones have a base density of 15.1, reflecting that of High-density Residential (HDR). The projects built in Downtown have densities that well exceed that of the base density. Two projects have densities over 50 units per acre.

The State Department of Housing and Community Development (HCD) has, in the past, expressed concern that limiting approval of multiple family projects at or near the base density may place units constructed in these projects outside the affordability range of lower income households. Section D of the Housing Element discusses rent prices and its affordability. As discussed in that section, Lancaster renters paid a median rent of \$772 per month, based on estimates from the 2005 American Community Survey. This is within HUD's defined rent limits of \$693 for a one-bedroom apartment and \$832 for a two-bedroom, for a very-low income household in Los Angeles County. Building units beyond the number permitted at the base density contributes to the supply of multi-family housing and keeps rental prices within reach of most Lancaster residents (also see Section D of the Housing Element).

**Table HE-G-8  
Multiple Family Projects Approved (1998 – 2007)**

Case #	Zone	Type of Unit	Units	Acres	Base Density	Approval Density
CUP 01-09	CBD	Senior Apts	76	1.45	15.1	52
CUP 03-01	C	Apartments	72	2.72	15.1	26
CUP 03-03	MDR	Senior Apts	140	5.12	8	27
CUP 03-08	C	Senior Apts	150	5.3	15.1	28
CUP 05-07	HDR	Condominiums	50	3.5	15.1	14
CUP 05-18	C	Apartments	100	2.35	15.1	43
CUP 06-01	CBD	Apartments	93	1.78	15.1	52
CUP 06-07	MDR	Apartments	24	1.9	8	13
CUP 07-08	CBD	Condominiums	140	4.27	15.1	33

Source: City of Lancaster Planning Department

Despite the densities and housing prices of previously approved projects, the City is adopting policies and procedures that will provide greater certainty for multi-family developers. As discussed in previous sections, the City is removing the conditional use permit process for multi-family projects, as well as the requirement for amenities in exchange for increased density.

- Single Family Market Analysis

The last planning period of 1998 to 2005 captured the tail end of a recession and slow housing market as well as a housing boom that began in 2002 and 2003. Lancaster housing prices spiked in the mid-2000s due to lax lending practices, but are heading toward another decline, as a consequence of the subprime mortgage fallout, following regional trends. For previous planning periods, it was easy for the City to justify the affordability of the market-rate housing in Lancaster, since the majority of the homes were priced below \$100,000. The affordability of Lancaster’s market-rate homes changes as prices fluctuate. The median Lancaster home price peaked in 2006 at \$339,500, exceeding for a short period of time the affordable threshold for the moderate income household (see Table HE-G-9).

For March 2008, DataQuick reported a median Lancaster sales price of \$227,500, which represents a substantial drop from the prices reported in 2006 and 2007. A median sales price of \$227,500 is considered affordable for the moderate-income household, and is within reach of the low-income household. Some new homes are being sold with a base price starting in the high \$100,000s (see Table HE-D-5). Due to the rise in foreclosures, it is anticipated that home prices will decline even further. While a trend of increasing foreclosures is not usually viewed in a positive light, this trend has allowed for a correction in home prices that has increased the affordability of single-family homes to low and moderate-income households. (Also see Section D of the Housing Element for additional discussion on home prices.)

It is important to note that there are a variety of housing products that range in prices, some of which may be affordable to even very-low income households. A very-low income household in Los Angeles County is defined to have an annual income of \$37,000. If that household spends 30% of its gross income on housing, it would result in a payment of \$925.00. The ability to make a payment of this amount would allow the household to purchase a home with a price of approximately \$147,000, assuming a 5% down payment and a 7% interest-rate on a 30-year fixed rate loan. As of 2008, there are market-rate single-

family homes available in this price range in some of Lancaster’s more established neighborhoods. Some condominiums are also available in this price range. Due to the frequent changes in market trends, reliance on market-based pricing by itself does not represent a sound, long-term affordable housing strategy.

However, in comparison to much of Southern California, Lancaster is an affordable housing market. Lancaster contains vacant land inventories that can more than meet the adequate sites requirement and has the potential to accommodate its share of the new construction need if market conditions permit and if the appropriate levels of state and federal funding are made available to provide adequate subsidies for housing programs.

<b>Table HE-G-9</b> <b>Home Sales Price Limits For State Defined</b> <b>Income Categories (Los Angeles County 2007)</b>						
Income Category	Annual Income	Monthly Income	30% toward housing	“Affordable” Price Limit (30%)	50% toward housing	“Overpaying” Price Limit (50%)
Extremely Low Income	\$22,200	\$1,850.00	\$555.00	\$88,323.50	\$925.00	\$147,205.83
Very Low Income	\$37,000	\$3,083.33	\$925.00	\$147,205.83	\$1,541.67	\$245,343.04
Low Income	\$59,200	\$4,933.33	\$1,480.00	\$235,529.32	\$2,466.67	\$392,548.87
Median Income	\$56,500	\$4,708.33	\$1,412.50	\$224,787.28	\$2,354.17	\$374,645.46
Moderate Income	\$67,800	\$5,650.00	\$1,695.00	\$269,744.73	\$2,825.00	\$449,574.55

Notes: The price limits for this table assumes a 5% down payment, a 7% interest rate on a 30-year fixed-rate loan. The 30% toward housing is a monthly mortgage payment consisting of principal and interest. Taxes and insurances are not included in the example.



## **H. Preservation of Affordable At-Risk Housing Units**

Section H provides an analysis of, and programs for, the preservation of assisted multi-family rental housing developments. Section 65583(a)(8) of California Housing Element law requires each city and county to conduct an analysis of existing assisted housing developments that are at-risk of conversion to market rate rents during the next ten years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. The analysis must include an inventory of at-risk units, an estimate of the cost of preserving the existing units and the cost to replace these units with new units comparable in size and rent levels, and a list of public and private non-profit entities capable of acquiring and operating at-risk projects. The analysis must also address possible funding sources for preservation or replacement of at-risk housing.

Assisted housing developments are defined by Section 65583(a)(8) as multi-family rental housing that receives governmental assistance under federal, state or local multi-family revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees. Assisted housing developments also include multi-family rental units that were developed pursuant to a local inclusionary housing program or used to qualify for a density bonus. For this update of the Housing Element, the 10-year analysis period will be from the year 2008 to the year 2018.

The following components are included in this section:

- An overview of assisted housing programs;
- An inventory of projects with assisted multiple family units;
- A cost analysis of replacement vs. preserving at-risk units;
- Identification of preservation policies and strategies; and
- Review of resources for preservation.

### **1. Overview of Assisted Housing Programs**

The following describes the specifics of the various pertinent programs that have been enacted and applied to construct and preserve the assisted housing stock:

- Section 221(d)(3)/Section 221(d)(4) Projects

Under Sections 221(d)(3) and 221(d)(4) of the National Housing Act, the Federal Housing Administration (FHA) provides mortgage insurance to facilitate the new construction or substantial rehabilitation of multi-family rental properties. Section 221(d)(3) is used by non-profit and cooperative sponsors; Section 221(d)(4) is used by profit-motivated sponsors.

Under this program, HUD provides low-interest loans for up to 90 percent of the project financing for a 40-year term. Rents are controlled by HUD and are based on the cost of operations and debt service. Many of these projects have Section 8 rental subsidies, under which HUD pays the difference between fair market rents for units and 30 percent of the low-income tenant's household income. Most of these projects now make over half of their units available to very low-income households (below 50 percent of area median income), and the rest to lower and moderate income households. Conversion to market rate housing occurs when owners prepay their forty-year loans after the first twenty years.

Until recently, prepayment of these loans has been regulated by the provisions of the Low-Income Housing Preservation and Resident Homeownership Act of 1990 (LIHPRHA). Under LIHPRHA, owners of a prepayment eligible project can choose to retain project ownership in exchange for additional federal incentives, or sell the properties under a voluntary sale program. Prepayment and conversion of the housing to non-low income use can only occur if there is no willing buyer to purchase the project. If an owner chooses to sell, LIHPRHA provides financing to tenants, non-profits, or local governments who are given an exclusive right to negotiate for the first twelve months. However, in 1996, Congress passed the Housing Opportunities Extension Bill which limited the incentives that can be offered to prepayment-eligible projects in exchange for extending the low-income use restrictions and allowed more flexibility for owners to prepay and sell the projects than previously provided for under LIHPRHA. Therefore, HUD now considers all prepayment-eligible projects to be at-risk of converting to market-rate housing.

- Project-based Section 8

In this category, the federal government pays the project owner the difference between a tenant's rent contribution (30 percent of income) and a higher contract rent set by HUD, which may be at or near market-rate rent levels. Tenants served have household incomes at or below 80 percent of area median income. Unlike tenant-based Section 8 programs, the project-based Section 8 subsidies are tied to the units and cannot be used by current tenants if they move elsewhere. Typically, HUD provided 15-20 year agreements for rental subsidies to project owners. Currently, when a project-based Section 8 contract expires, the owner has the option of renewal. HUD has the authority to renegotiate contract renewals subject to annual funding availability. The Section 8 assistance can be lost either through non-renewal (opt-out), or expiration of a contract at the end of its term.

In 1997, Congress enacted the Multifamily Housing Reform and Affordability Act (MAHRAA), which substantially altered how Section 8 subsidies are provided. This legislation implemented the Mark-to-Market program, a market-oriented program designed to reduce the long-term Section 8 costs while preserving the available stock of affordable housing. Under this program, if the total contract amount is above 120% of the FMR, the owner has the option of continuing to operate with a Housing Assistance Payment (HAP) lowered to 100% of FMR or allowing HUD to restructure the loan to reduce the operating costs of the project. If the loan is restructured, HUD will require new financing so that HAP payments are equivalent to the area's comparable rents. The debt that cannot be serviced with the market HAP payment is converted into a "soft" second mortgage.

For private owners receiving subsidies that are lower than the market rate, HUD initiated the Mark-Up-To-Market program in 1999. This program allows owners to increase their rents if the FMR, in the locality of their projects is lower than the obtainable market rate. The program allows owners to request to have their rents renewed at the lesser of comparable rents or 150% of FMR. Even though these programs offer new options for project owners to maintain project-based Section 8 based subsidies, owners are not obligated to renew expiring contracts. Instead, they can elect to decline to renew the Section 8 contracts and convert to market rate rents.

Current federal law requires owners with expiring Section 8 contracts to provide notice to tenants and to HUD one year prior to the expiration date though they are not required to officially file to terminate their contracts until 120 days prior to the expiration. State law requires owners to provide tenants, local government, local housing authorities, and HCD with written notification of intent to terminate contracts nine months prior to the expiration.

- Other Financing or Incentives

In addition to federally assisted housing units, state and local housing programs also help. Other financing mechanisms may include local bond issues, projects financed with the Community Development Block Grant, HOME, or with other locally controlled funds, or with state financing programs. Units falling under this category are bound by contracted rent restrictions and are not preempted by federal law.

Approximately 20 percent of the rental housing in California that is at-risk of conversion from low-income use is assisted with (federally-authorized) State or local-issued mortgage revenue bonds (MRB's). These properties are financed with below-market interest rate mortgages in exchange for restricting a portion of the units for lower-income households for a specified period of time. All redevelopment agencies are legally required to set aside 20% of tax increment financing generated from redevelopment activities for the provision of low-income housing. If a city chooses, a portion of this funding can be allocated towards preservation efforts.

The California Tax Credit Allocation Commission (TCAC) administers two LIHTC programs: the nine percent credit program and the four percent credit program. Under the nine percent program, sponsors can sell annual credits equal to nine percent of eligible basis for up to ten years. Per federal law, annual allocations under the nine percent program are capped at \$1.25 per State resident per year. Proceeds from the sale of nine percent tax credits typically cover 40 to 50 percent of development costs. Assuming an average per-unit development cost of \$150,000, this means that the nine percent LIHTC will typically fund between 500 and 700 new affordable housing units each year. TCAC annually awards the nine percent tax credits based on a combination of formula and competition. Nine percent credits may not be used in concert with some federal housing grant programs. This limits their ability to leverage other financial resources.

The four percent credits are applied the same way as the nine percent credits, but are not limited by the \$1.25 per capita ceiling and may be used in combination with other federal housing dollars. Sponsors are therefore not required to compete for them. Funds raised from the sale of four percent credits typically cover 20 to 30 percent of project costs. California has its own three percent LIHTC program, which may only be used in concert with the federal nine percent program. Use of the three percent State tax credits typically increases the amount of equity non-profits are able to raise from private sources by 10 to 20 percent.

In accordance with state law, the City revised its zoning ordinance to incorporate density bonus provisions that provide incentives for the development of housing for low- and very low-income households and procedures for reviewing development applications for such projects. The density bonus provisions provide for a density increase of at least 25% over the otherwise maximum allowable residential density allowed under the zone, plus additional incentives where warranted. These provisions are contained in Section 17.08.350 of the Lancaster Municipal Code. Utilizing the density bonus provisions, the City approved "Aurora Gardens," a 132 unit senior assisted living complex that is currently under construction.

## 2. Inventory of Projects with Assisted Multi-family Residential Units

Following is an inventory of assisted rental housing developments within the City of Lancaster by type of assistance including numbers of units provided to low/moderate-income and senior households and an assessment of when affordability restrictions will expire for each applicable project (see Table HE-H-1). This inventory was identified utilizing the California Housing Partnership Corporation’s (CHPC) “Inventory of HUD-Assisted Multi-family Housing”, the Los Angeles County Housing Element, the HUD database of Section 8 Expiring Contracts, and the assisted multi-family inventories of the City of Lancaster, and the Lancaster Redevelopment Agency:

<b>Table HE-H-1</b>			
<b>Inventory of Assisted Rental Housing Developments</b>			
<b>Development</b>	<b>Owner/Manager</b>	<b>Subsidy, Financing, Expiration Date</b>	<b>Other Notes</b>
Antelope Valley Apts. 3107 W. Avenue K-4 Lancaster, CA 93534	Coldwater Management, LLC (661) 943-6600	Section 8 HUD Section 211(d)(4) Exp: 11/30/2008	Antelope Valley Apartments is a 121-unit multi-family apartment built in 1980 and is in good condition.
Fernwood Senior Citizens Apartments 45151 N. Fern Ave. Lancaster, CA 93534	TOPA Management Co. (310) 203-9199	Section 8 HUD Section 221(d)(4) Exp: 5/31/2009	Fernwood Senior Citizens Apartments contains 76 units and is in good condition.
Village Pointe 43650 Challenger Way and 1037 East Avenue K Lancaster, CA 93534	Ironwood Management (818) 789-5550	Section 8 HUD Section 221(d)(4) Exp: 1/5/2009 Exp: 12/13/2008	Village Pointe contains a total of 160 units and is in good condition.
Lancaster Homes Apartments 711 West Jackman Street Lancaster, CA 93534	Los Angeles Housing Authority 500 West Temple St. Los Angeles, CA 90012	Section 8 Exp: 1/31/2009	Lancaster Homes is a 120-unit senior apartment built in 1982 and is in good condition.
College Park Apartments 43331 30 <sup>th</sup> Street West Lancaster, CA 93536	TOPA Management Co. (661) 943-3833	Section 8 HUD Section 221(d)(4) Exp: 9/30/2008	College Park Apartments is a 61-unit multi-family apartment built in 1982 and is in good condition.
Sierra Villa East 621 East Avenue I Lancaster, CA 93535	TOPA Management Co. (310) 203-9199	Section 8 HUD Section 221(d)(4) Exp: 6/30/2008	Sierra Villa East is a 91-unit apartment built in 1982 and is in good condition.
High Valley Apartments 2325 W. Avenue J-8 Lancaster, CA 93534	Basrock High Valley 26 Corporate Park Dr. Irvine, CA 92606	LRA, MRB and Sec. 8 HUD 221(d)(4) Exp: 9/28/2027	High Valley Apts. is a 140-unit apartment financed with LRA mortgage revenue bonds that restricts 28 units. In addition, 92 units are Sec. 8 with renewable annual contracts.
Sienna Heights (a.k.a. Antelope Pines) 43519 Kirkland Lancaster, CA 93535	Basrock Antelope Pines 26 Corporate Park Dr. Irvine, CA 92606	MRB Exp: 11/1/2026	Antelope Pines is a 314-unit apartment built in 1985 and is in good condition. In exchange for MRB financing, 63 units are retained as affordable.

The Willows 1650 W. Avenue K-8 Lancaster, CA 93534	Paul Mathews (661) 945-0981	MRB Exp: 8/1/2026	The Willows is a 232-unit apartment built in 1985 and is in good condition. In exchange for MRB financing, 47 units are retained as affordable.
Silver Winds 45180 Fern Avenue Lancaster, CA 93534	Gangi Builders, Inc. 350 Glenoaks Blvd. Burbank, CA 91502	MRB Exp: 8/1/2026	Silver Winds is 124-unit apartment built in 1982 and is in good condition. In exchange for MRB financing, 25 units are retained as affordable.
Montecito Apartments 835 West Avenue L Lancaster, CA 93534	Investment Concepts, Inc. 1667 E. Lincoln Ave. Orange, CA 92665	MRB Exp: 10/17/2028	Montecito is a 192-unit apartment built in 1985 and is in good condition. In exchange for MRB financing, 39 units are retained as affordable.
Cedar Ridge 2105 E. Avenue J-8 Lancaster, CA 93535	Fuller Properties Partnership III 416 ½ Dahlia Avenue Corona del Mar, CA 92625	MRB Exp: 11/26/2029	Cedar Ridge is a 110-unit apartment built in 1986 and is in good condition. In exchange for MRB financing, 22 units are retained as affordable.
Cordova Park (a.k.a. Woodcreek Garden Apts) 43530 Gadsden Avenue Lancaster, CA 93535	Equity Directions 77564 Country Club Dr. Palm Desert, CA 92211	MRB Exp: 8/1/2028	Woodcreek is a 208-unit apartment built in 1988 and is in good condition. In exchange for MRB financing, 84 units are retained as affordable.
West Park Villas 1800 West Avenue J-12 Lancaster, CA 93534	20 <sup>th</sup> Street Apt. Assoc. 23622 Calabasas Road Calabasas, CA 91302	MRB Exp: 8/1/2026	West Park Villas is a 272-unit apartment built in 1987 and is in good condition. In exchange for MRB financing, 55 units are retained as affordable.
Sunset Ridge/Sunset Creek 43244 16 <sup>th</sup> Street West Lancaster, CA 93534	Provident Affordable 2151 Quail Run Drive Baton Rouge, LA 70808	MRB Exp: 11/26/2029	Sunset Ridge is an 800-unit apartment built in 1988 and is in good condition. In exchange for MRB financing, 160 units are retained as affordable.
Cedar Creek Senior Apts. 1530 West Avenue K-8 Lancaster, CA 93534	Northwoods Construction 1678 W. Arrow Rte #141 Upland, CA 91786	MRB Exp: 11/1/2027	Cedar Creek is a 194-unit senior apartment that is in good condition. In exchange for MRB financing, 78 units are retained as affordable.
Sierra Retirement Village 43321 North Sierra Hwy Lancaster, CA 93534	Sierra Village Assoc. 4400 MacArthur Blvd. Newport Beach, CA 92660	LRA loan, TCAC Exp: N/A	Sierra Retirement Village is a 96-unit complex built in 1999 through loan assistance by the LRA through the use of State Home funds.

Source: California Housing Partnership Corporation (CHPC), Lancaster Redevelopment Agency

Table HE-H-1 summarizes Lancaster's multi-family apartment properties that have known affordability restrictions. There are currently 10 properties in Lancaster financed with mortgage revenue bonds. These properties have a total of 2,682 units of which 697 or 26% are affordable to households with incomes at or below 50% of the area median income. All have been financed with locally issued bonds.

Currently, none of these MRB financed projects have subsidies that are scheduled to expire within the next two planning periods.

All of the units that are at some risk of losing their affordability restrictions during the two planning periods are units that are covered by project-based Section 8 contracts. Table HE-H-1 shows that there are 712 project-based Section 8 units in seven apartment projects throughout the City. Of this total, 195 are located in senior apartment projects and 517 are in family oriented projects. All of the Section 8 units are under contracts that are scheduled to expire at various dates during the first planning period (see Table HE-H-2). However, these contracts will likely be renewed; many on an annual basis (see explanation below).

<b>Table HE-H-2</b>			
<b>Inventory of "At-Risk" Affordable Rental Units</b>			
<b>Project Name</b>	<b>Total Units</b>	<b>Assisted Units</b>	<b>Expiration</b>
Sierra Villa East	91	90	6/30/2008
College Park Apartments	61	60	9/30/2008
Antelope Valley Apartments	121	120	11/30/2008
Village Pointe	160	155	12/13/2008
Lancaster Homes Apartments	120	120	1/31/2009
Fernwood Apartments	76	75	5/31/2009
High Valley Apartments	140	92	9/28/2009
<b>At-Risk (2008-2018) Sub-total</b>		<b>712</b>	
The Willows	232	47	8/1/2026
Silver Winds	124	25	8/1/2026
West Park Villas	272	55	8/1/2026
Sienna Heights (Antelope Pines)	314	63	11/1/2026
High Valley Apartments	140	28	9/28/2027
Cedar Creek	194	78	11/1/2027
Cordova Park (Woodcreek Garden)	208	84	8/1/2028
Montecito Apartments	192	39	10/17/2028
Cedar Ridge	110	22	11/1/2029
Sierra Retirement Village	96	96	N/A
<b>At-Risk (post-2018) Sub-total</b>		<b>537</b>	
<b>TOTAL</b>		<b>1249</b>	

Source: California Housing Partnership Corporation (CHPC), Lancaster Redevelopment Agency

Seven hundred and twelve (712) of the Section 8 units listed under "At-Risk" for the next ten years have already exceeded the dates of their long-term contracts and are being renewed through one-year extensions. Passage of the Housing Opportunities Extension Bill in 1996 allowed owners of projects with Section 8 contracts to opt-out of the program with a six month notice prior to expiration of the contracts. For owners who elect to remain in the program, HUD has the authority to renew these contracts on an annual basis pending funding availability. With the initial renewal, HUD surveys the project's market rents and adjusts them accordingly. If the rents are significantly above market, there is no incentive to convert to market rates. This appears to be the case in all of the unit-based Section 8 projects in Lancaster, since HUD uses market rents based on Los Angeles County, which exceeds local rents in Lancaster.

Data from the California Housing Partnership Corporation indicates that none of the projects with project-based Section 8 contracts have elected to opt-out of the program nor have any pre-pay notices or terminations been filed as of March 2008. City staff compared the CHPC data with the HUD Project-based Section 8 Expiring Contracts database which further supported the CHPC data. Therefore, it appears that the affordability of the Lancaster market enables HUD to provide these projects with contracts that make it advantageous for the owners not to opt out of the program.

It is unlikely that owners will voluntarily terminate their Section 8 contracts for the foreseeable future. This consensus is based upon the fact that land costs are relatively low in Lancaster in relation to the greater Los Angeles. The CHPC recently performed a risk assessment of the potential loss of HUD-assisted multi-family housing in California. In their risk assessment methodology, CHPC rated profit-motivated projects as “low-risk” based on market factors, if they had restricted rents above 120% of the estimated potential market rent. This assessment determined that all except one of the seven projects that contain project-based Section 8 units are considered to be “low-risk” based on market factors. The one exception is listed as having insufficient data for risk assessment. According to current L.A. County Assessor’s records, this project, the Lancaster Homes Apartments, is owned by the Los Angeles Housing Authority.

### **3. Replacement/Preservation of At-Risk Housing**

The City of Lancaster and the Lancaster Redevelopment Agency have taken a pro-active stance in providing affordable multi-family housing opportunities for its citizenry. This is evidenced by the preponderance of MRB financed developments with affordability restrictions within the City. Currently, none of these MRB financed projects have subsidies that are scheduled to expire within the next two planning periods. All of the units at-risk of losing affordability restrictions during the next two planning periods are under HUD project-based Section 8 contracts.

The cost for replacement of the at-risk units is difficult to estimate, and is dependent on many factors, including location, land costs, financing mechanisms and type of construction. Several affordable housing developments have been built during the last few years and estimated construction costs can be derived from the valuations stated on the permits issued. It is important to note that the costs listed in the table below do not include the price of land.

According to Table-HE-H-3, the valuation per multi-family dwelling unit is slightly over \$50,000. An assumption of an additional \$50,000 in remaining land and other financing costs results in an estimation of a \$100,000 per unit development cost. This assumption is based on the approximate costs of two affordable projects during the last planning period. The 76 new units in Arbor Gardens had a project cost of approximately \$9 million, or \$118,421 per unit. The 150 new units in Arbor Grove had a project cost of approximately \$12 million, or \$80,000 per unit. The average per unit between these two examples result in the \$100,000 per unit development cost stated earlier. Given this figure, replacement of the 620 at-risk units would require approximately \$62 million (see Table HE-H-4).

Rehabilitation costs vary by the scope of the project. In 2001, the City assisted Urban Renewal Corporation with the rehabilitation of the 160-unit Village Pointe apartment complex on Challenger Way north of Avenue K. Improvements to the apartments included new roofing, a new playground, new landscaping, and other amenities such as a computer center and recreation center. The major rehabilitation effort (including acquisition, refurbishing, and financing) resulted in costs of approximately \$5 million, or

\$31,250 per dwelling unit. This figure is used as the cost to rehabilitate a multi-family dwelling unit, shown in Table HE-H-4.

<b>Table HE-H-3</b>			
<b>Per Unit Estimated Construction Costs of Recent Affordable Housing Developments</b>			
<b>Development</b>	<b>Number of units</b>	<b>Valuation</b>	<b>Cost per unit</b>
Poppyfield Estates	100	\$6,455,037.60	\$64,550.38
Laurel Crest Apartments	72	\$4,550,996.40	\$63,208.28
Arbor Gardens Senior Apartments	76	\$3,984,021.60	\$52,421.34
Aurora Village II	140	\$6,811,028.40	\$48,650.20
Arbor Grove Senior Apartments	150	\$8,837,015.20	\$58,913.43
Average cost per unit			\$56,948.14

Source: Lancaster Planning Department

<b>Table HE-H-4</b>			
<b>Cost to Replace vs. Preserve At-Risk Multi-Family Housing Expiring between (2008 – 2018)</b>			
<b>Development</b>	<b>Assisted Units</b>	<b>Cost to Replace</b>	<b>Cost to Rehabilitate</b>
Sierra Villa East	90	\$9,000,000	\$2,812,500
College Park Apartments	60	\$6,000,000	\$1,875,000
Antelope Valley Apartments	120	\$12,000,000	\$3,750,000
Village Pointe	155	\$15,500,000	\$4,843,750
Lancaster Homes Apartments	120	\$12,000,000	\$3,750,000
Fernwood Apartments	75	\$7,500,000	\$2,343,750
<b>TOTAL</b>	620	\$62,000,000	\$19,375,000

Source: Lancaster Planning Department

Table HE-H-5 shows that the per unit replacement cost would be \$68,750 more than the cost to preserve the units through rehabilitation. To replace all 620 units would cost over \$42,625,000 more than it would to preserve them. Therefore, it would appear that preservation through the use of public subsidies is the most cost effective approach over the long term. As noted in Table HE-H-1, all of the assisted rental housing developments are in sound condition.

<b>Table HE-H-5</b>					
<b>Per Unit Replacement Versus Preservation Costs</b>					
<b>Replacement Cost</b>		<b>Preservation Cost</b>		<b>Variance</b>	
\$62,000,000	\$100,000	\$19,375,000	\$31,250	\$42,625,000	\$68,750
Total	Per unit	Total	Per unit	Total	Per unit

Source: Lancaster Planning Department

Although the free market is currently supplying multi-family housing at affordable rent levels to most low-income households, reliance on market-based affordable units is not a sound strategy for preservation of long-term affordable housing.



## 4. Preservation Policies and Strategies

This section outlines policies and strategies for inclusion in Lancaster's Housing Element in response to the need for low income housing preservation. It has been specifically prepared to provide suggestions and guidance in the preparation of the Housing Element modifications required for preservation projects and targets the types of subsidized housing in Lancaster. Strategies for preserving MRB assisted projects are addressed here even though none of these projects will be affected during the planning period. This is done in the interest of providing long-term preservation strategies for all assisted housing.

### A. Policies

The ultimate intent of the City is to preserve affordable housing permanently. With this in mind, the following policies are included in the Housing Element in Specific Action 7.1.1(c):

To preserve affordable housing permanently:

- 1) Preserve the existing housing stock for the longest term possible. The ideal is permanent preservation of affordability.
- 2) Seek policies/Regulatory Agreement restructuring which provide the political jurisdiction or its designee opportunity to purchase the property at the conclusion of the mortgage.

If permanent preservation is not possible in a particular case:

- 1) Minimize displacement of current tenants by negotiating anti-displacement policy or relocation mitigation with the owner.

In all new restricted developments, whenever possible:

- 1) Structure transactions so that no displacement occurs at the termination of controls.

### B. Strategies

The strategies to implement these broad policies will vary depending on the financing structure of the housing to be preserved. In general, there are two categories of projects which may be at risk of being lost as affordable housing:

- 1) Project-based Section 8 Projects: those projects which have received Section 8 subsidy contracts that are tied to the project.
- 2) Projects with Other Financing or Incentives: those projects which have received either state or local assistance over the past 20 years and have regulatory agreements with an expiration date. This may include tax-exempt financed projects, projects receiving a density bonus or projects receiving direct state or local assistance which are otherwise not included in category 1. Examples include the projects listed in Table HE-H-1 assisted by mortgage revenue bonds.

In Lancaster, HUD Section 221 (4), Section 8, and local bond financed projects exist. The following sections outline strategies to preserve these types of projects.

#### *Project-based Section 8 Units*

The term of restriction for Section 8 projects is established by the Housing Assistance Payments Contract. The loss of Section 8 for these properties may occur in one of two ways. First, some Section 8 Contracts provide the owner with the opportunity to “opt-out” of the Section 8 program and raise rents to the level allowed by whatever other regulatory requirements are on the property. Because there are presently no federal or state requirements to provide for the long-term preservation of these properties, other than notice provisions to local governments and non-profits, rents may rise to market rate after the expiration date.

Second, the federal government may not offer an extension of expiring contracts, even if an owner wants to renew, which, while this has not been the case up to now, could occur at any point at which Congress elects not to reauthorize enough Section 8 allocations to cover further extensions.

Strategies to preserve Section 8 project-based housing include:

- 1) Communicate regularly with the owner to determine his/her interest in terminating the Section 8 contract.
- 2) Keep abreast of actions by Congress regarding continued appropriation of Section 8, and actively support appropriations.
- 3) Consider Purchasing properties, either directly, or in conjunction with the local housing authority or a local nonprofit, to ensure permanent preservation.
- 4) Monitor implementation of programs contained in the Los Angeles County Housing Element pertaining to the preservation of HUD Financed projects within the City limits.

#### **C. Units with other Financing or Incentives**

Other types of subsidies which regulate housing affordability include tax-exempt bond financing and density bonus programs. Strategies to preserve properties financed by other subsidy programs are directly dependent upon the specific restrictions or subsidies which were provided in conjunction with the subsidy.

The key elements for preserving locally subsidized affordable housing are:

- 1) To identify the potential to convert as soon as possible;
- 2) To communicate with owners and tenants;
- 3) To define the specific opportunities as soon in the process as possible, and;
- 4) To monitor the implementation of programs for replacement and preservation

The involvement and education of tenants and non-profits as active partners is an important part of this strategy. Resources in addition to local resources which are available to assist nonprofit and local governments include the California Housing Partnership Corporation, and various intermediaries, such

as the Local Initiatives Support Corporation (LISC), and the State Department of Housing and Community Development's Policy Division.

One possible strategy for preservation of MRB restricted units is bond refunding subject to renewed affordability restrictions.

## **5. Resources for Preservation**

Three types of preservation resources are considered for preserving at-risk units; public agencies and nonprofit housing corporations and public financing/subsidy programs.

- Public Agencies and Nonprofit Housing Corporations

In addition to the resources of the City of Lancaster and the Lancaster Redevelopment Agency, the other public agency which has jurisdictional, legal and managerial capacity to acquire and manage assisted housing developments is the Los Angeles County Housing Authority.

Nonprofit housing corporations with legal and managerial capacity to acquire and manage assisted housing developments are identified in Table HE-H-6. The table provides a list of non-profit entities within Los Angeles County that are interested in participating in the first right of refusal program. A more comprehensive list is available from the Department of Housing and Community Development (HCD).

**Table HE-H-6  
Eligible Entities Interested In Participating in  
California's Opportunity to Purchase and Right of First Refusal Program**

<b>Organization</b>	<b>Address</b>	<b>City</b>	<b>Zip Code</b>	<b>Phone Number</b>	<b>Contact Person</b>
A Community of Friends	3345 Wilshire Blvd., Ste. 1000	Los Angeles	90010	(213) 480-0809	J. Monique Lawshe
Access Community Housing, Inc.	2250 E. Imperial Highway, #200	El Segundo	90245	(310) 648-6648	Herb Child
Affordable Homes	P.O. Box 900	Avilla Beach	93424	(805) 773-9628	Harold Rosen
Affordable Housing People	7720 B El Camino Real, Ste. 159	Carlsbad	92009	(760) 436-5979	Lance Carnow
BRIDGE Housing Corporation	One Hawthorne, Ste. 400	San Francisco	94105	(415) 989-1111	Lydia Tan
Century Housing Corporation	300 Corporate Pointe, Ste. 500	Culver City	90230	(310) 642-2007	Ken Reed
Century Pacific Equity Corporation	1925 Century Park East, Ste. 1900	Los Angeles	90067	(310) 208-1888	Charles L. Schewennesen
City Housing Real Estate Services	PO Box 561574	Los Angeles	90056	(562) 809-8152	Carmen Hill
City of Pomona Housing Authority	505 South Garey Ave	Pomona	91766	(909) 620-2120	Hector Apodaca
Coalition for Economic Survival	514 Shatto Place, Suite 270	Los Angeles	90020	(213) 252-4411	Alison Dickson
Community Partnership Dev. Corp	7225 Cartwright Ave	Sun Valley	91352	(818) 503-1548	Ollie Mc Caulley
Community Rehabilitation Services, Inc	4716 Cesar E. Chavez Ave.	Los Angeles	90022	(323) 266-0453	Al Rivera
DML & Associates Foundation	6043 Tampa Ave, Ste. 101A	Tarzana	91356	(818) 708-2710	Myron Lieberman
Doty-Burton Associates	1224 East Wardlow Road	Long Beach	90807	(562) 5957567	Ste.phen Doty
East Los Angeles Community Corporation	530 South Boyle Avenue	Los Angeles	90033	(323) 269-4214	Robert Cox
Eden Housing, Inc.	409 Jackson St	Hayward	94544	(510) 582-1460	Catherine A. Merschel
FAME Housing Corporation	2248 S. Hobart Blvd	Los Angeles	90018	(323) 737-0897	Peggy G. Hill
Foundation for Affordable Housing, Inc.	2847 Story Rd	San Jose	95127	(408) 923-8260	Wallace K. Shepherd
Foundation for Quality Housing Opportunities, Inc.	4640 Lankershim Blvd., #204	North Hollywood	91602	(818) 763-0810	Sy or Gary Braverman
Francis R. Hardy, Jr.	2735 W. 94th Street	Inglewood	90305	(323) 756-6533	Francis R. Hardy, Jr.
Hart Community Homes	2807 E. Lincoln Ave	Anaheim	92086	(714) 630-1007	William Hart
Hollywood Community Housing Corp.	1726 N. Whitley Ave	Hollywood	90028	(323) 469-0710	Christina V. Duncan
Home and Community	2425 Riverside Place	Los Angeles	90039	(213) 910-9738	Sabrina Williams
Hope - Net	760 S. Westmoreland Ave	Los Angeles	90005	(213) 389-9949	Canoace Whalen
Housing Authority of the City of Los Angeles	P.O. Box 17157, Foy Station	Los Angeles	90017	(213) 252-2701	Phillip DeLao
Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	92677	(323) 726-9672	Carol Cromar
Jamboree Housing Corporation	2081Business Center Dr #216	Irvine	92612	(949) 263-8676	Lila Lieberthal
Keller & Company	4309 Argos Drive	San Diego	92116		Chad Keller
Korean Youth & Community Center, Inc. (KYCC)	680 S. Wilton Place	Los Angeles	90005	(213) 365-7400	Jimmy Lee

Latin American Civic Assoc.	340 Parkside Dr	San Fernando	91340	(818) 361-8641	Ray Valenzuela
Long Beach Affordable Housing Coalition, Inc	110 West Ocean Blvd., # 350	Long Beach	90802	(562) 983-8880	H. Kim Huntley
Los Angeles Center for Affordable Tenant Housng	1296 N. Fairfax Avenue	Los Angeles	90046	(323) 656-4410	Larry Gross
Los Angeles Community Design Center	701 E. Third St., Ste. 400	Los Angeles	90015	(213) 629-2702 X734	Lisa Luboff
Los Angeles Housing Department/ Policy Planning Unit	1200 W.7th Street, 9th Floor	Los Angeles	90017	(213) 808-8654	Franklin Campos
Los Angeles Housing Partnership, Inc.	515 S Figueroa St. Ste. #940	Los Angeles	90071	(213) 629-9172	Louis J. Bernardy
Los Angeles Low Income Housing Corp. (LALIH)	1041 South Crenshaw	Los Angeles	90019	(323) 954-7575	Jim Peerson
LTSC Community Development Corporation	231 East Third Street, Ste. G 106	Los Angeles	90013	(213) 473-1680	Erich Nakano
Many Mansions, Inc.	1459 E. Thousand Oaks Blvd.,Ste.C	Thousand Oaks	91362	(805) 496-4948	Neil McGuffin
Matinah Salaam	3740 Barrington Drive	Concord	94518	(925) 671-0725	Matinah Salaam
Menorah Housing Foundation	1618 Cotner avenue	Los Angeles	90025	(310) 477-4942	Anne Friedrich
Nehemiah Progressive Housing Dev. Corp.	1851 Heritage Lane, Ste. 201	Sacramento	95860	(916) 231-1999	Kenneth Watkins
Nexus for Affordable Housing	1544 W. Yale Avenue	Orange	92867	(714) 282-2520	Bruce Solari
Orange Housing Development Corporation	414 E. Chapman Avenue	Orange	92866	(714) 288-7600 x 25	Todd Cottle
Pico Union Housing Corporation	1345 S. Toberman	Los Angeles	90015	(213) 252-1991	Genny R. Alberts
Poker Flats LLC	1726 Webster	Los Angeles	90026		Jennifer B. Luria
Shelter For The Homeless	15161 Jackson St.	Midway City	92655	(714) 897-3221	Jim Miller
Skid Row Housing Trust	1317 E. 7th St	Los Angeles	90021	(213) 683-0522	Jim Bonar
Southern California Housing Development Corp	8265 Aspen St., Ste. 100	Rancho Cucamonga	91730	(909) 483-2444	D. Anthony Mize
Southern California Presbyterian Homes	516 Burchett Street	Glendale	91203	(818) 247-0420	Sally Little
The East Los Angeles Community Union (TELACU)	5400 East Olympic Blvd., Ste. 300	Los Angeles	90022	(323)721-1655	Jasmine Borrego
The Long Beach Housing Development Co.	333 W. Ocean Blvd., 2nd Flr	Long Beach	90802	(562) 570-6926	Diana V. McNeel
West Hollywood Community Housing Corp.	8285 Sunset Blvd, Ste. 3	West Hollywood	90046	(323) 650-8771	Paul Zimmerman
Winnetka King, LLC	23586 Calabasas Road, Ste. 100	Los Angeles	91302	(818) 222-2800 x204	Rick Macaya

Source: California Department of Housing and Community Development

- Public Finance and Subsidy Programs

*CDBG Funds:* The Federal Community Development Block Grant (CDBG) program provides cities and counties with annual direct grants for revitalizing neighborhoods and expanding affordable housing and economic opportunities, primarily for low income persons. In Lancaster, CDBG funds have been used to fund rental rehabilitation programs to assist property owners in providing safe and sanitary housing to low income families. These funds have also been used other economic development and job creation activities. The City of Lancaster has received CDBG funds annually from the U.S. Department of Housing and Urban Development (HUD). This annual entitlement allocation is integral in facilitating the activities described above. Funding is difficult to forecast because CDBG funding is discretionary federal money, and with a new administration and high attention being given to federal “grant” programs on Capitol Hill, CDBG may be deemed one of the easier programs to cut in order to fund other “more critical” federal programs.

*HOME Funds:* The HOME program is the largest federal block grant to State and local governments designed exclusively to create affordable housing for low-income households. HOME funds are awarded annually as formula grants to participating jurisdictions. HOME provides grants to cities to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership or provide direct rental assistance to low-income people. In Lancaster, HOME funds have been used for the Home Ownership Mortgage Loan Program, as well as the development of several affordable housing projects, including Arbor Gardens and Cedar Creek senior apartments. For the planning period of 2006 through 2014, HOME funds have been dedicated for affordable developments, including Laurel Crest Apartments and Poppyfield Estates. Since HOME funds are awarded annually based on applicable projects, there is no way to estimate how much HOME funding will be received during the planning period.

- Redevelopment Agency Tax Increment Funds

The City of Lancaster's primary source of long term funding for preserving affordable housing is the Lancaster Redevelopment Agency's Housing Funds. Consistent with the California Redevelopment Law, the Lancaster Redevelopment Agency is obligated to "set-aside", into a separate fund twenty percent of the tax increment revenues received. For the fiscal years between 2004 and 2009, approximately four to five million dollars in funds will be generated through tax increment financing. However, much of these funds will be required to pay debt service. The Agency has supported funding for a variety of housing related projects including residential rehabilitation grants and loans, assistance to developers who agree to provide affordable housing opportunities subject to recorded restriction, senior housing developments and purchase of property for future housing development programs. Projected receipts and expenditures of the Lancaster Redevelopment Agency's Low and Moderate-Income Housing Fund during Fiscal Year 2004-2005, through Fiscal Year 2008-2009 are summarized in Table HE-H-7. Continuance of programs in support of preservation, creation and rehabilitation of affordable housing in the City of Lancaster and consistent with state law requirements is a high priority for use of the Housing Funds by the Lancaster Redevelopment Agency.

**Table HE-H-7**  
**Lancaster Redevelopment Agency**  
**Estimated Agency Funds Receipts and Expenditures**  
**Fiscal Year 2004-2005 through 2008-2009**

<b>Program Category</b>	<b>2004-2005</b>	<b>2005-2006</b>	<b>2006-2007</b>	<b>2007-2008</b>	<b>2008-2009</b>
Beginning Balance	\$14,884,138	\$13,455,024	\$12,322,438	\$10,912,749	\$8,932,096
<b>Estimated Receipts</b>					
A. Tax Increment	\$4,500,000	\$4,685,463	\$4,876,457	\$5,073,148	\$5,275,719
B. Bond Proceeds	\$9,480,000	\$0	\$0	\$0	\$0
C. Interest (2% of Beginning Balance)	\$297,683	\$269,100	\$246,449	\$218,255	\$178,642
D. Performing Arts Lease	\$420,000	\$420,000	\$420,000	\$420,000	\$420,000
E. Incubator Rents	\$189,172	\$192,955	\$196,815	\$200,751	\$204,766
F. Grants	\$1,400,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000
G. Land Sales	\$3,761,420	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000
H. Other	\$6,039,934	\$200,000	\$200,000	\$200,000	\$200,000
<b>Total Available</b>	<b>\$40,972,347</b>	<b>\$21,222,543</b>	<b>\$20,262,158</b>	<b>\$19,024,904</b>	<b>\$17,211,223</b>
<b>Estimated Expenditures</b>					
A. Operational Costs	\$1,616,568	\$1,648,899	\$1,681,877	\$1,715,515	\$1,749,825
B. Debt Service	\$3,927,974	\$4,154,485	\$4,479,977	\$4,583,787	\$4,565,199
C. Business Park	\$286,000	\$291,720	\$297,554	\$303,505	\$309,576
D. Specific Projects (including infrastructure improvements)	\$16,691,041	\$2,805,000	\$2,890,000	\$3,490,000	\$3,490,000
E. Land Acquisition	\$3,857,860	\$0	\$0	\$0	\$0
F. Project Specific Studies	\$587,880	\$0	\$0	\$0	\$0
G. ERAF	\$550,000	\$0	\$0	\$0	\$0
<b>Total Projected Expenditures</b>	<b>\$27,517,323</b>	<b>\$8,900,104</b>	<b>\$9,349,409</b>	<b>\$10,092,807</b>	<b>\$10,114,600</b>
<b>YEARLY ENDING BALANCE</b>	<b>\$13,455,024</b>	<b>\$12,322,438</b>	<b>\$10,912,749</b>	<b>\$8,932,096</b>	<b>\$7,096,623</b>

Source: Lancaster Redevelopment Agency Five-Year Implementation Plan (2005-2009), Tables 3

## I. Quantified Objectives

It is the City's goal during the Housing Element Planning period to further the provision of affordable, safe, healthy and livable housing to its residents. This includes providing affordable housing to extremely low-, very low-, low- and moderate-income persons and households who experience housing cost burdens, live in deteriorated units, or require services to maintain a satisfactory lifestyle.

Implementation of the housing programs described in Section J "Goals, Objectives, Policies and Action Programs," of the Housing Element is anticipated to result in the construction, rehabilitation and conservation of the numbers and types of units shown in Tables HE-I-1 through HE-I-3. Table HE-I-1 also contains an estimate of the number of new residential units that may be constructed over the course of the planning period pending housing market conditions. This estimate is based on a household formation rate of 2.4% per year, which is the average annual household formation rate experienced between 2000 and 2005 (see Section C of the Housing Element). A review of the local housing market (see discussion in Sections D and G of the Housing Element) indicates that much of the City's housing is affordable to the various income groups when compared to other markets in Southern California.

Nevertheless, the City has lower-income households who experience cost burdens and are forced to live in older housing with problems, some to the degree of being substandard. The City's intent is to provide housing programs which help prevent the deterioration and maintain the supply of affordable housing to these lower income groups.

The housing programs outlined in Table HE-I-1 through HE-I-3 and in Section J "Goals, Objectives, Policies and Action Programs" comprise the programs contained in the "City of Lancaster Consolidated Plan and Strategy for Housing and Community Development (2000-2005)" and in the "Lancaster Redevelopment Agency Five-year Implementation Plan (2005-2009)." The Community Development Block Grant Program (CDBG), and Home Investment Partnership Program (HOME), and the Lancaster Redevelopment Agency housing funds will continue to be the main sources of revenue used for future housing assistance programs.

The total number of new units contained in Table HE-I-1 falls below the new construction target number for the City as projected in the Regional Housing Needs Assessment (RHNA) which is addressed in Section E of the Housing Element. However, the City's projection is based on an assumed growth rate that can easily change as a result of a highly volatile housing market. If the market dictates, the RHNA target can be met. In recent years, housing sales have declined as a result of fallout from the subprime mortgage crisis and the resulting increase in mortgage foreclosures (also see Section D and G regarding housing market prices and trends). If this downturn continues for an extended period of time, the RHNA target would not be met. However, adequate sites with appropriate zoning and infrastructure needed to facilitate the development of a variety of housing types are available to accommodate the full RHNA new construction need in the event that local residential market conditions improve.

Table HE-I-4 is a summary table showing quantified objectives for new construction (affordable projects), conservation/preservation, and rehabilitation. Pursuant to new State law (AB 2634), the City must project the housing needs of extremely-low income households based on Census income distribution, or assume 50% of the very-low income units as extremely-low income units. For this purpose, the summary table shows a projection in which half of the City's quantified objectives for very-low income units is extremely-low income.



**Table HE-I-1  
Quantified Objectives for 2006 – 2014 (New Construction)**

	Project	Description	Funding Source	Type of Assistance	Very Low	Low	Moderate	Above Moderate	Total
1	Laurel Crest Apartments	72-unit multi-family affordable housing development in the North Downtown Transit Village Project area	HOME/TCAC/MHP/AHP	New Const.	59	13	0	0	72
2	Poppyfield Estates	100-unit multi-family affordable housing development in the North Downtown Transit Village Project area to be built with mental health facility	HOME/MRB/TCAC/MHP	New Const.	100	0	0	0	100
3	Arbor Court Apartments	234-unit development for senior and disabled citizens in the North Downtown Transit Village Project area	TCAC	New Const.	234	0	0	0	234
4	Arbor artist loft apartments	21-unit multi-family affordable housing development in the Lancaster Downtown Specific Project area	TCAC	New Const.	21	0	0	0	21
5	Arbor on Date apartments	40-unit multi-family affordable housing development in the Downtown Specific Project area	HOME	New Const.	40	0	0	0	40
6	Arbor Downtown condominiums	100-unit multi-family condominium complex located in the Downtown Specific Project area	Private Financing	New Const.	0	0	100	0	100
7	Condominium housing project on Avenue I	100-unit multi-family condominium complex located in the North Downtown Transit Village Project area	Private Financing	New Const.	0	0	100	0	100
8	Sky View housing development	100-unit single-family units located north of Ave I and east of Division. Twenty units are deed restricted	Private Financing	New Const.	0	0	20	80	100
9	Whit Carter residential ranchette development	100-unit single-family units located north of Ave H-8 and east of Division. Thirteen units are deed restricted	Private Financing	New Const.	0	0	13	87	100
10	Lancaster Community Homeless Shelter	Fourteen transitional family units located at 44611 Yucca	LACDC Grant	New Const.	14	0	0	0	14
11	Lowtree townhome housing project	200 townhomes located in the Lowtree Neighborhood Project	Private Financing	New Const.	0	0	40	160	200
12	Lowtree residential housing development	77 single-family residences located in the Lowtree Neighborhood Project	Private Financing	New Const.	0	0	16	61	77
13	Old Fairgrounds housing project	40 single-family residences located in the Northeast Gateway Corridor	Private Financing	New Const.	0	0	8	32	40
Affordable Housing Projects Sub-total (2006-2014)					468	13	297	420	1,198
Market-rate Housing (2006-2014)					X	X	X	5,081	9,538
Regional Housing Needs Allocation (2006-2014)					3,144	1,989	2,165	5,501	12,799

Note: The unmet need for Low and Very Low-income households will be achieved through the provision of adequate sites: 285 acres of Medium Density Residential zoned land accommodating 4,286 units, and 40.8 acres of High Density Residential zoned land accommodating 1,224 units, for a total of 5,510 units (see Section G of the Housing Element – Land Inventory for Housing).

Source: Lancaster Redevelopment Agency, Lancaster Planning Department

**Table HE-I-2  
Quantified Objectives for 2006 – 2014 (Conservation/Preservation)**

	<b>Programs</b>	<b>Description</b>	<b>Funding Source</b>	<b>Type of Assistance</b>	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Total</b>
1	Home Ownership Mortgage Loan Program	Housing program designed to assist very low and low-income families to purchase rehabilitated or new mobile homes	HOME	New Const/Preserv.	20	12	0	0	32
2	Homeownership Infill Program	Housing program providing assistance in down payment, closing costs, or a buydown of interest rate	LRA	Preservation	10	10	9	1	30
3	Foreclosure Preservation Homeownership Program	Housing program designed to preserve sustainable homeownership through reclaiming foreclosed homes as neighborhood assets	LRA	Preservation	10	10	9	1	30
Total (2006 – 2014)					40	32	18	2	92

Source: Lancaster Redevelopment Agency, Lancaster Planning Department

**Table HE-I-3  
Quantified Objectives for 2006 – 2014 (Rehabilitation)**

	<b>Programs</b>	<b>Description</b>	<b>Funding Source</b>	<b>Type of Assistance</b>	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Total</b>
1	Homeowner Emergency Repair Program	Loans for lower income homeowners in event of a residential emergency	LRA Set-aside funds	Rehab	80	40	40	0	160
2	Homeowner Home Improvement Program	Loans for very low to moderate income homeowners to rehab distressed properties	LRA	Rehab	40	40	20	20	120
3	Homeowner Disabled Accessibility Program	Loans for very low to moderate income homeowners to retrofit principal residences to be physically accessible	LRA	Rehab	24	16	8	0	48
4	Homeowner Paint Program	Loans for very low to moderate income households to paint the exterior of their residence	LRA	Rehab	8	8	4	4	24
5	Homeowner Landscape Program	Loans for very low to moderate income households to landscape the front yard of their home	LRA	Rehab	48	32	24	16	120
6	Senior Citizen Emergency Repair Program	Grants for low income senior citizens in the event of a residential emergency	LRA	Rehab	160	40	40	0	240
7	Senior Citizen Home Improvement Program	Loans for very low to moderate income senior citizen homeowners to rehabilitate distressed properties	LRA	Rehab	100	40	20	0	160
8	Senior Citizen Disabled Accessibility Program	Loans for very low to moderate income senior citizen homeowners to retrofit principal residences to be physically accessible	LRA	Rehab	60	20	16	0	96
9	Senior Citizen Paint Program	Loans for very low to moderate income senior citizen homeowners to paint the exterior of their residence	LRA	Rehab	24	16	8	0	48
10	Senior Citizen Landscape Program	Loans for very low to moderate income senior citizen homeowners to landscape the front yard of their home	LRA	Rehab	100	40	20	0	160
11	Rental Housing Rehabilitation Loan Program (1-4 units)	Low interest loan for the rehabilitation of existing rental units	LRA	Rehab	16	16	8	0	40
12	Rental Housing Rehabilitation Loan Program (5+ units)	Low interest loan for the rehabilitation of existing rental units	LRA	Rehab	8	8	8	0	24
13	Mobile Home Grant Program	Grants for low income mobile home owners to rehabilitate distressed mobile homes	LRA	Rehab	100	80	0	0	180
14	CalHome	Housing rehabilitation program designed to assist low-income homeowners	CAL-HOME	Rehab	2	0	0	0	2
15	CDBG	The Community Development Block Grant (CDBG) is a rental rehabilitation program to assist property owners in providing safe and sanitary housing to low-income families	CDBG	Rehab	2	1	1	1	5
<b>Total (2006 – 2014)</b>					<b>772</b>	<b>397</b>	<b>217</b>	<b>41</b>	<b>1,427</b>

Source: Lancaster Redevelopment Agency, Lancaster Planning Department

**Table HE-I-4  
Quantified Objectives for 2006 – 2014**

<b>Income Category</b>	<b>New Construction (from affordable projects)</b>	<b>Conservation/ Preservation</b>	<b>Rehabilitation</b>
Extremely Low	234	20	386
Very-Low	234	20	386
Low	13	32	397
Moderate	297	18	217
Above Moderate	420	2	41
<b>TOTALS</b>	<b>1,198</b>	<b>92</b>	<b>1,427</b>

Source: Lancaster Redevelopment Agency, Lancaster Planning Department

## 1. Progress Toward the Regional Housing Need

Table HE-I-1 (Quantified Objectives – New Construction) indicates 778 units that will be affordable to very low, low and moderate-income households. Most, if not all of the affordable housing projects constructed within the City of Lancaster utilize Redevelopment, State and/or federal funds, in addition to private financing. All of the projects listed in “The Quantified Objectives for 2006-2014” are Redevelopment Agency sponsored projects and therefore do or will have Conditions, Covenants and Restrictions recorded on the property, ensuring affordability. Owner-occupied housing will remain affordable for 45 years and multi-family rentals for 55 years.

- Status of proposed affordable projects

Of the thirteen projects listed in Table HE-I-1, one is already constructed, three are under construction, two are approved and seven are proposed (see Table HE-I-5). The number of affordable units already constructed or approved total 541. Of these approved units, 441 are affordable to very low and low-income households. The other affordable units listed that are proposed and awaiting approval total 237. Again, all of the proposed projects listed will be Redevelopment Agency sponsored projects with Conditions, Covenants and Restrictions recorded on the property, ensuring affordability for 45 or 55 years.

	<b>Project</b>	<b>Status</b>
1	Laurel Crest Apartments	Approved and under construction
2	Poppyfield Estates	Approved and under construction
3	Arbor Court Apartments	Constructed
4	Arbor artist loft apartments	Approved and under construction
5	Arbor on Date apartments	Proposed
6	Arbor Downtown condominiums	Approved
7	Condo project on Avenue I	Proposed as part of Northeast Gateway Corridor
8	Sky View housing development	Proposed as part of Northeast Gateway Corridor
9	Whit Carter housing development	Proposed as part of Northeast Gateway Corridor
10	Lancaster Community Homeless Shelter	Approved
11	Lowtree townhome project	Proposed as part of Lowtree Neighborhood Project
12	Lowtree residential development	Proposed as part of Lowtree Neighborhood Project
13	Old Fairgrounds housing project	Proposed as part of Northeast Gateway Corridor

Source: City of Lancaster Planning Department

The remaining affordable projects pending approval will go through different types of approval processes (see Table HE-I-6). Single-family projects will require a tentative tract map, subdividing the property into individual single-family lots. The multi-family projects listed will likely go through a conditional use permit application, since the project locations are within 100 feet from existing single-family use. However, any future project within the Downtown Specific Plan (pending adoption), such as the Arbor on Date apartments, will only require a Director’s Review, which is a simplified administrative review process.

<b>Table HE-I-6 Entitlements Needed for Proposed Projects Listed in Quantified Objectives</b>		
<b>Proposed Project</b>	<b>GP designation (Zoning)</b>	<b>Entitlements Needed</b>
Arbor on Date apartments	Downtown Specific Plan (SP) (pending adoption of Downtown Specific Plan)	Director's Review (pending adoption of the Downtown Specific Plan)
Condo project on Avenue I	Commercial, Multi-residential 1 (C, MDR)	Conditional Use Permit, Tentative Parcel Map (air-space subdivision for condo ownership)
Sky View housing development	Urban Residential (R-7000)	Tentative Tract Map
Whit Carter housing development	Urban Residential (R-7000)	Tentative Tract Map
Lowtree townhome project	Multi-residential 2, Commercial, Office/Professional (HDR, C, OP)	Conditional Use Permit
Lowtree residential development	Multi-residential 2, Commercial, Office/Professional (HDR, C, OP)	Conditional Use Permit
Old Fairgrounds housing project	Urban Residential (R-7000)	Tentative Tract Map

Source: City of Lancaster Planning Department July 2008

For more information on progress of housing for above moderate and moderate-income households, also see Section G of the Housing Element.

## J. Goals, Objectives, Policies and Action Programs

This section and the quantified objectives contained in Section I represent the goals, objectives, policies and action programs that the City will pursue over the course of the current housing element planning period (2006 – 2014).

Each specific action is assigned a priority which defines a general period during which the City shall initiate an action. They are defined as follows:

Priority One	Initiate upon update of Housing Element
Priority Two	Initiate within 6 to 12 months following Housing Element update
Priority Three	Initiate within 1 to 3 years following Housing Element update
Priority Four	Initiate within 5+ years following Housing Element update
Ongoing	For programs already in existence
Implemented	For completed programs

### Goal 6

**To promote sufficient housing to meet the diverse housing needs of all economic segments of the present and future City of Lancaster.**

#### PROVISION OF ADEQUATE SITES FOR HOUSING

The State Legislature has declared that local governments “have a responsibility... to make adequate provision for the housing needs of all economic segments of the community.” Unfortunately, the housing market is generally not able to produce housing which is affordable to very low-, low-, and moderate-income households, without some form of government assistance.

In addition, certain communities have become impacted with more than their fair share of housing for very low-, low-, and moderate-income households, while other communities provide housing exclusively for upper income residents. As a result, State law requires that individual communities accommodate their “fair share” of households of all economic groups. Within the Southern California region, the Southern California Association of Governments (SCAG) is responsible for preparing a Regional Housing Needs Assessment to identify the fair share of regional growth which individual communities must strive to achieve over the next five years.

The following outlines Lancaster’s proposed program to provide for adequate housing through 2014 to accommodate its fair share of regional housing needs and to ensure that adequate housing opportunities are available to all economic segments of the community.

**Objective 6.1** Provide for adequate sites that will enable the production of 12,799 housing units through June 2014 to meet the demands of present and future residents, including an adequate number and range of new dwelling types which are affordable to extremely low-, very low-, low-, moderate- and above moderate-income households.

**Policy 6.1.1:** Ensure that a mix of housing types are provided, including single family detached, mobile home, and multiple family housing within a variety of price ranges which will provide a range of housing options for those wishing to reside within the City of Lancaster, and which will enable the City to achieve Objective 6.1.

Specific Actions:

6.1.1(a) In order to maintain current information concerning housing production, compile a quarterly Development Summary Report, identifying the location, size and type of residential development proposals submitted to the City, as well as their status. It is intended that this summary report will track projects from submittal through recordation of subdivision maps through building permits and issuance of occupancy permits through project completion.

STATUS: Existing program  
RESPONSIBILITY: Planning Department  
TIME FRAME: Ongoing  
FUNDING SOURCE: Department budget

6.1.1(b) Establish a monitoring program which identifies the type and cost of housing being produced within Lancaster, as well as the availability of vacant land which can be used in the short-term (next five years) to accommodate a variety of housing types. This monitoring program is ongoing, but will result in a report to be prepared immediately after each calendar year. In addition, as part of the City's General Plan Annual Review, prepare a status report which evaluates program and production goals outlined in this plan and revise as necessary to meet the needs for housing that is affordable to very low-, low-, and moderate-income households.

STATUS: Existing program  
RESPONSIBILITY: Planning Department  
TIME FRAME: Ongoing  
FUNDING SOURCE: Department budget



6.1.1(c)

If multi-year construction trends, as evidenced by the quarterly Development Summary Report and other available information, indicate that housing unit development will fall short of the City's needs as established in Objective 6.1, consider revisions to, or adoption of, housing incentive programs such as waiver and/or deferral of processing and development impact fees, and relaxation of standard development requirements to encourage construction of those categories where it appears that actual construction will not meet identified needs.

STATUS: Existing program  
RESPONSIBILITY: Planning Department  
TIME FRAME: Ongoing  
FUNDING SOURCE: Department budget

6.1.1(d)

Amend the zoning ordinance to remove the requirement for a conditional use permit for the development of multi-family projects in the Medium Density Residential (MDR) and High Density Residential (HDR) zones. All multi-family development proposals in these zones will be processed administratively, such as a site plan review application.

STATUS: New program  
RESPONSIBILITY: Planning Department  
TIME FRAME: Priority 1  
FUNDING SOURCE: Department budget

6.1.1(e)

Assist local nonprofit agencies to actively seek the acquisition of state and federal funding sources by providing letters of support, technical guidance, and other regulatory and procedural assistance as needed to facilitate the development of affordable housing for low to extremely low-income households. The submittal of funding applications would occur during their specified time frames. Other assistance provided to nonprofits would include development incentives, such as a streamlined application review process and other mechanisms specific to the development to ensure the production of successful housing projects.

STATUS: Existing program  
RESPONSIBILITY: Planning Department,  
Redevelopment Agency  
TIME FRAME: Ongoing  
FUNDING SOURCE: Department budgets

6.1.1(f) Amend the zoning ordinance to permit Single Room Occupancy units (SROs) in multi-family zones, or in commercial zones as part of a mixed-use development. The revision will include development standards, guidelines and procedures for the review and processing of application proposals for SROs.

STATUS: New program  
RESPONSIBILITY: Planning Department  
TIME FRAME: Priority 1  
FUNDING SOURCE: Department budget

6.1.1(g) Amend the zoning ordinance to remove the requirement for amenities in exchange for an increase in density for development proposals in multi-family residential zones.

STATUS: New program  
RESPONSIBILITY: Planning Department  
TIME FRAME: Priority 1  
FUNDING SOURCE: Department budget

**Policy 6.1.2: Promote infill housing development within areas presently approved for urban density residential development, as well as areas which have been committed to urban development.**

Specific Actions:

6.1.2(a) Continue to enhance development opportunities for the construction of affordable housing through shared appreciation covenants, conditions and restrictions, the provision of technical assistance, and use of real property acquisition powers of the Lancaster Redevelopment Agency which action results in the consolidation of small, infill parcels and the development of affordable housing.

STATUS: Existing program  
RESPONSIBILITY: Redevelopment Agency  
TIME FRAME: Ongoing  
FUNDING SOURCE: Agency budget

6.1.2(b) Encourage the utilization of Zoning Ordinance provisions pertaining to the development of mixed use projects such as: related office uses in conjunction with housing for the aged, infirm, or convalescent, or limited residential occupancies above neighborhood-type commercial uses, using strict development standards to ensure the desirability of dwellings so produced. Where developers propose commercial projects or reuses of buildings, particularly in the downtown area, staff will inform them of the provision in the Zoning Ordinance that would allow them to incorporate residential units as part of the project.

STATUS: Existing program  
RESPONSIBILITY: Planning Department  
TIME FRAME: Ongoing  
FUNDING SOURCE: Department budget

**Policy 6.1.3: Promote efforts to slow the rising costs of new and existing housing to the extent that government actions can reasonably do so while protecting the public health, safety, and welfare.**

Specific Actions:

6.1.3(a) Provide timely review of discretionary and non-discretionary residential development requests, with fees sufficiently only to cover the actual costs (direct and overhead) incurred by the City. In order to do so, continue to exercise existing procedures and consider adopting new measures to expedite case processing. These techniques include:

- Computerize case records to allow for automated case tracking;
- Schedule case processing timetables to provide reasonable expectations in processing applications based upon available resources;
- Hold public and agency review of EIR's concurrently so that processing times can be reduced; and
- Continue to require complete information as part of application filing to avoid later delays.

STATUS: Existing program  
RESPONSIBILITY: Planning Department  
TIME FRAME: Ongoing  
FUNDING SOURCE: City general fund, department Budget

6.1.3(b) Periodically, evaluate land development processing procedures to ensure that project review is accomplished in the minimum time necessary to implement the General Plan and ensure protection of public health, safety, and welfare.

STATUS: Existing program  
RESPONSIBILITY: Planning Department  
TIME FRAME: Ongoing  
FUNDING SOURCE: Department budget

6.1.3(c)

As part of the regular proceedings of the Development Review Committee (DRC), make residential developers aware of City zoning ordinance provisions that provide up to a 35 percent density bonus, or equivalent financial incentive, to residential developers who agree to make a corresponding percentage of the units within the project affordable to households, per State density bonus law. The City’s zoning ordinance will be revised to reflect the latest changes in density bonus law.

STATUS: Existing program  
RESPONSIBILITY: Planning Department  
TIME FRAME: Priority 1  
FUNDING SOURCE: Department budget

**Policy 6.1.4: Promote the use of available housing assistance programs and resources.**

Specific Actions:

6.1.4(a)

Leverage direct funding resources of the City and Lancaster Redevelopment Agency with State and Federal funding sources to address the housing objectives contained in Table HE-I-1 through Table HE-I-4 “Quantified Objectives” of the Housing Element in order to facilitate the provision of single and multiple family dwelling units available to very low-, low-, and moderate-income households.

STATUS: Existing program  
RESPONSIBILITY: Redevelopment Agency  
TIME FRAME: Ongoing  
FUNDING SOURCE: Agency and City budget, MHP, TCAC, MRB, AHP

6.1.4(b)

Encourage private sector development of affordable housing by subsidizing development impact fees in exchange for long term affordable restrictions.

STATUS: Existing program  
RESPONSIBILITY: Redevelopment Agency  
TIME FRAME: Ongoing  
FUNDING SOURCE: Agency budget

6.1.4(c) Identify and acquire distressed residential projects (e.g. foreclosures, bankruptcies) and prepare them for sale or rent at affordable housing costs. This is an ongoing effort by the Housing and Neighborhood Revitalization Division. *(Also see Specific Action 7.2.1(i): 30 properties are projected to be acquired and resold by 2014.)*

STATUS: Existing program  
RESPONSIBILITY: Redevelopment Agency  
TIME FRAME: Ongoing  
FUNDING SOURCE: Agency budget

6.1.4(d) Continue to allow the Los Angeles County Housing Authority to administer the Section 8/Voucher Program and public housing programs within the City.

STATUS: Existing program  
RESPONSIBILITY: Redevelopment Agency  
TIME FRAME: Ongoing  
FUNDING SOURCE: HUD Section 8/Voucher Program

**Policy 6.1.5: Facilitate housing for extremely low-, very low-, low-, and moderate income-households to be distributed at locations throughout the urban portions of the City.**

Specific Actions:

6.1.5(a) In addition to other provisions of the General Plan law, and the standards contained in the zoning ordinance, apply the following locational criteria when reviewing projects that provide assistance specifically for very low, low, and moderate income households:

- Developments including assisted housing should be located in such a manner as to provide very low-, low-, and moderate-income households, as well as minorities, with the opportunity for housing outside of existing areas of concentration of very low-, low-, and moderate-income or minority households.
- Developments that include assisted housing should be located within reasonable proximity to public facilities, including convenient shopping, public schools, park and recreation facilities, transportation services, and employment centers.
- Developments that include assisted housing shall be consistent with the provisions of the Lancaster General Plan, as well as the provisions of the City of Lancaster zoning and subdivision ordinances.
- Assisted dwelling units, except those for the elderly should be distributed throughout the project site, and not grouped together in a single area.

STATUS:	Existing program
RESPONSIBILITY:	Redevelopment Agency, Planning Department
TIME FRAME:	Ongoing
FUNDING SOURCE:	Department budgets, development review fees

6.1.5(b)

Implement the following strategies to provide housing opportunities specifically for extremely low-income households:

- Assist developers in seeking specialized funding sources for extremely low-income housing units
- Identify and recruit developers (for-profit and non-profit) for the development of extremely low-income housing units
- Re-evaluate the city’s development review process for higher density, mixed use, second dwelling unit, and other supportive housing to ensure development feasibility
- Encourage other alternative housing options, including SRO (single room occupancy) housing units to meet the needs of varying living situations

STATUS: New program  
 RESPONSIBILITY: Redevelopment Agency, Planning Department  
 TIME FRAME: Priority 1  
 FUNDING SOURCE: Department budgets

**Policy 6.1.6:**

**Facilitate the construction of affordable housing developments for very low, low, and moderate income households.**

Specific Actions:

6.1.6(a)

Complete construction and sale of single-family residences to provide affordable housing to meet the needs of moderate-income households and enhance stability of neighborhoods through the pride of home ownership. The Lancaster Redevelopment Agency will assist the developer to construct 100 single-family residences located north of Avenue I and east of Division Street (Sky View). Twenty percent of the units (20 units) will be deed restricted to moderate-income households, restricting resale of the homes to households whose income does not exceed 120% of the Los Angeles County median. Complete construction and sale of homes by 2012. *(Reference Table HE-I-1, row 8)*

STATUS: New program  
 RESPONSIBILITY: Redevelopment Agency  
 TIME FRAME: Priority 3  
 FUNDING SOURCE: Agency budget



6.1.6(b)

Complete construction and sale of single-family residences to provide affordable housing to meet the needs of moderate-income households and enhance stability of neighborhoods through the pride of home ownership. The Lancaster Redevelopment Agency will assist the developer to construct 100 single-family residences located north of Avenue H-8 and east of Division Street (Whit Carter). Thirteen percent of the units (13 units) will be deed restricted to moderate-income households, restricting resale of the homes to households whose income does not exceed 120% of the Los Angeles County median. Complete construction and sale of homes by 2014. (*Reference Table HE-I-1, row 9*)

STATUS:	New program
RESPONSIBILITY:	Redevelopment Agency
TIME FRAME:	Priority 3
FUNDING SOURCE:	Agency budget

6.1.6(c)

Complete construction and sale of single-family residences to provide affordable housing to meet the needs of moderate-income households and enhance stability of neighborhoods through the pride of home ownership. The Lancaster Redevelopment Agency will assist the developer to construct 40 single-family residences located in the Northeast Gateway Corridor (Old Fairgrounds housing project). Twenty percent of the units (8 units) will be deed restricted to moderate-income households, restricting resale of the homes to households whose income does not exceed 120% of the Los Angeles County median. Complete construction and sale of homes by 2012. (*Reference Table HE-I-1, row 13*)

STATUS:	New program
RESPONSIBILITY:	Redevelopment Agency
TIME FRAME:	Priority 3
FUNDING SOURCE:	Agency budget

6.1.6(d)

Complete construction and sale of single-family residences to provide affordable housing to meet the needs of moderate-income households and enhance stability of neighborhoods through the pride of home ownership. The Lancaster Redevelopment Agency will assist the developer to construct 77 single-family residences located in the Lowtree Neighborhood Project. Twenty percent of the units (16 units) will be deed restricted to moderate-income households, restricting resale of the homes to households whose income does not exceed 120% of the Los Angeles County median. Complete construction and sale of homes by 2013. *(Reference Table HE-I-1, row 12)*

STATUS: New program  
RESPONSIBILITY: Redevelopment Agency  
TIME FRAME: Priority 3  
FUNDING SOURCE: Agency budget

6.1.6(e)

Complete construction and sale of residences to provide affordable housing to meet the needs of moderate-income households and enhance stability of neighborhoods through the pride of home ownership. The Lancaster Redevelopment Agency will assist the developer to construct 200 townhomes located in the Lowtree Neighborhood Project. Twenty percent of the units (40 units) will be deed restricted to moderate-income households, restricting resale of the homes to households whose income does not exceed 120% of the Los Angeles County median. Complete construction and sale of homes by 2013. *(Reference Table HE-I-1, row 11)*

STATUS: New program  
RESPONSIBILITY: Redevelopment Agency  
TIME FRAME: Priority 3  
FUNDING SOURCE: Agency budget

6.1.6(f)

Complete construction and sale of residences to provide affordable housing to meet the needs of moderate-income households and enhance stability of neighborhoods through the pride of home ownership. The Lancaster Redevelopment Agency will assist the developer to construct 100 condominiums located in the Downtown Specific Plan project area (Arbor Downtown condominiums). One-hundred (100) units will be deed restricted to moderate-income households restricting resale of the homes to households whose income does not exceed 120% of the Los Angeles County median. Complete construction and sale of homes by 2010. (*Reference Table HE-I-1, row 6*)

STATUS:	New program
RESPONSIBILITY:	Redevelopment Agency
TIME FRAME:	Priority 1
FUNDING SOURCE:	Agency budget, HOME funds

6.1.6(g)

Complete construction and sale of residences to provide affordable housing to meet the needs of moderate-income households and enhance stability of neighborhoods through the pride of home ownership. The Lancaster Redevelopment Agency will assist the developer to construct 100 condominiums located on Avenue I in the North Downtown Transit Village project area. One-hundred (100) units will be deed restricted to moderate-income households, restricting resale of the homes to households whose income does not exceed 120% of the Los Angeles County median. Complete construction and sale of homes by 2010. (*Reference Table HE-I-1, row 7*)

STATUS:	New program
RESPONSIBILITY:	Redevelopment Agency
TIME FRAME:	Priority 1
FUNDING SOURCE:	Agency budget, HOME funds

6.1.6(h) Complete construction of multi-family residences to provide affordable housing to meet the needs of very low- and low-income households. The Lancaster Redevelopment Agency will assist the developer to construct 72 apartments located in the North Downtown Transit Village project area (Laurel Crest apartments). Through deed restrictions, fifty-nine (59) units will be available to very low-income households and thirteen (13) units will be available to low-income households. Complete construction of apartments by 2008. *(Reference Table HE-I-1, row 1)*

STATUS: Existing program  
 RESPONSIBILITY: Redevelopment Agency  
 TIME FRAME: Ongoing  
 FUNDING SOURCE: Agency budget, HOME funds, MHP, MRB, AHP, TCAC

6.1.6(i) Complete construction of multi-family residences to provide affordable housing to meet the needs of very low-income households. The Lancaster Redevelopment Agency will assist the developer to construct 100 apartments located in the North Downtown Transit Village project area (Poppyfield Estates). Through deed restrictions, one hundred (100) units will be available to very low-income households. Complete construction of apartments by 2008. *(Reference Table HE-I-1, row 2)*

STATUS: Existing program  
 RESPONSIBILITY: Redevelopment Agency  
 TIME FRAME: Ongoing  
 FUNDING SOURCE: Agency budget, HOME funds, MRB, TCAC

6.1.6(j) Complete construction of multi-family residences to provide affordable housing to meet the needs of very low-income households. The Lancaster Redevelopment Agency will assist the developer to construct 21 apartments located in the Downtown Specific Plan project area (Arbor artist loft apartments). Through deed restrictions, twenty-one (21) units will be available to very low-income households. Complete construction of apartments by 2008. *(Reference Table HE-I-1, row 4)*

STATUS: Existing program  
 RESPONSIBILITY: Redevelopment Agency  
 TIME FRAME: Ongoing  
 FUNDING SOURCE: Agency budget, TCAC

6.1.6(k) Complete construction of multi-family residences to provide affordable housing to meet the needs of very low-income households. The Lancaster Redevelopment Agency will assist the developer to construct 40 apartments located in the Downtown Specific Plan project area (Arbor on Date apartments). Through deed restrictions, forty (40) units will be available to very low-income households. Complete construction of apartments by 2009. *(Reference Table HE-I-1, row 5)*

STATUS: Existing program  
 RESPONSIBILITY: Redevelopment Agency  
 TIME FRAME: Ongoing  
 FUNDING SOURCE: Agency budget, HOME funds, TCAC

For General Plan action programs that address the buildout of underutilized parcels and infill development within the urban core, please refer to the Lancaster General Plan Policy Document.

**Policy 6.1.7: Ensure adequate water and sewer capacity to meet Lancaster’s housing need.**

Specific Actions:

6.1.7(a) On an annual basis, meet and work with all water districts, pertinent agencies and community groups to ensure adequate water capacity to meet Lancaster’s housing need, utilizing a variety of strategies, including increased water conservation, the use of recycled water, and banking of increased supplies when available.

STATUS: New program  
 RESPONSIBILITY: Public Works Department  
 TIME FRAME: Priority 1  
 FUNDING SOURCE: Agency budget

6.1.7(b) On an annual basis, meet and work with the Los Angeles County Sanitation District and other pertinent agencies to ensure adequate sewer capacity to meet Lancaster’s housing need, including the coordination of timely expansion upgrades to the Lancaster Water Reclamation Plant.

STATUS: New program  
 RESPONSIBILITY: Public Works Department  
 TIME FRAME: Priority 1  
 FUNDING SOURCE: Agency budget

**Policy 6.1.8: Encourage affordable mixed use and multi-residential housing developments on mixed use zoned sites.**

Specific Actions:

6.1.8(a) Encourage housing development in the mixed-use zones by: providing assistance with site identification and entitlement processing; offering fee waivers and deferrals for affordable housing projects; modifying development standards such as setbacks and parking; and providing financial support where available for multi-family and mixed use affordable projects.

STATUS: New program  
RESPONSIBILITY: Planning Department  
TIME FRAME: Priority 1  
FUNDING SOURCE: Agency budget

6.1.8(b) On an annual basis, the City will organize special marketing events geared towards the development community and post the sites inventory on the City's webpage.

STATUS: New program  
RESPONSIBILITY: Planning Department  
TIME FRAME: Priority 1  
FUNDING SOURCE: Agency budget

6.1.8(c) To assist the development of housing for lower income households on larger sites, the City will facilitate land divisions, lot line adjustments, mixed use planned developments, and specific plans, to create parcel sizes that facilitate multifamily developments affordable to lower income households, in light of state, federal and local financing programs (i.e., 2 to 10 acre units) through ministerial review of lot line adjustments, and streamlining and expediting the approval process for land division for projects that include affordable housing units.

STATUS: New program  
RESPONSIBILITY: Planning Department  
TIME FRAME: Priority 1  
FUNDING SOURCE: Agency budget

## Goal 7

**To preserve existing housing stock within areas for which a desirable living environment can be provided; to promote conversion of such residential areas for which a desirable living environment cannot be sustained.**

### SUBSIDIZED HOUSING

As a means of ensuring that an adequate amount of housing is available to meet the needs of all economic segments of the community, attention must be paid to ensure that existing housing which is affordable to low and moderate income groups stays affordable. Within Lancaster, as in any community, there is the chance that the availability of dwelling units which are affordable to low and moderate income households may decrease over time. This loss of affordable housing could occur as the result of termination of existing rental subsidy contracts.

**Objective 7.1**                      **Retain at no less than present levels the number of subsidized housing units of all types, and expand affordable housing opportunities for very low-, low-, and moderate-income households.**

**Policy 7.1.1:**                      **Regulate the conversion of existing rental apartment housing and mobile home parks to condominium or cooperative housing in order to prevent a decline in the supply of rental housing. Place particular emphasis on minimizing hardships created by the displacement of very low-, low-, and moderate-income households.**

#### Specific Actions:

7.1.1(a)                              Apply the provisions of the City's subdivision ordinance relating to limitations on the conversion of rental apartments to condominiums or cooperatives when the multi-family vacancy rate falls below four percent.

STATUS:	Existing program
RESPONSIBILITY:	Planning department
TIME FRAME:	Ongoing
FUNDING SOURCE:	Department budget

7.1.1(b) Periodically monitor existing programs designed to preserve assisted housing developments for low income households as required by Government Code Section 65583(d) to determine if additional actions are required to protect these developments.

STATUS: Existing program  
RESPONSIBILITY: Redevelopment Agency  
TIME FRAME: Ongoing  
FUNDING SOURCE: Department budget

7.1.1(c) To preserve subsidized multifamily apartment units at risk of losing affordability restrictions, continue to apply the preservation strategies presented in Section HE-H, "Preservation of Affordable Housing Units At-Risk" of the Housing Element.

STATUS: Existing program  
RESPONSIBILITY: Planning Department,  
Redevelopment Agency, Public  
Works Department  
TIME FRAME: Ongoing  
FUNDING SOURCE: Agency budget

**Policy 7.1.2: Regulate the conversion of existing mobile home parks to non-residential uses in order to maintain a valuable source of affordable housing.**

Specific Actions:

7.1.2(a) In order to preserve an affordable senior housing option and to protect the public health, safety and welfare and pursuant to the provisions of Section 65858 of the California Government Code, enact an urgency moratorium on the conversion of any mobile home park currently in existence in the City of Lancaster from a park where at least eighty percent (80%) of the full-time residents are individuals aged fifty-five (55) years and older (a "seniors only" mobile home park) to a mobile home park accepting all ages of residents.

STATUS: Existing program  
RESPONSIBILITY: Planning Department  
TIME FRAME: Ongoing  
FUNDING SOURCE: Department budget



## HOUSING REHABILITATION

While housing condition problems within the City of Lancaster are not of the magnitude found in other communities, they are nevertheless of concern. The ability for households of all economic groups to find clean decent, sound shelter is a fundamental right. In addition, one of the first indications of a community's desirability as a place in which to live and do business is reflected in the quality of its housing stock. The existence of deteriorated housing in any portion of Lancaster negatively affects the desirability of the entire community, and could negatively affect the decision making process of businesses and industrial firms which might consider Lancaster as a location, particularly where such housing is in close proximity to commercial and industrial areas.

**Objective 7.2**                    **Improve and preserve the existing supply of low and moderate income housing.**

**Policy 7.2.1:**                    **Rehabilitate owner- and/or renter-occupied residences for extremely low- to moderate-income households, the elderly, and physically disabled.**

Specific Actions:

7.2.1(a)                            Continue the Home Ownership Mortgage Loan Program. This program will provide affordable housing to meet the needs of very low- and low-income households, increase the mobile home owner base, and revitalize mobile home parks. Priority is to provide new or substantially rehabilitated housing and to provide financial assistance for purchase of affordable housing. The program will preserve twenty (20) very low-income and twelve (12) low income mobile residential homes by 2014. (*Reference Table HE-I-2, row 1*)

STATUS:	Existing program
RESPONSIBILITY:	Redevelopment Agency
TIME FRAME:	Ongoing
FUNDING SOURCE:	Agency budget, HOME funds

7.2.1(b)

Continue the Homeowner Emergency Repair Program and Senior Citizen Emergency Repair Program citywide that will meet the needs of very low-income households occupied by the elderly, disabled, large families, and other sub-populations to maintain affordable housing. Priority will be given to rehabilitation of owner-occupied residences of extremely low-income households, senior citizens, and the disabled. The programs will provide financial assistance to eighty (80) very low-, forty (40) low- and forty (40) moderate-income households, as well as one hundred sixty (160) very low-, forty (40) low- and forty (40) moderate-income senior households. Assistance will be provided by 2014. (*Reference Table HE-I-3, rows 1 and 6*)

STATUS: Existing program  
RESPONSIBILITY: Redevelopment Agency  
TIME FRAME: Ongoing  
FUNDING SOURCE: Agency budget

7.2.1(c)

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 programs will provide assistance to forty (40) very low-, forty (40) low-, twenty (20) moderate- and twenty (20) above moderate-income households, as well as one hundred (100) very low-, forty (40) low- and twenty (20) moderate-income senior households. Assistance will be provided by 2014. (*Reference Table HE-I-3, rows 2 and 7*)

STATUS: Existing program  
RESPONSIBILITY: Redevelopment Agency  
TIME FRAME: Ongoing  
FUNDING SOURCE: Agency budget

7.2.1(d) Implement the Homeowner Paint Program and the Senior Citizen Paint Program designed to assist very low- to above moderate-income homeowners as well as senior citizen homeowners, by providing loans to paint the exterior of their residence. The programs will provide financial assistance to eight (8) very low-, eight (8) low-, four (4) moderate- and four (4) above moderate-income households, as well as twenty-four (24) very low-, sixteen (16) low- and eight (8) moderate-income senior households. Assistance will be provided by 2014. (*Reference Table HE-I-3, rows 4 and 9*)

STATUS: New program  
RESPONSIBILITY: Redevelopment Agency  
TIME FRAME: Priority 1  
FUNDING SOURCE: Agency budget

7.2.1(e) Implement the Homeowner Landscape Program and the Senior Citizen Landscape Program designed to assist very low- to above moderate-income homeowners as well as senior citizen homeowners, by providing loans to landscape the front yard of their residence. The programs will provide financial assistance to forty-eight (48) very low-, thirty-two (32) low-, twenty-four (24) moderate- and sixteen (16) above moderate-income households, as well as one hundred (100) very low-, forty (40) low- and twenty (20) moderate-income senior households. Assistance will be provided by 2014. (*Reference Table HE-I-3, rows 5 and 10*)

STATUS: New program  
RESPONSIBILITY: Redevelopment Agency  
TIME FRAME: Priority 1  
FUNDING SOURCE: Agency budget

7.2.1(f) Continue the Rental Housing Rehabilitation Loan Program (for 1 to 4 units) designed to provide a low interest loan for the rehabilitation of existing rental units. This program will provide financial assistance to sixteen (16) very low-, sixteen (16) low- and eight (8) moderate-income households. Assistance will be provided by 2014. (*Reference Table HE-I-3, row 11*)

STATUS: Existing program  
RESPONSIBILITY: Redevelopment Agency  
TIME FRAME: Ongoing  
FUNDING SOURCE: Agency budget

7.2.1(g) Continue the Rental Housing Rehabilitation Loan Program (for 5 or more units) to provide a low interest loan for the rehabilitation of existing rental units. This program will provide financial assistance to eight (8) very low-, eight (8) low- and eight (8) moderate-income households. Assistance will be provided by 2014. (*Reference Table HE-I-3, row 12*)

STATUS: Existing program  
RESPONSIBILITY: Redevelopment Agency  
TIME FRAME: Ongoing  
FUNDING SOURCE: Agency budget

7.2.1(h) Continue the Mobile Home Grant Program designed to assist very low- and low-income mobile homeowners by providing grants to rehabilitate distressed mobile homes. This program will provide financial assistance to one hundred (100) very low- and eighty (80) low-income households. Assistance will be provided by 2014. (*Reference Table HE-I-3, row 13*)

STATUS: New program  
RESPONSIBILITY: Redevelopment Agency  
TIME FRAME: Priority 1  
FUNDING SOURCE: Agency budget

7.2.1(i) Implement the Foreclosure Preservation Homeownership Program designed to preserve sustainable homeownership in the city through reclaiming foreclosed homes as neighborhood assets. This program will preserve ten (10) very low-, ten (10) low- and nine (9) moderate-income residential homes by 2014. (*Reference Table HE-I-2, row 3*)

STATUS: New program  
RESPONSIBILITY: Redevelopment Agency  
TIME FRAME: Priority 1  
FUNDING SOURCE: Agency budget

7.2.1(j) 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. (*Reference Table HE-I-2, row 2*)

STATUS: New program  
RESPONSIBILITY: Redevelopment Agency  
TIME FRAME: Priority 1  
FUNDING SOURCE: Agency budget

7.2.1(k) Utilize CalHome funds to assist very low-income homeowners with rehabilitation of their properties. This program will assist two (2) very low-income homeowners by 2008. (Reference Table HE-I-3, rows 14)

STATUS: Existing program  
RESPONSIBILITY: Redevelopment Agency  
TIME FRAME: Ongoing  
FUNDING SOURCE: CalHome funds

*Note: The Redevelopment Agency will apply for CalHome funds, only if it becomes necessary to do so. See explanation in Section B of the Housing Element, under Housing Programs.*

7.2.1(l) Utilize CDBG funds to assist property owners in rehabilitation rental units to provide safe and sanitary housing to very low- to moderate income-households. This program will assist in the rehabilitation of two (2) very low-income residential units, one (1) low-income residential unit and one (1) moderate-income residential unit. Targets will be achieved by 2008. (Reference Table HE-I-3, row 15)

STATUS: Existing program  
RESPONSIBILITY: Redevelopment Agency  
TIME FRAME: Ongoing  
FUNDING SOURCE: CDBG funds

## MAINTENANCE OF EXISTING SOUND HOUSING

The large majority of housing within the City of Lancaster is currently sound. Because of the community's rapid growth in recent years, a large portion of the City's housing stock will grow old at the same time. If the City is to avoid significant problems in the future, the establishment of programs now to prevent future physical deterioration of the housing stock is critical. In addition, as a method of preventing deterioration of residential neighborhoods, it is important to ensure that an adequate level of public improvements and neighborhood facilities are provided throughout the city.

**Objective 7.3**                    **Prevent the physical deterioration of existing sound housing stock within the city of Lancaster.**

**Policy 7.3.1:**                    **Encourage continued maintenance of currently sound housing through local information and assistance programs.**

Specific Actions:

7.3.1(a)                            Continue to perform pre-occupancy inspection programs in which a City building inspector inspects housing to ensure compliance with local, state, and federal regulations related to public health, safety, and welfare, including applicable housing codes.

STATUS:                            Existing program  
RESPONSIBILITY:                Public Works Department  
TIME FRAME:                      Ongoing  
FUNDING SOURCE:                Public Works Department budget

7.3.1(b)                            Conduct concentrated code enforcement programs within the City when the need and community support warrant such activity. It is intended that this program would be applied to areas which are still basically sound, but which are just beginning to show signs of decline. This program would be coordinated with existing rehabilitation programs to provide loans and subsidies for required repairs.

STATUS:                            Existing program  
RESPONSIBILITY:                Redevelopment Agency, Planning Department, Public Works Department  
TIME FRAME:                      Ongoing  
FUNDING SOURCE:                Department budgets

7.3.1(c) Perform departmental review and approval of the location and operation of group home facilities for disabled persons within the community, while limiting potential negative impacts associated with such uses on community residents by ensuring compliance with regulations related to public health, safety, and welfare.

STATUS: New program  
RESPONSIBILITY: Planning Department, Code Enforcement  
TIME FRAME: Priority 1  
FUNDING SOURCE: Department budgets

7.3.1(d) Prevent the existence of substandard and unsanitary residential rental properties deemed unfit and/or unsafe for human occupancy, potentially threatening the physical, social, and economic stability of existing residential facilities, neighborhoods and the community as a whole.

STATUS: New program  
RESPONSIBILITY: Code Enforcement, Sheriff Department (LANCAP), Building and Safety  
TIME FRAME: Priority 1  
FUNDING SOURCE: Department budgets

**Policy 7.3.2: Improve the livability of existing residential neighborhoods and prevent their deterioration by ensuring that an adequate level of public improvements and neighborhood facilities are available.**

Specific Actions:

7.3.2(a) 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.

STATUS: Existing program  
RESPONSIBILITY: Public Works Department  
TIME FRAME: Ongoing  
FUNDING SOURCE: Agency budget, CDBG funds, State gasoline tax subventions

7.3.2(b)

Provide for the acquisition of property in targeted neighborhood-revitalization areas where blighted conditions exist. Long-range revitalization efforts include acquisition, demolition, infrastructure repair, reparcelization, and construction of single-family dwellings and neighborhood facilities.

STATUS:	Existing program
RESPONSIBILITY:	Redevelopment Agency
TIME FRAME:	Ongoing
FUNDING SOURCE:	CDBG and HOME funds, State and Federal grants, TCAC, MRB, MHP, Agency budget



## Goal 8

**To promote provision of adequate housing opportunities for those desiring to live in Lancaster, regardless of age, race, ethnic background, color, national origin, religion, familial status, marital status, disability, sex, sexual orientation, ancestry, source of income and any other protected class under state and federal law.**

### HOUSING FOR SPECIAL NEEDS GROUPS

Previous objectives have dealt with general housing issues affecting a wide range of groups within the City. In addition to previously expressed housing needs, there exist within the City certain groups which have specialized housing needs. These groups include the elderly, handicapped, homeless, and military personnel. Each of these groups has different housing needs which are addressed below.

**Objective 8.1**                      **Promote provision of housing for the elderly, handicapped, homeless, and other special needs groups.**

**Policy 8.1.1:**                      **Promote the development and rehabilitation of housing specifically designed for the elderly providing a variety of living environments.**

#### Specific Actions:

8.1.1(a)                              Provide financial assistance for the construction of senior citizen independent living residences to address the special needs of the elderly population whose household incomes do not exceed 50% of the Los Angeles County median income. The Lancaster Redevelopment Agency will assist the developer to construct 234 senior apartments located in the North Downtown Transit Village project area (Arbor Court apartments). Two-hundred thirty-four (234) units will be available to very low-income households. Complete construction of apartments by 2008. (*Reference Table HE-I-1, row 3*)

STATUS:	Existing program
RESPONSIBILITY:	Redevelopment Agency
TIME FRAME:	Ongoing
FUNDING SOURCE:	Agency budget, HOME funds

8.1.1(b) Administer the provisions of the zoning ordinance that allow the development of senior citizen residential projects, as a conditional use, within areas designated for single family, multiple family or commercial uses. The senior developments would be located as a transitional use between districts of varying intensity.

STATUS: Existing program  
RESPONSIBILITY: Planning Department  
TIME FRAME: Ongoing  
FUNDING SOURCE: Department budget

8.1.1(c) According to the provisions of the zoning ordinance, allow for the reduction in required parking for senior citizen projects as necessary to encourage affordable housing for senior citizens.

STATUS: Existing program  
RESPONSIBILITY: Planning Department  
TIME FRAME: Ongoing  
FUNDING SOURCE: Department budget

8.1.1(d) Administer the provisions of the zoning ordinance that allow for the establishment of second units on single family residential lots (“granny flats”) as a means of providing additional elderly housing opportunities. Inform the public of the provision for second units for the elderly through publication and public presentation.

STATUS: Existing program  
RESPONSIBILITY: Planning Department  
TIME FRAME: Ongoing  
FUNDING SOURCE: Department budget

8.1.1(e) Utilize the following criteria to evaluate proposed senior residential projects:

- Projects should be within walking distance of transit services, major transportation routes, and shopping and medical facilities.
- Land uses in senior projects should be limited to residential uses, extended care facilities and ancillary commercial uses.
- Projects shall include provisions limiting the purchase or lease of the property to persons over 55 unless a different age is required by state law.

STATUS: Existing program  
RESPONSIBILITY: Planning Department  
TIME FRAME: Ongoing  
FUNDING SOURCE: Department budget

**Policy 8.1.2: Provide adequate shelter opportunities and assistance programs for those families and individuals who are either homeless or are at risk of becoming homeless.**

Specific Actions:

8.1.2(a) Continue support for Lancaster Community Homeless Shelter. Provide funding on an ongoing basis to a non-profit entity for the management of this facility.

STATUS: Existing program  
RESPONSIBILITY: Redevelopment Agency, Catholic Charities of LA  
TIME FRAME: Ongoing  
FUNDING SOURCE: Agency budget, HUD funds

8.1.2(b) Continue to seek opportunities for providing emergency shelter for the homeless. Encourage participation of non-profit organizations.

STATUS: Existing program  
RESPONSIBILITY: Redevelopment Agency  
TIME FRAME: Ongoing  
FUNDING SOURCE: Redevelopment Agency, State Emergency Shelter Program

8.1.2(c) Coordinate with other jurisdictions in the Antelope Valley in order to address the regional perspective of homelessness.

STATUS: Existing program  
RESPONSIBILITY: Redevelopment Agency  
TIME FRAME: Ongoing  
FUNDING SOURCE: Agency budget

8.1.2(d) Continue support in the operations of Homeless Solutions Access Center as a first point of contact for the homeless and persons at risk of becoming homeless.

STATUS: Existing program  
RESPONSIBILITY: Redevelopment Agency  
TIME FRAME: Ongoing  
FUNDING SOURCE: Agency budget

8.1.2(e) Periodically conduct a survey to identify vacant buildings within the City which could be reused for housing for very low-, low- and moderate-income households or as shelter/service facilities for the homeless. If conversion opportunities are feasible, prepare implementation strategies.

STATUS: Existing program  
RESPONSIBILITY: Redevelopment Agency  
TIME FRAME: Ongoing  
FUNDING SOURCE: Agency budget and other funding as available

8.1.2(f) In order to encourage and facilitate housing for farm workers, amend the zoning ordinance to allow, by Director's Review, the addition of a second dwelling unit within the Rural Residential (RR-2.5) zone in those cases where the land is under active commercial agricultural production.

STATUS: Implemented  
RESPONSIBILITY: Planning Department

8.1.2(g) In order to encourage and facilitate housing for the homeless, amend the zoning ordinance to allow, by administrative review (Director's Review application), the construction of emergency shelters on properties within the Light Industrial (LI) land use designation, subject to development standards applied to any other use in the LI zone, except those listed in Government Code Section 65583(a)(4).

STATUS: New program  
RESPONSIBILITY: Planning Department  
TIME FRAME: Priority 1  
FUNDING SOURCE: Department budget

8.1.2(h) Complete construction of transitional family units to provide housing to meet the needs of the homeless or those at-risk of being homeless. The Lancaster Redevelopment Agency will assist the developer to construct fourteen (14) transitional units located at Lancaster Community Homeless Shelter. Complete construction of units by 2008. (*Reference Table HE-I-1, row 10*)

STATUS: New program  
RESPONSIBILITY: Redevelopment Agency  
TIME FRAME: Priority 1  
FUNDING SOURCE: Agency budget

8.1.2(i) Amend the zoning code to explicitly allow transitional and supportive housing as residential uses subject only to those restrictions that apply to other residential uses of the same type in the same zone. This includes the amendment or removal of terms with definitions that hinder the location of transitional and supportive housing in residential zones as permitted uses.

STATUS: New program  
RESPONSIBILITY: Planning Department  
TIME FRAME: Priority 1  
FUNDING SOURCE: Department budget

**Policy 8.1.3: Promote the development and rehabilitation of housing specifically designed for the disabled.**

Specific Actions:

8.1.3(a) 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. (*Reference Table HE-I-3, rows 3 and 8*)

STATUS: Existing program  
RESPONSIBILITY: Redevelopment Agency  
TIME FRAME: Ongoing  
FUNDING SOURCE: Agency budget

8.1.3(b) Adopt and implement a reasonable accommodation ordinance, providing a procedure for considering requests for reasonable accommodation, pursuant to the Federal Fair Housing Amendment Acts of 1988. Individuals with disabilities will have a process to make requests for reasonable accommodation in regard to relief from the various land use and zoning regulations and procedures, separate from a variance or conditional use permit.

STATUS: New program  
RESPONSIBILITY: Planning Department  
TIME FRAME: Implemented October 2011  
FUNDING SOURCE: Department budget

**Policy 8.1.4:**                    **Ensure coordination between the City of Lancaster, Air Force Plant 42 and Edwards Air Force Base in regard to the provision of sufficient housing in the City to help meet the needs of military personnel for off-base housing.**

Specific Action:

8.1.4(a)                    Establish regular lines of communication and a monitoring program to gauge the extent of off-base military housing requirements.

STATUS:	Existing program
RESPONSIBILITY:	Planning Department
TIME FRAME:	Ongoing
FUNDING SOURCE:	Department budget

**Policy 8.1.5**                    **Promote the construction of congregate housing to meet the special needs of veterans.**

Specific Action:

8.1.5(a)                    Facilitate the construction of a State Veterans Home within the City on land deeded to the State of California from the Lancaster Redevelopment Agency. This project will provide a facility to address the special needs of veterans living in the Antelope Valley. Construction of the 60-bed and 50-member adult day health care facility is underway and is anticipated to be completed in the near future.

STATUS:	Existing program
RESPONSIBILITY:	Redevelopment Agency
TIME FRAME:	Ongoing
FUNDING SOURCE:	Agency budget, State and Federal funds

## PREVENTION OF HOUSING DISCRIMINATION

Housing discrimination, defined as prejudicial treatment applied categorically and not on the merit of the individual, is illegal for reasons of race, religion, national origin, ancestry, color, sex, or marital status. Housing discrimination is also socially repugnant, but still occurs. Although not a significant problem with the City of Lancaster, vigilance to ensure that discrimination does not become a problem is needed. Because state and federal law prohibit housing discrimination, the City's role in enforcing fair housing practices is generally limited to information, advocacy, coordination, and referral.

**Objective 8.2**                    **Prevent housing discrimination in accordance with national and state fair housing law.**

**Policy 8.2.1:**                    **Prohibit discrimination in housing based on race, ethnicity, national origin, age, religion, sex, and family status (children).**

Specific Actions:

8.2.1(a)                    Continue to work with the Housing Rights Center to actively support and promote a Fair Housing Program that encompasses investigations of discrimination complaints, research of housing related discrimination issues and public education and information.

STATUS:                    Existing program  
RESPONSIBILITY:                    Redevelopment Agency  
TIME FRAME:                    Ongoing  
FUNDING SOURCE:                    CDBG funds

8.2.1(b)                    Increase public awareness of Lancaster's Fair Housing Program and other City and Agency assisted housing programs through period print, radio, television, web-based media and other venues through the provisions of the City's Communications Master Plan.

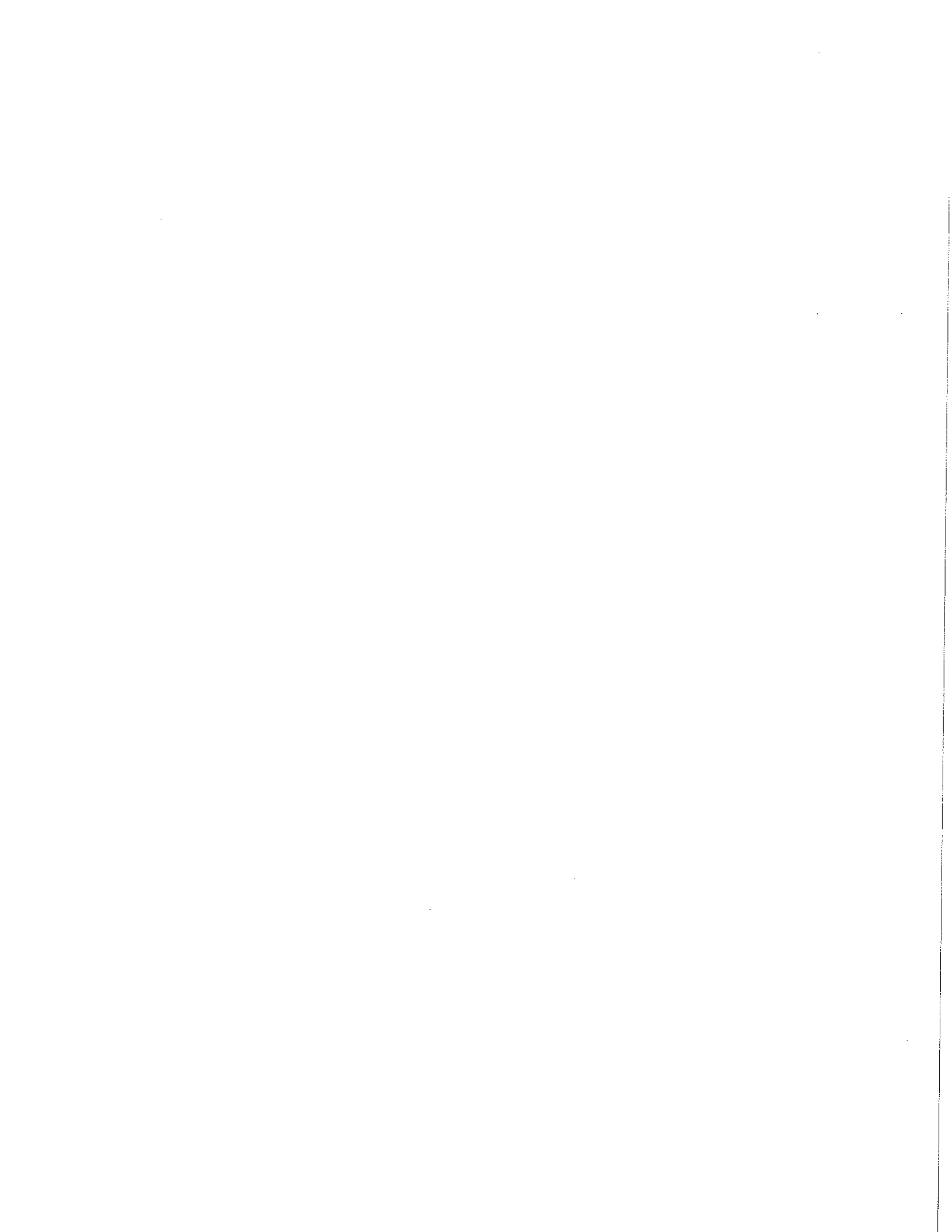
STATUS:                    Existing program  
RESPONSIBILITY:                    Communications Manager  
TIME FRAME:                    Ongoing  
FUNDING SOURCE:                    Department budget

8.2.1(c)                    Identify, promote and foster community-based organizations focused on delivering supportive services that meet the specific needs of people who are in need of Continuum of Care programs ranging from domestic violence to homelessness.

STATUS:                    New program  
RESPONSIBILITY:                    Redevelopment Agency  
TIME FRAME:                    Priority 1  
FUNDING SOURCE:                    Agency budget



# APPENDICES



## Appendix A

### Approved Residential Lots Not Yet Constructed (April 2010)

Tract #	Status	# of Acres	# of Lots	% Built	# of Lots Built On	# of Lots Vacant
61691	Recorded	3.35	3	0%	0	3
62251	Recorded	5.13	2	0%	0	2
62728	Recorded	4.1	3	0%	0	3
31588	Recorded	20	80	0%	0	80
37538	Recorded	117	60	68%	41	19
39910	Recorded	300	112	0%	0	112
41815	Recorded	17.28	88	62%	55	33
43677	Recorded	16	137	94%	129	8
44152	Recorded	30	104	0%	0	104
44167	Recorded	40	38	68%	26	12
45007	Recorded	31	29	31%	9	20
44439	Recorded	8	23	0%	0	23
44990	Recorded	16	14	86%	12	2
45539	Recorded	20	18	89%	16	2
46818	Recorded	12	47	96%	45	2
46557	Recorded	20.5	86	96%	83	3
46790	Recorded	25.78	127	0%	0	127
47394	Recorded	5.14	8	86%	7	1
47583	Recorded	40	137	20%	27	110
47895	Recorded	10	39	62%	24	15
48534-01	Recorded	30	63	6%	4	59
48534-02	Recorded	30	56	71%	40	16
48697	Recorded	1.46	6	0%	0	6
53102-01	Recorded	15	54	5%	3	51
53184	Recorded	20	77	83%	64	13
49864-03	Recorded	30	78	92%	72	6
49864-05	Recorded	30	77	0%	0	77
49864-06	Recorded	100	292	61%	178	114
51747	Recorded	20	81	96%	78	3
52655	Recorded	13.4	62	32%	20	42
53184-01	Recorded	15	53	0%	0	53
53102-01	Recorded	15	54	93%	50	4
53102-02	Recorded	15	58	48%	28	30
53253	Recorded	39.69	64	86%	55	9
53375-02	Recorded	30	29	69%	20	9

Tract #	Status	# of Acres	# of Lots	% Built	# of Lots Built On	# of Lots Vacant
53641	Recorded	20.17	62	98%	61	1
54007	Recorded	10	43	0%	0	43
54025	Recorded	25	98	0%	0	98
54199-01	Recorded	20	55	25%	14	41
54202	Recorded	40	158	94%	149	9
54274	Recorded	17	80	16%	13	67
54285	Recorded	20	79	96%	76	3
54286	Recorded	4.88	19	68%	13	6
54315	Recorded	5	19	0%	0	19
54365	Recorded	9.5	44	0%	0	44
54369-01	Recorded	10	31	68%	21	10
54369-02	Recorded	10	10	0%	0	10
54370	Recorded	20	77	30%	23	54
54370-01	Recorded	13	50	62%	31	19
54370-01-2	Recorded	5	19	0%	0	19
54370-02	Recorded	20	80	50%	40	40
54400	Recorded	22.7	82	98%	80	2
54401	Recorded	63	254	99%	251	3
54406	Recorded	4.9	21	57%	12	9
60034	Recorded	27	106	28%	30	76
60133	Recorded	30	124	98%	122	2
60147	Recorded	28	120	92%	110	10
60154	Recorded	40.9	139	35%	49	90
60198	Recorded	40.5	72	65%	47	25
60236	Recorded	5	20	70%	14	6
60241	Recorded	20	84	0%	0	84
60427	Recorded	21	77	77%	59	18
60428	Recorded	25	94	46%	43	51
60434	Recorded	10	39	97%	38	1
60450-03	Recorded	20	78	99%	77	1
60450	Recorded	13	50	39%	20	31
60524-01	Recorded	11	43	63%	27	16
60524-02	Recorded	4	16	0%	0	16
60614	Recorded	79	126	20%	25	101
60779	Recorded	5	18	0%	0	18
60780	Recorded	15	41	32%	13	28
60811-01	Recorded	10	41	15%	6	35
60811-02	Recorded	10	35	0%	0	35
60858	Recorded	38.32	143	0%	0	143

Tract #	Status	# of Acres	# of Lots	% Built	# of Lots Built On	# of Lots Vacant
60887	Recorded	20	62	98%	61	1
60889	Recorded	25	85	86%	73	12
60905	Recorded	30.5	120	94%	113	7
60943-01	Recorded	10	40	88%	35	5
60943-02	Recorded	1	5	0%	0	5
60987	Recorded	10	42	74%	31	11
61033	Recorded	31	50	92%	46	4
61042	Recorded	20	86	99%	85	1
61064	Recorded	45	181	97%	176	5
61078-01	Recorded	17.5	67	48%	32	35
61078-02	Recorded	17.5	35	0%	0	35
61206	Recorded	40.93	169	5%	8	161
61278	Recorded	4	16	0%	0	16
61489	Recorded	18	73	18%	13	60
61489-01	Recorded	18	79	0%	0	79
61493	Recorded	3.25	12	0%	0	12
61756	Recorded	15.4	73	85%	62	11
61819	Recorded	43.3	151	48%	72	79
61905	Recorded	4.22	18	0%	0	18
62075	Recorded	5.13	20	0%	0	20
62845	Recorded	37.02	63	0%	0	63
63346	Recorded	9.15	37	0%	0	37
63595	Recorded	1.31	5	0%	0	5
61949	Tentative	10.08	3	0%	0	3
62803	Tentative	2.2	2	0%	0	2
66627	Tentative	1.28	2	0%	0	2
66629	Tentative	2.18	2	0%	0	2
67518	Tentative	2.5	2	0%	0	2
69384	Tentative	2.3	4	0%	0	4
69446	Tentative	1.25	4	0%	0	4
69578	Tentative	2.55	4	0%	0	4
46192-02	Tentative	180	631	0%	0	631
48699	Tentative	7.9	7	0%	0	7
52719	Tentative	20	78	0%	0	78
53642	Tentative	40	161	0%	0	161
54382	Tentative	2.5	9	0%	0	9
54384	Tentative	10	17	0%	0	17
54410	Tentative	2.44	5	0%	0	5
54439	Tentative	10.18	34	0%	0	34

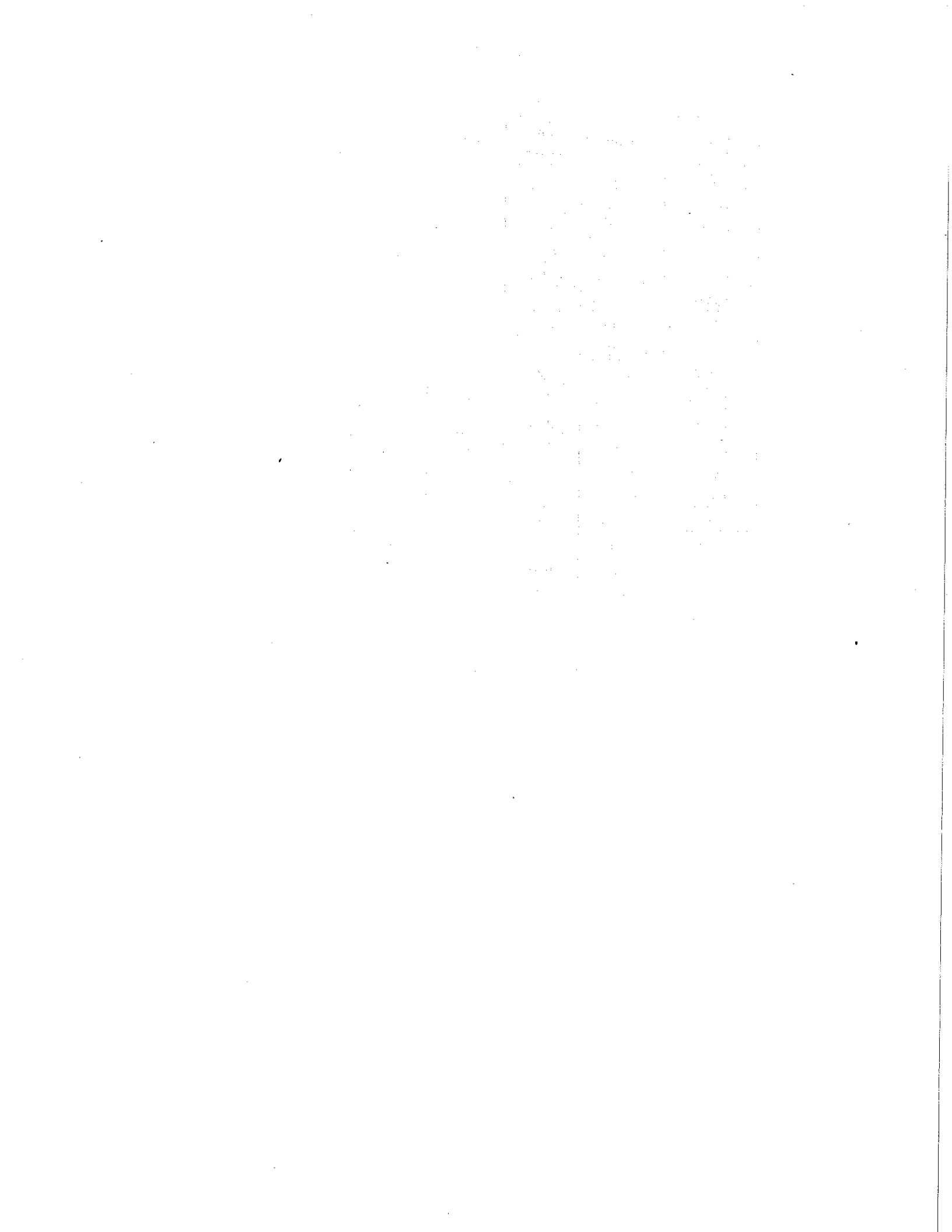
Tract #	Status	# of Acres	# of Lots	% Built	# of Lots Built On	# of Lots Vacant
60057	Tentative	120	302	0%	0	302
60108	Tentative	10.58	18	0%	0	18
60289	Tentative	8.5	30	0%	0	30
60291	Tentative	20	66	0%	0	66
60294	Tentative	30	99	0%	0	99
60348	Tentative	74.48	162	0%	0	162
60367	Tentative	30	129	0%	0	129
60430	Tentative	23	82	0%	0	82
60489	Tentative	15	64	0%	0	64
60490	Tentative	7.63	29	0%	0	29
60574	Tentative	10	29	0%	0	29
60654	Tentative	2.5	8	0%	0	8
60664	Tentative	8	39	0%	0	39
60818	Tentative	15.27	46	0%	0	46
60844	Tentative	9.4	8	0%	0	8
60870	Tentative	12	44	0%	0	44
60878	Tentative	40	156	0%	0	156
60879	Tentative	17.7	63	0%	0	63
60885	Tentative	12.51	49	0%	0	49
60933	Tentative	10.15	35	0%	0	35
60949	Tentative	26	114	0%	0	114
61038	Tentative	10	41	0%	0	41
61040	Tentative	15.1	58	0%	0	58
61041	Tentative	15.1	40	0%	0	40
61118	Tentative	9.98	33	0%	0	33
61133	Tentative	22.51	64	0%	0	64
61248	Tentative	40.9	165	0%	0	165
61303	Tentative	20	75	0%	0	75
61314	Tentative	30	84	0%	0	84
61480	Tentative	28.97	130	0%	0	130
61490	Tentative	20	73	0%	0	73
61491	Tentative	10.24	33	0%	0	33
61493	Tentative	3.25	12	0%	0	12
61542	Tentative	4.36	22	0%	0	22
61549	Tentative	8.7	38	0%	0	38
61554	Tentative	5	20	0%	0	20
61555	Tentative	18.25	27	0%	0	27
61573	Tentative	20.16	81	0%	0	81
61574	Tentative	14.3	45	0%	0	45

Tract #	Status	# of Acres	# of Lots	% Built	# of Lots Built On	# of Lots Vacant
61586	Tentative	40	151	0%	0	151
61600	Tentative	7.5	33	0%	0	33
61677	Tentative	15	58	0%	0	58
61678	Tentative	15.14	58	0%	0	58
61679	Tentative	20.15	55	0%	0	55
61681	Tentative	15	57	0%	0	57
61721	Tentative	20.35	78	0%	0	78
61733	Tentative	10	18	0%	0	18
61734	Tentative	5	19	0%	0	19
61749	Tentative	3.13	14	0%	0	14
61817	Tentative	36.8	151	0%	0	151
61818	Tentative	39.8	131	0%	0	131
61907	Tentative	38.81	22	0%	0	22
61915	Tentative	20.32	33	0%	0	33
61920	Tentative	40	108	0%	0	108
61921	Tentative	20.6	77	0%	0	77
61966	Tentative	9.74	35	0%	0	35
61970	Tentative	2.43	9	0%	0	9
61973	Tentative	4.76	18	0%	0	18
61977	Tentative	3.75	16	0%	0	16
61989	Tentative	20.25	56	0%	0	56
62052	Tentative	20	81	0%	0	81
62120	Tentative	80	316	0%	0	316
62121	Tentative	30.3	115	0%	0	115
62206	Tentative	10	34	0%	0	34
62207	Tentative	7.5	29	0%	0	29
62208	Tentative	11.68	41	0%	0	41
62215	Tentative	13	23	0%	0	23
62247	Tentative	5.03	4	0%	0	4
62321	Tentative	20	80	0%	0	80
62349	Tentative	20.56	78	0%	0	78
62403	Tentative	64.22	204	0%	0	204
62409	Tentative	10	37	0%	0	37
62478	Tentative	20	79	0%	0	79
62485	Tentative	10.09	39	0%	0	39
62520	Tentative	6.8	11	0%	0	11
62578	Tentative	20.1	87	0%	0	87
62579	Tentative	21	88	0%	0	88
62635	Tentative	16.93	78	0%	0	78

Tract #	Status	# of Acres	# of Lots	% Built	# of Lots Built On	# of Lots Vacant
62643	Tentative	24.92	93	0%	0	93
62664	Tentative	17.5	30	0%	0	30
62793	Tentative	42	153	0%	0	153
62841	Tentative	10	60	0%	0	60
62873	Tentative	2.5	9	0%	0	9
62916	Tentative	19.64	84	0%	0	84
62925	Tentative	64.3	183	0%	0	183
62979	Tentative	20	88	0%	0	88
62998	Tentative	10.63	15	0%	0	15
63031	Tentative	10	25	0%	0	25
63095	Tentative	12.66	41	0%	0	41
63112	Tentative	31.3	126	0%	0	126
63137	Tentative	20	75	0%	0	75
63201	Tentative	4.7	19	0%	0	19
63215	Tentative	20	115	0%	0	115
63241	Tentative	9.69	8	0%	0	8
63247	Tentative	7.23	11	0%	0	11
63282	Tentative	47.2	177	0%	0	177
63283	Tentative	20.3	85	0%	0	85
63288	Tentative	14.36	60	0%	0	60
63314	Tentative	38.82	153	0%	0	153
63365	Tentative	28.5	114	0%	0	114
63786	Tentative	10	37	0%	0	37
64211	Tentative	5	18	0%	0	18
64244	Tentative	10	37	0%	0	37
64249	Tentative	5	9	0%	0	9
64250	Tentative	23.65	125	0%	0	125
64392	Tentative	23.5	91	0%	0	91
64752	Tentative	5	8	0%	0	8
64753	Tentative	9.17	37	0%	0	37
64877	Tentative	9.42	41	0%	0	41
64922	Tentative	20	84	0%	0	84
64965	Tentative	11.4	48	0%	0	48
65186	Tentative	17.7	73	0%	0	73
65401	Tentative	4.77	19	0%	0	19
65402	Tentative	2.53	10	0%	0	10
65520	Tentative	10	34	0%	0	34
66062	Tentative	56.4	111	0%	0	111
66161	Tentative	10	38	0%	0	38



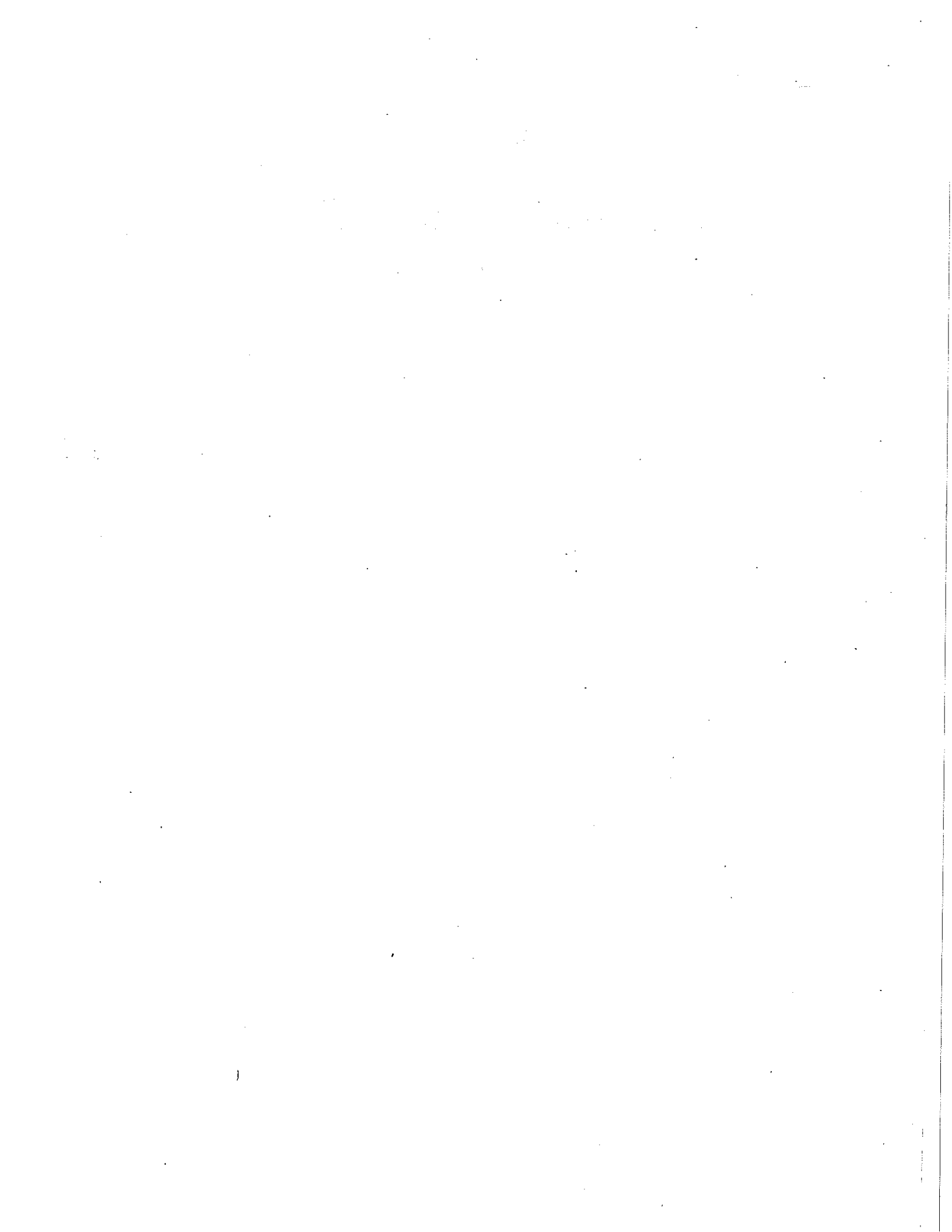
Tract #	Status	# of Acres	# of Lots	% Built	# of Lots Built On	# of Lots Vacant
66209	Tentative	10.11	35	0%	0	35
66217	Tentative	1.86	8	0%	0	8
66241	Tentative	640	1925	0%	0	1925
66285	Tentative	40.47	169	0%	0	169
66353	Tentative	11.5	39	0%	0	39
66396	Tentative	5	7	0%	0	7
66408	Tentative	4.77	22	0%	0	22
66607	Tentative	4.9	5	0%	0	5
66620	Tentative	8.45	9	0%	0	9
66624	Tentative	5.24	18	0%	0	18
66666	Tentative	2.53	8	0%	0	8
66667	Tentative	3.96	12	0%	0	12
66680	Tentative	72.9	238	0%	0	238
66793	Tentative	5	8	0%	0	8
66802	Tentative	40.3	110	0%	0	110
67239	Tentative	30.66	49	0%	0	49
67494	Tentative	9.55	19	0%	0	19
67582	Tentative	1.71	8	0%	0	8
67591	Tentative	4.7	7	0%	0	7
68547	Tentative	1.61	6	0%	0	6
68722	Tentative	21.99	20	0%	0	20
69356	Tentative	17.62	25	0%	0	25
69466	Tentative	10	17	0%	0	17
					TOTAL	14,647



## Appendix B

**City of Lancaster Planning Department Fee Schedule (attached)**

**City of Lancaster Building and Safety Division Development Fee Schedule (attached)**





FEE SCHEDULE (Cost of Services)  
Effective July 9, 2007

Ref #	SERVICE TITLE	PROPOSED NEW FEE
S-001	DIRECTOR'S REVIEW - A	\$109 per application
S-002	DIRECTOR'S REVIEW - B	\$327 per application
S-003	DIRECTOR'S REVIEW - C	\$561 per application
S-004	DIRECTOR'S REVIEW - D	\$903 per application
S-005	DIRECTOR'S REVIEW - E	\$690 per application
S-006	DIRECTOR'S REVIEW - F	\$119 per application
S-007	DIRECTOR'S REVIEW - G	\$3,109 per application
S-008	DIRECTOR'S REVIEW - H (HOME OCCUP)	\$42 per application
S-009	SITE PLAN REVIEW	\$5,844 per application
S-010	SITE PLAN REVIEW MODIFICATION REQ.	\$1,656 per application
S-011	CONDITIONAL USE PERMIT	\$7,676 per application \$25,000 deposit - Hazardous Waste Facilities
S-012	CUP AMENDMENT	Minor - \$893 per application Major - \$1,656 per application
S-014	TIME EXTENSION REVIEW	Staff Level - \$867 per application Tentative Map - \$1,292 per application CUP/SPR - \$1,391 per application
S-015	PRELIMINARY PROJECT REVIEW	\$971 per application (This fee will be credited towards future fees.) Subsequent Review - \$488 (This fee will not be credited towards future fees.)
S-016	TENT. ADMIN. PARCEL MAP REVIEW	\$2,086 per map
S-017	TENTATIVE PARCEL MAP	\$6,840 per map
S-018	TENTATIVE TRACT MAP	\$7,401 per application
S-019	CONDO CONVERSION REVIEW	\$4,178 per application
S-020	AMENDMENT TO APPROVED TENT MAP	\$1,920 per map
S-021	MINOR REVISION TO APPROVED TENT MAP	\$810 per map
S-022	LOT LINE ADJUSTMENT - PLANNING	\$125 per application
S-023	VARIANCE REVIEW	\$4,178 per application \$1,500 per application - when submitted with another application
S-024	ZONE CHANGE - STANDALONE	\$6,301 per application
S-025	GENERAL PLAN AMENDMENT/ZONE CHANGE	\$9,005 per application
S-026	SPECIFIC PLAN REVIEW	Deposit of \$20,000 with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.
S-027	SPECIFIC PLAN AMENDMENT	Deposit of \$10,000 with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.
S-028	ANNEXATION REVIEW	Deposit determined by staff with charges at the fully allocated hourly rates for all personnel involved plus any outside costs or filing fees.
S-029	DEVELOPMENT AGREEMENT	Deposit determined by Staff with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.
S-030	ENVIRONMENTAL IMPACT REPORT REVIEW	Deposit of \$25,000 with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.
S-031	LANDSCAPE & IRRIGATION PLAN CHECK	\$197 per plan plus \$4 per 1,000 square feet of landscaped area.
S-032	SIGN CRITERIA REVIEW	\$550 per application
S-033	PLANNING SIGN REVIEW	\$31 per sign
S-034	TEMPORARY SIGN/BANNER PERMIT	\$31 per application
S-035	ZONING LETTER	\$104 per application
S-036	APPEAL TO PLANNING COMMISSION	\$1,142 per appeal
S-037	APPEAL TO CITY COUNCIL - PLANNING	\$727 per appeal
S-038	RENOTICE FOR NEW PUBLIC HEARING	\$426 plus \$1.45 times the number of mailing labels on vicinity property owners list



DIRECTOR'S REVIEW CATEGORIES  
Effective July 9, 2007

CATEGORY	SERVICE	FEE
A	Carnival & Circus	\$109
	Christmas Tree & Wreath Lot	
	Holiday Goods/Merchandise Storage Containers	
	Large Family Day Care home (max 12 children)	
	Outdoor Sales & Promotion Activities	
	Sale of Seasonal Products	
B	Adjustment	\$327
	Adult Day Care	
	Auto Sales	
	Caretaker Dwelling Unit	
	Co-located Telecomm Facility	
	Commercial Coach	
	Day Nursery / Day Care	
	Mobilehome as Temporary Residence	
	Parking Calculation - Parking as transitional use	
	Second Dwelling Unit	
	Small Recycling Facilities	
	State Licensed Family Care Home (serving 6 or fewer)	
Temporary Caretaker Mobilehome		
C	Congregant Living Health Facility	\$561
	Director's Review per Section 17.08.090 (2 Dwelling Units or less)	
	Major Wireless Telecomm	
	Minor & Stealth Telecomm Facility	
	New Construction with existing CUP/SPR	
	Residential Care Facility	
D	Substantial Additions to existing building	\$903
	Aggregate crushing facilities in HI Zone	
	Auctions	
	Auto Impound Yards	
	Boarding Kennels	
	Director's Review per Section 17.12.120	
	Director's Review per Section 17.16.120	
	Large Recycling Facilities	
	Plant Nurseries	
	Special Events	
E	Surplus Stores	\$690
	Swap Meets	
	Body Piercing Establishments	
	Consignement Stores	
	Massage Establishments (not connected with a beauty, gym or medical establishment)	
F	Pawn Shops	\$119
	Secondhand Stores	
	Tattoo Parlors	
	Model Home	
	Sign: Civic Organization Identification	
	Sign: Community Identification	
	Sign: Exception for corner lot frontages	
	Sign: Kiosk (also refer to BIA)	
	Sign: Less than 150' of continuous frontage	
	Sign: One-year extension for permitted temporary sign	
	Sign: Outdoor advertising (billboards)	
Sign: Shopping centers more than 2 acres & less than 10 acres - overall sign plan		
Sign: Subdivision Directional		
Sign: Subdivision Sales		
Temporary Real Estate Tract Office		
G	New buildings in existing business park or auto mall	\$3,109
H	Home Occupation	\$42



## 06-07 Development Fees

Your project may be subject to Urban Structure Program Fees. Contact Community Development to verify if Urban Structure Fees apply.

### INSTALLATION OR UPGRADE OF TRAFFIC SIGNALS FEE:

(See Resolution 02-171 & 06-93)

Residential Zones/Residential Specific Plans and Multiple Family Residential Zones (including mobile homes).....	\$956.26/Dwelling Unit & \$22.66 per ADTE
Commercial Zones.....	\$.12/Bldg. Gross Sq. Ft. & \$22.66 per ADTE
Industrial/Manufacturing/Industrial Specific Plans.....	\$.08/Bldg. Gross Sq. Ft. & \$22.66 per ADTE

### TRAFFIC IMPACT FEE:

(See Resolution 89-193 & 06-93)

Single Family Dwellings.....	\$1,522.00/Dwelling Unit
Multi-Family Dwellings/Mobile Homes.....	\$1,354.41/Dwelling Unit
Commercial.....	\$1.41/Sq. Ft.
Industrial.....	\$.51/Sq. Ft.

### PLANNED LOCAL DRAINAGE FACILITIES FEE:

(See Resolutions 85-11, 92-274 & 06-93)

Single Family Dwelling in Residential or Multi-Family Residential Zone (includes mobile home on private property).....	\$4,064.76/Dwelling Unit
Multi-Family Dwelling in Multiple-Family Residential or Commercial Zone (includes mobile homes in parks).....	\$2,032.38/Dwelling Unit
Any other development in Commercial Zone.....	\$.33 Sq. Ft./Imp. Area
Any other development in Industrial Zone.....	\$.33 Sq. Ft./Imp. Area
Any other development in any zone not indicated above.....	\$.33 Sq. Ft./Imp. Area

### DWELLING UNIT FEE (PARK IN LIEU FEE):

(See Resolution 88-279)

1 Bedroom or Studio.....	\$500.00
2 Bedroom and Mobile Home.....	\$750.00
3 Bedroom or More.....	\$1,000.00

### FIRE PROTECTION FEE

(See Resolution 03-253 [Rev. 9/03])

Any Residential or Nonresidential development (or adding sq. footage).....	\$.3716/Gross Sq. Ft.
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**FIRE PROTECTION FEE** Effective March 24, 2007  
(See Resolution 07-018)

Any Residential or Nonresidential development (or adding sq. footage).....\$.7151/Gross Sq. Ft.

**\*LOS ANGELES COUNTY RESIDENTIAL SEWER CONNECTION FEE:**

(Paid directly to the Los Angeles County Sanitation District, 1955 Workman Mills Road, Whittier -  
Phone (562) 699-7411)

**\*INTERIM SCHOOL FACILITIES FINANCING FEE:**

(Paid directly to the Antelope Valley High School District Office, 44811 Sierra Highway, Lancaster -  
Phone (661) 948-7655)

\*Proof of payment to the mentioned agencies must be presented to Building and Safety prior to  
obtaining certain permits.

**URBAN STRUCTURE PROGRAM FEES**

In addition to the fees noted above, if the project is subject to the Urban Structure Program, the  
following fees will also be assessed:

**PARK DEVELOPMENT FEE:**

(See Resolution No. 04-60 – Effective 1/28/04)

Residential.....\$2,211.05/Dwelling Unit

**ADMINISTRATIVE OFFICE FEE:**

(See Resolution No. 04-61 – Effective 1/28/04)

Residential.....\$61.18 /Dwelling Unit  
Non-Residential.....\$.024/Bldg Gross Sq. Ft.

**CORPORATE YARD FEE:**

(See Resolution No. 04-62 – Effective 1/28/04)

Residential.....\$57.76/Dwelling Unit  
Non-Residential.....\$.023/Bldg Gross Sq. Ft.

**MAINTENANCE OPERATIONS FEE:**

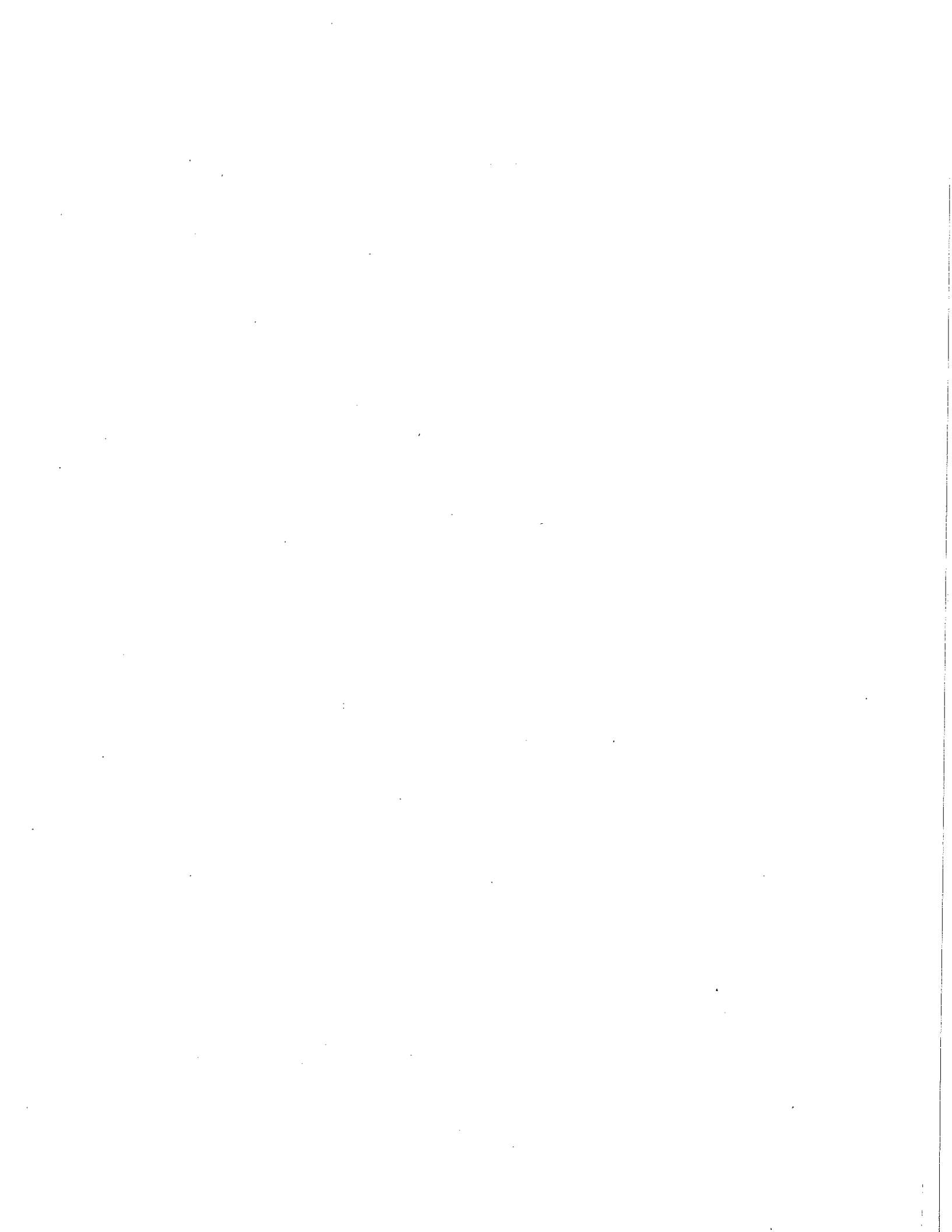
(See Resolution No. 04-63 – Effective 1/28/04)

See Department of Community Development to verify amount of Maintenance Operations Fee.



## Appendix C

City of Lancaster Planning Department Zoning Key (attached)



**ZONING KEY**

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**Residential Zones**

- RR-2.5.....Rural Residential; 1 unit / 2.5 acres
- RR-1.....Rural Residential; 1 unit / 1 acre
- SRR.....Semi-rural Residential; 2 units / 1 acre
- R-15,000.....Single-family Residential on 15,000 sq. ft. lots
- R-10,000.....Single-family Residential on 10,000 sq. ft. lots
- R-7,000.....Single-family Residential on 7,000 sq. ft. lots
- MDR.....Moderate Density Residential of 6.6-15 units / acre
- HDR.....High Density Residential of 15.1-30 units / acre
- MHP.....Mobile Home Park

**Mixed Use Zones**

- MU-N.....Mixed Use-Neighborhood
- MU-C.....Mixed Use-Commercial
- MU-E.....Mixed Use-Employment

**Commercial Zones**

- C.....Commercial
- CPD.....Commercial Planned Development
- OP.....Office Professional
- H.....Hospital

**Industrial Zones**

- LI.....Light Industrial
- HI.....Heavy Industrial

**Open Space Zones**

- O.....Open Space
- PK.....Park
- CE.....Cemetery

**Public Use Zones**

- P.....Public
- S.....School

**Special Purpose Zones**

- SP.....Specific Plan

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## Appendix D

### Application for Rental Housing Business License





44933 Fern Avenue
Lancaster, CA 93534-2461
(661) 723-6237

Application for Rental Housing Business License

PART-I: Business Information

Type of Application: [ ] New Business [ ] Change of Address [ ] Change of Business Name/Owner or Operator

Name on Title \_\_\_\_\_

Rental Property Address (No P.O. Boxes) \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Contact Telephone # (\_\_\_\_) \_\_\_\_ - \_\_\_\_\_

Description of any other business operated or to be operated at the same premise: \_\_\_\_\_

Emergency Contact: Name: \_\_\_\_\_ Relationship: \_\_\_\_\_

Address: \_\_\_\_\_ Telephone Number: (\_\_\_\_) \_\_\_\_ - \_\_\_\_\_

PART-II: Ownership Information

Type of Ownership: [ ] CORPORATION [ ] GENERAL PARTNERSHIP [ ] SOLE PROPRIETOR [ ] LLC [ ] LLP [ ] Other \_\_\_\_\_

Full Name of Owner, Partners, or Principal Officers Complete Home Address (or Corporate Address) Telephone #

1. \_\_\_\_\_ (\_\_\_\_) \_\_\_\_ - \_\_\_\_\_

2. \_\_\_\_\_ (\_\_\_\_) \_\_\_\_ - \_\_\_\_\_

3. \_\_\_\_\_ (\_\_\_\_) \_\_\_\_ - \_\_\_\_\_

Purchase Date, or date no longer primary residence \_\_\_\_\_

If Corporation: Corporate Name \_\_\_\_\_ Corporate # \_\_\_\_\_

Federal Tax ID or Social Security # (List all SS #s, if Partnership) \_\_\_\_\_

Drivers License # (All DL #s, if Partnership) \_\_\_\_\_ State: \_\_\_\_\_ Expires: \_\_\_\_\_

Federal Tax ID or Social Security # (List all SS #s, if Partnership) \_\_\_\_\_

Drivers License # (All DL #s, if Partnership) \_\_\_\_\_ State: \_\_\_\_\_ Expires: \_\_\_\_\_

Owner Representative Information:

Name: \_\_\_\_\_

Company: \_\_\_\_\_ Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Phone: (\_\_\_\_) \_\_\_\_ - \_\_\_\_\_

### PART-III: Residential Rental Property Information

Please list each residential rental property address separately on the Unit List below. (Some properties may require a separate license. See instructions for more information.)

#### Unit List:

1. Name of Rental Property Owner \_\_\_\_\_  
Address of Residential Rental Property \_\_\_\_\_  
Total# of Dwelling Units at this location \_\_\_\_\_  
Section 8 Housing: Yes  No  If yes, date of last inspection: \_\_\_\_\_  
Code Enforcement Inspection Date: \_\_\_\_\_
  
2. Name of Rental Property Owner \_\_\_\_\_  
Address of Residential Rental Property \_\_\_\_\_  
Total# of Dwelling Units at this location \_\_\_\_\_  
Section 8 Housing: Yes  No  If yes, date of last inspection: \_\_\_\_\_  
Code Enforcement Inspection Date: \_\_\_\_\_
  
3. Name of Rental Property Owner \_\_\_\_\_  
Address of Residential Rental Property \_\_\_\_\_  
Total# of Dwelling Units at this location \_\_\_\_\_  
Section 8 Housing: Yes  No  If yes, date of last inspection: \_\_\_\_\_  
Code Enforcement Inspection Date: \_\_\_\_\_
  
4. Name of Rental Property Owner \_\_\_\_\_  
Address of Residential Rental Property \_\_\_\_\_  
Total# of Dwelling Units at this location \_\_\_\_\_  
Section 8 Housing: Yes  No  If yes, date of last inspection: \_\_\_\_\_  
Code Enforcement Inspection Date: \_\_\_\_\_
  
5. Name of Rental Property Owner \_\_\_\_\_  
Address of Residential Rental Property \_\_\_\_\_  
Total# of Dwelling Units at this location \_\_\_\_\_  
Section 8 Housing: Yes  No  If yes, date of last inspection: \_\_\_\_\_  
Code Enforcement Inspection Date: \_\_\_\_\_

\* PLEASE NOTE THAT, ONCE YOUR APPLICATION IS SUBMITTED, AN INSPECTION WITH CODE ENFORCEMENT MUST BE SCHEDULED. PLEASE CONTACT CODE ENFORCEMENT AT (661)723-6121 TO SCHEDULE THE INSPECTION. ADDITIONALLY, A SEPARATE APPLICATION FOR BUSINESS LICENSE MUST BE FILED FOR ALL OTHER BUSINESS SERVICES NOT COVERED BY THE RENTAL HOUSING BUSINESS LICENSE.



The undersigned certify the following:

Authorization for the City, its employees and agents to seek information and conduct an investigation, including, but not limited to, a criminal background check, to verify the information contained within the application

1. I/We have applied for a Rental Housing Business License from the City of Lancaster. In applying for the Rental Housing Business License, I/We completed a Rental Housing Business License application providing various forms of information for the purpose of obtaining a Rental Housing Business License. I/We certify that all of the information is true and complete. I/We made no misrepresentations in the application or other documents, nor did I/We omit any pertinent information.
2. I/We understand and agree that the City, its employees and agents may seek information and conduct an investigation including, but not limited to, a criminal background check, to verify the information contained within the application.

By signing below, I hereby authorize the City of Lancaster to conduct a background investigation using the information provided. I understand that any incompleteness or falsification of any fact may result in denial of this application or revocation of any license issued. I declare under penalty of perjury that I have answered these questions completely and truthfully.

BUSINESS LICENSES ARE RENEWED ANNUALLY. CANCELLATION OR RENEWAL OF A BUSINESS LICENSE MUST BE SUBMITTED IN WRITING. ALL PROVISIONS OF THE LANCASTER MUNICIPAL CODE, COUNTY CODES, AND APPLICABLE FEDERAL AND STATE LAWS MUST BE COMPLIED WITH BEFORE BUSINESS CAN BE LAWFULLY CONDUCTED. I UNDERSTAND THAT INTENTIONALLY PROVIDING FALSE INFORMATION MAY BE A BASIS FOR DENIAL OF A LICENSE AND CONSTITUTES PERJURY.

SIGNATURE \_\_\_\_\_ TITLE \_\_\_\_\_ DATE \_\_\_\_\_

PRINT NAME \_\_\_\_\_ PHONE # (\_\_\_\_) \_\_\_\_ - \_\_\_\_\_

**DO NOT WRITE BELOW THIS LINE**

Department Approvals	Date	By	Fee Summary	
<b>CODE ENFORCEMENT</b>			License	\$ _____
			Penalty	\$ _____
			Other	\$ _____
<b>FINANCE</b>			<b>TOTAL DUE</b>	\$ _____
			<b>BALANCE DUE</b>	\$ _____

Business License Number _____	Payment Type <input type="checkbox"/> Cash <input type="checkbox"/> Check <input type="checkbox"/> Credit Card
Payment Receipt Number _____	Accepted By _____ Date _____

**PLEASE MAKE CHECKS PAYABLE TO:  
CITY OF LANCASTER**

Please complete the application and return it, along with your payment, to the Finance Department, City of Lancaster, 44933 Fern Avenue, Lancaster, CA 93534-2461.

## INSTRUCTIONS AND FEE SCHEDULE

1. Please submit a Rental Housing Business License Application. The application shall be completed in its entirety and signed by the owner or operator (on behalf of the owner) of the proposed residential rental property if a sole proprietorship; all general partners if the operator is a partnership; all officers and directors if the operator is a corporation; and all participants if the operator is a joint venture.
2. Provide Proof of Ownership of Residential Rental Property, whether by individual, partnership, corporation, or otherwise. (Limited Liability Partnership, Limited Liability, Corporation, Incorporation, General Partnership Articles of Organization, etc).

If the applicant is a corporation, the name of the corporation shall be set forth exactly as shown in its articles of incorporation and the names and residence addresses of each of its current officers and directors, and each stockholder holding more than five percent (5%) of the stock of that corporation. If one or more of the officers, directors, or stockholders is a corporation, the provisions of this Section pertaining to a corporate applicant shall apply.

If the applicant is a partnership, the application shall set forth the name and residence of each of the partners, including limited partners. If one or more of the partners is a corporation, the provisions of this Section pertaining to a corporate applicant shall apply.

If the applicant is a limited liability company, the application shall set forth the name of the company exactly as shown in its articles of organization or operating agreement, together with the names and residence addresses of each of its officers, directors, and each member along with a description of the relative interests of each member. If one or more of the officers, directors, or members is a corporation, the provisions of this Section pertaining to a corporate applicant shall apply.

If the applicant is the Operator, then the application shall set forth or attach the information required by Section 5.40.050 of the Lancaster Municipal Code with respect to the Owner and shall be accompanied by evidence satisfactory to the Director that the Operator is authorized by the Owner to submit the application.

3. The address of the residential rental property.
4. The name, address and telephone number for the Operator or designated responsible person for the premises and any other person designated to be contacted in the event of emergency at the premises.
5. A description of any other business operated or to be operated at the same premises.
6. Authorization for the City, its employees and agents to seek information and conduct an investigation, including, but not limited to, a criminal background check, to verify the information contained within the application.
7. Authorization for the City, its employees and agents to inspect the property in accordance with this Chapter.

8. With respect to any residential rental property with sixteen (16) or more residential rental units, on or after January 1, 2008, the application shall be accompanied by a copy of the current LANCAP Certification.
9. Such other identification and information as the Director may require in order to discover the truth of the matters herein specified and as required to be set forth in the application.
10. Payment of the Business License fee to the Finance Department (see Fee Schedule below).
11. Schedule an inspection with Code Enforcement at (661) 723-6121.

**Fee Schedule**  
(As of January 1, 2010)

The City's Rental Housing Business License Fees are based on the date you acquire a residential property in Lancaster (and the property is not your primary residence). You are required to apply for your license within the same month you acquire the property and, to avoid incurring a penalty fee, we must receive your application submittal on or before the last business day of that month.

**License Fees:**

New Application for Rental Housing Business License	\$67.00
Renewal of Rental Housing Business License	\$28.00
License Change Fee (i.e. for adding additional rental properties under the same ownership/title, updating mailing address, phone number, etc.)	\$17.00

**Inspection Fees:**

1 <sup>st</sup> Unit	\$103.00
Each Additional Unit at the same address	\$26.00

**Penalty Fees:**

Penalties for late applications/renewals start at 20% of the original fee (if one month delinquent) and are assessed an additional 10% each month the license is delinquent (up to 50% maximum penalty).

If you have any questions regarding the License Fees or Penalty Fees, please contact Business Licensing at (661) 723-6237; for questions regarding the Inspection Fees, or to Schedule an Inspection, please contact Code Enforcement at (661) 723-6121. Thank you.

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## **Appendix E**

### **Application for Group Home Business License**





44933 Fern Avenue  
Lancaster, CA 93534-2461  
(661) 723-6237

## Application for Group Home Business License

### PART-I: Group Home Information

Type of Application:  New Business  Change of Address  Change of Business Name/Owner or Operator  
 Group Facility  Unlicensed Group Home  State Licensed Group Home (A certified copy of the applicable state license must be submitted with the application)

Business Name \_\_\_\_\_

The fictitious name(s), if any, under which the applicant does business or proposes to do business:  
\_\_\_\_\_  
\_\_\_\_\_

Business Address (No P.O. Boxes) \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Mailing Address \_\_\_\_\_

Business Telephone # (\_\_\_\_) \_\_\_\_ - \_\_\_\_\_ Alternate Business Telephone # (\_\_\_\_) \_\_\_\_ - \_\_\_\_\_

Name and description of any other business operated or to be operated at the same premise: \_\_\_\_\_

**NOTE: A SEPARATE APPLICATION FOR BUSINESS LICENSE MUST BE FILED FOR ALL OTHER BUSINESS SERVICES NOT COVERED BY THE GROUP HOME BUSINESS LICENSE.**

Total # of Group Home Occupants: \_\_\_\_\_

Are medical or other support services provided to residents?  No  Yes If yes, please describe the type of support provided:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Group Home Manager: Name: \_\_\_\_\_ Relationship: \_\_\_\_\_

Address: \_\_\_\_\_ Telephone Number: (\_\_\_\_) \_\_\_\_ - \_\_\_\_\_

Designated Responsible Person for Premises: Name: \_\_\_\_\_ Relationship: \_\_\_\_\_

Address: \_\_\_\_\_ Telephone Number: (\_\_\_\_) \_\_\_\_ - \_\_\_\_\_

Emergency Contact: Name: \_\_\_\_\_ Relationship: \_\_\_\_\_

Address: \_\_\_\_\_ Telephone Number: (\_\_\_\_) \_\_\_\_ - \_\_\_\_\_

Owner or  Operator Full Name (last, first, middle): \_\_\_\_\_

Home Address: \_\_\_\_\_ Home Telephone: (\_\_\_\_) \_\_\_\_ - \_\_\_\_\_

List your address for the previous five (5) years. Use the back of this sheet if additional space is needed:

Dates: \_\_\_\_\_ to \_\_\_\_\_ Address \_\_\_\_\_  
Dates: \_\_\_\_\_ to \_\_\_\_\_ Address \_\_\_\_\_

Have you ever been convicted of any crime (felony, misdemeanor, or any violation of federal, state or municipal law)?

No  Yes If yes, list a description of the offense and the punishment or penalties assessed, and submit copies of court disposition records. Use the back of this sheet if additional space is needed. \_\_\_\_\_

**PART-II: Ownership Information**

TYPE OF OWNERSHIP  CORPORATION  GENERAL PARTNERSHIP  SOLE PROPRIETOR  LLC  LLP  Other \_\_\_\_\_

Full Name of Owner, Partners, or Principal Officers Complete Home Address (or Corporate Address) Telephone #  
\_\_\_\_\_ ( ) - \_\_\_\_\_

Relative Interest of Member (Limited Liability Company only): \_\_\_\_\_  
\_\_\_\_\_ ( ) - \_\_\_\_\_

Relative Interest of Member (Limited Liability Company only): \_\_\_\_\_  
\_\_\_\_\_ ( ) - \_\_\_\_\_

Relative Interest of Member (Limited Liability Company only): \_\_\_\_\_

Business Start Date within City of Lancaster \_\_\_\_\_

If Corporation: Corporate Name \_\_\_\_\_ Corporate # \_\_\_\_\_

Federal Tax ID or Social Security # (All SS #s, if Partnership) \_\_\_\_\_

Drivers License # (All DL #s, if Partnership) \_\_\_\_\_ State: \_\_\_\_\_ Expires: \_\_\_\_\_

**Owner/Representative Information:**

Name: \_\_\_\_\_

Company: \_\_\_\_\_ Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Phone: ( ) - \_\_\_\_\_

By signing below, I hereby authorize the City of Lancaster, its employees and agents to seek information and conduct an investigation, including, but not limited to, a records check of prior convictions, to verify the information contained within the application. I understand that any incompleteness or falsification of any fact may result in denial of this application or revocation of any license issued. I declare under penalty of perjury of the State of California that all information contained in this application is true and correct.

Unlicensed Group Home or Unlicensed Group Facility: I authorize and consent for the City, its employees and agents to inspect the Group Home as provided in Section 5.44.140 of the Lancaster Municipal Code.

BUSINESS LICENSES ARE RENEWED ANNUALLY. CANCELLATION OR RENEWAL OF A BUSINESS LICENSE MUST BE SUBMITTED IN WRITING. ALL PROVISIONS OF THE LANCASTER MUNICIPAL CODE, COUNTY CODES, AND APPLICABLE FEDERAL AND STATE LAWS MUST BE COMPLIED WITH BEFORE BUSINESS CAN BE LAWFULLY CONDUCTED. I UNDERSTAND THAT INTENTIONALLY PROVIDING FALSE INFORMATION MAY BE A BASIS FOR DENIAL OF A LICENSE AND CONSTITUTES PERJURY.



This application must be completed in its entirety and signed by the operator of the proposed Group Home if a sole proprietorship; all general partners if the operator is a partnership; all officers and directors if the operator is a corporation; and all participants if the operator is a joint venture.

SIGNATURE \_\_\_\_\_ TITLE \_\_\_\_\_ DATE \_\_\_\_\_

PRINT NAME \_\_\_\_\_ PHONE # (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

SIGNATURE \_\_\_\_\_ TITLE \_\_\_\_\_ DATE \_\_\_\_\_

PRINT NAME \_\_\_\_\_ PHONE # (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

SIGNATURE \_\_\_\_\_ TITLE \_\_\_\_\_ DATE \_\_\_\_\_

PRINT NAME \_\_\_\_\_ PHONE # (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

SIGNATURE \_\_\_\_\_ TITLE \_\_\_\_\_ DATE \_\_\_\_\_

PRINT NAME \_\_\_\_\_ PHONE # (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

SIGNATURE \_\_\_\_\_ TITLE \_\_\_\_\_ DATE \_\_\_\_\_

PRINT NAME \_\_\_\_\_ PHONE # (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

**DO NOT WRITE BELOW THIS LINE**

Department Approvals	Date	By	Fee Summary	
_____	_____	_____	License	\$ _____
_____	_____	_____	Penalty	\$ _____
_____	_____	_____	Other	\$ _____
_____	_____	_____	<b>TOTAL DUE</b>	\$ _____
_____	_____	_____	<b>BALANCE DUE</b>	\$ _____

Business License  
Number \_\_\_\_\_  
Payment Receipt  
Number \_\_\_\_\_

Payment Type  Cash  Check  Credit Card

Accepted By \_\_\_\_\_ Date \_\_\_\_\_

PLEASE MAKE CHECKS PAYABLE TO:  
CITY OF LANCASTER, 44933 FERN AVE, LANCASTER, CA 93534-2461

**CERTIFICATION AND AUTHORIZATION  
FOR INFORMATION**

The undersigned certify the following:

1. I/We have applied for a Group Home Business License from the City of Lancaster. In applying for the Group Home Business License, I/We completed a Group Home Business License application providing various forms of information for the purpose of obtaining a Group Home Business License. I/We certify that all of the information is true and complete. I/We made no misrepresentations in the application or other documents, nor did I/We omit any pertinent information.
  
2. I/We understand and agree that the City, its employees and agents may seek information and conduct an investigation, including, but not limited to, a records check of prior convictions, to verify the information contained within the application.

I also authorize the City, its employees and agents to seek information and conduct an investigation, including, but not limited to, a records check of prior convictions, to verify the information contained within the application.

SIGNATURE \_\_\_\_\_ TITLE \_\_\_\_\_ DATE \_\_\_\_\_

PRINT NAME \_\_\_\_\_ PHONE # (\_\_\_\_) \_\_\_\_\_

**Please complete the application and submit it the City of Lancaster Finance Department by  
mail or in person.**

## Group Home Business License Application Requirements

1. Please submit a Group Home Business License Application. The application shall be completed in its entirety and signed by the operator of the proposed Group Home, if a sole proprietorship; all general partners, if the operator is a partnership; all officers and directors, if the operator is a corporation; and all participants, if the operator is a joint venture.
2. Provide Proof of Ownership of Group Home, whether by individual, partnership, corporation, or otherwise. (Limited Liability Partnership, Limited Liability, Corporation, Incorporation, General Partnership Articles of Organization, etc).

If the applicant is a corporation, the name of the corporation shall be set forth exactly as shown in its articles of incorporation and the names and residence addresses of each of its current officers and directors, and each stockholder holding more than five percent (5%) of the stock of that corporation. If one or more of the officers, directors, or stockholders is a corporation, the provisions of this section pertaining to a corporate applicant shall apply.

If the applicant is a partnership, the application shall set forth the name and residence of each of the partners, including limited partners. If one or more of the partners is a corporation, the provisions of this section pertaining to a corporate applicant shall apply.

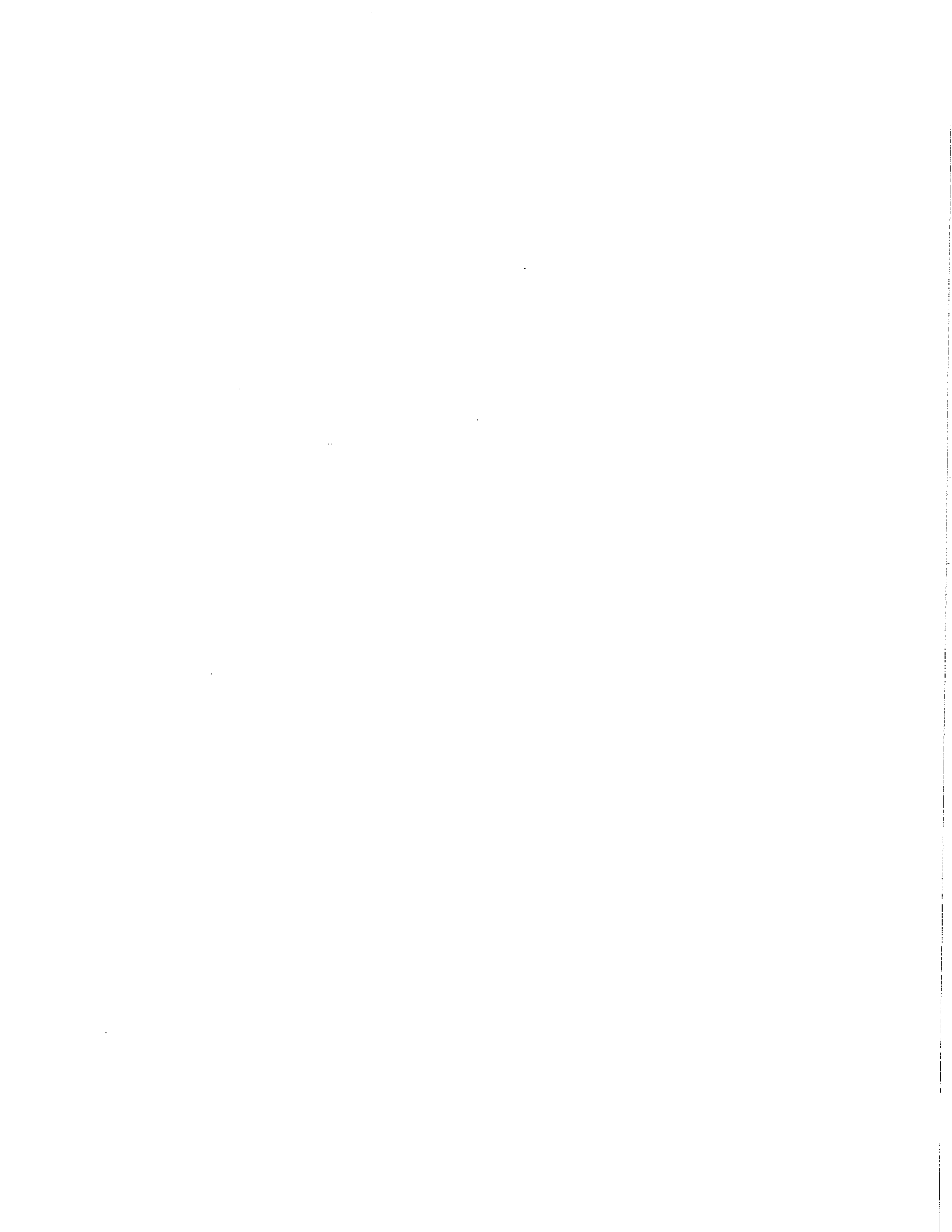
If the applicant is a limited liability company, the application shall set forth the name of the company exactly as shown in its articles of organization or operating agreement, together with the names and residence addresses of each of its officers, directors, and each member along with a description of the relative interests of each member. If one or more of the officers, directors, or members is a corporation, the provisions of this section pertaining to a corporate applicant shall apply.

3. The proposed location of the Group Home, including the complete address and all telephone numbers of the premises.
4. The precise name under which the Group Home is to be operated.
5. A statement whether any medical or other support services will be provided to the residents and the type of such support.
6. The name, address and telephone number for the designated responsible person for the premises and any other person designated to be contacted in the event of emergency at the premises. The name and address of the owner and lessor of the real property upon or in which the Group Home is to be conducted.
7. In the event the applicant is not the legal owner of the property, the application must be accompanied by a copy of the lease and a notarized acknowledgement from the owner of the property that a Group Home establishment will be located on his/her property.
8. A description of any other business operated or to be operated at the same premises.
9. A certified copy of the applicable state license.
10. Any other information or documentation reasonably required by the Director.

11. A written statement signed and dated by the applicant that he or she certifies under penalty of perjury of the laws of the State of California that all information contained in the application is true and correct.
12. A description of the facilities, including the number of rooms, the layout of the building, interior walls, location of bedroom, bathrooms, kitchen, eating and sitting areas.
13. A statement that the proposed location for the Unlicensed Group Home or Unlicensed Group Facility is not within 500 feet or on the same block as another Group Home.
14. Proof of liability insurance.
15. A detailed description of the nature of the disabilities of the residents.
16. Proof of disability in the form of a doctor's certificate or other proof satisfactory to the Director.
17. Authorization for the City, its employees and agents to seek information and conduct an investigation, including, but not limited to, a records check of prior convictions, to verify the information contained within the application.
18. Authorization and consent for the City, its employees and agents to inspect the Group Home as provided in Section 5.44.140.
19. A description of all policies, practices and procedures to be employed at the premises, including but not limited to manner in which residents are solicited or located, advertising methods, if any, procedures to determine whether residents are disabled, if the disability relates to alcohol, drug, substance abuse, the methods used to confirm that the residents are not actively engaged in their addiction.
20. Methods used to determine if any prospective residents pose a danger to themselves, the residents or the community.
21. Information related to the any prospective resident that poses a danger to himself, the other residents or the community at large.
22. Methods, practice and procedures used to determine if a person residing in a Group Home is no longer qualified as disabled. This includes, but is not limited to determining if those persons who are recovering from drug, substance or alcohol abuse or addiction are using or have used such substances while residing at the Group Home.
23. Description of the agreements between the operator and/or the residents with regard to the use and occupancy of the Group Home, including the term of occupancy required and including copies of resident agreements, e.g. leases, rental agreements.
24. A complete written list containing the following information regarding employees that will perform service where the Group Home will be located: name of employee, date of hire, driver's license or California Identification Card number, date of birth, and job title and description. Each Operator shall submit in writing to the Director any modified information within forty-eight (48) hours of the modification of employment status, job title, and/or job description.
25. That Manager and Emergency contact information has been provided.
26. Payment of the Business License fee to the Finance Department.

## **Appendix F**

### **Reasonable Accommodation Ordinance**



ORDINANCE NO. 971

AN ORDINANCE OF THE CITY COUNCIL OF THE  
CITY OF LANCASTER, CALIFORNIA, AMENDING  
TITLES 5, 11, AND 17 OF THE LANCASTER  
MUNICIPAL CODE FOR COMPLIANCE WITH FAIR  
HOUSING AND DISABILITY LAWS

WHEREAS, the State of California Government Code requires zoning to be consistent with the City's General Plan; and

WHEREAS, as part of the Annual Action Plan application, the City is taking appropriate actions to address and overcome the impediments identified in U.S. Department of Housing and Urban Development's Analysis of Impediments to Fair Housing Choice; and

WHEREAS, the City is ensuring municipal code compliance with the Fair Housing Act and Section 504 of the Rehabilitation Act of 1973; and

WHEREAS, notice of intention to consider the amendments to the Lancaster Municipal Code ("LMC") for compliance with fair housing and disability laws has been given in accordance with Section 65090 of the Government Code of the State of California; and

WHEREAS, the City Council finds that the City has made a diligent effort to achieve public participation, and has held public hearings on September 19, 2011 and October 11, 2011, for the amendments to the LMC for compliance with fair housing and disability laws, and has received and commented on all public testimony both oral and written; and

WHEREAS, staff has prepared a written report recommending approval of the amendments to the LMC for compliance with fair housing and disability laws; and

WHEREAS, on September 19, 2011, the Planning Commission recommended for adoption amendments to the Zoning Code (Title 17) for compliance with fair housing and disability laws, including 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); and

WHEREAS, the City Council finds that the amendments to the LMC for compliance with fair housing and disability laws will not have a significant effect on the environment since these proposed actions are within the scope of the Program Environment Impact Report (SCH #2007111003) prepared for the Lancaster General Plan, and no further environmental review is required; and

WHEREAS, the City Council, based upon evidence in the record hereby makes the following findings in support of amending Titles 5, 11, and 17 of the Lancaster Municipal Code, including Sections 5.40.035, 5.44.015, 11.06.140, 17.08.310, 17.08.140 and 17.08.400:

1. The amendments to Titles 5, 11, and 17 of the Lancaster Municipal Code are necessary for compliance with federal fair housing and disability laws.
2. The amendments to Titles 5, 11, and 17 of the Lancaster Municipal Code implements the goals and policies of the Lancaster General Plan, in particular, Goal 8 of the Housing Element, which "promote[s] provision of adequate housing opportunities for those desiring to live in Lancaster, regardless of age, race, ethnic background, color, national origin, religion, familial status, marital status, disability, sex, sexual orientation, ancestry, source of income and any other protected class under state and federal law.

THE CITY COUNCIL OF THE CITY OF LANCASTER, CALIFORNIA, DOES HEREBY ORDAIN, AS FOLLOWS:

Section 1. Add Section 5.40.035 to read as follows:

"Fair housing. Rental housing operators shall comply with federal Fair Housing laws and grant persons with disabilities the ability to make reasonable accommodation requests for equal opportunity use and enjoyment of a dwelling. The rental housing operator shall not refuse residency to persons with disabilities, or place conditions on their residency, on the basis of those persons requiring reasonable accommodation."

Section 2. Add Section 5.44.015 to read as follows:

"Fair housing. Group home operators shall comply with federal Fair Housing laws and grant persons with disabilities the ability to make reasonable accommodation requests for equal opportunity use and enjoyment of a dwelling. The group home operator shall not refuse residency to persons with disabilities, or place conditions on their residency, on the basis of those persons requiring reasonable accommodation."

Section 3. Add Section 11.06.140 to read as follows:

"Fair housing. Mobile home operators shall comply with federal Fair Housing laws and grant persons with disabilities the ability to make reasonable accommodation requests for equal opportunity use and enjoyment of a dwelling. The mobile home operator shall not refuse residency to persons with disabilities, or place conditions on their residency, on the basis of those persons requiring reasonable accommodation."



Section 4. Add Section 17.08.310.D to read as follows:

“D. Therapy and service animals. In accordance with fair housing law, a housing provider shall accommodate a person with a disability who requests a reasonable and necessary animal. Such animals may include, but are not limited to, guide dogs that assist persons with visual impairment, hearing dogs trained to alert those who are hard of hearing, service dogs trained to assist those with mobility impairment, or other animals intended to provide therapy, including emotional support.”

Section 5. Add Section 17.08.140.D to read as follows:

“D. Accessible parking. Housing providers shall adhere to the accessible parking regulations of the American Disabilities Act “ADA,” Part 20 of the United States Code of Federal Regulations, and the California Building Code. In accordance to these regulations, housing providers shall establish the following number of accessible parking spaces for multiple-family developments:”

Total Number of Parking Spaces in Lot or Garage	Minimum Required Number of Accessible Spaces
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1,000	Two percent of total
1,001 and over	Twenty plus one for each 100, or fraction over 1,001

Section 6. Add Section 17.08.400 to read as follows:

“17.08.400 – Reasonable Accommodation.

- A. Purpose. The reasonable accommodation procedure provides a process to request reasonable accommodation for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act in the application of zoning laws and other land use regulations, policies and procedures.

- B. **Applicability.** A request for reasonable accommodation may be made by any person with a disability (or their representative), when the application of zoning law or other land use regulation acts as a barrier to fair housing opportunities. A request for reasonable accommodation may include a modification or exception to the standards for the siting, development and use of housing that would result in the removal of regulatory barriers and provision of equal housing opportunity.
- C. **Application requirements.** Requests for reasonable accommodation shall be submitted on an application form provided by the Planning Department, or in the form of a letter, to the Planning Director and shall contain the following information:
1. The applicant's name, address and telephone number.
  2. Address of the property for which the request is being made.
  3. Record owner of property.
  4. Description of current uses of the property.
  5. The basis for the claim that the individual is considered disabled under the Fair Housing Act.
  6. Description of the requested accommodation, and the zoning regulation from which reasonable accommodation is being requested.
  7. The reason why the reasonable accommodation is necessary to ensure equal access to specific property.
- D. **Review authority and procedure.** The Planning Director, or the Planning Director's designee, shall make a written determination within 45 days and either grant, grant with modifications, or deny a request for reasonable accommodation based on findings listed in this section and in consistency with the Fair Housing Act.
- E. **Findings.** The written decision to grant or deny the request for reasonable accommodation shall be consistent with the Fair Housing Act and shall be based on consideration of the following findings:
1. The housing accommodation will be used by an individual disabled under the Fair Housing Act.
  2. The request for reasonable accommodation is necessary to make specific housing available to an individual with a disability under the Fair Housing Act.
  3. The requested reasonable accommodation would not impose an undue financial or administrative burden on the City.
  4. The requested reasonable accommodation would not require a fundamental alteration in the nature of a City program or law, including but not limited to land use and zoning.
  5. The requested reasonable accommodation would not result in a negative and detrimental impact on surrounding uses.

- F. Decision. The decision shall be based on the ability to make the findings listed in this section, in consistency with the Fair Housing Act, as well as consideration of the accommodation's physical attributes, and whether there are alternative reasonable accommodations which may provide an equivalent level of benefit.
- G. Appeal of determination. A determination by the reviewing authority to grant or deny a request for reasonable accommodation may be appealed to the Planning Commission pursuant to Section 17.32.820 of the Zoning Code."

Section 7. That the City Clerk shall certify to the passage of this Ordinance, and will see that it is published and posted in the manner required by law.

I, Geri K. Bryan, CMC, City Clerk of the City of Lancaster, do hereby certify that the foregoing ordinance was regularly introduced and placed upon its first reading on the 11<sup>th</sup> day of October, 2011, and placed upon its second reading and adoption at a regular meeting of the City Council on the 25<sup>th</sup> day of October, 2011, by the following vote:


AYES: Council Members: Crist, Johnson, Mann, Vice Mayor Smith

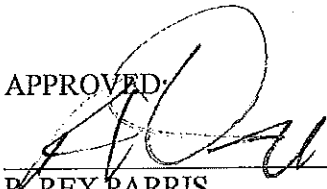
NOES: None

ABSTAIN: None

ABSENT: Mayor Parris

ATTEST:

  
 GERI K. BRYAN, CMC  
 City Clerk  
 City of Lancaster

APPROVED:  
  
 R. REX PARRIS  
 Mayor  
 City of Lancaster

STATE OF CALIFORNIA )  
 COUNTY OF LOS ANGELES ) ss  
 CITY OF LANCASTER )

CERTIFICATION OF ORDINANCE  
CITY COUNCIL

I, \_\_\_\_\_, \_\_\_\_\_ City of Lancaster, California, do hereby certify that this is a true and correct copy of the original Ordinance No. 971, for which the original is on file in my office.

WITNESS MY HAND AND SEAL OF THE CITY OF LANCASTER, on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

(seal)  
\_\_\_\_\_

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Dear Mr. [Name],

I have received your letter of the 15th and am sorry that I cannot give you a more definite answer at this time.

The matter is being considered by the appropriate authorities and I will be glad to advise you as soon as a decision has been reached.

I am sure that you will understand the need for careful consideration of all matters of this nature.

Very truly yours,

[Signature]

[Name]

[Address]

[City]

[State]

[Country]

[Postcode]

[Phone Number]

[Fax Number]

[E-mail Address]

[Website]

[Social Media]

[Other Contact Info]