

City of Lancaster
General Plan Housing Element
(2014 to 2021)

Prepared by
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**GENERAL PLAN HOUSING ELEMENT
City of Lancaster, California**

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A. Introduction

1. What Is A Housing Element?

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

2. Legal Requirements

California State law requires each city and county to adopt a general plan containing at least seven elements including housing. Housing is the only element subject to detailed statutory requirements and mandatory review by Department of Housing and Community Development. The requirements are set forth in Article 10.6 of California Government Code, beginning at Section 65583 and with the guidelines adopted by California HCD.

Housing Element law requires the City to adequately plan to meet its existing and projected housing needs including its share of the regional housing need. HCD allocates the region's share of the statewide housing need to the Councils of Governments (COG) based on population projections and forecasts. The Southern California Association of Governments (SCAG) is the COG for cities and counties in Southern California, including Lancaster. SCAG develops a Regional Housing Need Assessment (RHNA) allocating the region's share to the cities and counties within the region. The RHNA projection period for the current Housing Element update is January 1, 2014 to October 31, 2021. Meanwhile, the planning period is October 15, 2013 through October 15, 2021, or summarized as the 2014 to 2021 planning period.

State law requires that the Housing Element must be consistent with the other elements of the General Plan. The existing General Plan was last updated July 2009. The goals, objectives, policies and action programs contained in the Housing Element complement and are consistent with the programs contained in the other elements of the General Plan.

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

3. Contents of the Housing Element

The Housing Element includes the following sections:

- Evaluation of the Previous Housing Element

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

- Housing Needs Assessment

A housing needs assessment includes an evaluation of existing housing needs, special housing needs, and projected housing needs. Determining existing housing needs requires a review of: population, employment, and housing characteristics; overpayment and/or overcrowding; the needs of extremely low-income households; current building conditions of the City's housing stock; and any affordable housing developments that may be at-risk of conversion to market-rate housing. An evaluation of special housing needs includes a review of: persons with disabilities, including developmental disabilities; the elderly; large families and female-headed households; farmworkers; and families and persons in need of emergency shelters. Projected housing needs refer to the Regional Housing Needs Allocation (RHNA), which establishes the number of new units needed, by income category, to accommodate expected population growth over the planning period of the housing element.

- Site Inventory and Analysis

The Housing Element includes a detailed land inventory and analysis including a site-specific inventory listing vacant or underdeveloped properties with corresponding zoning and general plan designation, size and existing uses. The analysis also includes environmental constraints and the availability of infrastructure, as well as an evaluation of the suitability, availability and realistic development capacity of sites to accommodate the jurisdiction's share of the regional housing need for all income levels.

- Housing Constraints Analysis

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

constraints include the cost of development, including land, construction, financing and other miscellaneous costs.

- Quantified Objectives

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

- Goals, Objectives, Policies, and Action Programs

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

4. Public Participation

State housing element law requires that the “...local government make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element,” and further requires that this effort be described in the housing program.

For the 5th cycle Housing Element, the City conducted a public workshop on August 20, 2013 between 6 and 7 pm. To advertise this workshop, the City sent out a press release, posted the information on the main page of the City website, and announced it on the City’s E-News (email newsletter to subscribers). In addition, the City mailed hard copy invitations to all applicable non-profits and stakeholders, inviting their participation. Three attendees came to the workshop, including representatives from the building and real estate industries. The City has also made the public draft available for download and review off the City webpage. Planning staff has received several inquiries by phone regarding the Housing Element.

Planning staff also conducted in-person and phone interviews for certain stakeholders that were invited to the workshop, but did not make it. Staff had an in-person interview with the Chief of Community Services for the Homeless Access Solutions Center/Valley Oasis. In addition, staff had phone interviews with the Executive Director of the Mental Health Association and with staff from the Department of Developmental Services. These interviews were conducted to obtain information on housing needs in the local area, but also to provide an opportunity for these service organizations to comment on the City’s Housing Element efforts.

On September 16, 2013, the Lancaster Planning Commission held a public hearing on draft Housing Element, which was also televised on the City’s local cable channel, as well as streamed over the internet on the City’s webpage. The airing of the Planning Commission public hearing repeated many times throughout the next month. The Planning Commission recommended the draft for approval to the City Council.

5. Data Sources

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

- Lancaster Planning Department
- Lancaster Housing Authority
- U.S. Bureau of the Census
- State Department of Finance
- Southern California Association of Governments
- DataQuick Information Systems
- Southern California Edison
- State Department of Education
- U.S. Department of Housing and Urban Development
- California Building Industry Association
- Los Angeles County Sanitation District
- State Department of Housing and Community Development
- California Housing Partnership Corporation
- Greater Antelope Valley Economic Alliance
- Los Angeles Times
- Greater Antelope Valley Association of Realtors
- Antelope Valley Building Industry Association
- Edwards Air Force Base Housing Office
- Air Force Plant 42
- City of Palmdale
- Homeless Access Solutions Center/Valley Oasis
- Mental Health America
- Antelope Valley Partners for Health
- CA Department of Developmental Services

B. Evaluation of Previous Housing Element

Section 65588(a) of the California Government Code requires that the City periodically review the housing element and housing programs in order to evaluate the effectiveness of the housing element in attainment of the community’s housing goals, objectives, policies, and programs in contributing to the attainment of the State housing goal; and the progress of the City in implementing the housing element. This section provides a review of the previous planning period for the Housing Element. This period for the SCAG region was for January 1, 2006 to June 30, 2014.

1. Housing Accomplishments (2006 to 2014)

Table B-1 provides a quantified overview of the housing accomplishments during the previous planning period. The table references all new residential construction that occurred over this period (both City-assisted and private sector), as well as the number of units rehabilitated and conserved through extension of low-income subsidies. No breakdown of the private sector market rate residential construction is provided. However, it is known that for most of the planning period, private sector housing remained within reach of moderate-income households.

The City issued 3,885 permits for single-family and multi-family residential units between January 1, 2006 and December 31, 2012 (the end date of the City’s latest annual housing report). The 3,885 residences counted so far falls short of the 12,799 regional housing needs allocation, and represent about 30 percent of that objective. It is anticipated that another 400 units may be built by 2014. However, during the planning period, the City was still able to provide affordable housing for its citizens and to carry out programs resulting in the accomplishments exhibited in Table B-2. Of the units built in the last planning period, all of the multi-family units were made affordable to very low, low or moderate-income households. (Note that the number of multi-family permits issued in Table B-1 vary from the number of affordable units built in Table B-2, since some of these permits for the projects in listed in Table B-2 were issued prior to the start of the planning period, but were constructed during the planning period.)

Table B-1 Permits Issued for 2006 to 2014 Planning Period (through 2012)			
Year	Single-family	Multi-family	Total Units
2006	1,663	106	1,769
2007	806	2	808
2008	253	144	397
2009	187	80	267
2010	277	0	277
2011	175	0	175
2012	192	0	192
Totals through 2012	3,553	332	3,885

Source: City of Lancaster

Table B-2
Housing Accomplishments for January 1, 2006 to June 30, 2014

Project	Description	Very Low	Low	Moderate	Above Moderate	Total
Housing Needs Allocation (2006 to 2014)		3,144	1,989	2,165	5,501	12,799
NEW CONSTRUCTION						
Laurel Crest Apartments	Apartments located at 45114 Beech Ave	59	13	0	0	72
Arbor Court Apartments	Senior apartments located at 44958 10 th St West	84	0	0	0	84
Poppyfield Estates (Arbor Fields)	Apartments located at 530 W Jackman St	100	0	0	0	100
Arbor Lofts	Apartments located at 661 W Lancaster Blvd	21	0	0	0	21
Essex Apartments	Senior apartments located at 44916 10 th St West	105	0	0	0	105
Arbor on Date	Apartments located at 44927 Date Ave	40	0	0	0	40
Sagebrush Apartments I	Apartments located at 725 Milling St	61	0	0	0	61
Sagebrush Apartments II	Apartments located at 707 and 715 Milling St	40	0	0	0	40
William J. "Pete" Knight Veterans Home	State veterans homes located at the northwest corner of 30 th St West and Ave I	30	30	0	0	60
Lancaster Community Shelter	Transitional housing units located at 44661 Yucca Ave	14	0	0	0	14
Richmond American Daybreak II	Single-family development located north of Ave K-8 at 13 th St East	0	0	9	59	68
REHABILITATION						
Rental Housing Rehabilitation Program	Assist very low to moderate-income households in rehabilitating their units to correct health and safety standards	13	0	0	0	13
Homeowner (and Senior Homeowner) Home Improvement Program	Loans for very low to above moderate-income homeowners, as well as senior citizen homeowners to rehabilitate distressed properties, including: emergency repair, exterior paint, disability access, and landscape improvement	39	0	0	0	39
Homeowner (and Senior Homeowner) Disabled Accessibility Program	Assist very low to moderate-income disabled homeowners, as well as senior citizen homeowners, by providing loans to retrofit principal residences to be physically accessible	42	40	0	0	82
Mobile Home Grant Program	Grants for low income mobile home owners to rehabilitate distressed mobile homes	30	25	0	0	55
CONSERVATION/PRESERVATION						
Neighborhood Foreclosure Preservation Program	Reclaim vacant, abandoned and/or foreclosed properties for affordable housing, in an effort to strengthen blocks and neighborhoods by eliminating the blighting effects of vacant properties	41	41	0	0	82

Neighborhood Stabilization Program	Reclaim vacant, abandoned and/or foreclosed properties for affordable housing, in an effort to strengthen blocks and neighborhoods by eliminating the blighting effects of vacant properties	50	50	0	0	100
Home Ownership Mortgage Loan Program	Housing program designed to assist very low and low-income families to purchase rehabilitated or new mobile homes	16	15	0	0	31

Source: City of Lancaster

Table B-3 shows the City's housing accomplishment compared to the housing allocation. The City fell short of the allocation, but did plan for enough capacity to accommodate the housing need.

Table B-3 Remaining Need for January 1, 2006 to June 30, 2014					
	Very Low	Low	Moderate	Above Moderate	Total
RHNA	3,144	1,989	2,165	5,501	12,799
Units constructed (affordable housing projects)	554	43	9	59	665
Units constructed (market rate housing)	0	0	1,747	1,747	3,494
Shortfall of units constructed to RHNA	2,590	1,946	409	3,695	8,640
Previously identified sites currently available (capacity)	6,963		24,032		30,995

Source: City of Lancaster, Section G of the 2006-2014 Housing Element

2. Implementation of Affordable Housing Projects and Programs

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

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

Affordable Developments (New Construction)

Laurel Crest Apartments: This is a 72-unit HOME project for workforce families in the North Downtown Transit Village. All units, through deed restrictions, will remain affordable for low-income families for 55 years. This project was financed through the issuance of approximately \$11 million of multi-family housing revenue bonds, \$3.5 million in State HOME funds, \$285,000 in waived impact fees, and \$4 million in MHP funds. This project earned the Energy Star 2008 Regional Award for Excellence in Energy-Efficient Affordable Housing.



Laurel Crest

Arbor Court/Essex Apartments: Arbor Court, including units that were converted from the Essex House Hotel, is an affordable senior housing community. The development includes a community garden, sewing room, walking paths, and other recreational amenities, such as a lounge and pool table. These units offer state-of-the-art touch screens in every room for emergency and informational use. This project was funded by tax credits.



Arbor Court

Poppyfield Estates: The City of Lancaster received a Section 108 loan for \$1,450,000 to acquire and demolish properties for the relocation and expansion of the Mental Health Association (MHA). The City deferred developer fees, waived impact fees, and received \$500,000 in funds from the HOME Investment Partnership Program for construction. The development includes a 19,000 square foot facility to serve MHA clients and a 100-unit affordable multi-family complex, 35 of which will be supportive units for clients of MHA.



Poppyfield (Arbor Fields)

Arbor Lofts: This 21-unit multi-family complex was built intended for occupancy by artist residents. The units are 1,600 square feet, with extra room for a studio and 220V power for equipment that artists may use. This project was funded by tax credits.



Artist lofts

Arbor on Date: This 40-unit multi-family complex is located adjacent to Arbor Lofts and overlooks Lancaster Blvd. Resources for this project came from mortgage revenue bonds, tax credits, and HOME funds.



Arbor on Date

Sagebrush I and II: The Sagebrush complex provides 61 housing units by combining two story units and flats with the streetscape, creating a townhouse appearance consistent with the ambiance envisioned by the Downtown Specific Plan. This privately funded residential housing complex will provide additional pedestrian traffic to the evolving uses on Lancaster Blvd.



Sagebrush

William J. “Pete” Knight Veterans Home: In 2008, the U.S. Department of Veteran’s Affairs completed construction of a 60-bed State Veteran’s Home. This facility will provide affordable accommodations to meet the special needs of veterans of all ages, including amenities such as an adult day health care program. Approximately 35 percent of the \$12 million cost was provided by California State, with the remaining 65 percent from the Department of Veteran’s Affairs. The City of Lancaster contributed approximately \$1.75 million to the site through the completion of environmental studies, roads, and utility hookups necessary for construction to begin.



Pete Knight Veterans Home

Lancaster Community Shelter: 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.

Richmond American Daybreak II: This single-family residential project includes 9 homes (out of the 68 homes) that are restricted to low and moderate-income households whose incomes do not exceed 120% of the Los Angeles County median adjusted for family size.

Housing Programs: Rehabilitation

Rental Housing Rehabilitation Loan Program: This program, funded by Redevelopment Agency funds, is designed to assist property owners for the rehabilitation of existing rental units through the provision of a low interest loan. Eligible improvements include improvements to correct violations of building and/or zoning codes. Rehabilitations may also include painting, landscaping, and parking improvements. Due to the elimination of the Redevelopment Agency, funding for this program is suspended.

Homeowner (and Senior Homeowner) Home Improvement Program: The Redevelopment Agency developed several Homeowner (and Senior Homeowner) Improvement Programs for owner occupied units, including the Emergency Repair, Disabled Accessibility, Home Improvement, Landscape Improvement, and Exterior Paint programs. These programs have varying requirements, but generally serve individuals at 80 percent and 120 percent of area median income. The programs provide no interest deferred loans for repairs. Due to the elimination of the Redevelopment Agency, funding for this program is suspended.

Homeowner (and Senior Homeowner) Disabled Accessibility Program: This program is in conjunction with the homeowner home improvement programs, and offers no interest, deferred loans specific to improvements for disabled accessibility. These improvements may include threshold adjustments, widening of exterior doors, rod and shelf adjustments, ramps, grab bars, handicap accessible showers, and kitchen counter height adjustments, among others. Due to the elimination of the Redevelopment Agency, funding for this program is suspended.

Mobile Home Grant Program: This is a repair program designed to assist lower income mobile home owners by providing grants for rehabilitation. Recipients would use program grants on improvements to correct issues that pose a harmful threat to the health and safety of the owner. Code violations take precedence over all other repairs, such as dangerous exterior electrical and plumbing.

Housing Programs: Conservation/Preservation

Neighborhood Foreclosure Preservation Program: During the last economic downturn, there have been a substantial number of foreclosures on mortgages throughout the City. The former Redevelopment Agency/Lancaster Housing Authority purchased and substantially rehabilitated vacant foreclosed single-family residential properties. The properties were rehabilitated with energy efficient features, such as dual paned windows, Energy Star appliances, and drought tolerant landscaping, all in an effort to reduce the maintenance costs for the new homeowners. This program helps to eliminate physical deterioration, blight, squatting, and illegal dumping while assisting the community by providing families the opportunity to purchase affordable homes. Each rehabilitated home will sell with a 45 year affordability period. The foreclosure preservation program is funded by Low and Moderate Income Housing Funds.

Neighborhood Stabilization Program: This program is similar to the Neighborhood Foreclosure Preservation Program, but differs in funding source. In 2009, the City of Lancaster was awarded \$6.9 million in Neighborhood Stabilization Program (NSP) grant funds to address the effects of abandoned, foreclosed, and neglected properties in the community. These funds will be used to benefit persons of low and moderate income areas within the community with the greatest percentage of home foreclosures, home financed by subprime mortgages, and areas most likely to face a significant rise in the rate of home foreclosures.

Homeownership Mortgage Loan Program: Under this program, mobile homes are rehabilitated for health and safety issues and resold to low-income tenants. This program provides affordable housing to meet the needs of very low and low-income households, increases the mobile home owner base, and revitalizes mobile home parks. The priority is to provide new or substantially rehabilitated housing and to provide financial assistance for the purchase of affordable housing.

Homeowner Infill Program: This program is designed to assist potential homebuyers with down-payment assistance, payment of closing costs, or a buy-down of their interest rate, to attain homeownership. This program is funded by Low and Moderate Income Housing Funds.

Financing Sources

Community Development Block Grant (CDBG): The Federal CDBG program provides cities and counties with annual direct grants for revitalizing neighborhoods and expanding affordable housing and economic opportunities, primarily for low income persons. In Lancaster, CDBG funds have been used to support housing related activities, including the provision of fair housing services, such as training, counseling, testing and mediation. Other CDBG funds have been used to improve and rehabilitate various redevelopment areas.

HOME Investment Partnerships (HOME): HOME was formed under Title II of the Cranston-Gonzalez National Affordable Housing Act. HOME provides grants to cities to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership or provide direct

rental assistance to low-income people. In Lancaster, HOME funds have been used for the Home Ownership Mortgage Loan Program, as well as the development of several affordable housing projects, including Arbor Gardens and Cedar Creek senior apartments.

Mortgage Revenue Bond Financing: Redevelopment Agencies are authorized to issue mortgage revenue bonds by the Redevelopment Construction Loan Act. Mortgage Revenue Bonds (MRBs) take advantage of the LRA's ability to obtain low interest, tax exempt financing. Proceeds of the bonds are used to make loans which are secured by mortgages, with the principal and interest on the mortgage loans then used to repay the bonds. The LRA can partially offset its inclusionary housing requirement by purchasing affordability restrictions. Multi-family units, financed by tax-exempt, LRA-sponsored, multi-family bonds, are the single largest source for potential price-restricted purchases. By providing tax-exempt financing, the LRA is in the position of requiring price restricted units from private developers. The City and the LRA together have participated in the construction of many MRB units, as listed in Table B-2. With the elimination of the Redevelopment Agency, the City has since been unable to leverage this type of funding for affordable housing.

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

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

<p>Goal 6 To promote sufficient housing to meet the diverse housing needs of all economic segments of the present and future City of Lancaster.</p>	
<p>Objective 6.1 Provide adequate sites that will enable the production of 12,799 housing units through June 2014 to meet the demands of present and future residents, including an adequate number and range of new dwelling types which are affordable to extremely low-, very low-, low-, moderate- and above moderate-income households.</p>	
<p>Policy 6.1.1 Ensure that a mix of housing types are provided, including single family detached, mobile home, and multiple family housing within a variety of price ranges which will provide a range of housing options for those wishing to reside within the City of Lancaster, and which will enable the City to achieve Objective 6.1.</p>	
Specific Actions	Status
<p>6.1.1(a) In order to maintain current information concerning housing production, compile a quarterly Development Summary Report, identifying the location, size and type of residential development proposals submitted to the City, as well as their status. It is intended that this summary report will track projects from submittal through recordation of subdivision maps through building permits and issuance of occupancy permits through project completion.</p>	<p>The City of Lancaster continues to compile and publish the Development Summary Report and posts it on the city webpage. This Specific Action is ongoing.</p>
<p>6.1.1(b) Establish a monitoring program which identifies the type and cost of housing being produced within Lancaster, as well as the availability of vacant land which can be used in the short-term (next five years) to accommodate a variety of housing types. This monitoring program is ongoing, but will result in a report to be prepared immediately after each calendar year. In addition, as part of the City's General Plan Annual Review, prepare a status report which evaluates program and production goals outlined in this plan and revise as necessary to meet the needs for housing that is affordable to very low-, low-, and moderate-income households.</p>	<p>Staff prepared a detailed land use survey as part of the 2009 General Plan update. With the use of Geographic Information Systems (GIS), the City can provide information on availability of vacant land upon demand. This Specific Action is ongoing.</p>
<p>6.1.1(c) If multi-year construction trends, as evidenced by the quarterly Development Summary Report and other available information, indicate that housing unit development will fall short of the City's needs as established in Objective 6.1, consider revisions to, or adoption of, housing incentive programs such as waiver and/or deferral of processing and development impact fees, and relaxation of standard development requirements to encourage construction of those categories where it appears that actual construction will not meet identified needs.</p>	<p>The City has, since 2011, implemented a Building Incentive Stimulus plan, in which the City reduced development impact and building fees by 25 percent. This incentive program was well received by the development community and is ongoing until the economy improves and this program is no longer needed.</p>

<p>6.1.1(d) Amend the zoning ordinance to remove the requirement for a conditional use permit for the development of multi-family projects in the Medium Density Residential (MDR) and High Density Residential (HDR) zones. All multi-family development proposals in these zones will be processed administratively, such as a site plan review application.</p>	<p>This specific action has been implemented as part of the City's 2013 Residential Zones update.</p>
<p>6.1.1(e) Assist local nonprofit agencies to actively seek the acquisition of state and federal funding sources by providing letters of support, technical guidance, and other regulatory and procedural assistance as needed to facilitate the development of affordable housing for low to extremely low-income households. The submittal of funding applications would occur during their specified time frames. Other assistance provided to nonprofits would include development incentives, such as a streamlined application review process and other mechanisms specific to the development to ensure the production of successful housing projects.</p>	<p>The City continues to actively work with both for-profit and non-profit developers in ensuring a cooperative effort toward affordable housing. In 2008, the City assisted Jamboree Housing, a non-profit developer, with the building of Laurel Crest Apartments, an affordable multi-family housing project.</p>
<p>6.1.1(f) Amend the zoning ordinance to permit Single Room Occupancy units (SROs) in multi-family zones, or in commercial zones as part of a mixed-use development. The revision will include development standards, guidelines and procedures for the review and processing of application proposals for SROs.</p>	<p>This specific action has been implemented as part of the City's 2013 Residential Zones update.</p>
<p>6.1.1(g) Amend the zoning ordinance to remove the requirement for amenities in exchange for an increase in density for development proposals in multi-family residential zones.</p>	<p>This specific action has been implemented as part of the City's 2013 Residential Zones update.</p>
<p>Policy 6.1.2 Promote infill housing development within areas presently approved for urban density residential development, as well as areas which have been committed to urban development.</p>	
<p style="text-align: center;">Specific Action</p>	<p style="text-align: center;">Status</p>
<p>6.1.2(a) Continue to enhance development opportunities for the construction of affordable housing through shared appreciation covenants, conditions and restrictions, the provision of technical assistance, and use of real property acquisition powers of the Lancaster Redevelopment Agency which action results in the consolidation of small, infill parcels and the development of affordable housing.</p>	<p>The former Redevelopment Agency had been successful in providing affordable housing through CC&Rs as well as the use of real property acquisition powers for the consolidation of infill parcels. This is evident in many projects throughout the City. The Lancaster Housing Authority will continue this effort as an ongoing program.</p>
<p>6.1.2(b) Encourage the utilization of Zoning Ordinance provisions pertaining to the development of mixed use projects such as: related office uses in conjunction with housing for the aged, infirm, or convalescent, or limited residential occupancies above neighborhood-type commercial uses, using strict development standards to ensure the desirability of dwellings so produced. Where developers propose commercial projects or reuses of buildings, particularly in the downtown area, staff will inform them of the provision in the Zoning Ordinance that would allow them to incorporate residential units as part of the project.</p>	<p>The Downtown Specific Plan explicitly encourages residential development in conjunction with commercial development. In 2010, the City also adopted a Mixed Use ordinance, which also explicitly permits these types of uses. Several developments within the City are evidence of the City's efforts to encourage residential development with commercial or office development. This Specific Action is ongoing.</p>

<p>Policy 6.1.3 Promote efforts to slow the rising costs of new and existing housing to the extent that government actions can reasonably do so while protecting the public health, safety, and welfare.</p>	
Specific Action	Status
<p>6.1.3(a) Provide timely review of discretionary and non-discretionary residential development requests, with fees sufficiently only to cover the actual costs (direct and overhead) incurred by the City. In order to do so, continue to exercise existing procedures and consider adopting new measures to expedite case processing. These techniques include:</p> <ul style="list-style-type: none"> • Computerize case records to allow for automated case tracking; • Schedule case processing timetables to provide reasonable expectations in processing applications based upon available resources; • Hold public and agency review of EIR's concurrently so that processing times can be reduced; and • Continue to require complete information as part of application filing to avoid later delays. 	<p>The City continues to review and implement new methods and technologies to improve discretionary and non-discretionary development review process. The City exploring options for computerized case management system that consolidates multiple case logs, thereby increasing efficiency and streamlining the application review process. The City has performed an intensive cost analysis to ensure that application and impact fees cover the actual costs incurred by the City. This Specific Action is ongoing.</p>
<p>6.1.3(b) Periodically, evaluate land development processing procedures to ensure that project review is accomplished in the minimum time necessary to implement the General Plan and ensure protection of public health, safety, and welfare.</p>	<p>(see response to Specific Action 6.1.3(a))</p>
<p>6.1.3(c) As part of the regular proceedings of the Development Review Committee (DRC), make residential developers aware of City zoning ordinance provisions that provide up to a 35 percent density bonus, or equivalent financial incentive, to residential developers who agree to make a corresponding percentage of the units within the project affordable to households, per State density bonus law. The City's zoning ordinance will be revised to reflect the latest changes in density bonus law.</p>	<p>The City has revised the zoning code to reflect the latest changes in State density bonus law, which provides up to a 35 percent in residential unit increase, given a corresponding percentage of units in the project that are restricted as affordable units. The effort to inform developers of the density bonus provisions is ongoing.</p>
<p>Policy 6.1.4 Promote the use of available housing assistance programs and resources.</p>	
Specific Action	Status
<p>6.1.4(a) Leverage direct funding resources of the City and Lancaster Redevelopment Agency with State and Federal funding sources to address the housing objectives contained in the "Quantified Objectives" of the Housing Element in order to facilitate the provision of single and multiple family dwelling units available to very low-, low-, and moderate-income households.</p>	<p>With the elimination of the Redevelopment Agency, the City will continue to leverage direct funding for affordable housing through the Lancaster Housing Authority. This Specific Action is ongoing.</p>
<p>6.1.4(b) Encourage private sector development of affordable housing by subsidizing development impact fees in exchange for long term affordable restrictions.</p>	<p>This is an ongoing City effort. Arbor Lofts and Arbor Court included restricted, affordable units through the waiving of development impact fees. This Specific Action is ongoing.</p>
<p>6.1.4(c) Identify and acquire distressed residential projects (e.g. foreclosures, bankruptcies) and prepare them for sale or rent at affordable housing costs. This is an ongoing effort by the Housing and Neighborhood Revitalization Division.</p>	<p>Both the Neighborhood Foreclosure Preservation Program and the Neighborhood Stabilization Program function by acquiring distressed properties for resale as affordable housing. These programs on ongoing.</p>

<p>6.1.4(d) Continue to allow the Los Angeles County Housing Authority to administer the Section 8/Voucher Program and public housing programs within the City.</p>	<p>The County’s Section 8/Voucher program continues to be an important resource in providing affordable housing within the City. This Specific Action is ongoing.</p>
<p>Policy 6.1.5 Facilitate housing for extremely low-, very low-, low-, and moderate income-households to be distributed at locations throughout the urban portions of the City.</p>	
<p>Specific Action</p>	<p>Status</p>
<p>6.1.5(a) In addition to other provisions of the General Plan law, and the standards contained in the zoning ordinance, apply the following locational criteria when reviewing projects that provide assistance specifically for very low, low, and moderate income households:</p> <ul style="list-style-type: none"> • Developments including assisted housing should be located in such a manner as to provide very low-, low-, and moderate-income households, as well as minorities, with the opportunity for housing outside of existing areas of concentration of very low-, low-, and moderate-income or minority households. • Developments that include assisted housing should be located within reasonable proximity to public facilities, including convenient shopping, public schools, park and recreation facilities, transportation services, and employment centers. • Developments that include assisted housing shall be consistent with the provisions of the Lancaster General Plan, as well as the provisions of the City of Lancaster zoning and subdivision ordinances. • Assisted dwelling units, except those for the elderly should be distributed throughout the project site, and not grouped together in a single area. 	<p>This Specific Action will be modified to simply state: “Periodically review the General Plan and zoning map to ensure that locations for affordable housing are encouraged in areas throughout the City, including locations within reasonable proximity to public facilities, transportation, schools, parks, and other daily services.” The modification of this language eliminates the potential interpretation of the City using a locational criteria as a constraint for housing.</p>
<p>6.1.5(b) Implement the following strategies to provide housing opportunities specifically for extremely low-income households:</p> <ul style="list-style-type: none"> • Assist developers in seeking specialized funding sources for extremely low-income housing units. • Identify and recruit developers (for-profit and non-profit) for the development of extremely low-income housing units. • Re-evaluate the city’s development review process for higher density, mixed use, second dwelling unit, and other supportive housing to ensure development feasibility. • Encourage other alternative housing options, including SRO (single room occupancy) housing units to meet the needs of varying living situations. 	<p>The Lancaster Housing Authority actively seeks opportunities to develop affordable housing in cooperation with for-profit and non-profit developers. The City has revised its Residential Zones to explicitly allow SROs, and has revised the requirements for accessory dwelling units to better accommodate such requests. This Specific Action is ongoing.</p>

Policy 6.1.6 Facilitate the construction of affordable housing developments for very low, low, and moderate income households.	
Specific Action	Status
6.1.1(a) Complete construction and sale of single-family residences to provide affordable housing to meet the needs of moderate-income households and enhance stability of neighborhoods through the pride of home ownership. The Lancaster Redevelopment Agency will assist the developer to construct 100 single-family residences located north of Avenue I and east of Division Street (Sky View). Twenty percent of the units (20 units) will be deed restricted to moderate-income households, restricting resale of the homes to households whose income does not exceed 120% of the Los Angeles County median. Complete construction and sale of homes by 2012.	As a result of the latest housing downturn beginning in 2007, this project is not yet constructed. This Specific Action will be carried over to the next planning cycle.
6.1.6(b) Complete construction and sale of single-family residences to provide affordable housing to meet the needs of moderate-income households and enhance stability of neighborhoods through the pride of home ownership. The Lancaster Redevelopment Agency will assist the developer to construct 100 single-family residences located north of Avenue H-8 and east of Division Street (Whit Carter). Thirteen percent of the units (13 units) will be deed restricted to moderate-income households, restricting resale of the homes to households whose income does not exceed 120% of the Los Angeles County median. Complete construction and sale of homes by 2014.	As a result of the latest housing downturn beginning in 2007, this project is not yet constructed. This Specific Action will be carried over to the next planning cycle.
6.1.6(c) Complete construction and sale of single-family residences to provide affordable housing to meet the needs of moderate-income households and enhance stability of neighborhoods through the pride of home ownership. The Lancaster Redevelopment Agency will assist the developer to construct 40 single-family residences located in the Northeast Gateway Corridor (Old Fairgrounds housing project). Twenty percent of the units (8 units) will be deed restricted to moderate-income households, restricting resale of the homes to households whose income does not exceed 120% of the Los Angeles County median. Complete construction and sale of homes by 2012.	As a result of the latest housing downturn beginning in 2007, this project is not yet constructed. This Specific Action will be carried over to the next planning cycle.
6.1.6(d) Complete construction and sale of single-family residences to provide affordable housing to meet the needs of moderate-income households and enhance stability of neighborhoods through the pride of home ownership. The Lancaster Redevelopment Agency will assist the developer to construct 77 single-family residences located in the Lowtree Neighborhood Project. Twenty percent of the units (16 units) will be deed restricted to moderate-income households, restricting resale of the homes to households whose income does not exceed 120% of the Los Angeles County median. Complete construction and sale of homes by 2013.	As a result of the latest housing downturn beginning in 2007, this project is not yet constructed. This Specific Action will be carried over to the next planning cycle.

<p>6.1.6(e) Complete construction and sale of residences to provide affordable housing to meet the needs of moderate-income households and enhance stability of neighborhoods through the pride of home ownership. The Lancaster Redevelopment Agency will assist the developer to construct 200 townhomes located in the Lowtree Neighborhood Project. Twenty percent of the units (40 units) will be deed restricted to moderate-income households, restricting resale of the homes to households whose income does not exceed 120% of the Los Angeles County median. Complete construction and sale of homes by 2013.</p>	<p>As a result of the latest housing downturn beginning in 2007, this project is not yet constructed. This Specific Action will be carried over to the next planning cycle.</p>
<p>6.1.6(f) Complete construction and sale of residences to provide affordable housing to meet the needs of moderate-income households and enhance stability of neighborhoods through the pride of home ownership. The Lancaster Redevelopment Agency will assist the developer to construct 100 condominiums located in the Downtown Specific Plan project area (Arbor Downtown condominiums). One-hundred (100) units will be deed restricted to moderate-income households restricting resale of the homes to households whose income does not exceed 120% of the Los Angeles County median. Complete construction and sale of homes by 2010.</p>	<p>Sagebrush I and II were built in the last planning period, implementing this Specific Action.</p>
<p>6.1.6(g) Complete construction and sale of residences to provide affordable housing to meet the needs of moderate-income households and enhance stability of neighborhoods through the pride of home ownership. The Lancaster Redevelopment Agency will assist the developer to construct 100 condominiums located on Avenue I in the North Downtown Transit Village project area. One-hundred (100) units will be deed restricted to moderate-income households, restricting resale of the homes to households whose income does not exceed 120% of the Los Angeles County median. Complete construction and sale of homes by 2010.</p>	<p>As a result of the latest housing downturn beginning in 2007, this project is not yet constructed. This Specific Action will be carried over to the next planning cycle.</p>
<p>6.1.6(h) Complete construction of multi-family residences to provide affordable housing to meet the needs of very low- and low-income households. The Lancaster Redevelopment Agency will assist the developer to construct 72 apartments located in the North Downtown Transit Village project area (Laurel Crest apartments). Through deed restrictions, fifty-nine (59) units will be available to very low-income households and thirteen (13) units will be available to low-income households.</p>	<p>Laurel Crest was built in the last planning period, implementing this Specific Action.</p>
<p>6.1.6(i) Complete construction of multi-family residences to provide affordable housing to meet the needs of very low-income households. The Lancaster Redevelopment Agency will assist the developer to construct 100 apartments located in the North Downtown Transit Village project area (Poppyfield Estates). Through deed restrictions, one hundred (100) units will be available to very low-income households. Complete construction of apartments by 2008.</p>	<p>Poppyfield Estates (Arbor Fieles) was built in the last planning period, implementing this Specific Action.</p>

<p>6.1.6(j) Complete construction of multi-family residences to provide affordable housing to meet the needs of very low-income households. The Lancaster Redevelopment Agency will assist the developer to construct 21 apartments located in the Downtown Specific Plan project area (Arbor artist loft apartments). Through deed restrictions, twenty-one (21) units will be available to very low-income households. Complete construction of apartments by 2008.</p>	<p>Arbor Lofts was built in the last planning period, implementing this Specific Action.</p>
<p>6.1.6(k) Complete construction of multi-family residences to provide affordable housing to meet the needs of very low-income households. The Lancaster Redevelopment Agency will assist the developer to construct 40 apartments located in the Downtown Specific Plan project area (Arbor on Date apartments). Through deed restrictions, forty (40) units will be available to very low-income households. Complete construction of apartments by 2009.</p>	<p>Arbor on Date was built in the last planning period, implementing this Specific Action.</p>
<p>Policy 6.1.7 Ensure adequate water and sewer capacity to meet Lancaster’s housing need.</p>	
<p>Specific Action</p>	<p>Status</p>
<p>6.1.7(a) On an annual basis, meet and work with all water districts, pertinent agencies and community groups to ensure adequate water capacity to meet Lancaster’s housing need, utilizing a variety of strategies, including increased water conservation, the use of recycled water, and banking of increased supplies when available.</p>	<p>The City has been in discussions with water providers on addressing the current water shortage. This Specific Action is ongoing.</p>
<p>6.1.7(b) On an annual basis, meet and work with the Los Angeles County Sanitation District and other pertinent agencies to ensure adequate sewer capacity to meet Lancaster’s housing need, including the coordination of timely expansion upgrades to the Lancaster Water Reclamation Plant.</p>	<p>The City has worked with Los Angeles County Sanitation District to ensure adequate sewer capacity. This Specific Action is ongoing.</p>
<p>Policy 6.1.8 Encourage affordable mixed use and multi-residential housing developments on mixed use zoned sites.</p>	
<p>Specific Action</p>	<p>Status</p>
<p>6.1.8(a) Encourage housing development in the mixed-use zones by: providing assistance with site identification and entitlement processing; offering fee waivers and deferrals for affordable housing projects; modifying development standards such as setbacks and parking; and providing financial support where available for multi-family and mixed use affordable projects.</p>	<p>The City has continued to encourage development by providing information and incentives. This Specific Action is ongoing.</p>
<p>6.1.8(b) On an annual basis, the City will organize special marketing events geared towards the development community and post the sites inventory on the City’s webpage.</p>	<p>The City has not yet organized special marketing events geared towards the development community; however, city staff maintains ongoing communications with the development community to ensure that the City is putting forth its best effort in encouraging development. This Specific Action is ongoing.</p>

<p>6.1.8(c) To assist the development of housing for lower income households on larger sites, the City will facilitate land divisions, lot line adjustments, mixed use planned developments, and specific plans, to create parcel sizes that facilitate multifamily developments affordable to lower income households, in light of state, federal and local financing programs (i.e., 2 to 10 acre units) through ministerial review of lot line adjustments, and streamlining and expediting the approval process for land division for projects that include affordable housing units.</p>	<p>The City has facilitated land divisions and lot line adjustments to accommodate for affordable housing. One example includes the lot merger along Avenue I, west of Division St, designed to accommodate townhomes. This Specific Action is ongoing.</p>
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<p>Goal 7 To preserve existing housing stock within areas for which a desirable living environment can be provided; to promote conversion of such residential areas for which a desirable living environment cannot be sustained.</p>	
<p>Objective 7.1 Retain at no less than present levels the number of subsidized housing units of all types, and expand affordable housing opportunities for very low-, low-, and moderate-income households.</p>	
<p>Policy 7.1.1 Regulate the conversion of existing rental apartment housing and mobile home parks to condominium or cooperative housing in order to prevent a decline in the supply of rental housing. Place particular emphasis on minimizing hardships created by the displacement of very low-, low-, and moderate-income households.</p>	
Specific Action	Status
<p>7.1.1(a) Apply the provisions of the City’s subdivision ordinance relating to limitations on the conversion of rental apartments to condominiums or cooperatives when the multi-family vacancy rate falls below four percent.</p>	<p>Condominiums represent a very small portion of the housing market in Lancaster and demand for condominiums continues to remain low. This is primarily due to the fact that the single family product is priced at levels that make them more attractive than condominiums. However, the City did adopt such an ordinance in 1994 as a component of the City’s Subdivision Ordinance. Therefore, the objective of this program has been implemented. This Specific Action is ongoing.</p>
<p>7.1.1(b) Periodically monitor existing programs designed to preserve assisted housing developments for low income households as required by Government Code Section 65583(d) to determine if additional actions are required to protect these developments.</p>	<p>This review is effectively carried out during the time of each update of the Consolidated Plan and each update of the Housing Element as part of the At-Risk Analysis. This Specific Action is ongoing.</p>
<p>7.1.1(c) To preserve subsidized multifamily apartment units at risk of losing affordability restrictions, continue to apply the preservation strategies presented in the section, “Preservation of Affordable Housing Units At-Risk” of the Housing Element.</p>	<p>See analysis in section, “Preservation of Affordable At-Risk Housing Units” of the current Housing Element for status.</p>
<p>Policy 7.1.2 Regulate the conversion of existing mobile home parks to non-residential uses in order to maintain a valuable source of affordable housing.</p>	
<p>7.1.2(a) In order to preserve an affordable senior housing option and to protect the public health, safety and welfare and pursuant to the provisions of Section 65858 of the California Government Code, enact an urgency moratorium on the conversion of any mobile home park currently in existence in the City of Lancaster from a park where at least eighty percent (80%) of the full-time residents are individuals aged fifty-five (55) years and older (a "seniors only" mobile home park) to a mobile home park accepting all ages of residents.</p>	<p>In 2008, the City adopted an ordinance enacting a moratorium on mobile home park conversions. In 2010, the City adopted a Senior Mobile Home Park zone, to preserve senior housing in the mobile home parks located in the Senior Mobile Home Park zone. The efforts to preserve mobile homes as an affordable senior housing option are ongoing.</p>

Objective 7.2 Improve and preserve the existing supply of low and moderate income housing.	
Policy 7.1.2 Rehabilitate owner- and/or renter-occupied residences for extremely low- to moderate-income households, the elderly, and physically disabled.	
Specific Action	Status
7.2.1(a) Continue the Home Ownership Mortgage Loan Program. This program will provide affordable housing to meet the needs of very low- and low-income households, increase the mobile home owner base, and revitalize mobile home parks. Priority is to provide new or substantially rehabilitated housing and to provide financial assistance for purchase of affordable housing. The program will preserve twenty (20) very low-income and twelve (12) low income mobile residential homes by 2014.	During the last planning period, this program assisted 31 very low and low income homeowners with financial assistance for the repair of their residences. This Specific Action is ongoing.
7.2.1(b) Continue the Homeowner Emergency Repair Program and Senior Citizen Emergency Repair Program citywide that will meet the needs of very low-income households occupied by the elderly, disabled, large families, and other sub-populations to maintain affordable housing. Priority will be given to rehabilitation of owner-occupied residences of extremely low-income households, senior citizens, and the disabled. The programs will provide financial assistance to eighty (80) very low-, forty (40) low- and forty (40) moderate-income households, as well as one hundred sixty (160) very low-, forty (40) low- and forty (40) moderate-income senior households. Assistance will be provided by 2014.	This program is combined with the Homeowner Home Improvement Program. See response for Specific Action 7.2.1(c).
7.2.1(c) Continue the Homeowner Home Improvement Program and the Senior Citizen Home Improvement Program designed to assist very low to above moderate income homeowners as well as senior citizen homeowners, by providing loans to rehabilitate distressed properties. The programs will provide assistance to forty (40) very low-, forty (40) low-, twenty (20) moderate- and twenty (20) above moderate-income households, as well as one hundred (100) very low-, forty (40) low- and twenty (20) moderate-income senior households. Assistance will be provided by 2014.	During the last planning period, this program assisted 39 very low and low income homeowners with financial assistance for the improvement of their residences. This Specific Action is ongoing.
7.2.1(d) Implement the Homeowner Paint Program and the Senior Citizen Paint Program designed to assist very low- to above moderate-income homeowners as well as senior citizen homeowners, by providing loans to paint the exterior of their residence. The programs will provide financial assistance to eight (8) very low-, eight (8) low-, four (4) moderate- and four (4) above moderate-income households, as well as twenty-four (24) very low-, sixteen (16) low- and eight (8) moderate-income senior households. Assistance will be provided by 2014.	This program is combined with the Homeowner Home Improvement Program. See response for Specific Action 7.2.1(c).

<p>7.2.1(e) Implement the Homeowner Landscape Program and the Senior Citizen Landscape Program designed to assist very low- to above moderate-income homeowners as well as senior citizen homeowners, by providing loans to landscape the front yard of their residence. The programs will provide financial assistance to forty-eight (48) very low-, thirty-two (32) low-, twenty-four (24) moderate- and sixteen (16) above moderate-income households, as well as one hundred (100) very low-, forty (40) low- and twenty (20) moderate-income senior households. Assistance will be provided by 2014.</p>	<p>This program is combined with the Homeowner Home Improvement Program. See response for Specific Action 7.2.1(c).</p>
<p>7.2.1(f) Continue the Rental Housing Rehabilitation Loan Program (for 1 to 4 units) designed to provide a low interest loan for the rehabilitation of existing rental units. This program will provide financial assistance to sixteen (16) very low-, sixteen (16) low- and eight (8) moderate-income households. Assistance will be provided by 2014.</p>	<p>During the last planning period, this program assisted 13 very low and low income homeowners with financial assistance for the repair of their properties. This Specific Action is ongoing.</p>
<p>7.2.1(g) Continue the Rental Housing Rehabilitation Loan Program (for 5 or more units) to provide a low interest loan for the rehabilitation of existing rental units. This program will provide financial assistance to eight (8) very low-, eight (8) low- and eight (8) moderate-income households. Assistance will be provided by 2014.</p>	<p>(see response for Specific Action 7.2.1(f))</p>
<p>7.2.1(h) Continue the Mobile Home Grant Program designed to assist very low- and low-income mobile homeowners by providing grants to rehabilitate distressed mobile homes. This program will provide financial assistance to one hundred (100) very low- and eighty (80) low-income households. Assistance will be provided by 2014.</p>	<p>During the last planning period, this program assisted 55 very low and low income homeowners with financial assistance for the repair of their residences. This Specific Action is ongoing.</p>
<p>7.2.1(i) Implement the Foreclosure Preservation Homeownership Program designed to preserve sustainable homeownership in the city through reclaiming foreclosed homes as neighborhood assets. This program will preserve ten (10) very low-, ten (10) low- and nine (9) moderate-income residential homes by 2014.</p>	<p>During the last planning period, this program assisted in the rehabilitation of 82 affordable homes. This Specific Action is ongoing.</p>
<p>7.2.1(j) Implement the Homeowner Infill Program designed to assist potential homebuyers with down-payment assistance, payment of closing costs, or a buy-down of their interest rate, to attain homeownership. This program will preserve ten (10) very low-, ten (10) low- and nine (9) moderate-income residential homes by 2014.</p>	<p>This program was not implemented during the last planning period.</p>
<p>7.2.1(k) Utilize CalHome funds to assist very low-income homeowners with rehabilitation of their properties. This program will assist two (2) very low-income homeowners by 2008.</p>	<p>Due to the availability of other programs designed to assist property owners in rehabbing rental units, this program was not implemented.</p>
<p>7.2.1(l) Utilize CDBG funds to assist property owners in rehabilitation rental units to provide safe and sanitary housing to very low- to moderate income-households. This program will assist in the rehabilitation of two (2) very low-income residential units, one (1) low-income residential unit and one (1) moderate-income residential unit. Targets will be achieved by 2008.</p>	<p>Due to the availability of other programs designed to assist property owners in rehabbing rental units, this program was not implemented. However, the use of CDBG funds continue to play an important role in facilitating affordable and safe housing.</p>

Objective 7.3 Prevent the physical deterioration of existing sound housing stock within the city of Lancaster.	
Policy 7.3.1 Encourage continued maintenance of currently sound housing through local information and assistance programs.	
Specific Action	Status
7.3.1(a) Continue to perform pre-occupancy inspection programs in which a City building inspector inspects housing to ensure compliance with local, state, and federal regulations related to public health, safety, and welfare, including applicable housing codes.	The City routinely conducts building inspections for compliance with applicable building codes. This Specific Action is ongoing.
7.3.1(b) Conduct concentrated code enforcement programs within the City when the need and community support warrant such activity. It is intended that this program would be applied to areas which are still basically sound, but which are just beginning to show signs of decline. This program would be coordinated with existing rehabilitation programs to provide loans and subsidies for required repairs.	During the last planning period, the City significantly increased personnel within the Code Enforcement division. This has allowed for more concentrated efforts to occur. This Specific Action is ongoing.
7.3.1(c) Perform departmental review and approval of the location and operation of group home facilities for disabled persons within the community, while limiting potential negative impacts associated with such uses on community residents by ensuring compliance with regulations related to public health, safety, and welfare.	This Specific Action will be modified to state: "Perform departmental review and approval of state-unlicensed group home facilities for disabled persons within the community to ensure compliance with regulations related to public health, safety, and welfare." This modification better reflects the actual practice that is implemented in the City.
7.3.1(d) Prevent the existence of substandard and unsanitary residential rental properties deemed unfit and/or unsafe for human occupancy, potentially threatening the physical, social, and economic stability of existing residential facilities, neighborhoods and the community as a whole.	This Specific Action will be modified to state: "Respond to complaints or reports of substandard and unsanitary residential rental properties deemed unfit and/or unsafe for human occupancy, and limit the negative impacts to the physical, social, and economic stability of existing residential facilities, neighborhoods and the community as a whole." This modification better reflects the actual practice that is implemented in the City.
Policy 7.3.2 Improve the livability of existing residential neighborhoods and prevent their deterioration by ensuring that an adequate level of public improvements and neighborhood facilities are available.	
Specific Action	Status
7.3.2(a) Facilitate the street maintenance, street widening, and provision of curb, gutter, sidewalk, and other improvements as appropriate to urban and rural environments in neighborhoods requiring revitalization.	Revitalization of existing neighborhoods including infrastructure improvements is a major objective of the City. This Specific Action is ongoing.

<p>7.3.2(b) Provide for the acquisition of property in targeted neighborhood-revitalization areas where blighted conditions exist. Long-range revitalization efforts include acquisition, demolition, infrastructure repair, reparcelization, and construction of single-family dwellings and neighborhood facilities.</p>	<p>The former Redevelopment Agency has been successful in the acquisition of property in neighborhood revitalization areas. With Redevelopment’s dissolution, the City of Lancaster and the Lancaster Housing Authority will assume these efforts. This Specific Action is ongoing.</p>
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<p>Goal 8 To promote provision of adequate housing opportunities for those desiring to live in Lancaster, regardless of age, race, ethnic background, color, national origin, religion, familial status, marital status, disability, sex, sexual orientation, ancestry, source of income and any other protected class under state and federal law.</p>	
<p>Objective 8.1 Promote provision of housing for the elderly, handicapped, homeless, and other special needs groups.</p>	
<p>Policy 8.1.1 Promote the development and rehabilitation of housing specifically designed for the elderly providing a variety of living environments.</p>	
Specific Action	Status
<p>8.1.1(a) Provide financial assistance for the construction of senior citizen independent living residences to address the special needs of the elderly population whose household incomes do not exceed 50% of the Los Angeles County median income. The Lancaster Redevelopment Agency will assist the developer to construct 234 senior apartments located in the North Downtown Transit Village project area (Arbor Court apartments). Two-hundred thirty-four (234) units will be available to very low-income households. Complete construction of apartments by 2008.</p>	<p>Arbor Court was constructed during the last planning period. This Specific Action has been implemented.</p>
<p>8.1.1(b) Administer the provisions of the zoning ordinance that allow the development of senior citizen residential projects, as a conditional use, within areas designated for single family, multiple family or commercial uses. The senior developments would be located as a transitional use between districts of varying intensity.</p>	<p>The City has revised the Zoning ordinance to implement this Specific Action. This Specific Action is ongoing.</p>
<p>8.1.1(c) According to the provisions of the zoning ordinance, allow for the reduction in required parking for senior citizen projects as necessary to encourage affordable housing for senior citizens.</p>	<p>The City has revised the Zoning ordinance to implement this Specific Action. This Specific Action is ongoing.</p>
<p>8.1.1(d) Administer the provisions of the zoning ordinance that allow for the establishment of second units on single family residential lots as a means of providing additional elderly housing opportunities. Inform the public of the provision for second units for the elderly through publication and public presentation.</p>	<p>The City has revised the Zoning ordinance to implement this Specific Action. This Specific Action is ongoing.</p>
<p>8.1.1(e) Utilize the following criteria to evaluate proposed senior residential projects:</p> <ul style="list-style-type: none"> • Projects should be within walking distance of transit services, major transportation routes, and shopping and medical facilities. • Land uses in senior projects should be limited to residential uses, extended care facilities and ancillary commercial uses. • Projects shall include provisions limiting the purchase or lease of the property to persons over 55 unless a different age is required by state law. 	<p>The intent of this program is addressed as part of the regular development review process conducted by the City's Development Review Committee (DRC). This Specific Action is ongoing.</p>

Policy 8.1.2 Provide adequate shelter opportunities and assistance programs for those families and individuals who are either homeless or are at risk of becoming homeless.	
Specific Action	Status
8.1.2(a) Continue support for Lancaster Community Homeless Shelter. Provide funding on an ongoing basis to a non-profit entity for the management of this facility.	The City of Lancaster continues to provide support for Lancaster Community Homeless Shelter. This Specific Action is ongoing.
8.1.2(b) Continue to seek opportunities for providing emergency shelter for the homeless. Encourage participation of non-profit organizations.	(see response to Specific Action 8.1.2(a))
8.1.2(c) Coordinate with other jurisdictions in the Antelope Valley in order to address the regional perspective of homelessness.	The City has not yet actively coordinated with other jurisdictions in order to address the regional perspective of homelessness. This Specific Action is carried over to the next planning period.
8.1.2(d) Continue support in the operations of Homeless Solutions Access Center as a first point of contact for the homeless and persons at risk of becoming homeless.	During the last planning period, the City assisted in the formation of the Homeless Solutions Access Center, which serves as a first point of contact for homeless individuals. This Specific Action is ongoing.
8.1.2(e) Periodically conduct a survey to identify vacant buildings within the City which could be reused for housing for very low-, low- and moderate-income households or as shelter/service facilities for the homeless. If conversion opportunities are feasible, prepare implementation strategies.	Both the Neighborhood Foreclosure Preservation Program and the Neighborhood Stabilization Program function by acquiring distressed or vacant properties for resale as affordable housing. These programs on ongoing.
8.1.2(f) In order to encourage and facilitate housing for farm workers, amend the zoning ordinance to allow, by Director's Review, the addition of a second dwelling unit within the Rural Residential (RR-2.5) zone in those cases where the land is under active commercial agricultural production.	The City has revised the Zoning Ordinance to reflect the intent of this Specific Action. This Specific Action is ongoing.
8.1.2(g) In order to encourage and facilitate housing for the homeless, amend the zoning ordinance to allow, by administrative review (Director's Review application), the construction of emergency shelters on properties within the Light Industrial (LI) land use designation, subject to development standards applied to any other use in the LI zone, except those listed in Government Code Section 65583(a)(4).	This specific action has been implemented as part of the City's 2013 Residential Zones update.
8.1.2(h) Complete construction of transitional family units to provide housing to meet the needs of the homeless or those at-risk of being homeless. The Lancaster Redevelopment Agency will assist the developer to construct fourteen (14) transitional units located at Lancaster Community Homeless Shelter. Complete construction of units by 2008.	The 14 transitional units located at Lancaster Community Homeless Shelter have been constructed. This Specific Action has been implemented.
8.1.2(i) Amend the zoning code to explicitly allow transitional and supportive housing as residential uses subject only to those restrictions that apply to other residential uses of the same type in the same zone. This includes the amendment or removal of terms with definitions that hinder the location of transitional and supportive housing in residential zones as permitted uses.	This specific action has been implemented as part of the City's 2013 Residential Zones update.

<p>Policy 8.1.3 Promote the development and rehabilitation of housing specifically designed for the disabled.</p>	
Specific Action	Status
<p>8.1.3(a) Continue the Homeowner Disabled Accessibility Program and the Senior Citizen Disabled Accessibility Program designed to assist very low- to moderate-income disabled homeowners as well as disabled senior citizen homeowners, by providing loans to retrofit principal residences to be physically accessible. The programs will provide assistance to twenty-four (24) very low-, sixteen (16) low- and eight (8) moderate-income households, as well as sixty (60) very low-, twenty (20) low- and sixteen (16) moderate-income senior households. Assistance will be provided by 2014.</p>	<p>During the last planning period, this program assisted 82 very low and low income homeowners with financial assistance for the repair of their residences. This Specific Action is ongoing.</p>
<p>8.1.3(b) Adopt and implement a reasonable accommodation ordinance, providing a procedure for considering requests for reasonable accommodation, pursuant to the Federal Fair Housing Amendment Acts of 1988. Individuals with disabilities will have a process to make requests for reasonable accommodation in regard to relief from the various land use and zoning regulations and procedures, separate from a variance or conditional use permit.</p>	<p>This specific action has been implemented as part of the City's Residential Zones update.</p>
<p>Policy 8.1.4 Ensure coordination between the City of Lancaster, Air Force Plant 42 and Edwards Air Force Base in regard to the provision of sufficient housing in the City to help meet the needs of military personnel for off-base housing.</p>	
Specific Action	Status
<p>8.1.4(a) Establish regular lines of communication and a monitoring program to gauge the extent of off-base military housing requirements.</p>	<p>The off-base requirements for military housing are addressed as part of each Housing Element update cycles. The City's Planning Department periodically consults with the Housing Office at Edward's Air Force Base regarding this issue. This Specific Action is ongoing.</p>
<p>Policy 8.1.4 Promote the construction of congregate housing to meet the special needs of veterans.</p>	
Specific Action	Status
<p>8.1.5(a) Facilitate the construction of a State Veterans Home within the City on land deeded to the State of California from the Lancaster Redevelopment Agency. This project will provide a facility to address the special needs of veterans living in the Antelope Valley. Construction of the 60-bed and 50-member adult day health care facility is underway and is anticipated to be completed in the near future.</p>	<p>The State Veterans Home was constructed during the last planning period. This Specific Action has been implemented.</p>

Objective 8.2 Prevent housing discrimination in accordance with national and state fair housing law.	
Policy 8.2.1 Prohibit discrimination in housing based on race, ethnicity, national origin, age, religion, sex, and family status (children).	
Specific Action	Status
8.2.1(a) Continue to work with the Housing Rights Center to actively support and promote a Fair Housing Program that encompasses investigations of discrimination complaints, research of housing related discrimination issues and public education and information.	The City of Lancaster currently coordinates with the Fair Housing Council to provide this service. The Fair Housing Council has office hours once a month at Lancaster City Hall. During this time, a representative is available to answer questions, investigate complaints and assist tenants in pursuing legal remedies. This program is being funded through a grant from HUD. This Specific Action is ongoing.
8.2.1(b) Increase public awareness of Lancaster’s Fair Housing Program and other City and Agency assisted housing programs through period print, radio, television, web-based media and other venues through the provisions of the City’s Communications Master Plan.	The City of Lancaster continues to perform community outreach to the public, including minorities, low- and moderate-income persons. The dissemination of information is achieved through the City’s Outlook magazine, public information telecast, local newspapers, radio stations, public service ads, in-person presentations, emails, web posting, and other social media outlets. This Specific Action is ongoing.
8.2.1(c) Identify, promote and foster community-based organizations focused on delivering supportive services that meet the specific needs of people who are in need of Continuum of Care programs ranging from domestic violence to homelessness.	The City of Lancaster actively provides assistance and referrals for people who are in need of Continuum of Care programs. This Specific Action is ongoing.

C. Existing Housing Needs

Government Code Section 65583(a) requires an assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. This assessment includes an analysis of population, employment trends and household characteristics. Several terms to describe household income levels are used in this section. These income level definitions are found in Section E of the Housing Element, under “Projected Housing Needs.”

1. Population, Employment and Housing Characteristics

Population Trends

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

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

An examination of historic population growth (see Table C-1) reveals that Lancaster had a period of rapid expansion between 1950 and 1960 reflecting growth in the local aerospace industry, contrasted with a decade of little population growth between 1960 and 1970. The 1980s was another period of expansion. During this decade, the City population increased at an average annual rate of 10.3 percent. With the onset of the recession in 1991, Lancaster’s growth rate again dropped averaging 2.2 percent per year between 1990 and 2000 inclusive. Lancaster experienced a modest increase in the growth rate between 2000 and 2010, from 2.2 to 3.2 percent per year. While Lancaster’s growth rate has increased and decreased in response to short-term economic cycles, the City’s share of total County population has steadily increased over the long term. In 1960, Lancaster’s share of the total County population equaled 0.5 percent. However, by 2010 that share had increased to 1.6 percent.

Between 2000 and 2010, Lancaster’s population increased 31.9 percent, from 118,718 to 156,333 persons, compared to an increase of 2.6 percent for Los Angeles (see Table C-2). This reflects the continued growth that occurs in areas such as Lancaster, where land for development is more available.

Year	City of Lancaster				Los Angeles County	
	Population	% of County Population	Average Annual Growth	Average Annual Growth Rate (%)	Population	Average Annual Growth Rate (%)
1950	10,250	0.2%	-	-	4,151,687	-
1960	31,503	0.5%	2,125	20.7%	6,038,771	4.5%
1970	33,460	0.5%	196	0.6%	7,032,075	1.6%
1980	48,027	0.6%	1,457	4.4%	7,477,503	0.6%
1990	97,291	1.0%	4,926	10.3%	8,863,184	1.9%
2000	118,718	1.2%	2,143	2.2%	9,519,338	0.7%
2010	156,633	1.6%	3,792	3.2%	9,818,605	0.3%

Source: US Census 2010

Jurisdiction	2000	2010	Change (2000 - 2010)	
			Number	Percent
Lancaster	118,718	156,633	37,915	31.9%
Palmdale	116,670	152,720	36,050	30.9%
Santa Clarita	151,088	176,320	25,232	16.7%
Los Angeles	3,694,820	3,792,621	97,801	2.6%

Source: US Census 2010

A more detailed look at population growth shows that the majority of the growth occurred between 2004 and 2007, reflecting the last housing boom. Year 2010 also shows an increase in population; however, this is the result of an adjustment that was made for Census 2010 (see Table C-3).

Year	Population	Annual Growth Rate
2000	118,718	-
2001	120,825	1.8%
2002	123,202	2.0%
2003	126,063	2.3%
2004	129,011	2.3%
2005	132,951	3.1%
2006	138,392	4.1%
2007	143,818	3.9%
2008	145,243	1.0%
2009	145,074	-0.1%
2010	156,633	8.0%
2011	157,629	0.6%
2012	157,826	0.1%

Source: US Census, CA State Department of Finance

Median age for Lancaster has decreased slightly over time, from 31.5 in 1990 to 30.4 in 2010 (see Table C-4). Notably, there is an increase in the 15-24 age range, up from 14.4 percent in 1990 to 17.7 percent in 2010. Despite the slight age variations over time, the age distribution of persons living in Lancaster reflects the need to provide housing for all segments of the population.

Group	1990		2000		2010	
0-4 years	9,448	9.7%	9,544	8.0%	12,484	8.0%
5-14 years	15,767	16.2%	22,265	18.8%	25,611	16.3%
15-24 years	13,986	14.4%	17,859	15.0%	27,672	17.7%
25-34 years	21,154	21.7%	16,379	13.8%	22,099	14.1%
35-44 years	14,155	14.5%	20,830	17.5%	20,476	13.1%
45-64 years	15,083	15.5%	21,640	18.2%	35,632	22.7%
65+ years	7,698	7.9%	10,201	8.6%	12,659	8.1%
Total	97,291		118,718		156,633	
Median age	31.5		31.1		30.4	

Source: US Census 2010

Lancaster is becoming increasingly diverse, with percentage increases among the Hispanic, black, and Asian populations, as well as those that identify themselves as some other race and two or more races (see Table C-5). Those identified as Hispanic increased from 24 to 38 percent of the population, from the year 2000 to 2010. With this understanding, the City should be sensitive to specific housing needs of various cultures, including those that choose to live as a multi-generational household.

**Table C-5
Population by Race**

Race	2000		2010	
	Number of persons	Percent of total	Number of persons	Percent of total
White	74,573	62.8%	77,734	49.6%
Black or African American	19,009	16.0%	32,083	20.5%
American Indian and Alaska Native	1,213	1.0%	1,519	1.0%
Asian	4,523	3.8%	6,810	4.3%
Native Hawaiian and other Pacific Islander	278	0.2%	362	0.2%
Some other race	13,190	11.1%	29,728	19.0%
Two or more races	5,932	5.0%	8,397	5.4%
Total	118,718	100%	156,633	100%
Population by Race - Hispanic or Not Hispanic				
Hispanic	28,644	24.1%	59,596	38.0%
Not Hispanic	90,074	75.9%	97,037	62.0%
White	62,256	52.4%	53,576	34.2%
Black or African American	18,548	15.6%	30,859	19.7%
American Indian and Alaska Native	706	0.6%	663	0.4%
Asian	4,348	3.7%	6,474	4.1%
Native Hawaiian and other Pacific Islander	231	0.2%	295	0.2%
Some other race	426	0.4%	621	0.4%
Total	118,718	100%	156,633	100%

Source: US Census 2010

Employment Trends

Jobs-housing balance continues to be an important issue facing the growth of Lancaster. Many living in Lancaster continue to commute long distances for work. The expansion of local job opportunities and the diversification of the City’s employment base remain critical for achieving economic self-sufficiency.

Like other cities in the state, Lancaster has experienced a high unemployment rate, as a result of the last housing and economic downturn. The unemployment rate for Lancaster remains high, as of October 2102, at 14.6 percent, compared to 10.3 percent for Los Angeles County (see Table C-6). Many of those who lost work were employed in housing-related industries, such as construction and real estate. Diversification of the City’s employment base would reduce economic impacts of future cycles of housing contraction.

Jurisdiction	Work Force	Employed	Unemployed	Unemployment Rate
Lancaster	55,600	47,500	8,100	14.6%
Palmdale	55,100	48,000	7,100	12.9%
Los Angeles County	4,840,100	4,339,200	500,900	10.3%

Source: California Employment Development Department

Those living in Lancaster work in a variety of sectors, including educational services, health care and social assistance, retail trade, and manufacturing (see Table C-7). More than one-third of those employed commute more than 30 minutes each way to work (see Table C-8).

Industry	2010	
	Number	Percent
Civilian employed population 16 years and over	55,874	-
Agriculture, forestry, fishing and hunting, and mining	483	0.9%
Construction	4,027	7.2%
Manufacturing	5,950	10.6%
Wholesale trade	1,332	2.4%
Retail trade	7,897	14.1%
Transportation and warehousing, and utilities	2,647	4.7%
Information	1,255	2.2%
Finance and insurance, and real estate and rental and leasing	3,163	5.7%
Professional, scientific, and management, and administrative and waste management services	4,419	7.9%
Educational services, and health care and social assistance	13,391	24.0%
Arts, entertainment, and recreation, and accommodation and food services	3,914	7.0%
Other services, except public administration	2,598	4.6%
Public administration	4,798	8.6%

Source: US Census 2010

Table C-8 Travel Time to Work (2011) (Workers 16 and over not working at home)			
Travel Time	Estimated Number of Workers	Percent of Total	
Less than 10 minutes	6,804	12.6%	64.1%
10 to 19 minutes	20,862	38.7%	
20 to 29 minutes	6,914	12.8%	
30 to 44 minutes	4,991	9.3%	35.9%
45 to 59 minutes	4,846	9.0%	
1 hour to 1 hour 29 minutes	5,742	10.6%	
More than 1 hours 30 minutes	3,778	7.0%	
Total	53,937	100%	

Source: 2009-2011 American Community Survey

The Greater Antelope Valley Economic Alliance (GAVEA) published the largest employers of the Antelope Valley, including Lancaster, Palmdale, and other parts of Kern County, such as Mojave (see Table C-9). The air industry, including Edwards Air Force Base, Lockheed Martin, and Northrop Grumman, continue to be Antelope Valley's largest employers.

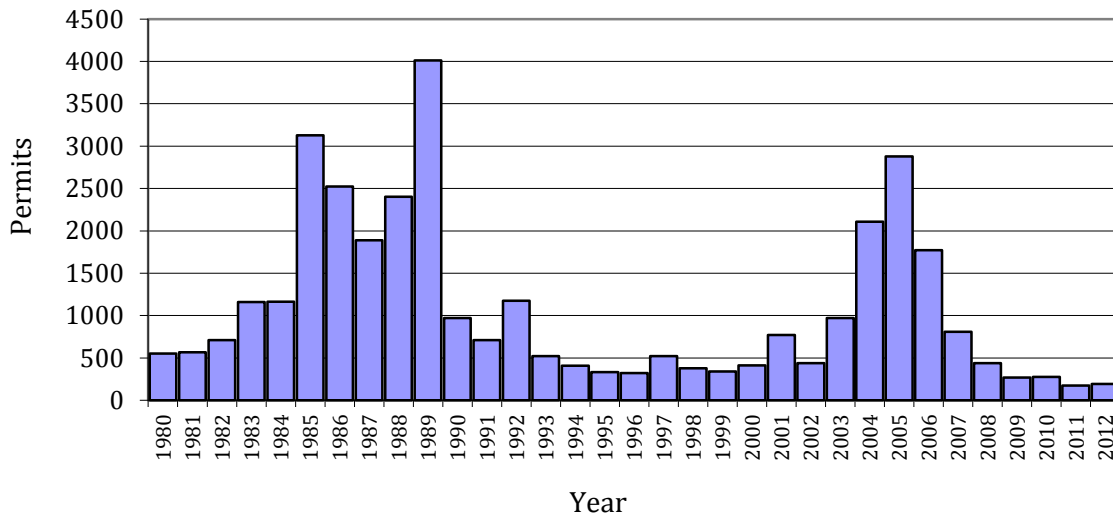
Table C-9 Antelope Valley Largest Employers (2011)	
Company	Number of Employees
Edwards Air Force Base	10,808
China Lake Naval Weapons	9,172
County of Los Angeles	3,953
Lockheed Martin	3,000
Palmdale School District	2,682
Antelope Valley Hospital	2,619
Northrop Grumman	2,573
AV Union High School District	2,037
Wal-Mart (5)	1,922
California Correctional Institute	1,915
Bank of America	1,863
Antelope Valley Mall	1,800
California State Prison – LA County	1,622
Lancaster School District	1,420
Antelope Valley College	1,304
Kaiser Permanente	929
Jacobs Technology	920
Rio Tinto	817
Westside School District	800
Palmdale Regional Hospital	782

Source: 2013 Greater Antelope Valley Economic Alliance

Housing Trends

Housing construction peaked in 2005 when the City issued 2,799 permits for housing units. Reflecting the housing downturn statewide and nationwide, permit issuance declined greatly since 2007. The City has averaged 272 annual housing permits over the last five years (see Figure C-1). Historically, over the last 33 years since 1980, the City has averaged 792 permits for housing units per year.

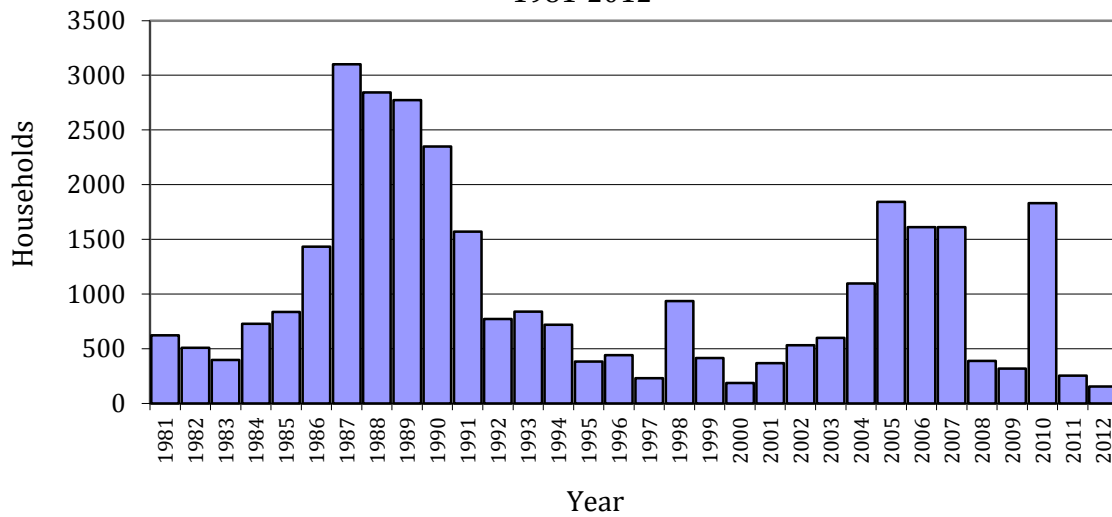
Figure C-1
Lancaster Residential Permits Issued
1980-2012



Source: CA State Department of Finance, City of Lancaster

Household formation followed a similar trend to that of housing construction, with peaks in the late 1980s and the mid-2000s (see Figure C-2). The increase shown in 2010 reflects a reporting adjustment, as a result of Census 2010. Household formation for year 2010 more likely resembled the figures of the two years prior and the two years after. Between 1990 and 2000, household formation increased at an annual rate of 1.6 percent. Between 2000 and 2010, the rate increased slightly to 2.3 percent (see Table C-10).

Figure C-2
Lancaster Annual Household Formation
1981-2012



Source: CA State Department of Finance

Year	Households	Numerical Change	Annual Percent Change
1990	32,905	-	-
2000	38,224	5,319	1.6%
2010	46,992	8,768	2.3%
Current (2012)	47,400	408	0.4%

Source: CA Department of Finance

The percentage of owners in Lancaster has experienced a slight decline from 62.9 percent in 1990 to 60.4 percent in 2010 (see Table C-11). Meanwhile, the percentage of single-family homes has increased from 63.3 percent in 1990 to 71.1 percent in 2010 (see Table C-12). This data suggests that there are many renter households living in single-family structures, and points to need for the City to encourage the diversification of future housing construction.

	1990		2000		2010	
	Number	Percent	Number	Percent	Number	Percent
Owner	20,708	62.9	23,394	61.2	28,366	60.4
Renter	12,193	37.1	14,815	38.8	18,626	39.6
Total	32,901		38,209		46,992	

Source: US Census 2010

Table C-12
Lancaster Housing Mix

	1990		2000		2010	
	Number	Percent	Number	Percent	Number	Percent
Single-family	22,925	63.3	28,222	67.6	36,879	71.1
Multi-family	9,191	25.4	10,029	24.0	11,073	21.4
Mobile homes	4,104	11.3	3,494	8.4	3,883	7.5
Total housing units	36,220		41,745		51,835	
Occupied (total households)	32,905		38,224		46,992	
Vacancy	9.15		8.43		9.34	
Persons per household	2.828		2.922		3.157	
Household population	93,041		111,703		148,374	
Group quarter population	4,259		7,015		8,259	
Population	97,300		118,718		156,633	

Source: CA Department of Finance

2. Overpayment and Overcrowding

Overpayment

Housing is generally the largest single expense item for households. Households that pay more than 30 percent of their gross income toward housing, including utilities are considered as overpaying or cost burdened. Households that pay more than 50 percent of their gross income are considered as severely overpaying. The majority of low-income, very low-income, and extremely low-income households overpays for housing and is cost-burdened (see Table C-20 in section on extremely low-income households). Up to 60 percent of extremely low-income households pay over 50 percent of their 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 C-13). Meanwhile, only 19 percent of households making more than \$75,000 per year overpay for housing. Among all owner households, 43 percent pay more than 30 percent of their income toward housing.

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

The issue of housing overpayment is of greater concern among renters. For renter households making less than \$20,000 per year, 93 percent overpay for housing. Likewise, 85 percent of renter households making between \$20,000 and \$34,999 per year overpay (see Table C-14). Meanwhile, only 5 percent of households making \$75,000 or more per year pay more than 30 percent of their gross income toward housing. Among all renter households, 57 percent pay over 30 percent of their income toward housing. The data suggests a need for more affordable housing options for lower income households.

Income / Percentage of Income Toward Housing	Number of Households	Percentage within Income Range
Less than \$20,000	5,974	
Less than 20 percent	48	1%
20 to 29 percent	358	6%
30 percent or more	5,568	93%
\$20,000 to \$34,999	2,997	
Less than 20 percent	170	6%
20 to 29 percent	289	10%
30 percent or more	2,538	85%
\$35,000 to \$49,999	2,968	
Less than 20 percent	158	5%
20 to 29 percent	1,142	38%
30 percent or more	1,668	56%
\$50,000 to \$74,999	2,576	
Less than 20 percent	632	25%
20 to 29 percent	1,301	51%
30 percent or more	643	25%
\$75,000 or more	2,445	
Less than 20 percent	1,506	62%
20 to 29 percent	822	34%
30 percent or more	117	5%
Zero or negative income	846	
Total renter-occupied housing units	18,460	

Note: Percentages may not add up to 100% due to rounding.

Source: 2009-2011 American Community Survey

The previous tables show that most households making less than \$34,999 per year tend to spend more than 30 percent of their income toward housing. This table shows the City's percentage of households by income range. This table shows that 35.3 percent of all Lancaster households make less than \$34,999 per year (see Table C-15). The data suggest that over one-third of Lancaster households tend to overpay for housing. In further analysis, an additional 14.5 percent of Lancaster households earn between \$35,000 and \$49,999 per year. Referring back to Tables C-14 and C-15, over half of these households still pay over 30 percent of their income toward housing costs, with 65 percent of owner households and 56 percent of renter households overpaying.

Subject	Households	Families	Non-family households
Less than \$10,000	10.0%	8.1%	16.4%
\$10,000 to \$14,999	7.1%	4.8%	14.0%
\$15,000 to \$24,999	10.3%	9.1%	15.2%
\$25,000 to \$34,999	7.9%	8.2%	7.5%
\$35,000 to \$49,999	14.5%	14.4%	14.6%
\$50,000 to \$74,999	18.6%	20.1%	14.5%
\$75,000 to \$99,999	13.0%	14.0%	8.1%
\$100,000 to \$149,999	12.9%	14.3%	7.3%
\$150,000 to \$199,999	3.6%	4.2%	1.7%
\$200,000 or more	2.3%	2.8%	0.6%
Total	47,299	34,841	12,458
Median income	\$50,316	\$55,331	\$30,697
Mean income	\$64,056	\$70,237	\$43,386

Source: 2009-2011 American Community Survey

Table C-16 shows the median income by household type. This data shows the types of households that have a lower median income, including senior households and female headed households. Given this information, the City should make an effort to ensure affordable housing for these household types.

Subject	Total	Median income
Household income by age of householder		
15 to 24 years	3.5%	\$34,326
25 to 44 years	38.3%	\$51,437
45 to 64 years	42.9%	\$59,241
65 years and over	15.4%	\$33,450
Families		
Families	34,841	\$55,331
Married-couple families	67.8%	\$70,609
Female householder, no husband present	24.5%	\$28,610
Male householder, no wife present	7.7%	\$45,380
Non-family Households		
Non-family households	12,458	\$30,697
Female householder	55.6%	\$23,005
Male householder	44.4%	\$42,169
Total Households	47,299	\$50,316
Total Households (Los Angeles County)	3,206,808	\$54,630

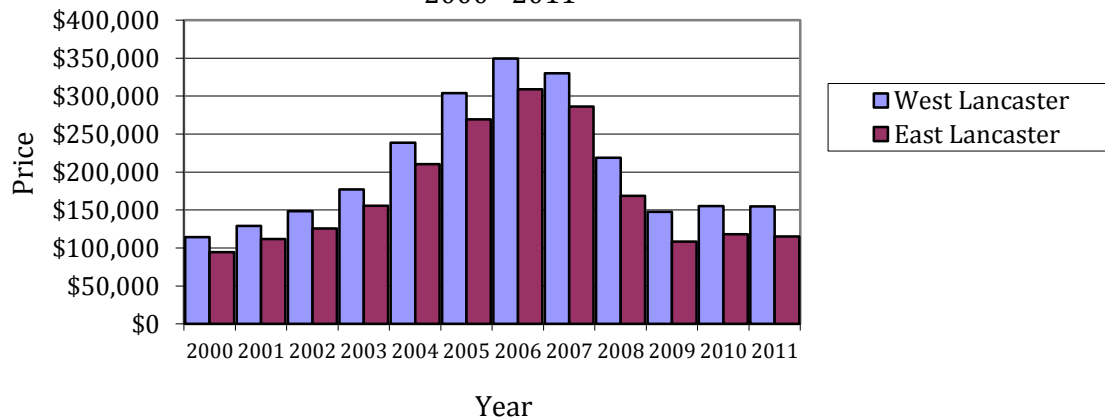
Source: 2009-2011 American Community Survey

Table C-17 includes information on median home sales and prices for 2012 and Figure C-3 provides a historical look at housing prices since the year 2000. 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.

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

Figure C-3
Lancaster Average Sales Price
2000 - 2011



Source: Greater Antelope Valley Economic Alliance

Table C-18 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 over 30 percent of their household income on housing, that household would need to earn over \$3,300 per month.

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

Overcrowding

The Census defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens). Units with more than 1.5 persons per room are considered severely overcrowded. For households that own their home, only 3.3 percent of these households are considered as living in an overcrowded condition. This percentage increases for renter households, in which the data shows 6.1 percent as being overcrowded. Although this is not a significant percentage of households experiencing overcrowded conditions, the City should continue to promote the development of affordable housing with at least three bedrooms.

Occupants per room	Owner occupied		Renter occupied	
	Estimate	Percent	Estimate	Percent
0.50 or less	19,939	69.1%	10,037	54.4%
0.51 to 1.00	7,963	27.6%	7,283	39.5%
1.01 to 1.50	684	2.4%	912	4.9%
1.51 to 2.00	173	0.6%	166	0.9%
2.01 or more	80	0.3%	62	0.3%
Total	28,839		18,460	

Source: 2009-2011 American Community Survey 3-Year Estimates (Table B25014)

3. Extremely Low-Income Households

State statutes require quantification and analysis of existing and projected housing needs of extremely low-income households. Extremely low-income households make 30 percent of area median family income or less.

According to HUD's Comprehensive Housing Affordability Strategy (CHAS) data as contained in Table C-20, 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.

	Owners		Renters		Total	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
Household Income ≤30% MFI	2,955	11.2%	5,600	35.6%	8,555	20.4%
With any housing problems	2,075	70.2%	4,120	73.6%	6,195	72.4%
Cost burden >30%	2,015	68.2%	3,985	71.2%	6,000	70.1%
Cost burden >50%	1,490	50.4%	3,660	65.4%	5,150	60.2%
Household income >30% to ≤50% MFI	2,980	11.3%	3,145	20.0%	6,125	14.6%
With any housing problems	1,995	66.9%	2,855	90.8%	4,850	79.2%
Cost burden >30%	1,925	64.6%	2,840	90.3%	4,765	77.8%
Household income >50% to ≤80% MFI	5,070	19.3%	2,945	18.7%	8,015	19.1%
With any housing problems	3,285	64.8%	1,675	56.9%	4,960	61.9%
Cost burden >30%	3,155	62.2%	1,450	49.2%	4,605	57.5%
Household income >80% to ≤100% MFI	3,665	13.9%	1,405	8.9%	5,070	12.1%
Household income >100% MFI	11,635	44.2%	2,630	16.7%	14,265	33.9%
Total	26,305	100%	15,725	100%	42,030	100%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Data

The Regional Housing Needs Plan adopted by SCAG projects 627 very low-income households within the 2014-2021 planning period. Presuming that 50 percent of very low-income households are extremely low-income households, the projected extremely low-household estimate for planning period 2014-2021 is 314 households.

Addressing the Housing Needs of Extremely Low-Income Households

Households with extremely low-income have a variety of housing situations and needs, many of which are also classified among special needs populations, including the elderly, disabled, or female head-of-households. These special needs groups are discussed in Section D of the Housing Element. Despite policies that are already in place to facilitate affordable housing for low-income households, the City will further increase efforts to work with developers in expanding affordable housing opportunities.

To accomplish this, the City will utilize the following strategies (also see Specific Action 6.1.5(b)):

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

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

4. Housing Stock Characteristics

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.

Age of Housing Stock

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 C-21). 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.

Year range built	Lancaster						Los Angeles County	
	Owner occupied		Renter occupied		Total		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)

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 (see Table C-21), 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 has a need for home rehabilitation and improvement programs, since they are associated with lower income levels and would be less likely to afford the cost of maintenance and repairs.

Substandard Housing

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 Table C-22, 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.

	Kitchen facilities			Plumbing facilities		
	Complete	Lacking	Total	Complete	Lacking	Total
Owner	28,527	312	28,839	28,605	234	28,839
Renter	18,040	420	18,460	18,122	338	18,460
Total	46,567	732	47,299	46,727	572	47,299

Source: 2009-2011 American Community Survey (Tables B25053 and B25049)

Since most of Lancaster’s housing is of relatively recent origin, it is anticipated that only a small percentage of the total housing stock is currently substandard. The City’s Director of Housing and Neighborhood Revitalization estimates that nearly all housing built since 1990 are in sound condition. The Director also estimates that a maximum of 5 percent of the remaining older stock (built before 1980) are substandard. However, all of Lancaster’s assisted rental housing developments are in sound condition.

The City and the former Lancaster Redevelopment Agency has for many years maintained a rehabilitation program that provides loans for the rehabilitation of residential properties. In addition, the City funds an emergency repair program and mobile home rehabilitation program both targeted to assist very low-income and low-income households.

The City’s Foreclosure Preservation Homeownership Program also assists in the reduction of housing units in disrepair. Under the program, the City reclaims foreclosed homes, rehabilitates them, and resells them to very low to moderate-income households. These homes become part of the City’s inclusionary housing stock and are sold under deed restrictions, preserving affordability for a minimum of 30 years. Approximately 120 homes have been rehabbed and sold within the 2006 to 2014 planning period (as of May 2013).

There is small portion of the substandard housing stock that is not physically suitable for rehabilitation. Substandard housing that is dilapidated beyond repair is usually demolished. The

City's ongoing program of rehabilitation, combined with the number of units demolished has substantially reduced the number of substandard units within the City.

5. Assisted Housing Developments “At Risk” of Conversion

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

Assisted housing developments are defined by Section 65583(a)(8) as multi-family rental housing that receives governmental assistance under federal, state or local multi-family revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees. Assisted housing developments also include multi-family rental units that were developed pursuant to a local inclusionary housing program or used to qualify for a density bonus. For this update of the Housing Element, the 10-year analysis period will be from 2013 to 2023.

Overview of Assisted Housing Programs

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.

Mortgage Revenue Bonds

Approximately 20 percent of the rental housing in California that is at-risk of conversion from low-income use is assisted with (federally-authorized) State or local-issued mortgage revenue bonds (MRBs). These properties are financed with below-market interest rate mortgages in exchange for restricting a portion of these units for lower-income households for a specified period of time. All redevelopment agencies are legally required to set aside 20 percent of tax increment financing generated from redevelopment activities for the provision of low-income housing (also known as the Low and Moderate Income Housing Fund). A portion of this funding can be allocated towards preservation efforts. Despite the dissolution of redevelopment agencies in 2012, the legislation allowed cities to choose to retain the housing assets and to continue to enforce the housing covenants and restrictions, and to exercise all other rights, powers, duties and obligations of the former redevelopment agency as it related to the Low and Moderate Income Housing Fund.

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), Home Investment Partnership Program (HOME), or with other locally controlled funds, or with state financing programs.

Inventory of Projects with Assisted Multi-family Residential Units

The following is an inventory of assisted rental housing developments within the City of Lancaster by type of assistance and expiration date (see Table C-23):

Table C-23 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

Table C-23 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, 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. 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.

Replacement/Preservation of At-Risk Housing

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

Table C-24 includes a list of the most recent multi-family developments in Lancaster, with information on the number of units and valuation. Given this information, the average valuation per multi-family dwelling unit is approximately \$93,401. This valuation does not include the price of land, which would vary depending on the location of the property; however, this valuation will be used to calculate the cost of replacing affordable housing units.

Development	Number of units	Valuation	Cost per unit
Sagebrush II (bldg C)	40	\$5,253,590.34	\$131,339.76
Sagebrush I (bldg B)	9	\$1,564,335.19	\$173,815.02
Sagebrush I (bldg A)	12	\$2,084,168.08	\$173,680.67
Arbor Lofts	21	\$2,881,818.80	\$137,229.47
Poppyfield Estates	100	\$6,455,037.60	\$64,550.38
Laurel Crest Apartments	72	\$4,550,996.40	\$63,208.28

Source: City of Lancaster Planning and Building and Safety Departments

Rehabilitation costs vary by the scope of the project. In 2001, the City assisted Urban Renewal Corporation with the rehabilitation of 160-unit Village Pointe apartment complex on Challenger Way north of Avenue K. Improvements to the apartments included new roofing, a new playground, new landscaping, and other amenities such as a computer center and a recreation center. The major rehabilitation effort (including acquisition, refurbishing, and financing) resulted in costs of approximately \$5 million, or \$31,250 per dwelling unit. This figure is used as the cost to rehabilitate a multi-family dwelling unit, shown in Table C-25.

Development	Assisted Units	Cost to Replace	Cost to Rehabilitate
Sierra Villa East	90	\$8,406,090	\$2,812,500
Mayflower Gardens	76	\$7,098,476	\$2,375,000
College Park Apts	60	\$5,604,060	\$1,875,000
Antelope Valley Apts	120	\$11,208,120	\$3,750,000
Lancaster Homes Apts	120	\$11,208,120	\$3,750,000
Fernwood Apts	75	\$7,005,075	\$2,343,750
Village Pointe	155	\$14,477,155	\$4,843,750
Montecito Apts	39	\$3,642,639	\$1,218,750
Cedar Ridge	22	\$2,054,822	\$687,500

Source: City of Lancaster Planning and Building and Safety Departments

Table C-25 shows that the replacement cost of an at-risk multi-family housing unit far exceeds that of the cost of a major rehabilitation. The discrepancy would be even greater if the rehabilitation effort was just for refurbishing, such as the replacement of flooring and fixtures and appliances.

Preservation Policies and Strategies

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

Policies

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

- To preserve affordable housing permanently:
 - 1) Preserve the existing housing stock for the longest term possible. The ideal is permanent preservation of affordability.
 - 2) Seek policies/Regulatory Agreement restructuring which provide the political jurisdiction or its designee opportunity to purchase the property at the conclusion of the mortgage.
- If permanent preservation is not possible in a particular case, minimize displacement of current tenants by negotiating anti-displacement policy or relocation mitigation with the owner.
- In all new restricted developments, whenever possible, structure transactions so that no displacement occurs at the termination of controls.

Strategies

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.

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

The key elements for preserving locally subsidized affordable housing are:

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

The involvement and education of tenants and non-profits as active partners is an important part of this strategy. Resources in addition to local resources which are available to assist nonprofit and local governments include the California Housing Partnership Corporation, and various intermediaries, such as the Local Initiatives Support Corporation (LISC), and the State Department of Housing and Community Development's Policy Division.

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

Resources for Preservation

Three types of preservation resources are considered for preserving at-risk units: public agencies, nonprofit housing corporations and public financing/subsidy programs. The City of Lancaster and the Lancaster Housing Authority both have jurisdictional, legal and managerial capacity to acquire and manage assisted housing developments. Although not as common in Lancaster, non-profit housing corporations with legal and managerial capacity can also acquire and manage assisted housing developments.

Public Finance and Subsidy Programs

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

attention being given to federal “grant” programs on Capitol Hill, CDBG may be deemed one of the easier programs to cut in order to fund other “more critical” federal programs.

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

Non-profit Corporations

The table below provides a list of non-profit entities within Los Angeles County that are interested in participating in the first right of refusal program. Of these organizations, Jamboree Housing has previously worked with the City and now manages Laurel Crest apartments in Lancaster. The California Housing Partnership Corporation (CHPC) also provides education and technical assistance regarding expiring uses to cities, non-profits and tenants. CHPC can be contacted at 800 Figueroa Street, Suite 760, Los Angeles, CA 90017 or at (213) 892-8775.

Organization	Address	Contact Name	Phone
A Community of Friends	3345 Wilshire Blvd., Ste. 1000 Los Angeles, CA 90010	J. Monique Lawshe	(213) 480-0809
Abbey Road Inc.	15305 Raven Street North Hills, CA 91343	Jonathon Dilworth	(818) 332-8008
Access Community Housing, Inc.	2250 E. Imperial Highway #200 El Segundo, CA 90245	Herb Child	(310) 648-6648
Century Housing Corporation	300 Corporate Pointe, Ste. 500 Culver City, CA 90230	Ken Reed	(310) 642-2007
Century Pacific Equity Corporation	1925 Century Park East #1900 Los Angeles, CA 90067	Charles L. Schewennesen	(310) 208-1888
City Housing Real Estate Services	PO Box 561574 Los Angeles, CA 90056	Carmen Hill	(562) 809-8152
Coalition for Economic Survival	514 Shatto Place, Suite 270 Los Angeles, CA 90020	Alison Dickson	(213) 252-4411
Community Partnership Dev. Corp	7225 Cartwright Ave Sun Valley, CA 91352	Ollie McCaulley	(818) 503-1548
Community Rehabilitation Services, Inc	4716 Cesar E. Chavez Ave. Los Angeles, CA 90022	Al Rivera	(323) 266-0453
CSI Support & Development Services	201 E. Huntington Drive Monrovia, CA 91016	Isa Woods	(626) 599-8464

DML & Associates Foundation	6043 Tampa Ave, Ste. 101A Tarzana, CA 91356	Myron Lieberman	(818) 708-2710
Doty-Burton Associates	1224 East Wardlow Road Long Beach, CA 90807	Ste.phen Doty	(562) 5957567
FAME Housing Corporation	2248 S. Hobart Blvd Los Angeles, CA 90018	Peggy G. Hill	(323) 737-0897
Foundation for Quality Housing Opportunities, Inc.	4640 Lankershim Blvd., #204 North Hollywood, CA 91602	Sy or Gary Braverman	(818) 763-0810
Francis R. Hardy, Jr.	2735 W. 94th Street Inglewood, CA 90305	Francis R. Hardy, Jr.	(323) 756-6533
Hart Community Homes	2807 E. Lincoln Ave Anaheim, CA 92086	William Hart	(714) 630-1007
Hollywood Community Housing Corp.	1726 N. Whitley Ave Hollywood, CA 90028	Christina V. Duncan	(323) 469-0710
Home and Community	2425 Riverside Place Los Angeles, CA 90039	Sabrina Williams	(213) 910-9738
Hope - Net	760 S. Westmoreland Ave Los Angeles, CA 90005	Candace Whalen	(213) 389-9949
Housing Corporation of America	31423 Coast Highway, Ste. 7100 Laguna Beach, CA 92677	Carol Cromar	(323) 726-9672
Irvine Housing Opportunities	21921 Dupont Drive, Suite 105 Irvine, CA 92612	Rochelle Mills	(949) 863-9740
Jamboree Housing Corporation	2081 Business Center Dr #216 Irvine, CA 92612	Lila Lieberthal	(949) 263-8676
Korean Youth & Community Center, Inc. (KYCC)	680 S. Wilton Place Los Angeles, CA 90005	Jimmy Lee	(213) 365-7400
Latin American Civic Assoc.	340 Parkside Dr San Fernando, CA 91340	Ray Valenzuela	(818) 361-8641
Long Beach Affordable Housing Coalition, Inc	5855 Naples Plaza, Suite 209 Long Beach, CA 90803	H. Kim Huntley	(562) 434-3333
Los Angeles Center for Affordable Tenant Housng	1296 N. Fairfax Avenue Los Angeles, CA 90046	Larry Gross	(323) 656-4410
Los Angeles Community Design Center	701 E. Third St., Ste. 400 Los Angeles, CA 90015	Lisa Luboff	(213) 629-2702 X734
Los Angeles Housing Department/ Policy Planning Unit	1200 W.7th Street, 9th Floor Los Angeles, CA 90017	Franklin Campos	(213) 808-8654
Los Angeles Housing Partnership, Inc.	515 S Figueroa St. Ste. #940 Los Angeles, CA 90017	Louis J. Bernardy	(213) 629-9172
Los Angeles Low Income Housing Corp. (LALIH)	1041 South Crenshaw Los Angeles, CA 90019	Jim Peerson	(323) 954-7575
LTSC Community Development Corporation	231 East Third Street, #G 106 Los Angeles, CA 90013	Erich Nakano	(213) 473-1680
Many Mansions, Inc.	1459 E. Thousand Oaks Blvd #C Thousand Oaks, CA 91362	Neil McGuffin	(805) 496-4948
Menorah Housing Foundation	1618 Cotner avenue Los Angeles, CA 90025	Anne Friedrich	(310) 477-4942
Nehemiah Progressive Housing Dev. Corp.	1851 Heritage Lane, Ste. 201 Sacramento, CA 95860	Kenneth Watkins	(916) 231-1999
Nexus for Affordable Housing	1544 W. Yale Avenue Orange, CA 92867	Bruce Solari	(714) 282-2520
Orange Housing Development Corporation	414 E. Chapman Avenue Orange, CA 92866	Todd Cottle	(714) 288-7600x 25

Pico Union Housing Corporation	1345 S. Toberman Los Angeles, CA 90015	Genny R. Alberts	(213) 252-1991
Poker Flats LLC	1726 Webster Los Angeles, 90026	Jennifer B. Luria	
ROEM Development Corporation	1650 Lafayette Circle Santa Clara, CA 95050	Jonathan Emami	(408) 984-5600
Shelter For The Homeless	15161 Jackson St. Midway City, CA 92655	Jim Miller	(714) 897-3221
Skid Row Housing Trust	1317 E. 7th St Los Angeles, CA 90021	Jim Bonar	(213) 683-0522
Southern California Housing Development Corp	8265 Aspen St., Ste. 100 Rancho Cucamonga, CA 91730	D. Anthony Mize	(909) 483-2444
Southern California Presbyterian Homes	516 Burchett Street Glendale, CA 91203	Sally Little	(818) 247-0420
The East Los Angeles Community Union (TELACU)	5400 East Olympic Blvd., #300 Los Angeles, CA 90022	Jasmine Borrego	(323)721-1655
The Long Beach Housing Development Co.	333 W. Ocean Blvd., 2nd Flr Long Beach, CA 90802	Diana V. McNeel	(562) 570-6926
West Hollywood Community Housing Corp.	7530 Santa Monica Blvd, Suite 1 West Hollywood, CA 90046	Rose Olsen	(323) 650-8771 X17
Winnetka King, LLC	23586 Calabasas Road, Ste. 100 Los Angeles, CA 91302	Rick Macaya	(818) 222-2800 x204

Source: CA Housing and Community Development

D. Special Housing Needs

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

1. 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 D-1). Among specific age groups, the group over 65 years of age has a significantly higher percentage of those considered disabled at 42 percent.

	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

Table D-2 shows the specific disability characteristics among those identified as disabled in Lancaster. Disabilities include hearing, vision, cognitive, ambulatory, self-care, and independent living difficulties. For those 65 years and over, many experience ambulatory and independent living difficulties.

Table D-2 Disability Characteristics			
	Estimate	Estimate with a disability	Percent with a disability
Total civilian non-institutionalized population	149,627	14,382	9.6%
Population under 5 years	11,641	0	0%
With a hearing difficulty		0	0%
With a vision difficulty		0	0%
Population 5 to 17 years	34,331	1,353	3.9%
With a hearing difficulty		208	0.6%
With a vision difficulty		108	0.3%
With a cognitive difficulty		1,022	3.0%
With an ambulatory difficulty		189	0.6%
With a self-care difficulty		268	0.8%
Population 18 to 64 years	90,931	7,728	8.5%
With a hearing difficulty		1,455	1.6%
With a vision difficulty		1,203	1.3%
With a cognitive difficulty		3,331	3.7%
With an ambulatory difficulty		4,043	4.4%
With a self-care difficulty		1,436	1.6%
With an independent living difficulty		2,799	3.1%
Population 65 years and over	12,724	5,301	41.7%
With a hearing difficulty		2,149	16.9%
With a vision difficulty		1,088	8.6%
With a cognitive difficulty		2,023	15.9%
With an ambulatory difficulty		3,853	30.3%
With a self-care difficulty		1,754	13.8%
With an independent living difficulty		2,952	23.2%

Note: For margin of error information, see Table S1810

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. 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.

Persons identified as having a disability are more likely to not be in the labor force than those without a disability (see Table D-3). Of those not in the labor force, over 1 in 6 (18 percent) are identified as disabled. Of those in the labor force, less than 1 in 20 (4 percent) is identified as disabled.

Table D-3 Employment Status by Disability Status and Type (Civilian non-institutionalized population 18 to 64 years of age)		
	Estimate	Percentage of total
Total	90,931	
In the labor force	62,931	69%
Employed	54,708	60%
With a disability	2,231	2%
No disability	52,477	58%
Unemployed	8,223	9%
With a disability	591	1%
No disability	7,632	8%
Not in labor force	28,000	31%
With a disability	4,906	5%
No disability	23,094	25%

Note: Percentages may not add up to 100% due to rounding.

Note: For margin of error information, see Table B18120

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

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.

In October 2011, the City adopted a reasonable accommodation ordinance, providing a procedure for considering requests for reasonable accommodation, pursuant to the Federal Fair Housing Amendment Act of 1988. Individuals with disabilities now have a process to make requests for reasonable accommodation in regard to relief from the various land use and zoning regulations and procedures, separate from a variance or conditional use permit.

Section G of the Housing Element further discusses constraints on housing for persons with disabilities.

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. Housing elements are required to include an estimate of the number of persons with developmental disabilities, an assessment of the housing need, and a discussion of potential resources.

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 similar to 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 (see Table D-4). Approximately half of these individuals are children, and half are adults.

Zip Code	Number of Children (Less than 18 years old)	Number of Adults	Total
93534	244	351	595
93535	542	554	1,096
93536	317	272	589
Total	1,103	1,177	2,280

Source: CA Department of Developmental Services – North Los Angeles County Regional Center

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.

The CA Department of Developmental Services, North Los Angeles County Regional Center serves the clients of Antelope Valley, including Lancaster. The Antelope Valley field office is located at 43210 Gingham Avenue, Suite 6 in Lancaster. Some of the services and support that regional centers provide include: information and referral; assessment and diagnosis; counseling; individualized planning and service coordination; resource development; advocacy; family support; and placement of out-of-home care. Services and support are provided through a combination of federal, state, county and local government services, private businesses, support groups and volunteers. There is a requirement for parents to share the cost of 24-hour out-of-home placements for children under 18. This share depends on the parents' ability to pay.

2. Elderly

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 (see Table C-4). Although the elderly tend to have higher homeownership rates compared to the general population (see Table D-5), many elderly householders still experience housing problems and housing cost burdens. The median income for elderly householders age 65 and over is \$33,450 (see Table C-16). 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 (see Table C-14).

Householder Age Range	Owner-occupied		Renter-occupied	
	Estimate	Percentage	Estimate	Percentage
65 to 74 years	2,885	70.6%	1,203	29.4%
75 to 84 years	1,673	70.4%	704	29.6%
85 and over	663	81.9%	147	18.1%
All age range	28,839	61.0%	18,460	39.0%

Source: 2009-2011 American Community Survey 3-year estimates (Table B25007)

Among the elderly, 22.5 percent live alone (see Table D-6). Elderly women living alone account for 17.3 percent of all elderly households.

Household Type	Estimate	Percentage
Total	13,143	100%
In households	12,581	95.7%
In family households	8,851	67.3%
Householder	3,984	30.3%
Male	2,724	20.7%
Female	1,260	9.6%
In non-family households	3,730	28.4%
Householder	3,291	25.0%
Male	1,020	7.8%
Living alone	939	7.1%
Not living alone	81	0.6%
Female	2,271	17.3%
Living alone	2,022	15.4%
Not living alone	249	1.9%
In group quarters	562	4.3%

Note: Percentages may not add up to 100% due to rounding.

Source: 2009-2011 American Community Survey 3-year estimates (Table B09017)

3. 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) (Table D-7). 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 (Table D-8).

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 (see Table D-9). However, larger households, tend to have a lower home ownership rate than smaller households (see Table D-8). Over 43 percent of larger households are renter households, compared to 38 percent for smaller households.

This information indicates that 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.

	1 to 4 persons		5+ persons		Total	
	Number	Percent	Number	Percent	Number	Percent
Owner	23,804	62.0%	5,035	56.4%	28,839	61.0%
Renter	14,569	38.0%	3,891	43.6%	18,460	39.0%
Total	38,373	100%	8,926	100%	47,299	100%

Source: 2009-2011 American Community Survey 3-year estimates (Table B25009)

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)

Household Type	Median Income Estimate
1-person households	\$25,407
2-person households	\$58,472
3-person households	\$59,268
4-person households	\$61,279
5-person households	\$54,499
6-person households	\$50,417
7 or more-person households	\$88,516

Source: 2007-2011 American Community Survey 5-year estimates (Table B19019)

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 (see Table D-10). 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 households (see Table D-11). This information indicates the need for social and housing services specific to female headed households.

Householder Type	Number	Percent
Total households	47,299	100%
Total female headed householders	15,469	32.7%
Female heads with children under 18	6,093	12.9%
Female heads without children under 18	9,376	19.8%
Total households under the poverty level	9,001	19.0%
Female headed households under the poverty level	5,254	11.1%

Source: 2009-2011 American Community Survey 3-year estimates (Tables B11005 and B17017)

Subject	Total	Median income
Families		
Families	34,841	\$55,331
Married-couple families	67.8%	\$70,609
Female householder, no husband present	24.5%	\$28,610
Male householder, no wife present	7.7%	\$45,380
Non-family Households		
Non-family households	12,458	\$30,697
Female householder	55.6%	\$23,005
Male householder	44.4%	\$42,169
Total Households	47,299	\$50,316

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

4. 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.

5. Families and Persons in Need of Emergency Shelters

According to Housing and Urban Development (HUD), a person is considered homeless only when he or she resides in one of the following places described below at the time of the count. An unsheltered homeless person resides in a place not meant for human habitation, such as cars, parks, sidewalks, abandoned buildings, or on the street. A sheltered homeless person resides in an emergency shelter or in transitional housing for homeless persons who originally came from the streets or emergency shelters.

Number of Homeless Persons

The 2013 Greater Los Angeles Homeless Count Report indicates approximately 6,957 homeless persons in the Antelope Valley (see Table D-12). 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 avoid emergency shelters and generally avoid interference with a homeless lifestyle that most often involves camping in the open desert. 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.

Of the 2,114 persons from shelter and street counts, 851 persons are from counts specifically within Lancaster (see Table D-13). 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.

	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

		Total	Single Adults	Family Members	Unaccompanied Youth
Sheltered	Emergency	121	79	42	0
	Transitional	31	26	5	0
Unsheltered		699	172	0	2
Total		851	277	47	2

Source: 2013 Greater Los Angeles Homeless Count Report – Opt-In Summary, Los Angeles Homeless Services Authority

Many of the homeless deal with a variety of other social or medical issues, including mental illness, substance abuse, and AIDS or HIV (see Table D-14). As discussed later, a variety of organizations offer services to these groups.

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

Addressing Homeless Needs

Given the high number of homeless persons reported for the Antelope Valley and for the City of Lancaster, the City will continue to implement policies and specific actions that will provide housing and related services for homeless individuals and families. Given 851 homeless individuals and families for Lancaster and the high number of the “hidden homeless,” there is a shortage of available emergency accommodations for these individuals and families. As described below, there are many services available to serve homeless individuals and families, including the Lancaster Homeless Shelter; however, more must be done to address their needs.

The City has met the State’s SB 2 requirement of identifying zones where emergency shelters will be allowed without requiring a conditional use permit. In 2013, the City amended the zoning ordinance to allow, by administrative review, the construction of homeless shelters and transitional housing within the Light Industrial zone. For further discussion on this topic, see Section G of the Housing Element.

Continuum of Care

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.

The next component of the Continuum is transitional housing, designed as short-term housing for up to two years, where persons move into a more stabilized housing arrangement than an emergency shelter. In transitional housing, persons receive substantial supportive services that are normally directed toward long-term solutions (i.e., employment, counseling, medical aftercare, and life skills training), rather than the immediate needs and services addressed in the emergency shelter settings.

The final component of the Continuum of Care is permanent housing, both with and without supportive services. The goal of the Continuum of Care system is to move people toward housing alternatives where they are able to reside permanently in safe and sanitary housing. This housing must be available at prices they can afford and in locations where they can receive the support services necessary for them to achieve maximum independence based on their abilities.

Antelope Valley has a current capacity of 862 beds, of which 100 are emergency shelter beds, 262 are transitional housing beds, and 500 are permanent supportive housing beds.

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.

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. According to Access Center staff, the organization served 394 individuals and families in July 2013 (see Table D-15).

Table D-15 Valley Oasis / Homeless Solutions Access Center Clients Served (July 2013)	
	Number
Singles	166
New	54
Returning	112
Families	60
New	35
Returning	25
Additional adults in families	32
New	20
Returning	12
Children	136
New	79
Returning	67
Total served	394

Source: Valley Oasis Access Center

This organization also offers a program for victims of domestic violence operated by the Antelope Valley Domestic Violence Council. The program provides 24-hour emergency housing, meals, and supportive services including case management, domestic violence counseling, benefits advocacy, life skills training, referrals to other supportive services, and referrals to transitional and permanent housing.

E. Projected Housing Needs

State law requires that jurisdictions provide for their fair share of the regional housing need. The State of California Department of Housing and Community Development (HCD) is mandated to determine the state-wide housing need for the projection period, January 1, 2014 to October 31, 2021. In cooperation with HCD, local governments and councils of governments (which is the Southern California Association of Governments [SCAG] with respect to Lancaster) are charged with making a determination of their region's existing and projected housing need as a share of the state-wide housing need.

1. Regional Housing Needs Allocation

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

The RHNA establishes two important parameters for future planning: the "short-term housing construction need" during the planning period which consists of the level of construction necessary to meet the housing needs of the projected population growth for the jurisdiction and takes into account adjustments to meet desired vacancy rates and anticipated housing demolitions; and the "fair share distribution of housing needs among income groups," which is the future housing need for the planning period distributed among the four income categories of very-low, low, moderate and above-moderate income.

SCAG prepared a RHNA in 2012 for cities in its six-county region. The model provides a 7 year projection of housing needs and a breakdown of those needs by income category. State law requires SCAG to follow a set of guidelines in preparing its regional housing need determination. Guidelines come from two primary sources: (1) HCD, who sets a housing need planning target for the region, and (2) State law, which provides guidelines on how to allocate the region's housing need among jurisdictions.

SCAG is required to take into account planning considerations when housing needs are allocated among jurisdictions. State law does not specifically define each "planning consideration" but allows SCAG to determine how to address each issue in the regional housing plan. The RHNA plan should promote the following objectives: (1) increase the housing supply and the mix of housing types, tenure and affordability in all cities and counties within the region in an equitable manner; (2) promote infill development and socioeconomic equity, the protection of environmental and agricultural resources, and the encouragement of efficient development patterns; and (3) promote an improved intraregional relationship between jobs and housing.

2. Income Definitions

Federal Definitions

Each year, the Department of Housing and Urban Development (HUD) determines and publishes income limits for federal housing programs on its HUD User website. These data include median income and household income limits by County for households at three different income levels, extremely low-income, very low-income, and low-income:

- Extremely Low-income: A household earning 30 percent or less of the area median income. In year 2013, a family of four earning \$24,850 or less in Los Angeles County is considered to fall within the extremely low-income category.
- Very Low-income: A household earning between 31 and 50 percent of area median income. In year 2013, a family of four earning between \$24,850 and \$41,400 in Los Angeles County is considered within the very low-income category.
- Lower-Income: A household earning between 51 and 80 percent of the area median income. In year 2013, a family of four earning between \$41,400 and \$66,250 in Los Angeles County is considered within the lower-income category.
- Median Income: The point at which 50 percent of all households earn more and 50 percent earn less than the area median income. In 2013, the median income for a family of four in Los Angeles County is \$61,900.

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

State Definitions

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

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

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

3. Projected Housing Need

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

The projected housing units are computed by using the projected households and total vacancy rate. Total construction need is then 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 Table E-1. The percentage of each income group is derived from the 110% social equity adjustment applied to 2010 Census information.

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

4. RHNA Credit for New Housing

Lancaster may take RHNA credit for new units approved, permitted, and/or built since the start date of the RHNA projection period. To credit units affordable to very low, low, and moderate-income households toward the RHNA, Lancaster must demonstrate the units are affordable based on at least one of the following: (1) subsidies, financing or other mechanisms that ensure affordability; (2) actual rents; and (3) actual sales prices. As of the writing of this section, the City has not yet entered the new planning period, so there are no built housing units to report, or of permits issued for new housing.

5. Summary of Housing Needs

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.

F. Sites Inventory and Analysis

State law requires the City to include an inventory of land suitable for residential development in the Housing Element. The purpose is to compare the total holding capacity with Lancaster's projected construction needs during the time frame of this Housing Element (2014-2021). Lancaster can then determine if additional government actions are needed to provide enough sites to accommodate its new construction need. In addition to a sites inventory and an analysis of these sites, this section includes discussion on zoning for a variety of housing types, and opportunities for energy conservation with respect to residential development.

1. Inventory of Land Suitable for Residential Development

Urban Residential and Mixed Use Vacant Land Development Capacity

The existing inventory and permitted densities of the residential and mixed use zones are listed in Table F-1. Figure F-1 shows the location of these inventories. The table indicates that as of 2013, there were approximately 8,423 vacant acres of various types of urban residential land and 1,197 vacant acres of mixed use land within the City of Lancaster. The inventory of urban residential vacant land, if developed at the maximum densities shown, would yield approximately 34,724 additional urban residential units (single and multi-family), with a "realistic development capacity" of 33,785 units. The inventory of mixed use vacant land, without density ranges, would yield a "realistic development capacity" of 9,273 units. The determination of "realistic capacity" for urban residential and mixed use zones is discussed in detail later in this section.

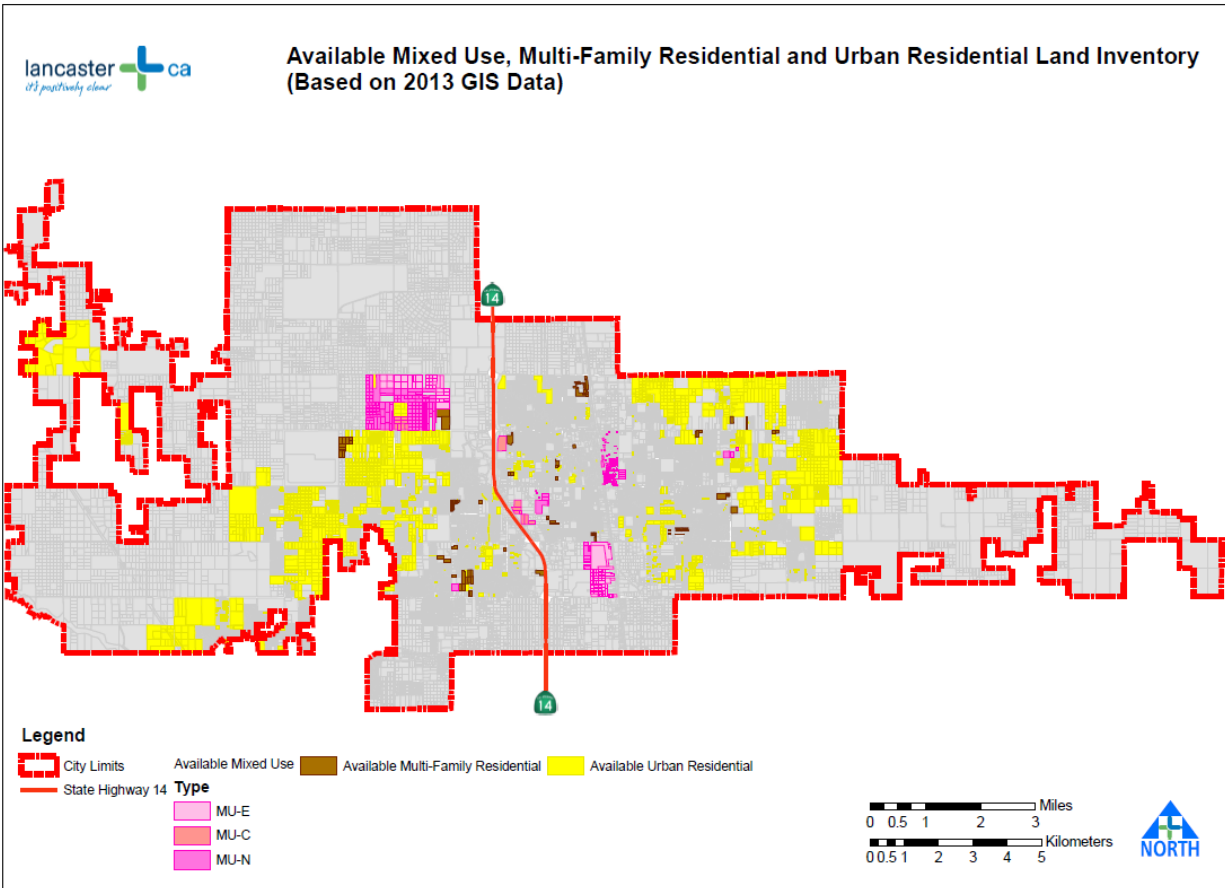
The City will ensure adequate sites to accommodate the housing needs for lower income households to meet State law. While single-family sites can be considered for above moderate-income households, sites designated for multi-family uses would provide housing opportunities for moderate and lower income households, whether owner-occupied (condominiums) or rental apartments.

Table F-1 Urban Residential Vacant Land Development Capacity (2013)						
Land Use Designation	Zoning	Density (du/acre)	"Realistic" Density (du/acre)	Total Acres Available	Maximum Unit Yield	"Realistic" Unit Yield
UR (Urban residential)	R-15,000	2.1 to 6.5	2.5	285	712	712
	R-10,000		3	2,127	6,381	6,381
	R-7,000		4	5,734	22,936	22,936
Sub-total				8,146	30,029	30,029
Multi-family residential						
MR1	MDR	6.6 to 15	12	241	3,615	2,892
MR2	HDR	15.1 to 30	24	36	1,080	864
Sub-total				277	4,695	3,756
MU (Mixed Use)	MU-N	n/a	8	655	n/a	4,935
	MU-C	n/a	8	105	n/a	840
	MU-E	n/a	8	437	n/a	3,498
Sub-total				1,197	n/a	9,273
TOTAL				9,620	n/a	43,058

Source: City of Lancaster Planning Department Land Use Survey based on 2013 GIS data

Note: "Realistic" Unit Yield for Multi-family residential and Mixed Use only includes lots 1 acre or larger

Figure F-1
 Urban Residential and Mixed Use Vacant Land



Source: City of Lancaster Planning Department Land Use Survey based on 2013 GIS data

Site Suitability for Above moderate-income Households

The City has an allocation of 1,086 above moderate-income residential units for planning period 2014 to 2021. Market rate single family homes, whether owner or renter-occupied, would meet the needs of above moderate-income households. In 2012, the median price for a single-family home in Lancaster was \$128,750 (Source: DQNews.com). Assuming a 5 percent down payment, a 5 percent 30-year fixed mortgage interest rate, mortgage insurance, homeowners insurance, and property taxes, a homeowner would pay approximately \$930 per month for the home. Assuming a household pays no more than the “affordable” limit of 28 percent of their gross income toward housing, a household making \$39,865 per year would be able to afford the 2012 median priced home. For a home priced at \$250,000, given the same assumptions, a household would need to make \$77,408 per year to afford the monthly mortgage payment of \$1,806. Rents for single-family homes range from \$1,000 to \$1,800 per month in Lancaster, according to Craigslist rental listings as of May 2013. Many moderate-income households would also be able to afford single-family homes; however, the City will use the availability of multi-family zoned properties for meeting the housing needs of moderate-income households.

As of 2013, approximately 8,146 vacant acres are available for single-family development, with a potential yield of 30,029 single-family homes. Nearly half of the vacant single-family residential land has approved subdivision maps for single-family lots. Of these approved subdivision maps, some are recorded, and other are still tentatively approved. Table F-2 shows a list of the recorded residential tracts, either under construction, or still vacant. The remaining 1,300 recorded single-family lots are enough to meet the above moderate-income housing need of 1,086 units for 2014 to 2021. These lots have the potential to accommodate growth in the immediate future, since they already have entitlement approvals and necessary infrastructure in place, or are located within a service area where infrastructure can easily be extended. Of the remaining 1,300 vacant recorded lots, 1,181 are located within tracts that are under construction. Projects under construction are typically completely graded; many with partial improvements in place, such as road pavement, curb and gutter, and utility lines.

Table F-3 shows a list of the approved tentative tracts, consisting of 150 tract maps and 12,876 lots. The majority of these single-family lots were approved during the housing boom of 2003 through 2007. Each residential subdivision or development project is required to ensure that necessary infrastructure is in place or can be extended to serve the project prior to approval and development. Upon recordation, the approved projects can be annexed to the necessary water and sewer districts and are within the service area of other necessary infrastructure and services. Beyond the 1,300 recorded single-family lots, these 12,876 approved lots will add to the housing available to above moderate-income households. These tract maps are subject to expiration; however, since 2008, the State has passed legislation granted automatic time extensions to these maps: SB 1185 (1 year), AB 333 (2 years), and AB 208 (2 years). Without the automatic state time extensions, the applicant can choose to apply for a time extension through a request before the City’s Planning Commission.

Table F-2
Recorded Tract Maps – Under Construction and Vacant (through April 2013)

Tract Number	Project Location	Zone	Acres	Total Lots	Permits Issued	Lots Remaining
Partially constructed or under active construction						
37538	North side of Ave N between 40 th and 42 nd W	RR-1	117	60	48	12
44167	South of Ave M between 32 nd and 40 th W	SRR	31	29	16	13
45007	South of Ave M between 32 nd and 40 th W	SRR	40	38	32	6
46818	Southeast corner of Ave I and 20 th E	R-7000	30	47	40	7
47583	Southeast corner of Ave I and 90 th W	R-7000	40	137	35	102
47895	Northwest corner of Ave K-12 and Challenger	R-7000	10	39	24	15
52655	Between 17 th and 18 th W, south of Lancaster Blvd	R-7000	20	62	20	42
53102	Southwest corner of Ave J-8 and 45 th W	R-7000	52	218	102	116
54007	Southwest corner of Ave H-12 and Challenger	R-7000	10	43	3	40
54025	Southeast corner of Lancaster Blvd and 20 th E	R-7000	23	98	3	95
54199	Northeast corner of Ave H-8 and 5 th E	R-7000	15	55	37	18
54274	Northeast corner of Kettering and 20 th E	R-7000	17	80	20	60
54406	North of Ave K, west of 5 th E	R-7000	5	21	12	9
60154	Southeast corner of Ave J and 30 th E	R-7000	41	139	118	21
60427	Northeast corner of Ave J-12 and 40 th W	R-7000	21	77	69	8
60428	Southwest corner of Ave J-6 and 40 th W	R-7000	25	94	43	51
60779	Northwest corner of Ave J-8 and 32 nd W	R-7000	5	18	9	9
60780	Southeast corner of Ave K and 25 th E	R-10000	15	41	39	2
60858	South side of Ave I, east of 45 th W	R-7000	38	143	4	139
60943	South side of Ave K-8, east of Challenger	R-7000	10	40	35	5
60987	Southwest corner of Ave J and 52 nd W	R-7000	10	42	31	11
61078	Northwest corner of Ave K-8 and 15 th E	R-7000	18	67	32	35
61206	Southeast corner of Ave J and 35 th E	R-7000	41	169	14	155
61489	Northwest corner of Ave J-8 and 50 th W	R-7000	36	152	13	139
61819	Northwest corner of Ave H-8 and 20 th E	R-7000	43	151	83	68
62075	Northwest corner of Nugent and 22 nd E	R-7000	5	20	17	3
Not yet under construction						
44439	Southwest corner of Ave L-12 and 70 th W	R-1000	8	23	0	23
61278	Northeast corner of Ave K-8 and Challenger	R-7000	4	16	0	16
61493	Northeast corner of Ave J-4 and 22 nd W	R-7000	3	12	0	12
62845	Northwest corner of Ave M and 32 nd W	SRR	37	63	0	63
63595	Northwest corner of Ave J-6 and 37 th W	R-7000	1	5	0	5
TOTALS			771	2,199	899	1,300

Source: City of Lancaster Planning Department

Table F-3 Approved Tentative Tract Maps (through April 2013)			
Tract Number	Zone	Number of Lots	Expiration Date
48699	RR-1	7	8/16/13
52719 Rev.	R-7000	78	3/21/14
53229 Rev.	R-7000 R-10000	1594	10/17/13
53642 Rev.	R-7000	161	4/19/14
54199	R-7000	48	7/21/13
54382	R-7000	9	9/22/13
54384	SRR	17	11/17/13
54410	R-15000	5	10/20/13
54439	R-7000	34	10/20/13
60057	R-10000	302	6/21/14
60108	SRR	18	3/15/14
60289	R-7000	30	11/15/13
60291	R-7000	66	1/16/14
60294	R-7000	99	12/15/13
60348	SRR	162	5/22/14
60367	R-7000	129	9/18/13
60430	R-7000	82	3/21/14
60489	R-7000	64	6/18/14
60490	R-7000	29	7/17/14
60574	R-10000	29	7/18/13
60654	R-7000	8	2/18/14
60664	R-7000	39	1/16/14
60818	R-7000	46	8/15/13
60844	RR-1	8	9/20/13
60870	R-7000	44	9/19/13
60878	R-7000	156	5/17/14
60879	R-7000	63	5/17/14
60885	R-7000	49	7/18/13
60933	R-7000	35	11/21/13
60949	R-7000	114	5/22/14
61038	R-7000	41	9/19/13
61040	R-7000	58	6/20/14
61041	R-1000	40	6/20/14
61118	R-7000	33	9/19/13
61133	R-10000	64	9/19/13
61248	R-7000	165	6/19/14
61303	R-7000	75	6/19/14
61314	R-10000	84	12/19/13
61480	R-7000	130	10/17/13
61490	R-7000	73	7/18/13
61491	R-7000	33	10/17/13
61535	R-7000	240	10/17/13
61542	R-7000	22	11/21/13
61549	R-7000	38	11/21/13
61554	R-7000	20	2/21/14
61555	SRR	27	12/22/13
61573	R-7000	81	5/22/14
61574	R-10000	45	7/17/13
61586	R-7000	151	4/21/15
61600	R-7000	33	6/20/14
61677	R-7000	58	8/15/13

61678	R-7000	58	9/18/13
61679	R-10000	55	10/17/13
61681	R-7000	57	11/21/13
61721	R-7000	78	7/17/13
61733	SRR	18	7/18/13
61734	R-7000	19	7/18/13
61749	R-7000	14	8/21/13
61817	R-7000	151	12/19/13
61818	R-7000	131	12/19/13
61907	R-7000	22	4/21/15
61915	SRR	33	1/17/14
61920	R-10000 R-15000	108	7/18/14
61921	R-7000	77	4/17/14
61966	R-7000	35	9/19/13
61970	R-7000	9	1/17/14
61973	R-7000	18	8/15/13
61977	R-7000	16	10/17/13
61989	R-10000	56	12/19/13
62052	R-7000	81	10/16/13
62120	R-7000	316	5/22/14
62121	R-7000	115	10/16/13
62206	R-7000	34	9/19/13
62207	R-7000	29	2/19/13
62208	R-7000	41	8/15/13
62215	SRR	23	12/19/13
62247	RR-1	4	12/19/13
62321	R-7000	80	9/19/13
62349	R-7000	78	9/18/13
62403	R-10000	204	12/19/13
62409	R-7000	37	12/19/13
62478	R-7000	79	10/17/13
62485	R-7000	39	7/17/13
62520	SRR	11	8/20/14
62578	R-7000	87	11/21/13
62579	R-7000	88	12/18/13
62635	R-7000	78	11/21/13
62643	R-7000	93	2/20/14
62664	SRR	30	11/21/13
62793	R-7000	153	1/17/14
62841	R-7000	60	12/19/13
62873	R-7000	9	2/21/14
62916	R-7000	84	1/17/14
62925	R-10000	183	1/17/14
62979	R-7000	88	2/21/14
62998	SRR	15	5/22/14
63031	R-7000	25	6/19/14
63095	R-7000	41	6/18/14
63112	R-7000	126	6/19/14
63137	R-7000	75	4/16/14
63201	R-7000	19	7/17/14
63215	MDR R-7000	115	5/21/14
63241	RR-1	8	12/19/13
63247	SRR	11	1/17/14
63282	R-7000	177	9/18/13
63283	R-7000	85	9/18/13
63288	R-7000	60	1/28/15

63314	R-7000	153	12/15/14
63365	R-7000	114	9/17/14
63786	R-7000	37	10/16/13
64211	R-7000	18	2/21/14
64244	R-7000	37	6/19/14
64249	SRR	9	6/19/14
64250	R-7000	125	1/17/14
64392	R-7000	91	10/16/13
64752	SRR	8	8/21/13
64753	R-7000	37	9/18/13
64877	R-7000	41	8/21/13
64922	R-7000	84	9/18/13
64965	R-7000	48	4/16/14
65186	R-7000	73	9/18/13
65401	R-7000	19	10/15/14
65402	R-7000	10	10/16/13
65520	R-7000	34	8/21/13
66062	R-10000	111	1/17/14
66161	R-7000	38	11/20/13
66209	R-7000	35	6/18/14
66217	R-7000	8	1/17/14
66241	R-7000 R-10000	1925	10/17/18
66285	R-7000	169	12/15/14

66353	R-7000	39	6/18/14
66396	SRR	7	8/20/14
66408	R-7000	20	10/19/13
66607	R-7000	5	6/18/14
66620	RR-1	9	7/16/14
66624	R-7000	18	1/20/15
66666	R-7000	8	2/20/14
66667	R-7000	12	2/20/14
66680	R-7000 R-10000 R-15000	238	8/18/14
66793	SRR	8	10/15/14
66802	R-10000	110	4/16/14
67239 Rev.	SRR	49	2/19/15
67494	R-15000	19	4/21/15
67582	R-7000	8	6/18/14
67591	SRR	7	11/16/13
68547	R-7000	6	10/19/13
68722	RR-1	20	6/16/15
69356	SRR	25	6/16/15
69466	SRR	17	12/17/14
70238	MDR	155	7/20/13
TOTALS		12,876	

Source: City of Lancaster Planning Department

Site Suitability for Moderate-income Households

There is sufficient vacant multi-residential land within the city suitable for moderate-income households. Table F-4 is a parcel-specific inventory of potential sites with the Medium Density Residential (MDR) and High Density Residential (HDR) zones. For the purpose of meeting the housing needs of moderate-income households, the City will use the inventory of potential sites in the MDR zone to accommodate this need. The MDR zone has a density range of 6.6 to 15 units per acre. This density is not high enough to qualify for meeting the needs of low and very low-income households; the default density for meeting the needs of lower-income households is 30 units per acre. There are 241 vacant acres of MDR land, which would accommodate 3,618 housing units at maximum density, or 2,894 housing units at “realistic capacity.” This vacant land inventory would be sufficient to meet the housing allocation of 413 units for moderate income-households.

Historically, developments within the MDR zone have demonstrated to be affordable to moderate-income households; and in many instances, to lower-income households. College Terrace condominiums, located on the northeast corner of 30th Street West and Avenue J-4 are located in the MDR zone and are typically affordable to moderate-income households. In 2012, several units sold in the price range of \$75,000 to \$85,000. In July 2013, another unit sold for \$130,000. These selling prices would require monthly payments from \$600 to \$900, affordable to households making less than \$40,000 per year. Likewise, rentals for multi-family units in the MDR zone are also affordable to moderate-income households, such as Regency Apartments located on the north side of Avenue J-8 and east of 25th Street West. These apartments rent for \$730 to \$1,180 per month and would still remain affordable to moderate income households.

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

Site Suitability for Low and Very Low-income Households

There is sufficient vacant multi-residential and mixed use land within the city suitable for low and very low-income households. Table F-4 and Table F-5 include a parcel-specific inventory of potential sites within High Density Residential (HDR) and Mixed Use (MU) zones to accommodate this need, and Figure F-2 and Figure F-3 are maps showing the locations of these sites. The table lists sites by assessor's parcel number, and provides zoning, property size and unit yield, including the property's "realistic development capacity." The analysis of realistic development capacity, discussed later in this chapter, relies on the potential outcomes of the adopted land use controls, local market conditions, and previously approved multi-family developments.

Lancaster's inventory of HDR zoned land includes six vacant sites, each of which are greater than 1 acre, encompassing a total of 36 acres. All of these vacant sites are suitable for development, as described in detail below:

APN 3148-041-001 is a large 11-acre property located south of Ave J, west of 20th Street East. It is a property that is adjacent to existing multi-family development, and south of a shopping center. All existing infrastructure, including sewer, water and electricity can be extended to serve the site. The site has previously been approved and graded for development; however, the site remains vacant and requires entitlements for future development. This site can accommodate up to 340 units or more, with a density bonus.



APN 3125-010-071 is a 7-acre property located on the southeast corner of Avenue K-8 and 15th Street West. It is a property that is located adjacent to a medical facility and is surrounded by other multi-family developments and the City Park located to the east. All existing infrastructure can be extended to serve the site. There are no other outstanding environmental or topographical issues with this property that would hinder a builder's ability to achieve maximum density for this project site. This site can accommodate up to 224 housing units.



Together, APNs 3112-003-013 and 3112-003-038 total almost 10 acres and would accommodate 288 housing units, at 30 units per acre. This property is located north of Avenue L and east of 30th Street West, just north of an existing shopping center, and south of an existing multi-family complex. All infrastructures can be extended to serve the site. There no environmental or topographical concerns that would affect the ability to develop the site.



APN 3112-008-037 is located south of Avenue K and east of 30th Street West, and is a little over 3.5 acres, which would accommodate up to 108 units. In 2008, the City approved a mixed use project on this corner, with commercial uses facing Avenue K and condominiums consisting of 50 units located adjacent to the south. Not yet constructed, this project is scheduled to expire in 2015. This project site is located across the street from Antelope Valley College and is surrounded by existing residential development. There are no outstanding environmental or topographical issues regarding this site.



APNs 3123-016-020 and 3123-016-021 make up a vacant site in central Lancaster located near Antelope Valley Hospital and other medical uses. Other multi-family uses are located in close proximity to this site. Totalling a little more than two acres, this site would accommodate 62 housing units. There are no known environmental or topographical concerns for this property.



Lancaster's inventory of Mixed Use zoned land includes almost 300 vacant sites (see Table F-5 and Figure F-3), many of which are greater than 5 acre in size, and encompass a total of 1,159 acres, accommodating over 9,000 potential housing units, at an assumed density of 8 units per acre. All of these vacant sites are suitable for development, given a flat topography, and close proximity to existing infrastructure, including sewer, water and electrical distribution facilities.

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

The largest mixed use area is located just south of the City's largest employment-based specific plan, Fox Field. The City hopes that this mixed use area would develop with residential housing to accommodate future employees of Fox Field, along with necessary commercial and office uses. Many of the mixed use sites south of Fox Field are 5 acres or greater, especially those located along the major arterial streets. These sites are considered prime locations for development, given their easy access and high visibility. The next largest mixed use area is also located near a large employment hub, the Lancaster Business Park. This mixed use area is located west of Sierra Highway, between Avenue K and L, encompassing almost one-half of a square mile. The area is also bounded by a large existing commercial shopping center to the west. Given its proximity to existing commercial and employment uses, as well as its adjacent location to Sierra Highway, a regional thoroughfare, all sites within this mixed use area are highly suitable for higher density residential development.

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

All of the City's mixed use sites are suitable for dense residential development. Since the Mixed Use zones are new, the City has not had any new development within the Mixed Use zones; however, the City can point to a few mixed use developments located in other zones or in the Downtown to justify the potential for dense residential development. Further discussion on realistic development capacity in the Mixed Use zones is provided later in this chapter.

Given the 36 acres of HDR zoned land, which would yield 1,079 housing units at 30 acres per unit, and 1,159 acres of Mixed Use zoned land, which has no density range, and may yield upwards of 9,000 units; the City believes it can accommodate for the 384 low-income and 627 very low-income housing needs allocation for 2014 to 2021.

#	APN	Zone	Acre	Unit Yield	Realistic Capacity
1	3148-041-001	HDR	11.34	340	272
2	3125-010-071	HDR	7.47	224	179
3	3112-003-013	HDR	4.81	144	116
4	3112-003-038	HDR	4.79	144	115
5	3112-008-037	HDR	3.60	108	86
6	3123-016-020	HDR	1.03	31	24
7	3123-016-021	HDR	1.03	31	24
8	3107-012-907	MDR	22.38	336	269
9	3107-012-116	MDR	19.48	292	234
10	3121-034-006	MDR	11.58	174	139
11	3112-004-158	MDR	9.81	147	118
12	3150-010-039	MDR	9.21	138	110
13	3154-011-016	MDR	8.55	128	103
14	3135-001-905	MDR	8.48	127	102
15	3135-001-904	MDR	5.92	89	71
16	3154-002-034	MDR	5.07	76	61
17	3153-001-022	MDR	5.07	76	61
18	3153-001-021	MDR	5.05	76	61
19	3135-001-907	MDR	4.82	72	58
20	3112-001-014	MDR	4.75	71	57
21	3153-002-001	MDR	4.69	70	56
22	3154-002-092	MDR	4.63	70	56
23	3112-001-034	MDR	4.54	68	54
24	3112-004-015	MDR	4.40	66	53
25	3153-001-023	MDR	4.28	64	51
26	3153-002-020	MDR	4.05	61	49
27	3112-004-016	MDR	3.83	58	46
28	3112-004-029	MDR	3.75	56	45
29	3112-004-155	MDR	3.65	55	44
30	3122-016-019	MDR	3.52	53	42
31	3123-024-053	MDR	3.44	52	41
32	3112-004-154	MDR	3.27	49	39
33	3148-021-073	MDR	2.70	41	32
34	3112-003-054	MDR	2.60	39	31
35	3124-002-054	MDR	2.57	39	31
36	3148-021-074	MDR	2.55	38	31

37	3153-001-024	MDR	2.55	38	31	
38	3153-001-025	MDR	2.52	38	30	
39	3122-003-018	MDR	2.50	38	30	
40	3112-004-010	MDR	2.37	36	28	
41	3147-001-039	MDR	2.37	36	28	
42	3147-001-038	MDR	2.37	35	28	
43	3135-001-911	MDR	2.35	35	28	
44	3153-002-019	MDR	2.35	35	28	
45	3153-002-021	MDR	2.34	35	28	
46	3153-002-022	MDR	2.34	35	28	
47	3123-024-055	MDR	2.29	34	27	
48	3122-003-017	MDR	2.18	33	26	
49	3150-017-002	MDR	2.14	32	26	
50	3150-017-001	MDR	2.14	32	26	
51	3124-013-014	MDR	2.04	31	24	
52	3112-003-055	MDR	1.93	29	23	
53	3122-020-060	MDR	1.84	28	22	
54	3124-002-048	MDR	1.81	27	22	
55	3135-001-909	MDR	1.76	26	21	
56	3135-001-914	MDR	1.55	23	19	
57	3123-012-043	MDR	1.55	23	19	
58	3130-024-093	MDR	1.46	22	17	
59	3135-001-906	MDR	1.43	21	17	
60	3112-012-006	MDR	1.40	21	17	
61	3124-003-029	MDR	1.38	21	17	
62	3124-003-030	MDR	1.34	20	16	
63	3135-001-913	MDR	1.28	19	15	
64	3147-001-049	MDR	1.21	18	15	
65	3130-037-001	MDR	1.18	18	14	
66	3140-030-038	MDR	1.14	17	14	
67	3148-017-010	MDR	1.12	17	13	
68	3140-030-037	MDR	1.12	17	13	
69	3122-017-020	MDR	1.10	16	13	
70	3135-001-908	MDR	1.08	16	13	
71	3130-037-031	MDR	1.05	16	13	
HDR subtotal				36	1,079	863
MDR subtotal				241	3,618	2,894
Totals				277	4,697	3,757

Source: City of Lancaster Planning Department

Figure F-2
Available Multi-Residential Land Inventory Map



Legend

- City Limits
- Available Multi-Family Residential
- Major Streets
- State Highway 14



Source: City of Lancaster Planning Department

Table F-5 Available Vacant Mixed Use Land Inventory					
#	APN	Zone	Acre	Unit Yield	Realistic Capacity
1	3105-017-005	MU-N	30.41	n/a	243
2	3123-012-041	MU-N	23.58	n/a	189
3	3105-017-011	MU-N	13.99	n/a	112
4	3105-018-098	MU-N	12.67	n/a	101
5	3128-002-004	MU-N	11.90	n/a	95
6	3112-003-021	MU-N	10.56	n/a	85
7	3107-011-017	MU-N	10.42	n/a	83
8	3107-011-093	MU-N	10.42	n/a	83
9	3107-011-028	MU-N	10.27	n/a	82
10	3105-018-038	MU-N	10.07	n/a	81
11	3105-018-039	MU-N	10.03	n/a	80
12	3105-017-001	MU-N	9.92	n/a	79
13	3105-018-014	MU-N	9.73	n/a	78
14	3105-018-013	MU-N	9.73	n/a	78
15	3107-011-092	MU-N	9.66	n/a	77
16	3147-002-046	MU-N	8.88	n/a	71
17	3107-012-012	MU-N	8.50	n/a	68
18	3107-011-098	MU-N	7.80	n/a	62
19	3105-018-043	MU-N	6.80	n/a	54
20	3105-018-044	MU-N	6.78	n/a	54
21	3105-018-045	MU-N	6.76	n/a	54
22	3105-018-040	MU-N	6.49	n/a	52
23	3105-018-046	MU-N	6.22	n/a	50
24	3105-017-012	MU-N	5.77	n/a	46
25	3107-011-036	MU-N	5.21	n/a	42
26	3107-011-049	MU-N	5.20	n/a	42
27	3107-011-050	MU-N	5.20	n/a	42
28	3107-011-004	MU-N	5.13	n/a	41
29	3107-011-044	MU-N	5.12	n/a	41
30	3107-012-120	MU-N	5.12	n/a	41
31	3107-012-094	MU-N	5.11	n/a	41
32	3128-003-901	MU-N	5.10	n/a	41
33	3128-003-020	MU-N	5.04	n/a	40
34	3123-016-004	MU-N	5.02	n/a	40
35	3123-016-005	MU-N	5.02	n/a	40
36	3107-012-013	MU-N	5.00	n/a	40
37	3107-012-004	MU-N	4.91	n/a	39
38	3150-007-059	MU-N	4.51	n/a	36
39	3107-012-010	MU-N	3.89	n/a	31
40	3105-018-074	MU-N	3.89	n/a	31
41	3142-007-010	MU-N	3.86	n/a	31
42	3105-018-020	MU-N	3.39	n/a	27
43	3105-018-053	MU-N	3.13	n/a	25
44	3105-018-081	MU-N	3.10	n/a	25
45	3105-018-082	MU-N	3.10	n/a	25
46	3138-019-803	MU-N	3.06	n/a	24
47	3142-006-028	MU-N	3.00	n/a	24
48	3142-006-025	MU-N	2.99	n/a	24
49	3142-006-024	MU-N	2.99	n/a	24
50	3128-002-005	MU-N	2.77	n/a	22
51	3107-011-099	MU-N	2.60	n/a	21
52	3107-011-063	MU-N	2.60	n/a	21
53	3107-011-056	MU-N	2.60	n/a	21

54	3107-011-062	MU-N	2.60	n/a	21
55	3107-011-055	MU-N	2.60	n/a	21
56	3107-011-061	MU-N	2.60	n/a	21
57	3107-011-060	MU-N	2.60	n/a	21
58	3107-012-048	MU-N	2.60	n/a	21
59	3107-012-073	MU-N	2.60	n/a	21
60	3107-012-034	MU-N	2.60	n/a	21
61	3107-012-066	MU-N	2.60	n/a	21
62	3107-012-068	MU-N	2.60	n/a	21
63	3107-012-071	MU-N	2.60	n/a	21
64	3107-012-063	MU-N	2.60	n/a	21
65	3107-012-049	MU-N	2.60	n/a	21
66	3107-012-050	MU-N	2.60	n/a	21
67	3107-012-051	MU-N	2.60	n/a	21
68	3107-012-070	MU-N	2.60	n/a	21
69	3107-012-032	MU-N	2.60	n/a	21
70	3107-012-055	MU-N	2.59	n/a	21
71	3107-012-089	MU-N	2.59	n/a	21
72	3107-012-087	MU-N	2.59	n/a	21
73	3107-012-086	MU-N	2.59	n/a	21
74	3107-012-056	MU-N	2.59	n/a	21
75	3107-012-075	MU-N	2.59	n/a	21
76	3107-012-045	MU-N	2.59	n/a	21
77	3107-012-112	MU-N	2.59	n/a	21
78	3107-012-074	MU-N	2.59	n/a	21
79	3107-012-088	MU-N	2.59	n/a	21
80	3107-012-046	MU-N	2.59	n/a	21
81	3107-012-041	MU-N	2.59	n/a	21
82	3107-012-083	MU-N	2.59	n/a	21
83	3107-012-044	MU-N	2.59	n/a	21
84	3107-012-084	MU-N	2.59	n/a	21
85	3107-012-077	MU-N	2.59	n/a	21
86	3105-014-001	MU-N	2.57	n/a	21
87	3105-013-010	MU-N	2.57	n/a	21
88	3107-012-060	MU-N	2.57	n/a	21
89	3105-014-010	MU-N	2.57	n/a	21
90	3105-015-002	MU-N	2.57	n/a	21
91	3107-012-095	MU-N	2.57	n/a	21
92	3105-015-012	MU-N	2.57	n/a	21
93	3107-011-047	MU-N	2.57	n/a	21
94	3105-015-011	MU-N	2.56	n/a	21
95	3107-011-042	MU-N	2.56	n/a	21
96	3105-015-001	MU-N	2.56	n/a	21
97	3107-011-048	MU-N	2.56	n/a	21
98	3107-011-043	MU-N	2.56	n/a	20
99	3105-016-001	MU-N	2.56	n/a	20
100	3107-012-119	MU-N	2.56	n/a	20
101	3107-012-053	MU-N	2.56	n/a	20
102	3107-012-064	MU-N	2.56	n/a	20
103	3105-016-002	MU-N	2.56	n/a	20
104	3107-012-065	MU-N	2.56	n/a	20
105	3107-012-054	MU-N	2.56	n/a	20
106	3107-012-030	MU-N	2.56	n/a	20
107	3107-012-113	MU-N	2.56	n/a	20
108	3105-016-011	MU-N	2.56	n/a	20
109	3107-012-061	MU-N	2.56	n/a	20
110	3105-016-012	MU-N	2.55	n/a	20
111	3105-018-077	MU-N	2.54	n/a	20

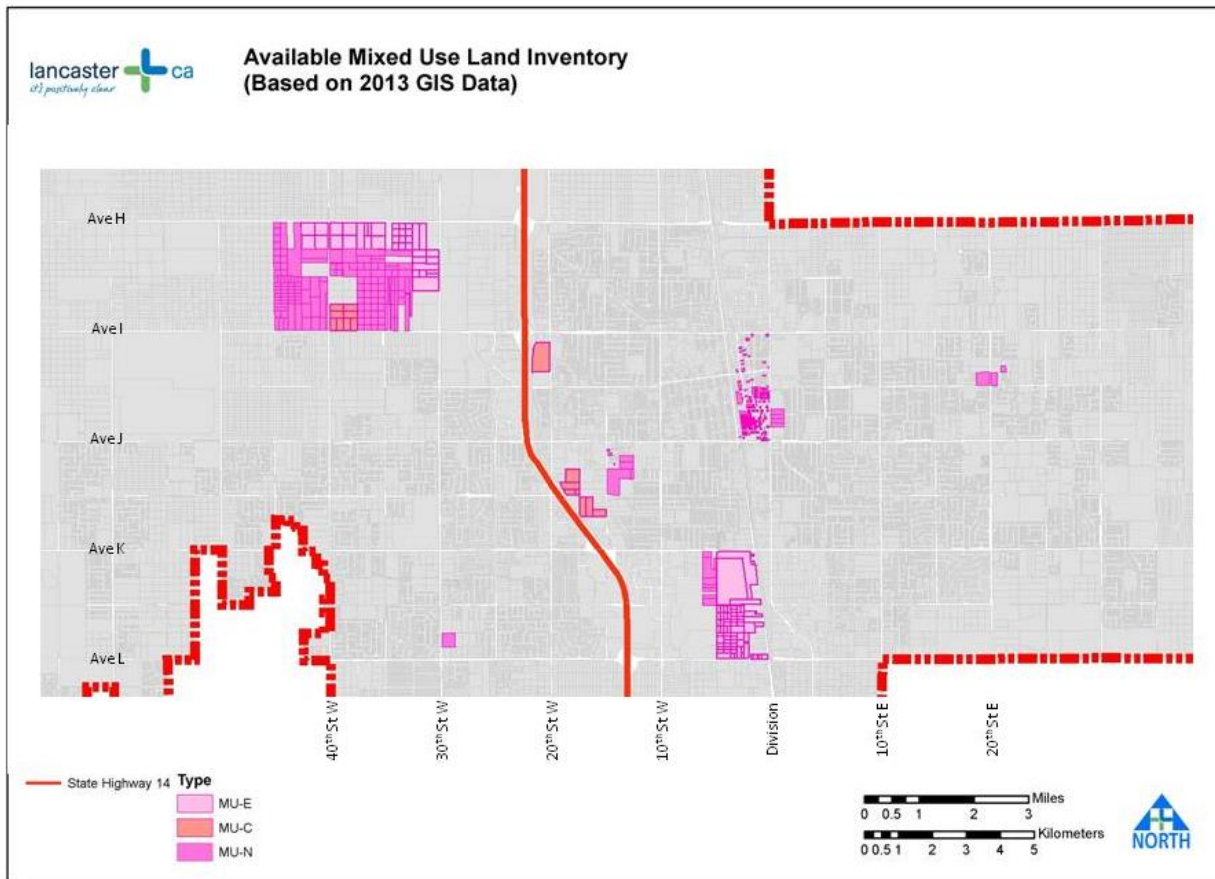
112	3105-018-078	MU-N	2.53	n/a	20
113	3105-018-052	MU-N	2.53	n/a	20
114	3105-018-051	MU-N	2.53	n/a	20
115	3128-003-019	MU-N	2.52	n/a	20
116	3128-003-900	MU-N	2.52	n/a	20
117	3128-003-018	MU-N	2.52	n/a	20
118	3107-012-058	MU-N	2.45	n/a	20
119	3107-012-031	MU-N	2.35	n/a	19
120	3107-012-091	MU-N	2.33	n/a	19
121	3105-018-099	MU-N	2.22	n/a	18
122	3105-013-001	MU-N	2.20	n/a	18
123	3107-012-039	MU-N	2.19	n/a	17
124	3107-012-085	MU-N	2.19	n/a	17
125	3107-012-042	MU-N	2.18	n/a	17
126	3107-012-078	MU-N	2.18	n/a	17
127	3107-011-087	MU-N	2.05	n/a	16
128	3107-011-089	MU-N	2.05	n/a	16
129	3107-011-088	MU-N	2.05	n/a	16
130	3107-011-090	MU-N	2.05	n/a	16
131	3150-007-061	MU-N	1.87	n/a	15
132	3128-002-002	MU-N	1.76	n/a	14
133	3123-012-015	MU-N	1.69	n/a	14
134	3105-018-019	MU-N	1.40	n/a	11
135	3105-018-088	MU-N	1.28	n/a	10
136	3105-018-113	MU-N	1.28	n/a	10
137	3105-018-119	MU-N	1.28	n/a	10
138	3105-018-101	MU-N	1.28	n/a	10
139	3105-018-096	MU-N	1.28	n/a	10
140	3105-018-095	MU-N	1.28	n/a	10
141	3105-018-047	MU-N	1.28	n/a	10
142	3105-018-069	MU-N	1.28	n/a	10
143	3105-018-087	MU-N	1.28	n/a	10
144	3105-018-118	MU-N	1.27	n/a	10
145	3105-018-083	MU-N	1.27	n/a	10
146	3105-018-093	MU-N	1.27	n/a	10
147	3105-018-094	MU-N	1.27	n/a	10
148	3105-018-102	MU-N	1.27	n/a	10
149	3105-018-106	MU-N	1.27	n/a	10
150	3105-018-085	MU-N	1.27	n/a	10
151	3105-018-126	MU-N	1.27	n/a	10
152	3105-018-065	MU-N	1.27	n/a	10
153	3105-018-105	MU-N	1.27	n/a	10
154	3105-018-076	MU-N	1.27	n/a	10
155	3105-018-061	MU-N	1.27	n/a	10
156	3105-018-121	MU-N	1.27	n/a	10
157	3105-018-109	MU-N	1.27	n/a	10
158	3105-018-104	MU-N	1.27	n/a	10
159	3105-018-123	MU-N	1.27	n/a	10
160	3105-018-068	MU-N	1.27	n/a	10
161	3105-018-120	MU-N	1.27	n/a	10
162	3105-018-110	MU-N	1.27	n/a	10
163	3105-018-111	MU-N	1.27	n/a	10
164	3105-018-115	MU-N	1.27	n/a	10
165	3105-018-127	MU-N	1.27	n/a	10
166	3105-018-117	MU-N	1.27	n/a	10
167	3138-030-036	MU-N	1.17	n/a	9
168	3121-034-025	MU-C	26.32	n/a	211
169	3123-004-024	MU-C	10.15	n/a	81

170	3123-002-032	MU-C	7.20	n/a	58
171	3123-002-031	MU-C	7.11	n/a	57
172	3123-004-037	MU-C	6.46	n/a	52
173	3107-012-105	MU-C	5.18	n/a	41
174	3107-012-104	MU-C	5.18	n/a	41
175	3123-002-034	MU-C	4.86	n/a	39
176	3107-012-107	MU-C	4.80	n/a	38
177	3107-012-106	MU-C	4.80	n/a	38
178	3107-012-101	MU-C	4.78	n/a	38
179	3107-012-102	MU-C	4.78	n/a	38
180	3107-012-103	MU-C	4.78	n/a	38
181	3107-012-100	MU-C	4.08	n/a	33
182	3123-004-038	MU-C	3.45	n/a	28
183	3123-004-040	MU-C	1.18	n/a	9
184	3128-001-021	MU-E	68.28	n/a	546
185	3128-001-019	MU-E	31.08	n/a	249
186	3107-012-115	MU-E	19.50	n/a	156
187	3107-011-016	MU-E	10.43	n/a	83
188	3107-011-082	MU-E	10.42	n/a	83
189	3105-025-003	MU-E	10.28	n/a	82
190	3107-011-014	MU-E	10.06	n/a	80
191	3107-011-052	MU-E	9.89	n/a	79
192	3107-011-051	MU-E	9.89	n/a	79
193	3107-011-003	MU-E	9.87	n/a	79
194	3107-011-081	MU-E	9.67	n/a	77
195	3107-011-078	MU-E	9.66	n/a	77
196	3107-011-013	MU-E	9.65	n/a	77
197	3105-025-004	MU-E	9.52	n/a	76
198	3105-025-002	MU-E	9.40	n/a	75
199	3107-011-080	MU-E	8.96	n/a	72
200	3128-001-020	MU-E	8.79	n/a	70
201	3105-025-001	MU-E	8.69	n/a	70
202	3128-005-038	MU-E	6.37	n/a	51
203	3107-011-032	MU-E	5.22	n/a	42
204	3107-011-094	MU-E	5.13	n/a	41
205	3107-011-084	MU-E	5.12	n/a	41
206	3128-005-017	MU-E	5.05	n/a	40
207	3107-011-097	MU-E	4.75	n/a	38
208	3107-011-096	MU-E	4.74	n/a	38
209	3128-005-034	MU-E	4.52	n/a	36
210	3128-006-048	MU-E	4.00	n/a	32
211	3128-006-056	MU-E	3.95	n/a	32
212	3107-011-070	MU-E	2.57	n/a	21
213	3107-011-077	MU-E	2.57	n/a	21
214	3107-011-058	MU-E	2.57	n/a	21
215	3107-011-064	MU-E	2.57	n/a	21
216	3107-011-074	MU-E	2.57	n/a	21
217	3128-006-025	MU-E	2.57	n/a	21
218	3107-011-076	MU-E	2.57	n/a	21
219	3107-011-073	MU-E	2.57	n/a	21
220	3107-011-075	MU-E	2.57	n/a	21
221	3107-011-065	MU-E	2.57	n/a	21
222	3107-011-038	MU-E	2.56	n/a	20
223	3107-011-039	MU-E	2.56	n/a	20
224	3128-006-021	MU-E	2.55	n/a	20
225	3128-006-004	MU-E	2.49	n/a	20
226	3128-006-049	MU-E	2.42	n/a	19
227	3107-011-034	MU-E	2.42	n/a	19

228	3107-011-033	MU-E	2.42	n/a	19
229	3107-011-041	MU-E	2.37	n/a	19
230	3107-011-040	MU-E	2.37	n/a	19
231	3128-006-027	MU-E	2.36	n/a	19
232	3107-011-057	MU-E	2.19	n/a	18
233	3107-011-067	MU-E	2.19	n/a	18
234	3107-011-068	MU-E	2.19	n/a	17
235	3128-005-036	MU-E	1.98	n/a	16
236	3128-006-906	MU-E	1.72	n/a	14
237	3128-005-029	MU-E	1.37	n/a	11
238	3128-005-026	MU-E	1.34	n/a	11
239	3128-005-028	MU-E	1.30	n/a	10
240	3128-005-004	MU-E	1.29	n/a	10
241	3128-005-003	MU-E	1.29	n/a	10
242	3128-005-002	MU-E	1.29	n/a	10
243	3128-005-001	MU-E	1.29	n/a	10
244	3128-005-024	MU-E	1.28	n/a	10
245	3128-005-023	MU-E	1.28	n/a	10
246	3128-005-020	MU-E	1.28	n/a	10
247	3128-005-019	MU-E	1.28	n/a	10
248	3128-006-024	MU-E	1.26	n/a	10
249	3128-005-013	MU-E	1.25	n/a	10
250	3128-006-023	MU-E	1.25	n/a	10
251	3128-006-003	MU-E	1.25	n/a	10
252	3128-005-021	MU-E	1.25	n/a	10
253	3128-005-027	MU-E	1.25	n/a	10
254	3128-006-005	MU-E	1.25	n/a	10
255	3128-006-018	MU-E	1.25	n/a	10
256	3128-005-022	MU-E	1.25	n/a	10
257	3128-005-025	MU-E	1.25	n/a	10
258	3128-006-022	MU-E	1.25	n/a	10
259	3128-005-005	MU-E	1.25	n/a	10
260	3128-005-007	MU-E	1.25	n/a	10
261	3128-006-020	MU-E	1.25	n/a	10

262	3128-005-012	MU-E	1.25	n/a	10
263	3128-006-006	MU-E	1.25	n/a	10
264	3128-005-006	MU-E	1.25	n/a	10
265	3128-006-010	MU-E	1.25	n/a	10
266	3128-005-010	MU-E	1.25	n/a	10
267	3128-005-011	MU-E	1.25	n/a	10
268	3128-005-015	MU-E	1.25	n/a	10
269	3128-005-016	MU-E	1.25	n/a	10
270	3128-005-009	MU-E	1.25	n/a	10
271	3128-005-018	MU-E	1.25	n/a	10
272	3128-006-019	MU-E	1.25	n/a	10
273	3128-005-008	MU-E	1.25	n/a	10
274	3128-005-014	MU-E	1.25	n/a	10
275	3128-006-002	MU-E	1.25	n/a	10
276	3128-006-009	MU-E	1.25	n/a	10
277	3128-006-007	MU-E	1.24	n/a	10
278	3128-006-008	MU-E	1.24	n/a	10
279	3128-006-011	MU-E	1.24	n/a	10
280	3128-006-001	MU-E	1.24	n/a	10
281	3128-006-017	MU-E	1.21	n/a	10
282	3128-006-904	MU-E	1.07	n/a	9
283	3128-006-050	MU-E	1.02	n/a	8
284	3128-006-052	MU-E	0.99	n/a	8
285	3128-006-051	MU-E	0.97	n/a	8
286	3128-006-900	MU-E	0.72	n/a	6
287	3128-001-005	MU-E	0.68	n/a	5
288	3128-006-905	MU-E	0.54	n/a	4
290	3128-001-018	MU-E	0.36	n/a	3
291	3128-006-903	MU-E	0.30	n/a	2
292	3128-005-033	MU-E	0.28	n/a	2
293	3128-006-055	MU-E	0.26	n/a	2
Totals			1,159	n/a	9,273

Figure F-3
Available Mixed Use Land Inventory Map



Source: City of Lancaster Planning Department

2. Analysis of Sites and Zoning

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

Realistic Development Capacity

Table F-1 in this Section provides the number of vacant land available to accommodate the City's housing need, as well as the "realistic capacity." The "realistic capacity" does not estimate unit capacity based on the theoretical maximum build-out allowed by the zoning; rather, "realistic capacity" considers all applicable land use controls and site improvement requirements and the track record of the density that has been achieved in the past for land within the same zoning.

Single-family development

Most of the city's single-family development occurs within land designated Urban Residential (UR), and specifically, within the R-7,000 (single-family residential) zone. The Urban Residential land use designation allows for a density between 2.1 to 6.5 units per acre, as defined by the General Plan. Historically, the majority of the city's single-family development has been approximately 4 units per acres, in the R-7,000 zone. This is the direct result of the requirement for a minimum lot size of 7,000 square feet, and the requirement for public right-of-way dedications for road, sidewalk, curb and gutter. Public right-of-way dedications for local streets are 60 feet in width, with 36 feet of pavement from curb to curb and 12 feet of sidewalk/parkway adjacent to each curb. These improvements typically account for 30 to 35 percent of a development's project area. Thus, given 43,560 square feet in an acre, approximately 28,000 square feet is used for lots (4 x 7,000 sq. ft.) and the remainder is used for public improvements. Some projects do exceed 4 units per acre; however, this is uncommon, and usually requires the submittal of a Specific Plan or Residential Planned Development.

Multi-family development

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

Multi-family projects less than 16 units are limited to 55 feet in height and multi-family projects greater than 16 units are limited to 72 feet in height (or 35 feet if located within 100 feet from single-family homes). While this height limit could typically accommodate a 4 to 5-storied

structure, market conditions limit most multi-family structures in Lancaster to about two to three stories. The lot coverage percentage for multi-family zones is 50 percent. Again, due to market conditions, most developers do not achieve this lot coverage maximum.

Requirements for setbacks, landscaping, open space, recreational amenities and on-site parking are other factors that limit the size of multi-family structures, but are secondary to market demands. The City is accommodating to a variety of moderate to high density residential structures, in context of the surrounding environment. In 2013, as a result of the adoption of new Residential Zones, the City allows developers to build up to the maximum density of a multi-family zone “by right.” The City has also removed the requirement for a conditional use permit for all developments in multi-family zones. In addition, the City has removed the requirement to provide amenities for a housing development in exchange for an increase in density, so that a project can be developed to the maximum density as defined for that residential zone. Despite these new policies, the City does not expect all developers to build to maximum capacity, either due to market conditions, or land use controls.

The City’s land use controls require a certain percentage of the property for landscaping, open space and recreational facilities. One and one-half parking space are required for each studio or one-bedroom unit; two spaces are required for units with two or more bedrooms. One guest parking space is required for every four units. Given the market demands for this area, parking is typically provided within enclosed garages, or on surface parking. Setbacks generally range from 5 to 30 feet from the property lines, depending on whether it is adjacent to single-family residential structures, or is facing an arterial street. All of these requirements would reduce the building footprint of a multi-family structure.

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

Given market forces, and land use control factors, a “realistic development capacity” would be 80 percent of the maximum allowable density for the zone. For the MDR zone, this would be 12 units per acre (80 percent of 15 units per acre). For the HDR zone, this would be 24 units per acre (80 percent of 30 units per acre). These densities are used in Table F-1, for the tallying of residential unit yields for the multi-family zones in Lancaster.

For the purpose of this housing inventory analysis, Table F-4 includes only multi-residential parcels that are greater than one acre. Small sites less than one acre have been left out of the table since small sites do not easily facilitate the development of certain types of affordable housing, including

most assisted housing developments. Yet, the inventory of vacant multi-residential parcels greater than one acre still yields a housing capacity of 3,757 units, exceeding the low and very-low income housing allocation of 1,011 units.

Mixed Use

The City is relying on Mixed Use zoned land to meet its housing needs allocation for 2014 to 2021, in addition to vacant land within the City's multi-family zones. The City adopted zoning regulations for its Mixed Use Zones in July 2010. Since Mixed Use zones are new to the City of Lancaster, the analysis of realistic development capacity relies more on the potential outcomes of the adopted land use controls and local market conditions, than what the City has actually experienced.

The Mixed Use zones regulate developments that combine residential uses with one or more of the following uses: commercial, office professional, light industrial, or community facilities. Lancaster's Mixed Use zones allow for either single-use only developments, or mixed-use developments. This means a developer can build just an apartment/condominium building, or an office building on land zoned Mixed Use. There is no density range that caps the amount of residential units a developer may build on a mixed use site. Instead, the developer is limited by other land use controls, such as height limit, setbacks, on-site parking, and requirement for other amenities.

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

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

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

It is unlikely that all land in Mixed Use zones will be built as high density residential structures. Some Mixed Use land will be built as offices; some as commercial and retail uses. City-wide, the

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

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

The City does have some mixed use developments that were built on Commercial land, with density that is near or that exceeds the default density of 30 units per acres for lower income households. Arbor Grove, located on the northeast corner of 10th Street West and Jackman Ave, was built with 150 affordable housing units, with commercial uses on the ground floor, on 5.3 acres, which calculates to 28 units per acre. Arbor Lofts, located in Downtown Lancaster on Lancaster Blvd, was built with 40 affordable housing units, with a commercial use on the ground floor, on 0.52 acre, which calculates to 40 units per acres. Poppyfield Estates, located in the North Downtown Transit Village Area, was built with 100 affordable housing units, with social services located on the ground floor, on 2.35 acres, which calculates to 43 units per acre. These mixed use buildings are all located in infill locations in or near Downtown, which is more conducive to high density development.

Zoning to Accommodate the Development of Lower Income Housing

Properties in the City’s HDR zone allow 30 residential units per acre by right, and are at a density which would encourage and facilitate housing suitable for lower income households. However, the City’s HDR zoned land inventory includes approximately 36 vacant acres, with a maximum yield of 1,080 housing units. At maximum density, this land inventory is sufficient to accommodate the housing needs allocation of 1,011 housing units for very low and low income households. However, the “realistic capacity” for these 36 acres would yield 864 housing units, which falls short of the needs allocation. The inclusion of the City’s Mixed Use zoned properties, totaling over 1,000 acres, would be sufficient to meet the remainder need. There is no residential density cap in the Mixed Use zones; thus, a developer can certainly propose to build a project that far exceeds 30 units per acre, the default density determined appropriate for lower income housing.

The City’s MDR zone allows 15 residential units per acre by right; however, this density does not meet the State’s default density threshold of 30 units per acre for metropolitan areas, in encouraging and facilitating housing for lower income households. Thus, the City is using MDR zoned land to meet the City’s housing allocation for moderate income households.

Analysis of Non-vacant and Underutilized Sites

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

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

Since Lancaster has sufficient vacant land to accommodate its housing need, it does not need to rely on non-vacant and underutilized residential sites to accommodate the housing need. However, several affordable housing projects built within the last Housing Element cycle were built on non-vacant and underutilized sites.

Downtown Lancaster

The majority of the recent affordable housing built in Lancaster is within the 140-acre Downtown area (see Figure F-4). Two affordable projects, Sagebrush I and II, consisting of 121 housing units for low-income households, were built on land that was previously a parking lot for commercial uses. The Arbor Artist Lofts located on Lancaster Blvd. were also built on property that was previously occupied by an office building.

Lancaster’s Downtown consists of a mix of single and multiple-family residential uses, commercial uses, office uses, public uses and institutional uses. Although only a few acres of the Downtown area are vacant, the City anticipates continued revitalization efforts, including the assemblage of small, underutilized parcels and the construction of high density uses. The ability to construct residential uses “by right” within Downtown will facilitate the influx of new residential units. The ability to build up to four or five stories in height, with fewer parking restrictions will allow projects to achieve a density far greater than what current multi-family zones permit.

Figure F-4
Lancaster Downtown Specific Plan Area



Source: Downtown Lancaster Specific Plan

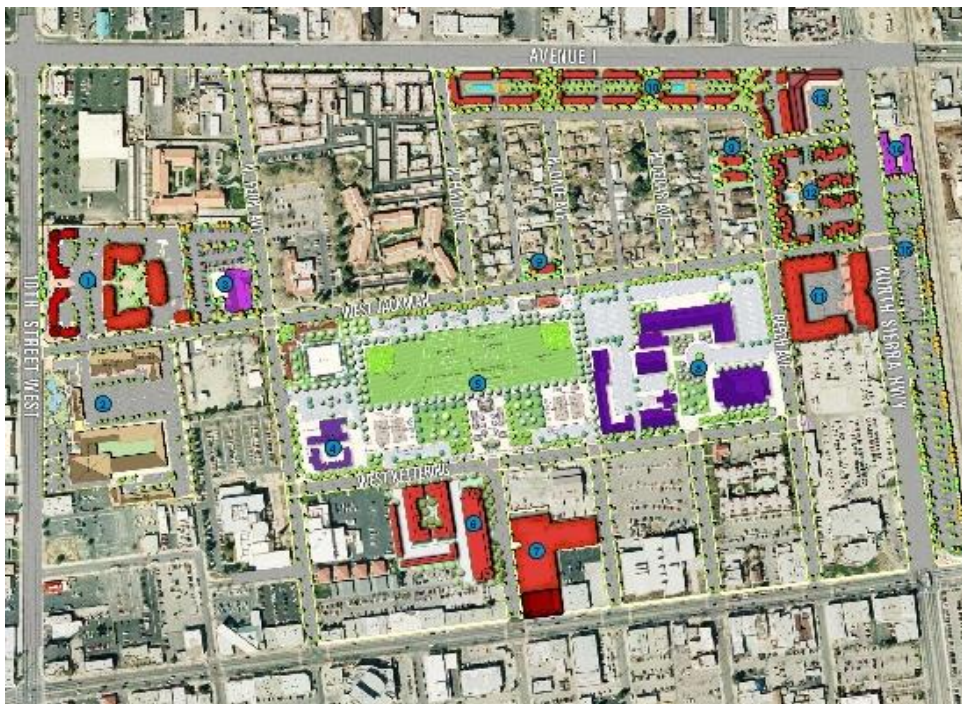
North Downtown Transit Village Project

The North Downtown Transit Village is a major neighborhood redevelopment project to rejuvenate the economically depressed north downtown area of Lancaster (see Figure F-5). The area is generally bounded by Avenue I, Lancaster Boulevard, 10th Street West and the railroad tracks just east of North Sierra Highway, comprising the northern half of the Downtown Area. The Transit Village is proposed as a pedestrian and transit-oriented mixed-use development which includes—and will include—public spaces, new and rehabilitated housing and commercial uses. The MetroLink Station serves as the Transit Village’s “transportation hub” with the inclusion of

Antelope Valley Transit Authority (AVTA) bus system. The concept is that individuals living within the “village” will find many of their day-to-day needs fulfilled within walking distance.

Several housing developments have been built within this area during the last ten years, including Arbor Grove, Arbor Court, Poppyfield Estates and Laurel Crest Apartments. Several deteriorated and dilapidated commercial buildings were demolished along Avenue I, and are now vacant, in anticipation of residential development for moderate-income households. The elimination of the Redevelopment Agency has made it more difficult to fund the development of new affordable housing within the area.

Figure F-5
North Downtown Transit Village Plan Area



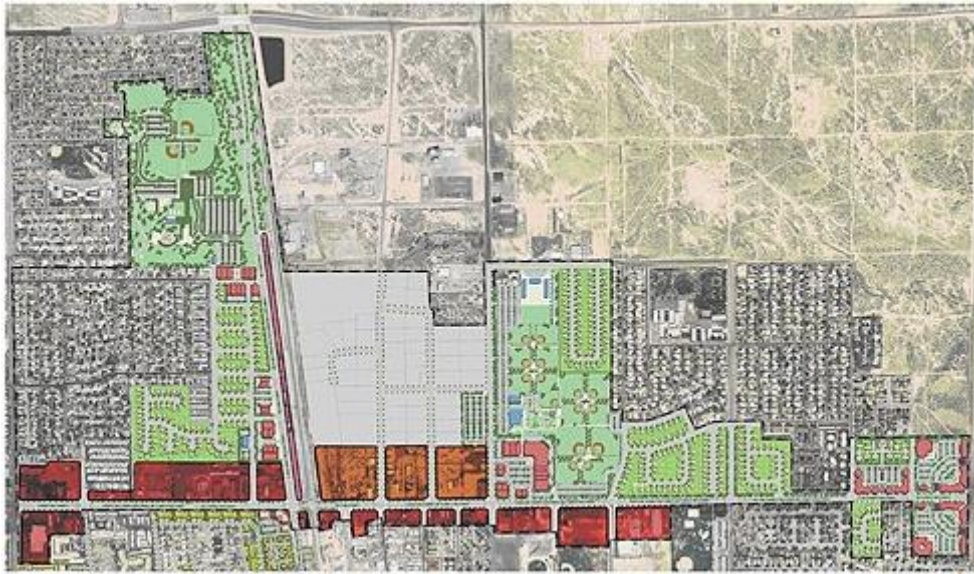
Source: City of Lancaster

Northeast Gateway Corridors Project

The Northeast Gateway Corridors is a 500-acre project located adjacent to and northeast of the Transit Village (see Figure F-6). The plan has provided for a new higher education facility (the Lancaster University Center), a new medical facility (LA County Multi-Ambulatory Care Center), new and rehabilitated housing, and the continuation of the upgrade of Avenue I in the Transit Village project. The primary objectives of the Northeast Gateway Corridors Project are to facilitate the transition and redevelopment of the existing Antelope Valley Fairgrounds site, enhance the aesthetics of streets in the area, and to redevelop housing and improve the stability of the existing neighborhood.

In 2006, the City's Redevelopment Agency sold approximately 15 acres to Larwin Development for the purpose of developing a 72-unit low and moderate-income single family residential project (Carousel). Other opportunities exist in this area for redevelopment, depending on market conditions and funding.

Figure F-6
Northeast Gateway Corridors Plan Area



Source: City of Lancaster

Market Housing Analysis

The Antelope Valley represents one of the most affordable housing markets in the State. Whether during a housing boom or a housing downturn, homes in the Antelope Valley are typically priced significantly lower than other California metropolitan areas. (Also see discussion in Section C on Lancaster housing and rental prices).

Multiple Family Market Analysis

All multiple family projects in Lancaster are reviewed with respect to the density permitted within a multi-family zone. Densities for multi-family properties listed in Table F-4 for the various multi-family zones are listed in the Zoning Ordinance. In 2013, the Residential Zoning Ordinance was revised so that developers may build up to the maximum density "by right," without exchange for amenities, as was done previously. In addition, development applications for multi-family projects will be reviewed and processed administratively by staff, without the need for a public hearing.

Even without this revision, multi-family developers in Lancaster have historically been able to build at the maximum density (or more), as shown in Table F-6. The six most recent multi-family developments have all been built at over 40 units per acre. This is largely due to the location of these projects within the City's downtown area (and within Specific Plan No. 08-01). However,

some of these projects that were located within the City’s Commercial (C) zone still required approval through a public hearing before the Planning Commission. Despite this approval process, the applicants were still able to achieve a density that is near, or that exceeds the maximum density allowed by the zone. Building units beyond the number permitted at the allowable density contributes to the supply of multi-family housing and keeps rental prices within reach of most Lancaster residents.

	Zone	Units	Acres	Maximum Density	Approval Density
Laurel Crest Apartments	C	72	2.72	30	26
Arbor Court Apartments	C	84	1.82	30	46
Poppyfield Estates	C	100	2.35	30	43
Arbor Lofts	SP 08-01	21	0.52	N/A	40
Essex Apartments	C	105	2.24	30	47
Arbor on Date	SP 08-01	40	0.61	N/A	66
Sagebrush Apartments I and II	SP 08-01	121	2.83	N/A	43

Source: City of Lancaster Planning Department

Single Family Market Analysis

The last planning period of 2006 to 2014 captured the end of a housing boom, leading to a recession that the City (and nation, as a whole) is still recovering from. Lancaster housing prices spiked in the mid-2000s due to lax lending practices, but have since collapsed, as a consequence of the subprime mortgage fallout, and other factors. Due to the latest downturn, it is easy for the City to justify the affordability of the market-rate housing in Lancaster, since the city reported a median home price of \$128,750 for 2012, with a majority of the homes priced near or below \$100,000. This is in stark contrast to when the median Lancaster home price peaked in 2006 at \$339,500, exceeding for a short period of time, the affordable threshold for a moderate income household. While a trend of increasing foreclosures is not usually viewed in a positive light, this trend has allowed for a correction in home prices that has increased the affordability of single-family homes to low and moderate-income households. The affordability of Lancaster’s market-rate homes will continue to change as prices fluctuate.

As discussed in Section G (Housing Constraints) of the Housing Element, there are recent reports on the high level of speculative investor activity in a rebounding housing market. Due to the frequent changes in market trends, reliance on market-based pricing by itself does not represent a sound, long-term affordable housing strategy.

Infrastructure and Services Availability

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

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. The projected

water allocation for the Antelope Valley from the State Water Project has been reduced from approximately 75 percent to 44 percent of the annual entitlement of a given year.

Lancaster's ground water resource is vulnerable to weather and rainfall changes. In past years, a dry period was tempered by pumping more ground water than the aquifer could safely yield, in anticipation that the next seasonal rainfall would replenish what had been removed. This practice has resulted in permanent damage to aquifers in some areas through land subsidence, or sinking. To prevent further damage, retrieval of ground water will also be judicially regulated.

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

The AVIRWMP identifies the following projects and efforts currently underway:

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

One method of addressing water supply concerns is recycling. The City's Recycled Water Facilities and Operations Master Plan calls for using recycled water to free up imported and local groundwater currently used for landscape and dust control. Phase one includes wastewater management through the use of the "purple pipe," formally called Lancaster Recycled Water Direct Reuse Program recycled water pipeline. "Purple pipes" have been installed in many newer developments and are projected to be operational in 2014. This start-up recycled water program will irrigate as much as 134 acres of landscaped area.

Another method of addressing water supply concerns is conservation. In response to recent drought years, L.A. County Waterworks District No. 40 has developed a water rationing program.

Implemented as necessary, the program is designed to reduce consumption. Most of the agencies encourage water conservation practices and provide literature to customers on water conservation methods.

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

Water capacity to accommodate City's share of regional housing need:

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

In September 2013, Los Angeles County supervisors approved an agreement between Los Angeles County Waterworks District No. 40 and the Antelope Valley-East Kern Water Agency, allowing the imposition of a charge on new development of \$10,000 for every acre-foot of water a housing tract will consume annually. Given that a typical single-family home consumes 0.79 acre-feet annually, the charge calculates to approximately \$6,000 per house. This money would be used to buy water from other areas of California, to be sent down the California Aqueduct. The added cost for water will be a constraint to housing, until regional agencies find a way to increase the water capacity for the area.

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.

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

Sewer capacity to accommodate City's share of regional housing need:

The current capacity of the Lancaster Water Reclamation Plant (LWRP) is 18 mgd, which accommodates a population of 160,000. The County Sanitation Districts of Los Angeles County's 2020 Plan indicates a need to expand capacity to 26.0 mgd to treat the estimated flows of 2020. Expansion of the plant is proposed to occur in two phases, referred to as Stage V and Stage VI Expansion. The Stage V LWRP upgrade to 21 mgd will allow the facility to accommodate a population of approximately 203,538 persons, or approximately 63,600 housing units, which would include all existing Lancaster housing units and the housing allocation within the planning period. The stage V and VI expansions are planned for completion before year 2020.

Other Environmental Constraints

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

Existing environmental settings in Lancaster do not present a major constraint to affordable housing development. Most of the multi-family sites in Lancaster would be subject to a negative declaration or a mitigated negative declaration, as opposed to an extensive process, such as one

requiring environmental impact reports. Some infill parcels adjacent to existing developments may be categorically exempt by CEQA. Sites within the Downtown Specific Plan will be covered under the Environmental Impact Report prepared for the specific plan, however, they will still be subject to site-specific review, likely resulting in a negative declaration. Affordable housing developments within areas such as Downtown, as well as Lowtree, or the North Downtown Gateway, will be located near transit and other services that will reduce overall vehicle miles traveled. In addition, high density residential developments in these infill areas support the City's objectives of water and other resource conservation as well as reduction of greenhouse gas emissions.

3. Zoning for a Variety of Housing Types

Lancaster's zoning ordinance encourages a variety of housing types, including accessory dwelling units, live-work units, mobile homes, emergency shelters and supportive housing, as follows:

Accessory Dwelling Units (formerly called Secondary Dwelling Units)

(Zones permitted: R-7,000, R-10,000, R-15,000, SRR, RR-1, RR-2.5)

In 2013, the City revised the Residential zoning ordinance to allow accessory units to be built on minimum 7,000 sq. ft. lot, with floor area limited to 10% of the lot size, up to a maximum of 1,500 square feet. This is a revision that greatly expanded the ability to build accessory dwelling units, since the previous regulation required a minimum 10,000 sq. ft. lot, as well as separate utility metering. With the new ordinance, separate utility meters are optional, and not required. These provisions are design to accommodate an increasing number of requests for units for elderly parents and relatives. Accessory dwelling units will be permitted administratively by a Director's Review. The Zoning Ordinance includes development standards for accessory units regulating building size, setbacks, and lot coverage. In most instances, a 7,000 sq. ft. would have the area to accommodate both a primary and accessory dwelling unit; in particular, given the latest revision of reduced front yard setbacks to 14 feet, allowing for additional depth for building coverage.

Live-Work Units

(Zones permitted: R-7,000, R-10,000, R-15,000, SRR, RR-1, RR-2.5, C, and Downtown Specific Plan)

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

The City has also introduced the addition of a live-work ordinance into the 2013 update of the Residential zones. The live-work ordinance provides for the appropriate development of units that incorporate both living and working space on residential properties located specifically along primary arterial streets. The implementation of a live-work ordinance allows these residential properties to transition into office or commercial uses, due to their proximity and access to higher volume traffic. A live-work use is distinguished from a home occupation primarily in that a live-work use can include employees who are not residents of the home, involve a greater number of customers, be located in a larger percentage of a home or accessory building, and have appropriate on-site signage. Examples of live-work uses may include real estate, tax preparation, and other

office uses. Heavier intensity commercial uses, such as restaurant and entertainment uses, or other uses that may result in a negative impact on surrounding uses, are not permitted as live-work uses. These uses tend to generate additional traffic and noise, and are not suited as transitional uses.

Transitional and Supportive Housing

(See Section on “Land Use/Zoning Regulations for Supportive Housing” starting on Page G-12).

Manufactured Homes and Mobile Homes

(Zones permitted: R-7,000, R-10,000, R-15,000, SRR, RR-1, RR-2.5)

The Zoning Ordinance permits manufactured homes and mobile homes in all of the single family residential zones without any planning application required. When building plans are submitted, the plans are routed to the Planning Department for review against applicable zoning standards. The manufactured homes are subject to the same property development standards as a single family detached unit. The City requires that the dwelling has non-reflective exterior material on the roof and siding and that the foundation system complies with the Health and Safety Code. Also, in the commercial and industrial zones, if there is an existing residential use, this dwelling may continue to be used as a permitted use.

Single Room Occupancy (SRO) Units

(Zones permitted: MDR and HDR)

A single room occupancy (SRO) is a multi-tenant building that provides permanent residency to one or two people in individual rooms, or to the single room itself, with tenants typically sharing kitchen facilities. The 2013 Residential zoning ordinance update added SROs as an allowed use in the City’s multi-family zones, as a way to provide a form of affordable private housing for lower-income households, seniors, and persons with disabilities. Standards for SROs include: minimum 200 sq. ft. area; individual bathrooms; individual cooking facilities or community kitchen; and community garbage disposal. A property owner seeking a permit to construct an SRO, including the conversion of an existing building (e.g. hotel) would submit a Director’s Review application.

Emergency Shelters

(Zone permitted with administrative review: light industrial; zones permitted with discretionary review: residential and commercial zones)

In accordance with SB 2, the City amended the zoning code to allow emergency/homeless shelters in the Light Industrial zone without a conditional use permit (see Section G, “Housing Constraints” for more information).

4. Adequate Sites Alternative

In addition to identifying vacant or underutilized land resources, local governments can meet up to 25 percent of the site requirement to provide adequate sites by making available affordable units through rehabilitation, conversion, and/or preservation. Although the City of Lancaster is not relying on these alternatives to meet its future housing needs allocation, the City has achieved the production of affordable housing units through these methods.

Neighborhood Preservation Foreclosure Program

The City of Lancaster felt the effects and experienced firsthand the negative impacts brought about by the increase in foreclosed and abandoned homes, as a result of the consequences of subprime mortgages issued during the last housing boom. To address the increasing number of foreclosed and abandoned homes, the City created the Neighborhood Preservation Foreclosure Program. This program targeted specific, older neighborhoods in decline with a disproportionate number of foreclosed homes. Neighborhood Stabilization Program (NSP) funds from the Housing and Economic Recovery Act of 2008 are used to fund the Neighborhood Preservation Foreclosure Program.

The City of Lancaster will use NSP funds for five primary activities, which includes administration. The first activity consists of acquisition/rehabilitation of vacant and foreclosed properties. The second activity involves acquisition and demolition of units where rehabilitation costs would exceed the purchase price. The third activity involves the redevelopment of the acquired and demolished units to be made available to income eligible homebuyers. The fourth activity involves a Direct Homeownership Assistance to provide assistance to low income households for the purchase of a home in the City of Lancaster. The fifth activity is the allowed 10 percent administration cost of the NSP grant. The City of Lancaster prioritizes the use of NSP funds by first acquiring foreclosed units in neighborhoods with high risk factors, which include a high concentration of subprime mortgage loans and high percentage of the possibility of additional foreclosures. The neighborhoods in greatest need meet income eligibility criteria and are near highly visible corridors of the City.

Since 2006 through the end of 2012, the City of Lancaster has rehabilitated over 100 homes and sold them to low and moderate-income families.

5. Opportunities for Energy Conservation

Energy Resources and Facilities

Southern California Edison (SCE) currently provides electrical service to the Lancaster area. SCE supplies power to a population of approximately 14 million people within central, coastal and Southern California. SCE maintains several regional electrical transmission lines and regional substations in the western portion of the study area. In addition, there are eight distribution or neighborhood substations located at various areas within the City. SCE reported that in 2012, they delivered approximately 15 billion kWh of renewable power, or nearly 20 percent of all the electricity they delivered that year. The production of renewable energy will continue to increase as existing and proposed “solar farms” and “wind farms” locate in the east Kern County and north Los Angeles County areas. Delivering power generated by these current and proposed solar and wind farms to California consumers will require upgrades to the existing transmission system. SCE is in the process of constructing the Tehachapi Renewable Transmission Project which will add to the capacity needed to its transmission system to deliver power from these solar and wind farms to the utility’s high-voltage power grid.

Natural gas is supplied to the Lancaster area by the Southern California Gas Company, which has provided natural gas to approximately 21 million consumers through 5.8 million meters, covering more than 500 communities and 20,000 square miles throughout Central and Southern California. The Gas Company maintains an extensive supply network within the incorporated and unincorporated areas of Lancaster. At this time, The Gas Company has no plans for major expansion of services or facilities within Lancaster or the Antelope Valley region. Expansion of facilities would be contingent on demand created by new development.

Energy Conservation

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

Community and neighborhood

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

- ✓ Example of existing effort: The City's Ordinance 633 encourages alternative choices of transportation and ride-share opportunities through regulation requiring review and mitigation of transit impacts from new development.
- ✓ Example of planned effort: The Global Warming Solutions Act of 2006 (AB 32) calls for the reduction of California's greenhouse gas emissions to 1990 levels by the year 2020 which represents a 25% reduction over current emissions. The act also requires that the Air Resources Board (ARB) compile a list of discrete early action greenhouse gas reduction measures to be adopted by the ARB as regulatory measures and made enforceable by January 1, 2010. All cities and counties will be required to adopt programs that address these measures. The City will fully comply with the adopted regulations to reduce the amount of greenhouse gas emissions. This reduction could be achieved through a variety of policies and actions, including the continued promotion of compact growth patterns that would reduce vehicle miles traveled, as well as the incorporation of additional green building techniques, described later in this section. The City's subdivision ordinance and design standards will also be reviewed and revised to include techniques that promote efficient energy use.

Site

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

- ✓ Example of existing effort: Lancaster's zoning code includes design and performance standards that relate to parking lot design in multiple-family projects. The design of parking lots are to be

“treated as landscaped auto plazas and courts,” with considerations including frequent landscape dividers and other architectural elements such as trellises. These design standards minimizes solar reflection and heat radiation.

- ✓ Example of existing effort: Lancaster’s zoning code includes design and performance standards that relate to solar access for new residential developments. These developments should “provide for future passive or natural heating or cooling opportunities,” with consideration to lot size, configuration, and orientation. The use of eave overhangs, trees and landscaping should also be considered in this effort.

Building

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

- ✓ Example of existing effort: Lancaster’s new Residential zoning code requires the generation of solar energy from new residential development, at a minimum average of 1 kW per house. The implementation date for this requirement is January 1, 2014, although many builders in Lancaster, including KB Homes, are already building installing solar energy systems in new homes as a standard feature, at a minimum of 1.8 kW per home.
- ✓ Example of existing effort: The City has adopted Design Guidelines to implement the policies listed in the General Plan’s Design Element. The guidelines include green building techniques for new developments. The drafting and incorporation of green building techniques will require the cooperation and consultation with the public, and members of the building industry, and other professionals and consultants familiar with green building standards.

G. Housing Constraints Analysis

This chapter identifies and analyzes potential and actual governmental and non-governmental constraints to the maintenance, improvement, or development of housing for all income levels, including housing for persons with disabilities. The analysis identifies standards and processes that impact the supply and affordability of housing. Potential and actual constraints include land use controls, fees and exactions, processing and permit procedures, among others.

1. Land Use Controls

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

Land Use Category and Zone Classifications	Density (units per acre)	Lot Coverage	Minimum Lot Area	Setbacks (ft.)	Parking	Height (ft.)
<u>Rural Residential (RR):</u> RR-2.5, RR-1, SRR	0.4 – 2.0	30 – 40%	20,000 sq. ft. to 2.5 acres	Front: 30-40 Rear: 20-30 Interior: 10-20 Street side: 20-40	2 garage parking spaces	35-40
<u>Urban Residential (UR):</u> R-15,000, R-10,000, R-7,000	2.1 – 6.5	40 – 50%	3,500 sq. ft. to 15,000 sq. ft.	Front: 10-20 Rear: 12-20 Interior: 0-5 Street side: 10-15		35
<u>Multiple Family Residential, Medium and High Density (MR1 and MR2):</u> MDR and HDR	6.6 – 15.0	50%	6,000 sq. ft.	Front: 0-32 Rear: 15 Interior: 10-15 Street side: 15-20	<u>1 or 2 units per lot:</u> 2 garage spaces per unit. <u>3+ units per lot:</u> 1BR-1.5 covered spaces/unit; 2 BR-1.5 covered + 0.5 uncovered space/unit. 0.25 guest space/unit.	35-72
<u>Mobile Home Park (MHP):</u> MHP	4.6 – 6.0	N/A	10 acres for park. Individual spaces: 4,000-5,000 sq. ft.	Front: 20 Rear: 20 Interior: 10 Street side: 20	2 covered spaces and 0.25 guest space per unit	35

Source: City of Lancaster Planning Department (Lancaster Municipal Code Title 17, Chapter 8)

Lot size

For single-family development, minimum lot size requirements determine density allowed. The common R-7,000 single-family zone typically translates to 4 units per acre, assuming the dedication of approximately 30 percent of the land for public streets and improvements. The minimum lot size requirement for the City's residential zones do not act as a constraint on housing, since builders

have a certainty that they can achieve a projected housing unit capacity, given the minimum lot size. In April 2013, the City approved a comprehensive revision to the Residential zoning ordinance, which maintained 7,000 sq. ft. as the minimum lot size, but included provisions to reduce this to 5,000 or even 3,500 sq. ft. if the developer proposed a residential planned development with amenities. This provision allows developers to build up to 8 units per acre, without the submission of a zone change application. For multi-family development, the minimum lot size requirement has no effect on housing unit yield, since multiple units can be built on one lot; however, the City does need to ensure that the minimum lot size for multi-family properties are large enough to make multi-family development feasible (also see discussion on small lots).

Lot coverage

For single-family development, a maximum lot coverage standard has no impact on the number homes that can be built in a subdivision; rather, it is a standard designed to limit the size of the house on the property and to ensure adequate open space, separation, and access between single-family residential homes. However, the maximum lot coverage standard could limit the ability to build an accessory dwelling unit on the property. The City's 2013 revision to the Residential zoning ordinance provides much greater flexibility in building accessory dwelling units, including the ability to build them on traditional 7,000 sq. ft. lots, if both primary and accessory units met the lot coverage and setback requirements for the zone. All single-family lots are required to have a minimum depth of 100 feet. Lot with homes that are built closer to the front property line typically allows for enough backyard area to accommodate an accessory dwelling unit. For example, a property with 40 feet from the rear of the primary unit to the back of the property line would still have up to 25 feet in depth to accommodate an accessory dwelling unit, given a 15 feet rear yard setback. The lot coverage requirement of 50 percent would still allow for 3,500 sq. ft. of building square footage for both the primary and accessory dwelling units, given a 7,000 sq. ft. lot. Developers of multi-family residential projects typically do not build up to the maximum lot coverage requirement. Other site requirements, such as parking, have a greater impact on unit capacity than lot coverage. There are no floor area ratio requirements for residential uses, due to other applicable regulating standards.

Height limits

Multi-family developments can go up to 55 to 72 feet in height, unless within 100 feet from single family residential, where structures are limited to 35 feet in height. Most multi-family projects in Lancaster are two stories in height, despite the 55 to 72-foot allowance, which would have allowed buildings to be three to five stories in height. However, some of the recent multi-family developments located in Downtown Lancaster are three to four stories in height, including Arbor Gardens (3 stories) and Arbor on Date (4 stories). The prevalence of 2-story multi-family developments outside of Downtown Lancaster is largely due to market demand.

Parking

Parking requirements vary depending on the type of dwelling, and in the case of multi-family units, the number of bedrooms per unit. The requirement for a single family house and a multi-family structure up to two units (duplex) is two spaces, non-tandem within an enclosed garage. The parking requirement for single family homes and duplexes are not a development constraint and are comparable to other jurisdictions throughout the state. Parking requirements for multi-family developments as described in Table G-1 may be a constraint on large projects to a limited extent, but market demands do not warrant high density projects greater than three stories in height that may require a parking structure and/or underground parking. Instead, most apartments and condos are built at two to three stories, accompanied by on-site surface and/or garage parking. The City's parking requirements may potentially have an impact on smaller, infill parcels, as opposed to large sites that offer more design flexibility. Smaller sites, with other applicable development requirements, tend to limit the arrangement and placement of required parking, buildings and open space. However, the 2013 revision to the City's residential standards now allows for reduced setbacks, and in certain areas, a shift to form-based regulations, such as those applicable to Downtown Lancaster, all of which allows for greater flexibility in site design.

Density "by-right"

The revised zoning ordinance allows developers to build up to the maximum density allowed by the zone "by right." Previously, the City required developers to provide a set of amenities, such as community rooms and recreational facilities, in exchange for achieving higher density in multi-family zones; however, this posed as a potential constraint to development, given the subjective interpretation of provided amenities for achieving the maximum density. A builder is now entitled to build up to 15 units per acres in a Medium Density Residential (MDR) zone, and up to 30 units per acres in a High Density Residential (HDR) zone. The City would ensure quality development and provision of amenities through the implementation of the City's zoning and development standards and architectural design guidelines.

Administrative review for multi-family development

The City has also updated the zoning ordinance to allow for the administrative review and approval of multi-family development. Proposed multi-family developments would be processed by planning staff and would not require a conditional use permit and public hearing before the Planning Commission. This removes the uncertainty of the potential of reduction in housing units during the public hearing process, and will assist the City and State in reaching housing production and affordability objectives. City staff would still ensure that proposed developments meet all standards and regulations of the City's zoning code, design guidelines, and conformance with any other applicable city or community plans.

Form-based codes

The Downtown Specific Plan includes form-based development standards in conjunction with simplified use regulations for 140 acres in the downtown area, located within the City's urban core. The regulating form based code focuses attention on the form, placement, and appropriate use of buildings. The code encourages better site and building design through bulk and mass regulations that are more defined, promoting an attractive and pedestrian-oriented environment. Under the Downtown Specific Plan, residential uses are allowed "by right," without a conditional use permit. The unit capacity is not determined by density, but rather, the defined building envelope, as well as the building types that are permitted. The Downtown Specific Plan gives developers a much greater capability to develop high density residential projects in the heart of the city's core, as a result of the reduction in parking requirements, ability to build up to five stories in height, and generous bulk and mass regulations. Efforts to clarify development regulations through form-based codes should provide developers increased certainty in estimating development costs, and consequently, an increased willingness to proceed on projects located in the City. (Also see Section F for additional information on the Downtown Specific Plan as well as determining reasonable residential capacity under form-based codes.)

Mixed uses

As a result of the 2009 General Plan update, the City has approximately 1,480 acres of Mixed Use designated land, all of which allow for residential uses, either in conjunction with another office or commercial use, or stand-alone. There are three Mixed Use zones with the Mixed Use designation: MU-N (Mixed Use-Neighborhood), MU-C (Mixed Use-Commercial), and MU-E (Mixed Use-Employment). All three of these zones allow for multi-family uses. Multi-family projects with fifteen or fewer housing units are permitted uses, while projects with sixteen or more units require a conditional use permit. The development regulations in Mixed Use zones vary depending on the type of building that is proposed. Since the Mixed Use zones were recently adopted, the City does not have enough information to determine whether the development standards for the new zones act as constraints against development. The City has not yet received an application for new development in any of the City's new Mixed Use zones; however, the City has processed mixed use developments in the City's Commercial zone and within Downtown Lancaster. Arbor Grove is one example of a mixed-use development in Lancaster located in a Commercial zone. Development standards were not a constraint in the unit capacity for this project. Arbor Grove was able to develop at 28 units per acre (150 units on 5.3 acres), not counting the commercial portion. This is near maximum density (30) for its corresponding land use designation. Additional discussion of Mixed Use properties as part of the City's adequate sites for residential land uses is in Section F.

Second (or accessory) dwelling units

Although the City had a previous ordinance that permitted secondary dwelling units, the City further revised it to provide greater flexibility. In 2013, the City revised its Residential zoning ordinance to allow secondary dwelling units (or also called accessory dwelling units) on all single-

family lots 7,000 square feet or greater. The building square footage of the accessory dwelling unit is limited to 10 percent of the lot size, up to a maximum of 1,500 square feet. The accessory dwelling unit would still need to meet all applicable lot coverage and setback requirements. The new ordinance made utility metering and addressing requirements optional, which provides a property owner cost savings when constructing accessory dwelling units. Plan review of accessory dwelling units is done with a Director's Review. This is a simple administrative review that is typically completed within one to two weeks. The accessory dwelling ordinance requires the property owner to live in the primary or secondary dwelling unit.

Density bonus

As required by State law, the City's zoning code contains a density bonus provision. The City's 2013 zoning ordinance was updated to comply with the latest State density bonus requirements. This provision allows residential projects an increased density of a specified percentage over the maximum authorized density of the zone, plus other incentives, when the developer or property owner agrees to set aside a prescribed percentage of units within the project for lower-income households. Despite the afforded option, few developers have taken advantage of the City's density bonus provisions. Multi-family projects can achieve the maximum number of units allowed in the density range for the particular zone "by right," and without a conditional use permit. The processes do not present a major burden to achieving increased unit capacity.

Infill incentives

The 2013 Residential zoning ordinance includes an infill provision that allows developers to build up to eight (8) housing units per acre in the single-family R-7000 zone (implementing Policy 18.2.1 and Specific Action 18.2.1(c) of General Plan 2030), which yield up to twice the number of housing units than typically allowed. To qualify for infill, the project site must be located in the urbanized area of Lancaster, or be located adjacent to commercially zoned land, or be surrounded by existing development on all sides, or combines 4 or more adjoining parcels. The infill qualifying criteria is drafted to strategically address the many parcels in the urbanized areas of Lancaster that continue to sit vacant and are bypassed for development, as a result of land fragmentation, as well as the abundance of available land on the fringes of Lancaster. City staff believes that the development of infill properties in Lancaster is critically important for the fiscal sustainability of the City, since infill development takes advantage of existing infrastructure, whereas development on the fringe results in the extension of City resources and services, as well as infrastructure that the City will need to maintain indefinitely.

Requirement for solar energy generation

The 2013 Residential zoning ordinance includes a requirement for new residential developments to generate solar energy. Not every new home is required to have a solar energy system; however, the homes within a tract subdivision would be required to produce a minimum average of 1 kW per home. For example, two homes each with 4 kW solar energy systems would meet the requirement

in a subdivision of 8 homes. The new solar requirement is not a constraint to residential development. Since 2012, KB Homes has included a 1.8 kW solar energy system as a standard feature on all of their homes. Many home buyers choose to upgrade from the standard 1.8 kW system to a 3.2 kW system, due to the anticipated savings on their electricity bill. KB Homes has expressed the idea that the solar feature allows them to remain competitive against lower priced re-sales, as a result of short-sales and foreclosures in the housing inventory. While there is a cost to installing solar energy systems, there are cost savings to the builder, as a result of combining installation costs with roofing labor costs, and as a result of working with bulk suppliers. Ultimately, this is a feature that homebuyers are willing to pay for, since it provides long-term savings.

New multi-family developments are also required to install solar energy systems, at 0.5 kW per unit. There are a few multi-family developments with existing solar, such as Arbor Court, as well as many other commercial and institutional buildings. These solar energy systems may be purchased or leased. Either way, the City does not believe this requirement will be a constraint to multi-family development.

2. Fees and Exactions

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

Permit processing fees for planning and zoning are directly related to the amount of time staff spends on processing development applications including overhead costs. Impact fees and exactions are used for dedication and improvements when new development occurs. These exactions typically include street and utility dedications, easements, parks and open space. Fees for plan check and building permits are determined based upon the valuation of the structure. In addition, the California Department of Fish and Wildlife collects a biological fee for mitigation of potential environmental impacts on vacant land (not typically applied to infill). City fees are reviewed on an annual basis before the start of the fiscal year to ensure that the fees are in line with the cost of development, maintenance, and provision of city services.

Planning fees

Although planning fees are minor in contrast to development fees, they may factor as a constraint if they are excessive, compared to nearby jurisdictions. Table G-2 shows the planning fees for single-family development and multi-family development between Lancaster and Palmdale. Lancaster has a set fee for tract map and site plan submittals, whereas Palmdale's fees are dependent on the number of lots or units within the project. As a result, applicants with smaller projects would pay less planning fees in Palmdale than Lancaster; however, larger projects may pay more. Overall, given typical map and project submittals, the fees are comparable.

Table G-2 Planning Fees – Jurisdiction Comparison (2013)		
Jurisdiction	Single-family Development (Tentative Tract Map)	Multi-family Development (Site Plan Review)
Lancaster	\$7,013	\$6,248
Palmdale	\$3,000 to \$4,000 + \$25/lot	\$1,500 + \$15/unit

Source: City of Lancaster and City of Palmdale planning departments

Development fees

Table G-3 shows the typical fees for the development of a single-family house and a multi-family complex. The fees are broken down into: city fees, school fees, county fees, water agency fees, and state fees. The City only has the ability to control the amount of city fees a developer has to pay. For a single-family house, a builder would pay an approximate total of \$50,722 in fees, with \$12,904 as City fees, going towards the processing of the permit, and impact fees for traffic, drainage, and parks. For a 16-unit multi-family complex, the total fee per unit is approximately \$24,942, with \$12,002 in City fees. The listed City fees are a slight increase from 2007, when the per-unit fee for a single-family house and a multi-family unit was \$12,394 and \$11,122, respectively; however, given the 25 percent building stimulus discount (as described in next paragraph), these fees are actually considerably less than the fees for 2007.

As a result of the housing downturn, the City of Lancaster approved a Building Stimulus Program in February of 2010, which allows residential tract developers to receive a 25 percent development impact fee incentive per dwelling. This calculates to be approximately \$2,853 per dwelling unit. This incentive program has been extended through 2013, and has resulted in additional construction activity, since homebuilders in the area, such as KB Home, have expressed that the fee incentives allow them to continue building during a time when profit margins are very slim.

Land costs vary, depending on when and how much the builder paid for the land; however, they are estimated to be \$40,000 to \$60,000 for an improved lot with utilities available. Construction costs are estimated to be about \$100 per square foot. Given a 2,000 square foot single-family home, total land and construction costs may total \$250,000. The City fees of \$12,904 (or \$10,051 with builder incentive) are approximately 5 percent compared to the costs a builder pays for land, labor and materials. Total fees, including City, County, State, and water fees represent about 20 percent of such costs.

The City's fees are not a constraint to development because they are in line with, or less than the fees of nearby jurisdictions. The City of Palmdale's draft Housing Element reports an approximate fee of \$55,162 for a 2,200 sq. ft. single-family home, with \$26,993 going towards City fees, including plan check, traffic, drainage, and parks impact fees. Likewise, for a multi-family unit, Palmdale reports an approximate overall fee of \$31,188 per multi-family unit, with \$16,400 in City fees.

Table G-3 Approximate Fees for Single-family and Multi-family Dwelling		
	Single-family Dwelling (2,000 square feet)	Multi-family Complex (16, 2-bd units, 800 s.f.)
City fees		
Building permit	\$1,290	\$14,218
Traffic signalization	\$1,356	\$20,292
Traffic impact	\$1,745	\$27,920
Drainage impact	\$4,659	\$74,544
Park development	\$2,534	\$40,544
Dwelling unit (parks)	\$1,000	\$12,000
Public facilities	\$119	\$1,903
Planning building plan review	\$165	\$562
General Plan maintenance	\$36	\$60
City fees – sub-total	\$12,904	\$192,043 (\$12,002 per unit)
School fees		
AV High School District (\$1.56/sf.)	\$3,120	\$18,720
Westside School District (\$2.83/sf.)	\$5,660	\$36,224
School fees – sub-total	\$8,780	\$54,944
Los Angeles County fees		
LA County Waterworks	\$16,000	\$54,344
LA County Fire Protection	\$1,791	\$14,008
LA County Sanitation	\$5,190	\$59,424
County fees – sub-total	\$22,981	\$127,776
Antelope Valley East Kern Water Agency		
Water Supply Capacity Charge	\$6,028	\$24,112
State fees		
Strong motion	\$20	\$142
Green building	\$9	\$57
State fees – sub-total	\$29	\$199
Total fees	\$50,722	\$399,074 (\$24,942 per unit)

Source: City of Lancaster

3. Processing and Permit Procedures

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

Planning review

Table G-4 outlines the permit approval process by housing type. The review and approval process for residential projects depends on the type, scale and complexity of the project.

A custom single-family house requires no discretionary planning review and is approved “over the counter” as long as the structure meets the standards of the zone it is located in. The applicant for the house would then obtain all necessary building permits for construction.

Approval for an accessory dwelling unit, or for a small multi-family structure, such as a duplex or triplex, can be obtained through the Director’s Review process. Although named “Director’s Review,” this is an application that is typically reviewed by a staff planner, who would review the request and plan against the City’s zoning regulations. Given the minimal CEQA requirements for small structures, especially for an infill location, these uses can typically be approved within a week’s time frame, with standard conditions as listed in the City’s zoning code and regulations. All design considerations would be reviewed at a staff level.

A single-family subdivision would go through a tentative tract map process, which requires a public hearing before the City’s Planning Commission. This process may be as quick as 3 months, or up to 18 months, if an EIR is required. After an application and map submittal has been deemed complete, the City will send notices to other departments and outside agencies to solicit comments and conditions. Soon after, city staff will host a development review meeting between the applicant, City staff and/or any other members of affected agencies. Typically, an applicant would go through at least one round of review and correction, which may prolong the review process, as the applicant makes revisions. Once all the corrections have been addressed, city staff would prepare a report with a recommendation and conditions for the Planning Commission’s consideration to adopt. After tentative map approval, the applicant can submit for final map review by the City’s Engineering Department and approval.

A multi-family development with four or more housing units would be required to go through a Site Plan Review process. Although still an administrative review, this process is more intensive than a Director’s Review, given the greater complexity and potential impact to adjacent properties. With a Site Plan Review, the City notices other departments and outside agencies to solicit comments and

conditions. The City then hosts a development review committee meeting to have the applicant and his/her engineer meet with City staff and other department and agency members. One or more rounds of review and corrections may be warranted. After all comments and corrections have been addressed, city staff would approve the project, subject to conditions. This process can take 2 to 4 months, depending on the level of environmental review. The majority of site plan reviews submitted in the past for multi-family development have been processed with a negative declaration, which would not prolong the review process more so than what would be typically required. All design considerations would be reviewed at a staff level.

Owner-occupied multi-family developments (condominiums) would also go through the same Site Plan Review process required for apartments; however, the applicant would also have to submit a Tentative Parcel Map for the subdivision of air-space required for condominiums. The Tentative Parcel Map can be submitted concurrently with the Site Plan Review so that it does not prolong the review and approval process longer than necessary. Although the Site Plan Review is processed and approved by city staff, the Tentative Parcel Map would be subject to a public hearing before the Planning Commission. The Planning Commission would only be able to review and approve the air-space subdivision, and not the multi-family structure itself. The Site Plan Review and Tentative Parcel Map required for condominiums would take 3 to 6 months for review and approval.

Table G-4 Planning Approval Procedure and Time Frame by Housing Type		
Housing Type	Planning Application Procedure	Time Frame
Custom single-family house	No application required	“over-the-counter”
Accessory dwelling unit	Director’s review	Within 1 week
Single-family subdivision	Tentative tract map (no EIR)	3 to 6 months
	Tentative tract map (with EIR)	9 to 18 months
Multi-family: 2 to 3 units	Director’s review	Within 2 weeks
Multi-family: 4+ units	Site plan review	2 to 4 months
Condominiums	Site plan review with parcel map	3 to 6 months

Source: City of Lancaster Planning Department

The City’s processing times for planning development applications are not a constraint, since these are time frames are in line with the processing times of other jurisdictions. The City of Palmdale has a 45 to 60-day schedule for getting a development application through the Planning Commission or site plan review hearing, provided the application is complete when it is submitted. It is important to note that Palmdale does not deem an application complete until agency notices have been distributed. With Lancaster, the agency notice distribution and 30-day response period is included in the application processing time frame.

Since the last Housing Element, the City has revised its residential zoning ordinance to allow the administrative processing of multi-family development proposals, as opposed to a conditional use permit. This provides greater certainty to multi-family builders, since a public hearing is not required.

Building and engineering review

Both building and engineering departments typically require two weeks for initial plan review and another two weeks for each subsequent revision. This is in line with most other jurisdictions. Palmdale reports that their Engineering Department typically require 3 weeks for the first grading plan check, 2 weeks for the second, and 1 week for the third. Plans requiring Los Angeles County Fire Department review may require additional time.

4. Codes and Enforcement and On/Off-Site Improvement Standards

Code enforcement

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

Building code standards

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

Street improvement standards

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

5. Constraints – Housing for Persons with Disabilities

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

Land Use/Zoning Regulations for Supportive Housing

Table G-5 is a matrix listing various types of supportive housing, and the zones where they are allowed, including the procedure required. The definitions for each supportive housing use and for “family” are also listed below.

Use	Single-family residential zones	Multi-family residential zones	Commercial (C) or Light Industrial (LI) zones
Congregate living health facility	Permitted with a Director’s Review	Permitted with a Director’s Review in a single-family structure; not permitted in a multi-family housing unit	Permitted with a Director’s Review in C zones
Assisted living facility or residential care facility	Approval through conditional use permit required	Permitted	Permitted with a Director’s Review in C zones
Supportive and transitional housing	Permitted	Permitted	Approval through conditional use permit required in C zones
Rooming and boarding houses	Not permitted	Approval through conditional use permit required	Permitted with a Director’s Review in C zones
Transitional or emergency homeless shelters	Not permitted	Approval through conditional use permit required	Permitted with a Director’s Review in LI zone

Note: New construction will also be subject to site plan review procedures

Source: Lancaster Municipal Code, Title 17 – Zoning

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

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

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

“Residential care facility for the elderly” means a housing arrangement chosen voluntarily by persons 60 years of age or over, or their authorized representative, where varying levels and intensities of care supervision, protective supervision, or personal care are provided, based upon

their varying needs, as determined in order to be admitted and to remain in the facility. Persons under 60 years of age with compatible needs may be allowed to be admitted or retained in a residential care facility for the elderly, as defined in Section 1569.2(k) of the Health and Safety Code.

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

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

The following definitions have been revised or added in 2013 for added clarification and compliance for fair housing laws:

“Family” means an individual or 2 more persons living in a single dwelling unit. “Family” also mean the persons living together a residential facility, including transitional and supportive housing.

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

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

“Target population” means adults with low-income having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may,

among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people.

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

Land Use/Zoning Constraint Analysis

One objective of SB 2 is to allow supportive housing, including housing for persons with disabilities, as residential uses subject only to those restrictions that apply to other residential uses of the same type in the same zone. The 2013 update of the City’s Residential zones revised and added various terms and definitions that would allow transitional and supportive housing (group homes) in residential zones with no planning and zoning review, as any other residential use in the same zone.

Prior to 2013, the City’s definition of “family,” restricted the number of persons served in a supportive housing unit by including the licensee, members of the licensee’s family, and facility employees. As a result, the number of supportive housing and disabled clients allowed to live in a supportive housing facility is reduced to five or fewer persons. The usage of the term “family” in Title 17 also conflicts with the City’s group home provision in Title 5, which does allow for unlicensed group homes of seven persons or more to be located in single-family, urban residential neighborhoods, given the finding that the unlicensed group facility has at least one bedroom for each two guests (Section 5.44.090). In an effort to mitigate this conflict and constraint, the City has revised the zoning code’s definition of “family” to be consistent with the provisions of the City’s group home ordinance, and to comply with California Health and Safety Code and the Community Care Facilities Act.

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

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

Group Home Business License Constraint Analysis

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

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

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

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

Group Home Business License Application Procedures

On both the rental housing and group home business license applications, the City asks for basic information, including the name of the business, property ownership, and other contact information. On the group home business license application, the City also asks additional information specific to the operation of the group home, as described in Table G-6. The City does not, and has never requested confidential records of prospective occupants nor required any applicant to provide documents or information that would violate any privacy laws. The information provided by the group home applicant is used during the group home rental inspection, to verify the validity of the group home operation.

Table G-6 Business License Regulations for Group Homes	
Proposed Facility	Business License Procedure
State-licensed facilities	<ul style="list-style-type: none"> ➤ Not subject to business license fee ➤ Application including the following information: type of ownership; name of corporation, partnership, or limited liability company; group home address; name of group home; statement of medical or support services; contact information of responsible person(s); acknowledgment of property owner; description of business; certified copy of state license; affidavit
Unlicensed facilities	<ul style="list-style-type: none"> ➤ Subject to business license fee ➤ Application including the following information: type of ownership; name of corporation, partnership, or limited liability company; group home address; name of group home; statement of medical or support services; contact information of responsible person(s); acknowledgment of property owner; description of business; certified copy of state license; affidavit ➤ Additional information: description of facilities; statement that the facility is not within 500 feet as another group home; proof of liability insurance; description of the nature of disabilities of the guests; authorization for investigation and inspection; description of policies, practices and procedures, including advertising methods, if any, and procedures to determine whether guests are disabled; methods used to determine if any prospective guests pose a threat to themselves, other guests, or community at large; methods to determine if a person is no longer qualified as disabled; description of agreement between operator and guests; basic employee information

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

Group Home Inspection Procedures: Standard Rental Inspection

Upon receiving inspection consent from a property owner applying for either a rental housing business license, or a group home business license, the City will conduct a standard rental inspection. For a standard rental inspection, the City inspects the rental unit for health and safety purposes, and determines if all structures, additions, conversions or alterations are permitted, properly maintained, and safe for habitation, for the prospective tenant(s). Examples of standard rental inspection items include the verification of: unobstructed emergency egress to outside; operative smoke detectors in each sleeping room and the main living area; and operative heating, plumbing, and electrical wiring, among other items.

A group home rental inspection includes the standard rental inspection, but includes two additional components: 1) observations as to whether the house provides a familial or family-equivalent

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

Group Home Inspection Procedures: Family Environment Observations

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

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

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

Group Home Inspection Procedures: Information Gathering Regarding Family Environment

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

The following are examples of questions an officer may ask:

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

Basis for Group Home Business License and Inspection Procedures

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

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

Comparison of the Number of State-Licensed Group Home Facilities

Lancaster continues to be a city where housing for the disabled is available. According to the California Department of Social Services, Community Care Licensing Division, Lancaster is reported to have 117 total facilities, housing 1,003 persons, as of May 2013 (not counting alcohol and drug program facilities). This is proportionately more than other nearby Los Angeles County jurisdictions of a similar population, as shown in Table G-7. This table compares the number of state-licensed group home facilities, including the number of adult residential, foster family, residential care elderly, and other unspecified group home facilities, with the number of total occupancy. Given a 2010 Lancaster population of 156,633, this calculates to one licensed care occupant per 156 persons. Compared to other similar cities in the region, as well as Los Angeles County in its entirety, Lancaster has the lowest population per licensed care occupant ratio. The adjacent city of Palmdale, with a 2010 Census population of 152,750, is home to 61 state-licensed group living facilities, providing housing for approximately 460 people. Nearby Santa Clarita, with a 2010 Census population of 176,320, is home to only 11 state-licensed group living facilities, providing housing for 217 people. Although this data is only for state-licensed facilities, the on-the-ground results indicate Lancaster as a city where the establishment of group home facilities is more frequent.

City	2010 Census Population	Adult Residential		Foster Family Agency/ Sub-Agency		Group Home (unspecified)		Residential Care Elderly		Total Facilities		Occupant Ratio
		#	Occupancy	#	Occupancy	#	Occupancy	#	Occupancy	#	Occupancy	
Lancaster	156,633	46	260	3	92	6	70	62	581	117	1,003	156
Palmdale	152,750	20	96	6	169	3	16	32	179	61	460	332
Santa Clarita	176,320	1	6	0	0	0	0	10	211	11	217	813
Victorville	115,903	21	105	3	77	1	6	17	394	42	582	199
San Bernardino	209,924	37	325	9	258	9	54	11	412	66	1,049	200
Hesperia	90,173	10	53	2	70	0	0	11	176	23	299	302
Los Angeles County	9,818,605	1,232	12,709	76	2,621	216	2,628	1,427	35,614	2,951	53,572	183

Source: California Department of Social Services, Community Care Licensing Division, as retrieved from https://secure.dss.cahwnet.gov/cclid/securenet/cclid_search/cclid_search.aspx on May 20, 2013

Since the adoption of Lancaster’s group home ordinance in 2007, the City issued business licenses to an additional 36 group homes, not licensed by the State. Since there is no data on unlicensed group homes for other jurisdictions, it is difficult to measure the relative ease of opening a group home in Lancaster compared to other jurisdictions, and determine if there is a constraint, as a result of the licensing procedure. Similarly, since the City did not license group homes prior to 2007, the City is unable to track the number of unlicensed group homes that located and operated in Lancaster prior to that time, for the purpose of conducting a historical comparison of the number

of group homes that opened prior to 2007, versus those that opened after. However, all available data, including the data in Table G-7, affirm that both state-licensed and unlicensed group homes have located in Lancaster, increasing the supply of housing for persons with disabilities. During this time, the City has denied a few group home license applications. In these instances, the City was unable to make the determination that the occupants were disabled, as a result of the applicants' statements to City personnel that they were not disabled.

Group Home Siting Distance Requirement

The City's group home ordinance requires that group homes not be located within 500 feet of each other, or be on the same block. This requirement is intended to address the potential cumulative effects of having an overconcentration of group homes within close proximity to each other, which would be inconsistent with the goal of integrating such facilities into residential areas. The requirement assists in implementing the original intent of providing a safe and supportive family-equivalent environment for group homes, and guests of the community, through the maintenance of the typical characteristics of residential neighborhoods. As a precedent, the State of California has a 300-foot distance requirement for residential care facilities, as governed by Health and Safety Code, Section 1520.5, and uses the same justification of "prevent[ing] overconcentrations of residential care facilities that impair the integrity of residential neighborhoods."

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

HUD's Findings for Complaints Filed in 2010

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

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

In summary, the City contends that there are no additional licensing requirements for group homes (not licensed by the State) beyond the license that is required for all rental housing. The requirements are in place for health and safety purposes, and any differences in the license application and the inspection are in reflection of the differences in operation between a group home and typical rental housing. More so, the information collected on the group home business license application is used only to ensure the validity and integrity of the group home, and not used as a means to discriminate, or to infringe on a person’s privacy.

Emergency Shelters

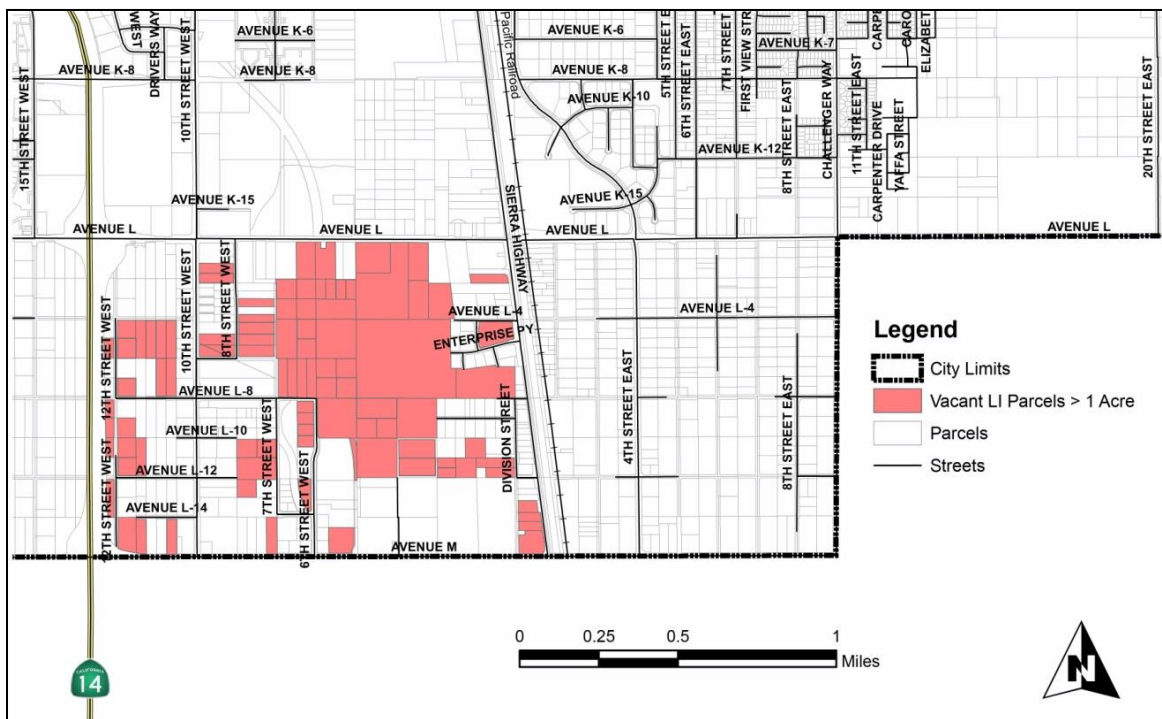
SB 2 also requires jurisdictions to identify zones where emergency shelters will be allowed without requiring a conditional use permit. As required by State Law, the City has amended the zoning ordinance to allow, by administrative review, the construction of emergency shelters within a specific land 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.

Figure G-1 shows one sample area, bounded by Ave L and M, 12th Street West and Sierra Highway, where vacant, larger light industrial parcels exist. The graphic below shows 93 light industrial parcels greater than one acre, all of which are able to accommodate for construction of an

emergency shelter. A minimum one acre parcel would accommodate an operational emergency shelter facility, given a 0.5 floor area ratio and 15 to 25-ft. front and side yard setbacks, and 10-ft. interior and rear yard setbacks. By comparison, the existing Lancaster Community Shelter, which provides 105 beds, is 7,700 square feet could easily be accommodated on a one acre site. Cumulatively, the 93 light industrial parcels add to 337 acres. The graphic demonstrates that the 337 acres within Light Industrial land use designation offers sufficient opportunities to accommodate the identified need of an estimated 726 homeless persons in Lancaster.

Figure G-1
Identified Vacant LI Parcels Greater Than 1 Acre



Source: City of Lancaster Planning Department

Requests for Reasonable Accommodation

In October 2011, the City adopted Ordinance No. 971, approving the Reasonable Accommodation Ordinance, now included in Section 17.08.500 of the Lancaster Municipal Code. The reasonable accommodation procedure provides a process to request reasonable accommodation for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act in the application of zoning laws and other land use regulations, policies and procedures. With this procedure, individuals with disabilities will have a process to make requests for reasonable accommodation in regard to relief from the various land use and zoning regulations and procedures, separate from a variance or conditional use permit. The Planning Director, or the Planning Director’s designee, makes a written determination within 45

days and either grant, grant with modifications, or deny a request for reasonable accommodation based on specific findings and in consistency with the Fair Housing Act.

The findings include the following:

- ✓ The housing accommodation will be used by an individual disabled under the Fair Housing Act.
- ✓ The request for reasonable accommodation is necessary to make specific housing available to an individual with a disability under the Fair Housing Act.
- ✓ The requested reasonable accommodation would not impose an undue financial burden or administrative burden on the City.
- ✓ The requested reasonable accommodation would not require a fundamental alteration in the nature of a City program or law, including but not limited to land use and zoning.
- ✓ The requested reasonable accommodation would not result in negative and detrimental impact on surrounding uses.

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

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

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

6. Non-Government Constraints

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

Land Costs, Fragmentation and Urban Sprawl

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

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

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

Government Code 65589.5(c) states: “it is the policy of the state that development should be guided away from prime agricultural lands; therefore, in implementing this section, local jurisdictions should encourage, to the maximum extent practicable, infilling existing urban areas.” Although agriculture is no longer a major land use within Lancaster, there are still areas of land in active agricultural production. And in most cases, this land is located in areas that are directly threatened by urban encroachment.

Construction Costs

Construction costs and land costs together represent a significant part of the sales price of housing. According to the Antelope Valley Building Industry Association (AVBIA), current average construction costs as of early 2008 for single-family residential homes ranged from \$80 to \$120 per square foot. This figure, including materials and labor, varies depending on the amenities that are included as part of the construction of the home. This figure is an increase from \$59 per square foot in 1999, as reported by Marshall Valuation Service. Current land cost for an urban residential single family lot is approximately \$60,000 for west Lancaster and \$40,000 for east Lancaster, as reported by the AVBIA. This refers to a vacant lot with required improvements, such as utilities, streets, curb and gutter, and includes City fees (see earlier discussion in this section). Given the land and construction costs, the total cost to produce a 2,000-sq. ft. single family home on an improved lot would range from \$200,000 to \$300,000. Within the last year, the City has received development proposals for single-family units on smaller lots. This appears to be an effort to mitigate rising development costs and declining housing prices. Nonetheless, land costs in general constitute a much smaller component of the overall costs of housing in Lancaster when compared to the metropolitan Los Angeles area, where vacant land is in lower supply. This sustains the relative affordability of Lancaster as compared to the Los Angeles region.

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

Financing Costs

The cost of permanent mortgage financing for new and existing homes, as well as cost of new residential construction financing, play a significant role in the affordability of housing. General inflation in the economy directly and indirectly causes housing prices to increase, which in turn raises finance costs. Any increase to housing price adds to the mortgage amount, which results in increases to the principal, interest, insurance, and taxes a home buyer must pay. The direct correlation between interest rates and monthly mortgage payments (principal and interest) is illustrated on Table G-8. The table compares mortgage payments on a 30-year, \$122,312 mortgage at various fixed rates, and the yearly income necessary to afford the loan. As an example, the monthly mortgage payment on a \$128,750 home is \$857 with a 4 percent interest rate, compared with \$1,087 with a 7 percent interest rate or a difference of \$230 per month. The data shows that financing has a strong impact on affordability of housing. Private market and government strategies that can lower the cost of financing, minimize the burden of high cost mortgage financing, and shelter housing from continual refinancing at higher rates will have the effect of making housing

more affordable to many people. In 2012 and 2013, the federal government’s policy of quantitative easing as a way to stimulate the national economy, has kept mortgage rates below the 4 percent range, and has increased affordability for many home buyers.

Table G-8 Comparison of Monthly Mortgage Payments at Various Interest Rates For a 2012 Median-Priced Home in Lancaster		
Interest Rate	Monthly Mortgage Payment	Annual Income Needed
3.0%	\$789.27	\$33,825
4.0%	\$857.53	\$36,751
5.0%	\$930.19	\$39,865
6.0%	\$1,006.92	\$43,153
7.0%	\$1,087.34	\$46,600

Notes: Based on 30-year fixed \$122,312.50 mortgage (purchase of 2012 median priced home at \$128,750, with 5 percent down payment). Payments include principal and interest, mortgage insurance, homeowners insurance and property taxes. Assumes monthly payment can be no more than 28 percent of monthly gross income.

Speculation

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

In late 2012 and early 2013, reports began to come out stating the high level of investor activity in a rebounding housing market. An April 18, 2013 Los Angeles Times article stated that 34 percent of home purchases in March 2013 were cash purchases, an indicator of investor activity. In addition, 6.1 percent of homes sold had been sold once before in the previous six months, an indicator of “home flip,” buying to sell a short time later at a profit. Other reports tell of “wall street” real estate private equity firms getting involved in speculation, buying foreclosures and short sales in bulk, only to rent them out, as they wait for price appreciation and a later sale for profit. Reports of these activities suggest that while there may be affordable properties for sale, increased competition with investors poses additional challenges for modest-income households to purchase an affordable home.

Housing Discrimination

As a characteristic of the housing market, discrimination may often present a barrier to providing an adequate choice of housing for all groups. Discrimination, which may be defined as prejudicial treatment applied categorically and not on the merit of the individual, takes many forms. Most

forms of housing discrimination are a violation of state and federal laws, which prohibit discrimination against home seekers for reasons of race, religion, national origin, ancestry, color, sex, or marital status. Some of the types of discrimination encountered are refusal to rent or sell, inflated rents, higher prices, excessive deposits, unreasonable occupancy standards, limited choice among available units, and poor maintenance and repair. The target populations subject to discrimination are not limited to racial and ethnic minorities, but also include recipients of welfare and public assistance, families with young children, young unmarried persons, and the disabled.

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

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

Infrastructure and Services

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

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

H. Quantified Objectives

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

Implementation of the housing programs described in Section I "Goals, Objectives, Policies and Action Programs," of the Housing Element is anticipated to result in the construction, rehabilitation and conservation of the numbers and types of units shown in Tables H-1 and H-2. Table H-1 also contains an estimate of the number of new residential units that may be constructed over the course of the planning period pending housing market conditions.

Table H-2 is a summary table showing quantified objectives for new construction, conservation/preservation, and rehabilitation. Pursuant to new State law (AB 2634), the City must project the housing needs of extremely-low income households based on Census income distribution, or assume 50% of the very-low income units as extremely-low income units. For this purpose, the summary table shows a projection in which half of the City's quantified objectives for very-low income units are extremely-low income.

Discussion on the appropriateness of these quantified objectives is in Section I – Goals, Objectives, Policies and Action Programs. That section will include a discussion on how the City would be able to achieve the proposed objectives, and general factors that influence the City's ability to achieve the objectives.

Table H-1
Quantified Objectives January 1, 2014 to October 31, 2021:
New Construction, Rehabilitation, Conservation/Preservation

Project	Description	Very Low	Low	Moderate	Above Moderate	Total
Housing Needs Allocation (2014 to 2021)		627	384	413	1,086	2,510
NEW CONSTRUCTION						
Sky View	Single-family residences located north of Avenue I and east of Division St	0	0	20	80	100
Whit Carter	Single-family residences located north of Avenue H-8 and east of Division St	0	0	13	87	100
Old Fairgrounds	Single-family residences located in the Northeast Gateway Corridor	0	0	8	32	40
Lowtree	Single-family residences and townhomes located in Lowtree Neighborhood	0	0	56	241	277
North Downtown condominiums	Condominiums located on Avenue I in North Downtown Transit Village	0	0	100	0	100
Other anticipated new construction		100	100	1,500	1,500	3,200
REHABILITATION						
Rental Housing Rehabilitation Program	Assist very low to moderate-income households in rehabilitating their units to correct health and safety standards	20	20	0	0	40
Homeowner (and Senior Homeowner) Home Improvement Program	Loans for very low to above moderate-income homeowners, as well as senior citizen homeowners to rehabilitate distressed properties, including: emergency repair, exterior paint, disability access, and landscape improvement	140	80	40	20	280
Homeowner (and Senior Homeowner) Disabled Accessibility Program	Assist very low to moderate-income disabled homeowners, as well as senior citizen homeowners, by providing loans to retrofit principal residences to be physically accessible	84	36	24	0	144
Mobile Home Grant Program	Grants for low income mobile home owners to rehabilitate distressed mobile homes	100	80	0	0	180
CONSERVATION/PRESERVATION						
Neighborhood Foreclosure Preservation Program	Reclaim vacant, abandoned and/or foreclosed properties for affordable housing, in an effort to strengthen blocks and neighborhoods by eliminating the blighting effects of vacant properties	10	10	9	0	29
Neighborhood Stabilization Program	Reclaim vacant, abandoned and/or foreclosed properties for affordable housing, in an effort to strengthen blocks and neighborhoods by eliminating the blighting effects of vacant properties	10	10	9	0	29
Home Ownership Mortgage Loan Program	Housing program designed to assist very low and low-income families to purchase rehabilitated or new mobile homes	20	12	0	0	32

Source: City of Lancaster

Table H-2 Summary of Quantified Objectives			
Income Category	New Construction	Rehabilitation	Conservation/ Preservation
Extremely Low	50	172	20
Very-Low	50	172	20
Low	100	216	32
Moderate	1,697	64	18
Above Moderate	1,940	20	0
Total	3,837	644	90

Source: City of Lancaster

Progress toward the Regional Housing Need

The five projects listed in Table H-1 under new construction are all currently proposed as part of a vision plan. The condo project on Avenue I, Sky View, Whit Carter, and the Old Fairgrounds project are all part of the Northeast Gateway Corridor vision plan. The Lowtree residential development is part of the Lowtree vision plan. There currently are no development submittals for these projects; however, these projects are identified as those most likely to be built for affordable housing. Project development may occur depending on market conditions and available funding.

Table H-3 lists the entitlements needed for the proposed projects. Single-family projects will require a tentative tract map, subdividing the property into individual single-family lots. The multi-family projects listed will require a site plan review, an administrative approval process that will not involve a public hearing.

Table H-3 Entitlements Needed for Proposed Projects Listed in Quantified Objectives		
Proposed Project	Zoning	Entitlements Needed
Condo project on Avenue I	Medium Density Residential	Site Plan Review, Tentative Parcel Map (air-space subdivision for condo ownership)
Sky View housing development	R-7000 Single-family	Tentative Tract Map
Whit Carter housing development	R-7000 Single-family	Tentative Tract Map
Lowtree residential development	Mixed Use	Site Plan Review
Old Fairgrounds housing project	R-7000 Single-family	Tentative Tract Map

Source: City of Lancaster Planning Department

I. Goals, Objectives, Policies and Action Programs

This section and the quantified objectives contained in Section H represent the goals, objectives, policies and action programs that the City will pursue over the course of the current housing element planning period (October 15, 2013 to October 15, 2021).

Appropriateness of Goals, Objectives and Policies

Lancaster will provide adequate sites to meet its Regional Housing Needs Assessment allocation. Given its geography, Lancaster has the land area to accommodate future housing need; however, housing specific to very low and low-income households will require programs, specific actions, and funding that will assist in the development of housing for these households. In previous Housing Element cycles, Lancaster has amended zoning regulations and processing procedures to obtain the funding necessary to facilitate development of affordable housing. The programs and specific actions that have been effective are carried over into the next planning period. Some of the program actions identify specific planning areas most likely to develop as affordable housing. The actions reflect the City’s best estimate as to when these housing units will be built, and at what level of affordability.

Specific action time frames

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

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

Goal 6

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

Provision of adequate sites for housing

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

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

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

Objective 6.1 Provide for adequate sites that will enable the production of 2,510 housing units through September 2021 to meet the demands of present and future residents, including an adequate number and range of new dwelling types which are affordable to extremely low, very low, low, moderate and above moderate-income households.

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

Specific Actions:

6.1.1(a)

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

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

6.1.1(b)

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

STATUS:	Existing program
RESPONSIBILITY:	Planning Department
TIME FRAME:	Ongoing: beginning of each calendar year, starting 2014
FUNDING SOURCE:	Department budget

6.1.1(c)

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

STATUS:	Existing program
RESPONSIBILITY:	Planning and Public Works Department
TIME FRAME:	Ongoing; prior to adoption of City Departments' annual budget
FUNDING SOURCE:	Department budget

6.1.1(d)

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

STATUS:	Existing program
RESPONSIBILITY:	Planning Department, Lancaster Housing Authority
TIME FRAME:	Ongoing
FUNDING SOURCE:	Department budgets

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

Specific Actions:

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

STATUS:	Existing program
RESPONSIBILITY:	Lancaster Housing Authority
TIME FRAME:	Ongoing
FUNDING SOURCE:	Agency budget

6.1.2(b) Encourage the utilization of Zoning Ordinance provisions pertaining to the development of mixed use projects such as: related office uses in conjunction with housing for the aged, infirm, or convalescent, or limited residential occupancies above neighborhood-type commercial uses. Where developers propose commercial projects or reuses of buildings, particularly in the downtown area, staff will inform them of the provision in the Zoning Ordinance that would allow them to incorporate residential units as part of the project. In addition, the staff will encourage these uses by providing flexibility in building and site design.

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

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

Specific Actions:

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

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

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

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

STATUS: Existing program
RESPONSIBILITY: Planning Department
TIME FRAME: Ongoing: on a bi-annual basis, starting in January 2014
FUNDING SOURCE: Department budget

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

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

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

Specific Actions:

6.1.4(a) Leverage direct funding resources of the City and Lancaster and Lancaster Housing Authority with State and Federal funding sources to address the housing objectives contained in Table H-1 "Quantified Objectives" of the Housing Element in order to facilitate the provision of single and multiple family dwelling units available to very low, low, and moderate-income households.

STATUS: Existing program
RESPONSIBILITY: Lancaster Housing Authority
TIME FRAME: Ongoing
FUNDING SOURCE: City budget, other state and federal funding sources

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

STATUS: Existing program
RESPONSIBILITY: Lancaster Housing Authority
TIME FRAME: Ongoing
FUNDING SOURCE: City and LHA budget

6.1.4(c) Identify and acquire distressed residential projects (e.g. foreclosures, bankruptcies) and prepare them for sale or rent at affordable housing costs. This is an ongoing effort by the Housing and Neighborhood Revitalization Division.

STATUS: Existing program
RESPONSIBILITY: Lancaster Housing Authority
TIME FRAME: Ongoing
FUNDING SOURCE: State and federal funding

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

STATUS: Existing program
RESPONSIBILITY: Lancaster Housing Authority
TIME FRAME: Ongoing
FUNDING SOURCE: HUD Section 8/Voucher Program

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

Specific Actions:

6.1.5(a) Periodically review the General Plan and zoning map to ensure that locations for affordable housing are encouraged in areas throughout the City, including locations within reasonable proximity to public facilities, transportation, schools, parks, and other daily services.

STATUS: Existing program
RESPONSIBILITY: Planning Department
TIME FRAME: Ongoing: on a bi-annual basis, starting in January 2014
FUNDING SOURCE: Department budgets, development review fees

6.1.5(b)

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

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

STATUS:	Existing program
RESPONSIBILITY:	Lancaster Housing Authority, Planning Department
TIME FRAME:	Ongoing: on a bi-annual basis, starting in January 2014
FUNDING SOURCE:	LHA and department budgets

Policy 6.1.6: Facilitate the construction of affordable housing developments for very low, low, and moderate income households.

Specific Actions:

6.1.6(a) Complete construction and sale of single-family residences to provide affordable housing to meet the needs of moderate-income households and enhance stability of neighborhoods through the pride of home ownership. The Lancaster Housing Authority will assist the developer to construct 100 single-family residences located north of Avenue I and east of Division Street (Sky View). Twenty percent of the units (20 units) will be deed restricted to moderate-income households, restricting resale of the homes to households whose income does not exceed 120% of the Los Angeles County median. Complete construction and sale of homes by 2021.

STATUS: New program
RESPONSIBILITY: Lancaster Housing Authority
TIME FRAME: Priority 3
FUNDING SOURCE: LHA budget

6.1.6(b) Complete construction and sale of single-family residences to provide affordable housing to meet the needs of moderate-income households and enhance stability of neighborhoods through the pride of home ownership. The Lancaster Housing Authority will assist the developer to construct 100 single-family residences located north of Avenue H-8 and east of Division Street (Whit Carter). Thirteen percent of the units (13 units) will be deed restricted to moderate-income households, restricting resale of the homes to households whose income does not exceed 120% of the Los Angeles County median. Complete construction and sale of homes by 2021.

STATUS: New program
RESPONSIBILITY: Lancaster Housing Authority
TIME FRAME: Priority 3
FUNDING SOURCE: LHA budget

6.1.6(c)

Complete construction and sale of single-family residences to provide affordable housing to meet the needs of moderate-income households and enhance stability of neighborhoods through the pride of home ownership. The Lancaster Housing Authority will assist the developer to construct 40 single-family residences located in the Northeast Gateway Corridor (Old Fairgrounds housing project). Twenty percent of the units (8 units) will be deed restricted to moderate-income households, restricting resale of the homes to households whose income does not exceed 120% of the Los Angeles County median. Complete construction and sale of homes by 2021.

STATUS:	New program
RESPONSIBILITY:	Lancaster Housing Authority
TIME FRAME:	Priority 3
FUNDING SOURCE:	LHA budget

6.1.6(d)

Complete construction and sale of single-family and multi-family residences to provide affordable housing to meet the needs of moderate-income households and enhance stability of neighborhoods through the pride of home ownership. The Lancaster Housing Authority will assist the developer to construct 77 single-family residences and 200 townhomes located in the Lowtree Neighborhood Project. Twenty percent of the units (56 units) will be deed restricted to moderate-income households, restricting resale of the homes to households whose income does not exceed 120% of the Los Angeles County median. Complete construction and sale of homes by 2021.

STATUS:	New program
RESPONSIBILITY:	Lancaster Housing Authority
TIME FRAME:	Priority 3
FUNDING SOURCE:	LHA budget

6.1.6(e) Complete construction and sale of residences to provide affordable housing to meet the needs of moderate-income households and enhance stability of neighborhoods through the pride of home ownership. The Lancaster Housing Authority will assist the developer to construct 100 condominiums located on Avenue I in the North Downtown Transit Village project area. One-hundred (100) units will be deed restricted to moderate-income households, restricting resale of the homes to households whose income does not exceed 120% of the Los Angeles County median. Complete construction and sale of homes by 2021.

STATUS:	New program
RESPONSIBILITY:	Lancaster Housing Authority
TIME FRAME:	Priority 3
FUNDING SOURCE:	LHA budget

For General Plan action programs that address the build-out of underutilized parcels and infill development within the urban core, please refer to the Lancaster General Plan Policy Document.

Policy 6.1.7: Ensure adequate water and sewer capacity to meet Lancaster’s housing need.

Specific Actions:

6.1.7(a) On an annual basis, meet and work with all water districts, pertinent agencies and community groups to ensure adequate water capacity to meet Lancaster’s housing need, utilizing a variety of strategies, including increased water conservation, the use of recycled water, and banking of increased supplies when available.

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

6.1.7(b) On an annual basis, meet and work with the Los Angeles County Sanitation District and other pertinent agencies to ensure adequate sewer capacity to meet Lancaster’s housing need, including the coordination of timely expansion upgrades to the Lancaster Water Reclamation Plant.

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

Policy 6.1.8: Encourage affordable mixed use and multi-residential housing developments on mixed use zoned sites.

Specific Actions:

6.1.8(a) Encourage housing development in the mixed-use zones by: providing assistance with site identification and entitlement processing; offering fee waivers and deferrals for affordable housing projects; modifying development standards such as setbacks and parking; and providing financial support where available for multi-family and mixed use affordable projects.

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

6.1.8(b) On an annual basis, the City will organize special marketing events geared towards the development community and post the sites inventory on the City’s webpage.

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

6.1.8(c)

To assist the development of housing for lower income households on larger sites, the City will facilitate land divisions, lot line adjustments, mixed use planned developments, and specific plans, to create parcel sizes that facilitate multifamily developments affordable to lower income households, in light of state, federal and local financing programs (i.e., 2 to 10 acre units) through ministerial review of lot line adjustments, and streamlining and expediting the approval process for land division for projects that include affordable housing units.

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

Goal 7

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

Subsidized housing

As a means of ensuring that an adequate amount of housing is available to meet the needs of all economic segments of the community, attention must be paid to ensure that existing housing which is affordable to low and moderate income groups stays affordable. Within Lancaster, as in any community, there is the chance that the availability of dwelling units which are affordable to low and moderate income households may decrease over time. This loss of affordable housing could occur as the result of termination of existing rental subsidy contracts.

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

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

Specific Actions:

7.1.1(a) Apply the provisions of the City's subdivision ordinance relating to limitations on the conversion of rental apartments to condominiums or cooperatives when the multi-family vacancy rate falls below four percent.

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

7.1.1(b) Periodically monitor existing programs designed to preserve assisted housing developments for low income households as required by Government Code Section 65583(d) to determine if additional actions are required to protect these developments.

STATUS: Existing program
RESPONSIBILITY: Lancaster Housing Authority
TIME FRAME: Ongoing
FUNDING SOURCE: LHA budget

7.1.1(c) To preserve subsidized multifamily apartment units at risk of losing affordability restrictions, continue to apply the preservation strategies presented the section, "Preservation of Affordable Housing Units At-Risk" of the Housing Element.

STATUS: Existing program
RESPONSIBILITY: Planning Department,
Lancaster Housing Authority,
Public Works Department
TIME FRAME: Ongoing
FUNDING SOURCE: LHA and department budgets

Policy 7.1.2: Regulate the conversion of existing mobile home parks to non-residential uses in order to maintain a valuable source of affordable housing.

Specific Actions:

7.1.2(a) In order to preserve an affordable senior housing option and to protect the public health, safety and welfare and pursuant to the provisions of Section 65858 of the California Government Code, enact an urgency moratorium on the conversion of any mobile home park currently in existence in the City of Lancaster from a park where at least eighty percent (80%) of the full-time residents are individuals aged fifty-five (55) years and older (a "seniors only" mobile home park) to a mobile home park accepting all ages of residents.

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

Housing rehabilitation

Housing condition problems within the City of Lancaster are of great concern. The ability for households of all economic groups to find clean decent, sound shelter is a fundamental right. In addition, one of the first indications of a community's desirability as a place in which to live and do business is reflected in the quality of its housing stock. The existence of deteriorated housing in any portion of Lancaster negatively affects the desirability of the entire community, and could negatively affect the decision making process of businesses and industrial firms which might consider Lancaster as a location, particularly where such housing is in close proximity to commercial and industrial areas.

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

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

Specific Actions:

7.2.1(a) Continue the Home Ownership Mortgage Loan Program. This program will provide affordable housing to meet the needs of very low and low-income households, increase the mobile home owner base, and revitalize mobile home parks. Priority is to provide new or substantially rehabilitated housing and to provide financial assistance for purchase of affordable housing. The program will preserve 20 very low-income and 12 low income mobile residential homes by 2021.

STATUS:	Existing program
RESPONSIBILITY:	Lancaster Housing Authority
TIME FRAME:	Ongoing
FUNDING SOURCE:	LHA budget, HOME funds

7.2.1(b) Continue the Homeowner (and Senior Homeowner) Home Improvement Program designed to assist very low to above moderate income homeowners as well as senior citizen homeowners, by providing loans to rehabilitate distressed properties. The programs will provide assistance to 140 very low, 80 low, 40 moderate and 20 above moderate-income households. Assistance will be provided by 2021.

STATUS: Existing program
RESPONSIBILITY: Lancaster Housing Authority
TIME FRAME: Ongoing
FUNDING SOURCE: LHA budget

7.2.1(c) Continue the Rental Housing Rehabilitation Loan Program designed to provide a low interest loan for the rehabilitation of existing rental units. This program will provide financial assistance to 20 very low and 20 low-income households. Assistance will be provided by 2021.

STATUS: Existing program
RESPONSIBILITY: Lancaster Housing Authority
TIME FRAME: Ongoing
FUNDING SOURCE: LHA budget

7.2.1(d) Continue the Mobile Home Grant Program designed to assist very low and low-income mobile homeowners by providing grants to rehabilitate distressed mobile homes. This program will provide financial assistance to 100 very low and 80 low-income households. Assistance will be provided by 2021.

STATUS: Existing program
RESPONSIBILITY: Lancaster Housing Authority
TIME FRAME: Ongoing
FUNDING SOURCE: LHA budget

7.2.1(e) Implement the Foreclosure Preservation Homeownership Program designed to preserve sustainable homeownership in the city through reclaiming foreclosed homes as neighborhood assets. This program will preserve 10 very low, 10 low, and 9 moderate-income residential homes by 2021.

STATUS:	Existing program
RESPONSIBILITY:	Lancaster Housing Authority
TIME FRAME:	Ongoing
FUNDING SOURCE:	LHA budget

Maintenance of existing sound housing

The large majority of housing within the City of Lancaster is currently sound. Because of the community's rapid growth in recent years, a large portion of the City's housing stock will grow old at the same time. If the City is to avoid significant problems in the future, the establishment of programs now to prevent future physical deterioration of the housing stock is critical. In addition, as a method of preventing deterioration of residential neighborhoods, it is important to ensure that an adequate level of public improvements and neighborhood facilities are provided throughout the city.

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

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

Specific Actions:

7.3.1(a) Continue to perform pre-occupancy inspection programs in which a City building inspector inspects housing to ensure compliance with local, state, and federal regulations related to public health, safety, and welfare, including applicable housing codes.

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

7.3.1(b) Conduct concentrated code enforcement programs within the City when the need and community support warrant such activity. It is intended that this program would be applied to areas which are still basically sound, but which are just beginning to show signs of decline. This program would be coordinated with existing rehabilitation programs to provide loans and subsidies for required repairs.

STATUS: Existing program
RESPONSIBILITY: Lancaster Housing Authority,
Planning Department, Public
Works Department
TIME FRAME: Ongoing
FUNDING SOURCE: LHA and department budgets

7.3.1(c) Perform departmental review and approval of state-unlicensed group home facilities for disabled persons within the community to ensure compliance with regulations related to public health, safety, and welfare.

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

7.3.1(d) Respond to complaints or reports of substandard and unsanitary residential rental properties deemed unfit and/or unsafe for human occupancy, and limit the negative impacts to the physical, social, and economic stability of existing residential facilities, neighborhoods and the community as a whole.

STATUS: Existing program
RESPONSIBILITY: Code Enforcement, Sheriff
Department (LANCAP), Building
and Safety
TIME FRAME: Ongoing
FUNDING SOURCE: Department budgets

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

Specific Actions:

7.3.2(a) Facilitate the street maintenance, street widening, and provision of curb, gutter, sidewalk, and other improvements as appropriate to urban and rural environments in neighborhoods requiring revitalization.

STATUS: Existing program
RESPONSIBILITY: Public Works Department
TIME FRAME: Ongoing
FUNDING SOURCE: LHA budget, CDBG funds, Public Works Department budget

7.3.2(b) Provide for the acquisition of property in targeted neighborhood-revitalization areas where blighted conditions exist. Long-range revitalization efforts include acquisition, demolition, infrastructure repair, re-parcelization, and construction of single-family dwellings and neighborhood facilities.

STATUS: Existing program
RESPONSIBILITY: Lancaster Housing Authority
TIME FRAME: Ongoing
FUNDING SOURCE: CDBG and HOME funds, State and Federal grants, LHA budget

Goal 8

To promote provision of adequate housing opportunities for those desiring to live in Lancaster, regardless of age, race, ethnic background, color, national origin, religion, familial status, marital status, disability, sex, sexual orientation, ancestry, source of income and any other protected class under state and federal law.

Housing for special needs groups

Previous objectives have dealt with general housing issues affecting a wide range of groups within the City. In addition to previously expressed housing needs, there exist within the City certain groups which have specialized housing needs. These groups include the elderly, handicapped, homeless, and military personnel. Each of these groups has different housing needs which are addressed below.

Objective 8.1 Promote provision of housing for the elderly, handicapped, homeless, and other special needs groups.

Policy 8.1.1: Promote the development and rehabilitation of housing specifically designed for the elderly providing a variety of living environments.

Specific Actions:

8.1.1(a) Administer the provisions of the zoning ordinance that allow the development of senior citizen residential projects, as a conditional use, within areas designated for single family, multiple family or commercial uses. The senior developments would be located as a transitional use between districts of varying intensity.

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

8.1.1(b) According to the provisions of the zoning ordinance, allow for the reduction in required parking for senior citizen projects as necessary to encourage affordable housing for senior citizens.

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

8.1.1(d) Administer the provisions of the zoning ordinance that allow for the establishment of second units on single family residential lots as a means of providing additional elderly housing opportunities. Inform the public of the provision for second units for the elderly through publication and public presentation.

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

8.1.1(e) Utilize the following criteria to evaluate proposed senior residential projects:

- Projects should be within walking distance of transit services, major transportation routes, and shopping and medical facilities.
- Land uses in senior projects should be limited to residential uses, extended care facilities and ancillary commercial uses.
- Projects shall include provisions limiting the purchase or lease of the property to persons over 55 unless a different age is required by state law.

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

Policy 8.1.2: Provide adequate shelter opportunities and assistance programs for those families and individuals who are either homeless or are at risk of becoming homeless.

Specific Actions:

8.1.2(a) Continue support for Lancaster Community Homeless Shelter. Provide funding on an ongoing basis to a non-profit entity for the management of this facility.

STATUS: Existing program
RESPONSIBILITY: Lancaster Housing Authority,
Grace Resources
TIME FRAME: Ongoing
FUNDING SOURCE: LHA budget, HUD funds

8.1.2(b) Continue to seek opportunities for providing emergency shelter for the homeless. Encourage participation of non-profit organizations.

STATUS: Existing program
RESPONSIBILITY: Lancaster Housing Authority
TIME FRAME: Ongoing
FUNDING SOURCE: LHA budget, State
Emergency Shelter Program

8.1.2(c) Coordinate with other jurisdictions in the Antelope Valley in order to address the regional perspective of homelessness.

STATUS: Existing program
RESPONSIBILITY: Lancaster Housing Authority
TIME FRAME: Ongoing
FUNDING SOURCE: LHA budget

8.1.2(d) Continue support in the operations of Homeless Solutions Access Center as a first point of contact for the homeless and persons at risk of becoming homeless.

STATUS: Existing program
RESPONSIBILITY: Lancaster Housing Authority
TIME FRAME: Ongoing
FUNDING SOURCE: LHA budget

8.1.2(e) Periodically conduct a survey to identify vacant buildings within the City which could be reused for housing for very low-, low- and moderate-income households or as shelter/service facilities for the homeless. If conversion opportunities are feasible, prepare implementation strategies.

STATUS: Existing program
RESPONSIBILITY: Lancaster Housing Authority
TIME FRAME: Ongoing
FUNDING SOURCE: LHA budget

Policy 8.1.3: Promote the development and rehabilitation of housing specifically designed for the disabled.

Specific Actions:

8.1.3(a) Continue the Homeowner Disabled Accessibility Program and the Senior Homeowner Disabled Accessibility Program designed to assist very low to moderate-income disabled homeowners as well as disabled senior citizen homeowners, by providing loans to retrofit principal residences to be physically accessible. The programs will provide assistance to 84 very low, 36 low and 24 moderate-income households. Assistance will be provided by 2021.

STATUS:	Existing program
RESPONSIBILITY:	Lancaster Housing Authority
TIME FRAME:	Ongoing
FUNDING SOURCE:	LHA budget

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

Specific Action:

8.1.4(a) Establish regular lines of communication and a monitoring program to gauge the extent of off-base military housing requirements.

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

Prevention of housing discrimination

Housing discrimination, defined as prejudicial treatment applied categorically and not on the merit of the individual, is illegal for reasons of race, religion, national origin, ancestry, color, sex, or marital status. Housing discrimination is also socially repugnant, but still occurs. The City of Lancaster will remain vigilant to ensure that housing discrimination does not become a problem. Because state and federal law prohibit housing discrimination, the City's role in enforcing fair housing practices is generally limited to information, advocacy, coordination, and referral.

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

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

Specific Actions:

8.2.1(a) Continue to work with the Housing Rights Center to actively support and promote a Fair Housing Program that encompasses investigations of discrimination complaints, research of housing related discrimination issues and public education and information.

STATUS:	Existing program
RESPONSIBILITY:	Lancaster Housing Authority
TIME FRAME:	Ongoing
FUNDING SOURCE:	CDBG funds

8.2.1(b) Increase public awareness of Lancaster's Fair Housing Program and other City and Agency assisted housing programs through period print, radio, television, web-based media and other venues through the provisions of the City's Communications Master Plan.

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

8.2.1(c)

Identify, promote and foster community-based organizations focused on delivering supportive services that meet the specific needs of people who are in need of Continuum of Care programs ranging from domestic violence to homelessness.

STATUS:	Existing program
RESPONSIBILITY:	Lancaster Housing Authority
TIME FRAME:	Ongoing
FUNDING SOURCE:	LHA budget

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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December 31, 2013

Mark V. Bozigian
City Manager
City of Lancaster
44933 Fern Avenue
Lancaster, CA 93534

Dear Mr. Bozigian:

RE: Review of Lancaster's 5th Cycle (2014-2021) Adopted Housing Element

Thank you for submitting the City of Lancaster's housing element adopted October 22, 2013 and received for review on October 28, 2013. Pursuant to Government Code Section 65585(h), the Department is reporting the results of its review.

The revised adopted element addresses the statutory requirements described in the Department's August 5, 2013 review. As a result, the Department is pleased to find the element in full compliance with State housing element law (Article 10.6 of the Government Code).

This finding was based on, among other reasons, the City's commitment to provide adequate sites to accommodate the City's regional housing need allocation (RHNA) for lower-income households. It remains critical that the City continue to monitor the implementation of the City's Business License Ordinance for group homes to ensure the ordinance and/or its application does not constrain the provision of housing for persons with disabilities and complies with Fair Housing Laws. Should the City or other monitoring entities such as the Department of Housing and Urban Development (HUD) identify any constraint and/or noncompliance issues, the City must amend the ordinance to resolve noncompliance issues and mitigate or remove constraints. The City must monitor and report on the results of this and other programs through the annual progress report, as required pursuant to Government Code Section 65400.

The Department encourages the City to continually engage the public and critical stakeholders throughout the planning period to ensure the successful implementation of housing element policies and programs. Lancaster should ensure the broad participation of the community including housing developers, non-profit organizations, and advocacy groups.

Mark V. Bozigian

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The Department appreciates the assistance of Ms. Elizabeth Brubaker, Director of Housing and Neighborhood Revitalization, and Mr. Chuen Ng, of your staff, throughout the course of the housing element review. The Department wishes Lancaster success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to Government Code Section 65400. If the Department can provide assistance in implementing the housing element, please contact Melinda Coy, of our staff, at (916) 263-7425.

Sincerely,



Glen A. Campora
Assistant Deputy Director