

STAFF REPORT
City of Lancaster

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MVB

Date: October 22, 2013

To: Mayor Parris and Council Members

From: Brian S. Ludicke, Planning Director

Subject: **Update to the Lancaster General Plan Housing Element to Address Housing Needs for Planning Period October 15, 2013, to October 15, 2021 (5th cycle)**

Recommendation:

Adopt **Resolution No. 13-56**, adopting the update to the Housing Element of the City's General Plan.

Background:

The Housing Element is the state-mandated General Plan element that addresses how the City will strive to achieve its share of regional housing need within the assigned planning period. The previous Housing Element, for planning period 2006 to 2014 (4th cycle), was adopted by the City of Lancaster on May 22, 2012, but did not achieve certification with HCD.

In order to meet the statutory submittal deadline of October 2013, the City has prepared the 2014 to 2021 (5th cycle) Housing Element for review and adoption. On June 4, 2013, the City submitted the draft Housing Element to HCD for their review, and received comments back on August 5, 2013, (see Exhibit A). On September 16, 2013, the Planning Commission adopted Resolution No. 13-14, recommending approval of the Housing Element Update.

Analysis:

The Lancaster General Plan Housing Element Update evaluates existing housing programs and establishes quantified objectives and programs for the October 15, 2013, to October 15, 2021, planning period that address the housing needs of Lancaster residents. The primary objectives of the Housing Element are to provide adequate sites that will permit the provision of affordable housing for all income levels, and to identify and accommodate, to the extent possible, segments of the City population with special housing needs. As required by state law, the Housing Element has been prepared to be consistent with other elements of the General Plan.

The City also prepares the Housing Element to meet State law requirements and to achieve certification by the California Department of Housing and Community Development (HCD). Certification is an important step for the City in qualifying for many funding programs offered by the State for local housing activities. Without HCD certification, the City stands to lose the opportunity for significant funding for affordable housing developments and other downtown

and neighborhood revitalization efforts. Due to this, staff recommends that the City Council adopt the revised Housing Element, to meet State requirements and then seek certification of the element by HCD.

CCN:BSL/jr

Attachments:

Resolution No. 13-56

Revised Housing Element (available for review in the City Clerk Department)

Planning Commission Staff Report for the September 16, 2013, Meeting

(Exhibit A) HCD Letter Dated August 5, 2013