

CITY OF LANCASTER

HOUSING & NEIGHBORHOOD REVITALIZATION

United States Department Housing & Urban Development (HUD)
Funded Affordable Housing

Planning Strategies, Evaluation Process and Funding Decisions

Government policies that regulate the location or siting of HUD funded affordable housing opportunities have an impact on the range of housing choices, neighborhood amenities, and other life opportunities that are available to lower-income families who qualify for such housing. Likewise, the placement of affordable housing can have an adverse or positive impact on public policy efforts aimed at deconcentrating poverty and reducing residential racial segregation.

Municipalities when reviewing and considering HUD funded housing developments should consider the suitability of the site from the standpoint of promoting a greater choice of housing opportunities for minorities.

The City of Lancaster completed an analysis of race and ethnicity within its neighborhoods to determine if there were any areas of racial/ethnic minority concentration.

A “Minority” is a racial or ethnic group, members of which have been subjected to prejudice or cultural bias by virtue of belonging to the group, without regard to individual qualities. Such groups include, but are not limited to:

- (1) African Americans. Persons having origins in any of the African racial groups of Africa.
- (2) Hispanic Americans. All persons of Mexican, Puerto Rican, Cuban, South or Central American, Caribbean and other Spanish or Portuguese culture or origin.
- (3) Native Americans. Persons having origins in any of the original peoples of North America or the Hawaiian Islands, in particular, American Indians, Eskimos, Aleuts and Native Hawaiians.
- (4) Asian-Pacific Americans. Persons having origins in Japan, China, the Philippines, Vietnam, Korea, Samoa, Guam, the U.S. Trust Territories of the Pacific, Northern Marianas, Laos, Cambodia, Taiwan and India.

A “Minority Neighborhood” is a neighborhood in which any one of the following statistical conditions exists:

- (1) The percentage of households in a particular racial or ethnic minority group is at least 20 points higher than that minority's percentage in the housing market as a whole;
- (2) The neighborhood's total percentage of minority persons is at least 20 points higher than the total percentage of minorities for the housing market area as a whole; or
- (3) In the case of a metropolitan area, the neighborhood's total percentage of minority persons exceeds 50 percent of its population.
 - a. A "Housing Market Area" most often corresponds to a Metropolitan Statistical Area (MSA). The City of Lancaster's MSA is the County of Los Angeles.

The methodology for race reporting for the 2010 Census excludes "Hispanic or Latino" as a race, but reports "Hispanic or Latino" as an ethnicity instead. "Hispanic and Latino" refer to a multiracial ethnicity composed primarily of indigenous, European and African peoples and, most commonly, people of mixed race, including those described as "mestizo" (mixed European and indigenous heritage) and "mulato" (mixed European and African heritage).

For the purposes of race reporting, those who are Hispanic or Latino, often choose "white," "some other race," or "two or more races," since "Hispanic or Latino" is not an option for race; however, they can report themselves as "Hispanic or Latino" in a separate ethnicity survey.

The reported percentages for race, including "White," "Black or African American," "American Indian and Alaska Native," "Asian," "Native Hawaiian and Other Pacific Islander," "Some Other Race," and "Two or More Races" will add up to 100%. The reported percentages for ethnicity, in terms of "Hispanic or Latino" or "Not Hispanic or Latino" will also add up to 100%. They are to be viewed as separate surveys, but together, they paint an overall picture of both race and ethnicity. This is the methodology that the US Census has chosen to use.

Upon review of the census data applicable to its neighborhoods, it was determined that the City of Lancaster has two areas of minority or ethnic concentration, located in Census tracts 9006.06 and 9007.04.¹

Following are the policies for HUD-funded affordable housing developments within the City of Lancaster:

1. Complies with the Federal Fair Housing Act and the duty to affirmatively further fair housing;
2. Expands housing choice for lower-income and minority family households;
3. Deconcentrates poverty and reduces residential racial segregation;

¹ The City of Lancaster further notes an apparent minority or ethnic concentration in Tract 9010.03; however, that tract is the location of California State Prison, Los Angeles, a location at which residents are involuntarily placed.

4. Proactively identifies and eliminates barriers to development tax credit housing for families in low-poverty areas; and
5. Provides incentives to promote the development of mixed income housing that includes both affordable and market-rate units.

Following are the procedures for HUD funded affordable housing developments within the City of Lancaster:

1. Encourage the siting of affordable family housing developments so that they expand housing choices available to lower-income families.
2. Mandate the use of affirmative marketing and tenant selection plans to ensure that affordable housing developed under city developments is operated in an inclusive and nondiscriminatory manner that, among other things, attracts populations less likely to apply.
3. Impose a duty on each affordable housing development to collect and maintain occupancy data by site on race and national origin, as well as the number of households using Housing Choice Vouchers.
4. Require that each affordable development establish and maintain an enforcement mechanism to ensure that affordable developments are not refusing to rent to applicants with Housing Choice Vouchers.
5. Define the essential elements of a “concerted community revitalization plan.” Any plan should place a high burden on an affordable housing developer to show how the proposed housing will contribute to revitalization and explain how it is objectively achievable within a specific time frame.

Following is the monitoring plan for HUD-funded affordable housing developments within the City of Lancaster:

1. Maintain records showing whether affordable housing developments that have been awarded federal and/or state funds are family or elderly housing.
2. Review data on the location of HUD-funded developments based on area poverty rates and racial composition, to evaluate whether the federal and/or state funded projects are affirmatively furthering fair housing.
3. Require property owners of affordable housing developments awarded HUD funds to collect and maintain occupancy and applicant data by race and national origin, as well as the number of households using Housing Choice Vouchers.

4. Review occupancy and applicant data collected by property owners to evaluate whether federal and/or state funded projects are being provided on a nondiscriminatory basis and whether the projects are affirmatively furthering fair housing.
5. Conduct on-site inspections of newly constructed affordable housing developments to ensure compliance with federal accessibility requirements.
6. Utilize fair housing testing to monitor compliance with fair housing laws.

Following is the evaluation for HUD-funded affordable housing developments within the City of Lancaster:

1. Is the proposed housing project in low-poverty and non-minority areas;
2. Is the proposed housing project mixed-income housing (market-rate-and low-income units);
3. Is the proposed housing project in family housing areas with no concentration of federal and/or state funded or other subsidized family housing units; and
4. Is the proposed housing project Family in areas with no concentration of low income family housing or other subsidized family housing units; and

The City of Lancaster will continue in the future to take such actions as are necessary to increase a range of housing choices. The City of Lancaster will avoid the promotion or perpetuation of racial/ethnic minority concentration that may come to exist within the City of Lancaster.

Attachment: Analysis of race and ethnicity within its neighborhoods to determine areas of racial/ethnic minority concentration

	Lancaster Neighborhood Race %	LA County (MSA) Race %	20% ↑ LA County (MSA) Race %	20% ↑ LA County Race %	Lancaster Neighborhood Race %	Lancaster Minority Concentration
9002.01						
Black	2.8%	8.7%	28.70%	69.70%	28.40%	No
American Indian	1.7%	0.7%	20.70%			
Asian	1.3%	13.7%	33.7%			
Pacific Islander	0.1%	0.3%	20.30%			
Some Other Race	19.0%	21.8%	41.80%			
Two or More Races	3.6%	4.5%	24.50%			
9003						
Black	12.5%	8.7%	28.70%	69.70%	41.90%	No
American Indian	1.1%	0.7%	20.70%			
Asian	4.4%	13.7%	33.7%			
Pacific Islander	0.1%	0.3%	20.30%			
Some Other Race	19.8%	21.8%	41.80%			
Two or More Races	4.0%	4.5%	24.50%			
9005.01						
Black	24.9%	8.7%	28.70%	69.70%	54.10%	No
American Indian	1.2%	0.7%	20.70%			
Asian	3.1%	13.7%	33.7%			
Pacific Islander	0.2%	0.3%	20.30%			
Some Other Race	19.6%	21.8%	41.80%			
Two or More Races	5.1%	4.5%	24.50%			
9005.04						
Black	22.5%	8.7%	28.70%	69.70%	53.90%	No
American Indian	1.1%	0.7%	20.70%			
Asian	5.0%	13.7%	33.7%			
Pacific Islander	0.2%	0.3%	20.30%			
Some Other Race	20.4%	21.8%	41.80%			
Two or More Races	4.7%	4.5%	24.50%			
9005.05						
Black	24.0%	8.7%	28.70%	69.70%	50.70%	No
American Indian	0.8%	0.7%	20.70%			
Asian	3.1%	13.7%	33.7%			
Pacific Islander	0.1%	0.3%	20.30%			
Some Other Race	17.5%	21.8%	41.80%			
Two or More Races	5.3%	4.5%	24.50%			
9005.06						
Black	31.9%	8.7%	28.70%	69.70%	59.40%	Yes
American Indian	1.0%	0.7%	20.70%			
Asian	2.9%	13.7%	33.7%			
Pacific Islander	0.1%	0.3%	20.30%			
Some Other Race	17.0%	21.8%	41.80%			
Two or More Races	6.5%	4.5%	24.50%			
9005.07						
Black	22.5%	8.7%	28.70%	69.70%	56.60%	No
American Indian	0.7%	0.7%	20.70%			
Asian	3.1%	13.7%	33.7%			
Pacific Islander	0.2%	0.3%	20.30%			
Some Other Race	24.8%	21.8%	41.80%			
Two or More Races	5.3%	4.5%	24.50%			
9005.08						
Black	22.3%	8.7%	28.70%	69.70%	54.30%	No
American Indian	0.5%	0.7%	20.70%			
Asian	4.3%	13.7%	33.7%			
Pacific Islander	0.4%	0.3%	20.30%			
Some Other Race	20.9%	21.8%	41.80%			
Two or More Races	5.9%	4.5%	24.50%			
9006.02						
Black	16.4%	8.7%	28.70%	69.70%	54.10%	No
American Indian	1.0%	0.7%	20.70%			
Asian	1.4%	13.7%	33.7%			
Pacific Islander	0.3%	0.3%	20.30%			
Some Other Race	29.2%	21.8%	41.80%			
Two or More Races	5.8%	4.5%	24.50%			

9006.05	Black	17.5%	8.7%	28.70%	69.70%	52.00%	No
	American Indian	1.0%	0.7%	20.70%			
	Asian	2.8%	13.7%	33.7%			
	Pacific Islander	0.4%	0.3%	20.30%			
	Some Other Race	25.1%	21.8%	41.80%			
	Two or More Races	5.2%	4.5%	24.50%			
9006.06	Black	30.7%	8.7%	28.70%	69.70%	61.70%	No
	American Indian	1.2%	0.7%	20.70%			
	Asian	1.3%	13.7%	33.7%			
	Pacific Islander	0.2%	0.3%	20.30%			
	Some Other Race	22.9%	21.8%	41.80%			
	Two or More Races	5.3%	4.5%	24.50%			
9006.07	Black	25.1%	8.7%	28.70%	69.70%	56.80%	No
	American Indian	2.2%	0.7%	20.70%			
	Asian	1.4%	13.7%	33.7%			
	Pacific Islander	0.8%	0.3%	20.30%			
	Some Other Race	21.5%	21.8%	41.80%			
	Two or More Races	5.8%	4.5%	24.50%			
9006.08	Black	25.9%	8.7%	28.70%	69.70%	58.80%	No
	American Indian	0.5%	0.7%	20.70%			
	Asian	3.4%	13.7%	33.7%			
	Pacific Islander	0.2%	0.3%	20.30%			
	Some Other Race	22.2%	21.8%	41.80%			
	Two or More Races	6.6%	4.5%	24.50%			
9006.09	Black	24.0%	8.7%	28.70%	69.70%	61.10%	No
	American Indian	0.6%	0.7%	20.70%			
	Asian	2.8%	13.7%	33.7%			
	Pacific Islander	0.1%	0.3%	20.30%			
	Some Other Race	28.0%	21.8%	41.80%			
	Two or More Races	5.6%	4.5%	24.50%			
9007.01	Black	21.1%	8.7%	28.70%	69.70%	50.40%	No
	American Indian	1.4%	0.7%	20.70%			
	Asian	2.6%	13.7%	33.7%			
	Pacific Islander	0.1%	0.3%	20.30%			
	Some Other Race	18.5%	21.8%	41.80%			
	Two or More Races	6.6%	4.5%	24.50%			
9007.03	Black	20.9%	8.7%	28.70%	69.70%	49.60%	No
	American Indian	1.1%	0.7%	20.70%			
	Asian	6.4%	13.7%	33.7%			
	Pacific Islander	0.2%	0.3%	20.30%			
	Some Other Race	15.7%	21.8%	41.80%			
	Two or More Races	5.3%	4.5%	24.50%			
9007.04	Black	30.2%	8.7%	28.70%	69.70%	59.50%	Yes
	American Indian	0.8%	0.7%	20.70%			
	Asian	4.9%	13.7%	33.7%			
	Pacific Islander	0.2%	0.3%	20.30%			
	Some Other Race	17.6%	21.8%	41.80%			
	Two or More Races	5.7%	4.5%	24.50%			
9007.05	Black	19.0%	8.7%	28.70%	69.70%	39.10%	No
	American Indian	1.1%	0.7%	20.70%			
	Asian	2.6%	13.7%	33.7%			
	Pacific Islander	0.3%	0.3%	20.30%			
	Some Other Race	11.7%	21.8%	41.80%			
	Two or More Races	4.5%	4.5%	24.50%			
9008.03	Black	21.6%	8.7%	28.70%	69.70%	53.00%	No
	American Indian	1.1%	0.7%	20.70%			
	Asian	4.4%	13.7%	33.7%			
	Pacific Islander	0.2%	0.3%	20.30%			
	Some Other Race	19.9%	21.8%	41.80%			
	Two or More Races	5.7%	4.5%	24.50%			

9008.04	Black	23.4%	8.7%	28.70%	69.70%	58.30%	No
	American Indian	1.3%	0.7%	20.70%			
	Asian	2.3%	13.7%	33.7%			
	Pacific Islander	0.2%	0.3%	20.30%			
	Some Other Race	25.7%	21.8%	41.80%			
	Two or More Races	5.5%	4.5%	24.50%			
9008.05	Black	14.8%	8.7%	28.70%	69.70%	38.40%	No
	American Indian	1.2%	0.7%	20.70%			
	Asian	3.4%	13.7%	33.7%			
	Pacific Islander	0.2%	0.3%	20.30%			
	Some Other Race	13.6%	21.8%	41.80%			
	Two or More Races	1.7%	4.5%	24.50%			
9008.06	Black	28.0%	8.7%	28.70%	69.70%	55.80%	No
	American Indian	1.4%	0.7%	20.70%			
	Asian	2.3%	13.7%	33.7%			
	Pacific Islander	0.2%	0.3%	20.30%			
	Some Other Race	18.2%	21.8%	41.80%			
	Two or More Races	5.6%	4.5%	24.50%			
9009	Black	7.8%	8.7%	28.70%	69.70%	25.50%	No
	American Indian	0.8%	0.7%	20.70%			
	Asian	3.2%	13.7%	33.7%			
	Pacific Islander	0.1%	0.3%	20.30%			
	Some Other Race	9.8%	21.8%	41.80%			
	Two or More Races	3.8%	4.5%	24.50%			
9010.03	Black	31.0%	8.7%	10.44%	Prison		N/A
	American Indian	0.7%	0.7%	0.84%			
	Asian	2.0%	13.7%	16.4%			
	Pacific Islander	0.0%	0.3%	0.36%			
	Some Other Race	42.0%	21.8%	26.16%			
	Two or More Races	2.9%	4.5%	5.40%			
9010.04	Black	17.2%	8.7%	28.70%	69.70%	45.80%	No
	American Indian	0.9%	0.7%	20.70%			
	Asian	8.8%	13.7%	33.7%			
	Pacific Islander	0.4%	0.3%	20.30%			
	Some Other Race	13.8%	21.8%	41.80%			
	Two or More Races	4.8%	4.5%	24.50%			
9010.07	Black	5.2%	8.7%	28.70%	69.70%	27.20%	No
	American Indian	0.5%	0.7%	20.70%			
	Asian	4.2%	13.7%	33.7%			
	Pacific Islander	0.3%	0.3%	20.30%			
	Some Other Race	11.1%	21.8%	41.80%			
	Two or More Races	5.8%	4.5%	24.50%			
9010.08	Black	16.9%	8.7%	28.70%	69.70%	48.40%	No
	American Indian	0.9%	0.7%	20.70%			
	Asian	8.5%	13.7%	33.7%			
	Pacific Islander	0.2%	0.3%	20.30%			
	Some Other Race	16.4%	21.8%	41.80%			
	Two or More Races	5.5%	4.5%	24.50%			
9010.09	Black	15.5%	8.7%	28.70%	69.70%	36.40%	No
	American Indian	0.5%	0.7%	20.70%			
	Asian	4.6%	13.7%	33.7%			
	Pacific Islander	0.2%	0.3%	20.30%			
	Some Other Race	10.3%	21.8%	41.80%			
	Two or More Races	5.4%	4.5%	24.50%			
9010.10	Black	16.7%	8.7%	28.70%	69.70%	42.70%	No
	American Indian	1.2%	0.7%	20.70%			
	Asian	3.7%	13.7%	33.7%			
	Pacific Islander	0.2%	0.3%	20.30%			
	Some Other Race	15.2%	21.8%	41.80%			
	Two or More Races	5.7%	4.5%	24.50%			

9010.11

Black	13.9%	8.7%	28.70%	69.70%	39.40%	No
American Indian	0.8%	0.7%	20.70%			
Asian	7.1%	13.7%	33.7%			
Pacific Islander	0.1%	0.3%	20.30%			
Some Other Race	11.6%	21.8%	41.80%			
Two or More Races	5.9%	4.5%	24.50%			

9011.01

Black	10.2%	8.7%	28.70%	69.70%	31.80%	No
American Indian	1.1%	0.7%	20.70%			
Asian	3.4%	13.7%	33.7%			
Pacific Islander	0.3%	0.3%	20.30%			
Some Other Race	11.2%	21.8%	41.80%			
Two or More Races	5.7%	4.5%	24.50%			

9011.02

Black	9.5%	8.7%	28.70%	69.70%	28.40%	No
American Indian	1.1%	0.7%	20.70%			
Asian	3.6%	13.7%	33.7%			
Pacific Islander	0.3%	0.3%	20.30%			
Some Other Race	8.9%	21.8%	41.80%			
Two or More Races	5.0%	4.5%	24.50%			

9012.05

Black	11.7%	8.7%	28.70%	69.70%	33.80%	No
American Indian	0.9%	0.7%	20.70%			
Asian	6.8%	13.7%	33.7%			
Pacific Islander	0.4%	0.3%	20.30%			
Some Other Race	8.9%	21.8%	41.80%			
Two or More Races	5.2%	4.5%	24.50%			

9102.02

Black	7.2%	8.7%	28.70%	69.70%	29.80%	No
American Indian	1.2%	0.7%	20.70%			
Asian	6.7%	13.7%	33.7%			
Pacific Islander	0.1%	0.3%	20.30%			
Some Other Race	9.9%	21.8%	41.80%			
Two or More Races	4.7%	4.5%	24.50%			

	Lancaster Neighborhood Ethnicity %	LA County (MSA) Ethnicity %	20% ↑ LA County (MSA) Ethnicity	Lancaster Minority Concentration	
9002.01					
	Hispanic or Latino	39.7%	47.7%	67.70%	No
	Not Hispanic or Latino	60.3%	52.3%	72.30%	
9003					
	Hispanic or Latino	37.8%	47.7%	67.70%	No
	Not Hispanic or Latino	62.2%	52.3%	72.30%	
9005.01					
	Hispanic or Latino	43.3%	47.7%	67.70%	No
	Not Hispanic or Latino	56.7%	52.3%	72.30%	
9005.04					
	Hispanic or Latino	41.4%	47.7%	67.70%	No
	Not Hispanic or Latino	58.6%	52.3%	72.30%	
9005.05					
	Hispanic or Latino	36.7%	47.7%	67.70%	No
	Not Hispanic or Latino	63.3%	52.3%	72.30%	
9005.06					
	Hispanic or Latino	39.5%	47.7%	67.70%	No
	Not Hispanic or Latino	60.5%	52.3%	72.30%	
9005.07					
	Hispanic or Latino	45.3%	47.7%	67.70%	No
	Not Hispanic or Latino	54.7%	52.3%	72.30%	
9005.08					
	Hispanic or Latino	41.3%	47.7%	67.70%	No
	Not Hispanic or Latino	58.7%	52.3%	72.30%	
9006.02					
	Hispanic or Latino	57.3%	47.7%	67.70%	No
	Not Hispanic or Latino	42.7%	52.3%	72.30%	
9006.05					
	Hispanic or Latino	48.4%	47.7%	67.70%	No
	Not Hispanic or Latino	51.6%	52.3%	72.30%	
9006.06					
	Hispanic or Latino	42.1%	47.7%	67.70%	No
	Not Hispanic or Latino	57.9%	52.3%	72.30%	
9006.07					
	Hispanic or Latino	44.6%	47.7%	67.70%	No
	Not Hispanic or Latino	55.4%	52.3%	72.30%	
9006.08					
	Hispanic or Latino	44.1%	47.7%	67.70%	No
	Not Hispanic or Latino	55.9%	52.3%	72.30%	
9006.09					
	Hispanic or Latino	50.9%	47.7%	67.70%	No
	Not Hispanic or Latino	49.1%	52.3%	72.30%	
9007.01					
	Hispanic or Latino	39.6%	47.7%	67.70%	No
	Not Hispanic or Latino	60.4%	52.3%	72.30%	
9007.03					
	Hispanic or Latino	31.9%	47.7%	67.70%	No
	Not Hispanic or Latino	68.1%	52.3%	72.30%	
9007.04					
	Hispanic or Latino	34.1%	47.7%	67.70%	No
	Not Hispanic or Latino	65.9%	52.3%	72.30%	
9007.05					
	Hispanic or Latino	25.0%	47.7%	67.70%	No
	Not Hispanic or Latino	75.0%	52.3%	72.30%	
9008.03					
	Hispanic or Latino	38.8%	47.7%	67.70%	No
	Not Hispanic or Latino	61.2%	52.3%	72.30%	

9008.04	Hispanic or Latino	53.0%	47.7%	67.70%	No
	Not Hispanic or Latino	47.0%	52.3%	72.30%	
9008.05	Hispanic or Latino	30.4%	47.7%	67.70%	No
	Not Hispanic or Latino	69.6%	52.3%	72.30%	
9008.06	Hispanic or Latino	34.3%	47.7%	67.70%	No
	Not Hispanic or Latino	65.7%	52.3%	72.30%	
9009	Hispanic or Latino	25.0%	47.7%	67.70%	No
	Not Hispanic or Latino	75.0%	52.3%	72.30%	
9010.03	Hispanic or Latino	48.1%	47.7%	67.70%	Prison
	Not Hispanic or Latino	51.9%	52.3%	72.30%	
9010.04	Hispanic or Latino	32.3%	47.7%	67.70%	No
	Not Hispanic or Latino	67.7%	52.3%	72.30%	
9010.07	Hispanic or Latino	25.6%	47.7%	67.70%	No
	Not Hispanic or Latino	74.4%	52.3%	72.30%	
9010.08	Hispanic or Latino	35.9%	47.7%	67.70%	No
	Not Hispanic or Latino	64.1%	52.3%	72.30%	
9010.09	Hispanic or Latino	26.6%	47.7%	67.70%	No
	Not Hispanic or Latino	73.4%	52.3%	72.30%	
9010.10	Hispanic or Latino	35.0%	47.7%	67.70%	No
	Not Hispanic or Latino	65.0%	52.3%	72.30%	
9010.11	Hispanic or Latino	25.8%	47.7%	67.70%	No
	Not Hispanic or Latino	74.2%	52.3%	72.30%	
9011.01	Hispanic or Latino	29.3%	47.7%	67.70%	No
	Not Hispanic or Latino	70.7%	52.3%	72.30%	
9011.02	Hispanic or Latino	26.3%	47.7%	67.70%	No
	Not Hispanic or Latino	73.7%	52.3%	72.30%	
9012.05	Hispanic or Latino	23.8%	47.7%	67.70%	23.8%
	Not Hispanic or Latino	76.2%	52.3%	72.30%	
9102.02	Hispanic or Latino	24.9%	47.7%	67.70%	24.9%
	Not Hispanic or Latino	75.1%	52.3%	72.30%	

CENSUS TRACTS

