

City of Lancaster

2015-2020 CONSOLIDATED PLAN
FISCAL YEAR 2015-16 ANNUAL ACTION PLAN

MAY 2015

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Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Consolidated Plan (the “ConPlan”) is a document submitted to the U.S. Department of Housing and Urban Development (HUD) that serves as a comprehensive housing affordability strategy, community development plan and submission for funding under any of HUD’s entitlement formula grant programs. The ConPlan for Housing and Community Development was established through legislation passed by the U.S. Congress in 1990. Under the Cranston-Gonzalez National Affordable Housing Act, jurisdictions that receive federal entitlement funds for housing and community development activities are required to prepare a comprehensive three- to five-year plan for using those funds.

The entitlement formula utilizes population information, poverty and overcrowded housing data to establish funding allocations. The City of Lancaster (the “City”) qualifies as a Community Development Block Grant (CDBG) entitlement City based on the grant formula. The City coordinates its efforts to provide a balanced approach to community needs using its available resources. A five-year strategic plan has been developed by the City of Lancaster that identifies and prioritizes the future use of the City’s CDBG funds. The 2015-2020 ConPlan covers the timeframe from July 1, 2015 to June 30, 2020.

Methods of Evaluation

In preparing the ConPlan, the City utilized several methods to analyze the housing and community development needs of Lancaster. Methods included hosting focus groups, surveying community residents and stakeholders, surveying multi-family unit property owners, analyzing U.S. Census data and utilizing information in several City and county planning documents. The City hosted community meetings and hearings and met with organizations as an effort to outreach to and encourage the participation of all residents, particularly low- and moderate-income residents, elderly persons and persons with disabilities. The purpose of these meetings were to inform the community about the ConPlan process and to identify opportunities to improve collaborative efforts and eliminate service delivery gaps in order to develop and sustain decent and affordable housing, suitable living environments and expanded community and economic opportunities.

Consolidated Plan Format

In 2012, HUD released its new eCon Planning Suite with interactive tools and resources for grantees to use in the preparation of the Consolidated Plan and Action Plan in the Integrated Disbursement and Information System (IDIS). This new tool provides data from HUD-selected sources, primarily 2010 Census data and the American Community Survey (ACS) 2007-2011 data set. Despite the primary reliance on HUD-selected data sources, grantees are permitted opportunities to customize their ConPlans.

Income Definitions

The CDBG program is primarily focused on assisting low-income households. Throughout this document, there are several references to various income levels:

- Extremely Low Income: Households whose gross income is equal to or less than 30 percent of the area median family income (MFI).

- Low Income: Households whose gross income is between 31 percent and 50 percent of the area MFI.
- Moderate Income: Households whose gross income is between 51 percent and 80 percent of the area MFI.
- Above-Moderate Income: Households whose gross income is above 80 percent of the area MFI.

While moderate income and above-moderate income households are included in future tables and analysis, they are not the focus of the CDBG program. HUD defines the maximum income for each income level annually, and adjusts the figures based on household size. The 2015 income limits for various household sizes are noted in the Table below.

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
EXTR LOW INCOME	17450	19950	22450	24900	28410	32570	36730	40890
VERY LOW INCOME	29050	33200	37350	41500	44850	48150	51500	54800
LOW-INCOME	46500	53150	59800	66400	71750	77050	82350	87650

2015 Income Limits per Household- Los Angeles County

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The ConPlan is divided into five major parts: 1) the general characteristics of the community and the needs and strategies to address those needs, 2) the housing needs and the current housing market, 3) the needs of the homeless, 4) the goals and prioritization of community and economic development and 5) the strategies that will be used to address non-homeless special needs populations. Based on those categories, the Needs Assessment identified several target populations:

- Extremely low income and low income households;
- Homeless persons;
- Seniors and frail elderly;
- Youth; and
- Persons with disabilities.

Several types of projects were also identified as essential to the community:

- Public Infrastructure and Capital Improvements within qualified census tracts;
- Support of public service for the homeless;
- Programs that improve the living environment of low- and moderate-income families residing in substandard housing;
- Code enforcement to insure neighborhood stabilization and beautification ;
- Programs that promote fair housing, especially targeting extremely low- and low-income households;
- The promotion of homeownership especially targeting veteran households; and,

- Programs that provides financial assistance for ADA compliant projects.

The City's priority need objectives and outcomes are based on the availability of \$1,314,736 in CDBG funding allocated per year over the 5-year ConPlan period. The figures are based on 2015 HUD allocations. The City of Lancaster receives an allocation of HOME Investment Partnership Program (HOME) funds but chooses to opt out of these funds and apply competitively through the California Department of Housing and Community Development annually. Generally up to \$500,000 is available through the state's HOME program for housing programs, and up to \$2million is available for housing projects. If any of these conditions change, projected activities and accomplishments are also subject to change.

During the five-year period of the Consolidated Plan, the City will review any new policies and procedures to ensure they do not serve as an actual constraint to the development of affordable housing.

3. Evaluation of past performance

Each year, the U.S. Department of Housing and Urban Development (HUD) assesses the City of Lancaster' management of CDBG program funds, the City's compliance with the ConPlan and the extent to which the City is preserving and developing decent affordable housing, creating a suitable living environment and expanding economic opportunities. Overall, the City has performed satisfactorily in addressing its priority needs and carrying out the programs described in the ConPlan. The City evaluated its performance during the last ConPlan period (2010-2015) in order to set goals and strategies for this ConPlan.

4. Summary of citizen participation process and consultation process

City staff developed a detailed participation plan that is part of this ConPlan. As required by HUD, nonprofits and community residents were provided adequate opportunity to review and comment on the original Citizen Participation Plan and on substantial amendments to the plan, if necessary.

Citizens were engaged through community meetings, surveys, public hearings, and individual meetings. Citizens who participated in the process received extensive information about the ConPlan, the citizen participation process, the HUD requirements for an entitlement City, the amount of funding that the City anticipates receiving and how those funds can be used by the City. Residents were given the opportunity to provide City staff with their input on the prioritization of community needs.

Citizens were encouraged to participate in two community meetings, as well as a Public Hearing held at Lancaster City Hall's Council Chambers. The Community meetings were held on:

- October 29, 2014 at American Hereos Park,
Community Building, 642 West Jackman Avenue
Lancaster, CA 93534
- December 10, 2014 at Cedar Center for The Arts, Main Hall,
44851 Cedar Avenue
Lancaster, CA 93534

The City also consulted with internal departments, external agencies, as well as social service and non-profit organizations to understand the community's needs and available resources. Department staff provided input on how CDBG resources could be used and leveraged to provide services.

Upon completion of the draft ConPlan, it was available for public review and comment for 30 days, from April 10 – May 12th, 2015. Copies of the ConPlan/ AAP were available to the public at City Hall, the Lancaster Branch Library, Senior Center, as well as on the City's website.

The public hearing was held on May 12, 2015. At this hearing, information was provided about proposed projects for funding during the 15-16 fiscal year; the importance of the ConPlan, the process that will be undertaken to develop the plan; and a request for input from members of the public to identify community needs and priorities before final drafting of the ConPlan. At this hearing, the City Council was asked to approve the required Entitlement Community documents before submission to HUD.

5. Summary of public comments

City staff developed a detailed participation plan that is part of this ConPlan. Citizens who participated in the process received extensive information about the ConPlan, the citizen participation process, the HUD requirements for an entitlement City, the amount of funding that the City anticipates receiving and how those funds can be used by the City. Residents were given the opportunity to provide City staff with their input on the prioritization of community needs. Below is a summary of comments:

I. Community Meeting/ Public Hearing:
No Comments Provided

II. During the preparation of the Consolidated Plan, a Housing and Community Development Survey (in both English and Spanish) was administered (see attached surveys). Surveys were made accessible at the front counter of the Neighborhood Revitalization Department, Lancaster's Public Library and Lancaster's Senior Center and within the City's quarterly publication. An electronic version of the survey was also placed on the City's website. A total of 68 respondents participated in the survey. The following is a summary of survey results:

- Housing- 44.91%/ Affordable Senior Rental Housing
- Infrastructure- 53.58% / Water/Sewer Treatment
- Neighborhood Services- 53.38% / Graffiti Removal
- Community Services- 59.40%/ Anti-Crime Programs
- Businesses and Jobs- 54.51% / Job Creation/Retention Programs
- Community Facilities- 50.75% / Fire Stations & Equipment
- Special Needs Services- 54.89%/ Neglected/Abused Children Center/Services

III. Public Hearing- The following is a summary of public comments:

- N/A

6. Summary of comments or views not accepted and the reasons for not accepting them

N/A

7. Summary

Based on the public participation process, review of regional data and reports (i.e. Housing Element and Continuum of Care Homeless Survey,) and public hearing held by the City Council, Lancaster has the following housing and community priorities to address over the next five years:

- Public Infrastructure and Capital Improvements within qualified census tracts;
- Support of public service for the homeless;
- Programs that improve the living environment of low- and moderate-income families residing in substandard housing;
- Code enforcement to insure neighborhood stabilization and beautification ;
- Programs that promote fair housing, especially targeting extremely low- and low-income households;
- The promotion of homeownership especially targeting veteran households; and,
- Programs that provide financial assistance for ADA compliant projects.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	LANCASTER	City of Lancaster Department of Housing & Neighborhood Revitalization

Table 1 – Responsible Agencies

Narrative

The City of Lancaster City of Lancaster Department of Housing & Neighborhood Revitalization is the lead agency for overseeing the development of the Consolidate Plan. This Department is also responsible for the preparation of the Annual Action Plan, Consolidated Annual Performance and Evaluation Report (CAPER) and CDBG program administration. The Department also administers the City’s Housing Authority (successor agency)

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

Under Lancaster City Council-manager form of government, the City Council appoints and provides policy direction to the City Manager, who is responsible for administering the city's daily operations. As the elected legislative body of the City of Lancaster, the City Council has overall responsibility for the scope, direction and financing of City services. In setting policy, the City Council works closely with citizen advisory commissions and committees, considers staff information and recommendations and receives comments from the general public during open forums.

In the preparation of the ConPlan, the City has consulted with public and private departments and agencies and social service and non-profit organizations to understand the community's needs and available resources. The City met with several representatives to provide information about the ConPlan and its processes. Department staff provided input on how CDBG resources could be used and leveraged to provide services. The City of Lancaster specifically contacted the following agencies:

- Lancaster Planning Department
- Lancaster Housing Authority
- Southern California Association of Governments
- 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
- Homeless Access Solutions Center/Valley Oasis
- Mental Health America
- Antelope Valley Partners for Health
- CA Department of Developmental Services

Additionally, cities and governments within the region were contacted and consulted as well. During the consultation process, the City provided detailed information about the ConPlan and the CDBG process, the City's distribution of funds and current projects using the CDBG funds. Focus group participants highlighted the priority needs in general terms and specific to their target population.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The principal provider of community development and economic development programs, housing projects, and financial support will be the City of Lancaster. The Housing Authority of the County of Los Angeles (HACoLA) administers the Section 8 Voucher program. Activities to be undertaken by the Housing Authority are identified in the Public Housing Agency (PHA) 5 Year and One-Year Action Plans. The residents are invited each year to contribute to the drafting of the PHA’s Plan.

Other key health, mental health and service agencies that the City works closely with are listed in the previous section. Each was consulted during the City's ConPlan and Annual Action plan process.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

To most efficiently address the needs of the homeless population, HUD has tasked local governments with developing a Continuum of Care. The Continuum of Care (CoC) is a planning model designed to provide assistance to homeless persons at every level of need and to move a client from homelessness to permanent housing. The Continuum addresses both the lack of housing affordable to the lowest income levels and the underlying causes of homelessness such as substance abuse, domestic violence, and mental illness.

The City of Lancaster is part of the countywide Los Angeles Continuum of Care (LACoC). The LACoC is coordinated by the Los Angeles Homeless Services Authority (LAHSA). LAHSA is a City-County Joint Powers Authority formed to address homelessness throughout Los Angeles County. LAHSA partners with other local government agencies and community-based non-profit agencies to provide homeless services throughout Los Angeles County. Homeless needs are presented by the levels of service that form the Continuum:

- Prevention – Activities include income support, rental assistance, and advocacy. Eviction prevention and crisis intervention help at-risk households maintain their housing and sidestep homelessness.
- Outreach and Assessment – Activities include walking the streets and other places not fit for human habitation and marketing available services to homeless persons reluctant to apply for services on their own. Once the client enters the system, the assessment process identifies the client’s needs.
- Emergency Shelter – Offers a safe, secure, temporary place (up to 90 days) for homeless persons to reside while they prepare to move into more stable housing.
- Transitional Housing – Long-term (up to 24 months) housing with supportive services that address the underlying causes of homelessness. Transitional housing programs enable people to successfully transition to and maintain permanent housing.
- Permanent and Permanent Supportive Housing – Permanent housing for most is affordable, market-rate housing. Permanent supportive housing enables persons with disabilities to live as independently as possible. Moving previously homeless persons into permanent housing is the primary objective of the Continuum.

- Supportive Services – Activities that help persons address the underlying causes of homelessness and move toward self-sufficiency and independent living. Services include substance abuse treatment, employment education and job readiness, budgeting workshops, parenting classes, and childcare. Services may be part of a housing program or independently.

For many Lancaster residents, the first entry into the Continuum of Care is through an emergency shelter, where individuals and families obtain emergency housing and supportive services directed to getting people off the streets and into a safe environment. Typically, people stay in an emergency shelter for a short period. Usually during this time, other housing is arranged and the homeless person’s immediate social service and medical needs are addressed.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City does not receive ESG funding. However, the City works closely with the continuum of care homeless system to create funding policies and procedures. The City supports the network of homeless service providers existing in and outside of Lancaster.

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

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

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Lancaster Planning Department	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs - Families with children Homelessness Needs – Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
Lancaster Housing Authority	Housing Need Assessment Public Housing Needs

	Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs - Families with children Homelessness Needs – Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
Southern California Association of Governments	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs - Families with children Homelessness Needs – Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
California Building Industry Association	Housing Need Assessment Public Housing Needs Market Analysis
Department of Housing and Community Development	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs - Families with children Homelessness Needs – Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
California Housing Partnership Corporation	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs - Families with children Homelessness Needs – Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
Greater Antelope Valley Economic Alliance	Non-Homeless Special Needs Market Analysis
Greater Antelope Valley Association of Realtors	Housing Need Assessment Market Analysis
Homeless Access Solutions Center/Valley Oasis	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs - Families with children

	Homelessness Needs – Veterans Homelessness Needs - Unaccompanied youth
Mental Health America	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs - Families with children Homelessness Needs – Veterans Homelessness Needs - Unaccompanied youth
Antelope Valley Partners for Health	Homeless Needs – Chronically homeless Homeless Needs - Families with children Homelessness Needs – Veterans Homelessness Needs - Unaccompanied youth
CA Department of Developmental Services	Housing Need Assessment

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

N/A

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	County of Los Angeles	The County of Los Angeles is a Continuum of Care applicant and conducts homeless counts, surveys of the homeless population, and strategic planning to end homelessness. Consistent with the goals of the CoC, the City of Lancaster's Strategic Plan will provide support to nonprofits that meet the social services needs of the City's residents with an emphasis on the homeless.
Housing Element	City of Lancaster	Based on the Regional Housing Needs Allocation (RHNA) set forth by the State of California, The Housing Element is the City's chief policy document for the development of affordable and market rate housing. Consistent with this policy document, the City will maintain and enhance the quality of existing residential neighborhoods through and, promote and encourage fair housing opportunities for all economic segments of the community, regardless of age, sex, ethnic background, physical condition, or family size.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The City participates in regional planning efforts in the County of Los Angeles in the implementation of the Consolidated Plan as detailed above. We also work with the State of California Department of Fair Employment and Housing to track reported fair housing data. The City also works with adjacent Cities on CDBG and housing matters of significance to all communities.

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

City staff developed a detailed participation process that is part of this ConPlan. As required by HUD, nonprofits and community residents were provided adequate opportunity to review and comment on the original Citizen Participation Plan and on substantial amendments to the plan, if necessary.

Citizens were engaged through community meetings, surveys, public hearings, and individual meetings. Citizens who participated in the process received extensive information about the ConPlan, the citizen participation process, the HUD requirements for an entitlement City, the amount of funding that the City anticipates receiving and how those funds can be used by the City. Residents were given the opportunity to provide City staff with their input on the prioritization of community needs. Each of these efforts, including review of HUD Data and relevant policy documents, assisted the city in its goal setting efforts.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	The City actively encouraged low- and moderate-income residents, persons of color, persons with disabilities and non-English-speaking residents to attend community meetings and hearings. In accordance with the Citizen Participation Plan, the City provided access and assistance to all residents. This includes: interpreters for non-English-speaking citizens; information provided through workshops, churches, the school district, and local community centers; and utilize sites for the public meetings that are accessible for persons with disabilities. All public hearings and meetings were conducted in the evening hours and were held at convenient and accessible locations that accommodate persons with disabilities.	During the Community Meetings and Focus Group, the following themes emerged as important: Universal reasonable accommodation policy within the City Housing for Transitional Age Youth Affordable Housing for Seniors Permanent Supportive Housing for the Homeless	N/A	N/A

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	TBD	N/A	N/A	N/A

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

This section assesses the housing needs in Lancaster by analyzing various demographic and economic indicators. Developing a picture of the current needs in the community begins by looking at broad trends in population, area median income, the number of households, etc. The next step is intersecting those data points with a more nuanced analysis of variables such as family and household dynamics, race, and housing problems.

A key goal of the needs assessment is to identify the nature and prevalence of housing problems experienced by Lancaster's citizens. The main housing problems looked at are: (a) cost-burdened households; (b) substandard housing; and (c) overcrowding. Furthermore, these housing problems are juxtaposed with economic and demographic indicators to discern if certain groups carry a disproportionate burden. Are African-Americans more cost-burdened than other racial groups? Do low income households experience higher levels of overcrowding? Do large families have more housing problems than small families? These sorts of questions are empirically answered through data analysis. Understanding the magnitude and incidence of housing problems in the community is crucial in aiding the city in setting evidence-based priorities for the CDBG programs.

The area's public housing, homeless, and non-homeless special housing needs are also discussed. Finally, non-housing community development needs, such as public services, are considered.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	118,718	152,678	29%
Households	38,157	46,255	21%
Median Income	\$41,127.00	\$52,290.00	27%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	10,660	6,525	9,655	4,955	14,455
Small Family Households *	4,030	2,695	4,675	2,425	8,210
Large Family Households *	1,830	1,505	1,970	1,110	1,675
Household contains at least one person 62-74 years of age	1,895	1,120	1,384	630	2,380
Household contains at least one person age 75 or older	1,400	575	785	390	635
Households with one or more children 6 years old or younger *	2,940	1,920	2,450	1,280	1,935
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2007-2011 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	220	120	125	0	465	65	40	65	10	180
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	100	20	30	0	150	10	55	60	10	135
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	305	190	140	100	735	170	235	175	140	720
Housing cost burden greater than 50% of income (and none of the above problems)	4,265	740	75	0	5,080	1,590	1,180	1,365	325	4,460

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	560	1,615	1,325	215	3,715	565	815	2,235	1,370	4,985
Zero/negative Income (and none of the above problems)	965	0	0	0	965	580	0	0	0	580

Table 7 – Housing Problems Table

Data 2007-2011 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	4,885	1,070	370	100	6,425	1,835	1,510	1,665	490	5,500
Having none of four housing problems	1,315	2,060	3,090	1,370	7,835	1,075	1,890	4,530	2,995	10,490
Household has negative income, but none of the other housing problems	965	0	0	0	965	580	0	0	0	580

Table 8 – Housing Problems 2

Data 2007-2011 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,170	1,335	750	4,255	795	945	1,990	3,730
Large Related	1,095	505	290	1,890	310	615	964	1,889
Elderly	1,109	335	75	1,519	745	375	290	1,410
Other	945	445	325	1,715	475	260	495	1,230
Total need by income	5,319	2,620	1,440	9,379	2,325	2,195	3,739	8,259

Table 9 – Cost Burden > 30%

Data 2007-2011 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,945	360	45	2,350	725	600	825	2,150
Large Related	1,025	245	10	1,280	195	255	285	735
Elderly	905	100	0	1,005	500	235	100	835
Other	810	185	20	1,015	295	195	195	685
Total need by income	4,685	890	75	5,650	1,715	1,285	1,405	4,405

Table 10 – Cost Burden > 50%

Data 2007-2011 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	400	190	150	40	780	110	210	195	40	555
Multiple, unrelated family households	20	20	35	65	140	70	110	40	115	335

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Other, non-family households	15	0	35	0	50	0	0	0	0	0
Total need by income	435	210	220	105	970	180	320	235	155	890

Table 11 – Crowding Information – 1/2

Data 2007-2011 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present								

Table 12 – Crowding Information – 2/2

Describe the number and type of single person households in need of housing assistance.

According to the 2010 Census, 22 percent of occupied housing units in Lancaster are single-person households, a total of 10,560 households. Single-person households are more likely to be renters with approximately 28.9 percent of renter-occupied units being single-person households as compared to 17.6 percent of owner-occupied households. Among the elderly in Lancaster, 22.5 percent live alone while, elderly women living alone account for 17.3 percent of all elderly households (2011 ACS estimates).

Subject	Lancaster city, California					
	Occupied housing units		Owner-occupied housing units		Renter-occupied housing units	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Occupied housing units	48,001	+/-924	28,848	+/-822	19,153	+/-841
HOUSEHOLD SIZE						
1-person household	22.1%	+/-1.4	17.6%	+/-1.6	28.9%	+/-2.5
2-person household	26.9%	+/-1.3	30.6%	+/-1.6	21.3%	+/-2.1
3-person household	16.9%	+/-1.3	16.9%	+/-1.8	16.9%	+/-1.9
4-or-more-person household	34.2%	+/-1.6	35.0%	+/-2.0	32.9%	+/-2.5

Although the elderly, tend to have higher homeownership rates compared to the general population, many elderly householders still experience housing problems and housing cost burdens. The median

income for elderly householders age 65 and over is \$33,450. Over 80 percent of households making less than \$35,000 per year overpay for housing, spending at least 30 percent of their income toward housing (2011 ACS estimates).

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Individuals with disabilities often have some form of special housing need. Depending on the type of disability, the need may include proximity to transit facilities, retail and commercial services, workplace, parking, handicap ramps, curb cuts, connecting walkways, lowered sinks, restroom grab bars, wider doorways and the like.

Special housing needs for persons with disabilities fall into two general categories: physical design to address mobility impairments and in home social, educational, and medical support to address developmental and mental impairments.

A safe affordable place to rent or own is essential to achieving independence and enables people with disabilities to be fully integrated participants in the community. However, many persons with disabilities live on fixed incomes and compete with other special needs groups for the limited affordable, decent housing.

Since most disabled persons/households rely on fixed monthly disability incomes that are rarely sufficient to pay market rate rents, supportive housing options, including group housing and shared housing, are important means for meeting the needs of persons with disabilities. Such housing options typically include supportive services onsite to also meet the social needs of persons with disabilities.

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.

The Table below shows information from the, 1-Year Estimates, on the number of individuals with disabilities in Lancaster by age group. As shown in Table, approximately 9.7 percent of the total civilian non-institutionalized population in Lancaster were reported to have some form of disability. Out of 47,674 individuals under the age of 18, approximately 3.8 percent were reported to have some form of disability. A larger percentage at 7.8 percent for those individuals aged between 18-64 years old. The age group with the highest percentage of individuals with disabilities were seniors over the age of 65. Out of 13,743 seniors, approximately, 5893 or 42.9 percent were reported to have some form of disability.

	Estimate	Percent
Total Civilian Non-institutionalized Population	151,374	
Under 18 years	47,674	
With a disability	1,815	3.80%
18 to 64 years	89,957	
With a disability	6,981	8%
65 years and over	13,743	
With a disability	5,893	42.90%
Total Number of Population with Disability	14,689	9.70%
Source: 2011 American Community Survey, 1-year Estimates		

Although the 2010 Census data provides disability categories, it does not indicate the extent or duration of the disability. However, the statistics are a good indicator of the housing needs for those with disabilities.

HUD refers to those with special needs as individuals with a disabling condition, primarily the existence of a mental or physical challenge that require some form of special housing accommodations in order to live an independent lifestyle.

Elderly and frail persons also fall into this category, as well as those with severe mental disabilities, developmental disabilities, physical disabilities, persons with drug or alcohol addictions, persons with HIV/AIDS and homeless individuals. Many cities also include large families and farmworker housing in the special needs category.

Supportive housing also falls into the special needs housing category. The term *supportive housing* refers to housing units and housing group quarters that provide a supportive environment and consist of some form of a planned social service component that enables individuals to transition into traditional housing.

What are the most common housing problems?

Like many communities across the nation, the largest housing problem in Lancaster is the relatively low availability of affordable housing. According to the federal government, rental housing is considered "affordable" if the people living there pay no more than 30 percent of their income for rent. According to mortgage lenders, a home is affordable if the mortgage payment is not more than 35 percent of the borrower's income. So, what's affordable depends on income.

As seen in the table below, approximately 53 percent of those housing units with a mortgage pay 30 percent or more of their income for housing costs. This is similar to rates in Los Angeles County (55.1 percent) and California (52.3 percent). In Lancaster 43.7 percent spend 35 percent or more of their income on their housing unit with a mortgage.

Those who live in housing units without a mortgage pay a much lesser percentage of their income on housing costs. For instance, 39 percent of monthly owners pay less than 10 percent of their household income for housing costs.

Housing Costs as a Percentage of Household Income

	Lancaster		LA County		California	
	Units	% of Total	Units	% of Total	Units	% of Total
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)						
Housing units with a mortgage						
Less than 20.0 percent	4,698	21.00%	256,481	21.50%	1,205,339	22.40%
20.0 to 24.9 percent	2,958	13.20%	144,603	12.10%	699,082	13.00%
25.0 to 29.9 percent	2,894	12.90%	134,883	11.30%	654,725	12.20%
30.0 to 34.9 percent	2,077	9.30%	115,857	9.70%	549,693	10.20%
35.0 percent or more	9,792	43.70%	542,581	45.40%	2,261,640	42.10%
Total housing units with a mortgage	22,419	100%	1,194,405	100%	5,370,479	100%
Housing unit without a mortgage						
Less than 10.0 percent	2,221	39.00%	160,574	46.30%	771,913	45.50%
10.0 to 14.9 percent	947	16.60%	61,610	17.80%	310,566	18.30%
15.0 to 19.9 percent	878	15.40%	35,322	10.20%	178,275	10.50%
20.0 to 24.9 percent	528	9.30%	23,013	6.60%	112,782	6.60%
25.0 to 29.9 percent	205	3.60%	14,054	4.10%	73,527	4.30%
30.0 to 34.9 percent	134	2.40%	10,661	3.10%	52,793	3.10%
35.0 percent or more	777	13.70%	41,548	12.00%	198,148	11.70%
Total housing units without a mortgage	5,690	100%	346,782	100%	1,698,004	100%
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)						
Occupied units paying rent						
Less than 15.0 percent	943	6.00%	150,160	9.40%	485,739	9.70%
15.0 to 19.9 percent	1,392	8.90%	169,363	10.60%	558,976	11.10%
20.0 to 24.9 percent	1,588	10.10%	186,329	11.70%	615,756	12.30%
25.0 to 29.9 percent	1,954	12.50%	186,656	11.70%	596,289	11.90%
30.0 to 34.9 percent	1,256	8.00%	144,276	9.00%	474,176	9.40%
35.0 percent or more	8,523	54.40%	757,818	47.50%	2,294,341	45.70%
Total occupied units paying rent	15,656	100%	1,594,602	100%	5,025,277	100%
Source: U.S. Census Bureau, ACS 2006-2010						
Notes: Excludes units where monthly owner costs or gross rent could not be computed, accounting for possible differences with total occupied housing units from other survey numbers. May not add to 100% due to rounding.						

Are any populations/household types more affected than others by these problems?

According to 2009 HUD's Comprehensive Housing Affordability Strategy (CHAS) data, 20.4 percent of Lancaster households are considered extremely low-income. Of these extremely low-income households, 72 percent experience some kind of housing problem. Also, 70 percent experience a housing cost burden in which they pay more than 30 percent of their gross income toward housing, and 60 percent experience a severe housing cost burden in which they pay more than 50 percent of their gross income toward housing.

Among property owners, lower income households tend to overpay for housing more so than moderate income owners. For example, 79 percent of households making less than \$20,000 per year pay more than 30 percent of their income toward housing. Likewise, 71 percent of households making between \$20,000 and \$34,999 per year pay more than 30 percent as well (see Table below). Meanwhile, only 19 percent of households making more than \$75,000 per year overpay for housing.

Housing Costs as a Percentage of Household Income – Owner Occupied Units (2011)		
Income / Percentage of Income Toward Housing	Number of Households	Percentage within Income Range
Less than \$20,000	2,827	
Less than 20 percent	356	13%
20 to 29 percent	236	8%
30 percent or more	2,235	79%
\$20,000 to \$34,999	2,981	
Less than 20 percent	559	19%
20 to 29 percent	291	10%
30 percent or more	2,131	71%
\$35,000 to \$49,999	3,805	
Less than 20 percent	872	23%
20 to 29 percent	472	12%
30 percent or more	2,461	65%
\$50,000 to \$74,999	6,202	
Less than 20 percent	1,528	25%
20 to 29 percent	1,560	25%
30 percent or more	3,114	50%
\$75,000 or more	12,481	
Less than 20 percent	5,559	45%
20 to 29 percent	4,561	37%
30 percent or more	2,361	19%
Zero or negative income	543	
Total owner-occupied housing units	28,839	

Note: Percentages may not add up to 100% due to rounding.
Source: 2009-2011 American Community Survey

Among all owner households, 43 percent pay more than 30 percent of their income toward housing. The greatest concern in regard to housing affordability occurs in occupied units that pay rent rather than own their property. In fact, Lancaster residents at a much higher rate pay more than 30 percent of their income for household rent. Approximately 62.4 percent of renters in Lancaster pay more than 30 percent of their household income on rent, while only 56.5 percent in Los Angeles County and 55 percent in California pay more than 30 percent or more of their household income. This shows that 7 percent more Lancaster residents are paying more than 30 percent of their household income on gross rent.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

According to the National Coalition for the Homeless (NCH), one of the fastest growing segments, of the homeless population, are families with children. The NCH reports that a 2000 survey found families with children accounted for 36 percent of the homeless population. Poverty and lack of sufficient affordable housing are listed as the principal causes for homelessness among families. Additional factors include a relative decline in wages and changes in welfare programs approved during the late 1990s. According to a 2012 report by the Los Angeles Unified School District, of the more than a half a million children enrolled, nearly 14,000 students, mostly in middle and high schools, describe themselves as homeless, which could include living in cars or with others.

HUD defines individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered as:

- Precariously housed – A person who is staying with a household because he or she has no other regular or adequate place to stay due to a lack of money or other means of support (cost burden) and who is sleeping inside the house and will be allowed to stay for 15-90 days;
- At-risk of literal homelessness – A person who is staying with a household because he or she has no other regular or adequate place to stay due to a lack of money or other means of support and who is sleeping inside the house, and will have to leave in 14 days or less

In the 2013 Greater Los Angeles Homeless Count, a telephone survey identified an estimated 14,146 people who are precariously housed within Los Angeles County and an additional 6,204 who are at risk of being homeless within Los Angeles County.

Many of these at risk households with children are *Large Families* with a housing cost burden. Large Families is defined as households with five or more members. Large families have special housing needs because they typically require larger size units than what the market usually provides. According to 2007-11 CHAS data (table 9), there are 3779 large families paying more than 30 percent of their income on housing and 2015 large families (table 10) paying more than 50 percent of their income on housing in the City of Lancaster. Therefore, it could be assumed that these currently housed families could be at imminent risk of either residing in shelters or becoming unsheltered.

Homeless Prevention and Rapid Re-Housing Program

The City of Lancaster received a one-time grant for homelessness prevention and rapid re-housing as part of the Housing and Economic Recovery Act of 2008. This program is to provide housing stabilization by providing temporary financial assistance and/or services to individuals and families as a bridge to gain long-term stability.

On February 17, 2009, President Obama signed the American Recovery and Reinvestment Act of 2009, which included \$1.5 billion for a Homelessness Prevention Fund. Funding for this program, called the Homelessness Prevention and Rapid Re-Housing Program (HPRP), was distributed based on the formula

used for the Emergency Shelter Grants Program. The program ended on September 30, 2012. HPRP funds are no longer available.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Risk of Homelessness

Lower income households with a burdensome housing cost are more likely to become homeless or experience overcrowding. Homeowners with a housing cost burden have the option of selling the homes and becoming renters. Renters, however, are vulnerable and subject to constant changes in the housing market.

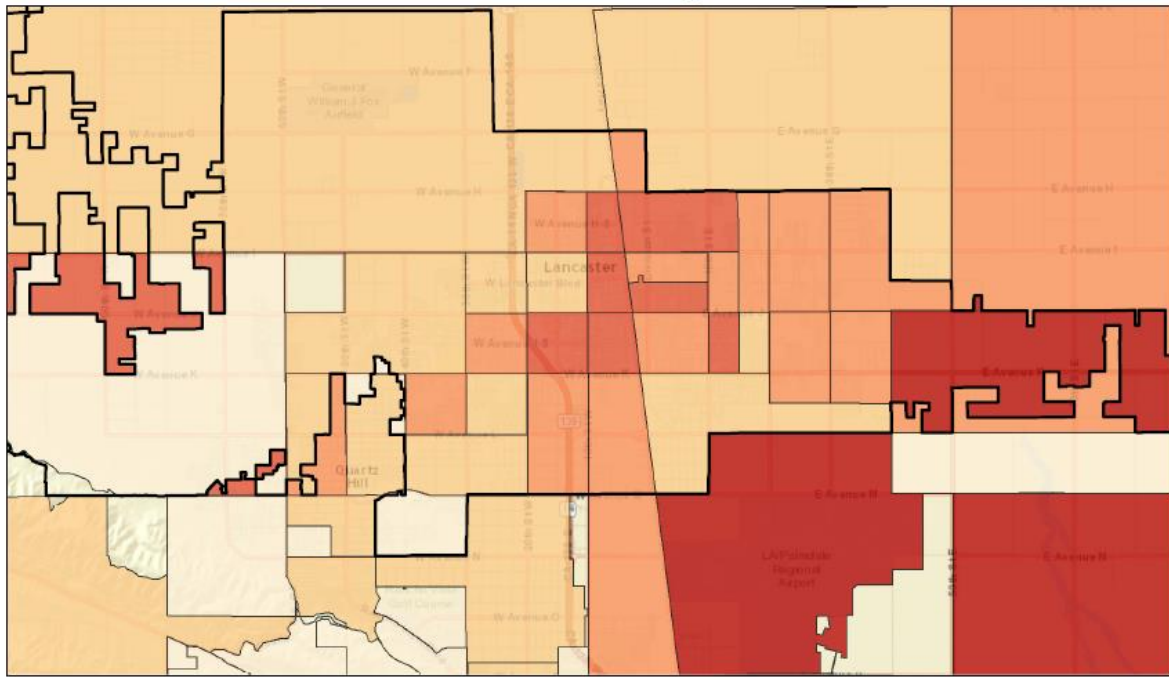
Households spending more than 30 percent of gross annual income on housing experience a housing cost burden, which occurs when housing costs increase faster than household income. When a household spends more than 30 percent of its income on housing costs, it has less disposable income for other necessities such as food and health care.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

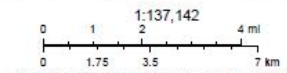
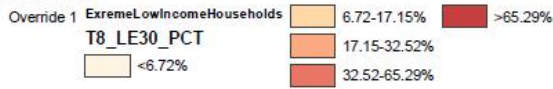
Extremely Low Income households paying greater than 30 percent of their income on housing has been linked with instability and an increased risk of homelessness. This is primarily due to having less income available for other necessities such as food, clothing, utilities, and health care. 20.4 percent of Lancaster households are considered extremely low-income. Of these extremely low-income households, 72 percent experience some kind of housing problem. Also, 70 percent experience a housing cost burden in which they pay more than 30 percent of their gross income toward housing, and 60 percent experience a severe housing cost burden in which they pay more than 50 percent of their gross income toward housing.

Cost burdened renters can be assisted by the PHA's Section 8 Housing Choice Voucher Program which offers rental assistance to extremely low and very low income families. However, there are no funding resources to provide financial assistance to owners who are overpaying.

Lancaster California - Location of Extremely Low Income Households



September 13, 2014



Sources: Esri, HERE, DeLorme, USGS, Intermap, Incentiv P Corp., NRCAN, Esri, Japan, METI, Esri, China (Hong Kong), Esri (Thailand), TomTom, Mapbox, © OpenStreetMap contributors, and the GIS User Community

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A disproportionately greater need exists when the members of racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. For example, assume that 60% of all low-income households within a jurisdiction have a housing problem and 70% of low-income Hispanic households have a housing problem. In this case, low-income Hispanic households have a disproportionately greater need. Per the regulations at 91.205(b)(2), 91.305(b)(2), and 91.405, a grantee must provide an assessment for each disproportionately greater need identified. Although the purpose of these tables is to analyze the relative level of need for each race and ethnic category, the data also provide information for the jurisdiction as a whole that can be useful in describing overall need. An assessment is provide in the table below. A narrative assessment is provided in NA-30 (Disproportionately Greater Need: Discussion).

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,195	1,180	1,185
White	2,070	585	325
Black / African American	1,925	165	455
Asian	140	40	59
American Indian, Alaska Native	90	0	0
Pacific Islander	45	0	0
Hispanic	1,850	390	335

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2007-2011 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,850	1,275	0
White	1,650	745	0
Black / African American	1,100	100	0
Asian	145	80	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	30	0
Hispanic	1,880	320	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2007-2011 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,960	3,050	0
White	1,665	1,875	0
Black / African American	925	290	0
Asian	189	85	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	2,075	785	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2007-2011 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,524	2,545	0
White	895	1,430	0
Black / African American	505	195	0
Asian	120	125	0
American Indian, Alaska Native	50	34	0
Pacific Islander	0	0	0
Hispanic	919	695	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2007-2011 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Discussion (table below)

0%30%of Area Median Income				
Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	
Jurisdiction as a whole	6,195	1,180	1,185	72%
White	2,070	585	325	69%
Black / African American	1,925	165	455	76%
Asian	140	40	59	59%
American Indian, Alaska Native	90	0	0	100%
Pacific Islander	45	0	0	0%
Hispanic	1,850	390	335	72%
30%50%of Area Median Income				
Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	
Jurisdiction as a whole	4,850	1,275	0	79%
White	1,650	745	0	69%
Black / African American	1,100	100	0	92%
Asian	145	80	0	64%
American Indian, Alaska Native	10	0	0	100%
Pacific Islander	0	30	0	0%
Hispanic	1,880	320	0	85%
50%80%of Area Median Income				
Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	
Jurisdiction as a whole	4,960	3,050	0	62%
White	1,665	1,875	0	47%
Black / African American	925	290	0	76%
Asian	189	85	0	69%
American Indian, Alaska Native	0	0	0	0%
Pacific Islander	0	0	0	0%
Hispanic	2,075	785	0	73%
80%100%of Area Median Income				
Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	
Jurisdiction as a whole	2,524	2,545	0	50%
White	895	1,430	0	38%
Black / African American	505	195	0	72%
Asian	120	125	0	49%
American Indian, Alaska Native	50	34	0	0%
Pacific Islander	0	0	0	0%
Hispanic	919	695	0	57%

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Similar to NA-15, disproportionately greater need exists when the members of racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. For example, if 60% of all low-income households within a jurisdiction have a housing problem and 70% of low-income Hispanic households have a housing problem. In this case, low-income Hispanic households have a disproportionately greater need. Per the regulations at 91.205(b)(2), 91.305(b)(2), and 91.405, the City of Lancaster must provide an assessment for each disproportionately greater need identified. Severe housing problems include:

- Overcrowded households with more than 1.5 persons per room, not including bathrooms, porches, foyers, halls, or half-rooms
- Households with cost burdens of more than 50 percent of income

An assessment is provide in the table below. A narrative assessment is provided in NA-30 (Disproportionately Greater Need: Discussion).

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,455	1,920	1,185
White	1,650	1,005	325
Black / African American	1,835	255	455
Asian	120	59	59
American Indian, Alaska Native	90	0	0
Pacific Islander	45	0	0
Hispanic	1,645	595	335

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2007-2011 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,905	3,220	0
White	895	1,500	0
Black / African American	725	475	0
Asian	70	160	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	30	0
Hispanic	1,170	1,030	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2007-2011 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,905	6,110	0
White	515	3,025	0
Black / African American	300	915	0
Asian	135	140	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	895	1,965	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2007-2011 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	599	4,465	0
White	155	2,175	0
Black / African American	190	510	0
Asian	35	210	0
American Indian, Alaska Native	0	85	0
Pacific Islander	0	0	0
Hispanic	219	1,400	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2007-2011 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion (table below)

0%30%of Area Median Income				
Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	
Jurisdiction as a whole	5,455	1,920	1,185	64%
White	1,650	1,005	325	55%
Black / African American	1,835	255	455	72%
Asian	120	59	59	50%
American Indian, Alaska Native	90	0	0	100%
Pacific Islander	45	0	0	0%
Hispanic	1,645	595	335	64%
30%50%of Area Median Income				
Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	
Jurisdiction as a whole	2,905	3,220	0	47%
White	895	1,500	0	37%
Black / African American	725	475	0	60%
Asian	70	160	0	30%
American Indian, Alaska Native	0	10	0	0%
Pacific Islander	0	30	0	0%
Hispanic	1,170	1,030	0	53%
50%80%of Area Median Income				
Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	
Jurisdiction as a whole	1,905	6,110	0	24%
White	515	3,025	0	15%
Black / African American	300	915	0	25%
Asian	135	140	0	49%
American Indian, Alaska Native	0	0	0	# DIV/0!
Pacific Islander	0	0	0	# DIV/0!
Hispanic	895	1,965	0	31%
80%100%of Area Median Income				
Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	
Jurisdiction as a whole	599	4,465	0	12%
White	155	2,175	0	7%
Black / African American	190	510	0	27%
Asian	35	210	0	14%
American Indian, Alaska Native	0	85	0	0%
Pacific Islander	0	0	0	0%
Hispanic	219	1,400	0	14%

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Introduction:

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	20,455	10,585	9,709	1,290
White	12,315	4,325	3,020	325
Black / African American	1,910	2,060	2,800	500
Asian	1,115	350	335	59
American Indian, Alaska Native	95	85	80	0
Pacific Islander	30	0	45	0
Hispanic	4,555	3,585	3,279	395

Table 21 – Greater Need: Housing Cost Burdens AMI

Data 2007-2011 CHAS
Source:

Discussion:

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)	
Jurisdiction as a whole	20,455	10,585	9,709	1,290	49%
White	12,315	4,325	3,020	325	56%
Black / African American	1,910	2,060	2,800	500	38%
Asian	1,115	350	335	59	47%
American Indian, Alaska Native	95	85	80	0	52%
Pacific Islander	30	0	45	0	0%
Hispanic	4,555	3,585	3,279	395	49%

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Racial or Ethnic Housing Problem within the City of Lancaster

As described in the Table below, 1,890 extremely low income households (0-30% AMI) in Lancaster experience a Housing Problem. The groups with disproportionately greater need within this category are American Indian, Alaska Native (100%). In income categories 30%-50% AMI, Black / African American and American Indian, Alaska Native have a Disproportionately Greater Need as it relates to a Housing Problem.

As the AMI increases, fewer racial or ethnic groups experience housing problems and the overall jurisdiction percentages decrease as well. Within the 50-80% income category there is no group with disproportionately greater need. In the 80-100% AMI category, Black / African American Households is the only group with a disproportionately greater need. It should be noted that American Indian, Alaska Native is the only group within this category in which 100 percent of the households have disproportionately greater needs.

It should be noted that when assessing income categories, Black / African American and American Indian are the two groups with Disproportionately Greater Need as it relates to Housing Problem within the City of Lancaster. The only group within this category in which 100 percent of the households have disproportionately greater needs were American Indian. However, with such a low sample size compared to other groups, it is very difficult to assess the group's needs without a more statistically significant sample size.

Racial or Ethnic Severe Housing Problem within the City of Lancaster

As described in the Table below, 1,645 extremely low income households (0-30% AMI) in Lancaster experience a severe housing problem. Similar to Section NA 20, the group with disproportionately greater need within this category is American Indian, Alaska Native (100%). In the next two income categories, Black / African American (30%-50%) and Asians (50%-80%) are Disproportionately Greater Need as it relates to Severe Housing Problems. In income category 80-100% AMI, the only group in a similar position are Black / African American Households. Similar to section NA-15 above, Black / African American is the group with Disproportionately Greater Need as it relates to Severe Housing Problem within the City of Lancaster.

If they have needs not identified above, what are those needs?

No additional needs identified.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

No racial or ethnic groups were located in specific neighborhoods during the development of this consolidated plan.

NA-35 Public Housing – 91.205(b)

Introduction

This question does not apply to the City of Lancaster. The City does not own public housing, manage a housing voucher program, nor is there public housing within the City's limits. Los Angeles County administers the housing voucher program for residents in the City. The City does work in close collaboration with the Housing Authority of the County of Los Angeles, other nonprofits as well as independently to ensure access to affordable housing and programs within the City.

Table 22 and 23 represents data from all of Los Angeles County and not the City of Lancaster. The data is based on information submitted by the public housing agencies to HUD. There may be instances in which the public housing agency did not report data to HUD.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
			Veterans Affairs Supportive Housing				Family Unification Program	Disabled *	
# of units vouchers in use	0	253	2,883	21,087	47	20,550	268	163	59

Table 22 - Public Housing by Program Type within Los Angeles County

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	14,341	13,522	14,839	15,746	14,816	14,829	17,842
Average length of stay	0	6	8	8	0	8	0	6
Average Household size	0	3	2	2	2	2	1	4
# Homeless at admission	0	0	0	184	0	42	142	0
# of Elderly Program Participants (>62)	0	48	1,138	6,753	15	6,670	38	2
# of Disabled Families	0	40	534	4,416	17	4,269	83	16
# of Families requesting accessibility features	0	253	2,883	21,087	47	20,550	268	163
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	148	1,710	10,344	33	10,071	80	120	40
Black/African American	0	60	1,035	8,432	12	8,188	179	38	15
Asian	0	8	120	2,181	1	2,173	3	1	3
American Indian/Alaska Native	0	0	11	76	1	67	6	2	0
Pacific Islander	0	37	7	54	0	51	0	2	1
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	124	1,121	7,293	11	7,122	40	105	15
Not Hispanic	0	129	1,762	13,794	36	13,428	228	58	44

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

This question does not apply to the City of Lancaster. The City does not own public housing, manage a housing voucher program, nor is there public housing within the city's limits.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

This question does not apply to the City of Lancaster. The City does not own public housing, manage a housing voucher program, nor is there public housing within the city's limits.

How do these needs compare to the housing needs of the population at large

This question does not apply to the City of Lancaster. The City does not own public housing, manage a housing voucher program, nor is there public housing within the city's limits.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Whatever the causes of homelessness, the “count” is difficult to assess due to the transient nature of the community. This extends to Lancaster where it varies within the year, year-to-year, and over extended periods of time. The LAHSA estimate could be higher or lower than the actual number of homeless people in the City.

Homelessness is a particularly troublesome and complex issue that plagues communities across the nation. A major reason that homelessness is so difficult to combat is that it has many causes with overlapping and interrelated variables. The cause of any one person's homelessness often lies, not in a single factor, but at the convergence of multiple events and conditions. From one angle, homelessness can be seen as an economic problem - caused by unemployment, foreclosure, or poverty. From another viewpoint, homelessness could appear to be a health issue - as many homeless persons struggle with one or more conditions such as mental illness, physical disability, HIV, or substance abuse. Looking at the problem another way, homelessness emerges as a social problem - with factors such as domestic violence, educational attainment, or race lying at the root. In reality, homelessness is caused by all of these issues, sometimes simultaneously. As such, fighting homelessness requires a truly collaborative, community-based approach.

The Stewart B. McKinney Homeless Assistance Act defines the "homeless" or "homeless individual" or "homeless person" as an individual who lacks a fixed, regular, and adequate night-time residence; and who has a primary night-time residence that is:

- A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
- An institution that provides a temporary residence for individuals intended to be institutionalized; or
- A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

This section of the Consolidated Plan looks at Lancaster's homeless population from multiple angles to assess the population's need for housing and services.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

The 2013 Greater Los Angeles Homeless Count Report indicates approximately 6,957 homeless persons in the Antelope Valley (see Table below). This is a significant increase compared to the 2011 LAHSA count of 1,412 homeless persons; however, much of this can be attributed to the counting methodology, which now includes the “hidden homeless.” The hidden homeless are individuals that avoid emergency shelters, camp in the open desert and in general avoid intervention programs or activities that would otherwise

make them visible statistically. Of the 6,957 homeless persons reported for the Antelope Valley, 4,843 are the hidden homeless, and 2,114 are from shelter and street counts.

Los Angeles Housing Service Authority (LAHSA) Homeless Count (2013) Los Angeles County and Service Area 1 (Antelope Valley)										
	2013			2011			2011 - 2013			
	Total Homeless	Hidden Homeless	Shelter & Street Count Only	Total Homeless	Hidden Homeless	Shelter & Street Count Only	Changes in Total Homeless		Changes in Shelter & Street Count Only	
LA County	53,798	18,274	35,524	45,422	10,800	34,622	+8,376	+18.4%	+902	+2.6%
SPA 1	6,957	4,843	2,114	1,412	0	1,412	+5,545	+392.7%	+702	+49.7%

Source: 2013 Greater Los Angeles Homeless Count Report, Los Angeles Homeless Services Authority

No current data exist to determine number of days that persons experience homelessness in Lancaster. However, in the 2013 County Wide Homeless County Survey, 25.3% of the homeless population were chronically homeless. A person who is “chronically homeless” is an unaccompanied homeless individual with a disabling condition -who has either been continuously homeless for a year or more; or, has had at least four (4) episodes of homelessness in the past three (3) years. The total number of chronically homeless individuals, has increased by 2,712 persons, from 10,901 in 2011 to 13,613 in 2013, due to the increase in overall homelessness in Los Angeles County. 35.7% of homeless veterans are chronically homeless, up from 31.0% in 2011.

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

As previously stated, the 2013 Homeless County revealed 851 persons were homeless in Lancaster. The Opt-in Summary Reports from LAHSA showed 699 unsheltered homeless persons and 152 sheltered homeless persons for Lancaster. Those in shelters include mostly single adults, but also family members. The counts for unsheltered homeless mostly represent single adults; and others included in the count are derived numbers from the number of cars, vans, campers/RVs, tents and encampments that were counted and reported. The data below provides a comprehensive picture of the homeless subpopulations within SPA 1 (includes the City of Lancaster):

Homeless Subpopulation Totals – SPA 1 (2013)		
Subpopulation	Estimate	Prevalence rate
Chronically homeless individuals	2,176	31%
Chronically homeless family members	95	1%
Substance abusers	2,550	37%
Mentally ill	2,287	33%
Veterans	826	12%
People with AIDS/HIV	61	1%
Survivors of domestic violence	618	9%
Physical disability	1,280	18%

Source: 2013 Greater Los Angeles Homeless Count Report, Los Angeles Homeless Services Authority

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

2013 Homeless Count for SPA 1 did not provide the Nature and Extent of Homelessness by Racial and Ethnic Group. However, the overall County survey data showed a significant shift in the demographics of homelessness in Los Angeles: 38% of the total number of homeless persons identified as Black/African American, 37% identified as White/Caucasian and 22% as Hispanic/Latino. Asians/Pacific Islanders, Native American/Alaskan Natives, and Multi-Racial/Others represented a combined 3% of homeless persons:

- There was a 74.5% increase in homelessness among the White/Caucasian population from 2011
- The Hispanic homeless population decreased by 6.0% from 2011
- The Asian/Pacific Islander homeless population decreased by 34.6% from 2011

Changes in Homeless Totals by Ethnicity, 2011 - 2013

	2011		2013		Changes	
	#	%	#	%	#	%
African American/Black	19,868	43.7%	20,451	38.0%	+583	+2.9%
Hispanic/Latino	12,573	27.8%	11,750	21.8%	-823	-6.5%
White/Caucasian	11,287	24.8%	19,693	36.6%	+8,405	+74.5%
Asian/Pacific Islander	1,058	2.3%	692	1.3%	-366	-34.6%
Native American/Alaskan Native	636	1.4%	621	1.2%	-15	-2.4%
Multi-Racial/Other	N/A	-	591	1.1%	N/A	N/A

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The 2013 Greater Los Angeles Homeless Count Report indicates approximately 6,957 homeless persons in the Antelope Valley (see table below) . Of the 6,957 homeless persons reported for the Antelope Valley, 4,843 are the hidden homeless, which are people existing out of sight and not living on the streets (i.e. living in bed and breakfasts or staying on friends/relatives couches). The remaining 2,114 homeless throughout the Antelope Valley where either living in shelters or on the streets according to the report.

Of the 2,114 persons from shelter and street counts, 851 persons are from counts specifically within Lancaster. The Opt-in Summary Reports from LAHSA shows 699 unsheltered homeless persons and 152 sheltered homeless persons for Lancaster. Those in shelters include mostly single adults, but also family members. The counts for unsheltered homeless mostly represent single adults; and others included in the count are derived numbers from the number of cars, vans, campers/RVs, tents and encampments that were counted and reported.

Los Angeles Housing Service Authority (LAHSA) Homeless Count (2013)										
Los Angeles County and Service Area 1 (Antelope Valley)										
	2013			2011			2011 - 2013			
	Total Homeless	Hidden Homeless	Shelter & Street Count Only	Total Homeless	Hidden Homeless	Shelter & Street Count Only	Changes in Total Homeless		Changes in Shelter & Street Count Only	
LA County	53,798	18,274	35,524	45,422	10,800	34,622	+8,376	+18.4%	+902	+2.6%
SPA 1	6,957	4,843	2,114	1,412	0	1,412	+5,545	+392.7%	+702	+49.7%

Source: 2013 Greater Los Angeles Homeless Count Report, Los Angeles Homeless Services Authority

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Non-homeless special needs refer to the needs of population subgroups that have been identified by HUD as more commonly in need of housing assistance than the general population. Due to their economic, social, mental, and/or physical conditions, these populations have difficulty finding appropriate housing. These groups include:

- The elderly and frail elderly,
- Persons with disabilities,
- Persons with HIV/AIDS,
- Persons with alcohol or drug addictions; and
- Victims of domestic violence.

Additionally, individual regions often contain specific subgroups that face challenges unique to the region. This section is intended to identify the nature and extent of these needs as well as strategies being implemented to address these needs.

Describe the characteristics of special needs populations in your community:

What are the housing and supportive service needs of these populations and how are these needs determined?

Persons with Disabilities

Persons with disabilities typically require specific housing needs; the most common needs being access and affordability. Physical disability may include loss or impairment of limbs, disabling disease or condition, or impairment of speech, hearing or sight, and the developmentally disabled. Physically disabled individuals may require housing with special counter heights, railings, ramps and maneuvering areas. The developmentally disabled include persons who exhibit mental retardation, cerebral palsy, epilepsy, autism or other conditions similar to persons with mental retardation. Approximately 9.6 percent of Lancaster’s civilian non-institutionalized population has one or more disability (see Table below). Among specific age groups, the group over 65 years of age has a significantly higher percentage of those considered disabled at 42 percent.

Disability Status of the Civilian Non-institutionalized Population		
	Estimate	Percentage
Total civilian non-institutionalized population	149,627	
With a disability	14,382	9.6%
Total population under 18 years of age	45,972	
With a disability under 18 years of age	1,353	2.9%
Total population between 18 and 64 years of age	90,931	
With a disability between 18 and 64 years of age	7,728	8.5%
Total population over 65 years of age	12,724	
With a disability over 65 years of age	5,301	41.7%

Source: 2009-2011 American Community Survey 3-year estimates

The data on persons with disabilities point to the need for housing that would accommodate these persons. California Title 24, Disabled Access Code, regulates the accessibility and adaptability of all new multi-residential, commercial and industrial buildings for the disabled. According to the City's 2014 Housing Element, a telephone survey was conducted in July 2007 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.

Persons with Developmental Disabilities

The term developmental disability refers to a severe and chronic disability that is attributable to a mental or physical impairment that begins before an individual reaches adulthood. These disabilities include intellectual disability, cerebral palsy, epilepsy, autism, and disabling conditions closely related to intellectual disability or requiring similar treatment. The following are descriptions of developmental disabilities, as provided by the California Department of Developmental Services:

- Intellectual disability: Intellectual disability is characterized by significantly sub-average general intellectual functioning (i.e., an IQ of approximately 70 or below) with concurrent deficits or impairments in adaptive functioning.
- Cerebral palsy: Cerebral palsy includes two types of motor dysfunction: (1) non-progressive lesion or disorder in the brain occurring during intrauterine life or the perinatal period and characterized by paralysis, spasticity, or abnormal control of movement or posture, such as poor coordination or lack of balance, which is manifest prior to two or three years of age, and (2) other significant motor dysfunction appearing prior to age 18.
- Autism: Autism is a neurodevelopmental disorder with multiple causes or origins. It is defined as a syndrome causing gross and sustained impairment in social interaction and communication with restricted and stereotyped patterns of behavior, interests, and activities that appear prior to the age of three. Specific symptoms may include impaired awareness of others, lack of social or emotional reciprocity, failure to develop peer relationships appropriate to developmental level, delay or absence of spoken language and abnormal nonverbal communication, stereotyped and repetitive language, idiosyncratic language, impaired imaginative play, insistence on sameness (e.g., nonfunctional routines or rituals), and stereotyped and repetitive motor mannerisms.
- Epilepsy: Epilepsy is defined as recurrent, unprovoked seizures.
- Other developmental disabilities: Other Developmental Disabilities are those handicapping conditions that require treatment (i.e., care and management) similar to that required by individuals with intellectual disability. This does not include handicapping conditions that are solely psychiatric or physical in nature. The handicapping conditions must occur before age 18, result in a substantial handicap, be likely to continue indefinitely, and involve brain damage or dysfunction. Examples of conditions might include intracranial neoplasms, degenerative brain disease or brain damage associated with accidents.

According to the California Department of Developmental Services, North Los Angeles County Regional Center, Lancaster is home to 2,280 individuals with developmental disabilities. Approximately half of these individuals are children, and half are adults.

The majority of individuals with developmental disabilities live in home settings, often with service and care from a family member and/or health provider. According to information provided by the Department of Developmental Services, there are 121 licensed residential homes that could accommodate 945 individuals with developmental disabilities; however, the majority of these homes operate as residential care for the elderly. The database lists 8 licensed residential homes that would provide care for children, with a capacity of up to 78 children.

Pursuant to Senate Bill 2 (SB2) the City of Lancaster supports and allows for residential care facilities in the city's residential zones, and treat them the same as any other use in the same zone. However, ensuring availability of housing is not enough to meet the needs of these individuals; ongoing monitoring care and provision of social services must also be provided.

Elderly

According to the 2011 American Community Survey, approximately 15.4 percent of Lancaster households are elderly households, even though only 8.1 percent of Lancaster's population is 65 years of age and older. Although the elderly tend to have higher homeownership rates compared to the general population, many elderly householders still experience housing problems and housing cost burdens. The median income for elderly householders age 65 and over is \$33,450. Over 80 percent of households making less than \$35,000 per year overpay for housing, spending at least 30 percent of their income toward housing. Among the elderly, 22.5 percent live alone. Elderly women living alone account for 17.3 percent of all elderly households.

Large Families and Female Headed Households

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 American Community Survey indicates that up to 19 percent of all Lancaster households are large households with five persons or more (8,926 out of 47,299 households). By comparison, only 8 percent of Lancaster households live in a dwelling unit with five or more bedrooms; however, more than 27 percent of households live in a dwelling unit with four bedrooms.

Incomes of larger households, with five or more persons, are comparable to incomes of smaller households, with one to four persons. The median income for larger households ranges from \$50,417 to \$88,516. However, larger households, tend to have a lower home ownership rate than smaller households. Over 43 percent of larger households are renter households, compared to 38 percent for smaller households.

Farmworkers

The State of California requires jurisdictions to consider farmworkers when assessing housing needs because farmworkers tend to have significant housing problems that result from high rates of poverty and overcrowding.

According to the 2007-2009 American Community Survey, an estimate of 270 persons residing in Lancaster were reported to be working in the agricultural industry, including supervisors (ACS Table B24010). Also, the Greater Antelope Valley Economic Alliance reports an employment of 555 persons in

the agricultural and mining industries for 2010 (Los Angeles County – Antelope Valley). Agriculture in Lancaster has declined during the past decades and will continue to do so as the City continues to urbanize. Census 2010 reports an estimate of 99 percent of Lancaster housing units as within an urban area (51,441 out of 51,835), and just 1 percent of housing units (394 out of 51,835) as within a rural area.

The farmworker population in Lancaster is not expected to require significant amounts of additional housing in the future. However, the City recognizes that farmworker households exist, and will continue to implement policies to encourage and facilitate the construction of farmworker housing. These housing units may be accessory dwelling units located on properties within the Rural Residential zone, in those cases where the land is under active commercial agricultural production.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The following information was taken from the Division of HIV and STD Programs, Los Angeles County Department of Public Health 2013 Annual HIV Surveillance Report:

Persons Living with HIV (PLWH)

There were a total of 47,148 persons reported as living with HIV (PLWH) in Los Angeles County as of December 31, 2013.

Gender: The number of PLWH in LAC has increased steadily since 2006, when mandatory named-based reporting began in LAC. This increase can be seen for males, females and transgender persons, resulting in 41,268 male, 5,322 female, and 558 transgender PLWH in LAC by December 31, 2013. Males currently represent approximately 7 out of 8 (88%) PLWH in LAC.

Age: Three-quarters (75%) of PLWH are age 40 years or older. The median age of PLWH in LAC is 48 years. Less than 1% of PLWH are under 20 years of age, while 13% are 60 years or older.

Race/Ethnicity: 41% of PLWH in LAC are Latino, 33% White, 20% Black, and 3% Asian/Pacific Islander. Less than 1% of LAC cases are American Indian/Alaska Native. The racial/ethnic distribution of PLWH differs by gender: Among female PLWH, 45% are Latina, 35% Black, and 15% White; among male PLWH, 41% are Latino, 18% Black, and 35% White.

Transmission Category: Using the multiple imputation methods to adjust for persons with undetermined risk factor for HIV infection, it was estimate that 77% of PLWH are Men having Sex with Men (MSM), and 6% are MSM who also inject drugs (MSM/IDU). Other transmission categories were among heterosexual injection drug users (5%) and persons who had heterosexual contact with a person at high risk for having HIV.

Geographic Distribution: Metro SPA (communities of Boyle Heights, Central City, Downtown LA, Echo Park, El Sereno, Hollywood, Mid-City Wilshire, Monterey Hills, Mount Washington, Silverlake, West Hollywood, and Westlake) has the highest number (17,905), proportion (38%), and rate (1,594 per 100,000) of PLWH among SPAs in the county, followed by South Bay with 7,857 PLWH (17%), and a rate of 512 per 100,000. Antelope Valley has the lowest number (654), percent (1%), and rate (169 per 100,000) of PLWH among SPAs.

Discussion:

The National Coalition on Homelessness reports that the lack of affordable housing is a critical problem facing a growing number of people living with HIV and AIDS. The costs of health care and medications for people living with HIV/AIDS are often too high for people to keep up with. In addition, persons living with HIV/AIDS are in danger of losing their jobs due to discrimination or as a result of frequent health-related absences. As a result, up to 50 percent of persons living with HIV/AIDS in the United States are at risk of becoming homeless.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

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, and are also owned and maintained by the City of Lancaster. 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 (LWRP), located north of Lancaster near Avenue D and east of the Antelope Valley (14) Freeway. The plant occupies 554 acres and provides treatment for 18 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.

How were these needs determined?

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.

Describe the jurisdiction’s need for Public Improvements:

There are many older neighborhoods in the City of Lancaster that lack sidewalks and disabled access ramps. The Capital Programs Division is responsible to identify projects to improve access and secure funding to construct the needed improvements. Providing safe routes to schools is a priority for the City in determining which areas to improve with the limited funding available. The street system in Lancaster is very extensive due to the approximately 94 square miles that the City covers. The City has many more streets in need of maintenance and/or reconstruction than it has the resources to address. Many of the streets are showing their age, particularly in older neighborhoods. Public Works Division is responsible for maintenance of streets and works in conjunction with Capital Programs to design projects to resurface and reconstruct the streets most in need of repair. With over 400 miles of streets to maintain, there will likely always be more needs than resources to address the deficiencies.

How were these needs determined?

The City has completed two studies recently that helped identify accessibility needs throughout the City. An Americans with Disabilities Act (ADA) Transition Study was recently completed to identify deficiencies with a plan on how to remediate them. A Safe Routes to School Master Plan is being completed to identify impediments to safely walking to school. The City has conducted walk audits at many of the schools already and will be completing the remainder in the coming year. The street maintenance needs were identified as part of the City's Pavement Management Program. An initial pavement condition score and ranking was prepared several years ago and is updated periodically to focus on those streets most in need of repair. The City has also started a Pavement Preservation Program to maximize the lane miles of improvements that can be completed each year. By doing preventative maintenance on less distressed streets, the service life can be extended before it is necessary to reconstruct the pavements. The City can seal and rehabilitate more lane miles with the limited funds and improve the overall condition of the street system utilizing this approach.

Describe the jurisdiction's need for Public Services:

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. In 2012, AVEK produced 79,000 acre feet of water (43,200 municipal and industrial; 5,300 agricultural; and 31,400 banking).

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. The total treatment plant capacity is 118 million gallons per day, capable of serving nearly 500,000 people.

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 2010, approximately two-thirds of the water served in Lancaster was purchased through AVEK with the remaining one-third 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.

How were these needs determined?

As previously stated, a Los Angeles County Waterworks District No. 40 water supply assessments was done for individual projects and the Antelope Valley Integrated Regional Water Management Plan. According to the 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.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The purpose of the Market Analysis is to provide a clear picture of the environment in which the grantee must administer their programs over the course of the Consolidated Plan. In conjunction with the Needs Assessment, the Market Analysis will provide the basis for the Strategic Plan and the programs and projects to be administered.

Similar to the ConPlan's *Needs Assessment* section, primary data will come from Lancaster's 2014-2021 Housing Element which is the City's chief policy document relating to community growth, land use, housing, and transportation. Other data sources will include U.S. Census, HUD's Comprehensive Housing Affordability Strategy (CHAS), California Department of Finance Estimates, and American Community Survey (ACS) Estimates. Public community meetings and interviews with interested parties and City staff account for additional information.

The median owner costs (including mortgage) in Lancaster, CA is lower than the state average. Compared to the national average home age homes here are newer. Homes have on average 6 rooms in Lancaster, CA.

	<i>City</i>	<i>State</i>	<i>USA</i>
<i>Median Owner Costs</i>	\$1,905 High	\$2,345 Very High	\$1,524 National Median
<i>Median Rent</i>	\$952 Near Average	\$1,044 Very High	\$699 National Median
<i>Median Built Year</i>	1984	1973	1975
<i>Median Rooms</i>	6	5	6

Lancaster Housing Occupancy

The table below shows housing occupancy numbers for Lancaster, CA. There are more owner occupied homes here than the national average. The percentage of homes being rented is below the national average.

<i>Type</i>	<i>City</i>	<i>State</i>	<i>USA</i>
<i>Owner Occupied</i>	57.0% 28,656 Homes	52.5% 7,112,050 Homes	58.5% 76,089,650 Homes
<i>Renter Occupied</i>	33.7% 16,927 Homes	39.0% 5,280,802 Homes	29.3% 38,146,346 Homes
<i>For Rent</i>	2.9% 1,447 Homes	2.1% 283,159 Homes	2.5% 3,286,932 Homes
<i>For Sale</i>	3.7% 1,864 Homes	1.2% 162,557 Homes	1.5% 1,886,522 Homes
<i>For Seasonal, Recreational, or Occasional Use</i>	0.4% 217 Homes	2.3% 316,734 Homes	3.6% 4,683,380 Homes
<i>Total Occupied</i>	90.7% 45,583 Homes	91.4% 12,392,852 Homes	87.8% 114,235,996 Homes
<i>Total Vacant</i>	9.3% 4,652 Homes	8.6% 1,159,772 Homes	12.2% 15,802,084 Homes
<i>Total Housing</i>	50,235	13,552,624	130,038,080

Lancaster Mortgage Status

The following table represents the mortgage status of homes in Lancaster, CA. 45.5% of homes in Lancaster, CA have a mortgage on them.

Type	City	State	USA
Has a Mortgage	45.5%	39.8%	39.8%
	22,836 Homes	5,395,887 Homes	51,696,841 Homes
No Mortgage	11.6%	12.7%	18.8%
	5,820 Homes	1,716,163 Homes	24,392,809 Homes

Lancaster Monthly Owner Costs for Housing Homes with a Mortgage

The information below represents average costs, including mortgage, for home owners in Lancaster, CA. \$1,905 is the average cost for home owners.

Monthly Mortgage	City	State	USA
< \$500	0.8%	0.8%	2.1%
	192 Homes	44,256 Homes	1,067,631 Homes
\$500 - \$999	8.6%	6.7%	19.8%
	1,967 Homes	359,651 Homes	10,235,704 Homes
\$1,000 - \$1,499	20.7%	13.9%	27.1%
	4,728 Homes	750,558 Homes	13,998,238 Homes
\$1,500 - \$1,999	24.3%	17.3%	19.9%
	5,553 Homes	936,075 Homes	10,309,611 Homes
\$2,000 - \$2,999	34.0%	29.7%	19.4%
	7,766 Homes	1,599,893 Homes	10,022,149 Homes
> \$3,000	11.5%	31.6%	11.7%
	2,630 Homes	1,705,454 Homes	6,063,508 Homes

Lancaster Rental Prices

The table below represents average rental prices in Lancaster, CA. Rentals average \$952 per month.

Monthly Rent	City	State	USA
< \$300	5.6%	3.9%	9.0%
	944 Homes	205,331 Homes	3,437,912 Homes
\$300 - \$499	6.0%	5.0%	16.3%
	1,017 Homes	264,738 Homes	6,217,643 Homes
\$500 - \$699	9.4%	10.5%	21.9%
	1,585 Homes	554,715 Homes	8,360,532 Homes
\$700 - \$999	33.4%	25.8%	24.0%
	5,660 Homes	1,363,962 Homes	9,150,071 Homes
\$1,000 - \$1,499	28.8%	30.4%	15.3%
	4,868 Homes	1,607,678 Homes	5,825,969 Homes
\$1,500 - \$1,999	11.2%	13.7%	5.0%
	1,899 Homes	723,765 Homes	1,898,263 Homes
> \$2,000	2.3%	7.3%	2.8%
	393 Homes	385,736 Homes	1,078,925 Homes

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

The plan must describe the significant characteristics of the jurisdiction’s housing market. This section details the supply of housing currently in the market.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	36,145	71%
1-unit, attached structure	890	2%
2-4 units	2,787	5%
5-19 units	4,717	9%
20 or more units	3,049	6%
Mobile Home, boat, RV, van, etc	3,672	7%
Total	51,260	100%

Table 26 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	135	0%	402	2%
1 bedroom	420	1%	3,255	19%
2 bedrooms	2,903	10%	5,886	34%
3 or more bedrooms	25,292	88%	7,962	45%
Total	28,750	99%	17,505	100%

Table 27 – Unit Size by Tenure

Data Source: 2007-2011 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The following is an inventory of assisted rental housing developments within the City of Lancaster by type of assistance and expiration date:

Inventory of Assisted Units					
Project Name	Address	Total Units	Assisted Units	Funding	Expiration
Sierra Villa East	625 E Ave I	91	90	Sec 8/Sec 221(d)(4)	6/30/2013
Mayflower Gardens	6570 W Ave L-12	76	76	Sec 8	7/31/2013
College Park Apts	43363 30 th St W	61	60	Sec 8/Sec 221(d)(4)	9/30/2013
Antelope Valley Apts	3107 W Ave K-4	121	120	Sec 8/Sec 221(d)(4)	11/30/2013
Lancaster Homes Apts	711 W Jackman St	120	120	Sec 8	1/31/2014
Fernwood Apts	45151 Fern Ave	76	75	Sec 221(d)(4)	5/31/2014
Village Pointe	43650 Challenger Way 1037 E Ave K	160	155	Sec 8/Sec 221(d)(4)	5/31/2014
Montecito Apts	835 W Ave L	192	39	MRB	10/17/2022
Cedar Ridge	2105 E Ave J-8	110	22	MRB	12/1/2022
Total assisted units at-risk of conversion (2013-2023) =			757		
Silver Winds	45180 Fern Ave	124	25	MRB	8/1/2026
The Willows	1650 W Ave K-8	232	47	MRB	8/1/2026
West Park Villas	1800 W Ave J-12	272	55	MRB	12/1/2026
High Valley Apts	2325 W Ave J-8	140	92	LRA/MRB/Sec 8 Sec 221(d)(4)	10/17/2028
Sierra Retirement Village	43321 Sierra Hwy	97	96	LIHTC	11/26/2029
Sunset Ridge	43244 16 th St West	800	160	MRB	11/26/2029
Cordova Park	43530 Gadsden Ave	208	84	MRB	12/1/2031
Sienna Heights	43519 Kirkland Ave	314	63	MRB	12/1/2031
Cedar Creek	1530 W Ave K-8	194	78	HOME/MRB/LIHTC	12/1/2056
Aurora Village	43862 15 th St West	132	129	LIHTC/MRB	2056
Arbor Gardens	710 Kettering St	116	116	HOME/LIHTC	11/25/2058
Aurora Village II	43945 12 th St West	140	138	LIHTC/MRB	8/1/2059
Laurel Crest	531 W Jackman St	72	71	LIHTC	8/1/2060
Poppyfield Estates	530 W Jackman St	100	99	LIHTC	8/10/2061
Arbor Grove	855 W Jackman St	150	150	LIHTC	7/3/2062
Arbor Court	44958 10 th St West	84	83	LIHTC	5/20/2063
Arbor on Date	44927 Date Ave	40	39	LIHTC	12/12/2063
Essex Apartments	44916 10 th St West	105	105	LIHTC	7/2/2064
Arbor Lofts	661 Lancaster Blvd	21	20	LIHTC	2065
Sagebrush I	44826 Fig Ave 44825 Elm Ave	21	21	LIHTC	6/18/2067
Sagebrush II	707/715/725 Milling St	40	40	LIHTC	6/18/2067
Total assisted units at-risk of conversion (post-2023) =			1,711		
Total Units		4,409	2,468		
Source: City of Lancaster Planning and Building and Safety Departments					

The following describes various 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 Section 221(d)(3) and 221(d)(4) of the National Housing Act, the Federal Housing Administration (FHA) insures mortgage loans to facilitate the new construction or substantial rehabilitation of multifamily rental housing. 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. Conversion to market rate housing occurs when owners prepay their 40-year loans after the first twenty years.

Project-based Section 8

In this category, the federal government pays the project owner the difference between a low-income tenant's contribution (30 percent of income) and a higher contract rent set by HUD, which may be at or near market-rate rent levels. Unlike tenant-based Section 8 programs, project-based Section 8 subsidies are tied to the units and cannot be used by current tenants if they move elsewhere. HUD has typically provided 15 to 20 year agreements for rental subsidies to project owners; however, 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.

Low-income Housing Tax Credit Program

The Low-income Housing Tax Credit Program (LIHTC) provides for federal and State tax credits for private developers and investors who agree to set aside all or an established percentage of their rental units for low-income households for no less than 30 years. Tax credits may also be utilized on rehabilitation projects, contributing to the preservation program. The California Tax Credit Allocation Committee (TCAC) administers the federal and state Low-income Housing Tax Credit programs.

Other Financing or Incentives

Other financing mechanisms may include local bond issues, projects financed with Community Development Block Grant (CDBG), State Home Investment Partnership Program (HOME), or with other locally controlled funds, or with state financing programs.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The table above shows thirty multi-family properties with a total of 2,468 housing units that have affordability restrictions. Some of these properties are covered by project-based Section 8 contracts; others have been financed by locally issued bonds and tax credit financing. Two projects financed by mortgage revenue bonds are scheduled to expire in 2022.

All of the units that are at risk of losing their affordability restrictions during this planning period are covered by project-based Section 8 contracts. These contracts will likely be renewed; many on an annual basis. The 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 HUD's project-based Section 8 expiring contracts database indicates that none of the projects have elected to opt-out of the program. It appears that the affordability of the Lancaster rental housing market enables HUD to provide these projects with contracts that make it advantageous for the owners not to opt out of the program.

Does the availability of housing units meet the needs of the population?

The availability of housing units does not meet the needs of the population. However, State law requires Southern California Association of Government (SCAG) to address future housing (construction) needs within the region to accommodate forecasted population and employment growth. The largest component of the Regional Housing Needs Assessment (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.

Describe the need for specific types of housing:

Total construction need is assigned by four State mandated income groups: very low, low, moderate, and above moderate-income households. Thus, the City of Lancaster must identify adequate sites for 2,510 new housing units during the period of January 1, 2014 and October 31, 2021, broken down by income group as shown in the Table below. The percentage of each income group is derived from the 110% social equity adjustment applied to 2010 Census information.

Projected January 2014 – October 2021 Lancaster Housing Need for all Income Groups					
Income Category	Very Low	Low	Moderate	Above Moderate	Total
Number of new units	627	384	413	1,086	2,510
Percentage	25.0%	15.3%	16.5%	43.3%	100%

Source: Regional Housing Needs Plan adopted by SCAG

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

The plan must describe the significant characteristics of the jurisdiction's housing market. This section details the cost of housing currently in the market.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	97,800	214,800	120%
Median Contract Rent	563	975	73%

Table 28 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	2,608	14.9%
\$500-999	6,941	39.6%
\$1,000-1,499	5,504	31.4%
\$1,500-1,999	1,969	11.3%
\$2,000 or more	483	2.8%
Total	17,505	100.0%

Table 29 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,795	No Data
50% HAMFI	5,810	4,255
80% HAMFI	13,505	9,635
100% HAMFI	No Data	13,615
Total	21,110	27,505

Table 30 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	911	1,101	1,421	1,921	2,140
High HOME Rent	924	1,008	1,212	1,391	1,533
Low HOME Rent	738	791	948	1,096	1,222

Table 31 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

The SCAG Housing Need Allocation Plan projects a need for an additional 2,510 housing units of all types within the City of Lancaster between January 1, 2014 and October 31, 2021. Of these units, 1,086 units (43.3 percent) would be for above moderate-income households, 413 units (16.5 percent) for moderate-income households, 384 units (15.3 percent) for low-income households, and 627 units or 25.0 percent for very low-income (including 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, and low-income households where the market does not provide for these populations.

How is affordability of housing likely to change considering changes to home values and/or rents?

The median home price of \$128,750 for year 2012 is significantly lower than the housing prices during the peak of the housing boom, when prices soared above \$300,000. A price of \$128,750 would result in a mortgage payment of \$656, assuming a 5 percent down payment and a 5 percent interest rate, and not including insurance and taxes. However, even at low mortgage payment of \$656, many lower income households face many barriers to homeownership, including the ability to: save money for a down payment; qualify for a mortgage with a low interest rate; and other anticipated maintenance costs that come with home ownership.

Lancaster 2012 Median Home Sales and Prices					
City / Zip Code	Single-family Homes			Condominiums	
	Median Price Sold	Number Sold	Price per Sq Ft	Median Price Sold	Number Sold
Lancaster 93534	\$95,000	513	\$65	\$57,000	22
Lancaster 93535	\$103,000	1,155	\$62	\$49,000	33
Lancaster 93536	\$175,000	1,142	\$81	\$77,000	42
Los Angeles County	\$340,000	59,561	\$237	\$285,000	19,617
Lancaster 2012 Median (Single-family homes and condominiums): \$128,750					
Source: DataQuick Real Estate News					

The Table below includes market rate prices for several apartment complexes in Lancaster. The prices start at around \$600 to \$700. While this price range may seem affordable, many lower income

households, such as female head households with children, require apartment units with two or three bedrooms, which are priced at approximately \$1,000 per month, not including utilities. To avoid spending

Lancaster Apartment Market Rate Rent Prices (December 2011)		
Apartment	Bedroom Range	Price Range
Park Circle	1 to 2	\$625 to \$699
Granada Villas	1 to 3	\$669 to \$1,075
Torrey Pines	1 to 3	\$695 to \$950
Sienna Heights	2	\$699 to \$849
Town Square	1 to 2	\$735 to \$835
The Springs	1 to 2	\$750 to \$850
Windrose Apartments	2	\$750
Montecito Apartments	1 to 3	\$775 to \$1,025
Woodlands West Townhomes	2 to 3	\$885 to \$1,035
Westwood Park Townhomes	1 to 3	\$995 to \$1,395

Source: Retrieved from www.move.com on December 17, 2012

over 30 percent of their household income on housing, that household would need to earn over \$3,300 per month.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The table below represents average rental prices in Lancaster, CA.

Monthly Rent	City	State	USA
< \$300	5.6%	3.9%	9.0%
	944 Homes	205,331 Homes	3,437,912 Homes
\$300 - \$499	6.0%	5.0%	16.3%
	1,017 Homes	264,738 Homes	6,217,643 Homes
\$500 - \$699	9.4%	10.5%	21.9%
	1,585 Homes	554,715 Homes	8,360,532 Homes
\$700 - \$999	33.4%	25.8%	24.0%
	5,660 Homes	1,363,962 Homes	9,150,071 Homes
\$1,000- \$1,499	28.8%	30.4%	15.3%
	4,868 Homes	1,607,678 Homes	5,825,969 Homes
\$1,500 - \$1,999	11.2%	13.7%	5.0%
	1,899 Homes	723,765 Homes	1,898,263 Homes
> \$2,000	2.3%	7.3%	2.8%
	393 Homes	385,736 Homes	1,078,925 Homes

The strategies to implement these broad policies will vary depending on the financing structure of the housing to be preserved. Generally, there are two categories of projects which may be at risk of being lost as affordable housing, including: 1) project-based Section 8 housing; and 2) other projects with other financing or incentives, including those projects which have received either state or local assistance over the past 20 years and have regulatory agreements with an expiration date. 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.

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.

Strategies to preserve Section 8 project-based housing include:

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

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

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 age of housing is an important factor in determining both the present and expected future housing stock conditions.

Definitions

Housing is considered substandard when conditions are found to be below the minimum standard of living conditions defined in Section 17920.3 of the California Health and Safety Code. Households living in substandard conditions are considered to be in need of housing assistance, even if they are not seeking alternative housing arrangement, due to threat to health and safety.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	12,273	43%	9,400	54%
With two selected Conditions	464	2%	729	4%
With three selected Conditions	109	0%	159	1%
With four selected Conditions	29	0%	24	0%
No selected Conditions	15,875	55%	7,193	41%
Total	28,750	100%	17,505	100%

Table 32 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	5,974	21%	2,093	12%
1980-1999	12,859	45%	8,542	49%
1950-1979	9,141	32%	5,966	34%
Before 1950	776	3%	904	5%
Total	28,750	101%	17,505	100%

Table 33 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	9,917	34%	6,870	39%
Housing Units build before 1980 with children present	4,355	15%	3,135	18%

Table 34 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Need for Owner and Rental Rehabilitation

The good condition of most housing in Lancaster is primarily due to the City's relatively young housing stock. According to the American Community Survey, 66 percent of Lancaster's housing stock was built 1980 or later, and 36 percent was built 1990 or later (see Table below). By contrast, only 24 percent of Los Angeles County's housing stock was built 1980 or later, and 12 percent was built 1990 or later.

The City's oldest housing stock is concentrated close to the downtown core while newer housing is located on the periphery of the City. Specifically, housing units built over 40 to 50 years ago tend to be located within the two square miles of land bounded by Avenue I, Challenger Way, 10th Street West and Avenue J. Although the greater portion of the City's housing stock is less than 30 years old, approximately 15,960 housing units will be 40 years or older by year 2020. Therefore, it is likely that rehabilitation and home improvement programs will become increasingly important as housing stock continues to age.

Renters have a need for such programs. According to the American Community Survey, the number of older rental housing units exceeds the number of owner-occupied housing units. This is particularly so for housing units built prior to 1950, in which 64 percent of these units are renter occupied, exceeding the 40 percent of renter occupancy for all housing units in Lancaster. Older rental housing will require ongoing maintenance to avoid a state of disrepair. The elderly also have a need for home rehabilitation and improvement programs, since they are associated with lower income levels and fixed incomes and would be less likely to afford the cost of maintenance and repairs.

Year range built	Age of Housing Units						Los Angeles County	
	Lancaster				Total			
	Owner occupied	Renter occupied			Units	Percent	Units	Percent
Units	Percent	Units	Percent	Units	Percent	Units	Percent	
1939 or earlier	252	0.9%	554	3.0%	806	1.7%	517,284	15.0%
1940 to 1949	353	1.2%	544	2.9%	897	1.9%	384,059	11.1%
1950 to 1959	3,612	12.5%	1,491	8.1%	5,103	10.8%	712,387	20.7%
1960 to 1969	1,296	4.5%	872	4.7%	2,168	4.6%	525,359	15.2%
1970 to 1979	3,484	12.1%	3,502	19.0%	6,986	14.8%	489,541	14.2%
1980 to 1989	7,698	26.7%	6,395	34.6%	14,093	29.8%	405,391	11.8%
1990 to 1999	5,672	19.7%	2,929	15.9%	8,601	18.2%	208,705	6.1%
2000 to 2004	2,248	7.8%	731	4.0%	2,979	6.3%	111,393	3.2%
2005 or later	4,224	14.6%	1,442	7.8%	5,666	12.0%	91,802	2.7%
Total	28,839	100%	18,460	100%	47,299	100%	3,445,921	100%

Source: 2009-2011 American Community Survey (Tables B25034 and B25036)

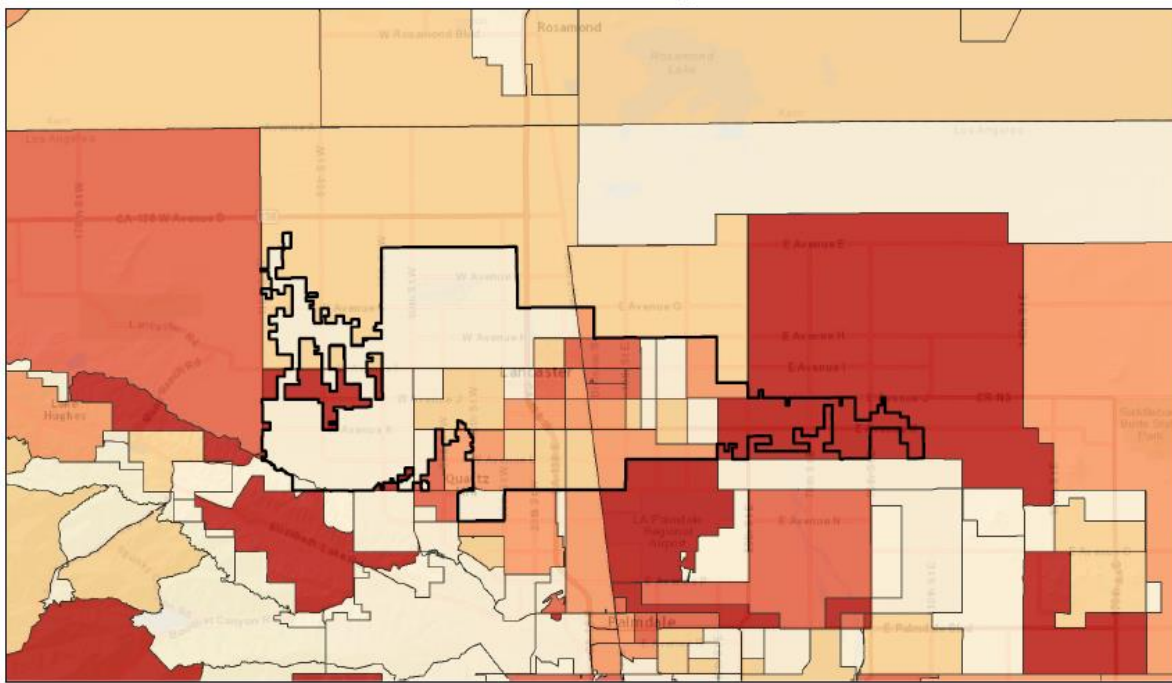
Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

In 1943, a report concluded that children eating lead paint chips could suffer from neurological disorders including behavior, learning, and intelligence problems. Finally, in 1971, lead-based house paint was phased out in the United States with the passage of the Lead-Based Paint Poisoning Prevention Act. Homes built prior to 1978 may have lead-based paint either inside or outside, and homes and apartments built prior to 1950 are very likely to have lead-based paint both inside and outside and should be inspected carefully. This is a particularly serious problem for children living in older housing in urban cities.

The age of housing is commonly used by State and federal agencies as a factor in estimating rehabilitation needs. Typically, most homes begin to require major repairs or have significant rehabilitation needs at 30 to 40 years of age. According to the 2010 Census, a much higher percentage of housing in Lancaster was built after 1980, when compared to LA County and California. According to the 2010 Census, the highest production of new housing (29.7%) occurred within the City between 1980 and 1989. Although not definitive without a housing condition survey, having newer housing stock tends to indicate less substandard housing within Lancaster.

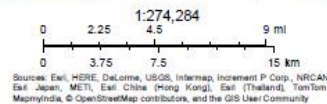
As illustrated below, nearly 87% of rental housing built before 1980 is located principally in the east, outside the core of the city. It is important to note the potential rehabilitation needs of rental housing in Lancaster because this is where low-income families tend to reside due to affordability. It is of particular interest for the City to monitor all housing built prior to 1980 for lead paint and other hazardous or structurally unsafe housing issues.

Lancaster California - Rental Housing at risk of Lead Paint



September 13, 2014

Override 1 RentalHousingBuiltBefore1980
B25036_RENT_80MINUS_PCT
 <15.6%
 15.6-42.66%
 42.66-65.75%
 65.75-86.85%
 >86.85%



MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The Housing Authority of Los Angeles County (HACoLA) administers the Section 8 Housing Choice Voucher and subsidized public housing programs for Lancaster. The Section 8 Housing Choice Voucher Program provides rental subsidies to low-income families that spend more than 30 percent of their gross income on housing costs. The program pays the difference between 30 percent of the recipients' monthly income and the federally approved payment standard. Recipients of Housing Choice Vouchers are able to find their own housing, including single-family homes, townhouses and apartments. Participants are free to choose any housing that meets the requirements of the program and are not limited to units located in subsidized housing projects.

The Section 8 Public Housing Program provides decent and safe rental housing for eligible low-income families, the elderly and persons with disabilities. Public housing comes in all sizes and types, from scattered single-family houses to high-rise apartments for elderly families. The program has the same income requirement as the Housing Choice Voucher Program. The table below provides for the number of vouchers, program type and special purpose vouchers within the city.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	261	2,962	21,798	1	21,797	1,264	1,357	558
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 35 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

There are no public housing developments in Lancaster.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan: N/A

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

There are no public housing developments in Lancaster.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

There are no public housing developments in Lancaster.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The Stewart B. McKinney Homeless Assistance Act defines the "homeless" or "homeless individual" or "homeless person" as an individual who lacks a fixed, regular, and adequate night-time residence; and who has a primary night-time residence that is:

- A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
- An institution that provides a temporary residence for individuals intended to be institutionalized; or
- A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

This section of the Consolidated Plan looks at Lancaster's housing and services delivery system available to the area's homeless population.

Facilities and Housing Targeted to Homeless Households

Lancaster Community Shelter

The Lancaster Community Shelter is operated by Grace Resource Center and provides essential services to men, women, and families. The program offers 30 days of emergency shelter or up to six months of transitional shelter for clients committed to working toward changing their lives. The program strives to find long-term solutions through life-skills workshops, support groups, and referrals to outside services. In 2008, the shelter added 14 transitional apartments for families. These 800-square foot apartments accommodate at least three family members per unit and provide temporary housing for families on their way to independence and self-reliance. The new transitional units have added 42 beds to the shelter's capacity, beyond the 100 emergency beds already provided. The Lancaster shelter is the only emergency shelter housing men, women and families between another such operation in the San Fernando Valley in Los Angeles and the next closest shelter in Bakersfield. The Lancaster Community Shelter also provides meals, and is reported to have served as many as 10,000 people monthly.

Mental Health America: AV Homeless Assistance Program / Transitional Age Youth

The program is operated by Mental Health America in Los Angeles County (MHALA). MHALA offers the Antelope Valley's only service for homeless people with mental illness, including those who have substance abuse problems. Services at the drop-in center meet immediate needs for showers, laundry, clothes, and links to food and shelter, and the long-term assistance helps in finding housing, learning living skills, and receiving health and mental health treatment. Mental Health America also provides Transition Age Youth (TAY) programs to support youth and young adults during the transition from foster care to mainstream life in the community. Almost 70 percent of homeless young adults have "aged out" of foster care without the skills (e.g., education, employment, and housing) needed to move into adulthood and the community. TAY programs help young people build the skills to survive on their own.

Transitional Housing Program for Homeless Young People

The program is operated by the Department of Children and Family Services (DCFS). The program provides scattered site transitional housing with supportive services to homeless youth 18–21 who were

emancipated from the foster care system. The Antelope Valley Transition Resource Center maintains limited hours of operation.

Valley Oasis / Homeless Solutions Access Center

The Valley Oasis/Homeless Solutions Access Center provides services and shelter referrals for those seeking placement in emergency or transitional housing, or a path to permanent housing. Drop-in services include showers, laundry, emergency transportation, and food and clothing. Long-term assistance includes provision of life skills, and coordination for the obtaining of health and mental health services.

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Mental health services are a primary need for persons who are severely mentally ill. Persons with mental illness without adequate treatment, ongoing support and stable housing are often homeless, use emergency rooms for crisis medical needs, and are disproportionately involved in the criminal justice system. Housing can be an integral part of a system of care for the severely mentally ill because the prime support network and focus of daily living activities is often associated with the residence. The major barrier to stable and decent housing for the seriously mentally ill is the availability of affordable housing. A majority of persons in this population depend solely on Supplemental Security Income (SSI). Without affordable housing, severely mentally ill persons are at greater risk of becoming homeless or living in unstable or substandard housing situations.

Los Angeles County Department of Mental Health is the primary resources for the mentally ill. Behavioral Health Services include psychiatric evaluation, medication management, specialty mental health services, as well as comprehensive case management services to individuals and families. The program serves children and adults, who have acute or severe and chronic behavioral health issues as well as those who have experienced significant impairment due to a mental illness.

Primary services needed by persons with alcohol or other drug addiction include health care and detoxification programs. Many homeless persons use alcohol and drugs and have addiction problems. The patient fees at most treatment centers for substance abuse are expensive and preclude treatment for homeless persons. The Los Angeles County Department of Mental Health provides substance abuse resources for the homeless. Substance abuse counseling and treatment centers serving Lancaster, include the following:

- **Antelope Valley Enrichment Services** In 2008, a new 19,000 square foot mental health facility (Antelope Valley Enrichment Services, or AVES of Mental Health America of Los Angeles) was constructed in conjunction with a 100-unit affordable housing development (Poppyfield Estates) located in the North Downtown Transit Village Project Area. The mission of AVES is to “ensure that all people with mental illness assume their full and rightful place in the community.” AVES works in partnership with a broad network of community organizations, businesses, and government to assist members and clients gain self-confidence and self-sufficiency, through a variety of intensive programs, including homeless assistance and employment services.
- **Mental Health America: AV Homeless Assistance Program / Transitional Age Youth-** The program is operated by Mental Health America in Los Angeles County (MHALA). MHALA offers the Antelope Valley’s only service for homeless people with mental illness, including those

who have substance abuse problems. Services at the drop-in center meet immediate needs for showers, laundry, clothes, and links to food and shelter, and the long-term assistance helps in finding housing, learning living skills, and receiving health and mental health treatment. Mental Health America also provides Transition Age Youth (TAY) programs to support youth and young adults during the transition from foster care to mainstream life in the community. Almost 70 percent of homeless young adults have “aged out” of foster care without the skills (e.g., education, employment, and housing) needed to move into adulthood and the community. TAY programs help young people build the skills to survive on their own. According to staff at MHALA, the organization has served over 1,000 persons this past month (July 2013), including 450 homeless persons and 90 transitional youth.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The Lancaster Community Shelter provides homeless services to persons located in Lancaster. The shelter is the only one of its kind in the entire Antelope Valley. There are currently 14 family transitional units that are utilized to provide temporary shelter to families in need as permanent housing is located. The \$199,834.00 CDBG allocation will assist the shelter with maintenance, operations, labor, supplies and material that are needed to fully operate the transitional family units.

As part of the City’s goals and strategies to end chronic homelessness, resources will be allocated to provide funding for eligible activities to address program objectives stated in the Strategic Plan. The City shall ensure that these resources/activities do not benefit moderate-income persons to the exclusion of low-income persons.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

The plan must describe, to the extent information is available, facilities and services that assist persons who are not homeless but require supportive housing and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

Certain segments of the population have more difficulty in finding decent affordable housing due to special needs. This section identifies the needs for elderly persons, large households, and female-headed households, persons with disabilities, homeless persons and farmworkers. These groups are considered to be special needs populations.

The City of Lancaster as well as local non-profits, offers an array of services to low and moderate-income residents and special needs groups such as persons with disabilities. With the increase in the number of families and children over the last decade, these services are in demand and address a number of needs.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Elderly and Frail Elderly

According to 2011 ACS Data, 15.4 percent of Lancaster households are elderly households, even though only 8.1 percent of Lancaster's population is 65 years of age and older. Although the elderly tend to have higher homeownership rates compared to the general population, many elderly householders still experience housing problems and housing cost burdens. The median income for elderly householders age 65 and over is \$33,450. Over 80 percent of households making less than \$35,000 per year overpay for housing, spending at least 30 percent of their income toward housing.

The elderly, with relatively fixed incomes, may be very vulnerable to rapidly rising housing costs. The majority of the elderly below poverty level are renters and for these residents, housing costs may reduce monies needed for life's necessities such as food, clothing, and medical care, as well as for entertainment and transportation.

Elderly and persons with physical disabilities have similar needs in having homes that are adapted to accommodate their abilities and the need to be in close proximity to or have onsite supportive services. These groups are especially vulnerable since they are usually on a fixed income which limits their ability to find housing that can accommodate their needs within their financial means.

Persons with 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's Building Standards Codes (Physical Access Regulations) are found at Title 24 of the California Code of Regulations and regulate the accessibility and adaptability of all new multi-residential, commercial and industrial

buildings for the disabled. In July 2007, staff conducted a telephone survey to ascertain the number of rental housing units available to 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.

Developmental Disabilities

The majority of individuals with developmental disabilities live in home settings, often with service and care from a family member and/or health provider. According to information provided by the Department of Developmental Services, there are 121 licensed residential homes that could accommodate for 945 individuals with developmental disabilities; however, the majority of these homes operate as residential care for the elderly. The database lists 8 licensed residential homes that would provide care for children, with a capacity of up to 78 children.

Housing problems may arise when family members can no longer provide care for individuals with developmental disabilities, or when they lack the support in needed services. When these individuals cannot stay with family, they need placement in a residential care facility. The City of Lancaster will continue to support and allow for residential care facilities in the city's residential zones, and treat them the same as any other use in the same zone. Ensuring availability of housing is not enough to meet the needs of these individuals; ongoing monitoring care and provision of social services must also be provided.

Tenure by Bedrooms						
Bedroom type	Owner households		Renter households		All households	
	Number	Percent	Number	Percent	Number	Percent
No bedroom	140	0.5%	363	2.0%	503	1.1%
1 bedroom	392	1.4%	3,716	20.1%	4,108	8.7%
2 bedrooms	2,527	8.8%	5,832	31.6%	8,359	17.7%
3 bedrooms	12,689	44.0%	4,676	25.3%	17,365	36.7%
4 bedrooms	9,891	34.3%	3,268	17.7%	13,159	27.8%
5+ bedrooms	3,200	11.1%	605	3.3%	3,805	8.0%
Total	28,839	100%	18,460	100%	47,299	100%

Source: 2009-2011 American Community Survey 3-year estimates (Table B25042)

Large Families and Female Headed Households

According to the 2009-2011 American Community Survey (see table below), there is a sufficient inventory of housing with four or more bedrooms to accommodate large family households; however, this inventory consists of mostly owner-occupied single-family homes. Given the high percentage of large family households that rent, the City will encourage the building of more rental housing for large family households.

Female headed householders make up 32 percent of all Lancaster households and approximately 40 percent of all female headed households have children less than 18 years of age . These households generally have lower incomes and may lack the resources needed for adequate child care or job training services, often making the search for affordable, decent and safe housing more difficult. Female family households with no husband present had an annual median income of \$28,610 and female non-family households had a median income of \$23,005. These figures are significantly lower than the annual median income of \$50,316 for all Lancaster. This information indicates the need for social and housing services specific to female headed households.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Antelope Valley Enrichment Services In 2008, a new 19,000 square foot mental health facility (Antelope Valley Enrichment Services, or AVES of Mental Health America of Los Angeles) was constructed in conjunction with a 100-unit affordable housing development (Poppyfield Estates) located in the North Downtown Transit Village Project Area. The mission of AVES is to “ensure that all people with mental illness assume their full and rightful place in the community.” AVES works in partnership with a broad network of community organizations, businesses, and government to assist members and clients gain self-confidence and self-sufficiency, through a variety of intensive programs, including homeless assistance and employment services.

Mental Health America: AV Homeless Assistance Program / Transitional Age Youth- The program is operated by Mental Health America in Los Angeles County (MHALA). MHALA offers the Antelope Valley’s only service for homeless people with mental illness, including those who have substance abuse problems. Services at the drop-in center meet immediate needs for showers, laundry, clothes, and links to food and shelter, and the long-term assistance helps in finding housing, learning living skills, and receiving health and mental health treatment. Mental Health America also provides Transition Age Youth (TAY) programs to support youth and young adults during the transition from foster care to mainstream life in the community. Almost 70 percent of homeless young adults have “aged out” of foster care without the skills (e.g., education, employment, and housing) needed to move into adulthood and the community. TAY programs help young people build the skills to survive on their own. According to staff at MHALA, the organization has served over 1,000 persons this past month (July 2013), including 450 homeless persons and 90 transitional youth.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

- Housing Rights - Funds will be used to provide all Lancaster residents with fair housing services, including training, counseling, testing, mediation, informational printed materials, community outreach, and on-site clinics.
- Code Enforcement I - Funds will be allocated for salary and overhead costs incurred by a Code Enforcement Officer. The Code Enforcement Officer will focus resources on targeted areas of the City to promote social and physical revitalization as well as enhance the quality of life for its residents through rehabilitation efforts. These code enforcement activities, together with public improvements, rehabilitation and services to be provided, are expected to help reverse the declining conditions and recent trends of deterioration within the neighborhoods.
- Code Enforcement II - Funds will be allocated for salary and overhead costs incurred by a Code Enforcement Officer. The Code Enforcement Officer will focus resources on targeted areas of the City to promote social and physical revitalization as well as enhance the quality of life for its

residents through rehabilitation efforts. These code enforcement activities, together with public improvements, rehabilitation and services to be provided, are expected to help reverse the declining conditions and recent trends of deterioration within the neighborhoods.

- ADA Emergency Rehabilitation Grant – Funding to provide accessibility improvements for Veterans and non-Veterans who are disabled and of very low to low income persons.
- Down Payment Assistance Program – Funding to provide direct assistance with down payment toward the purchase of primary residences to Veterans and non-Veterans who are of low to very low income persons.
- Emergency Rehabilitation Grant Program – Funding to support emergency repair/rehabilitation to residences for Veterans and non-Veterans that are very low to lower income persons.
- Homelessness Services – Funding to support assistance to homelessness services including costs associated with the operation and maintenance of the shelter facility to include labor supplies and material in order to provide the City’s homeless with services to find permanent supportive housing and end chronic homelessness.
- Park Improvements 5thE/K Park – Fund rehabilitation improvements including installation of a pedestrian fitness trail and stationary exercise equipment to a service area comprised primarily of low to moderate income persons where physical fitness and recreational opportunities are limited.
- Park Improvements Tierra Bonita - Fund rehabilitation improvements including installation of a pedestrian fitness trail, stationary exercise and playground equipment to a service area comprised primarily of low to moderate income persons where physical fitness and recreational opportunities are limited.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

N/A

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Governmental constraints are policies, standards, requirements and actions imposed by various levels of government upon land and housing ownership and development. These constraints may include building codes, land use controls, growth management measures, development fees, processing and permit procedures and site improvement costs. State and Federal agencies play a role in the imposition of governmental constraints.

Reduced Funding for the Section 8 Housing Choice Voucher Program

Sequestration – automatic Federal spending cuts – could impact the resources of the PHAs to administer and make housing assistance payments under the provisions of the Section 8 Housing Choice Voucher Program. HUD has warned:

About 125,000 individuals and families, including elderly and disabled individuals, could lose assistance provided through the Housing Choice Voucher (HCV) program and be at risk of becoming homeless. The HCV program, which is administered by state and local public housing agencies (PHAs), provides crucial assistance to families and individuals in renting private apartment units. There may be even more families affected by these sequestration cuts to the extent that PHAs are forced to absorb annual funding losses in less than a full twelve month time frame. In addition, since sequestration will also cut PHA administrative fees for the HCV program, numerous PHAs may find continued operation of the program financially untenable and thus stop operating the program entirely, which will harm even more families and individuals, including homeless veterans.

Source: Written Testimony of Secretary Shaun Donovan, Hearing before the Senate Committee on Appropriations on *The Impacts of Sequestration*, Thursday February 14, 2013

Sequestration had impacted the PHA by limiting the ability to lease to the full voucher allocation. Rental assistance through the Section 8 program was reduced through attrition. If sequestration resumes, then dramatic actions will need to be taken such as increasing the amounts tenants contribute to rent and reducing the number of assisted households.

City's Loss of Funds to Address Community Housing Needs

The City was forced to dissolve its Redevelopment Agency as of February 1, 2012, and the redevelopment funds that the Agency would have received for affordable housing, among other purposes, was redistributed to the State and other taxing districts. The City's Low and Moderate Housing Set-Aside Funds were lost. The City also has experienced significant reductions in funding from the Community Development Block Grant (CDBG) program from 2011 through 2015.

In absence of Lancaster Redevelopment Agency Low and Moderate Housing Set-Aside Funds, and reduced CDBG Program funds, the City is actively seeking replacement funding sources to recover lost funding in efforts to continue facilitating affordable housing. Given the economic downturn which has forced Federal and State agencies to reduce funding available to cities, it is unlikely that the City will be able to recover 100% of funding that was lost. Despite this circumstance, the City will make attempts to seek replacement funding assistance for affordable housing.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The plan must provide a concise summary of the jurisdiction's priority non-housing community development needs that are eligible for assistance. This screen can be used to describe the economic development needs of the jurisdiction. It also provides a wealth of data regarding the local economic condition of the jurisdiction and compares the ability of the local work force to satisfy the needs of local businesses. Much of this data can be used to describe the level of housing demand in the local market.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	610	147	2	1	-1
Arts, Entertainment, Accommodations	4,931	3,850	13	14	1
Construction	1,657	1,385	4	5	1
Education and Health Care Services	6,083	6,074	16	22	6
Finance, Insurance, and Real Estate	2,645	2,467	7	9	2
Information	1,238	291	3	1	-2
Manufacturing	4,465	1,217	11	4	-7
Other Services	3,353	3,202	9	11	3
Professional, Scientific, Management Services	2,917	1,699	7	6	-1
Public Administration	0	0	0	0	0
Retail Trade	5,550	4,526	14	16	2
Transportation and Warehousing	1,465	1,497	4	5	2
Wholesale Trade	1,528	648	4	2	-2
Total	36,442	27,003	--	--	--

Table 36 - Business Activity

Data 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Source:

Labor Force

Total Population in the Civilian Labor Force	63,131
Civilian Employed Population 16 years and over	56,403
Unemployment Rate	10.66
Unemployment Rate for Ages 16-24	18.04
Unemployment Rate for Ages 25-65	5.99

Table 37 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	10,917
Farming, fisheries and forestry occupations	2,942
Service	5,886
Sales and office	15,414
Construction, extraction, maintenance and repair	6,149
Production, transportation and material moving	3,631

Table 38 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	34,219	64%
30-59 Minutes	9,188	17%
60 or More Minutes	10,107	19%
Total	53,514	100%

Table 39 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	5,815	1,178	7,145
High school graduate (includes equivalency)	12,852	1,039	9,371
Some college or Associate's degree	18,215	1,845	7,132
Bachelor's degree or higher	10,417	603	1,919

Table 40 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	291	921	1,284	3,167	1,507
9th to 12th grade, no diploma	2,828	2,448	2,746	3,572	1,717
High school graduate, GED, or alternative	5,053	6,878	6,843	9,557	3,580
Some college, no degree	5,960	5,725	5,130	8,780	2,960
Associate's degree	843	2,002	1,915	3,704	1,050
Bachelor's degree	592	2,339	2,173	4,600	1,098
Graduate or professional degree	31	804	803	2,426	708

Table 41 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	22,169
High school graduate (includes equivalency)	32,670
Some college or Associate's degree	37,926
Bachelor's degree	55,344
Graduate or professional degree	74,952

Table 42 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

This section provides insight into the economic development landscape in the city of Lancaster. The 2007-11 ACS Data shows that 36,442 residents are employed within the City. 6,083 residents are employed in the “Education and Health Care Services” industry, representing the highest number employed within a business activity table above. The sector with the lowest employed residents is the Agriculture, Mining, Oil & Gas Extraction which represents only 610 jobs.

Describe the workforce and infrastructure needs of the business community:

The labor force in the Antelope Valley is not dominated by one or two industries. The skills and experience found in the region are well distributed between the management/professional (30%), production/agriculture/transportation (25%), and sales/service industries (44%). Traditional ‘white collar’ employees make up 55% of the Antelope Valley workforce.

As the City is urbanized, all major infrastructures are already provided, i.e., streets and other public improvements. Information provided by the service and utility companies also indicates that the present infrastructure is generally sufficient to accommodate planned growth levels. Thus, the capacity of service and facility infrastructure is not considered to be an obstacle to the development, maintenance and improvement of the business sector in the City.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

LOS ANGELES COUNTY Strategic Plan for Economic Development

The Los Angeles County Economic Development Corporation (LAEDC), a private, non-profit public benefit organization with more than 200 members representing leading private sector employers in the County, two dozen academic institutions, more than 20 cities from across L.A. County, six regional economic development corporations, the County CEO and appointed representatives of all five County Supervisors, identified, assembled and mobilized a diverse group of public, private, business, education, labor, environmental and other community-based participants to shape, build support around and help implement the first-ever comprehensive, consensus strategic plan for economic development in L.A. County. The Plan identified five key components central to economic development success:

- **Educated Workforce, Business-Friendly-** To stay competitive in the global economy, Los Angeles County will need to maintain and expand its educated workforce and entrepreneurial class. Higher education provided by Caltech, UCLA and USC, numerous California State University campuses, private universities and colleges, and community colleges is superb, but there is still substantial room for improvement in K-12 education where student performance and dropout rates are both major areas of concern. The Educated Workforce component aims to improve educational outcomes, align education and training programs with business needs, and ensure that all potential workers are prepared to participate in the dynamic L.A. County economy.
- **Environment-** All firms, and particularly smaller ones with fewer resources, need to be able to focus their energies on serving their customers rather than interacting with government. Being business-friendly means: state, county and city governments are customer-driven in their interactions with businesses; government processes are rational, predictable, understandable and timely; and public and private economic development agencies help businesses thrive and create good quality jobs
- **Attractive Quality of Life -** Quality of life is critical for a healthy and productive workforce. Moreover, many businesses and workers have options about where to locate, and a healthy environment and high quality of life can help attract and retain them.
- **Smart Land Use and 21st Century-** Los Angeles County must preserve an adequate supply of jobs-creating land so that current residents and their children will have a place to work and earn a decent living. The population density in the County is among the highest in the nation, placing a premium on the efficient use of the limited supply of land, particularly in urban areas. Smart land use provides adequate space for both employment uses and housing through strategies such as by-right development, infill development, redevelopment, and reuse of obsolete industrial land.

- Infrastructure- To maintain its competitive edge in today's global economy, the region must fix the infrastructure development process and invest in upgrading its critical infrastructure.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Important Anticipated Cultural Changes and Opportunities

As the youngest generation becomes adults and enter the workforce, the Antelope Valley region will look very different than today. Hispanic or Latino individuals will soon make up 58% of the community, African Americans will make up 22% and Caucasian residents will make up 14%. Asian, Pacific Islander, Filipino, and American Indian populations will remain close to their current proportions.

Educating Antelope Valley's Work Force

More than 100,000 K-12 students are educated each day in the Antelope Valley Region. Of these, 81% live in Los Angeles County and 19% live in Kern County. Antelope Valley educators and leaders are working to build a strong bilingual workforce. In 2009, about 17% of the district's total enrollment participated in the Gifted and Talented Program.

Labor Force Profile

The labor force in the Antelope Valley is not dominated by one or two industries. The skills and experience found in the region are well distributed between the management/professional (30%), production/agriculture/transportation (25%), and sales/service industries (44%). Traditional 'white collar' employees make up 55% of the Antelope Valley workforce.

Lancaster America's Job Center of California is a partner of WorkSource California, an initiative of the Los Angeles County Workforce Investment Board. The Center offers job seekers, employers, veterans and young people a single source for all the information they need regarding employment, training and career counseling. Job seekers benefit by being able to spend more time looking for the right job and less time wading through paperwork and endless lines. Employers benefit by obtaining pre-qualified, pre-screened candidates for openings. They can obtain assistance with assessing candidate skills, creating custom training programs and learning about special tax credit benefits that can save a business thousands of dollars. Young people benefit by discovering career paths that interest them and learning more about training, apprenticeships and intern programs that can help them gain experience.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

According to the Los Angeles Economic Development Corporation, various manufacturers reveal a demand for skilled machinists (e.g computerized routers and other specialized equipment). If manufacturing does indeed escape uncertainty, an opportunity may exist for Lancaster residents to excel in this industry, particularly in the field of advanced manufacturing where the ability to operate special machinery in the production process will have growing importance.

With regard to the construction industry, reports prepared for the Los Angeles Economic Development Corporation anticipate a period of considerable growth as the long dry spell caused by the recession gives way to sustained growth. Wholesale trade is expected to occur inland, where land is cheaper and large warehousing can be built at lower costs. As a result, goods movement and other affiliated industries will likely provide very little employment growth in the Los Angeles County region.

Fortunately, the largest employment industry for Lancaster residents, education and health services, is expected to grow at a healthy pace. Higher demand for private education opportunities are expected, while increased demand for health services is expected from the aging population and as a result of the Affordable Care Act.

In summary, the jobs of Lancaster residents have mixed futures - not surprising in a highly diverse economy such as Los Angeles County, where industries rise and decline. Having such a diverse economy means that residents also have opportunities to re-train in other growing industries and seek new employment. Although the City cannot protect the main sources of employment for our residents, ensuring access to learning resources can help our resident workforce adapt to market downturns, or enable pursuit of new growth industries.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

N/A

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

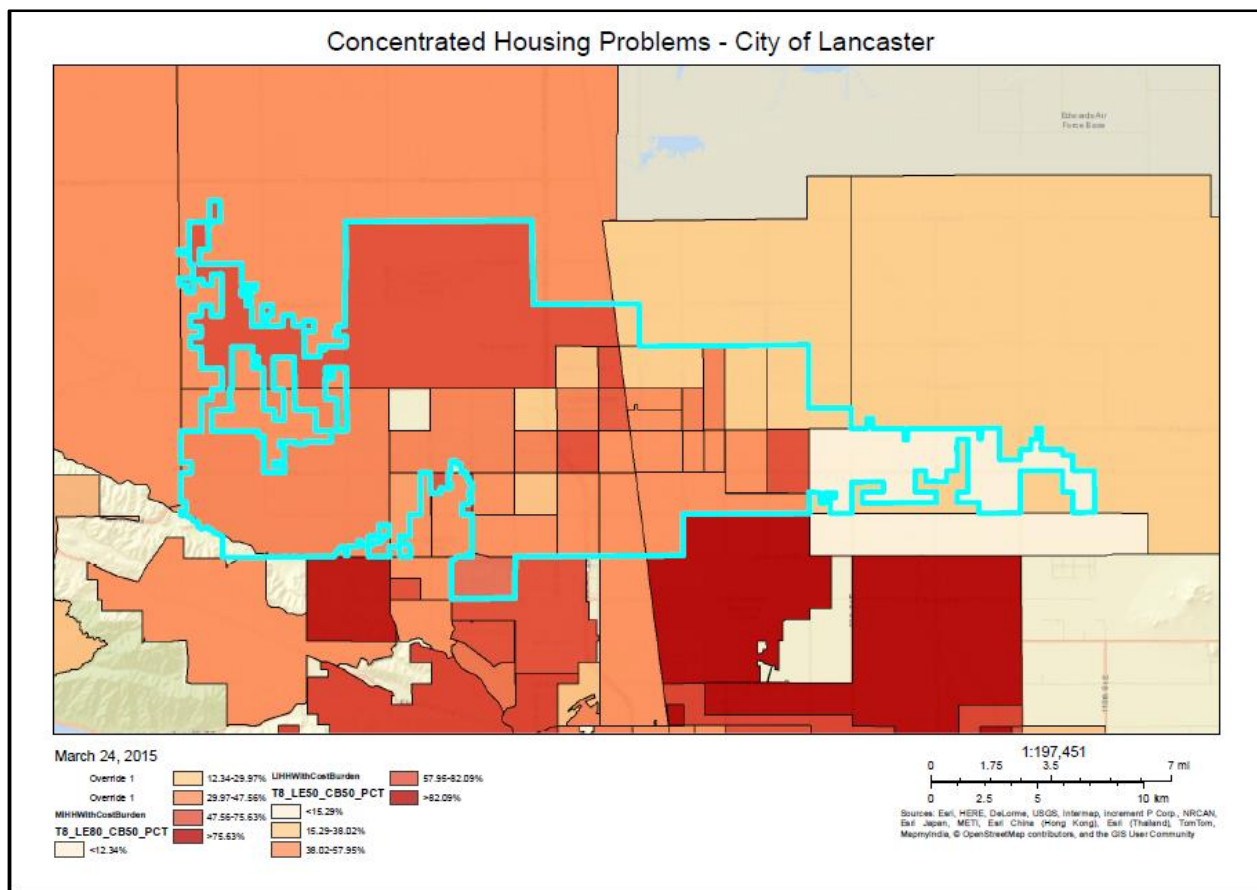
In addition to business attraction, in 2014 the City of Lancaster was named Most Business-Friendly City in Los Angeles County among cities with a population of 50,000 or greater by the Los Angeles County Economic Development Corporation (LAEDC). Lancaster is the first city in the history of the program to receive the award twice, with a previous win in 2007.

To continue strengthening this business-friendly atmosphere, the City of Lancaster also extended the Building Incentive Stimulus Program for new commercial properties and existing home tracts. For new commercial and industrial development, development impact fees will be deferred from building permit issuance to the Certificate of Occupancy. This initiative was in effect from July 1, 2013 through June 30, 2014 in order to help stimulate the local job market, eliminate blight and nuisances, increase property values, and encourage developers to continue building in the City of Lancaster.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Households with multiple housing problems seem to be located primarily in the Northern and Central parts of the city. However, there doesn't seem to be a concentration of households with multiple housing problems. Concentration is defined as more than 70% of households reporting a problem. The primary housing problems in these areas are cost burden and overcrowding, with cost burden being the most significant issue. The problem is largely due to the rise in home prices in the mid-2000s and the median family income of most of the City's population. The ability to find affordable housing in Lancaster is a significant issue. Decreased buying power and median family income not keeping up with inflation has led to many residents spending more than 30% of their income on housing.



Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

A minority concentration is defined as any tract where the population of any minority group is ten percent more than the citywide proportion. For example, if one racial/ethnic group represents 20 percent of the population as a whole, but 30.1 percent of a specific census tract within a jurisdiction, then a racial

concentration is assumed to exist. No racial or ethnic groups were located in specific neighborhoods during the development of this consolidated plan.

What are the characteristics of the market in these areas/neighborhoods?

Not applicable

Are there any community assets in these areas/neighborhoods?

Not applicable

Are there other strategic opportunities in any of these areas?

No Applicable

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City of Lancaster's 2015-2020 Strategic Plan proposes projects and activities to meet the priorities described in the Consolidated Plan (the "ConPlan"). It describes eligible programs, projects and activities to be undertaken with anticipated funds made available over the next five years and their relationship to identified needs for housing, homelessness, and community and economic development. Each year, assuming funding levels remain the same, more specific projects throughout the City will be identified and implemented via the annual Action Plans.

The general priority categories of housing, homelessness, special needs, and community development needs and their related goals are addressed in the various activities to be undertaken. These activities estimate the number and type of families that will benefit from the proposed activities, including special local objectives and priority needs. The projected use of funds identifies the proposed accomplishments. Area benefit activities were qualified using 2010 data from the U.S. Census Bureau.

The Strategic Plan provides information related to the proposed geographic distribution of investment. It includes a general description of the homeless and other community development needs activities to be undertaken and other actions to address obstacles to meet underserved needs and reduce poverty. This plan can also be found at the City's website at www.cityoflancafterca.org

Several types of projects were also identified as essential to the community:

- Public Infrastructure and Capital Improvements within qualified census tracts;
- Support of public service for the homeless;
- Programs that improve the living environment of low- and moderate-income families residing in substandard housing;
- Code enforcement to insure neighborhood stabilization and beautification ;
- Programs that promote fair housing, especially targeting extremely low- and low-income households;
- The promotion of homeownership especially targeting veteran households; and,
- Programs that provides financial assistance for ADA compliant projects.

The City was awarded \$1,314,736 in CDBG program funds. These figures are based on a 2015 HUD entitlement funding distribution to the City. Subsequent years' allocations within the 5-year planning period, are subject to change. If funding allocation does change, projected activities and accomplishments are also subject to change.

During the five-year period of the Consolidated Plan, the City will review any new policies and procedures to ensure they do not serve as an actual constraint to the development of affordable housing.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City will use a place-based strategy during the planning period. The geographic distribution of funding is predicated somewhat on the nature of the activity to be funded. It is the City's intent to fund activities in the areas most directly affected by the needs of low-income residents and those with other special needs. The Annual Action Plan directs investment geographically to an area benefit neighborhood. The area benefit category is the most commonly used national objective for activities that benefit a residential neighborhood. An area benefit activity is one that benefits all residents in a particular area, where at least 51% of the residents are low and moderate income persons. Public infrastructure improvements are an area benefit activity when they are located in a predominately low- and moderate-income neighborhood.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

1	Priority Need Name	Provide decent affordable housing
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly
	Geographic Areas Affected	City Wide
	Associated Goals	
	Description	
	Basis for Relative Priority	The promotion of homeownership especially targeting veteran households; Programs that provides financial assistance for ADA compliant projects
2	Priority Need Name	Maintain and promote neighborhood preservation
	Priority Level	High
	Population	Low Moderate Middle Large Families Families with Children Elderly
	Geographic Areas Affected	City Wide
	Associated Goals	
	Description	Code enforcement neighborhood stabilization and beautification to insure; Programs that improve the living environment of low- and moderate-income families residing in substandard housing;
	Basis for Relative Priority	
	Priority Need Name	Support special needs programs and services

3	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children veterans Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Physical Disabilities Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	
	Description	Public Services (limited to 15% cap)
	Basis for Relative Priority	
4	Priority Need Name	Construct or upgrade public facilities and infrastructure
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	
	Description	Public Infrastructure and Capital Improvements within qualified census tracts
	Basis for Relative Priority	
5	Priority Need Name	Economic Development
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Non-housing Community Development
	Geographic Areas Affected	City Wide
	Associated Goals	
	Description	Section 108
	Basis for Relative Priority	
6	Priority Need Name	Fair Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Non-housing Community Development
	Geographic Areas Affected	City Wide
	Associated Goals	
	Description	Fair Housing Services
	Basis for Relative Priority	

Table 43 – Priority Needs Summary

Narrative (Optional)

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	In total numbers, HACoLA have contracted 22,306 vouchers, with 2219 of them for the City of Lancaster. The tenants pay about 30% of their income on rents while HACoLA pays to the property owner the difference between the market rent and the tenant payment.
TBRA for Non-Homeless Special Needs	Of the 22,306 vouchers, HACoLA are allocated to 1,264 Veterans Affairs Program and 558 Disabled residents. Non-homeless special needs refer to the needs of population subgroups that have been identified by HUD as more commonly in need of housing assistance than the general population. Due to their economic, social, mental, and/or physical conditions, these populations have difficulty finding appropriate housing.
New Unit Production	New unit production is based on SCAG’s growth forecast and then allocated proportionally between the two income groups based on the Regional Housing Needs Assessment (RHNA). The city is responsible for the development of 2,510 new units from 2014-2021.
Rehabilitation	An estimate of the number of substandard units, such as those in need of rehabilitation or repair, and those in need of replacement or demolition, is an important factor in defining the current housing supply. According to the 2011 ACS Data, , approximately 1 to 1.5 percent of Lancaster’s housing stock is in need of rehabilitation or replacement, due to inadequate kitchen and/or plumbing facilities. A higher percentage of renter-occupied housing units lack kitchen and/or plumbing facilities than owner-occupied housing units.
Acquisition, including preservation	According to the 2014 Housing Element, thirty multi-family properties with a total of 2,468 housing units that have affordability restrictions. Some of these properties are covered by project-based Section 8 contracts; others have been financed by locally issued bonds and tax credit financing. Two projects financed by mortgage revenue bonds are scheduled to expire in 2022, in the next planning period. All of the units that are at risk of losing their affordability restrictions during this planning period are covered by project-based Section 8 contracts. These contracts will likely be renewed; many on an annual basis.

Table 44 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The plan must identify the federal, state, local, and private resources expected to be available to the jurisdiction to address priority needs and specific objectives identified in the Strategic Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Federal		\$1,314,736		\$580,714		\$ 1,895,450	The City received an annual allocation of \$1,314,736 and \$580,714 of CDBG funds from prior year are being reprogrammed in the 2015/16 Annual Action Plan

Table 45 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.

The City will attempt to leverage grants and other funding when appropriate to meet the objective of the Annual Action Plan. The City has \$580,714 of CDBG funds which is being reprogrammed in the 2015/16 Annual Action Plan. The City does add local funds (including unexpended CDBG funds from prior years if available) to further support the organizations and individuals receiving CDBG funding.

The City also plans to meet its community development and housing needs using a variety of other funding sources including utilizing the program income funds generated from the sale of the homes acquired under the Neighborhood Stabilization Programs One (NSP1) and Three (NSP3). The City will offer very low-to moderate-income home buyers the opportunity to acquire rehabilitated homes as part of the neighborhood revitalization efforts. The goal of the program is to sustain the City's stock of affordable housing while addressing the blighting conditions caused by vacant and foreclosed homes.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Not applicable

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

The City of Lancaster Neighborhood Revitalization Department will administer all of the activities specifically identified in the strategic plan. The city works closely with other housing-related organizations and service providers in the County to ensure that the housing needs of City residents are addressed to the best ability of the network of such providers given available resources.

The City’s Neighborhood Revitalization Department works in conjunction with the Housing Authority to ensure quality housing for all low-income City residents. The working relationships between these organizations are strong and facilitative. Due to the City's relatively small size, communication is typically direct and immediate. As a result, gaps in program or service delivery are typically not the result of poor institutional structure or lack of intergovernmental cooperation, but rather due to shortfall in available resources.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Lead Agency	LANCASTER	Lead Agency	City of Lancaster

Table 46 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The strengths in the delivery system are interdepartmental communication and collaboration. City staff from various departments work with each other, with organizations and agencies that assist low-income individuals and with families in Lancaster, and with community residents to establish priorities for utilizing CDBG funding. The primary gap in the delivery system is due to inadequate funding resources. The level of need in the City far exceeds available funding. As a result, even projects with a high priority may have to wait to be funded as the City continues to seek additional funding sources.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Lancaster Community Shelter

The Lancaster Community Shelter is operated by Grace Resource Center and provides essential services to men, women, and families. The program offers 30 days of emergency shelter or up to six months of transitional shelter for clients committed to working toward changing their lives. The program strives to find long-term solutions through life-skills workshops, support groups, and referrals to outside services. In 2008, the shelter added 14 transitional apartments for families. These 800-square foot apartments accommodate at least three family members per unit and provide temporary housing for families on their way to independence and self-reliance. The new transitional units have added 42 beds to the shelter’s capacity, beyond the 100 emergency beds already provided. The Lancaster shelter is the only emergency shelter housing men, women and families between another such operation in the San Fernando Valley in

Los Angeles and the next closest shelter in Bakersfield. The Lancaster Community Shelter also provides meals, and is reported to have served as many as 10,000 people monthly.

Mental Health America: AV Homeless Assistance Program / Transitional Age Youth

The program is operated by Mental Health America in Los Angeles County (MHALA). MHALA offers the Antelope Valley's only service for homeless people with mental illness, including those who have substance abuse problems. Services at the drop-in center meet immediate needs for showers, laundry, clothes, and links to food and shelter, and the long-term assistance helps in finding housing, learning living skills, and receiving health and mental health treatment. Mental Health America also provides Transition Age Youth (TAY) programs to support youth and young adults during the transition from foster care to mainstream life in the community. Almost 70 percent of homeless young adults have "aged out" of foster care without the skills (e.g., education, employment, and housing) needed to move into adulthood and the community. TAY programs help young people build the skills to survive on their own.

Transitional Housing Program for Homeless Young People

The program is operated by the Department of Children and Family Services (DCFS). The program provides scattered site transitional housing with supportive services to homeless youth 18–21 who were emancipated from the foster care system. The Antelope Valley Transition Resource Center maintains limited hours of operation.

Valley Oasis / Homeless Solutions Access Center

The Valley Oasis/Homeless Solutions Access Center provides services and shelter referrals for those seeking placement in emergency or transitional housing, or a path to permanent housing. Drop-in services include showers, laundry, emergency transportation, and food and clothing. Long-term assistance includes provision of life skills, and coordination for the obtaining of health and mental health services.

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The Lancaster Community Shelter provides homeless services to the persons located in Lancaster. The shelter is the only one of its kind in the entire Antelope Valley. There are currently 14 family transitional units that are utilized to provide temporary shelter to families in need as permanent housing is located. The \$199,834.00 CDBG allocation will assist the shelter with maintenance, operations, labor, supplies and material that are needed to fully operate the transitional family units.

As part of the City's goals and strategies to end chronic homelessness, resources will be allocated to provide funding for eligible activities to address program objectives stated in the Strategic Plan. The City shall ensure that these resources/activities do not benefit moderate-income persons to the exclusion of low-income persons.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The strengths in the delivery system are interdepartmental communication and collaboration. City staff from various departments works with each other, with organizations and agencies that assist low-income individuals and with families in Lancaster and community residents to establish priorities for utilizing CDBG funding. The primary gap in the delivery system is due to inadequate funding resources. The need in the City outreaches the funding resources. As a result, even projects with a high priority may have to wait to be funded as the City continues to seek additional funding sources.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City of Lancaster, through the Continuum of Care, will continue working to eradicate homelessness. The City will continue working with both agencies on goals aimed toward eliminating chronic homelessness in the City and the County. Through its commitment and dedication, the continuum, along with supporting agencies, will continue to strategize on approaches and ways to acquire more shelters and/or organizations that will provide homeless individuals not only with basic care needs but also job training and guidance. The issues associated with homelessness are complicated. Solutions to resolve this problem require considerable time, energy and financial resources, which, if not available, put an obstacle on achieving goals.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide decent affordable housing	2015	2019	Decent Housing - Housing Rehabilitation	>51% AMI	Neighborhood Preservation Suitable Living Environments Public Improvements	CDBG:	Homeowner housing Rehabilitated
2	Maintain and promote neighborhood preservation	2015	2019	Decent Housing - Housing Rehabilitation	>51% AMI		CDBG:	Code Enforcement
3	Support special needs programs and services	2015	2019	Public Service	City Wide	Fair Housing Supporting Special Needs Programs Supporting Special Needs Services	CDBG:	1. Public service activities for low/moderate-income housing benefit Homelessness prevention 2. Public service activities for low/moderate-income housing benefit
4	Construct or upgrade public facilities and infrastructure To preserve, rehabilitate and enhance existing public facilities	2015	2019	Public Facility Improvements	>51% AMI	Neighborhood Preservation Suitable Living Environments Public Improvements	CDBG	Provide grants for Public Facilities for ADA improvements to existing public Facilities.
5	Economic Development	2015	2019	Decent Housing - Housing Rehabilitation	>51% AMI	Neighborhood Preservation Suitable Living Environments Public Improvements	CDBG	Job Creation
6	CDBG Grant Administration	2015	2019	Planning and Administration	City wide	CDBG Program Administration	CDBG:	N/A

Table 47 – Goals Summary

Goal Descriptions

Provide decent affordable housing

- Down Payment Assistance Program – Funding to provide direct assistance with down payment toward the purchase of primary residences to Veterans and non-Veterans who are of low to very low income persons.

Special Needs

- Homelessness Services – Funding to support assistance to homelessness services including costs associated with the operation and maintenance of the shelter facility to include labor supplies and material in order to provide the City’s homeless with services to find permanent supportive housing and end chronic homelessness.
- Housing Rights - Funds will be used to provide all Lancaster residents with fair housing services, including training, counseling, testing, mediation, informational printed materials, community outreach, and on-site clinics.

Economic Development

- Section 108/Fox Field Corridor - Funds will be used to repay a \$320,000 loan that was used for public improvements to the Fox Field Industrial area. The improvements have been completed and will aid in attracting new industrial and manufacturing businesses to the area expanding economic and job creation opportunities.
- Section 108/Mental Health Assoc - Funds will be used to repay a \$1.45 million loan that was used to acquire property for the new site of the Antelope Valley Mental Health Association within the North Downtown Neighborhood Revitalization/Transit Village project area.
- Section 108/Children’s Center - Funds will be used to repay a \$1.5 million loan that was used to construct a 14,445 square foot Antelope Valley Child Abuse Center within the City's North Downtown Neighborhood Revitalization/Transit Village project area.
- Section 108/Rite Aid/Soccer/Fairgrounds - Funds will be used to repay a \$3.1 million loan that was used for multiple purposes, including economic development (\$500,000), acquisition of property for housing (\$1.3 million), and the elimination of blight through the construction of recreational facilities (\$1.3 million).

Maintain and promote neighborhood preservation

- Code Enforcement I - Funds will be allocated for salary and overhead costs incurred by a Code Enforcement Officer. The Code Enforcement Officer will focus resources on targeted areas of the City to promote social and physical revitalization as well as enhance the quality of life for its residents through rehabilitation efforts. These code enforcement activities, together with public improvements, rehabilitation and services to be provided, are expected to help reverse the declining conditions and recent trends of deterioration within the neighborhoods.

- Code Enforcement II - Funds will be allocated for salary and overhead costs incurred by a Code Enforcement Officer. The Code Enforcement Officer will focus resources on targeted areas of the City to promote social and physical revitalization as well as enhance the quality of life for its residents through rehabilitation efforts. These code enforcement activities, together with public improvements, rehabilitation and services to be provided, are expected to help reverse the declining conditions and recent trends of deterioration within the neighborhoods..
- ADA Emergency Rehabilitation Grant – Funding to provide accessibility improvements for Veterans and non-Veterans who are disabled and of very low to low income persons.
- Emergency Rehabilitation Grant Program – Funding to support emergency repair/rehabilitation to residences for Veterans and non-Veterans that are very low to lower income persons.

Construct or upgrade public facilities and infrastructure to preserve, rehabilitate and enhance existing public facilities

- Park Improvements 5thE/K Park – Fund rehabilitation improvements including installation of a pedestrian fitness trail and stationary exercise equipment to a service area comprised primarily of low to moderate income persons where physical fitness and recreational opportunities are limited.
- Park Improvements Tierra Bonita - Fund rehabilitation improvements including installation of a pedestrian fitness trail, stationary exercise and playground equipment to a service area comprised primarily of low to moderate income persons where physical fitness and recreational opportunities are limited.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Total construction need is assigned by four State mandated income groups: very low, low, moderate, and above moderate-income households. Thus, the City of Lancaster must identify adequate sites for 2,510 new housing units during the period of January 1, 2014 and October 31, 2021, broken down by income group as shown in the Table below. The percentage of each income group is derived from the 110% social equity adjustment applied to 2010 Census information.

Projected January 2014 – October 2021 Lancaster Housing Need for all Income Groups					
Income Category	Very Low	Low	Moderate	Above Moderate	Total
Number of new units	627	384	413	1,086	2,510
Percentage	25.0%	15.3%	16.5%	43.3%	100%

Source: Regional Housing Needs Plan adopted by SCAG

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

N/A

Activities to Increase Resident Involvements

Lancaster Housing Authority encourages resident involvement through various methods, particularly focusing on self-sufficiency and enhancing the quality of one's own life. The Housing Authority connects residents and participants to services, activities, and other organizations that promote that vision. The Housing Authority has two positions on the Housing Authority Commission available for participants and maintains a resident advisory board that is consulted on the Public Housing Agency Plan.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

N/A

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Reduced Funding for the Section 8 Housing Choice Voucher Program

Sequestration – automatic Federal spending cuts – could impact the resources of the PHA is to administer and make housing assistance payments under the provisions of the Section 8 Housing Choice Voucher Program. HUD has warned:

About 125,000 individuals and families, including elderly and disabled individuals, could lose assistance provided through the Housing Choice Voucher (HCV) program and be at risk of becoming homeless. The HCV program, which is administered by state and local public housing agencies (PHAs), provides crucial assistance to families and individuals in renting private apartment units. There may be even more families affected by these sequestration cuts to the extent that PHAs are forced to absorb annual funding losses in less than a full twelve month time frame. In addition, since sequestration will also cut PHA administrative fees for the HCV program, numerous PHAs may find continued operation of the program financially untenable and thus stop operating the program entirely, which will harm even more families and individuals, including homeless veterans.

Source: Written Testimony of Secretary Shaun Donovan, Hearing before the Senate Committee on Appropriations on *The Impacts of Sequestration*, Thursday February 14, 2013

Sequestration impacted the PHA by limiting the ability to lease to the full voucher allocation. Rental assistance through the Section 8 program was reduced through attrition. If sequestration resumes, then dramatic actions will need to be taken such as increasing the amounts tenants contribute to rent and reducing the number of assisted households.

City's Loss of Funds to Address Community Housing Needs

The City was forced to dissolve its Redevelopment Agency as of February 1, 2012, and the redevelopment funds that the Agency would have received for affordable housing, among other purposes, was redistributed to the State and other taxing entities. The City's Low and Moderate Housing Set-Aside Funds were lost. The City also has experienced significant reductions in funding from the Community Development Block Grant (CDBG) program from 2011 through 2015.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Historically, the City has approached lower income housing needs through financial assistance (although this will be more restrictive in the future due to the loss of redevelopment set aside funds), encouragement, or negotiations with developers with the goal of enhancing the residential quality of life by providing needed services that allow for the opportunity to increase household income. The City will use Community Development Block Grant Funds, Low-Income Housing Tax Credits, and other financial resources, when available, to assist in the development of affordable housing.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Lancaster Community Shelter provides homeless services to the persons located in Lancaster. The shelter is the only one of its kind in the entire Antelope Valley. There are currently 14 family transitional units that are utilized to provide temporary shelter to families in need as permanent housing is located. The \$199,834.00 CDBG allocation will assist the shelter with maintenance, operations, labor, supplies and material that are needed to fully operate the transitional family units.

As part of the City's goals and strategies to end chronic homelessness, resources will be allocated to provide funding for eligible activities to address program objectives stated in the Strategic Plan. The City shall ensure that these resources/activities do not benefit moderate-income persons to the exclusion of low-income persons.

Addressing the emergency and transitional housing needs of homeless persons

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 has amended the zoning ordinance to allow, by administrative review, the construction of emergency shelters within a specific land use designation. The City selected the Light Industrial land use designation to allow this use "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. The time period for this review vary, depending on whether there is an existing structure or not. For a request with an existing building, the Director's Review process may require a few days up to a few weeks. The City would analyze the submitted request with a description of the operation, and determine if there are any impacts per CEQA, as the City would do for any other use in the same zone. The City would also consult other departments and agencies to determine if they have comments and conditions for the proposed use, such as building and safety requirements, as applicable to any other use in the same zone. Requests involving new construction would be subject to site plan review, which would take approximately two to six months to review, depending on the level of environmental review required. The City's Director's Review process is the simplest form of administrative review, with no discretionary action on the part of appointed or elected officials.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The City will work with the newly created Housing for Health (HFH) Division at the Department of Health Services (DHS) which focuses on creating housing opportunities for homeless patients and clients. Access to community-based housing options is an important element of the agency's evolving County health care system, particularly in response to the unique opportunities presented by the Affordable Care Act.

By housing homeless persons who have been high-utilizers of DHS services with complex medical and behavioral health conditions, the agency hopes to achieve the following objectives:

- Improve the health and well-being of a vulnerable population that typically experiences long episodes of homelessness, high rates of disability, multiple un-treated health conditions, and early mortality.
- Reduce costs to the public health system incurred by a relatively small, but costly cohort of individuals, whom due to their lack of housing, remain hospitalized for greater lengths of time and/or have repeated and unnecessary contact with the public health system.
- Demonstrate DHS' commitment to the important goals of the Home for Good Plan designed to significantly improve living conditions for homeless people within Los Angeles County.

Permanent supportive housing, the cornerstone of HFH's approach, including decent, safe, and affordable housing linked to a flexible array of support services. These on-site or roving supportive services along with access to medical and behavioral health care are integral to achieving housing stability, improved health status, and greater levels of independence and economic security.

The HFH Division at DHS is committed to working with our DHS colleagues as well as other governmental and community partners to achieve a significant reduction in street homelessness, inappropriate use of expensive health care resources, and improved health outcomes for vulnerable populations. Working in collaboration with case managers, health care providers, housing finance agencies, housing developers, and philanthropy, HFH aims to facilitate the creation of thousands upon thousands of units linked to the health care system.

In addition to the central goal of creating permanent supportive housing, HFH will be developing other residential settings to help improve the flow of patients within the health system. One immediate task includes a significant expansion of recuperative care/stabilization beds available to DHS hospitals. Similarly, HFH will be exploring the creation of other residential environments that can accommodate persons requiring higher levels of care and clinical oversight.

DHS Supportive Housing Projects may use a variety of community-based housing options including:

- Non-profit owned supportive housing – non-profit owned building with units dedicated to serving homeless individuals and/or families.
- Master leased buildings – long term leases of privately owned buildings (lease entire building).

Scattered site housing – units rented from private landlords (can range from renting a single unit to blocks of units within a building).

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Antelope Valley Enrichment Services In 2008, a new 19,000 square foot mental health facility (Antelope Valley Enrichment Services, or AVES of Mental Health America of Los Angeles) was constructed in conjunction with a 100-unit affordable housing development (Poppyfield Estates) located in the North Downtown Transit Village Project Area. The mission of AVES is to “ensure that all people with mental illness assume their full and rightful place in the community.” AVES works in partnership with a broad network of community organizations, businesses, and government to assist members and clients gain self-confidence and self-sufficiency, through a variety of intensive programs, including homeless assistance and employment services.

Homeless Prevention and Rapid Re-Housing Program -The City of Lancaster received a one-time grant for homelessness prevention and rapid re-housing as part of the Housing and Economic Recovery Act of 2008. This program is to provide housing stabilization by providing temporary financial assistance and/or services to individuals and families as a bridge to gain long-term stability.

Lancaster Community Shelter

The Lancaster Community Shelter is operated by Grace Resource Center and provides essential services to men, women, and families. The program offers 30 days of emergency shelter or up to six months of transitional shelter for clients committed to working toward changing their lives. The program strives to find long-term solutions through life-skills workshops, support groups, and referrals to outside services. In 2008, the shelter added 14 transitional apartments for families. These 800-square foot apartments accommodate at least three family members per unit and provide temporary housing for families on their way to independence and self-reliance. The new transitional units have added 42 beds to the shelter’s capacity, beyond the 100 emergency beds already provided. The Lancaster shelter is the only emergency shelter housing men, women and families between another such operation in the San Fernando Valley in Los Angeles and the next closest shelter in Bakersfield. The Lancaster Community Shelter also provides meals, and is reported to have served as many as 10,000 people monthly.

Mental Health America: AV Homeless Assistance Program / Transitional Age Youth- The program is operated by Mental Health America in Los Angeles County (MHALA). MHALA offers the Antelope Valley’s only service for homeless people with mental illness, including those who have substance abuse problems. Services at the drop-in center meet immediate needs for showers, laundry, clothes, and links to food and shelter, and the long-term assistance helps in finding housing, learning living skills, and receiving health and mental health treatment. Mental Health America also provides Transition Age Youth (TAY) programs to support youth and young adults during the transition from foster care to mainstream life in the community. Almost 70 percent of homeless young adults have “aged out” of foster care without the skills (e.g., education, employment, and housing) needed to move into adulthood and the community. TAY programs help young people build the skills to survive on their own. According to staff at MHALA, the organization has served over 1,000 persons this past month (July 2013), including 450 homeless persons and 90 transitional youth.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

In accordance with federal regulations and the City of Lancaster’s policy regarding the identification of lead-based paint hazards, all housing built prior to 1978 must undergo lead based paint testing prior to receiving funding for rehabilitation. If deteriorated lead-based paint surfaces are found, it must be stabilized during the rehabilitation of the property. Abatement must be performed by a certified lead-based paint professional and a Clearance Inspection must be issued by the certified lead-based paint assessor prior to the issuance of the Notice of Completion.

How the actions are listed above related to the extent of lead poisoning and hazards?

The age of the housing stock is the key variable for estimating the number of housing units with lead-based paint (LBP). Starting in 1978, the use of all LBP on residential property was prohibited. Since the age of housing stock in Lancaster is relatively young, most built after 1980, the probability of finding lead-based paint in a unit is low. However, the City will continue to provide lead-based paint testing when required.

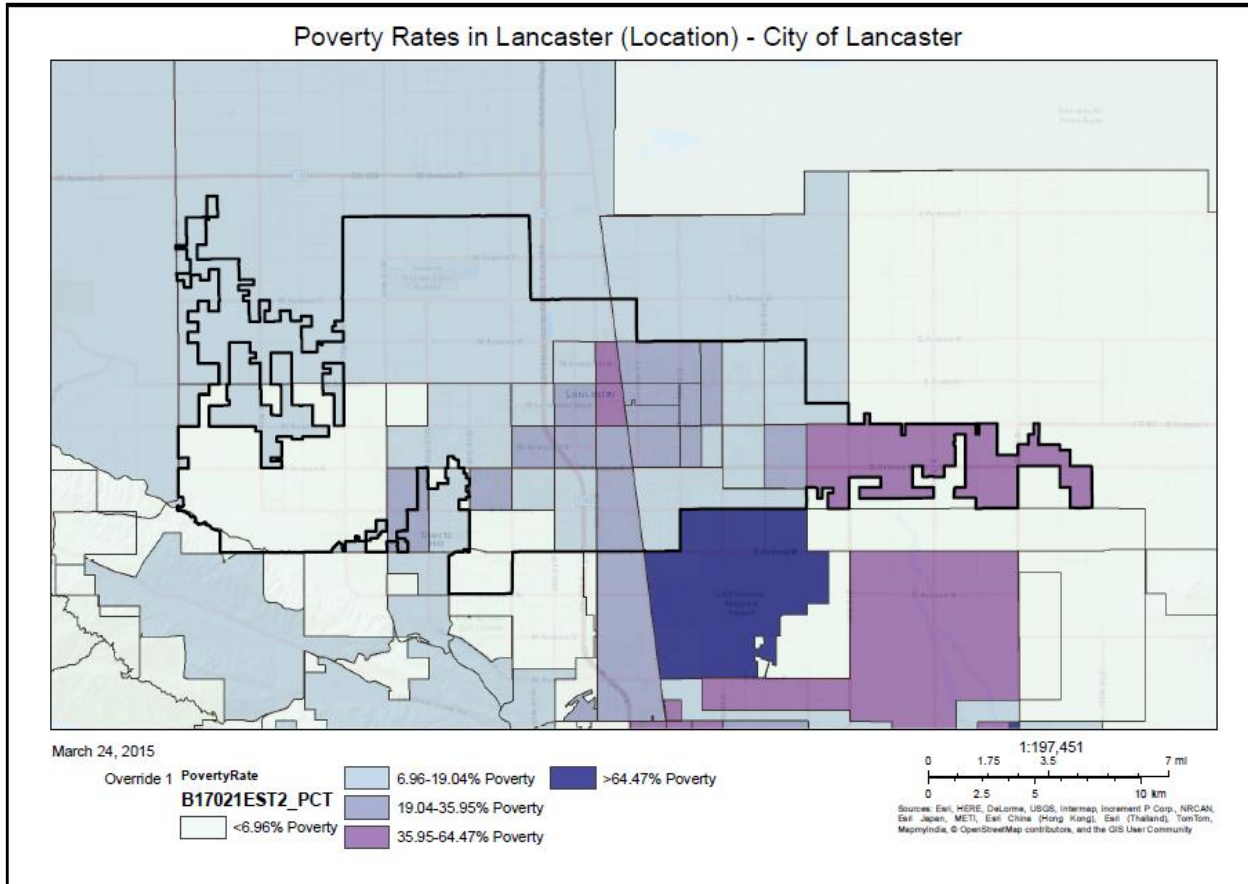
Lead poisoning education and abatement efforts in Lancaster are provided through the cooperative efforts of the County Public Health Department. The abatement of lead-based hazards is a vital component of the City of Lancaster’s Housing Rehabilitation Program. All housing rehabilitation projects are assessed for lead based paint and lead based paint abatements are performed by licensed contractors.

How are the actions listed above integrated into housing policies and procedures?

In accordance with federal regulations and the City of Lancaster’s policy regarding the identification of lead-based paint hazards, all housing built prior to 1978 must undergo lead based paint testing prior to receiving funding for rehabilitation. If deteriorated lead-based paint surfaces are found, it must be stabilized during the rehabilitation of the property. Abatement must be performed by a certified lead-based paint professional and a Clearance Inspection must be issued by the certified lead-based paint assessor prior to the issuance of the Notice of Completion.

SP-70 Anti-Poverty Strategy – 91.215(j)

According to the 2010 Census, the City of Lancaster’s poverty rate was 16.7%, higher than the State of California (12.1%) and national (12%) averages. The map below shows the highest rates of poverty within the City. The darker shade of purple indicates higher rates. As illustrated in the map, the highest rates of poverty is located in the central and eastern parts of the City boundaries.



Goal: To reduce poverty level incomes below current levels by 2016.

Policy: To continue to support and coordinate with public and private efforts aimed at preventing and reducing poverty level incomes.

Policy: To conduct outreach with public and private agencies whose mission is to reduce poverty level incomes.

Program: To support and coordinate with the organizations who directly or indirectly contribute to a reduction in poverty within the City.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Lancaster 's antipoverty strategy is closely aligned with the goals and objectives of the overall affordable housing plan. These goals include: reducing poverty, creating new and affordable housing, developing and promoting services for at-risk populations, expanding job training, and providing public and social services. The City will also continue partnering with organizations to provide a continuum of services addressing the full range of needs of low- and moderate-income families.

All communities share a goal to eradicate poverty. The City recognizes that a goal to reduce poverty will contribute to the economic wellbeing of individuals and families. The families whose income increases above the poverty level will be able to live independent of public and private assistance.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City's Housing and Neighborhood Revitalization Department is responsible for ensuring that the receipt and expenditure of HUD funds comply with program requirements through the monitoring of program performance. Careful evaluation of the housing and public service delivery system can be the most effective tool in detecting gaps and making appropriate modifications. Lancaster will follow monitoring procedures identified in the City's Sub-recipient Monitoring Plan. Other procedures will include in-house review of progress reports and expenditures, and on-site visits to ensure compliance with federal regulations. The monitoring system will encourage uniform reporting to achieve consistent information on beneficiaries. Monitoring will also aim at resolving any program or accounting findings or other problems that may keep an organization from meeting its contractual obligations. Technical assistance will be provided where necessary.

Furthermore, project and financial data on CDBG activities will be maintained using HUD's IDIS (Integrated Disbursement Information System) software. Use of this system allows HUD staff easy access to local data for review and progress evaluation.

a. Monitoring of Housing and Community Development Projects

1. CDBG Subrecipients

In FY 2015-2016, the CDBG program's subrecipient monitoring functions will have four components:

- **Project Selection:** Prior to selection of an activity for funding, the subrecipient must submit an application describing the program for which they are seeking funding, the amount of funding requested, and the program's goals/outcomes. The proposed programs are reviewed by staff to determine that they are eligible activities for CDBG funding and meet Consolidated Plan goals and objectives.
- **Contract Management:** Each CDBG Subrecipient has an agreement with the City. The agreement specifies the program requirements, the program activity, funding amount, and the expected performance outcomes. During the program year, CDBG Subrecipients are required to provide quarterly invoices and reports to the City. The quarterly report provides information about the individuals assisted and the organization's performance in meeting its goals and objectives as provided in the City's agreement which is based upon furthering the Consolidated Plan goals and objectives. On a quarterly basis, the City reviews the invoices and reports to ensure that the subrecipients are spending the funds in a timely manner and meeting their performance goals.

- **Monitoring Compliance:** In addition to the quarterly review of expenditures and performance, the City performs annual monitoring of each subrecipient following the City's CDBG Subrecipient Monitoring Guide. The guide details the City's monitoring goals, procedures and standards. Each subrecipient receives a monitoring questionnaire and document request list with a response deadline. The questionnaire requests information about program elements and knowledge.

Following a checklist, staff performs an analysis of each subrecipient. The analysis exposes any possible compliance or performance issues and identifies those agencies requiring comprehensive monitoring. Based on responses to the questionnaire and other criteria at least one third of the subrecipients will be selected for comprehensive monitoring and an on-site visit.

During the monitoring visit, staff will review information that help determine if the organization has knowledge and understanding of the CDBG regulations, documentation of the clients served and income eligibility, proper internal controls, and back-up documentation of charges made to the CDBG program. Within 30 days of the visit, subrecipients will receive a monitoring letter summarizing areas of improvement, findings, and/or concerns. The letter will specify the corrective actions required and include specific recommendations for improvement. The subrecipient will be given a deadline to provide a written response describing how and when the agency will resolve any findings. If a subrecipient is unable to meet the goals necessary to further the City's plan, then the organization will not have its funding renewed.

- **Audit:** If the subrecipient expends more than \$750,000 in federal funds during the fiscal year, they are required to perform a single audit and submit a copy to the City. The audit is reviewed and any findings are noted for follow-up.

2. Affordable Housing Projects

Affordable housing projects supported with federal funds and subject to the Consolidated Plan are monitored on a regular basis to ensure compliance with occupancy and affordability requirements.

The City will perform the following monitoring functions in FY 2015-2016:

- Provide project owners with new income limits and rent limits;
- Review documentation of tenant income and owner compliance with rent limits;
- Review owner rent increase requests; and,
- Notify owners of any non-compliance and the necessary actions to restore compliance.

The City will monitor and inspect units through their affordability period.

Affordable housing funded through the former Redevelopment Agency or other local funds are regularly inspected by the City. Affordable housing projects receiving funding directly from the state or federal government are often monitored solely by those entities.

3. Loans

Over the years, the City has loaned CDBG funds to property owners through various community development programs to support Consolidated Plan goals, such as housing rehabilitation, commercial façade improvement, and down payment assistance programs. For all of the loans administered by the City, the City will complete annual monitoring of title, taxes and insurance. If continued owner occupancy was a requirement of the loan, then the City will collect the necessary documentation, as well. For loans administered by the City's loan servicer, the City will regularly review the loan servicer's monitoring activities and follow-up on delinquent accounts.

4. Program Monitoring

At least quarterly, the Housing Manager will review CDBG expenditures for the various activities to ensure that spending deadlines and individual program objectives are being met. As progress is made on the programs, accomplishment information will be entered in IDIS.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The plan must provide a concise summary of the federal resources expected to be available. These resources include grant funds, anticipated program income, and other resources such as private and non-federal public sources that are reasonably expected to be available to the jurisdiction to carry out its Strategic Plan over the course of the program year.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Federal		\$1,314,736		\$580,714		\$ 1,895,450	The City received an annual allocation of \$1,314,736 and \$580,714 of CDBG funds from prior year are being reprogrammed in the 2015/16 Annual Action Plan

Table 48 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City will attempt to leverage grants and other funding when appropriate to meet the objective of the Annual Action Plan. The City has \$580,714 of CDBG funds which is being reprogrammed in the 2015/16 Annual Action Plan. The City does add local funds (including unexpended CDBG funds from prior years if available) to further support the organizations and individuals receiving CDBG funding.

The City also plans to meet its community development and housing needs using a variety of other funding sources including utilizing the program income funds generated from the sale of the homes acquired under the Neighborhood Stabilization Programs One (NSP1) and Three (NSP3). The City will offer very low-to moderate-income home buyers the opportunity to acquire rehabilitated homes as part of the neighborhood revitalization efforts. The goal of the program is to sustain the City’s stock of affordable housing while addressing the blighting conditions caused by vacant and foreclosed homes.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Not applicable

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide decent affordable housing	2015	2019	Decent Housing - Housing Rehabilitation	>51% AMI	Neighborhood Preservation Suitable Living Environments Public Improvements	CDBG:	Homeowner housing Rehabilitated
2	Maintain and promote neighborhood preservation	2015	2019	Decent Housing - Housing Rehabilitation	>51% AMI		CDBG:	Code Enforcement
3	Support special needs programs and services	2015	2019	Public Service	City Wide	Fair Housing Supporting Special Needs Programs Supporting Special Needs Services	CDBG:	Public service activities for low/moderate-income housing benefit Homelessness prevention Public service activities for low/moderate-income housing benefit
4	Construct or upgrade public facilities and infrastructure To preserve, rehabilitate and enhance existing public facilities	2015	2019	Public Facility Improvements	>51% AMI	Neighborhood Preservation Suitable Living Environments Public Improvements	CDBG	Provide grants for Public Facilities for ADA improvements to existing public Facilities.
5	Economic Development	2015	2019	Decent Housing - Housing Rehabilitation	>51% AMI	Neighborhood Preservation Suitable Living Environments Public Improvements	CDBG	Job Creation
6	CDBG Grant Administration	2015	2019	Planning and Administration	City wide	CDBG Program Administration	CDBG:	N/A

Projects

AP-35 Projects – 91.220(d)

Introduction

The Action Plan must provide a concise summary of the eligible programs or activities that will take place during the program year to address the priority needs and specific objectives identified in the Strategic Plan.

Projects

Proposed Program/Activities for 2015-16 PY					
	Activity	Description	Entitlement	Reprogrammed	Total
	Planning & Administration	Provide general administration of the CDBG program, including all planning & reporting activities	200,000.00		200,000.00
	Fair Housing Services	Provide fair housing services including counseling & education	30,000.00		30,000.00
	Section 108 Fox Field Corridor	Job creation, acquisition of property, infrastructure improvements	23,383.00		23,383.00
	Section 108 Mental Health Association	Relocation & expansion of AV Mental Health Assoc facility	116,343.00		116,343.00
	Section 108 Children's Center	Construction of new AV Child Abuse Center	124,784.00		124,784.00
	Section 108 Rite Aid/Soccer /Fairgrounds	Job creation, acquisition of property, infrastructure improvements	243,634.00		243,634.00
	Code Enforcement Officer I	Provide code enforcement services in the neighborhood revitalization areas	109,576.00		109,576.00
	Code Enforcement Officer II	Provide code enforcement services in the neighborhood revitalization areas	109,576.00		109,576.00
	ADA Emergency Rehabilitation Grant	Provide funds to remove barriers & improve accessibility to disabled Veteran & Non Veteran persons		92,484.00	92,484.00
	Down Payment Assistance Program	Provide down payment assistance to Veteran & Non Veteran persons		154,834.00	154,834.00
	Emergency Rehabilitation Grant Program	Provide funds to assist Veteran & Non Veteran persons with emergency repairs	57,606.00	8,396.00	66,002.00
	Homelessness Services	Provide support for the homeless including the Lancaster Community Shelter for the Homeless including maintenance, operations, labor, material & supplies	199,834.00		199,834.00
	Park Improvements Linear Jog Path & Exercise Equipment 5th E/K Park	Rehabilitation and Improvements to public park	100,000.00	100,000.00	200,000.00
	Park Improvements Linear Jog Path, play & exercise equipment Tierra Bonita Park	Rehabilitation and Improvements to public park		225,000.00	225,000.00
			1,314,736.00	\$ 580,714	\$ 1,895,450

Table 49 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Lancaster has a place-based strategy during the planning period. The geographic distribution of funding is predicated somewhat on the nature of the activity to be funded. It is the City's intent to fund activities in the areas most directly affected by the needs of low-income residents and those with other special needs. The Annual Action Plan directs investment geographically to an area benefit neighborhood. The area benefit category is the most commonly used national objective for activities that benefit a residential neighborhood. An area benefit activity is one that benefits all residents in a particular area, where at least 51% of the residents are low and moderate income persons. Public infrastructure improvements are an area benefit activity when they are located in a predominately low- and moderate-income neighborhood.

AP-38 Project Summary

Project Summary Information

Provide decent affordable housing

- Down Payment Assistance Program – Funding to provide direct assistance with down payment toward the purchase of primary residences to Veterans and non-Veterans who are of low to very low income persons.

Special Needs

- Homelessness Services – Funding to support assistance to homelessness services including costs associated with the operation and maintenance of the shelter facility to include labor supplies and material in order to provide the City’s homeless with services to find permanent supportive housing and end chronic homelessness.
- Housing Rights - Funds will be used to provide all Lancaster residents with fair housing services, including training, counseling, testing, mediation, informational printed materials, community outreach, and on-site clinics.

Economic Development

- Section 108/Fox Field Corridor - Funds will be used to repay a \$320,000 loan that was used for public improvements to the Fox Field Industrial area. The improvements have been completed and will aid in attracting new industrial and manufacturing businesses to the area expanding economic and job creation opportunities.
- Section 108/Mental Health Association - Funds will be used to repay a \$1.45 million loan that was used to acquire property for the new site of the Antelope Valley Mental Health Association within the North Downtown Neighborhood Revitalization/Transit Village project area.
- Section 108/Children’s Center - Funds will be used to repay a \$1.5 million loan that will be used to construct a 14,445 square foot Antelope Valley Child Abuse Center within the City's North Downtown Neighborhood Revitalization/Transit Village project area.
- Section 108/Rite Aid/Soccer/Fairgrounds - Funds will be used to repay a \$3.1 million loan that was used for multiple purposes, including economic development (\$500,000), acquisition of property for housing (\$1.3 million), and the elimination of blight through the construction of recreational facilities (\$1.3 million).

Maintain and promote neighborhood preservation

- Code Enforcement I - Funds will be allocated for salary and overhead costs incurred by a Code Enforcement Officer. The Code Enforcement Officer will focus resources on targeted areas of the City to promote social and physical revitalization as well as enhance the quality of life for its residents through rehabilitation efforts. These code enforcement activities, together with public improvements, rehabilitation and services to be provided, are expected to help reverse the declining conditions and recent trends of deterioration within the neighborhoods.

- Code Enforcement II - Funds will be allocated for salary and overhead costs incurred by a Code Enforcement Officer. The Code Enforcement Officer will focus resources on targeted areas of the City to promote social and physical revitalization as well as enhance the quality of life for its residents through rehabilitation efforts. These code enforcement activities, together with public improvements, rehabilitation and services to be provided, are expected to help reverse the declining conditions and recent trends of deterioration within the neighborhoods.
- ADA Emergency Rehabilitation Grant – Funding to provide accessibility improvements for Veterans and non-Veterans who are disabled and of very low to low income persons.
- Emergency Rehabilitation Grant Program – Funding to support emergency repair/rehabilitation to residences for Veterans and non-Veterans that are very low to lower income persons.

Construct or upgrade public facilities and infrastructure to preserve, rehabilitate and enhance existing public facilities

- Park Improvements 5thE/K Park – Fund rehabilitation improvements including installation of a pedestrian fitness trail and stationary exercise equipment. Improvements will be provided in a service area comprised primarily of low to moderate income persons where physical fitness and recreational opportunities are limited.
- Park Improvements Tierra Bonita - Fund rehabilitation improvements including installation of a pedestrian fitness trail, stationary exercise and playground equipment to a service area comprised primarily of low to moderate income persons where physical fitness and recreational opportunities are limited.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Geographic Distribution

Target Area	Percentage of Funds
N/A	

Table 50 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Lancaster uses a place-based strategy during the planning period. The geographic distribution of funding is predicated somewhat on the nature of the activity to be funded (see geographic distribution). It is the City's intent to fund activities in the areas most directly affected by the needs of low-income residents and those with other special needs. The Annual Action Plan directs investment geographically to an area benefit neighborhood. The area benefit category is the most commonly used national objective for activities that benefit a residential neighborhood. An area benefit activity is one that benefits all residents in a particular area, where at least 51% of the residents are low and moderate income persons. Public infrastructure improvements are an area benefit activity when they are located in a predominately low- and moderate-income neighborhood.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The Action Plan must specify goals for the number of homeless, non-homeless, and special needs households to be provided affordable housing within the program year. The plan must also indicate the number of affordable housing units that will be provided by program type, including rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units. For the purpose of this section, the term “affordable housing” is defined in the HOME regulations at 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership.

One Year Goals for the Number of Households to be Supported
Homeless 0
Non-Homeless 14
Special-Needs 0
Total 14

Table 51 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through
Rental Assistance 0
The Production of New Units 0
Rehab of Existing Units 10
Acquisition of Existing Units 4
Total 14

Table 52 - One Year Goals for Affordable Housing by Support Type

AP-60 Public Housing – 91.220(h)

Introduction

This section describes what actions the grantee will take in the given program year to carry out the public housing portion of the Strategic Plan. The jurisdiction must identify the manner in which its plan will address the needs of public housing during the program year. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction must describe the manner in which it will provide financial or other assistance to improve the operations of the public housing agency to remove such a designation.

Actions planned during the next year to address the needs to public housing

The City shall encourage the development of housing units for households earning 30 percent or less of the Median Family Income for LA County. Specific emphasis shall be placed on the provision of family housing and non-traditional housing types such as single-resident occupancies, transitional facilities and housing units serving temporary needs. The City will encourage development of housing for extremely-low income households through a variety of activities such as outreach to nonprofit and for-profit housing developers, providing in-kind technical assistance for housing developers, financing and funding assistance and expedited processing as appropriate. The City's objective shall be to encourage and facilitate construction of supportive housing units for extremely-low income housing units during the 2015-2020 planning period.

Actions planned during the next year to address the needs to public housing

The City of Lancaster does not own public housing. The City will continue to work independently and closely with its PHA, the county housing authority and local nonprofits to provide assistance to low-income families.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Public Housing does not exist in Lancaster.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

This section describes the City's one-year goals and the specific actions steps it will undertake in the program year to carry out the homeless strategy outlined in SP-60 Homelessness Strategy. It will also describe the jurisdiction's one-year goals and specify the activities it will undertake to serve the housing and supportive service needs of non-homeless populations who require supportive housing.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City will continue to support programs and strategies which addresses the Priority Needs of Homeless Persons and Families. As part of the City's goals and strategies to end chronic homelessness, resources will be allocated to provide funding for eligible activities to address program objectives stated in the Strategic Plan. The City will financially support programs and services for the homeless through its CDBG Public Service funds. Funding will go to support the Lancaster Community Shelter which provides homeless services to persons located in Lancaster. The shelter is the only one of its kind in the entire Antelope Valley. There are currently 14 family transitional units that are utilized to provide temporary shelter to families in need as permanent housing is located. A \$199,834.00 CDBG allocation will assist the shelter with maintenance, operations, labor, supplies and material that are needed to fully operate the transitional family units

Addressing the emergency shelter and transitional housing needs of homeless persons

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 has amended the zoning ordinance to allow, by administrative review, the construction of emergency shelters within a specific land use designation. The City selected the Light Industrial land use designation to allow this use "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. The time period for this review vary, depending on whether there is an existing structure or not. For a request with an existing building, the Director's Review process may require a few days up to a few weeks. The City would analyze the submitted request with a description of the operation, and determine if there are any impacts per CEQA, as the City would do for any other use in the same zone. The City would also consult other departments and agencies to determine if they have comments and conditions for the proposed use, such as building and safety requirements, as applicable to any other use in the same zone. Requests involving new construction would be subject to site plan review, which would take approximately two to six months to review, depending on the level of environmental review required. The City's Director's Review process is the simplest form of administrative review, with no discretionary action on the part of appointed or elected officials.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City will work with the newly created Housing for Health (HFH) Division at the Department of Health Services (DHS) which focus is on creating housing opportunities for homeless patients and clients. Access to community-based housing options is an important element of the agencies evolving County health care system, particularly in response to the unique opportunities presented by the Affordable Care Act.

By housing homeless persons who have been high-utilizers of DHS services with complex medical and behavioral health conditions, the agency hopes to achieve the following objectives:

- Improve the health and well-being of a vulnerable population that typically experiences long episodes of homelessness, high rates of disability, multiple un-treated health conditions, and early mortality.
- Reduce costs to the public health system incurred by a relatively small, but costly cohort of individuals, whom due to their lack of housing, remain hospitalized for greater lengths of time and/or have repeated and unnecessary contact with the public health system.
- Demonstrate DHS' commitment to the important goals of the Home for Good Plan designed to significantly improve living conditions for homeless people within Los Angeles County.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City will continue to work with the following agencies that help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families within the City of Lancaster:

Antelope Valley Enrichment Services In 2008, a new 19,000 square foot mental health facility (Antelope Valley Enrichment Services, or AVES of Mental Health America of Los Angeles) was constructed in conjunction with a 100-unit affordable housing development (Poppyfield Estates) located in the North Downtown Transit Village Project Area. The mission of AVES is to “ensure that all people with mental illness assume their full and rightful place in the community.” AVES works in partnership with a broad network of community organizations, businesses, and government to assist members and clients gain self-confidence and self-sufficiency, through a variety of intensive programs, including homeless assistance and employment services.

Lancaster Community Shelter

The Lancaster Community Shelter is operated by Grace Resource Center and provides essential services to men, women, and families. The program offers 30 days of emergency shelter or up to six months of transitional shelter for clients committed to working toward changing their lives. The program strives to find long-term solutions through life-skills workshops, support groups, and referrals to outside services. In 2008, the shelter added 14 transitional apartments for families. These 800-square foot apartments accommodate at least three family members per unit and provide temporary housing for families on their way to independence and self-reliance. The new transitional units have added 42 beds to the shelter's capacity, beyond the 100 emergency beds already provided. The Lancaster shelter is the only emergency shelter housing men, women and families between another such operation in the San Fernando Valley in Los Angeles and the next closest shelter in Bakersfield. The Lancaster Community Shelter also provides meals, and is reported to have served as many as 10,000 people monthly.

Mental Health America: AV Homeless Assistance Program / Transitional Age Youth- The program is operated by Mental Health America in Los Angeles County (MHALA). MHALA offers the Antelope Valley's only service for homeless people with mental illness, including those who have substance abuse problems. Services at the drop-in center meet immediate needs for showers, laundry, clothes, and links to food and shelter, and the long-term assistance helps in finding housing, learning living skills, and receiving health and mental health treatment. Mental Health America also provides Transition Age Youth (TAY) programs to support youth and young adults during the transition from foster care to mainstream life in the community. Almost 70 percent of homeless young adults have "aged out" of foster care without the skills (e.g., education, employment, and housing) needed to move into adulthood and the community. TAY programs help young people build the skills to survive on their own. According to staff at MHALA, the organization has served over 1,000 persons this past month (July 2013), including 450 homeless persons and 90 transitional youth.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The Consolidated Plan identified a variety of barriers to the provision of affordable housing and also provided a strategy to address barriers. Outlined below are steps the City has identified it will undertake during the 2015-2020 planning period in an effort to overcome barriers:

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Historically, the City has approached lower income housing needs through financial assistance (although this will be more restrictive in the future due to the loss of redevelopment set aside funds), encouragement, or negotiations with developers with the goal of enhancing the residential quality of life by providing needed services that allow for the opportunity to increase household income. The City will use Community Development Block Grant Funds, Low-Income Housing Tax Credits, and other financial resources , when available, to assist in the development of affordable housing

AP-85 Other Actions – 91.220(k)

Introduction:

The section will describe the City's planned actions to carry out the following strategies outlined in the Consolidated Plan:

- Foster and maintain affordable housing;
- Evaluate and reduce lead-based paint hazards;
- Reduce the number of poverty-level families;
- Develop institutional structure; and
- Enhance coordination.

In addition, the City will identify obstacles to meeting underserved needs and propose actions to overcome those obstacles.

Actions planned to address obstacles to meeting underserved needs

The City of Lancaster's 2015-2020 Strategic Plan proposes projects and activities to meet the priorities described in the Consolidated Plan (the "ConPlan"). It describes eligible programs, projects and activities to be undertaken with anticipated funds made available over the next five years and their relationship to identified needs for housing, homelessness, and community and economic development. Each year, assuming funding levels remain the same, more specific projects throughout the City will be identified and implemented via the annual Action Plans.

The general priority categories of housing, homelessness, special needs, and community development needs and their related goals are addressed in the various activities to be undertaken. These activities estimate the number and type of families that will benefit from the proposed activities, including special local objectives and priority needs. The projected use of funds identifies the proposed accomplishments. Area benefit activities were qualified using 2010 data from the U.S. Census Bureau.

Obstacles to meeting undeserved needs primarily fall into the categories of funding and staff availability. The bulk of financial assistance for delivery of services provided by the City comes from the City's General Fund. Gaps in this delivery system are primarily related to declining state and federal funding sources and to fluctuations in the level of economic and development growth that occurs within the community. The reason for this is that the primary source of revenue for the City is a direct result of economic and development growth through sales and property taxes.

The California state budget crisis, which has worsened since the 2003 program year, has impacted the City of Lancaster. In addition, the dissolution of the Lancaster Redevelopment Agency has impacted projects and programs that were once funded through tax increment revenues. In addition, building permits and other sources of revenue remain flat due to the housing and economic crisis.

The City will continue to determine priority housing and service needs by income group considering factors such as available resources, staff capacity, timing, and local political and community interests. As in the past, priority consideration will be given to those groups experiencing the most significant housing problems or where the most serious neighborhood problems exist.

To overcome current and projected financial obstacles in meeting underserved needs, the City will continue to aggressively pursue leveraging resources through public and private partnerships as well as

searching for additional funding sources to augment CDBG funds in providing housing programs and services to the underserved segment of the community. As additional funding sources become available, those funds will be used to support ongoing programs as well as to finance additional programs.

Actions planned to foster and maintain affordable housing

The City's 2014 Housing Element includes a number of important programs to facilitate the development of affordable housing in Lancaster. The City's housing goals/priorities continue to be those of furthering the provision of affordable, safe, healthy, and livable housing to its residents as well as providing safe neighborhoods. This includes providing affordable housing to extremely low-, low-, and moderate-income persons/families that experience housing cost burdens, live in deteriorated units, or require certain special services to maintain a satisfactory lifestyle.

In addition to CDBG funds, other city funds are used to foster and maintain affordable housing throughout Lancaster. The following is a discussion of both CDBG-funded projects proposed for the 2015 program and other affordable housing projects/programs the City will be undertaking.

Actions planned to reduce lead-based paint hazards

The City has a relatively young housing stock, with the majority having been constructed after 1980; therefore, there are fewer incidences of housing containing lead-based paint than in other areas of Los Angeles County. Data from the Los Angeles County Department of Public Health Childhood Lead Poisoning Prevention Program shows that, for the period 2005–2009, there were three reported cases of lead poisoning among children within the City of Lancaster and that none of these cases was attributable to lead paint. These numbers are lower than the seven cases reported during the period 2000–2004, and the seven cases reported during the period 1995–2000, of lead poisoning among children within the City of Lancaster. As a result, lead-based paint does not appear to be a significant problem in Lancaster.

However, to ensure compliance with 24 CFR Parts 35 and 24 and CFR 570, the City will continue to test for lead-based paint following state and federal requirements before demolition. The Housing staff, Building and Safety Official, and City inspectors will continue to look for potential lead-based paint problems when inspecting homes for the Housing Division. In addition, the Housing staff will continue to include disclosures on the hazards of lead-based paint in all contracts. The City will coordinate its efforts with the Los Angeles County Department of Public Health Lead Program by reporting to them all instances of structures containing lead-based paint.

The City of Lancaster will comply with the Residential Lead-Based Paint Hazard Reduction Act of 1992 as implemented in 24 CFR 35 Subpart B. Compliance includes the following strategies.

Housing Rehabilitation

All housing rehabilitation activities funded under this Plan will assess lead hazard risk before proceeding. This requirement applies to any work on structures constructed prior to January 1, 1978. The work will comply with the appropriate level of protection indicated in 24 CFR 35.100. All work on homes constructed prior to January 1, 1978, will have a lead hazard risk assessment conducted as described at 24 CFR 35.110. At the completion of any prescribed lead hazard reduction activities, a clearance examination is required as described at 24 CFR 35.110.

Information and Education

Households that participate in housing activities under this Plan, including home purchase, rental assistance, or rehabilitation, will be given educational material regarding the hazards of lead-based paint, signs of lead poisoning, and strategies to reduce exposure. Materials will include the use of HUD/EPA publications such as "Protect Your Family from Lead in Your Home." Information will be provided in multiple languages.

Blood Testing

In conjunction with housing programs, public health programs, or other programs conducted under this Plan, children occupying housing constructed prior to January 1, 1978, will be tested for elevated blood lead levels.

Monitoring

At least annually, the City will monitor the reporting of cases of child lead poisoning by the Los Angeles County Health Department. The results may be used to modify the current strategies and/or develop new programs.

Actions planned to reduce the number of poverty-level families

The priorities and objectives outlined in various sections of the Strategic Plan component represent the City's five-year program for addressing the housing and economic needs of the community, particularly lower-income families and individuals, including those who are homeless or threatened with homelessness as well as those with special needs. As a result, many of the City's priorities and objectives are aimed at reducing, to the extent possible, the number of poverty-level families and individuals taking into consideration the many factors over which the City has no control (e.g., reduction in funding resources, severe economic recessions, and company downsizing).

The cumulative effects of the City's and Lancaster Housing Authority's efforts result in the direct preservation and provision of housing. This is particularly true for those activities which preserve and produce housing units intended for lower-income families and individuals together with the coordinated programs undertaken with other public agencies, service providers, and private industry. These efforts will incrementally assist in the reduction of the number of poverty-level families through the provisions of housing and services and, along with the concentrated efforts of the City and the Lancaster Housing Authority to improve economic and development expansion, the opportunity for gainful employment will be increased and opened to targeted income groups.

Actions planned to develop institutional structure

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

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

As part of the City of Lancaster's 2014 Housing Element, a *Housing Needs Assessment* was developed for the 2015 program year. From the results of the assessment, a proposed strategic plan to meet the City's housing needs was created, specific housing program requirements have been identified, and partnerships with appropriate support agencies were suggested.

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

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

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

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

Actions planned to enhance coordination between public and private housing and social service agencies

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

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

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

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
Total Program Income	0

Other CDBG Requirements

1. The amount of urgent need activities	0
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